

2023

7 Commercial land Summary

Land Type	Price per Acre
Tillable land	\$5,900
Ave Value Site	\$11,600
Fair Value Site	\$22,800
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,300
Site Value	\$18,000
ECF	0.739

Used woods/ Scrub/ Low Wet Woods/ Swamp / Pasture from Rural Residential and Agriculture Land Value Studies.

7 Commercial Fair Value Hartford Township 2023

Neighborhood: Commercial COMM.

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms of Sale	Adj. Sale	Cur. Asmnt.	sd/Adj. Sal	Cur. Appraisal	Land Residual	Land Value	Net Acres	Dollars/Acre	Dollars/SqF
14-130-430-005-00	31934 BROOKS DR	07/02/20	\$37,900	WD	03-ARM'S L	\$37,900	26.91	\$20,554	\$18,594	\$1,248	1.20	\$15,495	\$0.36
14-041-136-003-10	970 E STATE ST	09/01/20	\$120,000	WD	03-ARM'S L	\$120,000	54.75	\$131,370	\$7,397	\$18,767	1.27	\$5,834	\$0.13
14-130-012-025-20	51704 M 51	05/20/21	\$140,000	WD	03-ARM'S L	\$140,000	44.00	\$123,189	\$39,937	\$23,126	1.91	\$20,909	\$0.48
14-130-010-033-00	BAKEMAN RD	09/15/21	\$1,797,500	WD	03-ARM'S L	\$1,797,500	8.41	\$302,195	\$1,771,569	\$276,264	154.26	\$11,484	\$0.26
14-150-007-005-01	51433 M 51	11/22/21	\$18,000	WD	03-ARM'S L	\$18,000	23.89	\$8,646	\$18,000	\$8,646	1.10	\$16,364	\$0.38
Totals:			\$2,113,400			\$2,113,400		\$292,900		\$585,954	\$1,855,497	\$328,051	159.74

per Net Acre=> **11,615.88** **\$0.27**
 Use **\$11,600** Per Acre

7 Commercial Average Value Hartford Township 2023

Neighborhood: Commercial COMM.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land Residual	Net Acres	Total Acres
80-11-015-011-00	62915 RED ARROW F	07/20/20	\$250,000	LC	03-ARM'S LENGT	\$250,000	\$96,800	\$193,624	\$78,076	2.00	2.00
14-130-031-046-00	55986 INDIAN LAKE F	09/28/20	\$145,500	OTH	03-ARM'S LENGT	\$145,500	\$54,400	\$108,763	\$44,425	1.00	1.00
14-150-002-016-02	23906 DEWEY LAKE S	12/07/20	\$139,900	WD	03-ARM'S LENGT	\$139,900	\$54,300	\$108,559	\$38,223	1.02	1.02
80-12-032-127-10	93283 CR 690	05/06/21	\$425,000	PTA	03-ARM'S LENGT	\$425,000	\$136,600	\$273,275	\$171,585	4.84	4.84
80-12-029-009-20	91100 CR 690	07/30/21	\$264,740	WD	03-ARM'S LENGT	\$264,740	\$14,200	\$28,365	\$264,740	18.91	19.14
14-040-005-019-10	DUTCH SETTLEMENT	03/07/22	\$400,000	WD	03-ARM'S LENGT	\$400,000	\$156,100	\$312,296	\$104,042	3.00	3.00
Totals:			\$1,625,140			\$1,625,140	\$512,400	\$1,024,882	\$701,091	30.77	31.00

Sale. Ratio => Average per Net Acre=> 22,784.89
 Std. Dev. => \$ 22,800 Per Acre

Use	\$	22,800	Per Acre
Out Layers Sales Not Used			

