

2023

Wayne Twp. Ag land Summary	
Land Type	Price per Acre
Tillable land	\$5,300
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,000
Site Value 1 AC.	\$17,700
ECF	0.965

Used Site Value from Rural residential Site Values Sales. The House and site are split into small sites and sold as residential.

Used Sales from

- Hartford Township
- Keeler Township
- Silver Creek Township
- Wayne Township
- LaGrange Township
- Pokagon Township

1 2023 Agricultural Vacant Tillable Land Sales Wayne Twp.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre
80-11-024-008-10	64TH AVE	09/02/20	\$104,000	WD	03-ARM'S L		\$104,000	\$39,200	\$78,468	\$104,000	\$78,468	29.42	26.72	\$3,535
14-130-013-007-00	ELM ST	12/16/20	\$125,000	WD	03-ARM'S L		\$125,000	\$82,200	\$164,363	\$125,000	\$164,363	25.00	25.00	\$5,000
14-040-011-013-01	O'KEEFE ST	04/10/20	\$430,000	WD	03-ARM'S L		\$430,000	\$256,000	\$512,050	\$430,000	\$512,050	93.10	72.80	\$4,619
14-150-019-044-01	RUDY RD	09/17/21	\$550,000	LC	03-ARM'S L		\$550,000	\$221,900	\$443,880	\$550,000	\$443,880	82.43	82.43	\$6,672
Totals:			\$1,209,000				\$1,209,000	\$599,300	\$1,198,761	\$1,209,000	\$1,198,761	229.95	206.95	
Average														
per Net Acre:													5,300.00	
												Use	\$ 5,300	

1 Agriculture ECF WayneTwp. 2023

ECF Neighborhood: Ag-1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-150-002-006-02	ROTH RD	02/05/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$17,800	8.90	\$311,819	\$102,196	\$97,804	\$198,883	0.492		
14-040-021-008-20	59982 OAK GR	05/14/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,300	34.15	\$135,010	\$7,031	\$192,969	\$120,055	1.607		
14-040-024-007-10	22770 FOX ST	07/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$87,900	54.94	\$173,313	\$9,919	\$150,081	\$153,278	0.979		
14-150-002-006-02	ROTH RD	10/07/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$138,100	61.38	\$270,017	\$66,646	\$158,354	\$192,952	0.821		
80-12-016-003-12	81122 CR 687	11/12/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,900	51.96	\$259,700	\$211,029	\$38,971	\$49,919	0.781		
14-130-011-039-02	29401 PRIEST S	11/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,700	37.14	\$187,031	\$51,169	\$203,831	\$157,613	1.293		
Totals:			\$1,290,000			\$1,290,000	\$536,700		\$1,336,890		\$842,010	\$872,699			
							Sale. Ratio =>	41.60						E.C.F. =>	0.965
							Std. Dev. =>	19.08						Ave. E.C.F. =:	0.995
												Use	0.965		