

2023 AG LAND TABLE VOLINIA TOWNSHIP

OLD DESCRPTION	NEW DESCRIPTION	2023	2022
HOMESITE	BS	11500	10000
TILLABLE NON IR	NON-IRRIG TILL	4850	5000
WOODS	DRY NON-TILL	2000	2000
PASTURE	DRY NON-TILL	2000	2000
SWAMP	WET NON-TILL	1800	1800
ROW	ROW	0	0
BUNKER LAKE FRO	WET NON-TILL	1800	1800
MULFORD LAKE FR	WET NON-TILL	1800	1800
COMMERCIAL SITE	BS	11500	10000
EXCESS ACREAGE	WET NON-TILL	1800	1800
FINCH LAKE FF	WET NON-TILL	1800	1800
LTL FISH LK FF	WET NON-TILL	1800	1800
TILLABLE IRRIGA	IRRIG TILL	6250	6400
		2023	2022
SINGLE FAMLY RES ECF		0.959	0.939
AG BUILDING ECF		0.752	0.73

**VOLINIA Ag Land Grid
2023 Agricultural Land Value Analysis**

DRY NON TILL: \$2,000 **WET NON TILL:** \$1,800 **IRRIG TILL:** \$6,250
NON IRRIG TILL: \$4,850 **BS:** \$11,500

Parcel Number	Sale Date	Acres w/o ROW	Sale Price	Bldgs & Site	Calc. Rate	Dry Non Till	Wet Non Till	Non Irr Till	Irrig Till	Calculated Value	Comments
NON IRRIG TILL											
14-060-003-045-00	05/29/20	80	\$292,000	\$0	4016	16.5	0.0	64.5	0.0	259000.0	
14-140-016-007-01	11/30/21	54.333	\$275,000	\$0	7275	10.3	12.0	32.0	0.0	232800.0	
14-060-016-292-02	11/13/20	76.185	\$385,000	\$0	5121	0.0	0.0	75.2	0.0	385000.0	
14-140-019-008-40	04/09/20	28.4	\$75,000	\$0	2758	4.4	0.0	24.0	0.0	66200.0	
14-140-028-003-00	12/02/20	38.99	\$170,000	\$0	\$5,288	11.0	0.0	28.0	0.0	148000.0	
									223.7	1091000.0	<= Totals

AVERAGE> \$4,891
WIEGHTED AVERAGE> \$4,878
USED> \$4,850

IRRIG TILLABLE

14-060-024-371-10	02/07/20	37.84	\$212,436	0.0	\$5,614	0.0	0.0	0.0	37.84	212436.00	VACANT
14-060-017-313-02	11/12/20	118.70	\$900,000	0.0	\$7,582	0.0	0.0	0.0	118.70	600203.00	VACANT
011 010 008 10	05/18/20	98.00	\$807,000	0.0	\$8,235	0.0	0.0	0.0	98.00	600203.00	VACANT
016 013 014 00	04/16/20	75.00	\$558,750	0.0	\$7,450	0.0	0.0	0.0	75.00	558750.00	VACANT
003 004 003 00	07/24/20	42.40	\$240,000	0.0	\$5,660	0.0	0.0	0.0	42.40	240000.00	VACANT
003 030 007 00	12/08/21	78.00	\$499,000	0.0	\$6,316	0.0	0.0	0.0	79.00	499000.00	VACANT

2023 COMMERCIAL LAND ANALYSIS

UP TO 30,000 SQFT

SALE DATE	PARCEL NUMBER	SALE PRICE	ADJUSTED		SQFT	ACRES	\$/SQFT	\$/ACRE	LOCATION	SQFT	2023
			SALE PRICE								
Sep-18	011 800 021 00	\$10,000	\$10,000		23522.4	0.54	\$0.43	\$18,519	MOTTVILLE - DOLLAR GENERAL		
Apr-18	043 090 010 00	\$12,000	\$12,000		23958	0.55	\$0.50	\$21,818	VILLAGE OF CONSTANTINE	2500	\$1,100
Jan-22	043 128 013 00	\$9,250	\$9,250		20908.8	0.48	\$0.44	\$19,271	CONSTANTINE TWP	5000	\$2,200
Nov-20	045 777 020 22 & 021 00	\$16,000	\$16,000		47044.8	1.08	\$0.34	\$14,815	WHITE PIGEON TWP	7500	\$3,300
Oct-18	043 130 005 00	\$3,000	\$3,000		5227.2	0.12	\$0.57	\$25,000	VILLAGE OF CONSTANTINE	10000	\$4,400
TOTALS>			\$50,250		120661		\$0.46	<AVERAGE		12500	\$5,500
WEIGHTED AV PER SQFT>				\$0.42						15000	\$6,600
AVERAGE PER SALE>				\$10,050						20000	\$8,800
FOR EACH ADDITIONAL SQFT USED>				\$0.44						25000	\$11,000
										30000	\$13,200

30,000+ SQFT

SALE DATE	PARCEL NUMBER	SALE PRICE	ADJUSTED		SQFT	ACRES	\$/SQFT	\$/ACRE	LOCATION	SQFT	2023
			SALE PRICE								
Jul-16	043 090 013 10	\$8,000	\$8,000		81892.8	1.88	\$0.10	\$4,255	VILLAGE OF CONSTANTINE		
Mar-21	043 090 013 10	\$5,000	\$5,000		81892.8	1.88	\$0.06	\$2,660	CONSTANTINE TWP		
Apr-17	043 777 041 20	\$18,000	\$18,000		68563	1.57	\$0.26	\$11,436	CONSTANTINE TWP		
TOTALS>			\$31,000		232349		\$0.14	<AVERAGE		40000	\$14,600
WEIGHTED AV PER SQFT>				\$0.13						50000	\$16,000
AVERAGE PER SALE>				\$10,333						60000	\$17,400
FOR EACH ADDITIONAL SQFT USED>				\$0.14						87120	\$21,197
										130680	\$27,295
										174240	\$33,394
										217800	\$39,492
										435600	\$69,984
										653400	\$100,476
										871200	\$130,968
										1089000	\$161,460

*FOR EACH SQFT OVER 5A (217,800 SQFT) USING \$0.14 PER SQFT.

2023 VACANT LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Other Parcels in Sale	RATIO LAND RESIDUAL TO	
											EST LAND VALUE	Land Table
14-140-003-005-26	WICKETT RD	11/01/20	\$27,000	WD	32-SPLIT VACANT	\$27,000	\$27,000	\$20,000	2.50		135%	RESIDENTIAL
14-140-007-014-11	HALVORSEN	12/22/21	\$75,105	WD	32-SPLIT VACANT	\$75,105	\$75,105	\$80,380	19.19	14-140-018-005-01	93%	RESIDENTIAL
14-140-010-011-00	WARNER RD	09/22/21	\$65,000	WD	32-SPLIT VACANT	\$65,000	\$65,000	\$140,200	60.42	14-140-015-003-00	46%	RESIDENTIAL
14-140-015-001-02	HATHAWAY	12/03/21	\$165,000	WD	32-SPLIT VACANT	\$165,000	\$165,000	\$100,320	41.80		164%	RESIDENTIAL
14-140-023-007-20	53009 HATHAWAY	09/21/20	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$45,000	\$36,133	7.51		125%	RESIDENTIAL
14-140-024-013-10	53191 LAWRENCE	09/18/20	\$55,000	WD	32-SPLIT VACANT	\$55,000	\$55,000	\$37,000	8.00		149%	RESIDENTIAL
14-140-024-014-01	LAWRENCE RD	07/06/21	\$10,000	WD	32-SPLIT VACANT	\$10,000	\$10,000	\$15,000	3.10		67%	RESIDENTIAL
14-140-024-029-00	CHURCH	09/25/20	\$5,000	WD	32-SPLIT VACANT	\$5,000	\$5,000	\$18,000	0.22		28%	COWHAM LAKE
14-140-200-012-00	16375 OAK ST	10/08/21	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$90,000	\$24,750	0.12		364%	FOREST HOME SUB
14-140-200-018-01	OAK	03/18/22	\$7,500	WD	32-SPLIT VACANT	\$7,500	\$7,500	\$8,250	0.17		91%	FOREST HOME SUB
14-140-200-018-02	OAK	03/21/22	\$7,500	WD	32-SPLIT VACANT	\$7,500	\$7,500	\$8,250	0.17		91%	FOREST HOME SUB
14-140-550-043-00	STEVENS FOREST LK ST	10/22/21	\$135,000	WD	32-SPLIT VACANT	\$135,000	\$135,000	\$86,925	0.29		155%	STEVENS SHADY SHORES
TOTALS=>							\$687,105	\$575,208			126%	<=AVERAGE

RATIO OF LAND RESID/EST LAND VALUE=> 119%

INCREASING ALL RESIDENTIAL LAND VALUES BY THE INDICATED 15%

2023 BUNKER LAKE LAND TABLE

RATIO OF CHANGE FOR 2023=> +15%

BUNKER LAKE

	2023	2022
LAKE FRONT	580	500

RURAL RES LAND GRID

	2023	2022
1.0	11500	10000
1.5	13800	12000
2.0	17300	15000
2.5	23000	20000
3.0	32000	27000
4.0	33400	29000
5.0	35700	31000
7.0	40300	35000
10.0	47200	41000
15.0	59000	51000
20.0	80500	70000
25.0	92000	80000
30.0	103500	90000
40.0	110400	96000
50.0	138000	120000
100.0	230000	200000

2023 COWHAM LAKE LAND TABLE

RATIO OF CHANGE FOR 2023=> +15%

COWHAM LAKE

	2023	2022
LAKE FRONT	290	250

2023 FINCH LAKE LAND TABLE

RATIO OF CHANGE FOR 2023=> +15%

	FINCH LAKE			
CODE>	FH	GRIGG	SFL	SSFL
	FORREST HOME	GRIGGS 1ST ADD	SCHUTTERS FL	SOUTHSIDE FL

FORREST HOME

	2023	2022
LAKE FRONT	630	550
BACKLOTS	130	110

GRIGGS 1ST ADD

	2023	2022
LAKE FRONT	630	550
BACKLOTS	130	110

SCHUTTERS FL SUB

	2023	2022
LAKE FRONT	1550	1350

SOUTHSIDE

	2023	2022
LAKE FRONT	630	550
BACKLOTS	130	110

2023 LITTLE FISH LAKE LAND TABLE

OF CHANGE FOR 2023=> +15%

LITTLE FISH LAKE

CODE>	SSLF	SHB	SSS
	SOUTHSIDE LIT FISH	STEVENS HIGHLAND	STEVENS SHADY

SOUTHSIDE LITTLE FISH LAKE

	2023	2022
LAKE FRONT	450	400

STEVENS HIGHLAND

	2023	2022
LAKE FRONT	1100	950

STEVENS SHADY

	2023	2022
LAKE FRONT	800	700
BACK LOTS	130	110
OFF LAKE SITE	5800	5000

2023 RURAL RESIDENTIAL LAND TABLE

RATIO OF CHANGE FOR 2023=> +15%

RURAL RES LAND GRID

	2023	2022
1.0	11500	10000
1.5	13800	12000
2.0	17300	15000
2.5	23000	20000
3.0	32000	27000
4.0	33400	29000
5.0	35700	31000
7.0	40300	35000
10.0	47200	41000
15.0	59000	51000
20.0	80500	70000
25.0	92000	80000
30.0	103500	90000
40.0	110400	96000
50.0	138000	120000
100.0	230000	200000

CREEK FRONTAGE

	2023	2022
CREEK FRONTAGE	20	15

2023 WAKELEE LAND TABLE

RATIO OF CHANGE FOR 2023=> +15%

VILLAGE OF WAKELEE

	2023	2022
LOT FRONTAGE	120	100