

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Township	Liber/Page	Other Parcels in Sale	Comments	Class
04-10-4-29-1001-009	BIRCH RUN RD	04/04/22	WD	32-SPLIT VACANT	\$320,000	\$168,500	52.66	\$337,000	0.0	0.0	86.97	93.44	#DIV/0!	\$3,679	0.00	ALBEE	2022008906		58% WOODED REST AG LAND	102
05-10-6-29-4003-001	S BEYER	07/01/21	WD	19-MULTI PARCEL ARMS LENGTH	\$310,000	\$79,400	25.61	\$158,800	0.0	0.0	90.74	90.74	#DIV/0!	\$3,416	0.00	BIRCH RUN	2023002951	05-10-6-29-4003-002	R-RESIDENTIAL LAND	402
22-1-22-20-1003-001	BRENNAN	08/13/21	LC	32-SPLIT VACANT	\$100,000	\$63,000	63.00	\$126,000	216.0	7165.2	35.53	35.69	\$462.96	\$2,815	216.00	RICHLAND	2021027748		R-RESIDENTIAL LAND	402
05-10-6-33-2004-002	BEYER	07/17/21	WD	03-ARM'S LENGTH	\$140,000	\$38,200	27.29	\$76,400	0.0	0.0	39.66	40.27	#DIV/0!	\$3,530	0.00	BIRCH RUN	2021025800		R-RESIDENTIAL LAND-PONDS	402
											63.23			\$3,360						
05-10-6-05-4003-000	LANGE	02/17/23	WD	03-ARM'S LENGTH	\$149,900	\$37,500	25.02	\$75,000	0.0	0.0	30.00	30.00	#DIV/0!	\$4,997	0.00	BIRCH RUN	2023003398		WOODED NO FRONTAGE	402
09-11-5-27-2002-000	BLACKMAR	06/23/21	WD	19-MULTI PARCEL ARMS LENGTH	\$152,000	\$37,200	24.47	\$74,400	0.0	0.0	47.84	47.84	#DIV/0!	\$3,177	0.00	BRIDGEPORT	2021023452	09-11-5-27-2001-000	WOODED NO FRONTAGE	402
16-11-4-06-1001-001	BIRCHVIEW	06/18/21	WD	03-ARM'S LENGTH	\$100,000	\$25,600	25.60	\$51,200	0.0	0.0	23.98	23.98	#DIV/0!	\$4,170	0.00	JAMES	2021022637		WOODED NO FRONTAGE	402
26-11-3-32-1017-000	MARTIN	07/14/21	WD	19-MULTI PARCEL ARMS LENGTH	\$200,000	\$88,700	44.35	\$177,400	0.0	0.0	63.96	63.96	#DIV/0!	\$3,127	0.00	SWAN CREEK	2021025615	26-11-3-32-1017-000	WOODED NO FRONTAGE/PONDS	402
											41.45			\$3,868						
16-11-3-14-1001-001	S MILLER	07/22/22	WD	19-MULTI PARCEL ARMS LENGTH	\$148,000	\$43,400	29.32	\$86,800	0.0	0.0	39.00	40.00	#DIV/0!	\$3,795	0.00	JAMES	2022021213	16-11-3-14-1003-000	WOODED WITH FRONTAGE	402
07-09-2-18-3001-005	S STEEL	03/30/22	WD	03-ARM'S LENGTH	\$128,000	\$22,000	17.19	\$44,000	182.0	6443.0	26.92	30.06	\$703.30	\$4,755	182.00	BRADY	2022011839		WOODED WITH FRONTAGE	402
05-10-6-07-4005-001	DIXIE HWY	03/02/22	WD	03-ARM'S LENGTH	\$120,000	\$31,700	26.42	\$63,400	1,016.0	1077.0	25.13	25.90	\$118.11	\$4,775	1,016.00	BIRCH RUN	2022006729		WOODED WITH FRONTAGE	402
27-10-5-15-1001-007	MARSHALL RD	12/06/21	WD	32-SPLIT VACANT	\$120,000	\$45,000	37.50	\$90,000	1,318.0	628.0	19.00	20.04	\$91.05	\$6,316	1,318.00	TAYMOUTH	2021038829		WOODED WITH FRONTAGE	402
08-10-2-06-4004-001	ITHACA	08/06/21	WD	03-ARM'S LENGTH	\$138,000	\$65,700	47.61	\$131,400	1,289.0	1524.8	45.12	46.09	\$107.06	\$3,059	1,289.00	BRANT	2021026225	CREP PROGRAM	WOODED WITH FRONTAGE	402
21-10-11-2-4002-000	SCHROEDER	04/02/21	WD	03-ARM'S LENGTH	\$210,000	\$88,500	42.14	\$177,000	1,320.0	2607.0	79.00	80.00	\$159.09	\$2,658	1,320.00	MARION	2021011582		WOODED WITH FRONTAGE	402
											39.03			\$4,226						
Totals:					\$730,000	\$310,900		\$621,800	216.0		213.24	219.87								
						Sale. Ratio =>	42.59				Average									
						Std. Dev. =>	19.31				per Net Acre=>	3,843.54								
OUTLIER																				
27-10-5-05-2004-000	DORWOOD	05/04/21	WD	03-ARM'S LENGTH	\$102,500	\$43,400	42.34	\$86,800	660.0	5470.1	82.88	83.38	\$155.30	\$1,237	660.00	TAYMOUTH	2021018544		WOODED WITH FRONTAGE	402