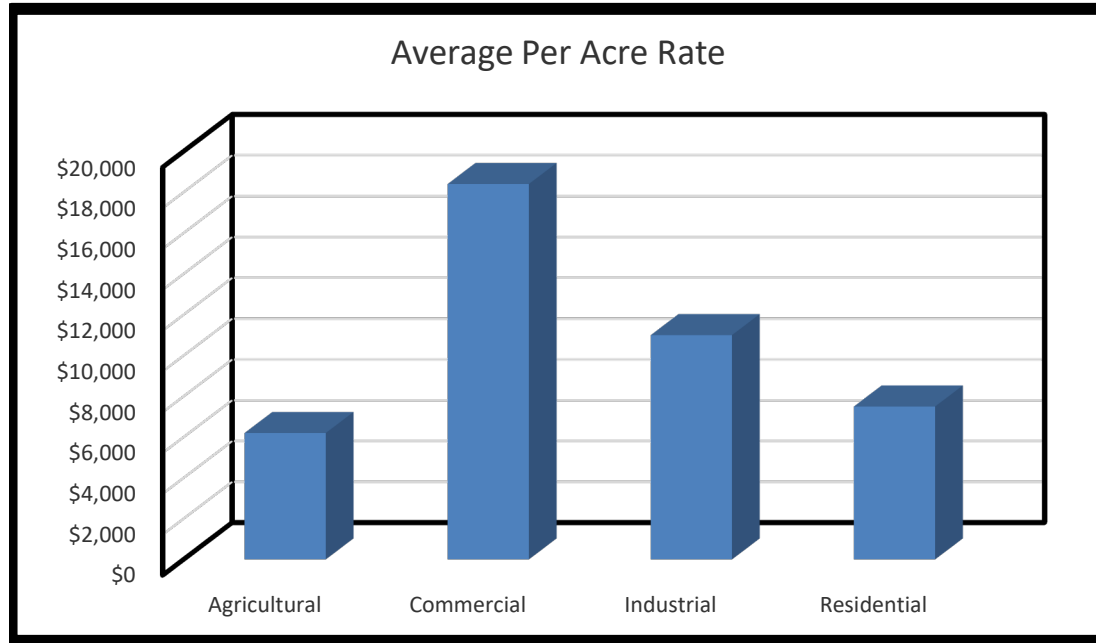


Sparta Township

2023

Average Per Acre Rate

Agricultural	Commercial	Industrial	Residential
\$6,200	\$18,400	\$11,000	\$7,500



**2023
Sparta Township
Agricultural
Land Sales Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Adjustments	Reason
41-05-10-200-004	1910 15 MILE RD NW	12/11/18	\$380,000	WD	ARMS LENGTH	\$380,000	\$127,800	33.63	\$255,620	\$379,068	\$254,688	640.0	0.0	61.76	593.75	6,153	\$0.14	640.00	ST01	PTA	0%	
41-05-17-100-015	11250 FRUIT RIDGE AVE NW	05/20/20	\$279,000	WD	ARMS LENGTH	\$279,000	\$121,600	43.58	\$242,905	\$268,073	\$231,978	725.0	0.0	54.90	384.85	\$5,082	\$0.12	724.95	ST01	PTA	-5%	Utility Building
41-05-17-200-009	11253 PEACH RIDGE AVE NW	12/28/18	\$80,000	WD	ARMS LENGTH	\$80,000	\$43,100	53.88	\$82,962	\$73,738	\$76,700	333.3	1320.0	9.75	240.02	\$8,205	\$0.19	333.30	ST01	NOT ON FILE	0%	
41-05-22-300-033	2255 12 MILE RD NW	01/27/22	\$570,000	WD	03-ARMS LENGTH	\$570,000	\$186,400	32.70	\$372,744	\$570,000	\$372,744	247.0	0.0	60.12	2307.41	\$9,481	\$0.22	247.03	ST01	PTA	0%	
41-05-25-100-013	9700 ALPINE AVE NW	05/15/18	\$185,000	WD	REVIEWED	\$185,000	\$54,000	29.19	\$108,000	\$185,000	\$108,000	550.0	0.0	35.00	336.36	\$5,286	\$0.12	550.00	ST01	PTA	0%	
41-05-28-300-033	9350 PEACH RIDGE AVE NW	01/14/20	\$120,000	WD	ARMS LENGTH	\$120,000	\$29,900	24.92	\$66,499	\$120,000	\$66,499	300.0	0.0	11.72	400.00	\$10,239	\$0.24	300.00	ST01	PTA	0%	
41-05-28-400-008	9357 LAUBACH AVE NW	01/09/18	\$102,000	WD	REVIEWED	\$102,000	\$53,400	52.35	\$103,632	\$102,000	\$103,632	190.0	0.0	15.68	536.84	\$6,505	\$0.15	190.00	ST01	PTA	0%	
41-05-32-200-005	8951 PEACH RIDGE AVE NW	09/27/19	\$550,710	WD	ARMS LENGTH	\$550,710	\$119,700	21.74	\$239,302	\$550,710	\$239,302	659.4	0.0	61.19	835.22	\$9,000	\$0.21	659.36	ST01	PTA	0%	
Totals:			\$407,000			\$407,000	\$137,300		\$278,131	\$407,000	\$278,131	1,040.0		62.40								
Average per Acre @ 10 Acre Equivalent:	\$6,200	Count:	3				Sale Ratio => Std. Dev. =>	33.73 14.76			Average per FF=>	\$391		Average per Acre=>	\$6,522		Average per SqFt=>	0.15		Average Parcel Size (Acres)	20.80	

Sparta Township

2023 Sparta Township Agricultural Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	11,000
Small	60%	> = .25 Acres < .40	16,500
Typical	75%	> = .40 Acres < .70	20,700
Large	85%	> = .70 Acres < 1	23,400

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	27,500	27,500
1.5	260%	19,300	28,950
2	184%	15,200	30,400
2.5	138%	12,800	32,000
3	107%	11,100	33,300
4	82%	9,800	39,200
5	57%	8,400	42,000
7	24%	6,700	46,900
10	Base	5,350	53,500
15	0%	5,400	81,000
20	0%	5,400	108,000
25	0%	5,400	135,000
30	0%	5,400	162,000
40	0%	5,400	216,000
50	0%	5,400	270,000
100	0%	5,400	540,000

**2023
Sparta Township
Commercial
Land Sales Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Adjustments	Reason	Other Parcels	
41-05-12-426-005	110 TOBY DR NW	11/30/20	\$55,000	WD	ARMS LENGTH	\$55,000	\$16,600	30.18	\$49,931	\$55,000	\$49,931	158.6	0.0	1.54	\$347	\$35,714	\$0.82	158.60	ST01	PTA		0%		
41-05-12-476-032	11859 DIVISION AVE NW	09/27/19	\$75,000	WD	ARMS LENGTH	\$75,000	\$14,900	19.87	\$29,820	\$75,000	\$29,820	366.0	0.0	2.00	\$205	\$37,500	\$0.86	366.00	ST01	PTA		0%		
41-05-12-426-001	123 TOBY RD NW	04/22/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$24,900	55.33	\$49,777	\$45,000	\$49,777	180.0	0.0	1.51	\$250	\$29,801	\$0.68	180.00	ST01	PTA		0%		
41-05-26-300-041	9430 SPARTA AVE NW	06/17/19	\$80,000	WD	ARMS LENGTH	\$80,000	\$48,800	61.00	\$97,636	\$80,000	\$97,636	300.0	0.0	1.82	\$267	\$43,956	\$1.01	300.00	ST01	PTA		0%		
41-05-26-401-004	9501 ALPINE AVE NW	10/29/21	\$730,900	WD	03-ARM'S LENGTH	\$730,900	\$267,200	36.56	\$808,170	\$730,900	\$808,170	1,320.0	0.0	130.35	\$554	\$5,607	\$0.13	1,320.00	ST01	PTA		0%		
41-05-35-100-018	9050 SPARTA AVE NW	08/30/22	\$714,000	WD	03-ARM'S LENGTH	\$714,000	\$212,100	29.71	\$424,136	\$714,000	\$424,136	741.3	2589.9	44.12	\$963	\$16,183	\$0.37	741.33	ST01	PTA		0%		
41-05-35-100-015	8780 SPARTA AVE NW	12/31/19	\$920,000	WD	ARMS LENGTH	\$920,000	\$258,400	28.09	\$516,800	\$920,000	\$516,800	1,923.0	0.0	45.64	\$478	\$20,158	\$0.46	1,320.00	ST01	PTA		0%	41-05-35-326-002	
41-05-35-352-010	8429 SPARTA LINE RD NW	11/07/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,200	48.87	\$112,380	\$115,000	\$112,380	420.2	0.0	2.80	\$274	\$41,071	\$0.94	420.20	ST01	PTA		0%		
Totals:			\$2,734,900			\$2,734,900	\$899,100		\$2,088,650	\$2,734,900	\$2,088,650	\$5,409				\$230								
Average per Acre @ 10 Acre Equivalent:	\$18,400			Count:	8				Sale Ratio =>	32.88				Average per FF=>	\$506		Average per Acre=>	\$11,902	Average per SqFt=>	0.27	Average Parcel Size (Acres)	28.09		

Sparta Township

**2023
Sparta Township
Commercial
Land Value Table**

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	40,000
Small	60%	> = .25 Acres < .40	59,900
Typical	75%	> = .40 Acres < .70	74,900
Large	85%	> = .70 Acres < 1	84,900

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	99,800	99,800
1.5	260%	69,900	104,850
2	184%	55,100	110,200
2.5	138%	46,200	115,500
3	107%	40,200	120,600
4	82%	35,400	141,600
5	57%	30,500	152,500
7	24%	24,100	168,700
10	Base	19,400	194,000
15	-17%	16,200	243,000
20	-31%	13,400	268,000
25	-37%	12,300	307,500
30	-43%	11,100	333,000
40	-47%	10,300	412,000
50	-49%	9,900	495,000
100	-51%	9,600	960,000

**2023
Sparta Township
Industrial
Land Sales Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Adjustments	Reason	
41-05-12-426-005	110 TOBY DR NW	11/30/20	\$55,000	WD	ARMS LENGTH	\$55,000	\$16,600	30.18	\$49,931	\$55,000	\$49,931	158.6	0.0	1.54	\$347	\$35,714	\$0.82	158.60	I01' PTA		0%		
41-05-12-476-032	11859 DIVISION AVE NW	09/27/19	\$75,000	WD	ARMS LENGTH	\$75,000	\$14,900	19.87	\$29,820	\$75,000	\$29,820	366.0	0.0	2.00	\$205	\$37,500	\$0.86	366.00	I01' PTA		0%		
41-05-12-426-001	123 TOBY RD NW	04/22/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$24,900	55.33	\$49,777	\$45,000	\$49,777	180.0	0.0	1.51	\$250	\$29,801	\$0.68	180.00	ST01 PTA		0%		
41-05-22-126-026	225 APPLEWOOD DR NW	08/19/19	\$149,000	WD	ARMS LENGTH	\$149,000	\$89,500	60.07	\$179,000	\$179,000	\$195,000	750.4	0.0	4.64	\$239	\$38,578	\$0.89	750.42	I01' PTA		0%		
41-05-23-176-006	252 GARDNER ST E NW	11/23/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,700	54.36	\$204,757	\$165,000	\$165,675	374.0	0.0	11.50	\$441	\$14,348	\$0.33	374.00	ST01 PTA		0%		
41-05-23-302-010	430 UNION ST S NW	12/16/20	\$85,000	WD	ARMS LENGTH	\$85,000	\$32,900	38.71	\$65,736	\$85,000	\$65,736	240.0	355.7	1.96	\$354	\$43,367	\$1.00	240.00	I01' PTA		0%		
41-05-23-155-018	324 UNION ST S NW	04/12/22	\$84,419	WD	03-ARM'S LENGTH	\$84,419	\$152,100	180.17	\$300,278	\$84,419	\$133,016	237.0	357.0	1.94	\$356	\$43,515	\$1.00	\$237.00	ST01 PTA		0%		
Totals:			\$658,419			\$658,419	\$420,600		\$879,299	\$688,419	\$688,955	2,306.0		25.09									
Average per Acre @ 10 Acre Equivalent:	\$11,000	Count:	7				Sale Ratio => Std. Dev. =>	63.88 65.19			Average per FF=>	\$299		Average per Acre=>	\$27,438		Average per SqFt=>	0.63		Average Parcel Size (Acres)	0.28		

Sparta Township

2023 Sparta Township Industrial Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	23,900
Small	60%	> = .25 Acres < .40	35,900
Typical	75%	> = .40 Acres < .70	44,800
Large	85%	> = .70 Acres < 1	50,800

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	59,700	59,700
1.5	260%	41,800	62,700
2	184%	33,000	66,000
2.5	138%	27,700	69,250
3	107%	24,100	72,300
4	82%	21,200	84,800
5	57%	18,300	91,500
7	24%	14,400	100,800
10	Base	11,600	116,000
15	-17%	9,700	145,500
20	-31%	8,100	162,000
25	-37%	7,400	185,000
30	-43%	6,700	201,000
40	-47%	6,200	248,000
50	-49%	6,000	300,000
100	-51%	5,700	570,000

2023
Sparta Township
Residential
Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels	Adjustments	Reason	
41-05-01-100-027	13100 PAINE AVE NW	10/21/20	\$49,000	WD	ARMS LENGTH	\$49,000	\$20,100	41.02	\$40,177	\$49,000	\$40,177	281.9	520.1	3.31	\$174	\$14,804	\$0.34	281.87	ST01	PTA			0%	
41-05-01-100-028	700 16 MILE RD NW	06/22/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$193,300	41.13	\$424,832	\$470,000	\$424,832	703.2	0.0	84.91	\$668	\$5,535	\$0.13	703.23	ST01	PTA			0%	
41-05-01-100-030	705 INDIAN LAKES RD NW	01/13/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$34,800	19.89	\$76,486	\$175,000	\$76,486	308.0	0.0	12.79	\$568	\$13,683	\$0.31	308.00	ST01	PTA			0%	
41-05-01-460-001	270 WINTER PINE CT NW	05/19/20	\$45,000	WD	ARMS LENGTH	\$45,000	\$12,700	28.22	\$25,415	\$45,000	\$25,415	152.1	244.0	0.85	\$296	\$52,941	\$1.22	152.13	ST01	PTA			0%	
41-05-01-460-004	346 WINTER PINES CT NW	09/08/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$15,900	28.91	\$52,344	\$55,000	\$52,344	94.1	0.0	1.11	\$585	\$49,550	\$1.14	94.08	ST01	PTA			0%	
41-05-01-460-006	345 WINTER PINES CT NW	04/21/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$26,300	42.08	\$54,918	\$62,500	\$54,918	90.0	0.0	1.17	\$694	\$53,419	\$1.23	90.04	ST01	PTA			0%	
41-05-01-460-007	323 WINTER PINE CT NW	01/29/21	\$45,000	WD	ARMS LENGTH	\$45,000	\$12,600	28.00	\$26,376	\$45,000	\$26,376	156.0	0.0	0.84	\$288	\$53,571	\$1.23	156.01	ST01	PTA			0%	
41-05-01-476-044	12570 WINTER PINES DR NW	10/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$26,300	12.52	\$58,220	\$210,000	\$58,220	402.7	0.0	6.80	\$521	\$30,882	\$0.71	402.70	ST01	PTA			0%	
41-05-02-200-063	1009 INDIAN LAKES RD NW	06/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$30,400	20.27	\$66,809	\$150,000	\$66,809	134.6	0.0	9.93	\$1,114	\$15,106	\$0.35	134.60	ST01	PTA			0%	
41-05-03-100-034	2327 INDIAN LAKES RD NW	05/22/20	\$30,000	WD	ARMS LENGTH	\$30,000	\$15,000	50.00	\$29,987	\$30,000	\$29,987	150.0	300.0	1.03	\$200	\$29,126	\$0.67	150.00	ST01	PTA			0%	
41-05-03-100-038	13000 BALL CREEK RD NW	06/10/20	\$35,000	WD	ARMS LENGTH	\$35,000	\$20,400	58.29	\$34,505	\$35,000	\$34,505	200.0	0.0	2.43	\$175	\$14,403	\$0.33	200.00	ST01	PTA			0%	
41-05-05-200-021	12905 PEACH RIDGE AVE NW	08/17/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,100	40.79	\$114,176	\$140,000	\$114,176	487.9	0.0	23.18	\$287	\$6,040	\$0.14	487.92	ST01	PTA			0%	
41-05-05-400-015	12727 PEACH RIDGE AVE NW	08/10/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$19,100	20.11	\$38,200	\$95,000	\$42,600	260.0	335.1	2.00	\$365	\$47,500	\$1.09	260.00	ST01	PTA			0%	
41-05-11-100-038	12251 STEBBINS AVE NW	12/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,600	32.67	\$39,132	\$60,000	\$39,132	150.0	0.0	1.14	\$400	\$52,632	\$1.21	150.00	ST01	PTA			0%	
41-05-11-100-039	12227 STEBBINS AVE NW	11/29/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,300	33.83	\$40,462	\$60,000	\$40,462	150.0	0.0	1.49	\$400	\$40,268	\$0.92	150.00	ST01	20221202-0090150			0%	
41-05-13-200-006	11560 LONG LAKE DR NW	03/15/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,600	62.40	\$23,600	\$15,253	\$23,600	155.0	169.9	0.60	\$98	\$25,253	\$0.58	155.00	ST01	20210325-0035344			0%	
41-05-13-200-047	302 14 MILE RD NW	12/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,900	14.80	\$81,110	\$175,000	\$81,110	66.0	0.0	14.15	\$2,652	\$12,367	\$0.28	66.00	ST01	PTA			0%	
41-05-14-326-006	342 ELM ST N NW	06/05/20	\$22,000	WD	ARMS LENGTH	\$22,000	\$9,000	40.91	\$18,000	\$22,000	\$18,000	132.0	116.3	0.35	\$167	\$62,323	\$1.43	132.00	ST01	20200617-0051037			0%	
41-05-14-379-007	49 LOOMIS ST NW	11/19/20	\$12,000	WD	ARMS LENGTH	\$12,000	\$11,300	94.17	\$23,600	\$12,000	\$23,600	104.0	0.0	0.47	\$115	\$25,751	\$0.59	104.00	ST01	PTA			0%	
41-05-15-427-001	333 DORIS ST NW	02/25/22	\$20,250	WD	03-ARM'S LENGTH	\$20,250	\$10,300	50.86	\$20,700	\$20,250	\$20,700	67.2	214.8	0.33	\$301	\$61,178	\$1.40	67.20	ST01	PTA			0%	
41-05-15-451-091	140 ECKLUND AVE NW	04/30/21	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$16,000	56.14	\$33,600	\$28,500	\$33,600	98.0	400.0	0.90	\$291	\$31,667	\$0.73	98.00	ST01	PTA			0%	
41-05-15-451-096	30 ECKLUND AVE NW	07/28/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,800	39.33	\$25,900	\$30,000	\$25,900	120.0	133.5	0.37	\$250	\$81,522	\$1.87	99.00	ST01	PTA			0%	
41-05-20-400-016	10085 PEACH RIDGE AVE NW	08/18/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,200	42.67	\$42,779	\$45,000	\$42,558	275.0	315.0	1.99	\$164	\$22,613	\$0.52	275.00	ST01	PTA			0%	
41-05-22-401-014	223 NELSON ST NW	07/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,000	65.00	\$20,700	\$20,000	\$20,700	73.0	140.0	0.24	\$274	\$85,106	\$1.95	73.00	ST01	PTA			0%	
41-05-23-151-022	211 UNION ST S NW	11/24/20	\$21,700	WD	ARMS LENGTH	\$21,700	\$9,000	24.21	\$20,454	\$21,700	\$19,900	66.0	138.7	0.21	\$329	\$103,333	\$2.37	138.70	ST01	PTA			0%	
41-05-25-351-033	9300 ALPINE AVE NW	11/18/22	\$51,756	WD	03-ARM'S LENGTH	\$51,756	\$20,000	38.64	\$39,930	\$51,756	\$39,930	150.0	0.0	1.35	\$345	\$38,338	\$0.88	150.00	ST01	PTA			0%	
41-05-26-126-010	1368 12 MILE RD NW	05/23/22	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$6,900	20.91	\$23,200	\$33,000	\$23,200	100.0	157.0	0.36	\$330	\$91,667	\$2.10	100.00	ST01	PTA			0%	
41-05-26-300-040	1540 YOST PARKWAY NW	05/19/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$36,400	36.44	\$79,856	\$99,900	\$79,856	319.8	595.0	2.48	\$312	\$40,282	\$0.92	319.79	ST01	PTA			0%	
41-05-27-100-040	2200 SPARTY LANE NW	01/04/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$67,900	37.31	\$135,763	\$182,000	\$135,763	100.0	0.0	5.45	\$1,820	\$33,394	\$0.77	100.00	ST01	PTA			0%	
41-05-27-100-043	2150 SPARTY LANE NW	05/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,000	47.14	\$147,080	\$140,000	\$147,080	645.0	0.0	4.96	\$217	\$28,226	\$0.65	644.98	ST01	20220517-0041057			0%	
41-05-28-300-033	9350 PEACH RIDGE AVE NW	04/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$38,200	17.77	\$80,182	\$215,000	\$80,182	300.0	0.0	11.72	\$717	\$18,345	\$0.42	300.00	ST01	PTA			0%	
41-05-28-400-036	9288 DAISY HILL DR NW	10/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$18,600	20.67	\$40,801	\$86,373	\$37,174	66.0	0.0	1.73	\$1,309	\$49,927	\$1.15	66.00	ST01	PTA			0%	
41-05-33-300-012	8750 PEACH RIDGE AVE NW	06/30/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$17,300	45.53	\$38,600	\$38,000	\$38,600	200.0	250.0	1.00	\$190	\$38,000	\$0.87	200.00	ST01	PTA			0%	
41-05-35-400-059	8735 ALPINE AVE NW	01/29/21	\$120,000	WD	ARMS LENGTH	\$120,000	\$39,100	32.58	\$85,871	\$120,000	\$85,871	170.0	0.0	17.78	\$706	\$6,749	\$0.15	170.00	ST01	PTA			0%	
Totals:			\$1,369,106			\$1,369,106	\$451,500		\$981,726	\$1,356,732	\$976,324	6,927.5		219.42										
Average per Acre @	\$7,500							32.98				Average		Average		Average		Average		Average Parcel				
10 Acre Equivalent:	Count:	34				Sale Ratio =>	12.67				per FF=>	\$196		per Acre=>	\$6,179		per SqFt=>	0.14		Size (Acres)		6.45		

Sparta Township

2023 Sparta Township Residential Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	15,500
Small	60%	> = .25 Acres < .40	23,200
Typical	75%	> = .40 Acres < .70	29,000
Large	85%	> = .70 Acres < 1	32,900

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	38,600	38,600
1.5	260%	27,000	40,500
2	184%	21,300	42,600
2.5	138%	17,900	44,750
3	107%	15,600	46,800
4	82%	13,700	54,800
5	57%	11,800	59,000
7	24%	9,300	65,100
10	Base	7,500	75,000
15	-17%	6,300	94,500
20	-31%	5,200	104,000
25	-37%	4,800	120,000
30	-43%	4,300	129,000
40	-47%	4,000	160,000
50	-49%	3,900	195,000
100	-51%	3,700	370,000