

**AGRICULTURAL GRID FOR 2025 LAND VALUES**

TILLABLE	\$ 6,900	HOMESITE	\$ 45,000	SEE RES LAND
AG AREA NORTH	\$ 7,900	DRAIN OPEN	\$ -	
PASTURE	\$ 5,600	ROAD ROW	\$ -	
SWAMP/LOW	\$ 370	RECREATIONAL	\$ 8,200	
WOODS/LOW	\$ 370	DEVELOPMENTAL	\$ 13,800	SEE RES LAND
WOODS GOOD	\$ 8,200	DEV OUT TWP	\$ 8,370	SEE RES LAND
POND	\$ 8,200	DEV W/REU'S	\$ 33,600	SEE RES LAND

USED OUTTWP AREA MINIMAL VALUE OF \$ 31,000 (SALE 10-20-200-043)

**LAND SALES GRID FOR 2024 AGRICULTURAL APPRAISALS**

**AG AREA'S OTHER THAN NORTH \$ 6,900**

NUMBER TAX CODE	DATE SALE	COMMENTS	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE TOTAL	ACRES TILL.	ACRE \$ TILL PER
10-30-200-049	11/22	MARION	\$ 385,000	\$ -	\$ 385,000	\$ 4,155	\$ 380,845	64.96	\$ 5,927	52.62	\$ 7,238
02-26-400-022	1/23	COHOCTAH	\$ 110,000	\$ -	\$ 110,000	\$ 3,150	\$ 106,850	32.52	\$ 3,383	16.77	\$ 6,371
05-18-200-003	8/23	IOSCO	\$ 385,000	\$ 72,861	\$ 312,139	\$ 40,000	\$ 272,139	41.00	\$ 7,613	38.66	\$ 7,039
3									16.922		20,648

\$ 6,883

**USE \$6,900**

**AG AREA'S NORTH \$ 7,900**

NUMBER TAX CODE	DATE SALE	COMMENTS	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE TOTAL	ACRES TILL.	ACRE \$ TILL PER
10-06-200-011, ETAL	12/23	MARION	\$ 8,000,000	\$ 273,037	\$ 7,726,963	\$ 1,219,802	\$ 6,507,161	1163.00	\$ 6,644	757.49	\$ 8,590
10-30-200-049	11/22	MARION	\$ 385,000	\$ -	\$ 385,000	\$ 4,155	\$ 380,846	64.96	\$ 5,927	52.62	\$ 7,238
2									12.571		15,828

\$ 7,914.04

**\$7,900**

**2025 RECREATIONAL/POND/GOOD WOODS \$ 8,200**  
**PASTURE/IDLE \$ 5,600: SWAMP/LOW WOODS \$ 370:**

GOOD WOODS/RECREATIONAL LAND/POND							
PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
10-17-100-002	2/18/2022	\$450,000	\$ -	450,000	50.00	\$9,000	
01-07-400-017	12/20/2022	\$29,900	\$ -	29,900	3.57	\$8,375	
10-30-200-049	11/22	\$ 385,000	\$ 4,155	380,846	53.09	\$ 7,174	11.87 WETLANDS
3				\$860,746	106.66	\$24,549	<b>USE \$ 8,200 GOOD WOODS</b>
						\$8,182.98	

WETLANDS & LOW WET WOODS							
PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
4710-03-200-036	11/20/22	\$40,000	\$34,000	\$6,000	16.21	\$370	GOOD WOODS AREA/REST WET WOODS
						<b>USE \$ 370 WETLANDS &amp; LOW WOODS</b>	

PASTURE/IDLE							
PARCEL #	SALE DATE	SALE PRICE	IMPR /POND VALUE	LAND RESIDUAL	TOTALS ACRES	LAND VAL PER AC	COMMENTS
05-03-300-003	05/21/23	\$169,000	\$0	\$ 169,000	40.00	\$4,225	
06-06-300-019	10/12/2023	\$645,000	\$376,420	\$ 268,580	45.55	\$5,896	
14-04-200-001	05/21/22	\$375,000	\$0	\$ 375,000	56.00	\$6,696	WOODS, IDLE
3						\$16,818	\$ 5,606
						<b>USE \$5,600 PASTURE</b>	AVG

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood AG.2025 AG, Last Edited: 11/07/2024

Minimum Value for Frontages/Sites: 31,000

Values for Acreage Table 1: 'RES LND VAL SEC 15UP'

1 Acre: 45,000	3 Acre: 77,000	10 Acre: 136,650	30 Acre: 323,450
1.5 Acre: 49,400	4 Acre: 84,200	15 Acre: 180,800	40 Acre: 415,450
2 Acre: 53,750	5 Acre: 92,250	20 Acre: 232,300	50 Acre: 450,000
2.5 Acre: 69,000	7 Acre: 93,200	25 Acre: 279,750	100 Acre: 664,400

Values for Acreage Table 2: 'RES LD VAL SEC 1-14'

1 Acre: 51,650	3 Acre: 69,500	10 Acre: 155,500	30 Acre: 340,050
1.5 Acre: 54,825	4 Acre: 83,500	15 Acre: 204,400	40 Acre: 440,650
2 Acre: 58,000	5 Acre: 85,000	20 Acre: 240,000	50 Acre: 450,000
2.5 Acre: 60,000	7 Acre: 96,700	25 Acre: 291,550	100 Acre: 700,325

Rates for Rate Table '2025 AGRICULTURAL', (Acres)

TILLABLE	: 6,900
TILLABLE	: 6,900
PASTURE	: 5,600
SWAMP/LOW	: 370
WOODS/LOW	: 370
WOODS GOOD	: 8,200
POND	: 8,200
HOMESITE	: 45,000
DRAIN OPEN	: 0
ROAD R.O.W.	: 0
RECREATIONAL	: 8,200
DEVELOPMENTAL	: 8,370
DEV OUT TWP	: 8,370
AG NORT ARA TIL	: 7,900
DEV WITH REU'S	: 33,600

## 2025 AG ECF'S

1 STY	0.830	FARMHSE	0.997
1.25 STY	0.830	BI	TOWNSHIP WIDE
1.5 STY	0.968	TRI/QUAD	TOWNSHIP WIDE
1.75 STY	0.968	LOG	TOWNSHIP WIDE
2 STY	0.907	MODULAR	TOWNSHIP WIDE

1 & 1.25 STORY										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-04-100-062	24-Jan	\$ 675,000	\$ 88,028	\$ 46,460	\$ 540,512	\$ 664,136	0.814	1 STY	79%	
10-07-100-044	22-Oct	\$ 484,000	\$ 134,845	\$ -	\$ 349,155	\$ 442,652	0.789	1 STY	79%	
10-07-300-005	23-Jun	\$ 837,500	\$ 320,590	\$ 183,050	\$ 333,860	\$ 346,772	0.963	1 STY	85%	AG SALE
10-09-300-035	22-Sep	\$ 258,000	\$ 71,400	\$ 20,356	\$ 166,244	\$ 267,074	0.622	1 STY	61%	
10-10-100-054	23-Feb	\$ 565,000	\$ 117,618	\$ -	\$ 447,382	\$ 591,777	0.756	1 STY	96%	
10-10-300-009	23-Jul	\$ 450,000	\$ 79,500	\$ -	\$ 370,500	\$ 423,297	0.875	1 STY	63%	
10-28-200-020	23-Mar	\$ 420,000	\$ 67,836	\$ -	\$ 352,164	\$ 427,811	0.823	1 STY	94%	
10-30-100-033	23-Aug	\$ 434,900	\$ 53,319	\$ -	\$ 381,581	\$ 422,267	0.904	1 STY	95%	
10-30-300-021	24-Mar	\$ 168,500	\$ 75,380	\$ -	\$ 93,120	\$ 150,035	0.621	1 STY	65%	
10-30-400-001	23-Apr	\$ 467,500	\$ 115,918	\$ -	\$ 351,582	\$ 379,760	0.926	1 STY	84%	
10-35-200-007	22-Apr	\$ 382,000	\$ 52,000	\$ -	\$ 330,000	\$ 360,781	0.915	1 STY	91%	
					\$ 3,716,100.0	\$ 4,476,362.0	0.830			

1.5 & 1.75 STORY										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-15-200-022	24-Jun	\$ 442,000	\$ 58,016	\$ -	\$ 383,984	\$ 364,576	1.053	1.5 STY	81%	
10-18-100-037	23-Sep	\$ 659,000	\$ 123,053	\$ -	\$ 535,947	\$ 585,742	0.915	1.5 STY	83%	
					\$ 919,931.0	\$ 950,318.0	0.968			

OUTLIER										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-03-200-023	24-Jun	\$ 425,000	\$ 79,520	\$ -	\$ 345,480	\$ 243,038	1.422	1.5 STY	64%	

2 STORY										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-13-100-001	22-Oct	\$ 239,900	\$ 54,551	\$ -	\$ 185,349	\$ 231,199	0.802	2 STY	56%	
10-26-400-030	22-Sep	\$ 300,000	\$ 51,652	\$ -	\$ 248,348	\$ 299,440	0.829	2 STY	89%	
10-10-100-057	22-Jul	\$ 538,450	\$ 58,671	\$ -	\$ 479,779	\$ 573,503	0.837	2 STY	97%	
10-26-100-010	24-Mar	\$ 378,000	\$ 61,920	\$ -	\$ 316,080	\$ 360,698	0.876	2 STY	80%	
10-31-300-022	24-May	\$ 875,000	\$ 163,100	\$ 148,697	\$ 563,203	\$ 598,550	0.941	2 STY	79%	
10-03-100-002	22-Jul	\$ 440,000	\$ 84,738	\$ -	\$ 355,262	\$ 373,749	0.951	2 STY	88%	
10-03-300-036	23-Mar	\$ 426,000	\$ 61,379	\$ 5,936	\$ 358,685	\$ 373,595	0.960	2 STY	94%	
10-15-200-006	22-Sep	\$ 395,000	\$ 96,046	\$ 1,702	\$ 297,252	\$ 309,172	0.961	2 STY	69%	
10-04-400-003	23-Dec	\$ 450,000	\$ 87,012	\$ -	\$ 362,988	\$ 372,442	0.975	2 STY	79%	
					\$ 3,166,946.0	\$ 3,492,348.0	0.907			

FARMHOUSE										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-19-100-005	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%	
10-28-400-025	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%	
10-09-300-038	24-Apr	\$ 282,000	\$ 81,035	\$ 27,542	\$ 173,423	\$ 271,153	0.640	FRMHSE	53%	
10-13-300-031	23-Mar	\$ 265,000	\$ 59,328	\$ 19,426	\$ 186,246	\$ 231,885	0.803	FRMHSE	53%	
10-17-400-012	22-Nov	\$ 410,000	\$ 81,075	\$ 64,723	\$ 264,202	\$ 277,168	0.953	FRMHSE	78%	
10-30-200-048	23-Apr	\$ 378,000	\$ 80,640	\$ 61,766	\$ 235,594	\$ 236,187	0.997	FRMHSE	57%	
10-35-400-053	23-May	\$ 420,000	\$ 126,297	\$ 70,061	\$ 223,642	\$ 214,546	1.042	FRMHSE	57%	
10-35-200-027	23-Sep	\$ 250,000	\$ 70,700	\$ 20,457	\$ 158,843	\$ 139,361	1.140	FRMHSE	48%	
10-20-200-023	22-May	\$ 340,000	\$ 68,180	\$ 16,504	\$ 255,316	\$ 206,463	1.237	FRMHSE	55%	
10-32-400-017	14-Jun	\$ 340,000	\$ 66,720	\$ -	\$ 273,280	\$ 218,852	1.249	FRMHSE	65%	
10-24-101-014	30-Aug	\$ 404,900	\$ 54,567	\$ -	\$ 350,333	\$ 269,668	1.299	FRMHSE	58%	
					\$ 2,229,823.0	\$ 2,236,987.0	0.997			

E.C.F.s for Neighborhood: 00101 'AGRICULTURAL '

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		0.830	0.830	0.830	0.830	0.830	0.830
2 STORY		0.907	0.907	0.907	0.907	0.907	0.907
1.5 STORY		0.968	0.968	0.968	0.968	0.968	0.968
BI-LEVEL		1.028	1.028	1.028	1.028	1.028	1.028
TRI-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
DUPLEX		0.907	0.907	0.907	0.907	0.907	0.907
QUAD-LEVEL		1.115	1.115	1.115	1.115	1.115	1.115
MANUFACTURED		1.038	1.038	1.038	1.038	1.038	1.038
FARMHOUSE		0.997	0.997	0.997	0.997	0.997	0.997
LOG HOME		0.916	0.916	0.916	0.916	0.916	0.916
CONDO		0.907	0.907	0.907	0.907	0.907	0.907
1.75 STORY		0.968	0.968	0.968	0.968	0.968	0.968
1.25 STORY		0.830	0.830	0.830	0.830	0.830	0.830
MODULAR		1.038	1.038	1.038	1.038	1.038	1.038
MOBILE HOME		1.038	1.038	1.038	1.038	1.038	1.038

Town Homes/Duplexes: 0.907  
Mobile Homes : 1.038  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.701  
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000