

Maple River 1-4 Acre Land Sales Study

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
09-14-22-100-007	RED SCHOOL RD	12/14/23	\$7,200	WD	03-ARM'S LENGTH	\$7,200	\$3,600	50.00	\$7,119	\$7,200	\$7,119	0.0	0.0	1.13	1.13	#DIV/0!	\$6,372	\$0.15	0.00	76013	1256/563		GENERAL TOWNSHIP	0	0	1/10/2001	402	001	
09-14-27-101-104	HEMLOCK LANE	10/29/24	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$5,600	46.67	\$11,223	\$12,000	\$11,223	167.5	300.3	0.86	1.02	\$72	\$13,889	\$0.32	150.00	76013	1263/295		GENERAL TOWNSHIP	1	1	1/10/2001	402	402	
09-14-27-101-105	HEMLOCK LANE	09/28/23	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$8,000	106.67	\$15,989	\$7,500	\$15,989	296.6	148.9	1.57	1.57	\$25	\$4,774	\$0.11	350.00	76013	1255/175		GENERAL TOWNSHIP	1	1	1/10/2001	402	402	
09-14-30-100-009	4249 N AYR RD	10/17/24	\$17,800	WD	03-ARM'S LENGTH	\$17,800	\$8,900	50.00	\$17,820	\$17,800	\$16,820	0.0	0.0	2.62	2.62	#DIV/0!	\$6,794	\$0.16	0.00	76013	1263/018		GENERAL TOWNSHIP	1	0	1/10/2001	402	402	
43-14-03-420-203	548 WHITE PINE	10/13/23	\$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$14,500	\$7,700	53.10	\$15,425	\$14,500	\$15,425	0.0	0.0	1.18	1.18	#DIV/0!	\$12,288	\$0.28	0.00	43141	1255/491	43-14-03-420-204	GENERAL TOWNSHIP	0	1	7/18/2011	401	401	
43-14-03-420-204	WHITE PINE DR	10/13/23	\$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$14,500	\$7,700	53.10	\$15,425	\$14,500	\$15,425	0.0	0.0	1.18	1.18	#DIV/0!	\$12,288	\$0.28	0.00	43141	1255/491	43-14-03-420-203	GENERAL TOWNSHIP	0	1	7/18/2011	401	401	
43-14-03-420-206	WHITE PINE DR	07/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,800	58.67	\$17,699	\$15,000	\$17,699	0.0	0.0	1.35	1.35	#DIV/0!	\$11,078	\$0.25	0.00	43141	1261/336		GENERAL TOWNSHIP	0	1	7/18/2011	402	402	
43-14-03-420-207	WHITE PINE DR	06/16/23	\$25,000	WD	03-ARM'S LENGTH	\$12,500	\$7,700	61.60	\$15,370	\$12,500	\$15,370	0.0	0.0	1.18	1.18	#DIV/0!	\$10,629	\$0.24	0.00	43141	1252/913	43-14-03-420-116	GENERAL TOWNSHIP	0	1	7/18/2011	402	402	
43-14-03-420-208	WHITE PINE DR	07/25/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,500	95.00	\$18,922	\$10,000	\$18,922	0.0	0.0	1.45	1.45	#DIV/0!	\$6,906	\$0.16	0.00	43141	1261/335		GENERAL TOWNSHIP	0	1	NOT INSPECTED	402	402	
Totals:						\$152,500	\$111,000	\$67,500	\$134,992	\$111,000	\$133,992	464.1	12.52	12.68															
						Sale. Ratio =>	60.81		Average		Average		Average		Average		Average												
						Std. Dev. =>	21.64		per FF=>	\$239	per Net Acre=>	8,863.69	per SqFt=>	\$0.20															

average pellston acreage \$10,638

Maple River 5-10 Acre Land Sales Study

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
09-14-03-400-005	S US HWY 31	07/24/24	\$70,000	QC	03-ARM'S LENGTH	\$70,000	\$41,900	59.86	\$83,790	\$70,000	\$83,790	0.0	0.0	10.00	10.00	#DIV/0!	\$7,000	\$0.16	0.00	46409	1261/211		MAPLE RIVER	0	1	1/10/2001	402	402	
09-14-06-300-011	TOWER RD	07/03/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,600	55.20	\$55,159	\$50,000	\$55,159	0.0	0.0	9.78	9.78	#DIV/0!	\$5,112	\$0.12	0.00	76013	1260/826		GENERAL TOWNSHIP	1	1	1/10/2001	402	402	
09-14-07-300-006	1865 N AYR	05/05/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$0	0.00	\$32,500	\$42,000	\$32,500	0.0	0.0	10.00	10.00	#DIV/0!	\$4,200	\$0.10	0.00	76013	1252/097		GENERAL TOWNSHIP	0	0	NOT INSPECTED	402	402	
09-14-16-100-012	2050 RED SCHOOL RD	06/18/21	\$300,000	WD	03-ARM'S LENGTH	\$270,000	\$89,200	33.04	\$227,697	\$67,071	\$24,768	0.0	0.0	13.76	10.84	#DIV/0!	\$4,874	\$0.11	0.00	76013	1234/699	09-14-16-100-011	GENERAL TOWNSHIP	0	0	1/9/2008	401	401	
09-14-10-445-106	6870 MAPLE RIVER LN	09/01/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,100	38.94	\$66,244	\$85,000	\$66,244	0.0	0.0	5.33	5.33	#DIV/0!	\$15,956	\$0.37	0.00	46409	1254/553		MAPLE RIVER WOODS	1	0	1/10/2001	402	402	
Totals:						\$547,000	\$517,000	\$191,800	\$465,390	\$314,071	\$262,461	0.0	48.87	45.95															
						Sale. Ratio =>	37.10		Average		Average		Average		Average		Average												
						Std. Dev. =>	23.67		per FF=>	#DIV/0!	per Net Acre=>	6,427.06	per SqFt=>	\$0.15															

Maple River 11-15 Acre Land Sales Study

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
09-14-03-400-007	S US HWY 31	08/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,200	31.20	\$158,462	\$100,000	\$158,462	0.0	0.0	16.77	16.77	#DIV/0!	\$5,963	\$0.14	0.00	46409	1246/215		MAPLE RIVER	0	0	1/10/2001	402	402	
09-14-21-100-001	CULP RD	12/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,400	26.18	\$77,670	\$55,000	\$77,670	0.0	0.0	20.00	20.00	#DIV/0!	\$2,750	\$0.06	0.00	76013	1239/762		GENERAL TOWNSHIP	0	0	1/10/2001	402	402	
09-14-16-100-011	RED SCHOOL RD	06/18/21	\$300,000	WD	03-ARM'S LENGTH	\$30,000	\$12,400	41.33	\$24,768	\$30,000	\$24,768	0.0	0.0	13.76	13.76	#DIV/0!	\$2,180	\$0.05	0.00	76013	1234/699	09-14-16-100-012	GENERAL TOWNSHIP	0	0	NOT INSPECTED	402	402	
09-14-30-100-047	N AYR RD	02/13/25	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$0	0.00	\$53,386	\$36,000	\$53,386	0.0	0.0	16.08	16.08	#DIV/0!	\$2,239	\$0.05	0.00	76013	1265/249		GENERAL TOWNSHIP	0	0	NOT INSPECTED	402	402	
Totals:						\$491,000	\$221,000	\$58,000	\$314,286	\$221,000	\$314,286	0.0	66.61	66.61															
						Sale. Ratio =>	26.24		Average		Average		Average		Average		Average												
						Std. Dev. =>	17.62		per FF=>	#DIV/0!	per Net Acre=>	3,317.72	per SqFt=>	\$0.08															

Maple River 16-30 Acre Land Sales Study

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
09-14-21-100-001	CULP RD	12/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,400	26.18	\$77,670	\$55,000	\$77,670	0.0	0.0	20.00	20.00	#DIV/0!	\$2,750	\$0.06	0.00	76013	1239/762		GENERAL TOWNSHIP	0	0	1/10/2001	402	402	
09-14-30-100-047	N AYR RD	02/13/25	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$0	0.00	\$53,386	\$36,000	\$53,386	0.0	0.0	16.08	16.08	#DIV/0!	\$2,239	\$0.05	0.00	76013	1265/249		GENERAL TOWNSHIP	0	0	NOT INSPECTED	402	402	
09-14-30-100-037	4301 N AYR RD	02/28/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,400	42.46	\$224,190	\$94,711	\$58,901	0.0	0.0	18.08	18.08	#DIV/0!	\$5,238	\$0.12	0.00	76013	1265/662		GENERAL TOWNSHIP	0	0	NOT INSPECTED	401	401	
43-14-03-200-003	2690 ROBINSON ROAD	12/29/21	\$85,000	WD	03-ARM'S LENGTH	\$42,500	\$23,400	55.06	\$19,646	\$42,500	\$19,646	0.0	0.0	9.82	29.25	#DIV/0!	\$4,327	\$0.10	0.00	43141	1240/416	43-14-03-200-002	GENERAL TOWNSHIP	0	1	12/26/2000	402	402	
Totals:						\$436,000	\$393,500	\$148,200	\$374,892	\$228,211	\$209,603	0.0	63.99	83.41															
						Sale. Ratio =>	37.66		Average		Average		Average		Average		Average												
						Std. Dev. =>	23.77		per FF=>	#DIV/0!	per Net Acre=>	3,566.63	per SqFt=>	\$0.08															

Maple River 31-60 Acre Land Sales Study

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
09-14-23-400-005	E BRUTUS RD	04/09/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,800	68.50	\$109,530	\$80,000	\$109,530	0.0	0.0	39.00	39.00	#DIV/0!	\$2,051	\$0.05	0.00	0001	1259/082		AGRICULTURE	0	1	1/10/2001	102	102	
02-05-15-200-003		04/28/23	\$131,250	WD	03-ARM'S LENGTH	\$131,250			\$131,250	\$131,250				38.00	38.00		\$3,454												
09-14-26-400-006	SNIDER RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$27,700	13.86	\$55,360	\$199,900	\$55,360	0.0	0.0	40.0															