

2026 Ash Township Vacant Land Study Agricultural
01/01/2023 thru 09/30/2025

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments	PA 260 Filed?	Letter Sent?
01-034-035-31, 026-00	6/2/2025	\$150,000.00		\$8,788.89		No	
01-011-005-40	10/19/2023	\$200,000.00	17.067	\$9,242.14		No	
01-031-022-03	3/17/2023	\$187,000.00	21.64	\$5,481.94		Yes	
01-010-019-10	3/14/2025	\$280,000.00	34.112	\$7,209.06	Carteton Rockwood	Yes	
01-034-012-20	1/17/2023	\$516,900.00	68.59	\$7,536.08		Yes	
01-015-032-00	4/17/2023	\$351,200.00	73.98	\$4,747.23	12.72 ROW/Creek	Yes	

AVERAGE COST/ACRE:

\$6,628.28

Total Acres Sold:

254.229

Total Cost of Acres Sold::

\$1,685,100.00

Outliers

01-035-005-20	8/11/2025	no sale price	47.83			Yes	
01-070-009-00	11/15/2022	\$600,000.00	59.32	\$10,114.63	Telegraph Rd		
01-022-028-20	6/27/2025	\$39,600.00	3.99	\$9,924.81	Adjacent property owner		Classed ag bought for future possible development

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 010 019 10	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SMITH JEFFREY A & LORI A	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	CARLETON ROCKWOOD RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2025R03820	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	101 AGRICULTURAL
Mailing Address:	Description:		
SMITH JEFFREY A & LORI A	771-99 1031-140 SEC 10 T5S R9E 38.842 AC COM AT SE COR OF SEC 10 TH N 89 DEG 36'W 643.88 FT TH N 0 DEG		
2358 CARLETON ROCKWOOD RD	01'51"W 2624.8 FT TH N 89 DEG 51'38"E 643.86 FT TH S 0 DEG 01'51"E 2630.86 FT TO POB		
CARLETON MI 48117			

Most Recent Sale Information

Sold on 03/14/2025 for 280,000 by SELL DAVID B.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2025R03820
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Most Recent Permit Information

None Found

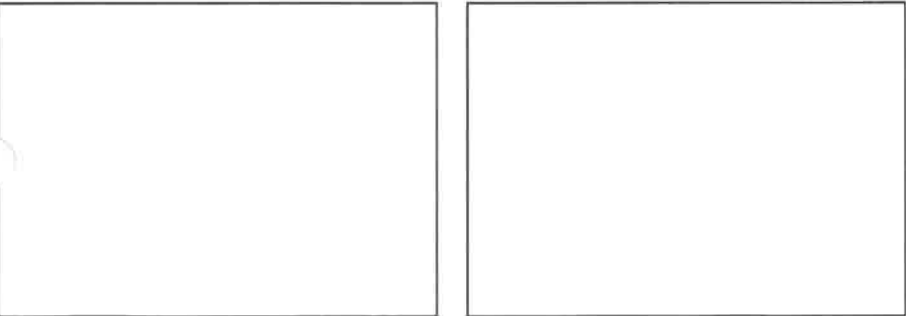
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	112,100	2025 Taxable:	45,205	Acreage:	38.84
Zoning:	RE	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel: 01 011 005 40
Owner's Name: KOCSIS MICHAEL & STACI
Property Address: E NEWBURG RD
CARLETON, MI 48117
Liber/Page: Created: 12/06/2012
Split: 12/06/2012 **Active:** Active
Public Impr.: Gravel Road, Water, Electric, Gas
Topography: Level

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 101 AGRICULTURAL

Mailing Address:

KOCSIS MICHAEL & STACI
6243 CARRIAGE CAPE
SAN ANTONIO TX 78261

Description:

A PARCEL OF LAND BEING PART OF THE NE 1/4 OF SEC 10 ALSO PART OF THE NW 1/4 OF SEC 11, ALL IN T5S R9E, BEG AT THE NW COR OF SEC 11, TH E 272.35 FT ; TH S 0 DEG 38' 20" E 2631.90 FT; TH S 89 DEG 54' 10" W 278.43 FT; TH S 89 DEG 53' 10" W 82.74 FT; TH N 0 DEG 30' 23" W 2632.32 FT; TH N 89 DEG 53' 40" E 82.74 FT TO POB. CONTAINING 21.64 AMOL

Most Recent Sale Information

Sold on 10/19/2023 for 200,000 by BAKER MATTHEW J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

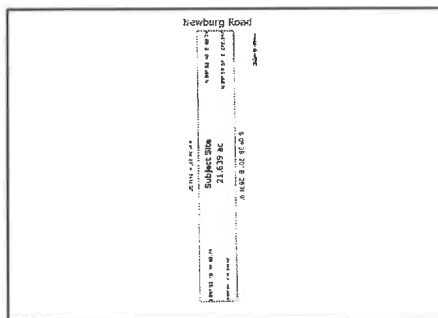
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:
2025 S.E.V.:	64,100	2025 Taxable:	62,272	Acreage: 21.64
Zoning:	AG	Land Value:	Tentative	Frontage: 0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth: 0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 015 032 00	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	DUBKE BRADLEY E & AGNES S (LE)	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	CARLETON ROCKWOOD RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2024R04724	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric	MAP #	
Topography:	Rolling	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	101 AGRICULTURAL
Mailing Address:	Description:		
DUBKE BRADLEY E & AGNES S (LE) 911 READY RD CARLETON MI 48117	1503-0871 SEC 15 T5S R9E 87.70 A E 1/2 OF W 1/2 OF NW 1/4 & W 1/2 OF E 1/2 OF NW 1/4 ALSO N 1/2 OF NE 1/4 OF SW 1/4 EXC PAR COM AT A PT IN CL OF CARLETON-SO ROCKWOOD RD E 1000 FT FR NW COR OF SEC 15 TH S 200 FT THE 340 FT TO CL OF SWAN CRK DR TH ALG CL OF SD CRK TO CL OF SD RD TH W'LY ALG CL OF SD RD 200 FT TO POB ALSO EXC PAR TO STATE HWY DEPT (PARCEL C-41)		

Most Recent Sale Information

Sold on 04/17/2023 for 351,200 by CRONENWETT TRUST.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2023R06187
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Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	246,900	2025 Taxable:	112,623	Acreage:	87.70
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts: BLDG FALLING DOWN

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 031 022 03	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	HUFFMAN DOUGLAS J & NOEWL Y	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	S STONY CREEK RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R04023	Prev. Taxable Stat	TAXABLE
Split:	10/16/2017	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Electric, Standard Utilities	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	101 AGRICULTURAL

Mailing Address:	Description:
HUFFMAN DOUGLAS J & NOEWL Y 9121 N STONEY CREEK RD CARLETON MI 48117	A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 5 SOUTH, RANGE 9 EAST, ASH TOWNSHIP, MONROE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CAPPED BAR MARKING THE SOUTHEAST CORNER OF SECTION 31, SAID BAR BEING 2596.43 FEET SOUTH 00°03'20" WEST FROM A CAPPED BAR MARKING THE EAST QUARTER CORNER OF SECTION 31; THENCE SOUTH 89 DEG 23' 47" E 104.22 FT TO POB; TH N 0 DEG 36' 13" E 600.01 FT; TH N 89 DEG 26' 46" W 714.79 FT; TH S 55 DEG 38' 54" W 200.00 FT; THENCE NORTH 34° 21'06" WEST, ON THE CENTERLINE OF SOUTH STONY CREEK ROAD (66 FEET WIDE), A DISTANCE OF 741.46 FEET TO A POINT; THENCE NORTH 76°55'00" EAST, AND PASSING A TYPICAL CAPPED IRON PIN SET ON THE EASTERLY LINE OF SOUTH STONY CREEK ROAD (66 FEET WIDE), A TOTAL DISTANCE OF 588.61 FEET TO A TYPICAL CAPPED IRON PIN SET; THENCE SOUTH 89°19'48" EAST, A DISTANCE OF 615.62 FEET TO A TYPICAL CAPPED IRON PIN SET ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;

Most Recent Sale Information

Sold on 03/17/2023 for 187,000 by GOTZ DARRELL J & ANN M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2023R04023
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Most Recent Permit Information

None Found

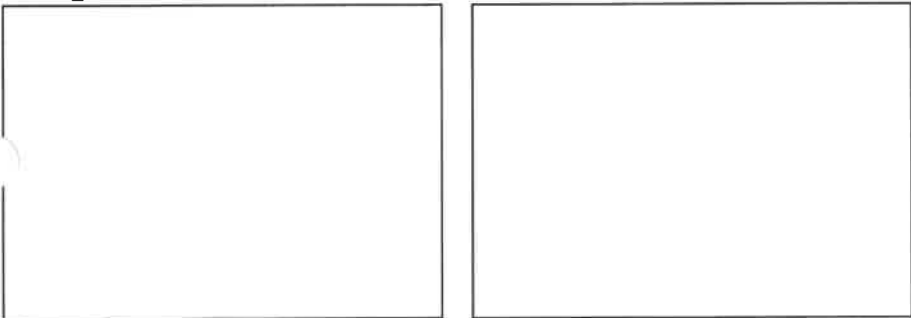
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	100,700	2025 Taxable:	40,722	Acreage:	34.11
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 034 012 20	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SB-INVEST LP	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	E LABO RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2023R00902	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities. Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	101 AGRICULTURAL

Mailing Address:	Description:
SB-INVEST LP 23944 EUREKA RD STE 105 TAYLOR MI 48180	PARCEL OF LAND BEING IN THE N 1/2 OF SEC 34; T5S R9E, DES AS COM AT THE N 1/4 COR OF SEC 34; TH S 01 DEG 37' 15" E 75.00 FT TO POB; TH N 87 DEG 51' 48" E 1.75 FT TO THE W'LY ACCESS ROW OF INTERSTATE 275; TH ALONG SAID ROW THE FOLLOWING 5 COURSES: 1) S 27 DEG 38' 55" E 251.14 FT; 2) S 62 DEG 20' 54" W 75.00 FT; 3) S 27 DEG 39' 06" E 37.45 FT; 4) S 17 DEG 59' 06" E 337.93 FT; 5) S 01 DEG 20' 54" W 203.10 FT; TH S 88 DEG 45' 03" W 216.09 FT; TH N 36 DEG 31' 06" W 59.05 FT; TH AL A CURVE TO THE RIGHT 67.97 FT HAVING A RADIUS OF 205.00 FT A DELTA ANGLE OF 18 DEG 59' 50" AND A CHORD OF S 64 DEG 27' 03" W 67.66 FT; TH S 06 DEG 05' 43" E 39.61 FT; TH A CURVE TO THE RIGHT 128.93 FT HAVING A RADIUS OF 630.00 FT A DELTA ANGLE OF 11 DEG 43' 34" AND A CHORD OF SOUTH 0 DEG 13' 56" E 128.71 FT; TH S 05 DEG 37' 50" W 174.07 FT; TH S 03 DEG 57' 09" W 508.54 FT; TH S 83 DEG 50' 42" W 413.47 FT; TH S 01 DEG 37' 58" E 898.06 FT; TH S 88 DEG 38' 38" W 1963.36 FT; TH N 01 DEG 43' 23" W 637.83 FT; TH N 88 DEG 39' 02" E 1305.77 FT; TH N 01 DEG 44' 24" W 558.09 FT; TH N 43 DEG 45' 03" E 675.39 FT; TH N 01 DEG 36' 30" W 715.89 FT; TH N 02 DEG 07' 57" W 253.00 FT; TH N 87 DEG 51' 48" E 82.03 FT; TH S 01 DEG 36' 32" E 45.00 FT, TH N 87 DEG 51' 48" E 210.

Most Recent Sale Information

Sold on 01/17/2023 for 516,900 by COBBLESTONE REAL ESTATE LLC.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2023R00902
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Most Recent Permit Information

Permit 4412 on 02/06/2003 for \$0 category DEMOLISH.

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	205,600	2025 Taxable:	205,600	Acreage:	68.59
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 034 026 00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	MASSERANT FARMS LLC	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	1565 E NEWPORT RD NEWPORT, MI 48166-	Taxable Status	TAXABLE
Liber/Page:	2025R09139	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Electric	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	101 AGRICULTURAL
Mailing Address:	Description:		
MASSERANT FARMS LLC	865-801 SEC 34 T5S R9E 0.9717 A COM AT S 1/4 COR OF SEC 34-TH N 88DEG 48' W 132.5 FT TH N 1DEG 12' E 230 FT TH		
5717 TROMBLEY RD	S 88DEG 48' E 184 FT TH S 1DEG 12' W 230.24 FT TH N 88DEG 32' W 51.5 FT TO POB.		
NEWPORT MI 48166			

Most Recent Sale Information

Sold on 06/02/2025 for 150,000 by FIRST MERCHANTS BANK.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2025R09139
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Most Recent Permit Information

None Found

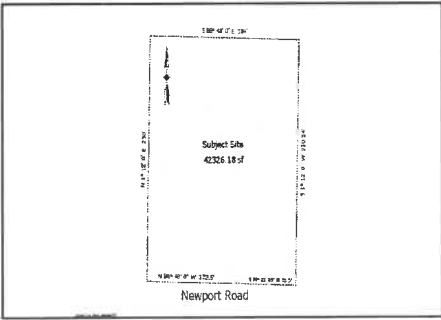
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	22,800	2025 Taxable:	19,193	Acreage:	1.01
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/20/2025 2:39 PM

Parcel:	01 034 035 31	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	MASSERANT FARMS LLC	Previous Class:	202.COMMERCIAL-VACANT
Property Address:	TELEGRAPH RD	Taxable Status	TAXABLE
	/	Prev. Taxable Stat	TAXABLE
Liber/Page:	2025R09139	Gov. Unit:	01 ASH TOWNSHIP
Split:	07/18/2013	MAP #	
		School:	58020 AIRPORT COMMUNITY SCH DIST
Public Impr.:	Paved Road	Neighborhood:	101 AGRICULTURAL
Topography:	Level		

Mailing Address:	Description:
MASSERANT FARMS LLC	A PARCEL OF LAND BEING PART OF THE S 1/2 OF SEC 34 T5S R9E DES AS COM AT THE SE COR OF SEC 34 TH N 88 DEG 32' 00" W 1971.82 FT TO POB; TH N 0 DEG 56' 51" E 502.49 FT; TH TH N 88 DEG 36' 53" W 1130.93 FT; TH S 01 DEG 23' 07" W 192.00 FT; TH N 88 DEG 36' 53" W 472.11 FT; TH S 29 DEG 0' 25" W 353.62 FT; TH S 88 DEG 48' 32" E 981.03 FT; TH N 0 DEG 11' 00" E 230.00 FT; TH S 88 DEG 48' 32" E 184.00 FT; TH S 0 DEG 11" W 230.25 FT; TH S 88 DEG 32' E 605.80 FT TO POB.
5717 TROMBLEY RD	CONTAINING 16.0574 AC
NEWPORT MI 48166	

Most Recent Sale Information

Sold on 06/02/2025 for 150,000 by FIRST MERCHANTS BANK.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2025R09139
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Most Recent Permit Information

None Found

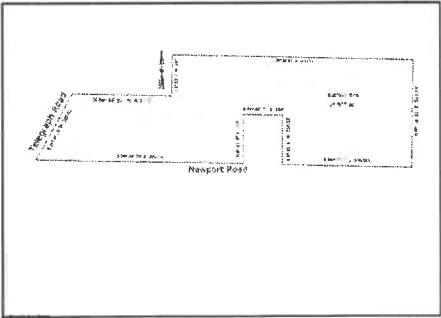
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	160,600	2025 Taxable:	60,488	Acreage:	16.06
Zoning:	C-2 (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Ash Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
01 009 022 00	475 CARLETON ROCKWOOD RD	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,400	44.48	\$166,319
01 014 001 00	2808 CARLETON ROCKWOOD RD	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,800	43.14	\$287,780
01 004 048 01	187 E NEWBURG RD	06/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,500	48.50	\$301,427
01 029 021 00	1133 W SIGLER RD	12/06/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,000	48.40	\$281,839
01 004 043 00	14024 GRAFTON RD	09/01/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$87,300	47.84	\$195,955
01 008 011 01	13955 GRAFTON RD	05/13/24	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$114,400	39.72	\$267,917
01 009 010 00	330 ALBERT DR	11/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$213,200	49.12	\$568,076
01 018 014 00	2053 CARLETON WEST RD	02/01/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$83,700	38.22	\$203,513
01 004 029 00	14610 GRAFTON RD	07/19/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$140,800	43.32	\$314,811
01 016 042 00	12484 FESSNER RD	10/18/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$161,600	51.30	\$342,779
01 031 013 00	9734 S STONY CREEK RD	12/11/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$182,400	43.43	\$476,479
01 018 047 00	12342 KNOX DR	09/03/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$130,800	44.34	\$305,717
01 009 009 00	13210 GRAFTON RD	05/31/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,800	41.91	\$327,778
01 020 007 00	11691 GRAFTON RD	07/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$89,600	36.57	\$230,474
01 080 032 00	2040 ROSE	05/10/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$118,200	42.23	\$281,583
01 033 027 10	831 E NEWPORT RD	03/04/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$120,700	46.07	\$268,988
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000	\$71,400	36.62	\$252,471
01 024 005 01	3552 READY RD	02/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,400	33.60	\$359,816
01 018 073 00	12197 MAXWELL RD	08/05/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,800	38.88	\$266,917
01 014 003 25	2855 THORN DR	04/24/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$414,100	53.43	\$934,323
01 002 028 10	14320 ANABELL RD	12/15/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$177,600	46.13	\$427,594
01 010 006 50	1244 E NEWBURG RD	09/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$214,700	50.52	\$490,208
01 020 011 00	11585 GRAFTON RD	05/24/24	\$312,100	WD	03-ARM'S LENGTH	\$312,100	\$120,300	38.55	\$344,835
01 016 021 00	270 CARLETON ROCKWOOD RD	06/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,100	44.31	\$347,134
01 001 016 10	3210 WILL CARLETON RD	07/07/23	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000	\$316,600	48.71	\$1,043,026
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$88,600	32.22	\$319,624
01 005 044 10	14045 KENNETH DR	02/24/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$286,300	46.18	\$664,737
01 016 009 00	640 CARLETON ROCKWOOD RD	11/27/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$171,100	47.27	\$386,524
01 004 025 01	14532 GRAFTON RD	12/15/23	\$749,900	LC	03-ARM'S LENGTH	\$749,900	\$306,500	40.87	\$758,602
01 003 032 20	1325 E NEWBURG RD	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$241,700	48.34	\$548,621
01 009 005 22	13820 GRAFTON RD	06/27/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$289,300	44.85	\$747,300
01 033 001 50	9618 FAWNWOOD DR	07/16/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$331,600	51.02	\$742,004
01 018 022 20	2397 CARLETON WEST RD	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$232,800	58.20	\$528,895
01 025 028 40	3861 E LABO RD	05/23/24	\$562,600	WD	03-ARM'S LENGTH	\$562,600	\$280,900	49.93	\$601,722
Totals:			\$13,095,000			\$13,095,000	\$5,970,000	45.59	\$14,585,788
							Sale. Ratio =>	45.59	
							Std. Dev. =>	5.74	

Due to no improved Agricultural sales, sales from the three large rural ECF neighborhoods were utilized to develop the 2026 Agricultural ECF. ECF of 1.051 was utilized for the 2026 year.

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Appr. Date	Other Parcels in Sale
\$52,073	\$112,927	\$98,821	1.143	1,578	\$71.56	00024	1-STORY	\$50,000	/ /	
\$99,850	\$180,150	\$154,548	1.166	2,116	\$85.14	00001	2-STORY	\$99,850	/ /	
\$186,092	\$113,908	\$99,776	1.142	1,021	\$111.57	00001	1-STORY	\$182,990	/ /	
\$56,027	\$193,973	\$193,167	1.004	1,936	\$100.19	00002	2-STORY	\$56,027	/ /	
\$54,156	\$128,344	\$116,611	1.101	1,208	\$106.25	00001	1-STORY	\$51,700	/ /	
\$68,134	\$219,866	\$171,631	1.281	1,437	\$153.00	00008	1-STORY	\$65,000	/ /	
\$93,954	\$340,046	\$403,624	0.842	4,440	\$76.59	00008	2-STORY	\$90,000	/ /	
\$49,372	\$169,628	\$131,857	1.286	1,104	\$153.65	00002	1-STORY	\$48,000	/ /	
\$36,414	\$288,586	\$228,945	1.261	2,148	\$134.35	00001	1-STORY	\$31,000	/ /	
\$54,883	\$260,117	\$245,645	1.059	1,864	\$139.55	00024	1-STORY	\$54,600	/ /	
\$94,778	\$325,222	\$326,519	0.996	2,480	\$131.14	00002	1-STORY	\$90,240	/ /	
\$62,553	\$232,447	\$208,010	1.117	1,968	\$118.11	00002	2-STORY	\$59,662	/ /	
\$62,866	\$230,134	\$225,265	1.022	1,884	\$122.15	00008	2-STORY	\$54,787	/ /	
\$66,103	\$178,897	\$140,608	1.272	1,260	\$141.98	00002	1-1/2 STORY	\$65,795	/ /	
\$65,952	\$213,948	\$184,458	1.160	1,759	\$121.63	00002	1-STORY	\$62,500	/ /	
\$49,392	\$212,608	\$180,589	1.177	1,392	\$152.74	00001	1-STORY	\$45,805	/ /	01 005 024 00
\$82,426	\$112,574	\$113,183	0.995	942	\$119.51	00002	1-STORY	\$81,926	/ /	
\$96,390	\$303,610	\$239,864	1.266	2,271	\$133.69	00003	1-1/2 STORY	\$96,390	/ /	
\$52,743	\$232,257	\$184,182	1.261	1,876	\$123.80	00002	2-STORY	\$52,743	/ /	
\$110,000	\$665,000	\$677,897	0.981	4,884	\$136.16	00001	2-STORY	\$100,000	/ /	
\$142,413	\$242,587	\$237,239	1.023	1,848	\$131.27	00001	1-STORY	\$139,125	/ /	
\$121,033	\$303,967	\$304,862	0.997	2,016	\$150.78	00001	1-STORY	\$106,825	/ /	
\$62,519	\$249,581	\$241,502	1.033	2,208	\$113.03	00002	2-STORY	\$62,500	/ /	
\$67,093	\$282,907	\$240,820	1.175	1,320	\$214.32	00024	1-STORY	\$65,900	/ /	
\$395,968	\$254,032	\$333,266	0.762	2,741	\$92.68	00001	1-1/2 STORY	\$384,770	/ /	01 001 017 00
\$64,238	\$210,762	\$218,465	0.965	1,668	\$126.36	00002	1-STORY	\$62,838	/ /	
\$109,572	\$510,428	\$477,525	1.069	3,408	\$149.77	00002	2-STORY	\$104,650	/ /	
\$114,667	\$247,303	\$233,097	1.061	1,576	\$156.92	00024	1-1/4 STORY	\$109,000	/ /	
\$169,850	\$580,050	\$483,810	1.175	2,185	\$265.47	00001	1-STORY	\$162,850	/ /	
\$74,335	\$425,665	\$393,114	1.083	2,233	\$190.62	00001	1-STORY	\$72,335	/ /	
\$54,520	\$590,480	\$591,007	0.999	4,094	\$144.23	00008	2-STORY	\$53,520	/ /	
\$97,950	\$552,050	\$532,615	1.036	2,729	\$202.29	00001	2-STORY	\$97,950	/ /	
\$65,100	\$334,900	\$396,745	0.844	2,308	\$145.10	00002	1-STORY	\$62,600	/ /	
\$183,710	\$378,890	\$376,927	1.005	2,608	\$145.28	00003	1-1/2 STORY	\$170,550	/ /	
\$9,877,844		\$9,396,194			\$137.08					
E.C.F. =>			1.051							
Ave. E.C.F. =>			1.081							

Land Table	Property Class	Building Depr.
024 SEC 9 & 16	401	45
001 CENTRAL TOWNSHIP	401	45
001 CENTRAL TOWNSHIP	401	48
002 W. OF GRAFTON	401	51
001 CENTRAL TOWNSHIP	401	53
008 SEC 8 & 9 GRAFTON	401	58
008 SEC 8 & 9 GRAFTON	401	61
002 W. OF GRAFTON	401	62
001 CENTRAL TOWNSHIP	401	63
024 SEC 9 & 16	401	64
002 W. OF GRAFTON	401	65
002 W. OF GRAFTON	401	65
008 SEC 8 & 9 GRAFTON	401	66
002 W. OF GRAFTON	401	66
002 W. OF GRAFTON	401	67
001 CENTRAL TOWNSHIP	401	67
002 W. OF GRAFTON	401	68
003 E. OF TELEGRAPH	401	69
002 W. OF GRAFTON	401	71
001 CENTRAL TOWNSHIP	401	73
001 CENTRAL TOWNSHIP	401	74
001 CENTRAL TOWNSHIP	401	75
002 W. OF GRAFTON	401	75
024 SEC 9 & 16	401	76
001 CENTRAL TOWNSHIP	401	78
002 W. OF GRAFTON	401	78
002 W. OF GRAFTON	401	78
024 SEC 9 & 16	401	79
001 CENTRAL TOWNSHIP	401	80
001 CENTRAL TOWNSHIP	401	81
008 SEC 8 & 9 GRAFTON	401	82
001 CENTRAL TOWNSHIP	401	82
002 W. OF GRAFTON	401	88
003 E. OF TELEGRAPH	401	92