

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	Effic. Front	Depth
31-031-3001-000	WALES RIDGE RD VAC	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,600	52.60	\$103,649	\$100,000	\$103,649	0.0	0.0
10-034-2001-000	VAC LOT CONNELL RD	10/31/22	\$340,000	LC	03-ARM'S LENGTH	\$340,000	\$131,300	38.62	\$262,612	\$340,000	\$262,612	0.0	0.0
26-007-4001-000	DUDLEY RD V/L	05/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,600	39.36	\$173,152	\$220,000	\$173,152	0.0	0.0
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$158,861	\$161,700	0.0	0.0
26-006-1002-010	HULL RD	12/21/22	\$256,872	WD	03-ARM'S LENGTH	\$256,872	\$107,500	41.85	\$208,608	\$256,872	\$208,608	0.0	0.0
31-009-2004-020	SPARLING RD VAC	02/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,300	34.37	\$138,450	\$190,000	\$138,450	0.0	0.0
26-021-3004-010	CAPAC RD	02/08/22	\$175,750	WD	03-ARM'S LENGTH	\$175,750	\$70,400	40.06	\$145,442	\$175,750	\$145,442	0.0	0.0
31-022-2007-000	LASHBROOK RD VAC	05/05/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$62,600	33.30	\$125,156	\$188,000	\$125,156	0.0	0.0
10-027-1004-010	CONNELL RD	08/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,800	33.82	\$111,513	\$165,000	\$111,513	0.0	0.0
31-027-4002-001	WALES CENTER RD VAC	04/23/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$57,300	32.74	\$114,594	\$175,000	\$114,594	0.0	0.0
26-013-1001-000	YALE RD V/L	04/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,300	31.52	\$198,567	\$315,000	\$198,567	0.0	0.0
10-024-4002-100	7201 EMMETT RD	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$284,533	\$213,067	\$132,600	0.0	0.0
Totals:			\$2,675,622			\$2,675,622	\$1,026,100		\$2,054,115	\$2,497,550	\$1,876,043	0.0	
								Sale. Ratio =>	38.35	Average			
								Std. Dev. =>	6.83	per FF=>		#DIV/0!	

2024 Land Value Analysis of Large Acreage Parcels 30 to 100+ Acres

2024 Opinion of Land Value Developed for 30 acre to 100+ acre parcel size parcels valued by per acre value of Durentin Heights, C-BC, BWAY, 4000 Agriculture

More weight is placed on \$4,300 per acre for 30 to 50 acre size parcels and \$3,600 per acre on larger parcels after completing this land value analysis.

***This large acreage land value analysis includes sales of Brockway Township & neighboring communities of St Clair County that have properties that are similar in size, zoning, utilities and amenities, and that are typical of rural residential properties.**

This large acreage land value analysis includes parcels that are similar in size, zoning, utilities and amenities, and that are typical of rural residential properties.

Sales listed below are removed as outliers.

10-027-2001-400	VAC LOT CONNELL RD	08/02/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$55,600	28.66	\$111,214	\$194,000	\$111,214	0.0	0.0
26-017-4004-000	MARTIN RD V/L	04/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$171,638	\$260,000	\$171,638	0.0	0.0
26-027-4001-000	CAPAC RD V/L	10/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$100,100	83.42	\$200,253	\$120,000	\$200,253	0.0	0.0
10-031-1002-000	6347 OWENS RD	04/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,300	66.30	\$132,600	\$100,000	\$132,600	0.0	0.0

Sales listed below are removed due to sale ratio.

10-034-1002-001	11849 NORMAN RD	08/01/22	\$289,206	WD	03-ARM'S LENGTH	\$289,206	\$76,700	26.52	\$170,817	\$264,042	\$145,653	0.0	0.0
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Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Unit of Government
31.23	31.23	#DIV/0!	\$3,202	\$0.07	0.00	AG 5509/54	AG		102	WALES
95.29	95.29	#DIV/0!	\$3,568	\$0.08	0.00	4000 5578/621	4000 AGRICULTURE/RESIDENTIAL		402	BROCKWAY
57.99	57.99	#DIV/0!	\$3,794	\$0.09	0.00	LYNN 5388/169	LYNN TOWNSHIP		102	LYNN
40.00	40.00	#DIV/0!	\$3,972	\$0.09	0.00	LYNN 5589/780	LYNN TOWNSHIP		402	LYNN
57.38	57.38	#DIV/0!	\$4,477	\$0.10	0.00	LYNN 5593/67	LYNN TOWNSHIP		102	LYNN
40.18	40.18	#DIV/0!	\$4,729	\$0.11	0.00	AG 5597/502	AG		102	WALES
37.00	37.00	#DIV/0!	\$4,750	\$0.11	0.00	LYNN	LYNN TOWNSHIP		102	LYNN
38.04	38.04	#DIV/0!	\$4,942	\$0.11	0.00	AG 5527/416	AG		102	WALES
33.21	33.21	#DIV/0!	\$4,969	\$0.11	0.00	4000 5561/77	4000 AGRICULTURE/RESIDENTIAL		102	BROCKWAY
35.01	35.01	#DIV/0!	\$4,998	\$0.11	0.00	AG 5357/268	AG		102	WALES
56.00	56.00	#DIV/0!	\$5,625	\$0.13	0.00	LYNN 5619/933	LYNN TOWNSHIP		102	LYNN
40.00	40.00	#DIV/0!	\$5,327	\$0.12	0.00	4000 5546/941	4000 AGRICULTURE/RESIDENTIAL		101	BROCKWAY
561.33	561.33									
Average			Average							
per Net Acre=>	4,449.38		per SqFt=>	\$0.10						

tural/Residential is: \$4,300 per acre to \$3,600 per acre.

imilar in size, zoning, utilities and amenities, and that are typical of rural residential properties.
erties.

33.31	33.31	#DIV/0!	\$5,824	\$0.13	0.00	4000 5658/169	4000 AGRICULTURE/RESIDENTIAL		402	
40.00	40.00	#DIV/0!	\$6,500	\$0.15	0.00	LYNN 5626/456	LYNN TOWNSHIP		102	
57.73	57.73	#DIV/0!	\$2,079	\$0.05	0.00	LYNN 5578/790	LYNN TOWNSHIP		102	
40.00	40.00	#DIV/0!	\$2,500	\$0.06	0.00	BWAY 5518/765	CD/D HOMES		001	
52.58	52.58	#DIV/0!	\$5,021	\$0.12	0.00	4000 5547/493	4000 AGRICULTURE/RESIDENTIAL		101	