

Whitehall Township
Agricultural
Land Values 2025

Parcel Number	Street Address	Sale Date	Sale Price	%Tillable	Net Acres	Dollars/Acre	Dollars/SqFt
02-006-300-0006-00	LAMOS RD	01/04/19	\$58,000	91%	23.18	\$2,502	\$0.06
08-001-100-0001-20	CROCKER RD	09/23/22	\$175,318	96%	31.94	\$5,489	\$0.13
01-102-300-0003-00	CHASE RD	04/19/23	\$88,400	93%	38.46	\$2,298	\$0.05
01-102-200-0004-00	CHASE RD	12/10/21	\$140,000	93%	40.00	\$3,500	\$0.08
01-111-100-0002-00	MEINERT RD	04/13/18	\$136,500	97%	40.20	\$3,396	\$0.08
01-111-100-0002-00	MEINERT RD	04/09/18	\$136,500	97%	40.20	\$3,396	\$0.08
01-114-100-0002-10	CHASE RD	01/01/20	\$205,000	64%	70.59	\$2,904	\$0.07
01-112-100-0002-00	MEINERT RD	05/03/19	\$179,600	46%	75.11	\$2,391	\$0.05

Whitehall Township has few agricultural properties and this means no or few sales. Sales from outside similar areas reveal that agricultural land values are higher. Changing land values for agricultural properties to match similar area values. Land values for agricultural areas will go up around 25%

2025 Agricultural Tillable Land Table

Acreage Table 'A'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="26,000"/>	3 Acre:	<input type="text" value="31,300"/>	10 Acre:	<input type="text" value="50,200"/>	30 Acre:	<input type="text" value="96,500"/>
1.5 Acre:	<input type="text" value="27,000"/>	4 Acre:	<input type="text" value="36,500"/>	15 Acre:	<input type="text" value="61,700"/>	40 Acre:	<input type="text" value="118,300"/>
2 Acre:	<input type="text" value="28,600"/>	5 Acre:	<input type="text" value="39,200"/>	20 Acre:	<input type="text" value="72,000"/>	50 Acre:	<input type="text" value="141,500"/>
2.5 Acre:	<input type="text" value="29,600"/>	7 Acre:	<input type="text" value="43,200"/>	25 Acre:	<input type="text" value="83,600"/>	100 Acre:	<input type="text" value="270,000"/>

Only one Agricultural vacant land sale during the study time frame. Utilizing historical sales for indicated land value trendline, changes to the land table were deemed appropriate. New land table falls within the study found data.

2025 Agricultural Wooded Land Table

Acreage Table 'B'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="17,000"/>	3 Acre:	<input type="text" value="20,700"/>	10 Acre:	<input type="text" value="40,200"/>	30 Acre:	<input type="text" value="77,500"/>
1.5 Acre:	<input type="text" value="17,700"/>	4 Acre:	<input type="text" value="24,200"/>	15 Acre:	<input type="text" value="51,700"/>	40 Acre:	<input type="text" value="97,600"/>
2 Acre:	<input type="text" value="18,700"/>	5 Acre:	<input type="text" value="27,300"/>	20 Acre:	<input type="text" value="60,500"/>	50 Acre:	<input type="text" value="122,000"/>
2.5 Acre:	<input type="text" value="19,400"/>	7 Acre:	<input type="text" value="33,200"/>	25 Acre:	<input type="text" value="68,200"/>	100 Acre:	<input type="text" value="230,000"/>

Outliers

08-036-300-0005-00	BAYNE RD	08/15/22	\$137,000	16%	45.86	\$2,987
01-126-300-0009-00	N OLD CHANNEL TR	10/28/22	\$367,500	57%	2.73	\$134,615

Additional Historical

01-111-100-0002-00	MEINERT RD	12/04/20	\$1,000,000		140.53	\$7,116
01-126-30-0009-00	N OLD CHANNEL TR	10/28/22	\$367,500	50%	6.30	\$58,333

Whitehall Township
Commercial Prime/Industrial/Highway Interchange
DATES ANALYZED: April 1, 2022 - March 31, 2024

EXTRACTED										
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS	
ATYPICAL										
21-161-013-0013-00	8725 WATER ST	01/26/23	\$120,000	0.17			\$34,227	\$42,000		
23-585-007-0017-00	1826 RUDDIMAN DR	10/24/22	\$105,000	0.20			\$24,370	\$42,000		
TYPICAL										
22-220-016-0010-00	115 E Colby St	4/13/2022	\$275,000	.34 A			\$98,450	\$41,250		
LARGE										
03-026-100-0018-00	8210 Whitehall Rd	9/14/2022	\$240,000	.55 A			\$149,200	\$70,000		
EX LARGE										
ACREAGE										
03-026-100-0014-00	2865 W Holton Whitehall Rd	8/31/2022	\$2,300,000	4.14 A			\$734,840	\$458,640		
LAND SALES OUTSIDE ANALYZED TIME FRAME										
21-161-012-0003-00	8806 Ferry St	6/18/2021	\$36,500	.17 A				\$40,000		
23-585-006-0012-00	1813 Ruddiman Dr	6/12/2020	\$10,000	.20 A				\$40,000		
03-027-200-0019-10	3141 E Colby St	6/15/2020	\$240,000	1.11 A				\$152,955	135 Outlot	
03-027-200-0009-00	3166 Colby St	11/13/2018	\$110,000	1.23 A				\$116,900	\$10,000 added for demo	
22-220-017-0001-00 & 22-220-017-0016-10	115 S Lake St	5/4/2021	\$275,000	1.39 A				\$150,000		
03-026-100-0016-00 & 03-026-100-0016-10	8215 Whitehall Rd & Whitehall Rd	2/11/2022	\$365,000	1.62 A				\$220,500		
22-027-100-0005-20	E Colby St	12/5/2019	\$35,000	2.06 A				\$37,950	25 - No Front - No Exp	
EXTRACTED										
21-161-014-0015-00	4575 Dowling St	8/24/2018	\$78,000	.06 A			\$38,751	\$40,000		
21-161-008-0014-00	8688 Water St	4/23/2020	\$84,000	.15 A			\$35,717	\$30,000	75 No Frontage	
22-220-010-0005-20	112 E Colby St	7/14/2020	\$160,000	.17 A			\$25,965	\$30,000	75 too narrow for parking	
23-585-017-0008-00	1906 Mills Ave	4/19/2021	\$130,000	.17 A			\$71,000	\$40,000		
22-571-057-0001-00	623 E Colby St	12/26/2019	\$167,660	.23 A			\$32,396	\$30,000	75% Location	
21-161-011-0009-00	8831 Water St	10/4/2018	\$75,000	.34 A			\$7,092	\$27,500	50% Grade	
22-270-000-0012-10	921 E Colby St	10/26/2018	\$80,000	.34 A			\$35,701	\$41,250	75% Location	
23-585-006-0004-00	1845 Ruddiman Dr	12/29/2020	\$205,000	.38 A			\$26,800	\$55,000		
22-270-000-0009-10	1019 E Colby St	10/11/2018	\$70,000	.46 A			\$40,532	\$41,250	75% Location	
21-161-011-0013-00	8875 Water St	7/20/2018	\$140,000	.51 A			\$57,040	\$70,000		
23-134-000-0009-00	440 Whitehall Rd	10/30/2020	\$310,000	.52 A			\$82,460	\$70,000		
21-185-001-0007-00	8960 Water St	6/13/2018	\$125,000	.59 A			\$54,582	\$70,000		
23-168-049-0002-10	702 Holton Rd	6/29/2021	\$200,000	.76 A			\$95,250	\$71,250	75 Conf	
22-027-100-0007-20	1321 E Colby St	11/22/2019	\$365,000	1.07 A			\$93,556	\$112,100		
23-168-051-0014-30	420 Whitehall Rd	1/12/2020	\$450,000	1.36 A			\$83,761	\$120,800		
23-168-049-0009-00	40 N Causeway	5/23/2019	\$330,000	1.90 A			\$160,320	\$145,000		
23-134-000-0005-00	520 Whitehall Rd	8/20/2020	\$640,000	3.23 A			\$79,300	\$177,300		

Limited sales in time period for this area. Sales extracted from similar surrounding areas support 5% increase in land values.]

Atypical	42,000
Typical	57,750
Large	73,500
Extra Large	99,750

Acreage Table 'A'										
Description: COMM/IND PRIME/HIGHW										
Estimated Land Values										
Enter the Estimated Land Value for each of these sizes.										
1 Acre:	115,500	3 Acre:	183,750	10 Acre:	236,250	30 Acre:	341,250			
1.5 Acre:	131,250	4 Acre:	194,250	15 Acre:	262,500	40 Acre:	367,500			
2 Acre:	157,500	5 Acre:	204,750	20 Acre:	288,750	50 Acre:	393,750			
2.5 Acre:	173,250	7 Acre:	220,500	25 Acre:	315,000	100 Acre:	630,000			

Whitehall Township Commercial General Land Analysis

including: Whitehall Twp. (03), City of Montague (21), City of Whitehall (22)

DATES ANALYZED: April 1, 2022 - March 31, 2024

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
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ATYPICAL

TYPICAL

LARGE

EX LARGE

ACREAGE

03-036-400-0001-00	Gibson Rd	6/26/2023	\$27,000	2.01 A				\$25,250	80 Shape
03-036-400-0001-10	Gibson Rd	1/12/2023	\$26,500	2.20 A				\$24,570	75 Access

EXTRACTED

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
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ATYPICAL

21-161-013-0013-00	8725 Water St	1/26/2023	\$120,000	.17 A		\$60,800	\$59,200	\$40,000	
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TYPICAL

LARGE

EX LARGE

21-021-100-0006-00	9300 WALSH RD	07/21/22	\$200,000	0.97	\$80,700	\$200,138	\$21,912	\$22,050	
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ACREAGE

LAND SALES OUTSIDE ANALYZED TIME FRAME

22-572-043-0009-00	209 W Muskegon	5/28/2021	\$25,000	.34 A				\$17,000	
03-027-200-0015-20	Peterson Rd	10/26/2020	\$39,500	1.42 A				\$36,780	150 Location

EXTRACTED

22-028-300-0007-00	615 S Lake St	11/1/2018	\$32,200	.70 A	(LARGE)	\$13,757	\$18,443	\$19,000	
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CURRENT LISTINGS

21-265-000-0026-00	Cook St	Current Listing	\$139,900	2.32 A				\$33,516	
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Only 2 vacant land sales and 2 improved sales within the time frame. No adjustment to the land table is deemed necessary based upon this analysis.

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Unit: 03 - WHITEHALL TOWNSHIP
Rates/Values for Neighborhood C2.C2.12 COM/IND GENERAL, Last Edited: 02/08/2021

Sites:
Site 'A': Description: 'ATYPICAL' Value: 15,000
Site 'B': Description: 'TYPICAL' Value: 17,000
Site 'C': Description: 'LARGE' Value: 19,000
Site 'D': Description: 'EXTRA LARGE' Value: 21,000

Values for Acreage Table 1: 'COMMERCIAL'
1 Acre: 22,000 3 Acre: 35,000 10 Acre: 55,000 30 Acre: 100,000
1.5 Acre: 25,000 4 Acre: 40,000 15 Acre: 65,000 40 Acre: 130,000
2 Acre: 30,000 5 Acre: 43,000 20 Acre: 80,000 50 Acre: 160,000
2.5 Acre: 33,000 7 Acre: 49,000 25 Acre: 92,000 100 Acre: 290,000

Rates for Rate Table 'OVER 100 ACRES', (Acres)
150 : 2,000
200 : 1,500
ROW : 0
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**Whitehall Township
Rural Residential Land Values
2025**

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Class
03-036-100-0015-00	04/28/23	\$27,000	\$27,000	\$27,160	2.08	402
03-013-200-0010-10	12/23/22	\$85,000	\$85,000	\$49,167	9.75	402
03-013-200-0010-30	03/07/23	\$85,000	\$85,000	\$49,167	9.75	402
03-013-200-0010-20	09/01/23	\$87,000	\$87,000	\$49,167	9.75	402
03-013-200-0010-60	08/01/23	\$110,000	\$110,000	\$53,440	13.44	402
03-013-200-0010-00	01/09/23	\$125,000	\$125,000	\$54,620	14.62	402
03-013-200-0010-40	07/31/23	\$158,800	\$158,800	\$49,167	9.75	402
Totals:		\$677,800	\$677,800	\$331,888	69.14	
			Average per FF=>		Average per Net Acre=>	

Sales indicate a 40% increase for land values for parcels larger in acreage.

2025 Land Value

<u>ATypical</u>	\$17,000
Typical	\$22,000
Large	\$23,000
<u>XLarge</u>	\$24,000

Rural Residential Land Value

Multiple Parcel sale 2 Parcels	\$158,800	
9.75 ac each	\$79,400 each	
27,000	2.08 ac	0% increase
79,400	9.75 ac	37% increase
79,400	9.75 ac	37% increase
85,000	9.75 ac	41% increase
85,000	9.75 ac	41% increase
87,000	9.75 ac	43% increase
110,000	13.44 ac	50% increase
125,000	14.62 ac	56% increase
		Mean 38% increase
Range	27,000-125,000	
Median	85,000	
Mean	84,725	
Mode	79,400 85,000	

Acreage Table 'A'

Description: RESIDENTIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 25,000	3 Acre: 29,000	10 Acre: 70,000	30 Acre: 105,000
1.5 Acre: 26,000	4 Acre: 30,000	15 Acre: 77,000	40 Acre: 140,000
2 Acre: 27,000	5 Acre: 35,000	20 Acre: 84,000	50 Acre: 210,000
2.5 Acre: 28,000	7 Acre: 56,000	25 Acre: 98,000	100 Acre: 280,000

Larger parcels are generally selling at a 44% increase all together. Putting the majority of the weight on the 35% increase but still accounting for the sales with parcels above 13 acres; the land values for 7-acres and above are increasing by 40%.

There is only 1 sale that falls within the smaller acreage tables and that sale is in line with current values. There are not sufficient sales for an increase in the parcels with less acreage.

- 55,000 for a 10-acre parcel. 9.75 is 2.5% less than 10 acres. -1375 from 55,000
- 9.75 acres current price 53,625 and are selling for an average of 83,160 now; 36% higher.
- Parcels above 13 acres are averaging 53% higher.

Whitehall Township
Silver Creek, Mill Pond Trl, Schneider Lake
Land Values 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Land Table	Class	Rate Group 1
03-014-400-0006-00	9750 SILVER CREEK RD	09/06/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$145,500	\$308,114	\$104,406	\$51,520	1.26	R7.10 SILVER CREEK	401	
03-024-200-0007-00	1789 N SCHNEIDER DR	08/30/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,400	\$46,404	\$18,596	\$25,000	0.22	R11.04 SCHNEIDER	401	ATYPICAL
03-024-200-0031-00	1594 SCHNEIDER DR	07/28/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$50,700	\$109,005	\$110,995	\$60,000	0.65	R11.04 SCHNEIDER	401	TYPICAL
03-024-200-0034-00	1574 SCHNEIDER DR	05/16/23	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$79,100	\$167,661	\$78,339	\$25,000	0.23	R11.04 SCHNEIDER	401	ATYPICAL
Totals:			\$1,346,000			\$464,800	\$992,471	\$579,989	\$352,650	10.96				
						Sale. Ratio =>			Average	Average				
						Std. Dev. =>			per FF=>	per Net Acre=>				

The sales analyzed appear to trend upward. However, there are not enough sales to accurately predict a change to land values. Land Values will remain unchanged.

Unit: 03 - WHITEHALL TOWNSHIP
Rates/Values for Neighborhood R11.R11.04 SCHNEIDER LAKE, Last Edited: 10/30/2023

Sites:
Site 'A': Description: 'ATYPICAL' Value: 25,000
Site 'B': Description: 'TYPICAL' Value: 30,000
Site 'C': Description: 'LARGE' Value: 40,000
Site 'D': Description: 'EXTRA LARGE' Value: 50,000

Values for Acreage Table 1: 'SCHNEIDER LAKE'
1 Acre: \$6,100 3 Acre: 60,500 10 Acre: 71,500 30 Acre: 95,700
1.5 Acre: 57,200 4 Acre: 62,700 15 Acre: 77,000 40 Acre: 107,800
2 Acre: 58,300 5 Acre: 64,900 20 Acre: 82,500 50 Acre: 119,300
2.5 Acre: 59,400 7 Acre: 67,100 25 Acre: 90,200 100 Acre: 209,000

Range: 18,596-104,400

-26%-68% Percent in Range

Mean: 43.2%

Mode: 46%

Median: 46%

Outliers

03-024-200-0013-00
03-024-200-0023-00
03-024-200-0024-00

Multiple Parcel Sales

Sale #1	Sale #2				
	<u>1594 Schneider Lake</u>				
03-024-200-0013-00	03-024-200-0031-00				
03-024-200-0023-00	03-024-200-0029-00				
03-024-200-0024-00					
Outlier Estate Sale	0031 has Residential Building	.305 acres	18,596 Atypical	\$25,000	-26% Less
3 parcels all similar in size .694	0029 is vacant land	.341 acres	55,497 Typical:	\$30,000	46% higher
0013 and 0024 adjoining parcels on lake	Sale Price: \$160,000 Total		55,497 Typical:	\$30,000	46% higher
Sale Price: \$20,000 Total	Land Residual: \$110,995		78,339 Atypical	\$25,000	68% higher
Outlier: Estate Sale	Parcels similar in size land value residual/2		104,406 Acreage	1.26 acres 56,100= 1 acre	46% higher
	55,497 each		1.5 acres=	57,200	
	Typical Lots \$30,000 each		1.26 acres=	56,650 (56,100-57,200/2=550)	

Residuals

Whitehall Township
Crystal Shores
2025 Land Values

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Land Table	Rate Group 1
03-221-000-0001-00	1507 CRYSTAL LAKE RD	09/15/22	WD	03-ARM'S LENGTH	\$485,000	\$196,789	\$78,400	3.58	R14.10 CRYSTAL SF-TYPICAL (LAKE)	
03-224-000-0034-00	1558 TIMBER TRAIL DR	09/23/22	WD	03-ARM'S LENGTH	\$432,000	\$236,501	\$72,800	0.99	R14.10 CRYSTAL SF-ATYPICAL (LAKE)	
07-880-001-0024-00	2028 WEST LAKE RD	05/01/23	WD	03-ARM'S LENGTH	\$450,000	\$243,761	\$117,809	0.56	LAKE FRONTAGE	LAKE FTG
07-880-001-0019-00	2006 WEST LAKE RD	07/05/23	WD	03-ARM'S LENGTH	\$540,000	\$208,786	\$116,097	0.66	LAKE FRONTAGE	DEEP LOTS
07-190-000-0030-00	JOHNSTON RD	05/23/23	WD	03-ARM'S LENGTH	\$100,000	\$100,000	\$137,907	0.20	LAKE FRONTAGE	LAKE FTG
07-002-200-0043-00	WHITE LAKE DR	06/29/23	WD	03-ARM'S LENGTH	\$99,900	\$99,900	\$67,082	0.23	LAKE FRONTAGE	LAKE FTG

Vacant Land sales were pulled from Dalton Township and Blue Lake Township. Based on analysis, Crystal Shores Land Values are being increased 20%/

2025 Land Values

Atypical (Lake)	87,360
Typical (Lake)	94,080
Large (Lake)	120,960
Extra Large (Lake)	147,840

3 Vacant Land Sales in Dalton Township

07-002-200-0043-00
Atypical .20 Acres Sold for \$100,000 Atypical-72,800
27% increase

07-002-200-0043-00 .23 Acres Sold for \$99,900 Atypical-72,800
27% Increase

07-770-000-0026-00
Large 7 Acres Sold for \$140,000 Extra Large- \$123,200
12% increase

Range: 12%-22%
Mean: 22%
Median: 27%
Mode: 27%

27% for smaller parcels and 12% for larger. Vacant Land sales need to increase by 20%.

Lake Front Property

03-221-000-0001-00
Typical Sold for \$485,000 Land Residual: \$196,789 Typical Lake: 78,400
60% 

03-224-000-0034-00
Atypical Sold for \$432,000 Land Residual: \$236,501 Atypical Lake: 72,800
69% 

Residual land values are inflated due to building values. Lake Front land is still trending upwards.

Whitehall Township
Owasippi Trail
Land Values 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Rate Group 1	
03-552-000-0083-00	7519 WICZER DR	09/22/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$410,606	\$3,994	\$27,600	1.68	LARGE	
03-552-000-0103-00	7624 WICZER DR	04/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$359,824	\$74,676	\$34,500	1.90	LARGE	
03-552-000-0090-00	7671 WICZER DR	10/27/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$491,149	\$119,151	\$25,300	1.37	TYPICAL	
03-552-000-0114-00	7426 WICZER DR	02/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$318,440	\$201,860	\$25,300	1.19		
Totals:			\$1,867,000			\$1,867,000	\$1,580,019	\$399,681	\$112,700	6.14		
									Average per FF=>	Average per Net Acre=>		

There are no vacant land sales in this area; All sales have residual land value. The fluctuation in the residual land value, from sales, makes it difficult to determine any change in land values accurately. Land values will remain unchanged.

2025 Land Values

Atypical	23,000
Typical	25,300
Large	27,600
Extra Large	30,000

Outliers

03-552-000-0077-00
03-552-000-0078-00

Large Resi	Large-27,600		
-91,066	Range	-91,066-74,067	-330%-37% Percent of Range
3,994	Median:	3,994	-86%
74,067	Mean:	-62,383	-44%
Typical Res	Typical-25,300		
119,151	Range:	119,151-201,860	79%-87% Percent of Range
201,860	Median:	160,505	85%
	Mean:	160,505	85%

Whitehall Township
The Woods Subdivision
Land Values

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Rate Group 1
03-691-000-0004-00	02/28/24	\$230,000	WD	\$230,000	\$224,021	\$26,879	0.34	TYPICAL
03-773-000-0039-00	03/03/23	\$235,150	WD	\$235,150	\$170,982	\$85,068	0.34	TYPICAL
03-775-000-0065-00	06/16/23	\$259,900	WD	\$259,900	\$215,441	\$65,359	0.34	TYPICAL
03-775-000-0073-00	03/27/23	\$225,645	WD	\$225,645	\$174,523	\$72,022	0.34	TYPICAL
03-776-000-0094-00	03/16/23	\$198,000	WD	\$198,000	\$170,546	\$48,354	0.34	TYPICAL
03-161-000-0001-00	08/02/23	\$399,900	WD	\$399,900	\$354,603	\$70,697	0.45	LARGE
03-685-000-0013-00	02/01/23	\$235,000	WD	\$235,000	\$55,006	\$205,394	0.49	LARGE
03-776-000-0086-00	05/19/23	\$292,500	WD	\$292,500	\$254,290	\$63,610	0.54	
03-693-000-0043-20	02/16/24	\$275,000	WD	\$275,000	\$297,246	\$3,154	0.69	LARGE
03-162-000-0028-00	10/10/22	\$305,000	WD	\$305,000	\$306,485	\$23,915	0.69	
03-162-000-0027-00	09/01/23	\$360,000	WD	\$360,000	\$283,193	\$104,307	0.72	EX LARGE
03-695-000-0072-00	12/28/23	\$299,900	WD	\$299,900	\$276,798	\$50,602	0.98	EX LARGE
Totals:		\$3,315,995		\$3,315,995	\$2,783,134	\$819,361	6.28	

Average
per Net Acre=>

Based on analysis, The Woods Subdivision will increase site values by 10%, acreage tables will remain the same at this time.

2025 Land Values
Atypical 18,700
Typical 22,330
Large 28,050
Extra Large 30,250

	Typical \$20,300	
Range:	26,879-85,068	24%-76% Percent increase range
Median:	65,359	31%
Mean:	59,536	34%
	Large \$25,500	
Range	3,154-70,697	12%-64% Percent increase range
Median:	43,762	42%
Mean	40,344	37%
	Extra Large 27,500	
Range	50,602-105,394	46%-74% Percent increase range
Median	104,307	74%
Mean:	86,767	68%

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="33,000"/>	3 Acre:	<input type="text" value="39,930"/>	10 Acre:	<input type="text" value="64,240"/>	30 Acre:	<input type="text" value="109,450"/>
1.5 Acre:	<input type="text" value="34,760"/>	4 Acre:	<input type="text" value="46,860"/>	15 Acre:	<input type="text" value="79,860"/>	40 Acre:	<input type="text" value="135,520"/>
2 Acre:	<input type="text" value="36,520"/>	5 Acre:	<input type="text" value="50,380"/>	20 Acre:	<input type="text" value="88,550"/>	50 Acre:	<input type="text" value="165,000"/>
2.5 Acre:	<input type="text" value="38,170"/>	7 Acre:	<input type="text" value="55,550"/>	25 Acre:	<input type="text" value="100,760"/>	100 Acre:	<input type="text" value="312,620"/>