

2023

Ag land Summary	
Land Type	Price per Acre
Tillable land	\$4,350
Tillable land	\$4,350
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,300
Site Value 1 AC.	\$18,000
Rush Lake Lake Front F.F.	\$1,250 FF
ECF	0.748

Used Site Value from Rural residential Site Values Sales.

Used Sales from

- Hartford Township
- Keeler Township
- Silver Creek Township
- Wayne Township
- LaGrange Township
- pokagon Township

1 Agriculture ECF Hartford 2023

ECF Neighborhood: Ag-1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
14-150-002-006-02	ROTH RD	02/05/21	\$200,000	PTA	03-ARMI'S LENGTH	\$200,000	\$17,800	8.90	\$311,819	\$102,196	\$97,804	\$198,883	0.492	
14-040-024-007-10	22770 FOX ST	07/01/21	\$160,000	WD	03-ARMI'S LENGTH	\$160,000	\$87,900	54.94	\$173,313	\$9,919	\$150,081	\$153,278	0.979	
14-150-002-006-02	ROTH RD	10/07/21	\$225,000	WD	03-ARMI'S LENGTH	\$225,000	\$138,100	61.38	\$270,017	\$66,646	\$158,354	\$192,952	0.821	
80-12-016-003-12	81122 CR 687	11/12/21	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$129,900	51.96	\$259,700	\$211,029	\$38,971	\$49,919	0.781	
Totals:			\$835,000			\$835,000	\$373,700		\$1,014,849		\$145,210	\$595,032		
							Sale. Ratio =>	44.75						0.748
							Std. Dev. =>	23.92						0.768
							E.C.F. =>							
							Ave. E.C.F. =:							
													Use	0.748

1 2023 Agricultural Vacant Tillable Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Arms of Sale	Adj. Sale	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre
14-130-013-008-00	ELM ST & RET	01/15/21	\$75,000	WD	03-ARM'S I	\$75,000	\$46,300	61.73	\$89,115	\$75,000	\$89,115	15.00	15.00	\$5,000
14-130-029-039-00	54823 SINK R	03/04/22	\$550,000	LC	03-ARM'S I	\$550,000	\$454,500	82.64	\$904,860	\$332,817	\$687,677	152.30	79.50	\$2,185
80-12-029-014-05	CR 690	07/07/21	\$189,900	PTA	03-ARM'S I	\$189,900	\$35,000	18.43	\$70,000	\$189,900	\$70,000	17.50	17.50	\$10,851
14-130-013-007-00	ELM ST	12/16/20	\$125,000	WD	03-ARM'S I	\$125,000	\$82,200	65.76	\$164,363	\$125,000	\$164,363	25.00	25.00	\$5,000
14-150-019-04-01	RUDY RD	09/17/21	\$550,000	LC	03-ARM'S I	\$550,000	\$221,900	40.35	\$443,880	\$550,000	\$443,880	82.43	82.43	\$6,672
Totals:			\$1,489,900			\$1,489,900	\$839,900		\$1,672,218	\$1,272,717	\$1,455,035	292.23	219.43	
												Average		
												per Net Acre:		4,355.19
												Use		\$ 4,350

1 2023 Agricultural Vacant Woods Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Tillable Aa.	isd/Adj. Sal Cur.	Appraisal	Land Residual	Net Acres	Dollars/Acre
14-130-013-018-00	DOWNEY ST	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,700	38.16	\$95,337	\$125,000	\$125,000	36.00	\$3,472
14-040-001-001-00	22405 DUTCH SET	12/03/20	\$575,000	WD	03-ARM'S LENGTH	\$138,080	\$325,800	99.30	\$651,507	\$138,080	\$138,080	38.20	\$3,615
14-150-009-003-00	TWIN LAKES RD	09/17/21	\$107,000	OTH	03-ARM'S LENGTH	\$107,000	\$22,400	\$44,497	\$107,000	\$43,350	\$43,350	22.00	\$4,855
Totals:			\$807,000			\$370,080	\$395,900		\$853,844	\$306,430	\$306,430	96.20	Average Average per Net Acr 3,185.34
							Sale. Ratio => Std. Dev. =>	106.98 25611.42				Use	\$ 3,200

1 2023 Agricultural Vacant Low Wet Woods Swamp Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
14-150-010-019-00	26626 GAGE ST	12/18/21	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$160,200	53.49	\$332,793	\$299,500	\$332,793	78.50	\$3,815
14-130-002-005-01	GILMORE AVE	11/20/20	\$64,000	OTH	03-ARM'S LENGTH	\$64,000	\$27,900	43.59	\$55,720	\$64,000	\$55,720	23.60	\$2,712
14-130-029-039-00	54823 SINK RD	03/04/22	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$454,500	82.64	\$904,860	\$332,817	\$687,677	152.30	\$2,185
14-040-030-001-01	60200 DAILEY RI	03/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$444,920	\$400,000	\$444,920	237.50	\$1,684
80-11-024-008-10	64TH AVE	09/02/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$39,200	37.69	\$78,468	\$104,000	\$78,468	29.42	\$3,535
Totals:			\$1,417,500			\$1,417,500	\$681,800		\$1,816,761	\$1,200,317	\$1,599,578	521.32	Average
							Sale. Ratio =:	48.10					Average
							Std. Dev. =>	29.82					per Net Acre=>
												Average	2,302.46
												Use	\$2,300