

4

# 2026 Whiteford Township Land Value Study

## Agricultural Vacant Land 1/1/2022 to 3/31/2025

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
15-005-007-11	7/6/2022	\$67,000.00	15.404	\$4,349.52	
15-019-033-00	12/2/2022	\$119,000.00	24.92	\$4,775.28	
15-033-008-00	5/24/2024	\$265,000.00	27.5	\$9,636.36	
15-003-004-00	6/16/2023	\$402,050.00	43	\$9,350.00	
15-029-007-02	11/26/2024	\$534,565.00	56.122	\$9,525.05	
15-003-013-01, -014-00, -015-00	6/16/2023	\$538,457.15	57.58	\$9,351.46	
15-012-079-01	2/7/2022	\$434,000.00	62.09	\$6,989.85	

Total Acres: 286.616

Ave. Price/Ac \$7,711.08

Total Paid: \$2,360,072.15

Price Per Acre: \$8,234.27

**2026 TILLABLE VALUE: \$7,400.00**

### Not Used Outliers

15-003-010-30	7/25/2024	\$42,000.00	5	\$8,400.00	
15-029-011-00	6/15/2023	\$90,000.00	7.5	\$12,000.00	
15-016-015-20	4/7/2022	\$148,500.00	11.731	\$12,658.77	
15-006-001-51	12/9/2022	\$127,900.00	14.613	\$8,752.48	
15-015-003-60	9/2/2022	\$168,500.00	15.81	\$10,657.81	
15-010-046-20	11/22/2023	\$200,000.00	19.286	\$10,370.22	

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

<b>Parcel:</b>	15 003 004 00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	LIEVENS KYLE H (LE)	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	SYLVANIA PETERSBURG RIGA, MI 49276	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2024R06762	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

LIEVENS KYLE H (LE)  
11000 SYLVANIA PETERSBURG RD  
RIGA MI 49276

## Description:

870-566 & 567 SEC 3 T8S R6E 45 AC ON W 1/2 OF NE 1/4 OF SEC 3 LYING N OF LABADIE DR EXC PAR 10 RODS E & W & 16 RODS N & S OUT OF NW COR OF SD LD ALSO EXC PARCEL BEING PART OF THE W 1/2 OF THE NE 1/4 SEC 3 T8S R6E DES AS COM AT THE NE COR OF SEC 3 N 89 DEG 17' 21" W 1780.00 FT TO POB; TH S 0 DEG 42' 39" W 250.00 FT; TH N 89 DEG 17' 21" W 210.00 FT; TH N 0 DEG 42' 39" E 250.00 FT; TH S 89 DEG 17' 21" E 210.00 FT TO POB.

## Most Recent Sale Information

Sold on 03/07/2024 for 0 by LIEVENS KYLE H.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 2024R06762

## Most Recent Permit Information

None Found

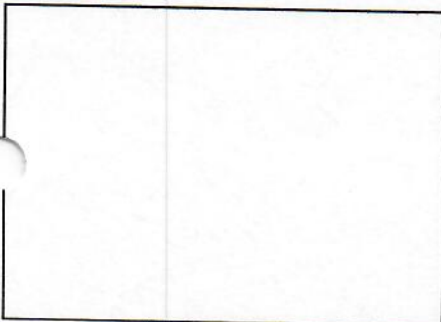
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	140,300	<b>2025 Taxable:</b>	53,258	<b>Acreage:</b>	43.90
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

<b>Parcel:</b>	15 003 013 01	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	LIEVENS FARMS LLC	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	SYLVANIA PETERSBURG RIGA, MI 49276	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R09240	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	08/10/2021	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

LIEVENS FARMS LLC  
6560 SCHOOL RD  
PETERSBURG MI 49270

## Description:

COM AT W 1/4 COR OF SEC 3, TH N 01 DEG 50' 26" W 1650 FT TO POB. TH N 01 DEG 50' 26" W 196.86 FT, TH N 81 DEG 38' 19" E 26.8 FT, TH N 72 DEG 22' 30" E 189.5 FT, TH N 73 DEG 54' 0" E 32 FT, TH N 01 DEG 50' 26" W 382.22 FT, TH S 88 DEG 09' 34" W 240 FT, TH N 01 DEG 50' 26" W 404.41 FT, TH N 85 DEG 55' 10" E 1320.60 FT, TH S 01 DEG 45' 11" E 978.42 FT, TH S 00 DEG 36' 53" E 67.47 FT, TH S 85 DEG 54' 38" W 1317.67 FT TO POB.  
CONTAINING 29.38 AMOS

## Most Recent Sale Information

Sold on 06/16/2023 for 538,457 by RANK PATRICIA A SUCC TRSTEE.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 2023R09240

## Most Recent Permit Information

None Found

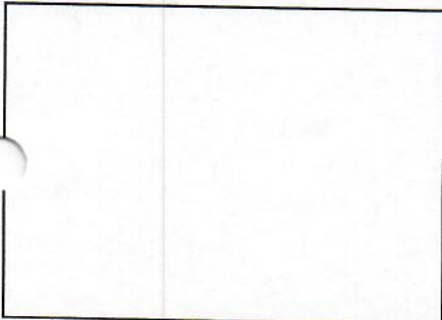
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	89,900	<b>2025 Taxable:</b>	53,928	<b>Acreage:</b>	29.38
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

**Parcel:** 15 003 014 00  
**Owner's Name:** LIEVENS FARMS LLC  
**Property Address:** REAR SYLVANIA PETERSBURG RIGA, MI 49276  
**Liber/Page:** 2023R09240  
**Split:** / /  
**Public Impr.:** None  
**Topography:** Level

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 15 WHITEFORD TOWNSHIP  
**MAP #:**  
**School:** 58110 WHITEFORD AGR SCHOOL DIST  
**Neighborhood:** AGRI AGRICULTURAL PROPERTIES

**Mailing Address:**

LIEVENS FARMS LLC  
6560 SCHOOL RD  
PETERSBURG MI 49270

**Description:**

W3-13 SEC 3 T8S R6E 9.799 AC COM 1650 FT N & 1312.30 FT N 85 DEG 45'E FR THE W 1/4 COR OF SEC 3 TH N 0 DEG 27'E 52.30 FT TH N 87 DEG 51'E 656.20 FT TH S 0 DEG 35'30"W 661.50 FT TH S 89 DEG 31'W 654 FT TH N 0 DEG 27'E 590.08 TO THE POB. BEING PT OF FRL NW 1/4.

## Most Recent Sale Information

Sold on 06/16/2023 for 538,457 by RANK PATRICIA A SUCC TRSTEE.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 2023R09240

## Most Recent Permit Information

None Found

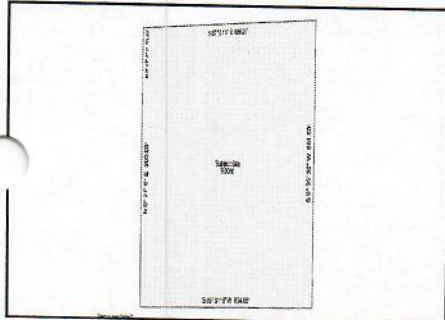
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	32,300	<b>2025 Taxable:</b>	11,909	<b>Acreage:</b>	9.79
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

<b>Parcel:</b> 15 003 015 00	<b>Current Class:</b> 102.AGRICULTURAL-VACANT
<b>Owner's Name:</b> LIEVENS FARMS LLC	<b>Previous Class:</b> 102.AGRICULTURAL-VACANT
<b>Property Address:</b> SYLVANIA PETERSBURG RIGA, MI 49276	<b>Taxable Status:</b> TAXABLE
<b>Liber/Page:</b> 2023R09240	<b>Prev. Taxable Stat:</b> TAXABLE
<b>Split:</b> / /	<b>Gov. Unit:</b> 15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b> Paved Road, Electric, Gas	<b>MAP #:</b>
<b>Topography:</b> Level	<b>School:</b> 58110 WHITEFORD AGR SCHOOL DIST
<b>Mailing Address:</b>	<b>Neighborhood:</b> AGRI AGRICULTURAL PROPERTIES
<b>Description:</b>	
LIEVENS FARMS LLC 6560 SCHOOL RD PETERSBURG MI 49270	1069-940 SEC 3 T8S R6E 18.41 AC COM 1320 FT N FR SW COR OF NW 1/4 OF SEC 3 TH N 330 FT TH E 1320 FT TH S 660 FT TH W 1110 FT TH N 330 FT TH W 210 FT TO POB

## Most Recent Sale Information

Sold on 06/16/2023 for 538,457 by RANK PATRICIA A SUCC TRSTEE.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 2023R09240

## Most Recent Permit Information

None Found

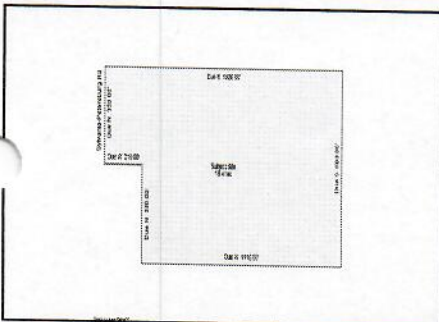
## Physical Property Characteristics

<b>2026 S.E.V.:</b> Tentative	<b>2026 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2025 S.E.V.:</b> 59,900	<b>2025 Taxable:</b> 23,229	<b>Acreage:</b> 18.41
<b>Zoning:</b> AG	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

<b>Parcel:</b>	15 005 007 11	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	STRAHAN FAMILY LTD PARTNERSHIP	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	TABBERT RD RIGA, MI 49276	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R14474	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	05/09/2006	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

STRAHAN FAMILY LTD PARTNERSHIP  
11010 STONE QUARRY RD  
RIGA MI 49276

## Description:

A PARCEL OF LAND BEING PART OF THE NW 1/4 OF SEC 5, T8S, R6E, COM AT THE N 1/4 OF SEC 5; TH S 02 DEG 43' 01" E 1028.50 FT TO POB; TH S 02 DEG 43' 01" E 330.00 FT; TH S 88 DEG 36' 18" W 485.18 FT; TH S 02 DEG 43' 01" E 538.71 FT; TH S 88 DEG 36' 01" W 833.51 FT; TH N 02 DEG 42' 51" W 868.71 FT; TH N 88 DEG 36' 01" E 1318.65 FT TO POB. CONTAINING 20.404 AMOL

## Most Recent Sale Information

Sold on 07/06/2022 for 67,000 by SOSS STEVEN B.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 2022R14474

## Most Recent Permit Information

None Found

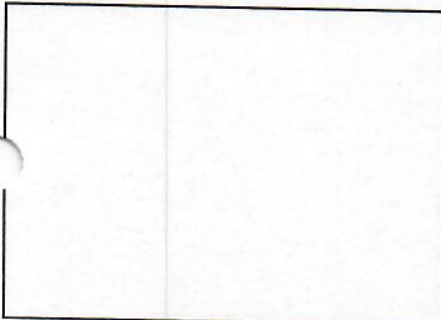
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	66,500	<b>2025 Taxable:</b>	62,559	<b>Acreage:</b>	20.40
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

**Parcel:** 15 012 079 01  
**Owner's Name:** ST ANTHONY FARM LLC  
**Property Address:** ST ANTHONY RD  
OTTAWA LAKE, MI 49267  
**Liber/Page:** 2022R02909  
**Split:** 07/21/2017  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 15 WHITEFORD TOWNSHIP  
**MAP #:**  
**School:** 58110 WHITEFORD AGR SCHOOL DIST  
**Neighborhood:** AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

ST ANTHONY FARM LLC  
9700 W SYLVANIA AVE  
SYLVANIA OH 43560

## Description:

PARCEL OF LAND BEING PART OF THE N 1/2 OF THE SW 1/4 OF SEC 12, T8S R6E DES AS COM AT THE W 1/4 COR OF SEC 12; TH N 87 DEG 59' 50" E 360.00 TO POB; TH N 87 DEG 59' 50" E 2102.96 FT; TH S 02 DEG 31' 09" E 400.00 FT; TH N 87 DEG 59' 50" E 120.00 FT; TH S 02 DEG 31' 09" E 912.00 FT; TH S 88 DEG 00' 42" W 1427.98 FT; TH N 02 DEG 15' 32" W 505.00 FT; TH S 88 DEG 54' 58" W 411.08 FT; TH S 02 DEG 15' 23" E 332.50 FT; TH S 88 DEG 00' 38" W 250.00 FT; TH N 02 DEG 15' 23" W 331.00 FT; TH S 88 DEG 00' 50" W 500.00 FT; TH N 02 DEG 15' 23" W 438.36 FT; TH N 87 DEG 59' 50" E 360.00 FT; TH N 02 DEG 15' 23" W 363.00 FT TO POB.  
62.09 AMOL

## Most Recent Sale Information

Sold on 02/07/2022 for 434,000 by LENNARD AG LAND LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R02909

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2026 S.E.V.:** Tentative

**2026 Taxable:** Tentative

### Lot Dimensions:

**2025 S.E.V.:** 198,600

**2025 Taxable:** 86,727

**Acreage:** 62.09

**Zoning:** AG

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 100.000 (Qual. Ag.)

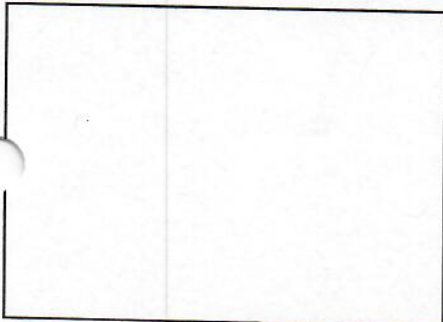
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

**Parcel:** 15 019 033 00  
**Owner's Name:** STRAHAN JAMES & CAROLYN  
**Property Address:** BECK RD  
OTTAWA LAKE, MI 49267  
**Liber/Page:** 2022R22885  
**Split:** / /  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Level

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 15 WHITEFORD TOWNSHIP  
**MAP #:**  
**School:** 58110 WHITEFORD AGR SCHOOL DIST  
**Neighborhood:** AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

STRAHAN JAMES & CAROLYN  
10885 STONE QUARRY RD  
RIGA MI 49276

## Description:

W19-24 SEC 19 T8S R6E 24.91941 A COM AT THE SE COR OF SEC 19 T8S R6E TH S 89 DEG 13' W 462.82 FT TH N 36 DEG 24' 30" W 410.31 FT TH TO THE RT ON A CURVE WITH A RAD OF 1041.68 FT A DIST OF 547.39 FT TH N 6 DEG 18' 15" W 476.43 FT TH N 87 DEG 30' 55" E 962.09 FT TH S 0 DEG 14' 50" W 1341.20 FT TO THE P O B BEING PT OF SE 1/4.

## Most Recent Sale Information

Sold on 12/02/2022 for 119,000 by PIEHL PAUL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R22885

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2026 S.E.V.:** Tentative

**2026 Taxable:** Tentative

### Lot Dimensions:

**2025 S.E.V.:** 74,000

**2025 Taxable:** 31,380

**Acreage:** 24.92

**Zoning:** AG

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 100.000 (Qual. Ag.)

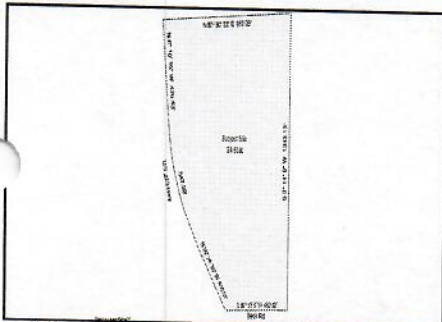
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

**Parcel:** 15 029 007 02  
**Owner's Name:** IROQUOIS VALLEY FARMS LLC  
**Property Address:** 7980 BECK RD  
OTTAWA LAKE, MI 49267  
**Liber/Page:** 2024R18367  
**Split:** 09/03/2015  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 101.AGRICULTURAL-IMPROVED  
**Previous Class:** 101.AGRICULTURAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 15 WHITEFORD TOWNSHIP  
**MAP #:**  
**School:** 58110 WHITEFORD AGR SCHOOL DIST  
**Neighborhood:** AGRI AGRICULTURAL PROPERTIES

**Created:** 09/29/2015

**Active:** Active

## Mailing Address:

IROQUOIS VALLEY FARMS LLC  
PO BOX 278  
ROANOKE IN 46783

## Description:

PART OF THE NW 1/4 SEC 29, T8S R6E, DES AS COM AT THE N 1/4 OF SEC 29; TH S 02 DEG 26' 59" E 635.00 FT TO POB; TH S 02 DEG 26' 59" E 1978.43 FT; TH S 86 DEG 57' 28" W 869.15 FT; TH 38 DEG 29' 24" W 166.21 FT; TH S 62 DEG 19' 48" W 209.09 FT; TH N 38 DEG 32' 45" W 170.59 FT; TH N 02 DEG 23' 31" W 1795.38 FT; TH N 87 DEG 08' 23" E 1254.77 FT TO POB.  
CONTAINING 56.122 AMOL

## Most Recent Sale Information

Sold on 11/26/2024 for 534,565 by ERICKSON WALTER.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2024R18367

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2026 S.E.V.:** Tentative

**2026 Taxable:** Tentative

### Lot Dimensions:

**2025 S.E.V.:** 184,800

**2025 Taxable:** 184,800

**Acreage:** 56.12

**Zoning:** AG

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 100.000 (Qual. Ag.)

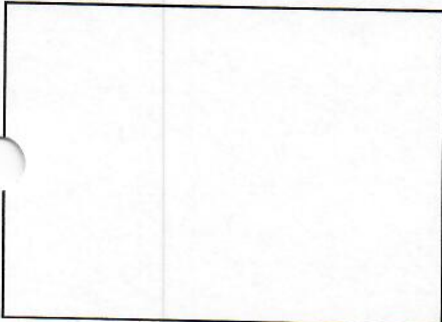
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/23/2025 4:47 PM

<b>Parcel:</b>	15 033 008 00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	RUETZ PATRICK S & RUETZ DOROTHY	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	STERNS RD OTTAWA LAKE, MI 49267	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2024R08027	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	AGRI AGRICULTURAL PROPERTIES

## Mailing Address:

RUETZ PATRICK S & RUETZ DOROTHY M  
7295 STERNS RD  
OTTAWA LAKE MI 49267

## Description:

837-668 946-847 1030-835 SEC 33 T8S R6E 27.5 AC COM 558.78 FT S 88 DEG 26'12"E FR NW COR OF SEC 33 TH S 88 DEG 26'12"E 855.38 FT TH S 01 DEG 29'18"W 1258.3 FT TH N 88 DEG 19' 32"W 987.38 FT TH N 01 DEG 29'18"E 926.39 FT TH S 88 DEG 26'12" E 132 FT TH N 01 DEG 29'18"E 330 FT TO POB

## Most Recent Sale Information

Sold on 05/24/2024 for 265,000 by POTTER ROBERT & SANDRA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2024R08027

## Most Recent Permit Information

None Found

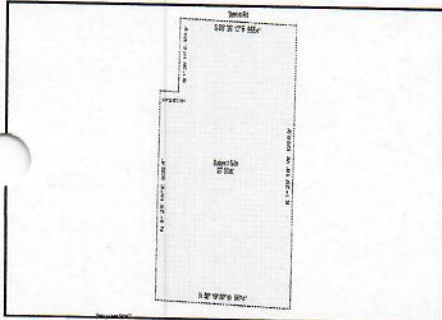
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	85,000	<b>2025 Taxable:</b>	44,203	<b>Acreage:</b>	27.50
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Sketch



Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
15 001 008 00	4270 SCHOOL RD	05/01/23	\$551,000	WD	03-ARM'S LENGTH	\$551,000
15 001 010 00	11000 SUMMERFIELD RD	09/19/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
15 002 017 00	5501 RAUCH RD	05/02/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000
15 004 012 10	11152 LAKE RD	12/18/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000
15 005 028 60	7720 SAMARIA RD	04/07/23	\$720,000	WD	03-ARM'S LENGTH	\$720,000
15 007 034 50	9824 HEAD-O-LAKE RD	06/17/24	\$845,000	WD	03-ARM'S LENGTH	\$845,000
15 009 015 00	7250 U S 223	07/10/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500
15 009 026 00	7249 U S 223	11/22/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000
15 009 029 40	10000 TURK RD	08/04/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000
15 011 033 10	10140 WHITEFORD CENTER RD	06/23/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000
15 012 099 00	4503 ST ANTHONY RD	04/07/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000
15 013 005 30	4645 ERIE RD	10/06/23	\$656,900	WD	03-ARM'S LENGTH	\$656,900
15 013 011 00	4900 PIEHL RD	03/18/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000
15 013 027 00	4595 PIEHL RD	08/25/23	\$230,500	WD	03-ARM'S LENGTH	\$230,500
15 014 027 10	9322 WHITEFORD CENTER RD	03/22/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
15 015 008 00	9640 SYLVANIA PETERSBURG	10/06/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
15 015 023 00	6207 BIBB RD	11/09/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000
15 015 032 01	5890 W TEMPERANCE RD	10/18/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000
15 016 011 00	9185 SYLVANIA PETERSBURG	02/08/24	\$246,745	WD	03-ARM'S LENGTH	\$246,745
15 016 020 20	6960 W TEMPERANCE RD	11/25/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000
15 017 019 60	7933 ROLOFF RD	11/22/24	\$599,999	WD	03-ARM'S LENGTH	\$599,999
15 018 006 30	9789 MEMORIAL HWY	07/27/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000
15 018 006 40	8601 SEEGER RD	10/04/23	\$592,000	WD	03-ARM'S LENGTH	\$592,000
15 021 024 81	8233 SYLVANIA PETERSBURG	07/26/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000
15 023 056 00	5509 CONSEAR RD	09/28/23	\$332,500	WD	03-ARM'S LENGTH	\$332,500
15 023 061 10	8365 WHITEFORD CENTER RD	09/22/23	\$402,000	WD	03-ARM'S LENGTH	\$402,000
15 023 079 00	8230 WHITEFORD CENTER RD	08/01/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000
15 023 081 00	8275 WHITEFORD RD	08/30/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000
15 023 120 00	8357 WHITEFORD RD	10/15/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900
15 024 004 00	4801 W TEMPERANCE RD	03/21/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000
15 024 013 00	4324 CONSEAR RD	01/05/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000

15 024 020 00	4630 CONSEAR RD	10/18/24	\$637,500	WD	03-ARM'S LENGTH	\$637,500
15 024 024 00	8355 ADLER RD	04/04/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000
15 024 037 10	4889 CONSEAR RD	09/06/24	\$1,230,000	WD	03-ARM'S LENGTH	\$1,230,000
15 025 002 00	8201 ADLER RD	04/03/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000
15 025 006 00	4316 CLEGG RD	08/20/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000
15 025 016 10	8030 WHITEFORD RD	01/19/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000
15 026 001 00	8100 WHITEFORD CENTER RD	05/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000
15 028 020 01	6750 STERNS RD	10/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000
15 029 020 50	7425 HEAD-O-LAKE RD	10/12/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000
15 031 012 20	8909 LYNCH RD	06/03/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000
15 033 031 10	6658 TURK RD	01/15/25	\$655,000	WD	03-ARM'S LENGTH	\$655,000
15 035 005 00	5455 SECTION RD	01/17/25	\$311,000	WD	03-ARM'S LENGTH	\$311,000
15 035 008 00	5545 SECTION RD	06/14/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000
15 036 005 20	7030 WHITEFORD CENTER RD	04/17/24	\$608,735	WD	03-ARM'S LENGTH	\$608,735
15 040 035 00	6354 LEORA LANE	08/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
15 040 049 01	5025 SMITH RD	02/19/25	\$405,219	WD	03-ARM'S LENGTH	\$405,219
15 040 050 10	5093 SMITH RD	12/04/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000
15 070 004 00	6748 GREEN RD	07/01/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000
15 070 009 00	6280 MEMORIAL HWY	05/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
15 070 009 10	6250 MEMORIAL HWY	09/21/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500
<b>Totals:</b>			<b>\$20,230,998</b>			<b>\$20,230,998</b>

Due to no improved sales in the 101 class, the ECF developed for the Residential M & B EC neighborhood was utilized for the 2026 Agricultural ECF. 1.029 was used for 2026.

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$208,600	37.86	\$516,347	\$115,999	\$435,001	\$392,498	1.108	2,738	\$158.88
\$139,600	50.76	\$323,567	\$106,050	\$168,950	\$213,252	0.792	1,680	\$100.57
\$75,900	36.14	\$155,427	\$39,650	\$170,350	\$113,507	1.501	1,252	\$136.06
\$82,700	55.13	\$174,628	\$75,000	\$75,000	\$97,675	0.768	875	\$85.71
\$302,300	41.99	\$739,103	\$178,950	\$541,050	\$549,170	0.985	3,036	\$178.21
\$417,200	49.37	\$863,989	\$115,212	\$729,788	\$734,095	0.994	3,106	\$234.96
\$73,800	55.70	\$152,439	\$56,550	\$75,950	\$94,009	0.808	1,010	\$75.20
\$115,700	45.02	\$242,929	\$76,370	\$180,630	\$163,293	1.106	1,440	\$125.44
\$172,500	40.12	\$406,419	\$114,646	\$315,354	\$286,052	1.102	2,372	\$132.95
\$98,800	41.51	\$223,445	\$72,500	\$165,500	\$147,985	1.118	1,092	\$151.56
\$130,600	52.24	\$294,013	\$66,750	\$183,250	\$222,807	0.822	1,926	\$95.15
\$254,000	38.67	\$571,390	\$107,591	\$549,309	\$454,705	1.208	2,670	\$205.73
\$127,600	51.04	\$268,853	\$76,900	\$173,100	\$188,189	0.920	1,491	\$116.10
\$91,400	39.65	\$206,032	\$56,709	\$173,791	\$146,395	1.187	1,040	\$167.11
\$162,300	54.10	\$363,293	\$95,000	\$205,000	\$263,032	0.779	2,144	\$95.62
\$110,100	50.05	\$245,849	\$98,117	\$121,883	\$144,835	0.842	1,664	\$73.25
\$101,300	51.95	\$224,942	\$56,014	\$138,986	\$165,616	0.839	1,510	\$92.04
\$102,600	62.56	\$229,843	\$66,850	\$97,150	\$159,797	0.608	1,608	\$60.42
\$108,200	43.85	\$243,430	\$65,000	\$181,745	\$174,931	1.039	1,680	\$108.18
\$249,100	38.62	\$519,856	\$102,882	\$542,118	\$408,798	1.326	2,172	\$249.59
\$298,000	49.67	\$622,232	\$101,645	\$498,354	\$510,379	0.976	2,194	\$227.14
\$233,800	37.11	\$615,416	\$122,836	\$507,164	\$482,922	1.050	2,915	\$173.98
\$260,400	43.99	\$606,823	\$105,142	\$486,858	\$491,844	0.990	2,897	\$168.06
\$209,400	34.96	\$502,963	\$108,966	\$490,034	\$386,272	1.269	2,480	\$197.59
\$126,400	38.02	\$318,589	\$181,501	\$150,999	\$134,400	1.124	1,426	\$105.89
\$174,800	43.48	\$392,975	\$65,255	\$336,745	\$321,294	1.048	1,827	\$184.32
\$121,400	40.20	\$238,389	\$39,874	\$262,126	\$194,623	1.347	1,467	\$178.68
\$140,300	50.29	\$288,761	\$62,400	\$216,600	\$221,923	0.976	1,144	\$189.34
\$69,000	53.12	\$144,187	\$67,691	\$62,209	\$74,996	0.829	844	\$73.71
\$227,200	33.41	\$586,542	\$98,538	\$581,462	\$478,435	1.215	2,090	\$278.21
\$67,800	39.88	\$152,681	\$65,000	\$105,000	\$85,962	1.221	910	\$115.38

\$253,800	39.81	\$609,172	\$175,375	\$462,125	\$425,291	1.087	2,452	\$188.47
\$378,800	58.73	\$765,858	\$256,300	\$388,700	\$499,567	0.778	2,608	\$149.04
\$761,000	61.87	\$1,366,549	\$178,160	\$1,051,840	\$1,165,087	0.903	7,760	\$135.55
\$89,800	33.89	\$350,841	\$175,000	\$90,000	\$172,393	0.522	1,744	\$51.61
\$92,700	52.97	\$187,546	\$69,600	\$105,400	\$115,633	0.912	1,135	\$92.86
\$140,600	46.10	\$314,309	\$65,285	\$239,715	\$244,141	0.982	1,929	\$124.27
\$116,800	45.80	\$244,785	\$77,700	\$177,300	\$163,809	1.082	1,460	\$121.44
\$94,800	39.50	\$218,087	\$102,275	\$137,725	\$113,541	1.213	1,676	\$82.17
\$300,100	50.02	\$607,871	\$100,000	\$500,000	\$497,913	1.004	3,510	\$142.45
\$351,700	46.89	\$741,790	\$175,595	\$574,405	\$555,093	1.035	2,626	\$218.74
\$282,100	43.07	\$595,675	\$175,225	\$479,775	\$412,206	1.164	2,916	\$164.53
\$130,400	41.93	\$271,208	\$95,000	\$216,000	\$172,753	1.250	1,535	\$140.72
\$147,200	37.55	\$352,614	\$185,000	\$207,000	\$164,327	1.260	1,428	\$144.96
\$292,600	48.07	\$624,869	\$131,840	\$476,895	\$483,362	0.987	2,220	\$214.82
\$117,100	58.55	\$241,907	\$65,000	\$135,000	\$173,438	0.778	1,422	\$94.94
\$168,000	41.46	\$345,026	\$70,158	\$335,061	\$269,478	1.243	2,772	\$120.87
\$114,200	43.09	\$233,954	\$50,050	\$214,950	\$180,298	1.192	1,404	\$153.10
\$91,200	38.81	\$174,603	\$24,787	\$210,213	\$146,878	1.431	1,894	\$110.99
\$100,900	57.66	\$228,671	\$69,600	\$105,400	\$155,952	0.676	1,502	\$70.17
\$81,900	41.26	\$183,927	\$46,800	\$151,700	\$134,438	1.128	1,548	\$98.00
<b>\$9,158,500</b>		<b>\$20,094,614</b>		<b>\$15,180,660</b>	<b>\$14,749,290</b>			<b>\$140.29</b>
<b>Sale. Ratio =&gt;</b>	<b>45.27</b>			<b>E.C.F. =&gt;</b>	<b>1.029</b>			<b>Std. Deviation=&gt;</b>
<b>Std. Dev. =&gt;</b>	<b>7.54</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.030</b>			<b>Ave. Variance=&gt;</b>

ECF Area	Dev. by	Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
RES		7.8345	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	59
RES		23.7688	1+ STORY	\$105,050	RESIDENTIAL M&BS	401	79
RES		47.0847	1 STORY	\$39,650	RESIDENTIAL M&BS	401	49
RES		26.2087	1.25 STORY	\$75,000	RESIDENTIAL M&BS	401	50
RES		4.4729	2.0 STORY	\$178,950	RESIDENTIAL M&BS	401	73
RES		3.5811	1 STORY	\$107,375	RESIDENTIAL M&BS	401	82
RES		22.2040	1 STORY	\$56,550	RESIDENTIAL M&BS	401	49
RES		7.6227	1 STORY	\$75,800	RESIDENTIAL M&BS	401	49
RES		7.2493	2.0 STORY	\$105,350	RESIDENTIAL M&BS	401	73
RES		8.8411	1 STORY	\$72,500	RESIDENTIAL M&BS	401	49
RES		20.7482	1.50 STORY	\$66,750	RESIDENTIAL M&BS	401	64
RES		17.8113	2.0 STORY	\$94,200	RESIDENTIAL M&BS	401	89
RES		11.0124	1 STORY	\$76,900	RESIDENTIAL M&BS	401	54
RES		15.7193	1 STORY	\$55,900	RESIDENTIAL M&BS	401	54
RES		25.0572	1.50 STORY	\$95,000	RESIDENTIAL M&BS	401	63
RES		18.8415	2.0 STORY	\$97,400	RESIDENTIAL M&BS	401	45
RES		19.0735	1.75 STORY	\$55,900	RESIDENTIAL M&BS	401	54
RES		42.1985	1 STORY	\$66,850	RESIDENTIAL M&BS	401	54
RES		0.9007	1 STORY	\$65,000	RESIDENTIAL M&BS	401	49
RES		29.6183	1 STORY	\$95,045	RESIDENTIAL M&BS	401	84
RES		5.3505	1 STORY	\$95,000	RESIDENTIAL M&BS	401	90
RES		2.0256	2.0 STORY	\$106,100	RESIDENTIAL M&BS	401	72
RES		4.0081	2.0 STORY	\$96,500	RESIDENTIAL M&BS	401	72
RES		23.8682	1.75 STORY	\$95,585	RESIDENTIAL M&BS	401	78
RES		9.3561	1.25 STORY	\$177,708	RESIDENTIAL M&BS	401	45
RES		1.8146	1 STORY	\$65,255	RESIDENTIAL M&BS	401	83
RES		31.6900	1.50 STORY	\$38,796	RESIDENTIAL M&BS	401	73
RES		5.3927	1 STORY	\$62,400	RESIDENTIAL M&BS	401	88
RES		20.0447	1.25 STORY	\$67,500	RESIDENTIAL M&BS	401	45
RES		18.5398	1 STORY	\$80,000	RESIDENTIAL M&BS	401	95
RES		19.1530	1 STORY	\$65,000	RESIDENTIAL M&BS	401	45

RES	5.6665	2.0 STORY	\$175,000	RESIDENTIAL M&BS	401	84
RES	25.1869	1 STORY	\$256,300	RESIDENTIAL M&BS	401	54
RES	12.7144	2.0 STORY	\$178,160	RESIDENTIAL M&BS	401	81
RES	50.7881	1 STORY	\$175,000	RESIDENTIAL M&BS	401	54
RES	11.8442	1 STORY	\$69,600	RESIDENTIAL M&BS	401	49
RES	4.8073	BI-LEVEL	\$65,285	RESIDENTIAL M&BS	401	90
RES	5.2416	1 STORY	\$77,700	RESIDENTIAL M&BS	401	54
RES	18.3053	2.0 STORY	\$102,275	RESIDENTIAL M&BS	401	45
RES	2.5751	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	78
RES	0.4847	1 STORY	\$175,025	RESIDENTIAL M&BS	401	71
RES	13.3977	1.50 STORY	\$175,225	RESIDENTIAL M&BS	401	70
RES	22.0397	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	59
RES	22.9737	1 STORY	\$185,000	RESIDENTIAL M&BS	401	54
RES	4.3322	1 STORY	\$130,583	RESIDENTIAL M&BS	401	85
RES	25.1568	1 STORY	\$65,000	RESIDENTIAL M&BS	401	49
RES	21.3425	1.75 STORY	\$64,805	RESIDENTIAL M&BS	401	54
RES	16.2249	1 STORY	\$50,050	RESIDENTIAL M&BS	401	63
RES	40.1261	1.25 STORY	\$24,787	RESIDENTIAL M&BS	401	54
RES	35.4094	1 STORY	\$69,600	RESIDENTIAL M&BS	401	54
RES	9.8456	2.0 STORY	\$46,800	RESIDENTIAL M&BS	401	54

**0.0697**

**0.20825986**

**16.6579 Coefficient of Var=> 16.17364029**