

**101 AGRICULTURAL LAND VALUE ANALYSIS**

**2024**

Parcel	Sale Date	Sale Price	Gross Acres	Bldgs.	No Val ROW Etc	Land	T1 Equiv. acres	T1 Price per Acre
16-19-400-009	1/30/2017	\$ 293,780	77.09	\$ -		\$ 293,780	73.24	\$ 4,011
05-28-300-019	12/3/2018	\$ 325,000	30.00	\$ 197,858		\$ 127,142	26.90	\$ 4,726
05-25-100-011	12/10/2020	\$ 60,000	20.27	\$ -	0.50	\$ 60,000	18.78	\$ 3,195
05-03-100-023	9/21/2020	\$ 75,000	12.68	\$ -		\$ 75,000	12.68	\$ 5,915
16-05-100-005	5/1/2019	\$ 144,500	53.51	\$ -	11.83	\$ 144,500	37.51	\$ 3,852
05-31-400-025	3/24/2022	\$ 228,000	48.09	\$ -		\$ 228,000	47.74	\$ 4,776
05-03-100-023	7/30/2019	\$ 77,500	12.68	\$ -		\$ 77,500	12.68	\$ 6,112
05-21-100-004	1/25/2018	\$ 400,000	73.16	\$ -		\$ 400,000	64.00	\$ 6,250
05-32-300-005	12/30/2021	\$ 480,000	80.00			\$ 480,000	74.50	\$ 6,443
05-25-400-001	10/26/2021	\$ 235,000	40.00	\$ -		\$ 235,000	35.25	\$ 6,667
							<b>average</b>	<b>\$ 5,195</b>
							<b>rounded/use</b>	<b>\$ 5,175</b>

T1 Equivalent	Per 1 Acre
100%	5,175
95	4,916
90	4,658
85	4,399
80	4,140
75	3,881
70	3,623
65	3,364
60	3,105
55	2,846
50	2,588
35	1,811

\* TCV Buildings edited to reflect correct water/sewer valuation and realistic depreciation  
 Sales outside of Davison Twp chosen for best sale dates and proximity/similarity to Davison Twp