

Sparta Township

2024

Average Per Acre Rate

Agricultural

\$6,000

Commercial

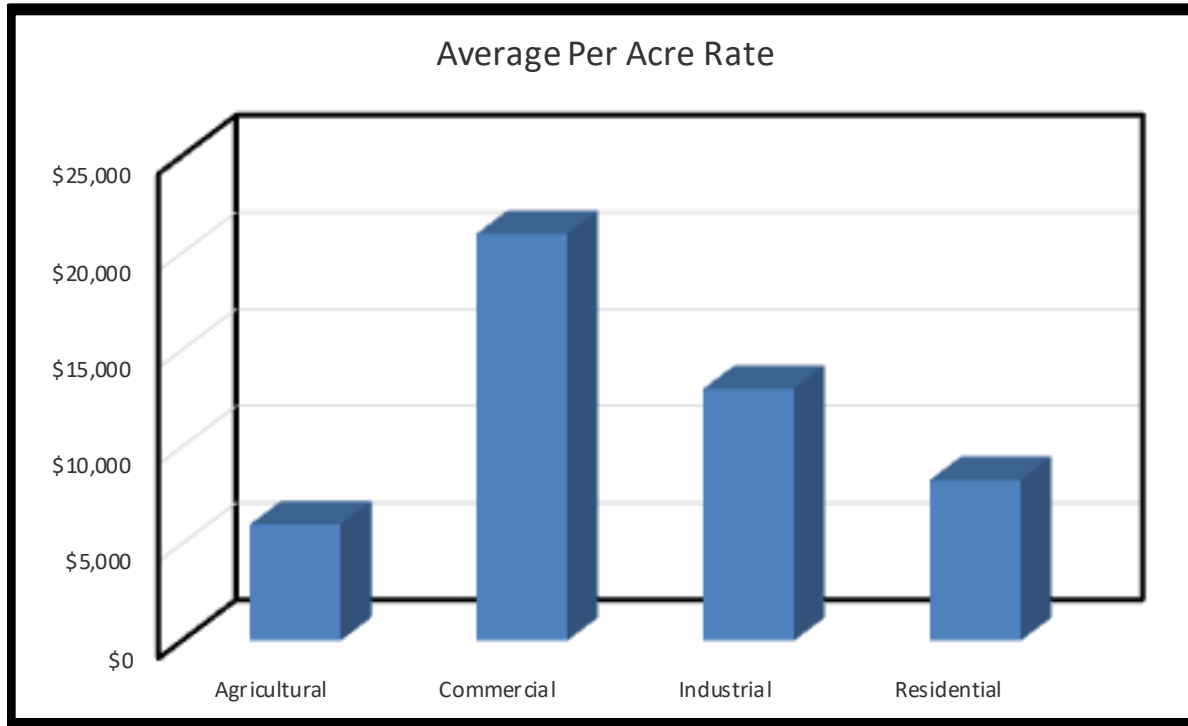
\$21,000

Industrial

\$13,000

Residential

\$8,300



2024
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		
41-05-22-300-033	2255 12 MILE RD NW	01/27/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$186,400	32.70	\$372,744	\$570,000	\$372,744	247.0	0.0	60.12	\$2,307.41	\$9,481	\$0.22	247.03	ST01 PTA			0%		
41-05-26-200-019	1104 12 MILE RD NW	06/13/23	\$872,000	WD	03-ARM'S LENGTH	\$872,000	\$205,500	23.57	\$426,160	\$872,000	\$426,160	840.0	0.0	76.10	\$1,038.10	\$11,459	\$0.26	840.00	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%		
41-01-04-100-026	17650 PEACH RIDGE AVE	07/30/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,900	36.96	\$99,836	\$135,000	\$99,836	670.0	1390.0	21.37	\$201	\$6,317	\$0.15	670.00	TT01 PTA					
41-01-07-200-010	4310 21 MILE RD	03/12/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$200,400	40.08	\$400,796	\$500,000	\$400,796	1,422.6	0.0	109.06	\$351	\$4,585	\$0.11	1,422.57	TT01	20210216-0018624				
41-01-18-200-011	4380 20 MILE RD	06/17/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,000	33.00	\$131,985	\$200,000	\$131,985	1,111.0	0.0	39.00	\$180	\$5,128	\$0.12	1,111.00	TT01 PTA					
41-01-19-200-005	15395 FRUIT RIDGE AVE	03/18/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$30,000	37.50	\$60,000	\$80,000	\$60,000	660.0	660.0	10.00	\$121	\$8,000	\$0.18	660.00	TT01 PTA					
41-01-19-200-031	15255 FRUIT RIDGE AVE	09/27/21	\$614,800	WD	03-ARM'S LENGTH	\$614,800	\$110,500	17.97	\$221,072	\$614,800	\$221,072	740.0	0.0	62.08	\$831	\$9,903	\$0.23	740.00	TT01 PTA					
41-01-19-400-020	15001 FRUIT RIDGE AVE	09/07/22	\$61,613	WD	03-ARM'S LENGTH	\$61,613	\$22,700	36.84	\$45,328	\$61,613	\$45,328	66.0	0.0	9.12	\$934	\$6,756	\$0.16	66.00	TT01 PTA					
41-01-22-300-033	14974 TYRONE AVE	02/04/22	\$141,280	WD	03-ARM'S LENGTH	\$141,280	\$57,100	40.42	\$114,206	\$141,280	\$114,206	543.2	0.0	35.32	\$260	\$4,000	\$0.09	543.15	TT01 PTA					
41-01-29-300-005	14200 FRUIT RIDGE AVE	08/18/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,200	38.94	\$206,335	\$265,000	\$206,335	940.0	0.0	39.91	\$282	\$6,640	\$0.15	940.00	TT01 PTA					
41-01-30-151-004	14482 KENOWA AVE	11/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,400	32.16	\$113,975	\$250,000	\$113,975	766.3	0.0	35.66	\$326	\$7,011	\$0.16	766.27	TT01 PTA		41-01-30-300-008			
41-01-30-200-033	14541 FRUIT RIDGE AVE	03/25/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,700	53.40	\$53,345	\$50,000	\$53,345	270.1	0.0	11.35	\$185	\$4,405	\$0.10	270.05	TT01 PTA					
41-01-30-400-030	4385 17 MILE RD	09/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,200	24.80	\$74,340	\$150,000	\$74,340	468.0	0.0	18.81	\$321	\$7,973	\$0.18	467.98	TT01 PTA					
41-01-31-100-017	4500 17 MILE RD	05/03/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$137,800	34.45	\$275,600	\$400,000	\$275,600	1,120.0	0.0	58.62	\$357	\$6,824	\$0.16	1,120.00	TT01 PTA		41-01-31-100-007			
41-01-32-400-037	3434 RUSCO RD	05/18/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$59,500	49.58	\$118,944	\$120,000	\$118,944	150.0	0.0	31.30	\$800	\$3,834	\$0.09	150.00	TT01	PTA				
41-01-35-200-041	13825 PAINE AVE	09/09/22	\$186,095	WD	03-ARM'S LENGTH	\$186,095	\$67,300	36.16	\$134,561	\$186,095	\$134,561	243.9	0.0	28.63	\$763	\$6,500	\$0.15	243.86	TT01 PTA					
Totals:			\$5,326,688			\$5,326,688	\$1,707,800		\$3,657,397	\$5,326,688	\$3,657,397	11,577.9		776.80										
Average per Acre @	\$6,000						Sale Ratio =>	32.06				Average		Average		Average				Average Parcel				
10 Acre Equivalent:		Count:	17				Std. Dev. =>	8.57				per FF=>	\$460	per Acre=>	\$6,857	per SqFt=>	0.16			Size (Acres)		45.69		

Sparta Township

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Land Value Table**

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	12,400
Small	60%	> = .25 Acres < .40	18,600
Typical	75%	> = .40 Acres < .70	23,200
Large	85%	> = .70 Acres < 1	26,300

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	30,900	30,900
1.5	260%	21,600	32,400
2	184%	17,100	34,200
2.5	138%	14,300	35,750
3	107%	12,500	37,500
4	82%	11,000	44,000
5	57%	9,500	47,500
7	24%	7,500	52,500
10	Base	6,000	60,000
15	0%	6,000	90,000
20	0%	6,000	120,000
25	0%	6,000	150,000
30	0%	6,000	180,000
40	0%	6,000	240,000
50	0%	6,000	300,000
100	0%	6,000	600,000