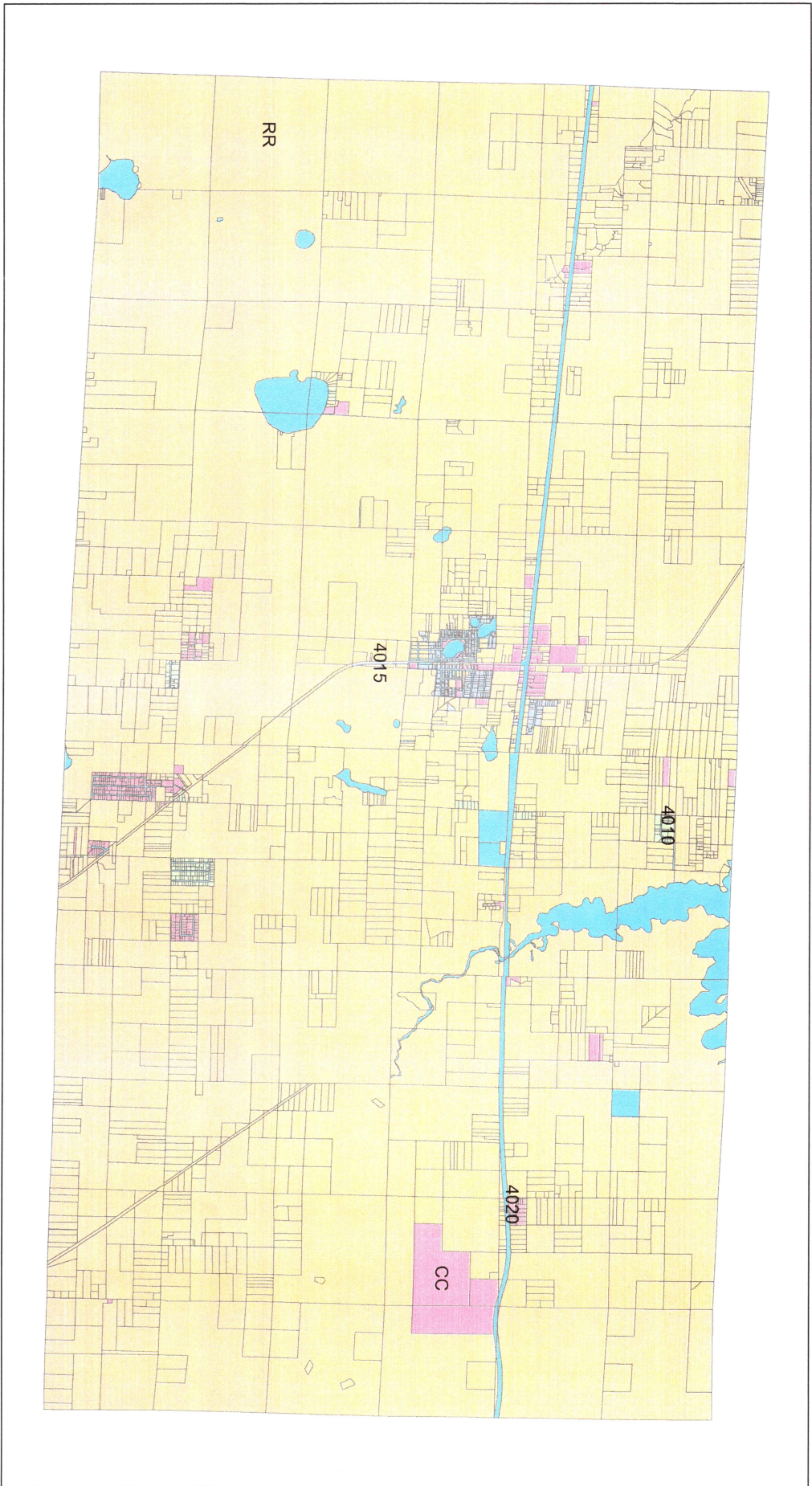


Norman Township Land Value Map 2023



- Land Table**
- CC Commercial
 - 4010 Rural Subs
 - 4015 Wellston Subs
 - 4020 Dublin Area Subs
 - RR Res & Rec
 - <Null>



Small 1-4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Land Value/Effec.	FrontDepth	Net Acres	Total Acres	Dollars/Acre
10-031-200-09	GREGORY ST	07/02/21	\$8,500	\$8,500	\$5,520	100.0	###	0.69	\$12,319
10-022-350-10	LAVERNE RD	11/08/21	\$5,000	\$5,000	\$9,140	0.0	0.0	1.19	\$4,202
05-113-475-01	STROUP RD	06/17/20	\$24,000	\$24,000	\$19,541	0.0	0.0	6.07	\$3,954
10-112-475-20	17831 CABERFAE	10/26/21	\$25,000	\$25,000	\$14,920	0.0	0.0	2.48	\$10,081
10-017-150-30	1697 LAVERNE R	10/27/21	\$19,900	\$19,900	\$18,350	0.0	0.0	3.60	\$5,528
10-007-125-13	N SNYDER RD	12/03/21	\$32,900	\$32,900	\$18,823	0.0	0.0	3.81	\$8,635
10-011-375-03	22408 CABERFAE	02/18/21	\$25,000	\$25,000	\$19,400	0.0	0.0	4.05	\$6,173
10-115-325-40	S HART RD	06/11/21	\$23,900	\$23,900	\$21,740	0.0	0.0	4.83	\$4,948

Totals:

\$164,200

\$164,200

per FF=>
Average \$127,434

\$1,642
100.0

Average

per Net Ac
Average 26.72

6,145.21
22.65

Average

Use 6,145.00

1.00	\$6,145	\$6,145
1.50	\$6,145	\$9,218
2.00	\$6,145	\$12,290
2.50	\$6,145	\$15,363
3.00	\$6,145	\$18,435
4.00	\$6,145	\$24,580

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$4,884
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000	5.00	\$5,000
10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900	4.64	\$5,151
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387
5 ACRES						
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000	5.68	\$3,169
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973
05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600	5.63	\$2,416
7 ACRES						
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000	7.81	\$3,841
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000	6.17	\$4,538
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000	5.68	\$3,169
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973
05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600	5.63	\$2,416
10 ACRES						
03-004-007-10	8373 LYMAN	01/20/21	\$28,900	\$28,900	10.00	\$2,890
03-004-011-10	ADAMSON LAKE	10/19/20	\$25,000	\$25,000	10.00	\$2,500
03-005-022-00	FELDHAK	10/28/21	\$27,000	\$27,000	10.00	\$2,700
03-019-003-05	6127 RIVER	08/15/20	\$32,000	\$32,000	10.30	\$3,107
03-028-008-10	KETTLE HOLE	10/02/20	\$29,900	\$29,900	10.00	\$2,990
04-001-450-20	ADAMS	03/09/21	\$23,000	\$23,000	10.00	\$2,300
04-012-225-10	VIADUCT	06/23/21	\$27,500	\$27,500	10.00	\$2,750
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000	10.28	\$3,113
04-032-175-02	ERWIN	08/20/21	\$27,000	\$27,000	10.00	\$2,700
05-019-175-10	SHIVERLY	04/20/21	\$23,000	\$23,000	10.10	\$2,277
05-120-150-01	SKIDMORE	01/04/21	\$23,000	\$23,000	10.00	\$2,300
05-121-125-40	3854 SWIHART	10/04/21	\$35,000	\$35,000	10.00	\$3,500
05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000	10.00	\$3,900
05-129-300-05	RIVER	08/07/20	\$30,000	\$30,000	10.00	\$3,000
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000	10.00	\$4,000
07-129-003-00	DONTZ	07/29/20	\$26,000	\$26,000	10.00	\$2,600
08-036-325-20	CLEMENTS	12/29/20	\$28,000	\$28,000	10.00	\$2,800
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200
10-011-400-20	HUSIER	11/20/20	\$32,000	\$32,000	10.00	\$3,200
10-027-475-20	LAVERNE	09/15/20	\$25,900	\$25,900	10.24	\$2,529
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000	10.18	\$3,438
10-110-200-02	CEDAR CREEK	09/08/20	\$24,000	\$24,000	10.00	\$2,400
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500	10.00	\$3,750
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990
12-028-300-02	NORCONK	08/24/20	\$35,000	\$35,000	10.00	\$3,500
13-011-225-10	VONDRA	07/01/20	\$25,000	\$25,000	10.00	\$2,500
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500	10.04	\$2,739

Using \$3950

10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863
			100	100		
			50	50		
			40	40		
			30	30		
			25	25		
			20	20		
			10	10		
			15	15		
			10	10		
			7	7		
			5	5		
			4890	4890		
			3950	3950		
			27650	27650		
			32500	32500		
			39750	39750		
			32500	32500		
			44000	44000		
			49500	49500		
			58350	58350		
			78800	78800		
			92000	92000		
			154500	154500		

10-027-100-01	HOKYVILLE	07/07/20	\$115,000	\$115,000	145.98	\$1,543
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000	83.94	\$1,489
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020	80.00	\$1,925
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000	80.00	\$1,788
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900	74.94	\$1,867
04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000	74.00	\$1,081
100 ACRES						
04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000	66.38	\$2,034
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415	64.52	\$1,525
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000	63.02	\$2,095
12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000	46.80	\$1,709
50 ACRES						
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000	40.00	\$2,000
Use 1970						
\$1,971						
Use 1840						
\$1,841						
\$1,545						

Pine and Small Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
16-031-002-55	11310 S GUARD LAKE DR	03/05/21	\$63,800	\$42,944	\$24,800	160.0	1800.0	6.61	6.61	\$268
10-113-175-10	18952 ROUND LAKE RD	07/02/21	\$150,000	\$87,418	\$35,245	211.0	0.0	5.78	5.78	\$414
2210-BAV-66	622 AUTUMN RD	03/29/21	\$64,500	\$38,455	\$36,057	160.3	149.2	0.55	0.55	\$240
Totals:			\$278,300	\$168,817	\$96,102	531.3		12.95	12.95	
					Average			Average		
					per FF=>	\$318		per Net Acre=>	13,041.10	
10-113-100-03	17764 ROUND LAKE RD	01/12/21	\$156,000	\$70,108	\$63,250	600.0	0.0	1.00	2.00	\$117

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Little Manistee - Bear Creek - Pine Creek										
02-601-004-00		07/02/21	\$19,500	\$19,500	\$18,620	98.0	0.0	0.00	0.00	\$199
10-106-325-07	HUFF RD	02/15/21	\$140,000	\$140,000	\$130,156	1,110.0	200.0	22.14	22.14	\$126
Totals:			\$159,500	\$159,500	\$148,776	1,208.0		22.14	22.14	
					Average			Average		
					per FF=>			per Net Acre=>		
						\$132			7,205.46	

Subs FF Rate

Rural

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front
10-261-706-13	3870 JOSEPH ST	05/14/21	\$94,900	\$26,692	200.0
10-261-710-07	3928 DAVID ST	05/05/21	\$44,000	\$13,119	94.0
10-261-712-03	3677 SUSAN ST	06/09/21	\$69,900	\$2,887	142.0
Totals:			\$208,800	\$42,698	436.0

\$98

Use 98.00

Dublin Area

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front
10-241-701-03	17245 CHEVNE DR	09/03/21	\$55,500	\$7,540	132.0
10-461-715-25	4497 JAMES ST	09/14/21	\$63,000	\$11,424	100.0
Totals:			\$118,500	\$18,964	232.0

\$82

Use 82.00

Wellston

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front
10-641-708-01	1416 SEAMAN RD	12/17/21	\$49,900	\$12,267	72.0
10-643-718-13	17332 SECOND ST	10/25/21	\$45,000	\$12,260	113.0
Totals:			\$94,900	\$24,527	185.0

\$133

Use 133.00

10-461-715-03	4735 JAMES ST	12/03/21	\$110,000	(\$2,288)	200.0
10-461-717-07	4183 MARY RD	01/14/22	\$89,900	(\$1,807)	148.0