

Using 20% Allocation

2025 LAND ANALYSIS
AGRICULTURAL CLASS

1.5 ACRE HOMESITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Allocation	ECF Area
4712-04-100-038	130 S OLD US 23	06/27/23	\$323,000	WD	03-AL	\$323,000	\$146,900	45.48	\$338,234	\$53,206	\$64,600	1.33	1.33	\$48,571	47060
4712-04-300-006	795 TAYLOR	10/14/22	\$338,400	WD	03-AL	\$338,400	\$132,000	39.01	\$337,633	\$71,767	\$67,680	1.50	1.50	\$45,120	47060
4712-15-100-013	2075 CORLETT	05/12/23	\$409,000	WD	03-AL	\$409,000	\$147,400	36.04	\$362,761	\$119,479	\$81,800	1.50	1.50	\$54,533	47060
4712-16-400-014	10571 SKEMAN	12/02/22	\$235,000	WD	03-AL	\$235,000	\$92,300	39.28	\$237,746	\$60,290	\$47,000	1.34	1.34	\$35,075	47010
4712-18-200-011	2046 HUNTER	02/10/23	\$250,000	WD	03-AL	\$250,000	\$117,000	46.80	\$271,652	\$47,268	\$50,000	1.26	1.26	\$39,683	47010
4712-22-400-024	3774 SUNSHINE	04/17/23	\$405,000	WD	03-AL	\$405,000	\$164,300	40.57	\$394,269	\$83,491	\$81,000	1.36	1.36	\$59,559	47010
4712-27-300-011	5229 VAN AMBERG	11/14/23	\$485,000	WD	03-AL	\$485,000	\$210,500	43.40	\$513,057	\$53,143	\$97,000	1.49	1.49	\$65,013	47010
Totals:			\$2,445,400			\$2,445,400	\$1,010,400		\$2,455,352	\$488,644	\$489,080	9.78	9.78		
												Average			
												per Net Acre=>		49,997.96	

1.5 ACRE PARCEL = \$75,000

NOTE: Using same as Residential 1.5 acre sites

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PARCEL NUMBER	SALE DATE	SALE PRICE	IMPR VALUE	LAND RESIDUAL	AUX LAND VALUE	CROPLAND RES LV	TOTAL ACRES	LAND VALUE/AC	TILL ACRES	EQUIV ACRES	EQUIV PRICE/AC
10-30-200-049	22-Nov	\$385,000	\$0	\$385,000	\$5,683	\$379,317	64.97	\$5,926	58.51	33.48	\$11,330
03-20-400-012	23-Feb	\$250,000	\$0	\$250,000	\$0	\$250,000	25.00	\$10,000	22.56	20.19	\$12,382
02-26-400-022	23-Jan	\$110,000	\$0	\$110,000	\$0	\$110,000	35.52	\$3,097	16.77	14.50	\$7,586
05-18-200-003	23-Aug	\$385,000	\$72,861	\$312,139	\$40,000	\$272,139	41.00	\$7,613	38.66	30.14	\$9,029
09-34-300-006	22-Jul	\$197,900	\$0	\$197,900	\$0	\$197,900	38.89	\$5,089	38.24	29.09	\$6,803
02-35-400-034	24-Feb	\$350,000	\$130,027	\$219,973	\$72,533	\$147,440	47.34	\$4,647	45.47	34.26	\$4,304
06-05-400-010	23-Jul	\$640,000	\$326,689	\$313,111	\$65,500	\$247,611	64.00	\$4,892	43.87	36.62	\$6,762
13-14-300-005 & 13-14-400-004	23-Nov	\$1,000,000	\$550,790	\$448,210	\$59,283	\$388,927	124.00	\$3,615	70.60	44.38	\$8,764
06-06-300-019	23-Oct	\$645,000	\$376,420	\$268,580	\$61,585	\$206,995	45.55	\$5,896	30.30	21.85	\$9,473
02-20-300-004	24-Jun	\$780,000	\$121,438	\$658,562	\$73,568	\$584,994	117.69	\$5,596	58.17	46.41	\$12,605

AVERAGE \$8,904

NOTES:
Sales used are county wide d/t no sales in Brighton Twp.
Site value set using Residential 1.5 acre site value

RATES USED:
TILLABLE PRICE/AC = \$8700
WET PRICE/ACRE = \$250
PASTURE PRICE/AC = \$3150