

Wayne Township 2 Rural Residential Common Land Grid 2023

1 ac	\$5,000	3 ac	\$15,000	10 ac	\$50,000	30 ac	\$150,000
1.5 ac	\$7,500	4 ac	\$20,000	15 ac	\$75,000	40 ac	\$200,000
2 ac	\$10,000	5 ac	\$25,000	20 ac	\$100,000	50 ac	\$250,000
2.5ac	\$12,500	7 ac	\$35,000	25 ac	\$125,000	100 ac	\$500,000

Wayne 2022 Land Value Summary

Rural Residential Values		ECF	1.067
Land Type	Per Acre		
Site	\$17,000		
Tillable	\$5,000		
Pasture/scrub	\$3,200		
Woods	\$3,200		
Lot Frontage FF	\$120		
Wet	\$2,000		

Used Lot Frontage Values from Twin Lakes back lot sales

2 Wayne Rural Residential ECF 2023

ECF Table: 00010, 00015

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-150-005-018-10	26195 CORWIN	04/27/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,100	33.77	\$116,058	\$22,429	\$152,571	\$101,881	1.498
14-150-002-009-00	50373 ROTH RD	05/05/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,800	39.87	\$123,230	\$64,290	\$85,710	\$64,135	1.336
14-150-006-019-50	27608 CORWIN	05/19/20	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$80,200	53.65	\$158,478	\$19,760	\$129,740	\$150,945	0.860
14-150-022-017-00	24555 MARCELL	05/22/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$118,200	54.98	\$234,242	\$73,900	\$141,100	\$174,474	0.809
14-150-021-002-20	25100 GAGE ST	07/02/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,100	51.41	\$184,625	\$3,420	\$181,580	\$197,176	0.921
14-150-022-024-00	24105 HATCH S	08/05/20	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$57,500	77.70	\$181,784	\$10,640	\$63,360	\$186,229	0.340
14-150-024-009-01	53785 O'KEEFE I	08/18/20	\$202,000	LC	03-ARM'S LENGTH	\$202,000	\$98,700	48.86	\$195,507	\$74,100	\$127,900	\$132,108	0.968
14-150-029-011-80	54516 ATWOOL	10/15/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$133,100	40.95	\$259,019	\$8,474	\$316,526	\$272,628	1.161
14-150-011-017-00	53155 GLENWO	10/29/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$0	0.00	\$119,313	\$10,440	\$41,560	\$118,469	0.351
14-150-028-024-00	25060 MC KENZ	11/19/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$49,600	59.05	\$97,743	\$5,700	\$78,300	\$100,156	0.782
14-150-010-022-31	24236 MORTON	11/23/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$105,900	43.05	\$206,402	\$21,295	\$224,705	\$201,422	1.116
14-150-030-016-00	54917 M 51	12/04/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,700	38.47	\$65,206	\$5,700	\$79,300	\$64,751	1.225
14-150-002-016-02	23906 DEWEY L	12/07/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$0	0.00	\$108,559	\$6,882	\$133,018	\$110,639	1.202
14-150-020-022-51	53885 RUDY RD	12/08/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$147,100	30.65	\$290,309	\$14,592	\$465,408	\$300,019	1.551
14-150-032-003-00	26500 NUBOUR	01/05/21	\$67,500	MLC	03-ARM'S LENGTH	\$67,500	\$34,200	50.67	\$67,260	\$36,860	\$30,640	\$33,079	0.926
14-150-010-022-01	24150 MORTON	01/22/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$121,600	36.30	\$240,766	\$59,174	\$275,826	\$197,597	1.396
14-150-006-018-00	50427 M 51	02/12/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$90,600	39.74	\$176,740	\$17,860	\$210,140	\$172,884	1.216
14-150-022-027-00	53726 GLENWO	02/19/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$69,300	36.09	\$137,939	\$10,920	\$181,080	\$137,318	1.319
14-150-032-011-50	26561 MARCELL	06/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,300	32.79	\$122,916	\$3,120	\$186,880	\$129,509	1.443
14-150-010-009-00	51318 GLENWO	07/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,400	55.22	\$196,911	\$53,040	\$126,960	\$155,536	0.816
14-150-013-011-00	22930 FOSDICK	09/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,200	39.41	\$104,297	\$7,800	\$127,200	\$104,321	1.219
14-150-007-017-01	51665 M 51	03/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$69,000	57.50	\$158,188	\$8,008	\$111,992	\$147,525	0.759

Totals: \$4,009,900

\$4,009,900

\$1,636,600

\$3,545,492

\$3,471,496

\$3,252,800

Sale. Ratio =>

40.81

E.C.F. =>

1.067

Std. Dev. =>

17.46

Ave. E.C.F. =>

1.055

Use

1.067

2 Rural Residential Site Value Sales Wayne 2023

Land Table : 10. Res-North, 15. Res. South

[illegible]

2 Wayne Rural Residential ECF 2023

ECF Table: 00010, 00015

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	Asd/Adj.	Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man.	\$	E.C.F.
14-150-005-018-10	26195 CORWIN ;	04/27/20	\$175,000	WD	03-ARM'S LENGTH		\$175,000	\$59,100	33.77		\$116,058	\$22,429	\$152,571	\$101,881		1.498
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14-150-006-019-50	27608 CORWIN ;	05/19/20	\$149,500	WD	03-ARM'S LENGTH		\$149,500	\$80,200	53.65		\$158,478	\$19,760	\$129,740	\$150,945		0.860
14-150-027-005-00	24555 MARCELL	05/22/20	\$215,000	WD	03-ARM'S LENGTH		\$215,000	\$118,200	54.98		\$234,242	\$73,900	\$141,100	\$174,474		0.809
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14-150-029-011-80	54516 ATWOOD	10/15/20	\$325,000	WD	03-ARM'S LENGTH		\$325,000	\$133,100	40.95		\$259,019	\$8,474	\$316,526	\$272,628		1.161
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14-150-007-017-01	51665 M 51	03/11/22	\$120,000	WD	03-ARM'S LENGTH		\$120,000	\$69,000	57.50		\$158,188	\$8,008	\$111,992	\$147,525		0.759
Totals:			\$3,529,900				\$3,529,900	\$1,489,500			\$3,255,183		\$3,006,088	\$2,952,781		
Sale. Ratio =>										42.20	E.C.F. =>				1.018	
Std. Dev. =>										17.71	Ave. E.C.F. =>				1.032	

[illegible]