

Chelsea General Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
G -07-02-301-002	2212 N DANCER RD	11/01/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$48,900
G -07-02-301-003	2208 N DANCER RD	09/17/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$48,000
G -07-02-301-005	10406 DEXTER-CHELSEA RD	05/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,100
G -07-02-301-009	10390 DEXTER-CHELSEA RD	07/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,200
G -07-04-100-003	2625 N LIMA CENTER RD	08/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$133,800
G -07-09-400-004	1105 N LIMA CENTER RD	04/26/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,700
G -07-10-200-042	11043 CONNELL DR	04/11/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$187,700
G -07-10-200-045	DEXTER-CHELSEA RD	10/27/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$50,900
G -07-10-300-011	802 HIDDEN CREEK CT	05/21/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$182,100
G -07-10-300-015	813 HIDDEN CREEK CT	10/07/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,900
G -07-10-400-005	10980 TRINKLE TRAIL	09/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,600
G -07-15-100-011	881 CODY DR	04/05/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$187,700
G -07-15-200-005	11445 TRINKLE RD	11/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$150,900
G -07-16-100-006	11865 TRINKLE RD	08/03/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,500
G -07-16-200-004	854 N FLETCHER RD	08/03/22	\$505,000	WD	03-ARM'S LENGTH	\$300,582	\$106,900
G -07-16-200-005	N FLETCHER RD	08/03/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$214,700
G -07-16-200-007	620 N FLETCHER RD	10/04/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$214,700
G -07-16-200-009	460 N FLETCHER RD	02/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,700
G -07-16-400-005	11600 SEITZ DR	04/16/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$101,600
G -07-17-100-007	12723 TRINKLE	05/03/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$55,000
G -07-17-100-008	TRINKLE	08/31/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$55,000
G -07-17-100-009	991 N FLETCHER RD	07/30/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$56,500
G -07-17-200-007	13460 HARPER DR	01/31/22	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$212,600
G -07-17-200-010	13400 HARPER DR	05/27/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$218,700
G -07-17-200-012	13340 HARPER DR	10/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$129,400
G -07-17-200-019	13427 HARPER DR	01/17/23	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$192,000
G -07-17-300-048	13405 OLD US 12	08/27/21	\$279,050	WD	03-ARM'S LENGTH	\$279,050	\$120,400
G -07-17-300-075	13370 MARVEL LN	07/01/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,600
G -07-18-100-014	13782 OLD US 12	04/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,900
G -07-18-400-004	13537 OLD US 12	03/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,300
G -07-18-400-005	13555 OLD US 12	06/21/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$84,400
G -07-19-100-009	557 S FREER RD	07/23/21	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$220,600

G -07-19-300-018	14010 JERUSALEM RD	07/15/21	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$236,600	
G -07-19-400-016	847 FREER RD	12/22/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$36,000	
G -07-21-100-002	50 S LIMA CENTER RD	04/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,900	
G -07-22-100-013	10515 JACKSON RD	10/22/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,200	
G -07-26-300-005	969 S DANCER RD	08/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$209,200	
G -07-27-200-020	1075 S LIMA CENTER RD	05/13/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$126,800	
G -07-28-300-008	1581 NATHAN'S TRAIL	05/04/21	\$775,000	WD	03-ARM'S LENGTH	\$665,106	\$324,400	
G -07-28-300-009	NATHAN'S TRAIL	05/04/21	\$775,000	WD	03-ARM'S LENGTH	\$109,894	\$53,600	
G -07-28-400-003	SCIO CHURCH RD	03/15/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$2,600	
G -07-29-100-011	1235 S FLETCHER RD	04/15/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$91,000	
G -07-29-100-024	13037 JERUSALEM RD	10/10/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$44,900	
G -07-29-400-012	1505 S FLETCHER RD	10/04/21	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$28,500	
G -07-29-400-012	1505 S FLETCHER RD	01/13/23	\$124,725	WD	03-ARM'S LENGTH	\$124,725	\$28,000	
G -07-29-400-019	12882 SAGER RD	01/14/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,500	
G -07-30-200-012	JERUSALEM RD	07/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,000	
G -07-31-300-010	14303 SCIO CHURCH RD	06/02/22	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$301,100	
G -07-33-100-006	1741 S LIMA CENTER RD	05/06/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$342,500	
G -07-33-100-009	1906 S LIMA CENTER RD	04/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,100	
G -07-34-300-016	1812 GUENTHER RD	03/21/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$268,100	
Totals:			\$17,277,275			\$16,297,857	\$6,556,000	
							Sale. Ratio =>	
							Std. Dev. =>	

After Analysis, Utilized Vacant land study as well as above chart to determine the land value chart for the township. This will be utilized for

Chelsea/Dexter Land Value Chart

1 Acre	42500
1.5 Acre	50000
2 Acre	60000
2.5 Acre	67500
3 Acre	75000
4 Acre	85000
5 Acre	95000
7 Acre	115000

10 Acre	135000
15 Acre	145000
20 Acre	160000
25 Acre	165000
30 Acre	175000
40 Acre	200000
50 Acre	250000
100 Acre	500000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
51.47	\$92,520	\$95,000	\$92,520	0.0	0.0	6.12	6.12	#DIV/0!	\$15,523
73.85	\$90,968	\$65,000	\$90,968	0.0	0.0	5.43	5.43	#DIV/0!	\$11,971
40.81	\$102,600	\$135,000	\$102,600	0.0	0.0	12.00	12.00	#DIV/0!	\$11,250
40.15	\$101,322	\$135,000	\$101,322	0.0	0.0	11.29	11.29	#DIV/0!	\$11,957
34.31	\$278,410	\$211,274	\$99,684	0.0	0.0	10.38	10.38	#DIV/0!	\$20,354
35.71	\$349,278	\$199,740	\$99,018	0.0	0.0	10.01	10.01	#DIV/0!	\$19,954
39.94	\$412,886	\$120,509	\$63,495	0.0	0.0	3.37	3.37	#DIV/0!	\$35,759
63.70	\$96,045	\$79,900	\$96,045	0.0	0.0	8.03	8.03	#DIV/0!	\$9,950
33.17	\$425,281	\$183,538	\$59,819	0.0	0.0	12.05	12.05	#DIV/0!	\$15,235
33.72	\$92,455	\$145,000	\$92,455	0.0	0.0	6.09	6.09	#DIV/0!	\$23,806
38.98	\$366,032	\$162,986	\$99,018	0.0	0.0	10.01	10.01	#DIV/0!	\$16,282
25.03	\$569,934	\$265,891	\$85,825	0.0	0.0	4.78	4.78	#DIV/0!	\$55,626
33.53	\$327,951	\$179,019	\$56,970	0.0	0.0	2.83	2.83	#DIV/0!	\$63,258
41.83	\$274,769	\$67,171	\$41,940	0.0	0.0	1.16	1.16	#DIV/0!	\$57,906
35.56	\$232,505	\$108,577	\$40,500	0.0	0.0	1.00	1.00	#DIV/0!	\$108,577
42.51	\$459,638	\$154,745	\$109,383	0.0	0.0	9.63	25.74	#DIV/0!	\$16,069
38.34	\$465,711	\$192,734	\$98,445	0.0	0.0	9.63	9.63	#DIV/0!	\$20,014
43.63	\$324,180	\$124,820	\$99,000	0.0	0.0	10.00	10.00	#DIV/0!	\$12,482
44.96	\$223,941	\$42,739	\$40,680	0.0	0.0	1.02	1.02	#DIV/0!	\$41,901
37.96	\$99,054	\$144,900	\$99,054	0.0	0.0	10.03	10.03	#DIV/0!	\$14,447
36.69	\$99,018	\$149,900	\$99,018	0.0	0.0	10.01	10.01	#DIV/0!	\$14,975
28.26	\$110,261	\$184,634	\$94,995	0.0	0.0	7.33	7.33	#DIV/0!	\$25,189
43.08	\$473,340	\$119,160	\$99,000	0.0	0.0	10.00	10.00	#DIV/0!	\$11,916
47.54	\$473,320	\$85,680	\$99,000	0.0	0.0	10.00	10.00	#DIV/0!	\$8,568
34.05	\$285,020	\$135,480	\$40,500	0.0	0.0	1.00	1.00	#DIV/0!	\$135,480
37.87	\$417,314	\$165,286	\$75,600	0.0	0.0	4.20	4.20	#DIV/0!	\$39,354
43.15	\$269,204	\$51,516	\$41,670	0.0	0.0	1.13	1.13	#DIV/0!	\$45,589
51.57	\$261,486	\$10,454	\$41,940	0.0	0.0	1.16	1.16	#DIV/0!	\$9,012
39.02	\$273,609	\$81,891	\$40,500	0.0	0.0	1.00	1.00	#DIV/0!	\$81,891
35.69	\$174,093	\$85,332	\$34,425	0.0	0.0	0.85	0.85	#DIV/0!	\$100,391
49.07	\$186,008	\$20,417	\$34,425	0.0	0.0	0.85	0.85	#DIV/0!	\$24,020
47.14	\$495,706	\$71,294	\$99,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,129

43.18	\$514,162	\$166,660	\$132,822	0.0	0.0	25.43	25.43	#DIV/0!	\$6,554
45.57	\$69,314	\$79,000	\$69,314	0.0	0.0	4.03	4.03	#DIV/0!	\$19,603
37.70	\$214,625	\$134,075	\$83,700	0.0	0.0	4.65	4.65	#DIV/0!	\$28,833
43.47	\$366,553	\$108,277	\$94,830	0.0	0.0	7.22	7.22	#DIV/0!	\$14,997
41.84	\$453,425	\$145,575	\$99,000	0.0	0.0	10.00	10.00	#DIV/0!	\$14,558
58.43	\$263,802	\$52,414	\$99,216	0.0	0.0	10.12	10.12	#DIV/0!	\$5,179
48.77	\$829,338	\$66,628	\$230,860	0.0	0.0	25.43	14.57	#DIV/0!	\$2,620
48.77	\$100,548	\$109,894	\$100,548	0.0	0.0	10.86	10.86	#DIV/0!	\$10,119
17.33	\$5,235	\$15,000	\$5,235	0.0	0.0	7.22	7.22	#DIV/0!	\$2,078
34.34	\$194,993	\$111,407	\$41,400	0.0	0.0	1.10	1.10	#DIV/0!	\$101,279
69.08	\$85,320	\$65,000	\$85,320	0.0	0.0	5.02	5.02	#DIV/0!	\$12,948
35.85	\$50,400	\$79,500	\$50,400	0.0	0.0	2.00	2.00	#DIV/0!	\$39,750
22.45	\$50,400	\$124,725	\$50,400	0.0	0.0	2.00	2.00	#DIV/0!	\$62,363
42.31	\$50,400	\$65,000	\$50,400	0.0	0.0	2.00	2.00	#DIV/0!	\$32,500
37.93	\$99,018	\$145,000	\$99,018	0.0	0.0	10.01	10.01	#DIV/0!	\$14,486
39.62	\$664,321	\$194,841	\$99,162	0.0	0.0	10.09	10.09	#DIV/0!	\$19,310
47.24	\$759,443	\$66,501	\$100,944	0.0	0.0	11.08	11.08	#DIV/0!	\$6,002
43.15	\$100,738	\$130,000	\$100,738	0.0	0.0	20.04	20.04	#DIV/0!	\$6,487
35.75	\$590,488	\$260,240	\$100,728	0.0	0.0	10.96	10.96	#DIV/0!	\$23,745
\$14,366,382		\$6,094,324	\$4,162,849	0.0		381.65	386.90		
40.23			Average			Average			Average
10.12			per FF=>	#DIV/0!		per Net Acre=>	15,968.44		per SqFt=>

2024

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
\$0.36	0.00	300	5456-143		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.27	0.00	300	5447-889		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.26	0.00	300	5431-38		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.27	0.00	300	5445-256		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.47	0.00	300	5493-472		CHELSEA GENERAL	1	0	6/30/2009	
\$0.46	0.00	300	5421-874		CHELSEA GENERAL	1	0	9/15/2009	
\$0.82	0.00	300	5478-636		CHELSEA GENERAL	0	1	9/15/2009	
\$0.23	0.00	300	5454-429		CHELSEA GENERAL	0	1	9/22/2009	
\$0.35	0.00	300	5427-13		AG LAND	0	0	NOT INSPECTED	
\$0.55	0.00	300	5450-753		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.37	0.00	300	5451-492		CHELSEA GENERAL	1	0	1/4/2012	
\$1.28	0.00	300	5423/267		DEXTER GENERAL	1	0	11/17/2009	
\$1.45	0.00	300	5502-839		CHELSEA GENERAL	1	0	11/17/2009	
\$1.33	0.00	300	5494-82		CHELSEA GENERAL	0	0	1/28/1997	
\$2.49	0.00	300	5493-122	G -07-16-200-005	CHELSEA GENERAL	0	0	1/28/1997	
\$0.37	0.00	300	5492-921	G -07-16-200-007	CHELSEA GENERAL	1	0	12/13/2009	
\$0.46	0.00	300	5499-384		CHELSEA GENERAL	0	0	1/28/1997	
\$0.29	0.00	300	5510-695		CHELSEA GENERAL	0	0	1/28/1997	
\$0.96	0.00	300	5421/726		CHELSEA GENERAL	0	0	1/28/1997	
\$0.33	0.00	300	5482-113		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.34	0.00	300	5497-71		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.58	0.00	300	5439-676		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$0.27	0.00	300	5468-606		CHELSEA GENERAL	0	0	1/28/1997	
\$0.20	0.00	300	5486-898		CHELSEA GENERAL	0	0	1/28/1997	
\$3.11	0.00	300	5501-883		CHELSEA GENERAL	0	0	12/17/2014	
\$0.90	0.00	300	5509-178		CHELSEA GENERAL	0	0	NOT INSPECTED	
\$1.05	0.00	300	5459-163		CHELSEA GENERAL	0	0	1/28/1997	
\$0.21	0.00	300	5489-977		CHELSEA GENERAL	0	0	1/16/2008	
\$1.88	0.00	300	5417-738		CHELSEA GENERAL	0	0	1/30/1997	
\$2.30	0.00	300	5515-739		CHELSEA GENERAL	0	0	1/30/1997	
\$0.55	0.00	300	5488-324		CHELSEA GENERAL	0	0	1/30/1997	
\$0.16	0.00	300	5437-784		CHELSEA GENERAL	0	0	2/17/1997	

\$0.15	0.00	300 5437-595		CHELSEA GENERAL	0	0	1/16/2008
\$0.45	0.00	300 5462-974		CHELSEA GENERAL	0	0	NOT INSPECTED
\$0.66	0.00	300 5425/430		CHELSEA GENERAL	0	0	1/30/1997
\$0.34	0.00	300 5452-613		CHELSEA GENERAL	0	0	1/30/1997
\$0.33	0.00	300 5495-721		CHELSEA GENERAL	0	0	2/20/1997
\$0.12	0.00	300 5482-805		CHELSEA GENERAL	0	0	2/6/1997
\$0.06	0.00	300 5425/162	G -07-28-300-009	CHELSEA GENERAL	0	0	2/6/1997
\$0.23	0.00	300 5425/162		CHELSEA GENERAL	0	0	2/6/1997
\$0.05	0.00	300 5513-855		CHELSEA GENERAL	0	0	2/17/1997
\$2.33	0.00	300 5479-473		CHELSEA GENERAL	0	0	2/6/1997
\$0.30	0.00	300 5463-212		CHELSEA GENERAL	0	0	NOT INSPECTED
\$0.91	0.00	300 5454-658		CHELSEA GENERAL	0	0	2/6/1997
\$1.43	0.00	300 5508-991		CHELSEA GENERAL	0	0	2/6/1997
\$0.75	0.00	300 5465-996		CHELSEA GENERAL	0	0	2/6/1997
\$0.33	0.00	300		CHELSEA GENERAL	0	0	10/5/2011
\$0.44	0.00	300 5485-844		CHELSEA GENERAL	0	1	10/5/2011
\$0.14	0.00	300 5482-317		CHELSEA GENERAL	1	0	11/30/2011
\$0.15	0.00	300 5423/413		DEXTER GENERAL	0	0	NOT INSPECTED
\$0.55	0.00	300 5515-646		CHELSEA GENERAL	1	0	8/30/2011

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