

Dexter General Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-01-300-014	9180 DEXTER-CHELSEA RD	06/08/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,000	37.50
G -07-01-300-014	9180 DEXTER-CHELSEA RD	09/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,000	34.75
G -07-01-400-001	8570 DEXTER-CHELSEA RD	01/13/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$77,500	25.24
G -07-02-100-010	2954 N DANCER RD	08/31/22	\$1,115,000	WD	03-ARM'S LENGTH	\$1,115,000	\$295,400	26.49
G -07-04-100-005	2507 N LIMA CENTER RD	03/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$163,000	39.76
G -07-11-100-001	9989 DEXTER-CHELSEA RD	02/17/23	\$1,015,000	WD	03-ARM'S LENGTH	\$1,015,000	\$231,500	22.81
G -07-11-100-013	2375 N STEINBACH RD	09/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,300	39.78
G -07-11-400-017	9700 TRINKLE RD	06/09/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,100	48.08
G -07-12-200-011	STEINBACH RD	07/08/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$53,300	31.73
G -07-13-200-021	1292 N STEINBACH RD	10/24/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$250,300	97.39
G -07-13-300-019	GROSS RD	05/11/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$46,000	50.55
G -07-24-200-007	9165 JACKSON RD	10/29/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,100	42.45
G -07-24-200-008	JACKSON RD	10/29/21	\$330,000	WD	03-ARM'S LENGTH	\$24,026	\$10,200	42.45
G -07-26-400-007	9900 W LIBERTY RD	11/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$66,800	21.21
G -07-35-400-011	9630 SCIO CHURCH RD	08/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$186,000	67.64
<b>Totals:</b>			<b>\$6,048,000</b>			<b>\$5,742,026</b>	<b>\$2,092,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>36.44</b>
							<b>Std. Dev. =&gt;</b>	<b>19.54</b>

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 2024

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

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$289,557	\$190,543	\$120,100	0.0	0.0	11.70	11.70	#DIV/0!	\$16,286	\$0.37
\$289,557	\$230,543	\$120,100	0.0	0.0	11.70	11.70	#DIV/0!	\$19,705	\$0.45
\$153,120	\$189,155	\$35,275	0.0	0.0	0.83	0.83	#DIV/0!	\$227,898	\$5.23
\$635,261	\$623,739	\$144,000	0.0	0.0	18.50	18.50	#DIV/0!	\$33,716	\$0.77
\$347,421	\$178,689	\$116,110	0.0	0.0	10.37	10.37	#DIV/0!	\$17,231	\$0.40
\$489,580	\$648,640	\$123,220	0.0	0.0	12.74	12.74	#DIV/0!	\$50,914	\$1.17
\$257,047	\$119,903	\$61,950	0.0	0.0	2.13	2.13	#DIV/0!	\$56,292	\$1.29
\$343,902	\$115,998	\$99,900	0.0	0.0	7.21	7.21	#DIV/0!	\$16,088	\$0.37
\$129,049	\$168,000	\$129,049	0.0	0.0	15.06	15.06	#DIV/0!	\$11,155	\$0.26
\$118,030	\$257,000	\$115,030	0.0	0.0	10.01	10.01	#DIV/0!	\$25,674	\$0.59
\$95,000	\$91,000	\$95,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,200	\$0.42
\$282,416	\$113,994	\$66,410	0.0	0.0	1.96	1.63	#DIV/0!	\$58,160	\$1.34
\$14,025	\$24,026	\$14,025	0.0	0.0	0.33	0.33	#DIV/0!	\$72,806	\$1.67
\$162,180	\$315,000	\$162,180	0.0	0.0	24.06	24.06	#DIV/0!	\$13,092	\$0.30
\$383,104	\$6,926	\$115,030	0.0	0.0	10.01	10.01	#DIV/0!	\$692	\$0.02
<b>\$3,989,249</b>	<b>\$3,273,156</b>	<b>\$1,517,379</b>	<b>0.0</b>		<b>141.61</b>	<b>141.28</b>			
	<b>Average</b>				<b>Average</b>			<b>Average</b>	
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>23,113.88</b>		<b>per SqFt=&gt;</b>	<b>\$0.53</b>



Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	600	5437-707		DEXTER GENERAL	0	1	5/26/2009		401
0.00	600	5498-672		DEXTER GENERAL	0	1	5/26/2009		401
0.00	600	5509-83		DEXTER GENERAL	0	1	5/19/2009		401
0.00	600	5496-759		DEXTER GENERAL	0	0	6/9/2009		401
0.00	600	5477-637		CHELSEA GENERAL	1	0	6/30/2009		401
0.00	600	5512-331		DEXTER GENERAL	0	1	12/17/2014		401
0.00	600	5497-700		DEXTER GENERAL	1	0	10/6/2009		401
0.00	600	5486-868		DEXTER GENERAL	0	0	NOT INSPECTED		401
0.00	600	5439-711		DEXTER GENERAL	0	0	NOT INSPECTED		402
0.00	600	5502-468		DEXTER GENERAL	1	0	10/21/2009		401
0.00	600	5425/145		DEXTER GENERAL	0	0	NOT INSPECTED		402
0.00	600	5453-950	G -07-24-200-008	DEXTER GENERAL	0	0	2/6/1997		401
0.00	600	5453 950		DEXTER GENERAL	0	0	2/6/1997		402
0.00	600	5455-923		DEXTER GENERAL	0	0	2/20/1997		402
0.00	600	5494-401		DEXTER GENERAL	0	0	8/30/2011		401



Rate Group 1 Rate Group 2 Rate Group 3

