

Chesaning Township 2025  
ECF Analysis-Residential  
Neighborhood(s):

2105

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residential	Cost Man. \$	E.C.F.
13-09-3-02-2006-000	14347 STUART	06/24/22	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$115,600	44.29	\$221,299	\$35,986	\$225,014	\$241,127	0.933
13-09-3-03-2006-000	14520 CORUNNA	05/09/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,900	50.24	\$165,794	\$18,992	\$146,008	\$181,237	0.806
13-09-3-05-4008-000	14882 MCKEIGHAN	09/18/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$172,400	40.56	\$344,776	\$34,879	\$390,121	\$382,589	1.020
13-09-3-08-1001-000	15293 FRANDSCHE	08/10/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$239,400	45.00	\$478,848	\$59,952	\$472,048	\$517,156	0.913
13-09-3-08-1001-011	11375 BALDWIN	05/24/22	\$556,500	WD	03-ARM'S LENGTH	\$556,500	\$0	0.00	\$679,041	\$44,485	\$512,015	\$783,402	0.654
13-09-3-08-1001-021	11870 BROOKSHIRE	08/11/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$241,400	46.60	\$482,780	\$44,000	\$474,000	\$541,704	0.875
13-09-3-08-1001-028	11375 BALDWIN	05/24/22	\$556,500	WD	03-ARM'S LENGTH	\$556,500	\$238,100	42.79	\$476,234	\$32,949	\$423,551	\$547,265	0.957
13-09-3-08-3018-000	11640 W BRADY	11/04/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,700	41.21	\$115,340	\$8,975	\$131,025	\$131,315	0.998
13-09-3-09-2004-000	15495 MCKEIGHAN	12/29/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$100,000	70.42	\$199,922	\$14,755	\$127,245	\$228,601	0.557
13-09-3-10-1003-000 & 1006	9000 CHESANING	06/26/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$84,400	64.92	\$168,825	\$53,194	\$127,245	\$152,347	0.504
13-09-3-11-3006-000	15473 STUART	04/03/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$72,000	52.55	\$144,089	\$15,855	\$121,145	\$158,314	0.765
13-09-3-14-1004-000	8275 VOLKMER	10/10/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$83,700	31.00	\$167,405	\$23,177	\$246,823	\$178,059	1.386
13-09-3-14-3005-000	16951 STUART	06/15/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,500	39.84	\$251,060	\$22,250	\$292,750	\$282,481	1.036
13-09-3-15-4008-000	16950 STUART RD	01/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,000	52.92	\$254,064	\$27,103	\$212,897	\$280,199	0.760
13-09-3-17-4210-000	16250 SCORENTO	10/13/23	\$193,250	WD	03-ARM'S LENGTH	\$193,250	\$79,500	41.14	\$158,922	\$19,284	\$173,966	\$172,393	1.009
13-09-3-19-3005-000	11589 W BRADY	05/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,100	36.27	\$134,156	\$5,250	\$179,750	\$159,143	1.129
13-09-3-21-2004-005	12664 FERDEN	05/26/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,400	39.16	\$148,806	\$16,993	\$173,007	\$162,732	1.063
13-09-3-22-1005-000	17318 SHARON	07/20/23	\$315,000	SD	03-ARM'S LENGTH	\$315,000	\$130,500	41.43	\$261,075	\$21,219	\$293,781	\$296,119	0.992
13-09-3-22-3010-000	9381 W PEET	06/08/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$56,100	57.84	\$112,294	\$13,500	\$83,500	\$121,968	0.685
13-09-3-23-4006-000	17653 CORUNNA	10/21/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$108,900	58.86	\$217,844	\$20,471	\$164,529	\$243,670	0.675
13-09-3-23-3003-002	8554 FERDEN	01/12/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,000	47.62	\$200,091	\$25,112	\$184,888	\$216,023	0.856
13-09-3-29-1006-004	8150 FERDEN	12/13/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,600	32.76	\$121,174	\$8,550	\$176,450	\$139,042	1.269
13-09-3-30-1001-001	18037 NIVER	04/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,600	39.84	\$199,223	\$15,020	\$234,980	\$227,411	1.033
13-09-3-32-1010-000	18234 FRANDSCHE	12/16/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,400	49.27	\$216,729	\$64,502	\$155,498	\$187,935	0.827
	19250 NIVER	11/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,200	39.69	\$206,318	\$43,689	\$216,311	\$200,777	1.077
<b>Totals:</b>			<b>\$6,678,250</b>			<b>\$6,678,250</b>	<b>\$2,728,400</b>	<b>40.86</b>	<b>\$6,136,109</b>		<b>\$5,988,108</b>	<b>\$6,733,008</b>	<b>0.889</b>
						<b>Sale Ratio =&gt;</b>	<b>Std. Dev. =&gt;</b>				<b>E.C.F. =&gt;</b>	<b>Ave. E.C.F. =&gt;</b>	<b>USE</b>
							<b>13.21</b>					<b>0.911</b>	<b>0.890</b>

Chesaning Township 2025  
 ECF Analysis-Residential  
 Neighborhood(s): 2205

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Assmt.	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residential	Cost Man. \$	E.C.F.
13-09-3-02-2008-000	14337 STUART	05/17/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$75,800	43.07	\$151,641	\$14,106	\$161,894	\$154,534	1.048
13-09-3-05-3006-000	11744 BALDWIN	01/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,200	36.08	\$180,489	\$24,157	\$225,843	\$175,654	1.286
13-09-3-07-4001-001	15520 FRANDSCHE	05/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$99,600	79.68	\$199,217	\$21,588	\$103,412	\$199,583	0.518
13-09-3-07-4001-002	12072 W BRADY	05/20/22	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$49,300	60.49	\$98,560	\$24,429	\$57,071	\$83,293	0.685
13-09-3-08-3023-000	15511 FRANDSCHE	10/05/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,600	48.57	\$163,202	\$24,462	\$143,538	\$155,888	0.921
13-09-3-09-1003-000	15041 SHARON	08/08/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,700	43.80	\$131,431	\$26,991	\$113,009	\$117,348	1.048
13-09-3-13-1003-003	7353 VOLKMER	11/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,200	39.68	\$198,472	\$21,436	\$228,564	\$198,917	1.149
13-09-3-14-3003-000	8872 PEET	08/30/23	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$72,800	50.24	\$145,608	\$15,240	\$129,660	\$146,481	0.885
13-09-3-18-3008-001	16525 S OAKLEY	08/09/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$106,600	34.95	\$213,197	\$42,918	\$262,082	\$191,325	1.370
13-09-3-19-2001-001	12585 PEET	03/29/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,500	62.27	\$136,943	\$22,172	\$87,828	\$128,956	0.681
13-09-3-21-2002-000	10597 PEET	05/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,900	48.76	\$165,711	\$19,911	\$150,089	\$146,849	0.916
13-09-3-22-3004-000	17835 CORUNNA	10/26/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,100	45.69	\$146,156	\$15,460	\$144,540	\$146,849	0.984
13-09-3-23-4003-000	8200 FERDEN	08/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,500	45.77	\$119,064	\$15,440	\$114,560	\$116,431	0.984
13-09-3-26-1001-007	8089 FERDEN	10/03/22	\$175,900	WD	03-ARM'S LENGTH	\$175,900	\$118,600	40.22	\$237,291	\$21,008	\$273,892	\$243,015	1.127
13-09-3-27-3002-004	18841 CORUNNA	08/25/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$79,100	52.87	\$158,233	\$20,388	\$154,612	\$154,882	0.998
13-09-3-27-4003-000	9052 DITCH	08/26/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$81,900	45.20	\$163,818	\$24,441	\$130,459	\$156,603	0.833
13-09-3-28-4005-000	18574 CORUNNA	09/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$61,400	81.87	\$122,787	\$12,787	\$62,213	\$123,596	0.503
13-09-3-29-1011-000	18653 SHARON	08/24/23	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$72,600	44.13	\$145,209	\$20,764	\$143,736	\$139,826	1.028
13-09-3-29-2007-000	11765 FERDEN	09/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,500	37.95	\$167,081	\$24,026	\$195,974	\$160,736	1.219
13-09-3-29-3001-003	18824 SHARON	10/17/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,800	50.63	\$207,603	\$16,745	\$188,255	\$214,447	0.878
13-09-3-32-4001-000	19575 S NIVER	03/14/24	\$225,900	WD	03-ARM'S LENGTH	\$225,900	\$91,500	40.50	\$183,087	\$41,062	\$184,838	\$159,579	1.158
13-09-3-36-2126-000	19363 AMMAN	10/19/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,500	42.60	\$149,015	\$10,800	\$164,100	\$155,298	1.057
<b>Totals:</b>			<b>\$3,910,500</b>			<b>\$3,910,500</b>	<b>\$1,791,700</b>	<b>45.82</b>	<b>\$3,583,815</b>		<b>\$3,430,169</b>	<b>\$3,487,061</b>	<b>0.984</b>
							<b>Sale. Ratio =&gt;</b>	<b>12.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.967</b>
							<b>Std. Dev. =&gt;</b>					<b>USE</b>	<b>0.980</b>

Chesaning Township 2025  
ECF Analysis-Residential  
Neighborhood(s):

2300

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-09-3-09-0684-800	428 CLARK	03/11/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$60,700	44.31	\$121,474	\$14,310	\$122,690	\$135,651	0.904
13-09-3-09-1327-000 & 001	400 OAK GROVE	01/29/24	\$468,500	WD	03-ARM'S LENGTH	\$468,500	\$183,000	39.06	\$365,881	\$31,506	\$336,994	\$423,260	1.032
13-09-3-09-1338-000	404 N LINE	08/02/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$65,600	47.54	\$131,297	\$14,648	\$123,352	\$147,657	0.835
13-09-3-15-0842-000	608 SUNNYSIDE	09/14/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$73,500	43.26	\$146,993	\$20,566	\$149,334	\$160,034	0.933
13-09-3-15-0847-000	809 SUNFLOWER	09/13/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$77,200	38.89	\$154,313	\$18,485	\$180,015	\$171,934	1.047
13-09-3-15-0916-000 & 0923	409 ANDRES	07/26/22	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$64,200	47.24	\$128,472	\$31,135	\$104,765	\$138,720	0.755
13-09-3-15-0918-000	505 ANDRES	04/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,900	50.35	\$115,863	\$15,400	\$99,600	\$127,168	0.783
13-09-3-15-1502-500	704 HAMPTON	03/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,700	45.83	\$215,371	\$31,245	\$203,755	\$233,071	0.874
13-09-3-15-1513-003	805 E BROAD	10/14/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$123,800	47.63	\$247,562	\$15,880	\$244,020	\$293,268	0.832
13-09-3-15-1527-000	808 E LIBERTY	06/22/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$93,700	35.76	\$187,402	\$30,659	\$231,341	\$198,409	1.166
13-09-3-15-1545-000	118 ANDRES	06/16/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,800	40.40	\$199,708	\$16,355	\$153,645	\$332,092	0.662
13-09-3-15-1554-000	831 E BROAD	01/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,800	42.54	\$161,692	\$18,200	\$181,800	\$181,635	1.001
13-09-3-15-1560-001	638 CENTER	07/14/23	\$238,100	WD	03-ARM'S LENGTH	\$238,100	\$78,700	40.24	\$199,503	\$21,271	\$144,670	\$166,052	0.871
13-09-3-16-0183-000	401 S FRONT	12/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,800	65.33	\$117,612	\$14,000	\$76,000	\$131,154	0.579
13-09-3-16-0181-000	407 S FRONT	11/06/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$74,000	42.54	\$157,422	\$40,330	\$144,670	\$167,551	0.921
13-09-3-16-0414-800	412 CHAPMAN	08/08/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$58,200	43.56	\$147,951	\$15,586	\$154,314	\$167,551	0.921
13-09-3-16-0562-700	217 S WOOD	09/18/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$58,200	45.29	\$116,332	\$16,697	\$111,803	\$126,120	0.886
13-09-3-16-1008-500	622 LOCKWOOD	11/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,200	31.86	\$92,322	\$34,299	\$275,701	\$244,075	1.130
13-09-3-16-1046-700	616 S CHAPMAN	09/14/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$66,500	41.59	\$133,085	\$15,400	\$144,556	\$148,968	1.338
13-09-3-16-1662-700	300 BRADY	06/15/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,100	38.56	\$208,122	\$16,974	\$253,026	\$241,960	1.046
13-09-3-16-3105-000	650 S MAIN	11/09/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$72,700	70.58	\$145,309	\$14,000	\$89,000	\$166,214	0.535
13-09-3-16-3105-000	920 BENTLEY	05/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,300	48.87	\$146,559	\$18,612	\$131,388	\$161,958	0.811
Totals:			\$4,439,100			\$4,439,100	\$1,929,900	43.48	\$3,859,363		\$3,957,098	\$4,308,484	0.918
								9.11					0.910

Sale. Ratio => 43.48  
Std. Dev. => 9.11  
E.C.F. => 0.918  
Ave. E.C.F. => 0.910

USE 0.920

Chesaning Township 2025  
 ECF Analysis- Residential  
 Neighborhood(s): 2400

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Curr Armt.	Asd/Adj. Sale	Curr Appraisal	Land + Yard	Bldg. Residual	Cost Min \$	E.C.F.
13-09-3-08-1207-000	997 N 4TH	08/22/23	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$52,200	37.29	\$104,453	\$13,500	\$126,500	\$107,004	1.182
13-09-3-09-0680-000	311 N LINE	11/23/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$49,500	38.08	\$99,051	\$14,350	\$115,650	\$99,648	1.161
13-09-3-09-0683-000	411 N LINE	05/18/23	\$116,500	WD	03-ARMS LENGTH	\$116,500	\$62,300	53.48	\$124,509	\$14,000	\$102,500	\$130,011	0.788
13-09-3-09-0693-003	320 FIRST	09/06/23	\$128,500	WD	03-ARMS LENGTH	\$128,500	\$47,800	37.20	\$95,681	\$18,585	\$109,915	\$90,701	1.212
13-09-3-09-0707-000	623 N LINE	12/06/22	\$136,000	WD	03-ARMS LENGTH	\$136,000	\$66,500	41.54	\$112,982	\$18,155	\$117,845	\$111,561	1.056
13-09-3-09-1319-000	506 N LINE	01/18/24	\$139,500	WD	03-ARMS LENGTH	\$139,500	\$56,500	33.19	\$92,548	\$11,855	\$127,645	\$94,933	1.345
13-09-3-09-1325-000	1104 BRADY	01/05/24	\$126,000	WD	03-ARMS LENGTH	\$126,000	\$59,500	47.22	\$118,912	\$29,037	\$96,963	\$105,735	0.917
13-09-3-15-0905-004	730 VOLKMER	12/13/23	\$98,000	WD	03-ARMS LENGTH	\$98,000	\$69,300	70.71	\$138,603	\$16,381	\$81,619	\$143,791	0.568
13-09-3-15-1526-004	922 LIBERTY	11/15/22	\$175,500	WD	03-ARMS LENGTH	\$175,500	\$112,600	64.16	\$225,238	\$13,320	\$162,180	\$249,315	0.651
13-09-3-15-1555-000	721 E BROAD	08/22/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$71,700	30.51	\$143,356	\$15,400	\$219,600	\$150,536	1.459
13-09-3-16-0101-000	522 S FRONT	08/04/23	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$78,300	55.93	\$156,684	\$15,400	\$175,900	\$166,216	0.750
13-09-3-16-0112-001	404 S FRONT	10/21/22	\$189,900	WD	03-ARMS LENGTH	\$189,900	\$77,400	40.76	\$154,847	\$14,000	\$174,600	\$147,641	1.088
13-09-3-16-0137-000	502 S FRONT	04/14/23	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$69,900	39.94	\$139,830	\$14,335	\$160,665	\$147,641	1.088
13-09-3-16-0199-000	210 N SAGINAW	01/24/23	\$104,000	WD	03-ARMS LENGTH	\$104,000	\$48,700	46.83	\$97,453	\$18,566	\$85,434	\$92,808	0.921
13-09-3-16-0206-000	310 CANAL	09/27/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$53,600	44.67	\$107,172	\$14,000	\$106,000	\$109,614	0.967
13-09-3-16-0231-000	122 N WASHINGTON	03/27/24	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$46,600	78.98	\$93,280	\$13,535	\$45,465	\$93,818	0.485
13-09-3-16-0310-001	118 S COMMERCIAL	06/15/23	\$149,900	WD	03-ARMS LENGTH	\$149,900	\$74,200	49.50	\$148,333	\$21,074	\$88,926	\$77,788	1.143
13-09-3-16-0356-700	1009 BRADY	10/04/23	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$39,100	43.49	\$78,238	\$14,000	\$75,900	\$152,309	0.860
13-09-3-16-0519-000	503 S CHAPMAN	07/15/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$40,300	29.85	\$80,605	\$14,724	\$120,276	\$77,507	1.552
13-09-3-16-0531-000	221 1ST	02/23/24	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$61,100	45.26	\$122,273	\$20,825	\$114,175	\$119,351	0.957
13-09-3-16-0534-000	514 PINE	10/14/22	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$44,500	44.50	\$89,064	\$16,707	\$83,293	\$85,126	0.974
13-09-3-16-0537-000	520 PINE	05/20/22	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$55,900	69.88	\$111,734	\$14,000	\$128,000	\$153,252	0.835
13-09-3-16-0571-000	210 S LINE	06/06/22	\$142,000	WD	03-ARMS LENGTH	\$142,000	\$72,100	50.77	\$144,264	\$14,000	\$103,900	\$100,269	1.036
13-09-3-16-0572-000	200 S LINE	09/21/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$50,600	42.20	\$101,229	\$16,000	\$103,900	\$107,112	1.332
13-09-3-16-1105-000	621 LOCKWOOD	09/15/22	\$138,000	WD	03-ARMS LENGTH	\$138,000	\$50,600	32.74	\$150,688	\$14,062	\$123,938	\$157,129	1.355
13-09-3-16-1106-000	521 LIBERTY	02/17/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$57,000	47.50	\$113,998	\$14,285	\$105,715	\$117,309	0.901
13-09-3-16-1111-000	601 LIBERTY	12/02/22	\$153,000	WD	03-ARMS LENGTH	\$153,000	\$72,400	47.32	\$144,850	\$24,512	\$128,488	\$141,574	0.908
13-09-3-16-1122-000	718 BENTLEY	03/28/24	\$157,000	WD	03-ARMS LENGTH	\$157,000	\$52,700	33.57	\$105,330	\$17,633	\$252,367	\$222,324	1.135
13-09-3-16-1642-000	201 MASON	11/09/23	\$187,000	WD	03-ARMS LENGTH	\$187,000	\$62,300	33.32	\$124,547	\$24,602	\$147,715	\$107,112	1.381
13-09-3-16-1722-000	219 N MAIN	08/12/22	\$133,500	WD	03-ARMS LENGTH	\$133,500	\$53,900	40.37	\$107,716	\$21,205	\$112,295	\$101,778	1.103
Totals:						\$4,858,100	\$2,086,600	42.95	\$4,173,421	\$4,291,769	\$4,243,635	\$4,243,635	1.011
						Sale. Ratio =>		11.68			E.C.F. =>		1.029
						Std. Dev. =>					Ave. E.C.F. =>		1.010
						USE							

Chesaning Township 2025  
 ECF Analysis - Agricultural  
 Neighborhood(s): 8100, 8200, 8800

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.
13-09-3-05-4003-000	11401 HARRIS	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,400	55.29	\$248,842	\$134,309	\$90,691	\$128,689	0.705
13-09-3-11-2003-000	15301 STUART	05/18/23	\$379,373	WD	03-ARM'S LENGTH	\$379,373	\$171,300	45.15	\$342,540	\$184,819	\$194,554	\$194,717	0.999
13-09-3-20-2001-001	11723 PEET	05/19/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$85,500	45.02	\$171,045	\$14,064	\$175,836	\$176,383	0.997
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$279,400	53.22	\$558,734	\$187,943	\$337,057	\$457,767	0.736
<b>Totals:</b>			<b>\$1,319,273</b>			<b>\$1,319,273</b>	<b>\$660,600</b>	<b>50.07</b>	<b>\$1,321,161</b>		<b>\$798,138</b>	<b>\$957,556</b>	

Sale, Ratio => 50.07  
 Std. Dev. => 5.36  
 E.C.F. => 0.834  
 Ave. E.C.F. => 0.859  
 USE 0.840



**CHESANING 2025 COMMERCIAL & INDUSTRIAL ECF - PRIME**

Parcel No	NBHD	Date	Amount	Adj	Adj Sale	Land	Misc	Residual	STC	ECF
09-3-09-0674,0687,0691	Prime	Dec-22	6,555,560	0.75	5,100,000	136,400	38,992	4,924,608	7,303,492	0.67
09-3-10-1403-014	Prime	May-22	945,000	0.75	708,750	300,717	-	408,033	399,449	1.02
13-09-15-1582-002	Prime	May-23	1,730,000	0.80	1,384,000	128,600	31,017	1,224,383	885,092	1.38
57-12-200-075	Prime	Oct-21	225,000	1.00	225,000	19,856	3,904	201,240	136,954	1.47
57-07-501-076	Prime	1/20/2022	396,000	1.00	396,000	45,719	27,450	322,831	394,093	0.82
								7,081,095	9,119,080	0.78
									<b>USE</b>	<b>0.78</b>

CHESANING 2025 COMMERCIAL ECF - MULTI FAMILY

Parcel No	NBHD	Date	Amount	Adj	Adj Sale	Land	Misc	Residual	STC	ECF
09-3-16-0404-000	CV	Jul-24	400,000	1.00	400,000	52,800	3,380	343,820	487,442	0.71
09-3-16-0205-000	CBD	02-23022	87,630	1.00	87,630	13,800	3,871	69,959	121,118	0.58
					-			413,779	608,560	0.68
									USE	0.69



Chesaning Township 2025  
Agricultural land analysis

Agricultural Sales

parcel	date	price	total acres	row & drain	LI/bldgs	acres w/eq	non till @	crop	value till	\$/acre	#1 eq	\$/#1 eq
27-10-5-06-2002-004	1/22/2024	142500	33.03	1.78		0	0	0	142500	4,560	28.13	5,066
13-09-3-17-1804-001	1/19/2023	191,500	38.26	0		0	0	38.26	\$ 191,500	5,005	38.16	5,018
13-09-3-16-1621-000	9/16/2022	64,900	15.91	0		0	0	15.91	\$ 64,900	4,079	11.93	5,440
13-09-3-05-1003-000	8/29/2022	175,000	39.91	1.73		0	0	38.18	\$ 175,000	4,584	34.39	5,089
13-09-3-12-3003-000	3/4/2022	311,905	56.71	4.93		0	0	51.78	\$ 311,905	6,024	51.78	6,024
13-09-3-13-1001-004	12/7/2023	244,801	31.83	2.28		0	0	27.42	\$ 236,068	8,609	26.96	8,756
13-09-3-15-1001-004	3/29/2024	70,000	14.68	0.12		0	0	9.16	\$ 47,860	5,225	8.7	5,501
13-09-3-23-4002-000	8/7/2024	334,890	74.43	6.06		0	0	59.05	\$ 296,678	5,024	56.6	5,242
20-09-4-22-2001-002,003,005, 011	10/20/2021	\$ 471,900	73.81	0.56	47,276	4.95	25,245	68.30	\$ 399,379	5,847	58.05	6,880
20-09-4-16-4002-000	12/20/2021	\$ 324,500	59.00	1.79		-	-	57.21	\$ 324,500	5,672	47.45	6,839
20-09-4-20-1001-000, 29-1001-001	12/20/2021	\$ 403,790	63.56	2.98		-	-	60.58	\$ 403,790	6,665	55.73	7,245
20-09-4-06-2001-000	10/20/2021	\$ 400,000	85.10	1.10		5.00	25,500	79.00	\$ 374,500	4,741	55.30	6,772
20-09-4-31-1001-003	4/22/2022	\$ 450,000	74.60	2.18		6.30	32,130	66.12	\$ 417,870	6,320	62.81	6,653
20-09-4-31-1002-003	4/14/2022	\$ 450,000	76.15	1.78		2.30	11,730	72.07	\$ 438,270	6,081	68.47	6,401
20-09-4-10-3001-000 (I=sale of house)	7/12/2022	\$ 685,000	93.84	3.64		-	-	90.20	\$ 493,000	5,466	81.18	6,073
20-09-4-07-3002-000	2/6/2023	\$ 469,848	58.04	2.16	60,900	-	-	55.88	\$ 408,948	7,318	53.09	7,703
20-09-4-35-1002-002	5/5/2023	\$ 446,000	76.00	0.65		7.00	35,700	68.35	\$ 410,300	6,003	61.52	6,669
								888.72	\$ 5,136,968	5,780	800.25	6,419

Woods sales	parcel	sale date	price	acres	\$/acre
	27-10-5-30-1005-000	10-Oct	\$ 90,000	11.82	7,614
	27-10-5-15-1001-007	21-Dec	\$ 120,000	20.04	5,988
	27-10-5-31-4004-001	21-Aug	\$ 99,000	30	3,300
	27-10-5-20-1003-002	6/27/2024	\$ 155,000	30.01	5,165
	27-10-5-08-1003-000	10/19/2023	\$ 128,000	19.31	6,629
	27-10-5-13-1001-000	12/20/2021	\$ 94,000	20	4,700
	27-10-5-01-3004-001	4/12/2024	\$ 92,900	20.49	4,534
			\$ 778,900	152	5,135

Use	Rate Table	#1 land - 100%	#1 eq	\$/#1 eq
	#1 land - 100%	6,400	28.13	5,066
	#2 95%	6,080	38.16	5,018
	#3 90%	5,760	11.93	5,440
	#4 85%	5,440	34.39	5,089
	#5 80%	5,120	51.78	6,024
	#6 75%	4,800	26.96	8,756
	avg	5,600	8.7	5,501
	avg	5,600	56.6	5,242
	avg	5,600	5.672	47.45
	avg	5,600	6.665	55.73
	avg	5,600	4.741	55.30
	avg	5,600	6.320	6.772
	avg	5,600	6.081	62.81
	avg	5,600	68.47	6,401
	avg	5,600	81.18	6,073
	avg	5,600	53.09	7,703
	avg	5,600	61.52	6,669
	avg	5,600	800.25	6,419

1.5 acre parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	1.5 Acre Ind.
29-1023-006	4/13/2022	\$ 18,000	\$ 18,000		1.86	\$ 9,677	\$ 14,516
01-3003-004	11/4/2021	\$ 20,000	\$ 20,000		1.83	\$ 10,929	\$ 16,393
						\$ 10,303	\$ 15,455

Chart size	value	rate/acre
1	15,000	15,000
1.5	16,000	10,667
2	18,100	9,050
2.5	22,000	8,800
3	25,500	8,500
4	32,600	8,150
5	35,000	7,000
7	42,000	6,000
10	50,000	5,000
15	61,200	4,080
20	79,600	3,980
25	90,000	3,600
30	99,000	3,300
40	102,500	2,563
50	120,000	2,400
100	236,000	2,360

2 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2 Acre Ind.
01-4009-001	2/15/2021	\$ 21,000	\$ 21,000		2.24	\$ 9,375	\$ 18,750
18-3019-000	9/3/2021	\$ 12,000	\$ 12,000		1.82	\$ 6,593	\$ 13,187
03-1001-004	8/8/2022	\$ 15,500	\$ 15,500		2.04	\$ 7,598	\$ 15,196
21-2004-008 (pt)	2/19/2021	\$ 20,000	\$ 20,000		1.95	\$ 10,256	\$ 20,513
01-3003-004	11/4/2021	\$ 20,000	\$ 20,000		1.83	\$ 10,929	\$ 21,858
29-1023-006	4/13/2022	\$ 18,000	\$ 18,000		1.86	\$ 9,677	\$ 19,355
						\$ 9,072	\$ 18,143

Chesaning Twp

2025 Res Land acreage

Chart size	value	rate/acre
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1	15,000	15,000
1.5	16,000	10,667
2	18,100	9,050
2.5	22,500	9,000
3	26,400	8,800
4	34,400	8,600
5	40,000	8,000
7	52,500	7,500
10	56,000	5,600
15	61,200	4,080
20	79,600	3,980
25	90,000	3,600
30	99,000	3,300
40	102,500	2,563
50	120,000	2,400
100	236,000	2,360

2.5 & 3 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2.5 Acre Ind.
03-1001-004	8/8/2022	\$ 15,500	\$ 15,500		2.04	\$ 7,598	\$ 18,995
09-2003-003	10/29/2021	\$ 24,000	\$ 24,000		2.57	\$ 9,339	\$ 23,346
29-2004-009	5/19/2022	\$ 34,000	\$ 34,000		2.97	\$ 11,448	\$ 34,343
09-2003-012	8/5/2021	\$ 25,000	\$ 25,000		3.14	\$ 7,962	\$ 23,885
03-1001-007	10/21/2022	\$ 18,000	\$ 18,000		2.94	\$ 6,122	\$ 15,306
29-2004-009	5/19/2022	\$ 34,000	\$ 34,000		2.97	\$ 11,448	\$ 28,620
						\$ 8,986	\$ 25,539

4 & 5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	4 Acre Ind.
13-1001-003	2/28/2022	\$ 35,000	\$ 35,000		3.89	\$ 8,997	\$ 35,990
11-3007-000	1/3/2024	\$ 35,000	\$ 35,000		4.51	\$ 7,761	\$ 31,042
19-4005-000	6/2/2023	\$ 60,000	\$ 46,900	.3 ac pond	5.14	\$ 9,125	\$ 45,623
						\$ 8,627	\$ 37,551

7 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	7 Acre Ind.
08-2001-007	11/13/2024	\$ 60,000	\$ 60,000		6.71	\$ 8,942	\$ 62,593

15 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	15 Acre Ind.
16-1621-000	9/16/2022	\$ 64,900	\$ 64,900		15.91	\$ 4,079	\$ 61,188
						\$	\$ 61,188

20 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	20 Acre Ind.
20-09-4-01-2005-000	22-Apr	\$ 62,000	\$ -	\$ 62,000	19	3,263	\$ 65,263
27-10-5-13-1001-000	20-Dec	\$ 94,000	\$ -	\$ 94,000	20	4,700	\$ 94,000
						\$	\$ 79,632

30 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	30 Acre Ind.
27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000	30	3,300	99000

40 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	40 Acre Ind.
27-10-5-05-2004-000	5/21/2021	\$ 102,500	\$ -	\$ 102,500	40	2,563	102500

100 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	100 Acre Ind.
27-10-5-15-1001 & 4001-4	3/21/2021	\$ 180,000	\$ -	\$ 180,000	76.3	2,359	235,911

Chesaning 2024 land analysis  
table: 1001 Village standard lot

USE

Group	value
standard	12,000
minus 5%	11,400
minus 50%	6,000
minus 75%	3,000
plus 10%	13,200
plus 30%	15,600

group	avg @ 10%	land sales
MINUS 5%	5,633	
STANDARD L	11,500	12,900
PLUS 10	13,073	10,560
PLUS 30%	15,700	15,000

Land sales

class	parcel	sale date	price	23 land value	group
	402 13-09-3-16-0417-000	11/7/2022	8,800	9800	STANDARD LOT
	402 13-09-3-15-1587-007	10/28/2021	15,000	9800	STANDARD LOT
	402 13-09-3-15-1587-006	10/28/2021	15,000	9800	STANDARD LOT
	avg		12,933		
	402 13-09-3-15-1564-000	9/8/2022	12,950	10800	PLUS 10
	402 13-09-3-15-0923-000	7/26/2022	12,231	10800	PLUS 10
	402 13-09-3-16-1677-000	2/11/2022	6,500	10800	PLUS 10
	avg		10,560		
	401 13-09-3-09-0711-000	7/28/2021	15,000	12750	PLUS 30

Improved sales  
class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0206-000	10/7/2022	59000	5,900	9300	MINUS 5%
401 13-09-3-16-0527-601	9/30/2021	45000	4,500	9300	MINUS 5%
401 13-09-3-16-0427-700	9/21/2021	65000	6,500	9300	MINUS 5%
avg			5,633		

class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0519-000	3/14/2023	52900	5,290	9800	STANDARD LOT
401 13-09-3-16-1105-000	2/17/2023	120000	12,000	9800	STANDARD LOT
401 13-09-3-16-0137-000	1/24/2023	104000	10,400	9800	STANDARD LOT
401 13-09-3-16-1106-000	12/2/2022	153000	15,300	9800	STANDARD LOT
401 13-09-3-16-0181-000	12/2/2022	90000	9,000	9800	STANDARD LOT
401 13-09-3-09-0680-000	11/23/2022	130000	13,000	9800	STANDARD LOT
401 13-09-3-16-1662-700	11/3/2022	103000	10,300	9800	STANDARD LOT
401 13-09-3-16-0107-000	10/21/2022	189900	18,990	9800	STANDARD LOT
401 13-09-3-16-0534-000	10/14/2022	100000	10,000	9800	STANDARD LOT
401 13-09-3-16-0623-900	9/15/2022	138000	13,800	9800	STANDARD LOT
401 13-09-3-16-1722-000	8/12/2022	133500	13,350	9800	STANDARD LOT
401 13-09-3-16-0414-800	8/8/2022	128500	12,850	9800	STANDARD LOT
401 13-09-3-09-1338-000	8/2/2022	138000	13,800	9800	STANDARD LOT
401 13-09-3-16-0356-700	7/15/2022	195000	19,500	9800	STANDARD LOT
401 13-09-3-16-0571-000	7/1/2022	119900	11,990	9800	STANDARD LOT
401 13-09-3-16-0537-000	6/6/2022	142000	14,200	9800	STANDARD LOT
401 13-09-3-16-0535-000	5/20/2022	80000	8,000	9800	STANDARD LOT
401 13-09-3-16-1126-000	3/11/2022	84500	8,450	9800	STANDARD LOT
401 13-09-3-16-0565-000	3/9/2022	115000	11,500	9800	STANDARD LOT
401 13-09-3-16-0377-700	3/1/2022	129000	12,900	9800	STANDARD LOT
401 13-09-3-16-0621-000	2/15/2022	105000	10,500	9800	STANDARD LOT
401 13-09-3-16-0387-000	12/9/2021	92000	9,200	9800	STANDARD LOT
401 13-09-3-16-1108-900	11/5/2021	93000	9,300	9800	STANDARD LOT
401 13-09-3-16-1108-900	11/4/2021	88000	8,800	9800	STANDARD LOT
401 13-09-3-16-1119-700	10/29/2021	115000	11,500	9800	STANDARD LOT
401 13-09-3-16-0356-700	10/28/2021	156962	15,696	9800	STANDARD LOT
401 13-09-3-16-0668-800	8/20/2021	65000	6,500	9800	STANDARD LOT
401 13-09-3-16-0134-000	7/1/2021	62000	6,200	9800	STANDARD LOT
401 13-09-3-16-0528-001	6/16/2021	96300	9,630	9800	STANDARD LOT
401 13-09-3-16-0528-000	6/16/2021	78700	7,870	9800	STANDARD LOT
401 13-09-3-16-0627-001	6/11/2021	149500	14,950	9800	STANDARD LOT
401 13-09-3-16-0623-900	5/10/2021	124900	12,490	9800	STANDARD LOT
401 13-09-3-16-1001-800	5/4/2021	105000	10,500	9800	STANDARD LOT
401 13-09-3-16-0572-000	4/23/2021	134000	13,400	9800	STANDARD LOT
avg			11,505		

class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0361-000	12/21/2022	65000	6,500	10800	PLUS 10
401 13-09-3-09-0707-000	12/6/2022	136000	13,600	10800	PLUS 10
401 13-09-3-09-0707-000	12/6/2022	136000	13,600	10800	PLUS 10

401 13-09-3-16-3105-000	5/9/2022	150000	15,000	10800 PLUS 10
401 13-09-3-15-0918-000	4/22/2022	115000	11,500	10800 PLUS 10
401 13-09-3-15-0944-000	2/2/2022	139900	13,990	10800 PLUS 10
401 13-09-3-15-0934-000	1/24/2022	142000	14,200	10800 PLUS 10
401 13-09-3-16-1614-700	12/7/2021	132000	13,200	10800 PLUS 10
401 13-09-3-15-0911-000	11/29/2021	115000	11,500	10800 PLUS 10
401 13-09-3-16-0263-000	11/10/2021	145000	14,500	10800 PLUS 10
401 13-09-3-16-0433-000	10/8/2021	140000	14,000	10800 PLUS 10
401 13-09-3-15-0326-022	9/24/2021	195000	19,500	10800 PLUS 10
401 13-09-3-15-1569-000	7/2/2021	145000	14,500	10800 PLUS 10
401 13-09-3-16-3120-000	6/15/2021	60000	6,000	10800 PLUS 10
401 13-09-3-15-0933-000	5/26/2021	145000	14,500	10800 PLUS 10
	avg		13,073	

class	parcel	sale date	price	10% price	23 land value	group
	401 13-09-3-16-0531-000	4/25/2022	135000	13,500	12750	PLUS 30%
	401 13-09-3-16-0434-000	1/21/2022	177000	17,700	12750	PLUS 30%
	401 13-09-3-16-1664-000	12/1/2021	165000	16,500	12750	PLUS 30
	401 13-09-3-15-1502-500	10/29/2021	216300	21,630	12750	PLUS 30%
	401 13-09-3-16-0434-000	10/7/2021	175000	17,500	12750	PLUS 30%
	401 13-09-3-15-1587-008	9/10/2021	227000	22,700	12750	PLUS 30
	401 13-09-3-15-1506-000	7/7/2021	78000	7,800	12750	PLUS 30%
	401 13-09-3-16-0608-000	6/30/2021	157000	15,700	12750	PLUS 30%
	401 13-09-3-15-1587-002	6/25/2021	155350	15,535	12750	PLUS 30
	401 13-09-3-15-0827-000	6/22/2021	145000	14,500	12750	PLUS 30%
	401 13-09-3-16-1005-000	5/13/2021	95000	9,500	12750	PLUS 30%
		avg		15,688		

**Chesaning Township 2025  
Land Value analysis - village residential lots**

parcel	date	price	10% price	24 land value	group
13-09-3-15-0905-000	12/13/2023	98,000	9,800	13200	PLUS 10
13-09-3-16-1008-500	9/14/2023	159,900	15,990	13200	PLUS 10
13-09-3-15-1555-000	8/22/2023	235,000	23,500	13200	PLUS 10
13-09-3-16-0101-000	8/4/2023	140,000	14,000	13200	PLUS 10
13-09-3-15-1545-000	6/16/2023	170,000	17,000	13200	PLUS 10
13-09-3-16-1111-000	5/24/2023	270,000	27,000	13200	PLUS 10
13-09-3-09-0707-000	12/6/2022	136,000	13,600	13200	PLUS 10
13-09-3-09-0707-000	12/6/2022	136,000	13,600	13200	PLUS 10
13-09-3-16-3105-000	5/9/2022	150,000	15,000	13200	PLUS 10
13-09-3-15-0918-000	4/22/2022	115,000	11,500	13200	PLUS 10
		avg	16,099		
		median	14,500		

Group	USE	
	value	indicated
standard	14,000	14000
minus 5%	13,300	
minus 50%	7,000	
minus 75%	3,500	
plus 10%	15,400	15400
plus 30%	18,200	18200

parcel	date	price	10% price	24 land value	group
13-09-3-16-0524-000	1/31/2024	100,000	10,000	15600	PLUS 30
13-09-3-16-1642-000	11/3/2023	187,000	18,700	15600	PLUS 30
13-09-3-15-4210-000	10/13/2023	193,250	19,325	15600	PLUS 30
13-09-3-15-1502-500	3/8/2024	235,000	23,500	15600	PLUS 30%
13-09-3-15-1554-000	1/19/2024	200,000	20,000	15600	PLUS 30%
13-09-3-16-0562-700	9/18/2023	310,000	31,000	15600	PLUS 30%
13-09-3-15-0842-000	9/14/2023	169,900	16,990	15600	PLUS 30%
13-09-3-15-0847-000	9/13/2023	198,500	19,850	15600	PLUS 30%
13-09-3-09-0693-003	9/6/2023	128,500	12,850	15600	PLUS 30%
13-09-3-16-0231-000	6/15/2023	149,900	14,990	15600	PLUS 30%
13-09-3-16-0531-000	4/25/2022	135,000	13,500	15600	PLUS 30%
		avg	18,246		
		median	18,700		

parcel	date	price	10% price	24 land value	group
13-09-3-16-1122-000	3/28/2024	157,000	15,700	12000	STANDARD LOT
13-09-3-16-0209-000	3/27/2024	110,000	11,000	12000	STANDARD LOT
13-09-3-09-0684-800	3/11/2024	137,000	13,700	12000	STANDARD LOT
13-09-3-16-0519-000	2/23/2024	135,000	13,500	12000	STANDARD LOT
13-09-3-16-0605-000	11/20/2023	145,000	14,500	12000	STANDARD LOT
13-09-3-16-0183-000	11/6/2023	169,900	16,990	12000	STANDARD LOT
13-09-3-16-0310-001	10/4/2023	89,900	8,990	12000	STANDARD LOT
13-09-3-16-0199-000	9/27/2023	120,000	12,000	12000	STANDARD LOT
13-09-3-16-0572-000	9/21/2023	230,000	23,000	12000	STANDARD LOT
13-09-3-16-1046-700	6/15/2023	270,000	27,000	12000	STANDARD LOT
13-09-3-09-0683-000	5/18/2023	116,500	11,650	12000	STANDARD LOT
13-09-3-16-0112-001	4/14/2023	175,000	17,500	12000	STANDARD LOT
13-09-3-16-1105-000	2/17/2023	120,000	12,000	12000	STANDARD LOT
13-09-3-16-0137-000	1/24/2023	104,000	10,400	12000	STANDARD LOT
13-09-3-16-1106-000	12/2/2022	153,000	15,300	12000	STANDARD LOT
13-09-3-16-0181-000	12/2/2022	90,000	9,000	12000	STANDARD LOT
13-09-3-09-0680-000	11/23/2022	130,000	13,000	12000	STANDARD LOT
13-09-3-16-1662-700	11/3/2022	103,000	10,300	12000	STANDARD LOT
13-09-3-16-0107-000	10/21/2022	189,900	18,990	12000	STANDARD LOT
13-09-3-16-0534-000	10/14/2022	100,000	10,000	12000	STANDARD LOT
13-09-3-16-0623-900	9/15/2022	138,000	13,800	12000	STANDARD LOT
13-09-3-16-1722-000	8/12/2022	133,500	13,350	12000	STANDARD LOT
13-09-3-09-1338-000	8/2/2022	138,000	13,800	12000	STANDARD LOT
13-09-3-16-0356-700	7/15/2022	195,000	19,500	12000	STANDARD LOT
13-09-3-16-0571-000	7/1/2022	119,900	11,990	12000	STANDARD LOT
13-09-3-16-0537-000	6/6/2022	142,000	14,200	12000	STANDARD LOT
13-09-3-16-0535-000	5/29/2022	80,000	8,000	12000	STANDARD LOT
		avg	14,043		
		median	13,500		

CHESANING 2025 COMMERCIAL LAND VALUES

Main

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Confident	Document	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre
29-13-3-15-4002-007	GARFIELD I	3/23/2024	100,000	WD	03-ARMS I	100,000	No	2.02E+09		8.60	8.14	0.46	\$12,285
23-12-4-19-4029-000	MIDLAND I	3/20/2024	120,000	WD	03-ARMS I	120,000	No	2.02E+09		11.83	7.47	4.36	\$16,064
13-09-3-16-0635-000 (i)	1100 LOCK	11/30/2023	220,000	WD	19-MULTI I	169,298	No	2.02E+09	13-09-3-16-0630-000, 1	8.07	7.85	0.22	\$21,567
23-12-4-11-1314-002	FASHION S	4/11/2022	105,000	WD	03-ARMS I	105,000	No	2.02E+09		4.68	4.68	0.00	\$22,436

SECONDARY - USED RESIDENTIAL ACREAGE CHART

Prime

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Confident	Document	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre
18-13-4-27-1001-003	PIERCE RD	7/13/2022	585,000	MLC	19-MULTI I	585,000	No	2.02E+09	18-13-4-27-1006-000	42.35	40.00	2.35	\$14,625
23-12-4-05-2014-001	TITTABAW,	9/27/2022	540,000	WD	19-MULTI I	540,000	No	2.02E+09	23-12-4-05-2014-000	32.35	31.85	0.50	\$16,954
91-30-2-98-1000-000	110 DAVEN	6/16/2023	110,000	CD	19-MULTI I	110,000	No	2.02E+09	91-30-2-98-2000-000	4.23	3.38	0.85	\$32,544
29-13-3-17-1002-000	8515 MIDL	4/11/2022	80,000	WD	03-ARMS I	80,000	No	2.02E+09		2.60	2.10	0.50	\$38,095
10-12-5-32-3103-000	3647 DIXIE	5/9/2023	32,000	CD	03-ARMS I	32,000	No	2.02E+09		0.40	0.40	0.00	\$80,000

acres	total used	value/acre
1	50,000	42,000
1.5	63,000	33,000
2	66,000	
2.5	69,000	27,600
3	72,000	24,000
4	78,000	19,500
5	90,000	18,000
7	100,000	14,286
10	120,000	12,000
15	144,000	9,600
20	174,000	8,700
25	189,000	7,560
30	204,000	6,800
40	234,000	5,850
50	264,000	5,280
100	414,000	4,140

acres	total used	value/acre
1	75,000	56,667
1.5	85,000	45,000
2	90,000	40,000
2.5	100,000	36,667
3	110,000	35,000
4	140,000	34,000
5	170,000	33,000
7	231,000	32,000
10	320,000	26,667
15	400,000	24,000
20	480,000	20,000
25	500,000	18,000
30	540,000	-
40	-	-
50	-	-
100	-	-