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Allen Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05 007 300 009 07 6 4	4251 SQUIRES RD	03/11/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000
05 009 400 029 09 6 4	ALLEN RD	06/06/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 017 100 004 17 6 4	3651 HOG CREEK RD	07/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000
05 020 200 002 20 6 4	9560 WATKINS RD	10/14/21	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,165
05 024 200 008 24 6 4	2880 N SAND LAKE RD	11/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000
05 024 200 008 24 6 4	2880 N SAND LAKE RD	07/18/22	\$186,300	WD	03-ARM'S LENGTH	\$186,300
05 026 200 001 26 6 4	6331 W BACON RD	06/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
05 027 300 015 27 6 4	7751 ARKANSAW RD	04/01/21	\$25,000	LC	03-ARM'S LENGTH	\$25,000
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05 032 300 014 32 6 4	1671 HEMLOCK RD	06/18/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
05 032 400 022 32 6 4	9105 HICKS RD	07/07/21	\$129,500	WD	03-ARM'S LENGTH	\$129,500
05 033 300 020 33 6 4	1510 S SOUTH ALLEN RD	10/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
05 033 400 024 33 6 4	8200 COLE RD	05/06/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900
05 035 400 005 35 6 4	6038 COLE RD	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000
<b>Totals:</b>						<b>\$4,003,600</b>
						<b>\$2,878,765</b>

Due to lack of improved Agricultural, selcect Residential Sales were used to determine the 2024 Agricultural ECF. ECF for 2024 for 101: 1.101

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$56,600	26.20	\$145,084	\$24,960	\$191,040	\$141,322	1.352	1,878	\$101.73	SEC-R
\$93,700	41.64	\$231,048	\$9,643	\$215,357	\$260,476	0.827	1,632	\$131.96	SEC-R
\$74,700	37.37	\$178,757	\$65,130	\$134,770	\$105,210	1.281	1,178	\$114.41	SEC-R
\$54,400	32.00	\$133,402	\$3,705	\$166,295	\$152,585	1.090	1,125	\$147.82	SEC-R
\$37,200	29.76	\$93,946	\$5,252	\$119,748	\$104,346	1.148	768	\$155.92	SEC-R
\$97,300	30.41	\$242,017	\$14,495	\$305,505	\$267,673	1.141	2,008	\$152.14	SEC-R
\$28,500	37.92	\$71,658	\$2,015	\$73,150	\$81,933	0.893	1,348	\$54.27	SEC-R
\$47,700	30.38	\$118,677	\$13,455	\$143,545	\$123,791	1.160	1,012	\$141.84	SEC-R
\$49,000	26.30	\$118,677	\$13,455	\$172,845	\$123,791	1.396	1,012	\$170.80	SEC-R
\$53,800	22.42	\$130,279	\$17,875	\$222,125	\$132,240	1.680	2,200	\$100.97	SEC-R
\$17,600	70.40	\$44,799	\$5,233	\$19,767	\$46,548	0.425	1,183	\$16.71	SEC-R
\$81,600	39.80	\$202,987	\$33,800	\$171,200	\$156,655	1.093	1,782	\$96.07	SEC-R
\$61,000	43.57	\$153,071	\$29,900	\$110,100	\$144,907	0.760	1,410	\$78.09	SEC-R
\$49,900	38.53	\$118,891	\$80,772	\$48,728	\$44,846	1.087	0	#DIV/0!	SEC-R
\$38,700	29.77	\$98,704	\$3,965	\$126,035	\$87,721	1.437	1,456	\$86.56	SEC-R
\$54,100	38.67	\$135,142	\$6,370	\$133,530	\$151,496	0.881	1,152	\$115.91	SEC-R
\$75,200	38.56	\$203,360	\$26,676	\$168,324	\$165,143	1.019	2,594	\$64.89	SEC-R
\$971,000		\$2,420,499		\$2,522,064	\$2,290,683				
Sale. Ratio =>	33.73					E.C.F. =>			#DIV/0!
Std. Dev. =>	10.73					Ave. E.C.F. =>			Std. Deviation=>
						1.101			0.2942055
						Ave. E.C.F. =>			Std. Deviation=>
						1.098			21.2834

**Dev. by Mean (%)      Building Style      Land Value      Other Parcels in Sale**

25.3685	2 STORY	\$24,960	
27.1337	1 STORY	\$9,643	05 075 001 167
18.2841	1 STORY	\$65,130	
0.8264	1 STORY	\$3,705	
4.9488	1 STORY	\$5,252	
4.3219	1 STORY	\$14,495	
20.5315	1 3/4 STORY	\$2,015	05 020 200 003 20 6 4, 05 020 400 001 20 6 4
6.1461	1 STORY	\$13,455	
29.8151	1 STORY	\$13,455	
58.1593	2 STORY	\$17,875	
67.3462	1 3/4 STORY	\$5,233	
0.5268	1 STORY	\$33,800	
33.8321	1 STORY	\$29,900	
1.1552		\$80,772	
33.8648	1 STORY	\$3,965	
21.6711	1 STORY	\$6,370	
7.8856	1 STORY	\$23,870	
<b>0.2891</b>			

Coefficient of Var=>      19.38167928

Land Table	Property Class	Building Depr.
RESIDENTIAL	401	57
RESIDENTIAL	401	79
RESIDENTIAL	401	78
RESIDENTIAL	401	69
RESIDENTIAL	401	87
RESIDENTIAL	401	67
RESIDENTIAL	401	45
RESIDENTIAL	401	72
RESIDENTIAL	401	72
RESIDENTIAL	401	52
RESIDENTIAL	401	27
RESIDENTIAL	401	80
RESIDENTIAL	401	69
RESIDENTIAL	401	0
RESIDENTIAL	401	80
RESIDENTIAL	401	72
RESIDENTIAL	401	64

Allen Township Agricultural Land Analysis

Sale Date	Parcel Number	# of Poles	Lbber/Pag e	Sale Price	Ver	PA 250	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price
7/6/22	02 027 300 005 27 5 3	1	1830/548	\$ 4,000	pta		-	\$ 4,000	0.76	0.68	\$ 5,882
4/9/21	02 024 200 015 24 5 3	1	1792/284	\$ 3,500	pta		-	\$ 3,500	1.01	0.00	-
10/20/21	02 017 100 006 17 5 3	1	1811/1054	\$ 10,500	pta		-	\$ 10,500	1.45	0.00	-
5/2/22	05 024 200 014 24 6 4	2	1825/944	\$ 39,900			-	\$ 39,900	4.00	0.00	-
5/18/22	06 035 100 011 35 5 3	1	1826/1170	\$ 36,000			-	\$ 36,000	4.02	4.02	\$ 8,955
3/29/23	02 029 100 006 29 5 3	1	1846/898	\$ 22,200	rps	X	-	\$ 22,200	4.04	0.00	\$ 5,495
2/14/23	02 007 200 026 07 5 3	1	1844/115	\$ 32,000	pta		-	\$ 32,000	5.00	0.00	-
5/18/21	01 034 200 019 34 5 4	1	1843/1108	\$ 35,000	pta		-	\$ 35,000	5.85	0.00	-
2/6/23	01 034 200 019 34 5 4	1	1796/727	\$ 35,000	pta		-	\$ 35,000	5.86	0.00	-
7/13/21	06 017 200 015 17 6 3	1	1800/982	\$ 45,000			-	\$ 45,000	7.06	0.00	-
3/8/22	06 017 200 015 17 6 3	1	1821/94	\$ 49,500			-	\$ 49,500	7.06	0.00	-
4/7/21	06 032 100 023 32 5 3	1	1792/98	\$ 23,000		X	-	\$ 23,000	7.60	0.00	-
5/5/22	06 032 100 020 32 5 3	1	1825/1156	\$ 45,000	pta		-	\$ 45,000	8.55	0.00	\$ 3,616
9/29/22	06 032 300 010 32 5 3	2	1836/306	\$ 25,000	pta		-	\$ 25,000	9.91	0.00	-
1/20/23	05 017 100 015 17 6 4	1	1842/1048	\$ 52,000	pta		-	\$ 52,000	10.21	0.00	-
9/8/21	01 023 400 002 23 5 4	1	1808/686	\$ 66,000	pta	X	-	\$ 66,000	18.15	4.50	\$ 4,848
9/16/22	05 008 200 014 08 6 4	1	1835/1250	\$ 50,300			-	\$ 50,300	20.10	19.80	\$ 2,566
9/26/22	06 012 200 008 12 6 3	1	1836/370	\$ 83,000			-	\$ 83,000	23.78	0.00	-
5/19/21	02 015 100 004 15 5 3	1	1796/787	\$ 118,900			-	\$ 118,900	24.00	10.00	\$ 6,587
1/18/21	02 012 300 010 12 5 3	2	1811/1095	\$ 115,206	rps	X	-	\$ 115,000	25.18	24.57	\$ 4,681
2/10/23	01 013 200 009 13 5 4	1	1844/1041	\$ 119,206	rps		-	\$ 119,206	31.19	29.94	\$ 3,981
2/4/22	01 033 400 003 33 5 4	1	1818/1271	\$ 132,000	rps		-	\$ 132,000	36.01	25.25	\$ 3,760
10/27/21	05 020 400 003 20 6 4	1	1810/1083	\$ 150,000	rps		-	\$ 150,000	37.95	14.04	\$ 4,454
3/30/22	05 004 400 008 04 6 4	1	1822/901	\$ 172,000	rps		-	\$ 172,000	39.10	27.92	\$ 5,034
5/6/22	05 004 400 008 04 6 4	1	1826/38	\$ 220,511	pta		-	\$ 220,511	39.10	27.92	\$ 6,772
2/10/23	02 006 400 006 06 5 3	1	1844/1043	\$ 200,569			-	\$ 200,569	40.00	38.02	\$ 5,275,355076
6/3/21	02 029 400 026 29 5 3	1	1797/521	\$ 141,750			-	\$ 141,750	40.10	39.14	\$ 3,622
9/27/21	02 030 200 008 30 5 3	1	1807/717	\$ 200,000		X	-	\$ 200,000	40.52	40.02	\$ 4,998
4/7/21	05 008 200 011 08 6 4	1	1793/259	\$ 335,000	rps	X	-	\$ 335,000	60.70	59.34	\$ 5,645
4/13/21	02 003 400 011 03 5 3	1	1792/1036	\$ 210,000	pta		-	\$ 210,000	65.49	0.00	-
3/28/22	01 035 200 006 35 5 4	1	1822/640	\$ 280,000	rps		-	\$ 280,000	65.99	27.50	\$ 4,744
4/1/22	02 015 300 013 15 5 3	2	1823/68	\$ 230,000	pta		-	\$ 230,000	75.00	58.00	\$ 2,966
6/11/21	05 034 100 001 34 6 4	1	1798/220	\$ 320,000	rps	X	-	\$ 320,000	80.00	40.08	\$ 4,094
8/1/22	01 030 400 001 30 5 4	1	1804/29	\$ 250,000			-	\$ 250,000	85.00	58.00	\$ 2,118
7/22/21	01 004 200 003 04 5 4	2	1806/608	\$ 495,000	pta/rps	X	-	\$ 495,000	95.96	92.35	\$ 5,360
12/21/22	01 035 400 004 35 5 4	1	1841/1109	\$ 384,640		X	-	\$ 379,640	96.23	95.24	\$ 3,986
2/1/22	01 013 100 006 13 5 4	2	1821/325	\$ 600,000		X	-	\$ 600,000	100.87	99.16	\$ 6,051
3/21/22	01 027 200 003 27 5 4	2	1822/221	\$ 650,916	rps	X	-	\$ 650,916	208.64	158.51	\$ 3,002

Sale Count = 37

Total AVE/Acre = \$ 5,994,892

5,000 \$ 5,989,892

1,430.68 \$ 4,187 ← Includes ROW Acres

1,003.52 \$ 4,378

Sale Count	37
Acreage Analysis	38.67
Ave Acres/Sale	

Sale Count	15
Ave Tillable	4,378
Ave ABS DEV Tillable	1,944
C.O.D.	0,4440
Tillable Analysis	Use \$ 4,370

Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments	SALE PRICE	ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
\$ 4,000	0.00	\$ -	\$ -	0.08	adj owner, added to pol	\$ 4,000	0.76	\$ 5,263	ok	ok
\$ -	0.87	\$ 4,023	\$ 3,500	0.14		\$ 3,500	1.01	\$ 3,465	ok	ok
\$ -	1.32	\$ 7,955	\$ 10,500	0.13		\$ 10,500	1.45	\$ 7,241	ok	ok
\$ -	3.39	\$ 11,770	\$ 39,900	0.61	well&septic?	\$ 39,900	4.00	\$ 9,975	ok	ok
\$ 36,000	0.00	\$ -	\$ -	0.00	US-12 East of Jonesville	\$ 36,000	4.02	\$ 8,955	ok	ok
\$ 22,200	0.00	\$ -	\$ -	0.00	pa260 M-99	\$ 22,200	4.04	\$ 5,495	ok	ok
\$ -	4.75	\$ 6,737	\$ 32,000	0.25	Wooded, Gravel Rd	\$ 32,000	5.00	\$ 6,400	ok	ok
\$ -	4.47	\$ 7,830	\$ 35,000	1.38	Sand Creek #179	\$ 35,000	5.85	\$ 5,983	ok	ok
\$ -	5.06	\$ 10,178	\$ 51,500	0.80	Sand Creek #179	\$ 51,500	5.86	\$ 8,788	ok	ok
\$ -	6.88	\$ 6,541	\$ 45,000	0.18		\$ 45,000	7.06	\$ 6,374	ok	ok
\$ -	6.88	\$ 7,195	\$ 49,500	0.18		\$ 49,500	7.06	\$ 7,011	ok	ok
\$ 23,000	0.00	\$ -	\$ -	1.24	pa260	\$ 23,000	7.60	\$ 3,026	ok	ok
\$ -	8.55	\$ 5,263	\$ 45,000	0.00	adj to campground	\$ 45,000	8.55	\$ 5,263	ok	ok
\$ -	9.91	\$ 2,523	\$ 25,000	0.00	includes Jonesville Pl	\$ 25,000	9.91	\$ 2,523	ok	ok
\$ -	9.80	\$ 5,306	\$ 52,000	0.41	Wood Lot	\$ 52,000	10.21	\$ 5,093	ok	ok
\$ 21,816	11.24	\$ 3,931	\$ 44,184	2.41	Herring #145, no road, pa260?	\$ 66,000	18.15	\$ 3,636	ok	ok
\$ 50,300	0.00	\$ -	\$ -	0.50	some non-hill	\$ 50,300	20.10	\$ 2,502	ok	ok
\$ -	22.84	\$ 3,634	\$ 83,000	0.94		\$ 83,000	23.78	\$ 3,490	ok	ok
\$ 65,871	13.49	\$ 3,931	\$ 53,029	0.51		\$ 118,900	24.00	\$ 4,954	ok	ok
\$ 115,000	0.00	\$ -	\$ -	0.61	pa260, some non-hill	\$ 115,000	25.18	\$ 4,567	ok	ok
\$ 119,206	0.00	\$ -	\$ -	1.25	some non-hill	\$ 119,206	31.19	\$ 3,822	ok	ok
\$ 94,931	9.43	\$ 3,931	\$ 37,069	1.33		\$ 132,000	36.01	\$ 3,666	ok	ok
\$ 62,535	22.25	\$ 3,931	\$ 87,465	1.66		\$ 150,000	37.95	\$ 3,953	ok	ok
\$ 140,552	8.00	\$ 3,931	\$ 31,448	3.18	Soap Creek Jt Co #147	\$ 172,000	39.10	\$ 4,399	ok	ok
\$ 189,063	8.00	\$ 3,931	\$ 31,448	1.98	Soap Creek Jt Co #147	\$ 220,511	39.10	\$ 5,640	ok	ok
\$ 200,569	0.00	\$ -	\$ -	0.96	pa260, some non-hill	\$ 200,569	40.00	\$ 5,014	ok	ok
\$ 141,750	0.00	\$ -	\$ -	0.50	pa260, some non-hill	\$ 141,750	40.10	\$ 4,936	ok	ok
\$ 200,000	0.00	\$ -	\$ -	1.36	pa260, some non-hill	\$ 200,000	40.52	\$ 4,936	ok	ok
\$ 335,000	0.00	\$ -	\$ -	0.35		\$ 335,000	60.70	\$ 5,519	ok	ok
\$ -	65.14	\$ 3,224	\$ 210,000	0.45		\$ 210,000	65.49	\$ 3,207	ok	ok
\$ 130,465	38.04	\$ 3,931	\$ 149,535	2.25		\$ 280,000	65.99	\$ 4,243	ok	ok
\$ 172,018	14.75	\$ 3,931	\$ 57,982	1.00	pa260	\$ 230,000	75.00	\$ 3,067	ok	ok
\$ 237,449	21.00	\$ 3,931	\$ 82,551	2.92	old house n/v	\$ 320,000	80.00	\$ 4,000	ok	ok
\$ 84,898	42.00	\$ 3,931	\$ 185,102	3.61	pa260	\$ 250,000	85.00	\$ 2,941	ok	ok
\$ 495,000	0.00	\$ -	\$ -	0.99	pa260, some non-hill, OB's	\$ 495,000	95.96	\$ 5,158	ok	ok
\$ 379,640	0.00	\$ -	\$ -	1.71	pa260, some non-hill	\$ 379,640	96.23	\$ 3,945	ok	ok
\$ 600,000	0.00	\$ -	\$ -	5.61		\$ 600,000	100.87	\$ 5,948	ok	ok
\$ 475,908	44.52	\$ 3,931	\$ 175,008	44.58		\$ 650,916	208.64	\$ 3,120	ok	ok
\$ 4,393,170	382.58	\$ 4,174	\$ 1,596,722							

Non-Tillable Analysis	
Sale Count	18
Ave Non-Tillable	\$ 4,174
Ave ABS DEV Non-Tillable	\$ 4,063
C.O.D.	0.9736
Use \$	4,170