

AGRICULTURAL GRID FOR 2024 LAND VALUES

TILLABLE	\$ 6,500	POND	\$ 7,050
AG AREA NORTH	\$ 7,500	HOMESITE	\$ 45,000
MUCK	\$ 3,850	DRAIN OPEN	\$ -
PASTURE	\$ 5,300	ROAD ROW	\$ -
SWAMP/LOW	\$ 350	RECREATIONAL	\$ 7,050
WOODS/LOW	\$ 350	DEVELOPMENTAL	\$ 10,000
WOODS GOOD	\$ 7,500	DEV OUT TWP	\$ 6,725
		DEV W/REU'S	\$ 22,100

LAND SALES GRID FOR 2024 AGRICULTURAL APPRAISALS

AG AREA'S OTHER THAN NORTH \$ 6,500

NUMBER TAX CODE	DATE SALE	TERMS	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE TOTAL	ACRES TILL.	ACRE \$ TILL PER	ACRES EQUIV.	PER ACRE EQUIV. #1	COMMENTS
01-04-100-029	7/21	WD	\$ 200,000	\$ -	\$ 200,000	\$ 15,394	\$ 184,606	42.68	\$ 4,686	29.56	\$ 6,245	18.23	\$ 10,126	CONWAY
06-17-200-001	1/21	WD	\$ 345,000	\$ -	\$ 345,000	\$ 27,495	\$ 317,505	81.03	\$ 4,258	60.82	\$ 5,220	52.53	\$ 6,044	HOWELL
09-08-200-002 & 003	11/21	WD	\$ 349,000	\$ -	\$ 349,000	\$ 615	\$ 348,385	75.00	\$ 4,653	73.21	\$ 4,759	60.35	\$ 5,773	IOSCO
10-16-100-018	1/28/2021		\$ 450,000	\$ -	\$ 450,000	\$ 43,147	\$ 406,853	83.00	\$ 5,422	66.91	\$ 6,081			MARION
10-30-200-049	11/2/2022		\$ 385,000	\$ -	\$ 385,000	\$ 4,155	\$ 380,845	64.96	\$ 5,927	52.62	\$ 7,238	33.48	\$ 11,330	FARMED
10-32-400-026 & 200-016	9/21	WD	\$ 589,000	\$ -	\$ 589,000	\$ 190,532	\$ 398,468	80.01	\$ 7,362	42.12	\$ 9,460	42.86	\$ 9,297	MARION
6								32.307			39,002			
											\$ 6,500			USE \$6,500

AG AREA'S NORTH \$ 7,500

NUMBER TAX CODE	DATE SALE	TERMS	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE TOTAL	ACRES TILL.	ACRE \$ TILL PER	ACRES EQUIV.	PER ACRE EQUIV. #1	COMMENTS
01-04-100-029	7/21	WD	\$ 200,000	\$ -	\$ 200,000	\$ 15,394	\$ 184,606	42.68	\$ 4,686	29.56	\$ 6,245	18.23	\$ 10,126	CONWAY
01-22-100-013	4/21	WD	\$ 385,000	\$ -	\$ 385,000	\$ 11,202	\$ 373,798	47.70	\$ 8,072	34.16	\$ 10,943	27.29	\$ 13,697	CONWAY
01-32-200-001	2/22	WD	\$ 308,000	\$ -	\$ 308,000	\$ 8,943	\$ 299,057	40.00	\$ 7,700	28.64	\$ 10,442	19.84	\$ 15,073	CONWAY
06-17-200-001	1/21	WD	\$ 345,000	\$ -	\$ 345,000	\$ 27,495	\$ 317,505	81.03	\$ 4,258	60.82	\$ 5,220	52.53	\$ 6,044	HOWELL
09-08-200-002 & 003	11/21	WD	\$ 349,000	\$ -	\$ 349,000	\$ 615	\$ 348,385	75.00	\$ 4,653	73.21	\$ 4,759	60.35	\$ 5,773	IOSCO
10-30-200-049	11/22		\$ 385,000	\$ -	\$ 385,000	\$ 4,155	\$ 380,846	64.96	\$ 5,927	52.62	\$ 7,238			MARION: 11.87 WET AC
6								35.295			44,846			
											\$ 7,474.40			\$7,500

2024 RECREATIONAL \$ 7,050: MUCK \$ 3,850

PASTURE \$ 5,300: GOOD WOODS \$ 7,500: SWAMP/LOW WOODS \$ 350: POND \$ 7,050

GOOD WOODS

PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
10-31-300-018	5/3/2021	\$120,000	\$39,000	\$81,000	10.00	\$8,100	-HMSTE + TILLABLE = GD. WOODS
07-03-400-002	10/1/2018	\$99,000	\$60	\$98,940	13.00	\$7,611	TREE FARM
01-07-400-017	12/20/2022	\$29,900	\$0	\$29,900	3.57	\$8,375	
14-04-200-001	5/21/2022	\$375,000	\$0	\$375,000	56.00	\$6,696	WOODS, IDLE
07-10-200-005	12/1/2018	\$305,000	\$0	\$305,000	45.29	\$6,734	
5				\$889,840	127.86	\$37,517	USE \$ 7,500 GOOD WOODS
						\$7,503.39	

WETLANDS & LOW WET WOODS

PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
4710-03-100-021	11/03/17	\$20,000	\$11,000	\$9,000	26.50	\$340	90% WETLAND/LOW WDS: NEIGHBOR
							USE \$ 350 WETLANDS & LOW WOODS

OUTLIER: BUYER OWNS ADJ

10-06-300-008	8/21/2021	\$ 215,000	\$ -	\$ 215,000	37.03	\$5,806	WETLANDS: OWNS ADJ
---------------	-----------	------------	------	------------	-------	---------	--------------------

MUCK

06-29-100-016	16-Dec	\$260,000	\$129,452	\$130,548	34.00	\$3,840	
						\$3,840	USE \$ 3,850 MUCK

PASTURE/IDLE

PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
10-06-300-008	8/21/2021	\$ 215,000	\$ -	\$ 215,000	37.03	\$5,806	WETLANDS
05-03-300-003	05/21/23	\$169,000	\$0	\$ 169,000	40.00	\$4,225	
06-29-100-016	8/18/2021	\$260,000	\$129,452	\$ 130,548	34.00	\$3,840	
14-04-200-001	05/21/22	\$375,000	\$0	\$ 375,000	56.00	\$6,696	WOODS, IDLE
03-36-200-019	19-Jan	\$105,000	\$44,500	\$ 60,500	10.00	\$6,050	
5						\$26,617	5,323 AVG
						USE \$5,300 PASTURE	

RECREATIONAL LAND/ POND

PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
10-06-300-008	8/21	\$ 215,000	\$ -	\$ 215,000	37.03	\$ 5,806	WETLANDS
10-17-100-004	10/21	\$ 90,000	\$ -	\$ 90,000	10.00	\$ 9,000	
10-31-300-017	11/21	\$ 75,000	\$ -	\$ 75,000	10.52	\$ 7,129	
10-32-400-026 & 200-016	9/21	\$ 589,000	\$ -	\$ 589,000	80.01	\$ 7,362	NOT FARMED AFTER PURCHASE/HOUSE
10-30-200-049	11/22	\$ 385,000	\$ 4,155	\$ 380,846	53.09	\$ 7,174	11.87 WETLANDS
14-04-200-001	5/21	\$ 375,000	\$ -	\$ 375,000	56.00	\$ 6,696	WOODS, IDLE
03-36-200-019	1/19	\$ 105,000	\$ 44,500	\$ 60,500	10.00	\$ 6,050	
7						\$49,217	7,031 AVG
						USE \$7,050 RECREATIONAL	

2024 AG ECF'S

1 STY	0.843	FARMHSE	0.995	
2 STY	0.831	BI	1.039	TOWNSHIP WIDE
1.25 STY	0.843	TRI/QUAD	0.836	TOWNSHIP WIDE
1.5 STY	0.988	LOG	0.951	TOWNSHIP WIDE
1.75 STY	0.988	MODULAR	1.165	TOWNSHIP WIDE

PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-19-300-031	22-Dec	\$ 221,000	\$ 72,065	\$ -	\$ 148,935	\$ 277,206	0.537	1 STY	88%	
10-28-400-025	23-Sep	\$ 123,000	\$ 77,600	\$ -	\$ 45,400	\$ 77,213	0.588	1 STY	45%	
10-28-400-005	3/2/2022	\$ 85,000	\$ 35,720	\$ 1,530	\$ 47,750	\$ 76,732	0.622	1 STY	54%	
10-09-300-035	22-Sep	\$ 258,000	\$ 71,400	\$ 20,356	\$ 166,244	\$ 267,074	0.622	1 STY	61%	
10-07-100-044	22-Oct	\$ 484,000	\$ 134,952	\$ -	\$ 349,048	\$ 454,297	0.768	1 STY	80%	
10-18-300-034	3/30/2022	\$ 203,000	\$ 36,000	\$ -	\$ 167,000	\$ 208,830	0.800	1 STY	82%	
10-04-200-019	11/23/2021	\$ 240,000	\$ 66,280	\$ 1,260	\$ 172,460	\$ 197,065	0.875	1 STY	67%	
10-10-300-009	23-Jul	\$ 450,000	\$ 79,500	\$ -	\$ 370,500	\$ 423,297	0.875	1 STY	63%	
10-30-100-033	23-Aug	\$ 434,900	\$ 53,343	\$ -	\$ 381,557	\$ 432,563	0.882	1 STY	96%	
10-32-300-025	12/30/2021	\$ 315,000	\$ 41,439	\$ 1,005	\$ 272,556	\$ 298,728	0.912	1 STY	74%	
10-30-400-001	23-Apr	\$ 467,500	\$ 115,918	\$ -	\$ 351,582	\$ 379,760	0.926	1 STY	84%	
10-35-200-007	4/20/2022	\$ 382,000	\$ 45,000	\$ -	\$ 337,000	\$ 348,516	0.967	1 STY	93%	
10-07-300-005	6/19/2023	\$ 837,500	\$ 336,480	\$ 126,289	\$ 374,731	\$ 334,739	1.119	1 STY	85%	AG SALE
1 STORY					\$ 3,184,763.0	\$ 3,776,020.0	0.843			

PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-17-200-012	12/31/2021	\$ 678,000	\$ 137,840	\$ 271,532	\$ 268,628	\$ 237,627	1.130	1.75 STY	76%	HSE FARM
10-20-200-022	12/15/2021	\$ 328,000	\$ 39,575	\$ -	\$ 288,425	\$ 293,633	0.982	1.5 STY	74%	
10-18-100-037	23-Sep	\$ 659,000	\$ 115,101	\$ -	\$ 543,899	\$ 582,770	0.933	1.5 STY	83%	
1.5 & 1.75 STORY					\$ 1,100,952.0	\$ 1,114,030.0	0.988			AG SALE

2 STORY										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-19-100-005	23-Sep	\$ 105,000	\$ 45,000	\$ 5,409	\$ 54,591	\$ 88,852	0.614	2 STY	49%	
10-15-200-012	21-Dec	\$ 328,000	\$ 51,552	\$ -	\$ 305,500	\$ 459,156	0.665	2 STY	83%	
10-30-200-041	21-Dec	\$ 575,000	\$ 56,245	\$ -	\$ 518,755	\$ 766,022	0.677	2 STY	79%	
10-15-200-012	12/6/2021	\$ 399,000	\$ 68,200	\$ -	\$ 330,800.0	\$ 433,317	0.763	2	84%	
10-11-300-021	9/30/2021	\$ 550,000	\$ 103,429	\$ -	\$ 446,571	\$ 571,131	0.782	2	98%	
10-30-200-041	12/29/2021	\$ 575,000	\$ 48,996	\$ -	\$ 526,004.0	\$ 658,994	0.798	2	80%	
10-17-100-008	10/29/2021	\$ 435,000	\$ 112,200	\$ 8,804	\$ 313,996.0	\$ 336,373	0.933	2	64%	
10-15-200-006	22-Sep	\$ 395,000	\$ 96,187	\$ 1,685	\$ 297,128	\$ 317,428	0.936	2 STY	70%	
10-20-200-025	9/13/2021	\$ 330,000	\$ 35,000	\$ -	\$ 295,000	\$ 300,972	0.980	2 STY	81%	
10-09-300-020	7/14/2021	\$ 280,000	\$ 52,107	\$ 17,943	\$ 209,950.0	\$ 211,236	0.994	2	64%	
10-23-400-016	8/26/2021	\$ 416,000	\$ 113,868	\$ -	\$ 302,132.0	\$ 280,226	1.078	2	73%	
10-33-200-004	22-Sep	\$ 292,000	\$ 59,680	\$ 31,102	\$ 201,218	\$ 186,281	1.080	2 STY	84%	
10-18-100-002	23-Aug	\$ 299,000	\$ 87,180	\$ 86,585	\$ 125,235	\$ 113,361	1.105	2 STY	53%	
					\$ 3,926,880.0	\$ 4,723,349.0	0.831			

FARMHOUSE										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-13-300-031	23-Mar	\$ 265,000	\$ 55,249	\$ 19,438	\$ 190,313	\$ 239,388	0.795	FRMHSE	54%	
10-17-400-012	22-Nov	\$ 410,000	\$ 81,075	\$ 64,789	\$ 264,136	\$ 284,584	0.928	FRMHSE	79%	
10-19-200-027	22-Jan	\$ 285,000	\$ 64,700	\$ 15,208	\$ 205,092	\$ 236,844	0.866	FRMHSE	65%	
10-20-200-023	22-May	\$ 340,000	\$ 68,180	\$ 15,916	\$ 255,904	\$ 213,089	1.201	FRMHSE	56%	
10-30-200-048	23-Apr	\$ 378,000	\$ 80,640	\$ 60,389	\$ 236,971	\$ 243,648	0.973	FRMHSE	58%	
10-32-400-047	23-Jun	\$ 340,000	\$ 66,720	\$ -	\$ 273,280	\$ 225,247	1.213	FRMHSE	66%	
10-35-400-053	23-May	\$ 420,000	\$ 120,163	\$ 70,331	\$ 229,506	\$ 221,069	1.038	FRMHSE	58%	
					\$ 1,655,202.0	\$ 1,663,869.0	0.995			



PARCEL #	SALE DATE	SALE PRICE	ADJ SALE PRICE	# ACRES
10-06-300-013	4/6/2017	\$597,900		32.71
10-35-400-053	3/4/2016	\$340,000		11.64
10-23-400-002	10/24/2014	\$343,200		78.30
10-26-100-002	10/24/2014	\$261,800		40.00

PARCEL #	SALE DATE	SALE PRICE	ADJ SALE PRICE	# ACRES
10-28-300-010	4/5/2017	\$420,000		61.50
10-28-300-011	4/25/2016	\$95,411		19.44

PARCEL #	SALE DATE	SALE PRICE	ADJ SALE PRICE	# ACRES
10-07-300-014	12/10/2014	\$250,000		77.00
10-24-200-001	2/16/2015	\$1,020,604		281.00
-200-002				
-300-004				
-400-002				

PARCEL #	SALE DATE	SALE PRICE	- PERSONAL	IMP VALUE
04-16-400-014	16-Jan	\$600,000	\$0	\$189,141
05-29-300-016	15-Nov	\$120,000	\$0	\$0
05-35-400-001 003	15-Jul	\$600,000	\$0	\$27,405
08-14-200-037	16-May	\$359,450	\$0	\$0
10-23-400-002	14-Oct	\$343,200	\$0	\$83,366
11-24-100-014	15-May	\$450,000	\$0	\$0
13-05-300-006 & 400-001	15-Oct	\$501,500	\$0	\$0
11-17-200-008	17-Jan	\$2,425,000	\$0	\$90,699
10-07-300-014	12/10/2014	\$250,000	\$0	\$0
10-24-200-001	2/16/2015	\$1,020,604	\$0	\$0
10-33-100-004	06/21/13	\$310,000	\$0	0.00

HISTORIC				
09-22-300-003	4/19	WD	\$ 290,000	\$ -
01-06-200-028	5/19	WD	\$ 180,000	\$ -
05-20-400-010	1/20		\$ 400,000	\$ 244,188

05-22-300-001 & 004	6/18		\$ 437,000	\$ -
08-07-300-003,400- 004 etc	5/20	WD	\$ 587,500	\$ -
09-20-300-014	5/20	WD	\$ 109,000	\$ -
09-20-300-016	5/20	WD	\$ 150,000	\$ -
10-08-400-007 & 09-300-001	4/18	WD	\$ 450,000	\$ -
10-22-100-022	12/27/2019		\$ 200,000	95048
09-22-300-003	4/19	WD	\$ 290,000	\$ -
05-22-300-001 & 004	6/18		\$ 437,000	\$ -
05-20-400-010	1/20		\$ 400,000	\$ 244,188
10-08-400-007 & 09-300-001	4/18	WD	\$ 450,000	\$ -
08-07-300-003,400- 004 etc	5/20	WD	\$ 587,500	\$ -
09-20-300-014	5/20	WD	\$ 109,000	\$ -
09-20-300-016	5/20	WD	\$ 150,000	\$ -

2018 ROLL

TILLABLE UP TO 39 ACRES \$ 6,800

40 UP 69 ACRES \$ 5,800

70 AND ABOVE \$ 4,800

AG ECF & LAND VALUE SALES

IMPROVED AGRICULTURAL SALES

VAC/IMP					P.A. 260
IMP					NO
IMP					NO
IMP					YES
IMP					YES

SPLIT AFTER SALE

VAC/IMP					P.A. 260
IMP					NO
VAC					NO

VACANT AG LAND SALES

VAC/IMP				LAND VALUE PER AC	P.A. 260
VAC					YES
VAC				\$3,632.04	YES
VAC					YES
VAC					YES
VAC					YES

LAND RESIDUAL	AUX LAND \$	CROPLAND RESIDUAL	TOTAL ACRES	LAND VALUE PER AC	TILL ACRES
\$410,859	\$ 25,690	\$ 385,169	110.00	\$3,735	75.11
\$120,000	\$ 18,195	\$ 101,805	60.00	\$2,000	46.38
\$572,595	\$ 5,000	\$ 567,595	80.00	\$7,157	74.30
\$359,450	\$ 35,365	\$ 324,085	71.89	\$5,000	47.75
\$259,834	\$ 13,645	\$ 246,189	79.00	\$3,289	48.11
\$450,000	\$ 32,552	\$ 417,448	96.46	\$4,665	67.54
\$501,500	\$ 32,168	\$ 469,332	151.39	\$3,313	113.94
\$2,334,301	\$ 98,325	\$ 2,235,976	140.79	\$16,580	105.81
\$250,000	\$7,000	\$ 243,000	77.00	\$3,247	69.00
\$1,020,604	\$84,000	\$ 936,604	281.00	\$3,632	271.00
\$310,000	\$ 8,815	\$301,185	91.32	\$3,395	66.33

\$ 290,000	\$ 20,198	\$ 269,802	75.00	\$ 3,867	56.28
\$ 180,000	\$ 1,395	\$ 178,605	40.16	\$ 4,482	37.49
\$ 155,812	\$ 35,595	\$ 120,217	69.97	\$ 2,227	34.37

\$ 437,000	\$ 46,590	\$ 390,410	115.00	\$ 3,800	65.81
\$ 587,500	\$ 43,635	\$ 543,865	91.35	\$ 6,431	58.86
\$ 109,000	\$ 8,180	\$ 100,820	31.00	\$ 3,516	18.90
\$ 150,000	\$ 120	\$ 149,880	31.84	\$ 4,711	30.39
\$ 450,000	\$ 3,072	\$ 446,928	88.30	\$ 5,096	78.65
\$ 104,952	\$ 91,637	\$ 13,315	32.13	\$ 3,266	18.41
\$ 290,000	\$ 20,198	\$ 269,802	75.00	\$ 3,867	56.28
\$ 437,000	\$ 46,590	\$ 390,410	115.00	\$ 3,800	65.81
\$ 155,812	\$ 35,595	\$ 120,217	69.97	\$ 2,227	34.37
\$ 450,000	\$ 3,072	\$ 446,928	88.30	\$ 5,096	78.65
\$ 587,500	\$ 43,635	\$ 543,865	91.35	\$ 6,431	58.86
\$ 109,000	\$ 8,180	\$ 100,820	31.00	\$ 3,516	18.90
\$ 150,000	\$ 120	\$ 149,880	31.84	\$ 4,711	30.39



GRANTOR	GRANTEE
LATCHA	KEIDER
STRZALKOWSKI	FORSTER
SCHOLBERG	MANSON-VANHORN
SCHOLBERG	HAYES

GRANTOR	GRANTEE
LOBUR	TURNER, TYLER, HIBNER
LOBUR	TURNER, TYLER, HIBNER

GRANTOR	GRANTEE
PIERPONT FARMS	ANDERSON
MALYNOWSKY	AJR GROUP
MALYNOWSKY	AJR GROUP
MALYNOWSKY	AJR GROUP
MALYNOWSKY	AJR GROUP

EQUIV ACRES	EQUIV #1 PER AC
57.39	\$6,711
31.04	\$3,280
63.20	\$8,981
39.44	\$8,217
32.78	\$7,510
42.98	\$9,713
100.88	\$4,652
84.60	\$26,430
69.00	\$3,522
271.00	\$3,456
53.8	\$5,598

\$ 4,794	50.55
\$ 4,764	32.20
\$ 3,498	22.68

\$	5,932	59.89
\$	9,240	44.08
\$	5,334	14.11
\$	4,932	20.70
\$	5,682	
\$	723	
\$	4,794	50.55
\$	5,932	59.89
\$	3,498	22.68
\$	5,682	
\$	9,240	44.08
\$	5,334	14.11
\$	4,932	20.70

--

--

COMMENTS
HORSES?

COMMENTS
SPLIT AFTER SALE TO RESIDENTIAL USE 12, 13, 14
PURCHASED TO SPLIT AMONG FAMILY AND BUILD HOMES

COMMENTS
TO FARMER
BUYER AKA: CORNERSTONE LAND LLC
DEVELOPMENTAL LAND VALUE
DEVELOPMENTAL LAND VALUE
DEVELOPMENTAL LAND VALUE

FARMED
FARMED
FARMED
FARMED
FARMED
FARMED
FARMED
EQUESTRIAN CENTER
FARMED
BUYER AKA: CORNERSTONE LAND LLC
HISTORIC MARION TWP SALE

\$	5,337	IOSCO
\$	5,547	CONWAY
\$	5,301	HANDY

\$	6,519	HANDY
\$	12,338	HARTLAND
\$	7,145	IOSCO
\$	7,241	IOSCO
	#DIV/0!	MARION
		BLDG HOUSE LOTS OF BARNS
\$	5,337	IOSCO
\$	6,519	HANDY
\$	5,301	HANDY
	#DIV/0!	MARION
\$	12,338	HARTLAND
\$	7,145	IOSCO
\$	7,241	IOSCO