

2022 Sumpter Township Residential Land Value Analysis

	2021 VALUE	REC VALUE PER FF	REC VALUE PER ACRE	TOTAL REC VALUE	2022 FF	2022 AC TOTAL VALUE	COMMENTS
01 OLDER PLATS AND <1 ACRE	\$ 400	\$ 448			\$ 400		ALL PLATTED PARCELS EXCEPT 016 01 SINCE ROUGHLY 1 AC LOTS
03 NEWER PLATS WITH LARGER PARCELS							
1 ACRE	\$ 28,000		\$ 37,721	\$ 37,721		\$ 45,000	LOT SIZES ARE MOSTLY 1-2 ACRES FOR ALL SUBS. CHANGED FROM \$50,000 SITE VALUE TO ACREAGE
1.5 ACRE	\$ 42,000			\$ 56,582		\$ 67,500	
2 ACRE	\$ 55,500			\$ 75,442		\$ 90,000	
2.5 ACRE	\$ 69,000			\$ 94,303		\$ 112,500	
3 ACRE	\$ 83,000			\$ 113,163		\$ 135,000	
4 ACRE	\$ 111,000			\$ 150,884		\$ 180,000	
5 ACRE	\$ 125,000			\$ 188,606		\$ 225,000	
7 ACRE	\$ 135,000			\$ 264,048		\$ 315,000	
81 RESIDENTIAL							
1 ACRE	\$ 42,000		\$ 45,142	\$ 45,142		\$ 42,000	
1.5 ACRE	\$ 52,000		\$ 36,477	\$ 54,716		\$ 52,000	
2 ACRE	\$ 42,500		\$ 30,337	\$ 60,673		\$ 45,000	
2.5 ACRE	\$ 43,800		\$ 21,535	\$ 53,839		\$ 45,000	
3 ACRE	\$ 51,500		\$ 21,794	\$ 65,381		\$ 52,500	
4 ACRE	\$ 37,000		\$ 17,749	\$ 70,997		\$ 42,500	
5 ACRE	\$ 39,500		\$ 10,722	\$ 53,612		\$ 42,500	
7 ACRE	\$ 44,000		\$ 8,739	\$ 61,171		\$ 45,000	
10 ACRE	\$ 51,600		\$ 6,214	\$ 62,144		\$ 52,500	
15 ACRE	\$ 87,000		\$ 7,808	\$ 117,117		\$ 90,000	
20 ACRE	\$ 108,300		\$ 5,590	\$ 111,804		\$ 108,300	
25 ACRE	\$ 111,100		\$ 9,256	\$ 231,390		\$ 111,100	
30 ACRE	\$ 139,700		\$ 11,399	\$ 341,963		\$ 139,700	
40 ACRE	\$ 117,300		\$ 4,132	\$ 165,277		\$ 120,000	
50 ACRE	\$ 132,300		\$ 4,092	\$ 204,606		\$ 135,000	
100 ACRE	\$ 188,800		\$ 2,728	\$ 272,788		\$ 190,000	

01 OLDER PLATS AND <1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
81 010 01 0010 000	17481 SUMPTER	08/27/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$70,700	37.23	\$165,294	\$56,606	\$32,000	80.0	369.3	0.68	0.68	\$708	\$83,490	\$1.92	80.00	01		OLDER PLATS AND <1 ACRE	401	
81 010 01 0011 004	45247 BEMIS	08/14/20	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$56,500	32.10	\$135,933	\$80,067	\$40,000	100.0	158.4	0.36	0.36	\$801	\$219,964	\$5.05	100.00	01		OLDER PLATS AND <1 ACRE	401	
81 010 02 0038 000	18138 MORTON	07/01/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,800	29.86	\$133,082	\$39,151	\$32,233	80.6	170.0	0.31	0.31	\$486	\$124,685	\$2.86	81.06	01		OLDER PLATS AND <1 ACRE	401	
81 010 02 0042 000	45105 PARIS	04/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,100	36.07	\$130,126	\$51,874	\$32,000	80.0	220.3	0.41	0.41	\$648	\$128,084	\$2.94	80.00	01		OLDER PLATS AND <1 ACRE	401	
81 018 01 0010 000	48665 BEMIS	10/15/19	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$45,500	49.46	\$132,122	(\$12,122)	\$28,000	70.0	150.0	0.24	0.24	(\$173)	(\$50,299)	(\$1.15)	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 018 01 0012 000	48637 BEMIS	01/27/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,900	36.63	\$206,429	\$61,571	\$28,000	70.0	150.0	0.24	0.24	\$880	\$255,481	\$5.87	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 018 02 0026 000	48616 SULLY	07/09/19	\$145,600	PTA	03-ARM'S LENGTH	\$145,600	\$48,200	33.10	\$148,206	\$30,394	\$33,000	82.5	150.0	0.28	0.28	\$368	\$107,021	\$2.46	82.50	01		OLDER PLATS AND <1 ACRE	401	
81 018 02 0027 000	48556 SULLY	11/07/19	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$49,400	32.93	\$159,474	\$23,526	\$33,000	82.5	150.0	0.28	0.28	\$285	\$82,838	\$1.90	82.50	01		OLDER PLATS AND <1 ACRE	401	
81 030 02 0001 002	48437 WILLIS	12/20/19	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$43,700	27.31	\$128,036	\$61,964	\$30,000	75.0	200.0	0.34	0.34	\$826	\$180,128	\$4.14	75.00	01		OLDER PLATS AND <1 ACRE	401	
81 030 02 0010 000	48653 WILLIS	09/20/19	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$53,600	35.15	\$154,201	\$30,299	\$32,000	80.0	200.0	0.37	0.37	\$379	\$82,559	\$1.90	80.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 01 0005 001	45889 JUDD	10/12/20	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$69,000	38.76	\$163,761	\$42,639	\$28,400	71.0	200.0	0.33	0.33	\$601	\$130,794	\$3.00	71.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 02 0001 000	21741 BOHN	06/28/19	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$36,300	80.67	\$110,899	(\$37,899)	\$28,000	70.0	200.0	0.32	0.32	(\$541)	(\$118,065)	(\$2.71)	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 02 0008 000	46065 JUDD	06/25/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,300	38.50	\$171,128	\$70,072	\$61,200	153.0	200.0	0.70	0.70	\$458	\$99,818	\$2.29	153.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 03 0032 000	21776 FENSTER	08/03/20	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$52,200	34.82	\$123,939	\$53,961	\$28,000	70.0	210.0	0.67	0.34	\$771	\$80,061	\$1.84	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 03 0048 000	21846 FENSTER	07/28/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$60,400	37.75	\$144,857	\$43,143	\$28,000	70.0	210.0	0.34	0.34	\$616	\$128,021	\$2.94	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 03 0049 000	21860 FENSTER	08/11/20	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$85,300	43.52	\$204,907	\$19,093	\$28,000	70.0	210.0	0.34	0.34	\$273	\$56,656	\$1.30	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 03 0050 000	21874 FENSTER	01/02/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,200	44.36	\$179,027	\$13,973	\$28,000	70.0	210.0	0.34	0.34	\$200	\$41,463	\$0.95	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 04 0089 000	46041 TRASKOS	09/25/20	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$61,100	40.76	\$145,088	\$32,812	\$28,000	70.0	218.0	0.35	0.35	\$469	\$93,749	\$2.15	70.00	01		OLDER PLATS AND <1 ACRE	401	
81 061 04 0105 000	22481 BOHN	11/20/20	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$60,200	44.59	\$141,618	\$49,382	\$56,000	140.0	399.5	0.64	0.32	\$353	\$76,919	\$1.77	140.00	01	81 061 04 0104 000	OLDER PLATS AND <1 ACRE	401	
81 122 01 0009 001	13369 RAWSONVILLE	04/15/19	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,500	36.96	\$132,377	\$12,223	\$29,600	74.0	165.0	0.28	0.28	\$165	\$43,654	\$1.00	74.00	01		OLDER PLATS AND <1 ACRE	401	
81 122 01 0014 001	13417 RAWSONVILLE	09/18/20	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$60,700	38.42	\$134,167	\$53,433	\$29,600	74.0	165.0	0.28	0.28	\$722	\$190,832	\$4.38	74.00	01		OLDER PLATS AND <1 ACRE	401	
Totals:			\$3,227,800			\$3,227,800	\$1,221,600		\$3,144,671	\$776,162	\$693,033	1,732.6		8.11	7.45									
								Sale. Ratio =>	37.85					Average			Average			Average				
								Std. Dev. =>	10.77					per FF=>	448	Average	per Net Acre=>	95,727.92	Average	per SqFt=>	\$2.20			

03 NEWER PLATS WITH LARGER PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
81 019 01 0004 000	48101 TIMBER CREEK DR	08/11/20	\$47,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$47,000	\$28,300	60.21	\$56,588	\$47,000	\$56,588	0.0	0.0	2.02	1.02	#DIV/0!	\$23,256	\$0.53	0.00	03	81 019 01 0005 000	NEW PLATS WITH LARGER PARCELS	401	
81 019 01 0007 000	48135 TIMBER PARK	07/23/20	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$180,000	37.50	\$392,933	\$128,507	\$41,440	0.0	0.0	1.48	1.48	#DIV/0!	\$86,829	\$1.99	0.00	03		NEW PLATS WITH LARGER PARCELS	401	
81 019 01 0011 000	48060 TIMBER PARK	10/30/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,700	63.78	\$57,363	\$45,000	\$57,363	0.0	0.0	2.07	2.07	#DIV/0!	\$21,750	\$0.50	0.00	03		NEW PLATS WITH LARGER PARCELS	402	
81 019 01 0014 000	48032 TIMBER CREEK DR	07/02/20	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$14,600	48.67	\$29,260	\$30,000	\$29,260	0.0	0.0	1.05	1.05	#DIV/0!	\$28,708	\$0.66	0.00	03		NEW PLATS WITH LARGER PARCELS	402	
81 019 01 0016 000	48020 TIMBER CREEK DR	02/02/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$28,924	\$45,000	\$28,924	0.0	0.0	1.03	1.03	#DIV/0!	\$43,562	\$1.00	0.00	03		NEW PLATS WITH LARGER PARCELS	401	
81 019 01 0017 000	48010 TIMBER CREEK DR	02/02/21	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$14,500	31.18	\$28,924	\$46,500	\$28,924	0.0	0.0	1.03	1.03	#DIV/0!	\$45,015	\$1.03	0.00	03		NEW PLATS WITH LARGER PARCELS	401	
81 019 01 0018 000	48002 TIMBER CREEK DR	10/23/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,300	60.86	\$28,924	\$35,000	\$28,924	0.0	0.0	1.03	1.03	#DIV/0!	\$33,882	\$0.78	0.00	03		NEW PLATS WITH LARGER PARCELS	402	
81 036 01 0004 000	20737 GRIFFIN	10/02/20	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$18,800	47.00	\$37,548	\$40,000	\$37,548	0.0	0.0	1.34	1.34	#DIV/0!	\$29,828	\$0.68	0.00	03		NEW PLATS WITH LARGER PARCELS	402	
Totals:			\$768,500			\$768,500	\$320,700		\$660,464	\$417,007	\$308,971	0.0		11.06	10.05									
								Sale. Ratio =>	41.73			Average		Average		Average		Average						
								Std. Dev. =>	13.13			per FF=>	#DIV/0!	per Net Acre=>	37,721.12		per SqFt=>	\$0.87						

Totals:	\$735,000	\$735,000	\$303,200	\$606,411	\$735,000	\$606,411	\$0	\$269	\$262	
		Sale. Ratio =>	41.25		Average		Average		Average	
		Std. Dev. =>	2.75		per FF=>	#DIV/0!	per Net Acre=>	2,727.88	per SqFt=>	\$0.06