

Rural Residential 1st acre land value study 2023

Woodland

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
15-001-100-06	7570 CLARK RD	01/19/22	WD	03-ARM'S LENGTH	\$157,000	\$65,600
15-008-300-14	6253 JORDAN RD	07/17/20	WD	03-ARM'S LENGTH	\$150,000	\$87,200
15-013-300-03	5400 M-66 HWY	02/12/21	WD	03-ARM'S LENGTH	\$140,000	\$83,400
15-014-300-03	5102 VELTE RD	02/24/21	WD	03-ARM'S LENGTH	\$120,000	\$43,500
15-018-200-35	5857 MARTIN RD	10/07/21	WD	03-ARM'S LENGTH	\$130,000	\$71,900
15-018-200-35	5857 MARTIN RD	10/20/21	LC	03-ARM'S LENGTH	\$149,000	\$71,900
15-028-300-04	7475 DAVENPORT RD	06/19/20	WD	03-ARM'S LENGTH	\$217,000	\$107,700
15-034-200-06	8894 DAVENPORT RD	10/30/20	WD	03-ARM'S LENGTH	\$200,000	\$98,500
15-036-200-03	10920 DAVENPORT RD	08/20/20	WD	03-ARM'S LENGTH	\$289,900	\$138,700
Totals:					\$1,552,900	\$768,400
					Sale. Ratio =>	
					Std. Dev. =>	

Parcels in Study 9

Average 1st Acre Value \$36,089

15-004-400-12	7167 WOODLAND RD	02/03/22	WD	03-ARM'S LENGTH	\$215,000	\$78,100
15-020-400-09	6627 BARNUM RD	06/17/20	WD	03-ARM'S LENGTH	\$143,000	\$0
15-003-200-10	7525 VELTE RD	04/15/20	WD	03-ARM'S LENGTH	\$185,000	\$67,800
15-018-400-06	5951 CARLTON CENTER RD	07/31/20	WD	03-ARM'S LENGTH	\$189,900	\$67,800
15-023-300-05	9417 BARNUM RD	11/10/21	WD	03-ARM'S LENGTH	\$130,000	\$48,900
15-032-400-04	N WELLMAN RD	08/21/20	WD	03-ARM'S LENGTH	\$84,200	\$42,100

Rural Residential 1st acre land value study 2023

Woodland

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Acres over 1	Extra Acre \$	1st Acre Value
41.78	\$130,926	\$74,924	\$48,850	5.00	4.00	\$18,112	\$56,812
58.13	\$173,103	\$39,712	\$62,815	3.54	2.54	\$11,501	\$28,211
59.57	\$145,416	\$96,850	\$102,266	17.00	16.00	\$72,448	\$24,402
36.25	\$96,323	\$55,813	\$32,136	1.18	0.18	\$815	\$54,998
55.31	\$142,047	\$25,187	\$37,234	2.50	1.50	\$6,792	\$18,395
48.26	\$142,047	\$44,187	\$37,234	2.50	1.50	\$6,792	\$37,395
49.63	\$213,379	\$85,377	\$81,756	15.00	14.00	\$63,392	\$21,985
49.25	\$191,675	\$37,125	\$28,800	1.20	0.20	\$906	\$36,219
47.84	\$269,459	\$48,965	\$28,524	1.57	0.57	\$2,581	\$46,384
	\$1,504,375	\$508,140	\$459,615	49.49	40.49		\$324,801
49.48							
7.49							

36.33	\$155,430	\$92,255	\$32,685	1.26	0.26	\$1,177	\$91,078
0.00	\$164,080	\$24,570	\$45,650	5.47	4.47	\$20,240	\$4,330
36.65	\$132,024	\$80,987	\$28,011	1.00	0.00	\$0	\$80,987
35.70	\$134,057	\$85,748	\$29,905	1.48	0.48	\$2,173	\$83,575
37.62	\$97,547	\$64,101	\$31,648	1.22	0.22	\$996	\$63,105
50.00	\$84,281	\$84,200	\$84,281	15.26	14.26	\$64,569	\$19,631

Woodland

[illegible]

Rural Residential land value after 1st acre study 2023
Woodland Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15-008-400-11	6287 Wellman Rd	04/16/21	WD	03-ARM'S LENGTH	\$200,000	\$103,200	51.60
15-024-400-14	Barnum Rd	01/28/22	WD	03-ARM'S LENGTH	\$150,000	\$66,800	44.53
15-013-300-03	5400 M-66 HWY	02/12/21	WD	03-ARM'S LENGTH	\$140,000	\$83,400	59.57
15-028-300-04	7475 DAVENPORT RD	06/19/20	WD	03-ARM'S LENGTH	\$217,000	\$107,700	49.63
Totals:					\$707,000	\$361,100	
						Sale. Ratio =>	51.07
						Std. Dev. =>	6.25

Parcels in Study = 4

Average per Acre after 1st = \$3,956

15-022-100-04	8350 CARLTON CENTER RD	09/30/20	WD	03-ARM'S LENGTH	\$228,900	\$65,800	28.75
15-033-400-03	7695 COATS GROVE RD	02/08/22	WD	03-ARM'S LENGTH	\$310,000	\$88,400	28.52
15-008-300-14	6253 JORDAN RD	07/17/20	WD	03-ARM'S LENGTH	\$150,000	\$87,200	58.13
15-001-100-06	7570 CLARK RD	01/19/22	WD	03-ARM'S LENGTH	\$157,000	\$65,600	41.78
15-032-200-10	N WELLMAN RD	04/08/21	WD	03-ARM'S LENGTH	\$67,400	\$39,800	59.05

Rural Residential land value after 1st acre study 2023
Woodland Township

Cur. Appraisal	Land Residual	Est. Land Value	1st acre value	Net Acres	Acres over 1	total \$ acres after 1st	\$ per acre over 1
\$105,453	\$200,000	\$210,907	\$36,089	39.27	38.27	\$163,911	\$4,283
\$133,600	\$150,000	\$133,524	\$36,089	30.97	29.97	\$113,911	\$3,801
\$145,416	\$96,850	\$102,266	\$36,089	15.74	14.74	\$60,761	\$4,122
\$213,379	\$85,377	\$81,756	\$36,089	14.62	13.62	\$49,288	\$3,619
\$597,848	\$532,227	\$528,453		100.60	96.60		\$15,825

\$130,236	\$135,554	\$36,890	\$36,089	3.25	2.25	\$99,465	\$44,207
\$183,302	\$163,231	\$36,533	\$36,089	2.34	1.34	\$127,142	\$94,882
\$173,103	\$39,712	\$62,815	\$36,089	3.54	2.54	\$3,623	\$1,426
\$130,926	\$74,924	\$48,850	\$36,089	5.00	4.00	\$38,835	\$9,709
\$79,562	\$67,400	\$79,562	\$36,089	13.48	12.48	\$31,311	\$2,509

Rural Residential land value after 1st acre study 2023
Woodland Township

ECF Area	Land Table	Class
00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	401

00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	401
00001	RURAL RESIDENTIAL	102

Ag tillable land and woods value sales study 2023

Woodland Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
15-009-100-04	WELLMAN RD (VACANT)	07/22/21	WD	03-ARM'S LENGTH	\$279,900	\$117,500
15-009-100-12	BROWN RD	06/09/20	WD	03-ARM'S LENGTH	\$356,450	\$209,400
15-015-100-12	WOODLAND RD	11/12/21	WD	03-ARM'S LENGTH	\$390,000	\$163,500
15-016-100-01	JORDAN RD	04/28/21	WD	03-ARM'S LENGTH	\$240,000	\$107,000
15-020-400-02	BARNUM RD	05/11/20	WD	03-ARM'S LENGTH	\$409,000	\$194,800
15-029-200-03	BARNUM RD	04/22/20	WD	03-ARM'S LENGTH	\$466,000	\$228,200
15-033-100-04	WELLMAN RD	12/07/20	WD	03-ARM'S LENGTH	\$210,000	\$109,200
Totals:					\$2,351,350	\$1,129,600
						Sale. Ratio =>
						Std. Dev. =>

Parcels in Study = 7
Average Tillable per acre = \$5,728

15-029-200-01	BARNUM RD	08/03/20	WD	03-ARM'S LENGTH	\$500,000	\$116,200
15-029-200-01	BARNUM RD	04/10/20	WD	03-ARM'S LENGTH	\$557,500	\$116,200
15-013-400-10	SADDLEBAG LAKE RD	06/03/21	WD	03-ARM'S LENGTH	\$110,000	\$56,100
15-021-400-03	WOODLAND RD	02/10/21	WD	03-ARM'S LENGTH	\$365,521	\$224,900
15-013-400-09	SADDLEBAG LAKE RD	06/17/21	WD	03-ARM'S LENGTH	\$368,500	\$207,900

Land in residential use in ag class valued using residential rates

Ag tillable land and woods value sales study 2023

Woodland Township

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
41.98	\$234,945	\$279,900	\$234,945	46.00	46.00	\$6,085
58.75	\$418,778	\$356,450	\$418,778	71.29	71.29	\$5,000
41.92	\$342,954	\$390,000	\$342,954	64.73	64.73	\$6,025
44.58	\$213,918	\$237,539	\$211,457	40.00	40.00	\$5,938
47.63	\$389,630	\$409,000	\$389,630	69.41	69.41	\$5,893
48.97	\$456,388	\$466,000	\$456,388	78.95	78.95	\$5,902
52.00	\$218,326	\$210,000	\$218,326	40.00	40.00	\$5,250
	\$2,274,939	\$2,348,889	\$2,272,478	410.38	410.38	\$40,093
48.04						
6.02						

23.24	\$232,423	\$500,000	\$232,423	40.00	40.00	\$12,500
20.84	\$232,423	\$557,500	\$232,423	40.00	40.00	\$13,938
51.00	\$107,093	\$110,000	\$107,093	25.01	25.01	\$4,398
61.53	\$391,575	\$365,521	\$391,575	78.00	78.00	\$4,686
56.42	\$399,520	\$302,027	\$333,047	64.95	64.95	\$4,650

Ag tillable land and woods value sales study 2023
Woodland Township

ECF Area	Other Parcels in Sale	Land Table	Rate Group 1	Rate Group 2
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		

00002	15-029-200-02	AGRICULTURAL		
00002	15-029-200-02	AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		
00002		AGRICULTURAL		

Ag tillable land and woods value sales study 2023

Woodland Township

Rate Group 3

Ag non-tillable land value study 2023
Woodland Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
15-013-400-08	5497 SADDLEBAG LAKE RD	06/10/21	\$85,250	WD	03-ARM'S LENGTH	\$85,250
15-013-400-09	SADDLEBAG LAKE RD	06/17/21	\$368,500	WD	03-ARM'S LENGTH	\$368,500
15-013-400-10	SADDLEBAG LAKE RD	06/03/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
15-021-400-03	WOODLAND RD	02/10/21	\$365,521	WD	03-ARM'S LENGTH	\$365,521
Totals:			\$929,271			\$929,271

Parcels in Study = 4

Average no tillable = \$4,741

Ag non-tillable land value study 2023
Woodland Township

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres
\$44,600	52.32	\$85,102	\$85,250	\$85,102	16.30
\$207,900	56.42	\$399,520	\$302,027	\$333,047	64.95
\$56,100	51.00	\$107,093	\$110,000	\$107,093	25.01
\$224,900	61.53	\$391,575	\$365,521	\$391,575	78.00
\$533,500		\$983,290	\$862,798	\$916,817	184.26
Sale. Ratio =>	57.41				Average
Std. Dev. =>	4.74				per Net Acre=>

Ag non-tillable land value study 2023
Woodland Township

Total Acres	Dollars/Acre	ECF Area	Land Table	Class
16.30	\$5,230	00002	AGRICULTURAL	402
64.95	\$4,650	00002	AGRICULTURAL	101
25.01	\$4,398	00002	AGRICULTURAL	102
78.00	\$4,686	00002	AGRICULTURAL	102
184.26	\$18,965			
4,682.50				

Jordan Lake all back lots Front Foot
land value Study 2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale
15-075-007-50	356 EDWARDS ST	04/01/20	WD	03-ARM'S LENGTH	\$85,000	\$38,200	44.94
15-080-016-00	7905 WOODLAND RD	12/17/20	WD	03-ARM'S LENGTH	\$44,000	\$17,700	40.23
15-085-045-12	BEECH ST	04/05/21	WD	03-ARM'S LENGTH	\$55,000	\$30,000	54.55
Totals:					\$184,000	\$85,900	
						Sale. Ratio =>	46.68
						Std. Dev. =>	7.30

Parcels in Study = 3
Average FF Back Lots = \$400

removed from study

15-075-017-50	456 EDWARDS DR	02/02/22	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00
15-080-081-00	315 DONNA DR	09/18/20	WD	03-ARM'S LENGTH	\$15,400	\$29,800	193.51
15-085-014-00	944 MAPLE ST	07/27/20	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23

Jordan Lake all back lots Front Foot
land value Study 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
\$74,096	\$33,771	\$22,867	67.5	91.7	\$501	83.67	00012
\$34,892	\$33,841	\$24,733	73.0	207.0	\$464	60.00	00012
\$106,831	\$55,000	\$95,644	232.7	148.0	\$236	290.00	00010
\$215,819	\$122,612	\$143,244	373.1		\$1,201		

\$150,650	\$25,838	\$76,488	271.3	103.0	\$95	277.33	00012
\$59,632	\$15,400	\$59,632	175.9	147.0	\$88	165.00	00012
\$85,548	\$79,979	\$35,527	104.8	100.0	\$763	130.00	00010

Jordan Lake all back lots Front Foot
land value Study 2023

Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
INOVATION HILLSIDE	401	BACK LOT		
INOVATION HILLSIDE	401	BACK LOT		
LAKE LOTS JORDAN	401	BACK LOT		

INOVATION HILLSIDE	401	BACK LOT	BK LOT NOT BLD	BK LOT NOT BLD
INOVATION HILLSIDE	402	BACK LOT		
LAKE LOTS JORDAN	401	BACK LOT		

Jordan Lake front; Lake Lot, Inovation, Eagle Front Foot
Land Value Study 2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15-080-041-00	330 SIEB DR	11/05/21	WD	03-ARM'S LENGTH	\$350,000	\$158,400	45.26
15-080-059-00	462 POLLARD DR	06/05/20	WD	03-ARM'S LENGTH	\$200,000	\$120,100	60.05
15-080-060-00	464 POLLARD DR	07/21/20	WD	03-ARM'S LENGTH	\$290,000	\$125,400	43.24
15-080-069-00	470 POLLARD DR	08/06/21	WD	03-ARM'S LENGTH	\$195,000	\$67,500	34.62
15-085-001-00	894 BEECH ST	08/10/21	WD	03-ARM'S LENGTH	\$431,300	\$162,300	37.63
Totals:					\$1,466,300	\$633,700	
Sale. Ratio =>							43.22
Std. Dev. =>							9.85
Parcels in Study =			5				
Average Front Foot			\$2,029				
15-080-045-00	318 MARIE DR	12/16/20	WD	03-ARM'S LENGTH	\$60,000	\$63,100	105.17
15-105-007-10	881 BEECH ST	08/05/20	WD	03-ARM'S LENGTH	\$194,000	\$106,900	55.10
15-085-004-00	904 BEECH ST	12/11/20	WD	03-ARM'S LENGTH	\$392,500	\$128,500	32.74

Jordan Lake front; Lake Lot, Inovation, Eagle Front Foot
Land Value Study 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF
\$314,263	\$204,512	\$168,775	113.9	157.0	0.39	\$1,796
\$238,944	\$132,824	\$171,768	127.6	130.0	0.39	\$1,041
\$248,574	\$142,173	\$100,747	74.8	125.0	0.23	\$1,899
\$133,932	\$137,996	\$83,355	56.2	121.0	0.15	\$2,453
\$321,928	\$220,380	\$138,099	74.5	150.0	0.25	\$2,957
\$1,257,641	\$837,885	\$662,744	447.1		1.41	\$10,147

\$126,097	\$20,668	\$86,765	64.5	130.0	0.17	\$321
\$211,552	\$31,098	\$48,650	42.3	100.0	2.72	\$736
\$254,687	\$192,036	\$87,052	51.8	150.0	0.17	\$3,710

Jordan Lake front; Lake Lot, Inovation, Eagle Front Foot
Land Value Study 2023

Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
116.00	00005		INOVATION HILLSIDE	LAKE FRONT
130.00	00005		INOVATION HILLSIDE	LAKE FRONT
73.00	00005	15-080-062-00	INOVATION HILLSIDE	LAKE FRONT
64.00	00005		INOVATION HILLSIDE	LAKE FRONT
72.00	00005		LAKE LOTS JORDAN	FRONT LOT

86.00	00005		INOVATION HILLSIDE	LAKE FRONT
50.00	00005		LAKE LOTS JORDAN	BACK LOT
50.00	00005		LAKE LOTS JORDAN	FRONT LOT

Village Front Foot Land Value Study 2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold
51-110-011-00	178 N MAIN ST	04/14/21	WD	03-ARM'S LENGTH	\$99,400	\$39,400
51-110-023-00	135 AMASA ST	12/09/21	WD	03-ARM'S LENGTH	\$142,000	\$65,600
51-110-034-00	217 E BROADWAY ST	02/18/22	WD	03-ARM'S LENGTH	\$75,000	\$33,100
51-110-047-00	160 E FRANKLIN ST	05/03/21	WD	03-ARM'S LENGTH	\$55,000	\$28,200
51-110-053-00	187 N MAIN ST	01/21/22	WD	03-ARM'S LENGTH	\$120,000	\$47,800
51-110-130-00	159 W FRANKLIN ST	03/30/22	WD	03-ARM'S LENGTH	\$147,000	\$48,600
51-110-134-00	177 W BROADWAY ST	04/24/20	WD	03-ARM'S LENGTH	\$119,750	\$41,000

Totals:

\$758,150

\$303,700

Sale. Ratio =>

Std. Dev. =>

Parcels in study = 7
Average Front Foot = \$346

51-110-073-00	157 FLORENCE ST	06/08/21	WD	03-ARM'S LENGTH	\$175,000	\$44,700
51-110-127-00	127 BROADWAY ST	02/22/22	WD	03-ARM'S LENGTH	\$230,000	\$38,200
51-110-106-00	265 N MAIN ST	08/27/21	WD	03-ARM'S LENGTH	\$170,000	\$47,900
51-110-015-00	140 AMASA ST	11/17/21	WD	03-ARM'S LENGTH	\$140,000	\$32,300
51-110-052-00	179 N MAIN ST	07/02/21	WD	03-ARM'S LENGTH	\$45,000	\$27,400

Village Acreage Table Rates are from Residential Study. This is additional land in large parcels not typical in Village parcels.

Village Front Foot Land Value Study 2023

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
39.64	\$77,626	\$40,492	\$18,718	99.6	231.0	\$407
46.20	\$129,961	\$30,917	\$18,878	100.4	147.6	\$308
44.13	\$74,173	\$28,208	\$27,381	121.7	198.0	\$232
51.27	\$55,662	\$17,043	\$17,705	94.2	107.0	\$181
39.83	\$101,585	\$44,178	\$25,763	114.5	196.0	\$386
33.06	\$104,145	\$90,186	\$47,331	210.4	333.0	\$429
34.24	\$79,697	\$61,512	\$21,459	127.7	264.0	\$482
	\$622,849	\$312,536	\$177,235	868.4		\$2,423
40.06						
6.51						

25.54	\$87,855	\$99,988	\$12,843	68.3	100.0	\$1,464
16.61	\$130,231	\$122,765	\$22,996	102.2	157.0	\$1,201
28.18	\$94,180	\$95,614	\$19,794	105.3	239.2	\$908
23.07	\$64,650	\$95,999	\$20,649	109.8	198.0	\$874
60.89	\$54,828	\$6,063	\$15,891	84.5	142.0	\$72

Village Front Foot Land Value Study 2023

Actual Front	ECF Area	Other Parcels in Sale	Class	Rate Group 1
82.50	00006		401	A' FRONTAGE
100.00	00006		401	A' FRONTAGE
113.50	00006		401	A' FRONTAGE
99.00	00006		401	A' FRONTAGE
105.00	00006		401	A' FRONTAGE
198.00	00006		401	A' FRONTAGE
110.00	00006		401	A' FRONTAGE

66.00	00006		401	A' FRONTAGE
94.50	00006		401	A' FRONTAGE
82.50	00006		401	A' FRONTAGE
99.00	00006		401	A' FRONTAGE
78.00	00006		401	A' FRONTAGE

Commercial Land Value Study 2023
Woodland Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
07-090-038-00	7650 S M-43 HWY	07/04/20	WD	03-ARM'S LENGTH	\$75,000	\$36,800	49.07	\$73,600
61-190-001-025	145 E Main St	10/29/20	WD	03-ARM'S LENGTH	\$175,000	\$106,000	60.57	\$180,828
30-022-200-015-02		07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
					\$329,000	\$205,200		\$336,364
						Sale. Ratio =>	62.37	
						Std. Dev. =>	15.09	

commercial site = **\$24,767**

non site acres using Rural Res Rate = **\$3,956**

non site acres is land on a commercial class parcel not in commercial use. This land would be residential if not on Commercial class parcel

Commercial and Industrial Class use the same study for site value due to great similar of properties in both classes

Sales from outside of Township used due to lack of sales

Commercial Land Value Study 2023

Woodland Township

Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
\$30,000	1.63	1.63	\$18,405	201	COMERICIAL
\$12,129	0.39	0.39	\$31,100		
\$36,136	1.14	1.14	\$31,698	201	COMERICIAL
\$78,265	3.16	3.16			
Average					
per Net Acre=>		24,767.41			

Saddle Bag Lake Front Foot 2023 Study

Parcel Number	Street Address	Sale Date	Sales Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
15-024-200-12	10998 CARLTON CENTER RD	01/25/21	\$100,000	\$36,200	36.20	\$76,566
03-006-005-70	10641 Stoney Point RD	08/06/21	\$442,900	\$154,400	34.86	\$154,400
15-024-200-15	10888 CARLTON CENTER RD	08/07/19	\$150,000	\$48,900	32.60	\$98,492
Totals:			\$692,900	\$239,500		\$329,458
Sale. Ratio =>					34.56	
Std. Dev. =>					1.82	

Average FF = \$841

Saddle Bag Lake Front Foot 2023 Study

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
\$50,185	\$26,751	55.5	60.0	\$904	66.00	SADDLEBAG LAKE
\$185,217	\$47,864	248.0	219.0	\$747	248.00	SADDLEBAG LAKE
\$84,301	\$32,793	76.8	220.0	\$1,098	66.00	SADDLEBAG LAKE
\$319,703	\$107,408	380.3		\$2,749		
	Average					
	per FF=>	\$841				

Industrial Land Value Study 2023
Woodland Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
07-090-038-00	7650 S M-43 HWY	07/04/20	WD	03-ARM'S LENGTH	\$75,000	\$36,800	49.07	\$73,600
61-190-001-025	145 E Main St	10/29/20	WD	03-ARM'S LENGTH	\$175,000	\$106,000	60.57	\$180,828
30-022-200-015-02		07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
					\$329,000	\$205,200		\$336,364
						Sale. Ratio =>	62.37	
						Std. Dev. =>	15.09	

commercial site = **\$24,767**

non site acres using Ag Tillable Rate = **\$5,728**

non site acres is land on an Industrial class parcel not in Industrial use. This land would be A if not on Industrial class parcel

Commercial and Industrial Class use the same study for site value due to great similar of properties in both classes

Sales from outside of Township used due to lack of sales

Industrial Land Value Study 2023

Woodland Township

Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
\$30,000	1.63	1.63	\$18,405	201	COMERICAL
\$12,129	0.39	0.39	\$31,100		
\$36,136	1.14	1.14	\$31,698	201	COMERICAL
\$78,265	3.16	3.16			
Average					
per Net Acre=>		24,767.41			