

2 & 3 Pokagon Township 2023

Rural Residential	
Land Type	Price per Acre
Land Type	\$6,800
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,300
Site Value 1 AC.	\$19,700
ECF	1.201

Used - woods/Scrub/Pasture, Low Wet Woods/ Swamp from Agriculture Sales

## 2 & 3 Rural Residential ECF 2023

ECF Neighborhood: Rural Residential R-Res,

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-110-014-240-10	29420 PEAVINE ST	06/02/20	\$117,900	CD	03-ARM'S LENGTH	\$117,900	\$61,600	52.25	\$121,680	\$19,455	\$98,445	\$96,076	1.025
14-110-027-425-70	30580 POKAGON I	06/06/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$86,200	47.23	\$170,921	\$80,366	\$102,134	\$85,108	1.200
14-110-014-247-02	29654 BEEFSON ST	06/16/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,600	50.34	\$327,055	\$223,006	\$101,994	\$97,790	1.043
14-110-002-038-00	29483 M 62 W	06/18/20	\$65,000	OTH	03-ARM'S LENGTH	\$65,000	\$29,000	44.62	\$57,668	\$30,000	\$35,000	\$26,004	1.346
14-110-002-046-00	56391 M 51 S	06/24/20	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$43,500	41.47	\$87,032	\$11,970	\$92,930	\$70,547	1.317
14-110-028-435-50	31292 WELLS ST	07/22/20	\$63,600	WD	03-ARM'S LENGTH	\$63,600	\$24,000	37.74	\$48,088	\$12,765	\$50,835	\$33,198	1.531
14-110-003-070-00	56200 CALIFORNIA	09/02/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,200	43.61	\$265,884	\$106,693	\$203,307	\$149,616	1.359
14-110-008-155-10	57512 SINK RD	09/18/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$57,500	33.92	\$113,142	\$16,125	\$153,375	\$91,181	1.682
14-110-033-546-50	31765 WALTERS V	02/05/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$195,600	50.17	\$401,035	\$70,000	\$319,900	\$304,260	1.051
14-110-002-038-12	29451 POKAGON I	08/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$125,176	\$18,631	\$121,369	\$97,927	1.239
14-110-012-221-10	28700 PEAVINE ST	09/17/21	\$210,600	WD	03-ARM'S LENGTH	\$210,600	\$92,200	43.78	\$182,233	\$44,760	\$165,840	\$126,354	1.313
14-110-014-240-01	29435 PEAVINE ST	12/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,300	52.55	\$359,264	\$70,280	\$274,720	\$265,610	1.034
14-110-031-497-25	33208 CLARK LN	01/28/22	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,400	44.62	\$38,918	\$17,300	\$21,700	\$20,472	1.060
14-110-006-129-10	56275 BRUSH LAK	02/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,800	39.87	\$119,567	\$17,300	\$132,700	\$96,844	1.370

Totals: \$2,612,900

\$2,612,900

\$1,146,900

\$2,417,663

\$1,874,249

\$1,560,988

Sale. Ratio =>

43.89

E.C.F. =>

1.201

Std. Dev. =>

13.15

Ave. E.C.F. =>

1.255

Use

1.201

## 2 & 3 Rural Residential Site Value Pokagon 2023

Neighborhoods: -01RB, 1-01R, 1-15R, 1-25R, -01RA, R-51

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
14-110-006-109-10	INDIAN LAKE RD	07/15/20	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$1,200	14.12	\$2,313	\$8,500	\$2,313	0.50	\$17,000
14-110-028-435-50	31292 WELLS ST	07/22/20	\$63,600	WD	03-ARM'S LENGTH	\$63,600	\$24,000	37.74	\$48,088	\$28,277	\$12,765	1.00	\$28,277
14-110-006-117-26	RIDENHOUR DR	08/31/20	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$5,000	25.00	\$10,083	\$20,000	\$10,083	2.18	\$9,174
14-110-015-260-15	58062 PARK PLACE	10/19/21	\$15,500	WD	03-ARM'S LENGTH	\$15,500	\$7,400	47.74	\$14,851	\$15,500	\$14,851	1.18	\$13,136
14-110-025-402-41	28874 POKAGON H	11/22/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$14,200	23.67	\$28,472	\$49,875	\$18,347	1.92	\$25,977
14-110-031-497-25	33208 CLARK LN	01/28/22	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,400	44.62	\$38,918	\$17,382	\$17,300	1.00	\$17,382
14-110-006-129-10	56275 BRUSH LAKE	02/07/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$56,300	37.53	\$119,567	\$47,733	\$17,300	1.72	\$27,720
<b>Totals:</b>			<b>\$356,600</b>			<b>\$356,600</b>	<b>\$125,500</b>	<b>35.19</b>	<b>\$262,292</b>	<b>\$187,267</b>	<b>\$92,959</b>	<b>9.50</b>	

per Net Ac 19,708.17

Use \$19,700

## 2 & 3 Rural Residential Land Value Pokagon 2023

Neighborhoods: -01RB, 1-01R, 1-15R, 1-25R, -01RA, R-51

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
14-110-014-240-10	29420 PEAVINE ST	06/02/20	\$117,900	CD	03-ARM'S LENGTH	\$117,900	\$61,600	52.25	\$121,680	\$15,675	\$19,455	2.72	\$5,763
14-110-003-070-00	56200 CALIFORNIA R	09/02/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,200	43.61	\$265,884	\$150,809	\$106,693	26.10	\$5,778
14-110-015-270-87	58571 KLUMBIS RD	09/09/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$0	0.00	\$37,076	\$40,000	\$37,076	6.72	\$5,952
14-110-027-425-70	30580 POKAGON HW	06/06/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$86,200	47.23	\$170,921	\$91,945	\$80,366	14.89	\$6,175
14-110-002-038-00	29483 M 62 W	06/18/20	\$65,000	OTH	03-ARM'S LENGTH	\$65,000	\$29,000	44.62	\$57,668	\$37,332	\$30,000	5.20	\$7,179
14-110-012-221-10	28700 PEAVINE ST	09/17/21	\$210,600	WD	03-ARM'S LENGTH	\$210,600	\$92,200	43.78	\$182,233	\$73,127	\$44,760	7.96	\$9,187
14-110-028-431-00	31234 WELLS ST	09/18/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,600	37.81	\$115,929	\$92,196	\$53,125	10.00	\$9,220
<b>Totals:</b>			<b>\$1,081,000</b>			<b>\$1,081,000</b>	<b>\$462,800</b>		<b>\$951,391</b>	<b>\$501,084</b>	<b>\$371,475</b>	<b>73.59</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.81</b>			<b>Average</b>	<b>Average</b>	<b>Average</b>
							<b>Std. Dev. =&gt;</b>	<b>17.51</b>			<b>per FF=&gt;</b>	<b>per Net Ac</b>	<b>6,809.13</b>
												Use	\$6,800