

Top AG Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
190-007-400-010-00	OBEE RD	12/28/22	\$279,130	WD	03-ARM'S LENGTH	\$279,130	\$139,000	49.80
190-016-300-020-00	WETZEL RD	08/12/22	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$99,400	65.18
190-035-300-020-02	RUSSELL RD	08/04/23	\$230,000	MLC	04-BUYERS INTEREST IN A LC	\$230,000	\$0	0.00
Totals:						\$661,630	\$238,400	
							Sale. Ratio =>	36.03
							Std. Dev. =>	34.07

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$278,000	\$279,130	\$278,000	0.0	0.0	52.25	52.25	#DIV/0!
\$198,750	\$152,500	\$198,750	0.0	0.0	37.50	37.50	#DIV/0!
\$194,912	\$230,000	\$194,912	0.0	0.0	49.27	49.27	#DIV/0!
\$671,662	\$661,630	\$671,662	0.0		139.02	139.02	
Average				Average			
per FF=>		#DIV/0!		per Net Acre=>		4,759.24	

Say ~\$4,700 ✓

Dollars/Acre	Dollars/SqFt	ECF Area	Libers/Page	Land Table	Inspected Date	Class
\$5,342	\$0.12	40-80	1546/397	VACANT 40-80	NOT INSPECTED	102
\$4,067	\$0.09	40-80	1534/675	VACANT 40-80	NOT INSPECTED	102
\$4,668	\$0.11	190	1563/517	MINDEN	NOT INSPECTED	102

Average
per SqFt=> \$0.11

Classification
Agricultural

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	SANILAC	City/Township	MINDEN TOWNSHIP	Study Year	2023	Equalization Year	2024
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
190-005-100-010-01	PERUSKI, CARL/GLENN/PATR	102	161,700	338,048	47.83
190-005-200-020-00	STOMACK, RANDOLPH C.	101	173,800	483,975	35.91
190-005-300-010-00	DIEHL, JOHN H./SHARON A.	102	162,800	257,568	63.21
190-005-300-020-02	WALKER, WAYNE/HELEN M.	102	85,800	127,680	67.20
190-009-100-020-00	MACKER FAMILY TRUST	101	224,500	526,597	42.63
190-009-400-010-00	ADENT, ANTHONY/BARBARA	101	142,600	222,957	63.96
190-013-400-010-00	CLEARY, ROBERT	102	194,300	410,000	47.39
190-016-200-030-00	KOLAR, BRYAN J./KRYSTAL	102	179,200	291,840	61.40
190-016-300-020-00	KOLAR REV LIVING TRUST	102	82,200	112,080	73.34
190-023-200-020-04	WILLIAMS, LINDA TRUST	102	180,000	359,672	50.05
190-025-100-020-00	RIDLEY DENNIS G & PHYLLIS	101	218,000	607,635	35.88
190-025-200-010-00	GENTNER, KEITH/JOANNE	102	175,200	369,024	47.48
190-026-200-010-02	GARZA CHRISTOPHER	102	169,000	308,016	54.87
190-026-200-020-00	BECK HOLDINGS L.L.C.	102	162,600	266,816	60.94
TOTALS:			2,311,700	4,681,908	49.38%

14 Study Parcels

County AG Study

Typ AG Study ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
260-006-200-020-05	6163 CRIBBINS	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$146,700
260-016-300-080-00	7364 WILDCAT	09/01/21	\$610,000	MLC	04-BUYERS INTEREST IN A LC	\$610,000	\$285,400
Totals:						\$865,000	\$432,100

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
57.53	\$322,480	\$61,500	\$193,500	\$372,829	0.519	2,117
46.79	\$570,833	\$410,000	\$200,000	\$229,761	0.870	2,880
	\$893,313		\$393,500	\$602,590		
49.95					0.653 ✓	
7.60					0.695	
					E.C.F. =>	
					Ave. E.C.F. =>	

say ≈ .650 ✓

\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$91.40	AG	17.5731	RANCH		\$61,500	No
\$69.44	AG	17.5731	1 1/2 STORY		\$410,000	No
\$80.42		4.1722				

Std. Deviation=> 0.248521742

Ave. Variance=> 17.5731 Coefficient of Var=> 25.29467805

Land Table	Property Class	Building Depr.
RURAL ACREAGE	101	88
RURAL ACREAGE	101	45

*** Statistics for this group (4 in sample) ***

Statistical Mean= 45.816 Median= 45.806 Maximum= 50.091 Minimum= 41.563

*** Statistics about Mean ***

Normalized Average Deviation	=	0.06300	(Coefficient of Dispersion)
Average Squared Deviation	=	13.63710	(Variance)
Square Root of Squared Deviation	=	3.69285	(Standard Deviation)
Normalized Standard Deviation	=	0.08060	(Covariance)
2 Standard Deviation Range (Low)	=	38.43075	(High) = 53.20213

*** Statistics about Median ***

Normalized Average Deviation	=	0.06301	(Coefficient of Dispersion)
Average Squared Deviation	=	13.63725	(Variance)
Square Root of Squared Deviation	=	3.69287	(Standard Deviation)
Normalized Standard Deviation	=	0.08062	(Covariance)
2 Standard Deviation Range (Low)	=	38.42014	(High) = 53.19160

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

Twp Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
191-100-000-034-00	1728 MAIN ST	10/04/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$32,400	124.62	
191-100-000-050-00	1500 MAIN STREET	10/13/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,300	34.71	
191-140-000-060-02	1534 MAIN ST	03/23/18	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,700	51.40	
Totals:			\$146,000			\$146,000	\$82,400		
								Sale. Ratio =>	56.44
								Std. Dev. =>	47.82

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$64,727	\$6,336	\$19,664	\$145,978	0.135	1,424	\$13.81	191	43.9376
\$48,697	\$4,450	\$65,550	\$69,367	0.945	4,248	\$15.43	191	37.0888
\$52,291	\$3,068	\$46,932	\$73,038	0.643	3,380	\$13.89	191	6.8488
\$165,715		\$132,146	\$288,383			\$14.37		11.5850
			E.C.F. =>	0.458 ✓	Std. Deviation=>		0.40945042	
			Ave. E.C.F. =>	0.574	Ave. Variance=>		29.2917	Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Property Class	Building Depr.
	\$6,336	No	201	0
TWO-STORY	\$4,450	No	201	27
RANCH	\$3,068	No	201	46

51.02362614

Commercial Ind. FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
191-110-000-290-03	FIFTH STREET	11/25/16	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$0	0.00	\$14,000
191-140-000-060-02	1534 MAIN ST	03/23/18	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,700	51.40	\$52,291
191-150-001-013-00	1525 MAIN ST	05/01/15	\$65,000	LC	04-BUYERS INTEREST IN	\$65,000	\$27,600	42.46	\$55,818
191-150-001-016-00	1501 MAIN ST	01/28/21	\$1,800	WD	03-ARM'S LENGTH	\$1,800	\$2,400	133.33	\$4,738
Totals:						\$129,300	\$55,700		\$126,847
								Sale. Ratio =>	43.08
								Std. Dev. =>	55.73

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$12,500	\$14,000	478.5	0.0	5.00	5.00	\$26	\$2,500	\$0.06	0.00	191
\$777	\$3,068	51.1	182.0	0.24	0.24	\$15	\$3,184	\$0.07	0.00	191
\$16,345	\$7,163	286.5	222.1	1.46	1.46	\$57	\$11,188	\$0.26	286.50	191
\$1,800	\$4,738	94.8	162.3	0.35	0.35	\$19	\$5,099	\$0.12	94.75	191
\$31,422	\$28,969	910.9		7.06	7.06					
Average				Average			Average			
per FF=>		\$34 ✓		per Net Acre=>	4,451.97		per SqFt=>	\$0.10		

Say ~\$40/FF ✓

Liber/Page	Class
1320/887	202
1366/86	001
1268/465	201
1470/155	202

Unit: 190 - MINDEN TOWNSHIP

Rates/Values for Neighborhood 5.LARGE COMMERCIAL/PEAT, Last Edited: 02/29/2024

Frontages:

Frontage 'A':	Description: 'VILLAGE LOT	'	FF Rate: 25
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'COM/IND PROP	'	FF Rate: 40
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'WATERTOWN LOT	'	FF Rate: 25
	Standard Frontage: 0		Standard Depth : 0

2024
Large Comm / Peat
Land Rates

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 3,300	3 Acre: 12,000	10 Acre: 40,000	30 Acre: 72,000
1.5 Acre: 5,000	4 Acre: 18,000	15 Acre: 47,000	40 Acre: 85,000
2 Acre: 6,600	5 Acre: 20,000	20 Acre: 55,000	50 Acre: 110,000
2.5 Acre: 8,200	7 Acre: 28,000	25 Acre: 65,000	100 Acre: 205,000

Rates for Rate Table 'LARGE COMM/PEAT', (Acres)

#1 TILLABLE	: 5,500
#2 TILLABLE	: 5,500
#3 TILLABLE	: 5,500
#4 TILLABLE	: 5,500
#5 TILLABLE	: 5,500
#6 TILLABLE	: 5,500
#7 TILLABLE	: 5,500
#8 TILLABLE	: 5,500
WOODLOT	: 5,500
LOW & WET	: 5,500
POND SITE	: 4,000
OUTBUILDINGS	: 4,000
R/R R.O.W.	: 0
HOMESTEAD	: 4,000
DRAIN R.O.W.	: 0
ROAD R.O.W.	: 0

Large Acreage
Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
190-007-400-010-00	OBEE RD	12/28/22	\$279,130	WD	03-ARM'S LENGTH	\$279,130	\$139,000	49.80
190-015-200-010-00	CHARLESTON RD	03/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$221,700	36.95
190-016-300-020-00	WETZEL RD	08/12/22	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$99,400	65.18
190-035-300-020-02	RUSSELL RD	08/04/23	\$230,000	MLC	04-BUYERS INTEREST IN A LC	\$230,000	\$0	0.00
190-035-400-020-01	LAND LOCKED	08/27/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50
190-036-200-020-00	MINDEN ROAD	12/22/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,500	55.00
Totals:			\$1,331,630			\$1,331,630	\$495,100	
							Sale. Ratio =>	37.18
							Std. Dev. =>	22.66

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liberty/Page
\$278,000	\$279,130	\$278,000	52.25	52.25	\$5,342	\$0.12	40-80	1546/397
\$364,575	\$600,000	\$350,400	80.00	80.00	\$7,500	\$0.17	40-80	1553/116
\$198,750	\$152,500	\$198,750	37.50	37.50	\$4,067	\$0.09	40-80	1534/675
\$194,912	\$230,000	\$194,912	49.27	49.27	\$4,668	\$0.11	190	1563/517
\$15,000	\$20,000	\$15,000	5.00	5.00	\$4,000	\$0.09	190	1497/116
\$55,000	\$50,000	\$55,000	20.00	20.00	\$2,500	\$0.06	190	1513/497
\$1,106,237	\$1,331,630	\$1,092,062	244.02	244.02				
	Average	Average	Average	Average	Average	Average		
	per FF=>	per Net Acre=>	per Net Acre=>	per SqFt=>	per SqFt=>	per SqFt=>		

Say ~\$5,500/Acre ✓

Land Table

VACANT 40-80

VACANT 40-80

VACANT 40-80

MINDEN

REGULAR FARMS

MINDEN

Land-Supporting Large Acreage
Comm. - Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
191-110-000-290-05	FIFTH STREET	12/27/18	\$9,550	QC	03-ARM'S LENGTH	\$9,550	\$0	0.00
191-140-000-060-02	1534 MAIN ST	03/23/18	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,700	51.40
191-150-001-016-00	1501 MAIN ST	01/28/21	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$2,400	133.33
Totals:						\$61,350	\$28,100	
							Sale. Ratio =>	45.80
							Std. Dev. =>	67.25

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$8,595	\$11,496	\$8,595	0.0	0.0	1.91	1.91	#DIV/0!	\$6,019	\$0.14
\$52,291	\$777	\$3,068	51.1	182.0	0.24	0.24	\$15	\$3,184	\$0.07
\$4,738	\$1,800	\$4,738	94.8	162.3	0.35	0.35	\$19	\$5,099	\$0.12
\$65,624	\$14,073	\$16,401	145.9		2.51	2.51			
	Average				Average			Average	
	per FF=>		\$96		per Net Acre=>	5,613.48 ✓		per SqFt=>	\$0.13

Actual Front	ECF Area	Liber/Page	Inspected Date	Class
0.00	191	1391/759	12/1/2018	001
0.00	191	1366/86	NOT INSPECTED	001
94.75	191	1470/155	NOT INSPECTED	202

Industrial ECF

No Township Sales

Must go outside of Township

	Parcel #	County	Sale Date	Sale Price	Acres	Land Value	Building Residual	Building Sq Ft	Cost New-Dep Bldgs	ECF
#1	200-017-300-270-00	Sanilac	10/18/2019	\$80,000	1.11	15,159	64,205	4,352	91,518	0.70
#2	300-017-200-010-07	Sanilac	4/22/2021	\$45,000	0.48	10,500	34,500	1,344	48,145	0.72
#3	330-004-300-530-00	Sanilac	9/30/2020	\$40,000	1.46	15,297	24,073	10,014	153,609	0.16
						Total	122,778		293,272	0.42

Says 2.4