

Land sales study 2023

Parcel ID	Date	Price	Acres	Price/Acre	Description	Notes
013-016-01	4/13/2021	\$695,000	200 acres	\$3475/acre	ag land one house and buildings	Agriculture \$3000 per acre
013-002-01	6/17/2020	\$75,000	21.37 ac	\$3509/acre	ag land	Agriculture \$3100/acre
013-012-01	9/17/2020	\$480,000	155.90 ac	\$3079/acre	ag land	Agriculture
013-011-01	2/11/2021	\$65,500	20 acres	\$3275/acre	ag land	Agriculture
013-012-12	7/2/2021	\$76,500	24.81 ac	\$3083/acre	ag land	Agriculture
043-434-01	2/3/2021	\$42,000	5.11 acres	\$8219/acre	res land in village	Columbiaville vill
043-450-01	9/14/2020	\$12,000	lot	\$120/ff	res 360 feet deep	Columbiaville Village
047-636-01	9/13/2021	\$146,000	1.911 acre	\$651/ff & \$1.76/ sq ft	comm for dollar general	Commercial
013-009-01	8/16/2021	\$105,000	100 ff	\$1050/ff	lakefront 100' x 599' deep	Hemingway Lk Wtrfror - lisen 201
013-018-01	8/30/2021	\$140,000	49.28 acres	\$2840/acre	industrial zoned, land bank owned	Industrial
013-036-02	9/16/2020	\$21,000	4.25 ac	\$4941/acre	res land	Twp Rural
013-003-01	10/30/2020	\$24,000	4 acres	\$6,000/acre	res land 2 2 acre lots	Twp Rural
013-003-01	10/30/2020	\$10,000	2 acres	\$5,000/acre	res land	Twp Rural
013-003-01	10/30/2020	\$31,000	8.10 ac	\$3827/acre	res land odd shape, adjacent owner bought	Twp Rural
013-028-01	1/14/2021	\$48,999	12.196 ac	\$4017/acre	res land	Twp Rural
013-029-01	2/19/2021	\$58,000	10.668 ac	\$5440/acre	res land	Twp Rural
013-033-01	3/24/2021	\$22,500	5 acres	\$4500/acre	res land easement access	Twp Rural
013-008-01	5/14/2021	\$65,000	10.02 ac	\$6500/acre	res land	Twp Rural
013-003-01	6/8/2021	\$50,000	12.372 ac	\$4041/acre	res land	Twp Rural
013-004-01	6/29/2021	\$33,000	6.43 ac	\$5160/acre	res land	Twp Rural
013-036-04	8/10/2020	65,900	10.2 ac	\$6590/acre	res land wooded	Twp Rural
013-020-02	10/5/2020	\$60,000	13.98 ac	\$4291/acre	res land	Twp Rural
013-011-03	10/28/2020	\$30,000	10 acres	\$3,000/acre	res land	Twp Rural
013-016-01	4/19/2021	\$178,000	37.5 acres	\$4746/acre	rec land with buildings	Twp Rural
013-011-01	6/23/2021	\$22,500	1.38 acres	\$16,304/acre	res land \$22,500 per lot	Twp Rural
013-012-01	7/12/2021	\$70,000	24.81 acres	\$2821/acre	res/ag land	Twp Rural
013-004-01	11/3/2021	\$33,000	8.47 acres	\$3896/acre	res land	Twp Rural
013-003-01	11/19/2021	\$18,500	2.05 acres	\$9024/acre	res land	Twp Rural
013-036-01	8/11/2021	\$60,000	2.80 acres	\$21,428/acre	res land riverfront	Twp Rural Riverfront
013-340-01	10/16/2020	\$105,000	lot	\$736/ff	lakefront	Worries Way - 280/ff
013-033-01	10/28/2021	\$33,000	4.08 acres	\$8,088/acre	res land 2 2 acre lots adjacent owner bought	Worries Way - 280/ff \$200/ff

\$3100/acre
\$150/1050/ff

Twp Rural / Land Value Study

Parcel ID	Acquire Date	Value	Area	Description	Notes	Classification
013-011-010-00	6/23/2021	\$22,500	1.38	\$16,304/acre	res land \$22,500 per lot	Twp Rural
013-003-017-30	10/30/2020	\$10,000	2.00	\$5,000/acre	res land	Twp Rural
013-003-040-15	11/19/2021	\$18,500	2.05	\$9024/acre	res land	Twp Rural
013-003-017-32	10/30/2020	\$24,000	4.00	\$6,000/acre	res land 2 2 acre lots	Twp Rural
013-036-024-10	9/16/2020	\$21,000	4.25	\$4941/acre	res land	Twp Rural
013-033-001-05	3/24/2021	\$22,500	5.00	\$4500/acre	res land easement access	Twp Rural
013-004-013-20	6/29/2021	\$33,000	6.43	\$5460/acre	res land	Twp Rural
013-029-023-00	1/8/2021	\$31,000	8.10	\$3827/acre	res land odd shape, adjacent owner bought	Twp Rural
013-004-013-00	11/3/2021	\$33,000	8.47	\$3896/acre	res land	Twp Rural
013-011-039-90	10/28/2020	\$30,000	10.00	\$3,000/acre	res land	Twp Rural
013-008-003-00	5/14/2021	\$65,000	10.02	\$6500/acre	res land	Twp Rural
013-036-041-00	8/10/2020	65,900	10.20	\$6590/acre	res land wooded	Twp Rural
013-029-018-70	2/19/2021	\$58,000	10.67	\$5440/acre	res land	Twp Rural
013-028-011-00	1/14/2021	\$48,999	12.20	\$4017/acre	res land	Twp Rural
013-003-013-50	6/8/2021	\$50,000	12.37	\$4041/acre	res land	Twp Rural
013-020-022-40	10/5/2020	\$60,000	13.98	\$4291/acre	res land	Twp Rural
013-012-012-06	7/12/2021	\$70,000	24.81	\$2821/acre	res/ag land	Twp Rural
013-016-004-00	4/19/2021	\$178,000	37.50	\$4746/acre	rec land with buildings	Twp Rural

res/55

Twp 1 sub \$100/55

Twp 2 \$100/55

Hemlock way Lk 175
 Busson 20a Land sig
 Hemlock way Lk with sign
 North Lake Park
 3050

Historical Land Values

013-016-016-00 / 0	4/13/2021	\$695,000	200 acres	\$3475/acre	ag land one house and buildings	Agricultural
013-028-014-00	8/3/2022	\$240,000	71.3 acres	\$3366/acre	res/ag land	Agricultural
013-029-002-01	1/20/2023	\$315,000	54.04 acres	\$4400/acre	ag land	barn with living qua Agricultural
013-032-031-00	11/7/2017	347800	128 acres	2720/acre	ag land	Agriculture
043-450-034-00	7/31/2019	\$85,000	28.14 acre	3020/acre	ag land but village	Agriculture
013-002-008-51	6/17/2020	\$75,000	21.37 ac	\$3509/acre	ag land	Agriculture
013-012-017-10	9/17/2020	\$480,000	155.90 ac	\$3079/acre	ag land	Agriculture
013-011-039-10 / 2	2/11/2021	\$65,500	20 acres	\$3275/acre	ag land	Agriculture
013-012-12-06	7/2/2021	\$76,500	24.81 ac	\$3083/acre	ag land	Agriculture
043-434-007-00	2/3/2021	\$42,000	5.11 acres	\$8219/acre	res land in village	Columbiaville vill
043-434-007-00	7/26/2018	24500	5.11 acres	4794/acre	village	Columbiaville Village
043-510-005-50	8/2/2018	16000	1.13 acres		village	Columbiaville Village
043-450-010-00	2/18/2019	\$5,000	lot	\$5,000/lot	lot house burned	Columbiaville Village
043-450-010-00	5/24/2019	\$17,500	lot	\$175/ff	same lot	Columbiaville Village
043-434-007-00	8/16/2019	\$33,000	5.11 acres	\$6458/acre	res	Columbiaville Village
043-450-010-00	9/14/2020	\$12,000	lot	\$120/ff	res 360 feet deep	Columbiaville Village
043-434-007-01	9/14/2022	\$34,000	2 acres	\$157/ff	res land	2 lots 400' deep
043-440-010-01	7/25/2018	145000	1.62 acre	2.05 sq ft	village	commercial
047-636-005-01	9/13/2021	\$146,000	1.911 acre	\$651/ff & \$1.76/	comm for dollar general	Commercial
013-080-041-00	7/15/2022	\$26,000	4.845 acres	\$5,366/acre	res land off water	Hemingway Lk Heights
013-080-026-00 / 0	6/14/2019	\$18,000	140 x 150	\$128/ff	res lot	Hemingway Lk Wtrfrnt
013-009-011-00	8/11/2017	105000	17.75 acres	5915/acre	waterfront	Hemingway Lk Wtrfrnt
013-009-011-10	8/16/2021	\$105,000	100 ff	\$1050/ff	lakefront 100' x 599' deep	Hemingway Lk Wtrfrnt
047-604-004-00	9/13/2019	\$20,000	200 x 150	\$100/ff	industrial zoned, land bank owned	Hemingway Lk Wtrfrnt
013-036-024-10	9/16/2020	\$21,000	4.25 ac	\$4941/acre	res land	Industrial
013-003-017-32 / 3*	10/30/2020	\$24,000	4 acres	\$6,000/acre	res land 2 2 acre lots	adjacen Otter Lake Village <i>6/20/55</i>
013-029-023-00	10/30/2020	\$10,000	2 acres	\$5,000/acre	res land	Twp Rural
013-028-011-00	1/14/2021	\$31,000	8.10 ac	\$3827/acre	res land	Twp Rural
013-029-018-70	2/19/2021	\$48,999	12.196 ac	\$4017/acre	res land	Twp Rural
013-033-001-05	3/24/2021	\$58,000	10.668 ac	\$5440/acre	res land	Twp Rural
013-008-003-00	5/14/2021	\$22,500	5 acres	\$4500/acre	res land	odd shape, adjacen Twp Rural
		\$65,000	10.02 ac	\$6500/acre	res land	easement access Twp Rural

013-003-013-50	6/8/2021	\$50,000	12.372 ac	\$4041/acre	res land		Twp Rural
013-004-013-20	6/29/2021	\$33,000	6.43 ac	\$5460/acre	res land		Twp Rural
013-015-012-01	2/26/2018	56000	40.2 acres	1393/acre	swamp		Twp Rural
013-024-015-00	5/11/2018	15000	3.10 acres	4838/acre	river front		Twp Rural
013-012-007-10	8/7/2018	40,000	12.83 ac	3117/acre	res		Twp Rural
013-013-007-00,-20	8/27/2018	\$40,000	10 acres	\$4,000/acre	3 parcels pole shed fulfill lc from 2012		Twp Rural
013-035-011-55	9/13/2018	\$31,000	2.02 acres	\$15346/acre	res		Twp Rural
013-015-005-00	9/20/2018	\$37,000	10 acres	\$3700/acre	res		Twp Rural
013-012-012-03	9/26/2018	\$70,000	18.40 acre:	3804/acre	rec land		Twp Rural
013-007-013-20	10/17/2018	\$45,000	10 acres	4500/acre	res		Twp Rural
013-030-009-10	1/24/2019	\$19,000	3.25 ac	5846/acre	res		Twp Rural
013-029-018-70	3/7/2019	\$28,000	10 acres	\$2800/acre	res		Twp Rural
013-024-018-00	5/8/2019	\$50,000	10 acres	\$5000/acre	res	private road	Twp Rural
013-024-018-00	5/8/2019	\$50,000	10 acres	\$5,000/acre	res land		Twp Rural
013-004-011-00	6/27/2019	\$58,000	10 acres	5800/acre	res lot	with garage	Twp Rural
013-004-013-70	7/10/2019	\$10,000	2.01 acres	\$5,000/acre	res lot		Twp Rural
013-009-009-03	8/15/2019	\$30,000	10.24 ac	\$3,000/acre	res	adjacen	Twp Rural
013-036-024-20 / 3	8/22/2019	\$40,000	15.94 ac	\$2509/acre	res	adjacent landowne	Twp Rural
013-004-013-30	9/12/2019	\$32,500	6.43 ac	\$5054/acre	res		Twp Rural
013-036-041-00	8/10/2020	65,900	10.2 acr	\$6590/acre	res land wooded		Twp Rural
013-020-022-40	10/5/2020	\$60,000	13.98 ac	\$4291/acre	res land		Twp Rural
013-011-039-90	10/28/2020	\$30,000	10 acres	\$3,000/acre	res lan d		Twp Rural
013-016-004-00	4/19/2021	\$178,000	37.5 acres	\$4746/acre	rec land with buildings		Twp Rural
013-011-010-00	6/23/2021	\$22,500	1.38 acres	\$16,304/acre	res land \$22,500 per lot		Twp Rural
013-012-012-06	7/12/2021	\$70,000	24.81 acre:	\$2821/acre	res/ag land		Twp Rural
013-004-013-00	11/3/2021	\$33,000	8.47 acres	\$3896/acre	res land		Twp Rural
013-003-040-15	11/19/2021	\$18,500	2.05 acres	\$9024/acre	res land		Twp Rural
013-036-024-10	4/7/2022	\$30,000	4.25 acres	\$7058/acre	res land		Twp Rural
013-035-011-55	4/7/2022	\$30,000	2.017 acre:	\$15,000/acre	res land wooded		Twp Rural
013-008-040-10	7/8/2022	\$22,000	2.50 acres	\$8,800/acre	res land		Twp Rural
013-028-014-14	8/24/2022	\$16,000	2.00 acres	\$8,000/acre	res land		Twp Rural
013-028-014-30	9/2/2022	\$7,500	2.00 acres	\$3,750/acre	res land		Twp Rural
013-028-014-32	9/2/2022	\$7,500	2.00 acres	\$3,750/acre	res land		Twp Rural
013-036-024-10	9/12/2022	\$40,000	4.25 acres	\$9,411/acre	res land		Twp Rural

013-022-019-50	9/14/2022	\$20,000	3.71 acres	\$5,390/acre	res land		Twp Rural
013-022-022-00	9/28/2022	\$10,000	75 ff	\$133/ ff	res land		Twp Rural
013-031-020-00	11/17/2022	\$180,000	40 acres	\$4500/acre	30% ag	70% woods res lanc	Twp Rural
013-029-002-02	12/22/2022	\$105,000	20.85 acre	\$5035/acre	res land		Twp Rural
013-036-001-10	8/11/2021	\$60,000	2.80 acres	\$181/ff	res land	riverfront	Twp Rural Riverfront
013-340-012-00	7/3/2018	110000	2.904 acre	\$815/ff	lakefront	reservoir	Worvies Way
013-340-008-00	10/16/2020	\$105,000	lot	\$736/ff	lakefront		Worvies Way
013-033-001-02 / 0	10/28/2021	\$33,000	4.08 acres	\$8,088/acre	res land	adjacen	Worvies Way
013-340-015-00	6/30/2022	\$30,000	1.647 acre	\$18,214/acre	res land	off water	Worvies Way
013-340-017-00	11/3/2022	\$32,000	151 ff	\$212/ff	res land	off water	Worvies Way

013-016-006-01 / 010-00