

Run the sale export out of BSA :

File

Export

Generic Export

Phil Sale Export

this will include all sales from AG, COM, IND, DEV. Will have separate and enter into correct

For AG, go through the list and highlight in green the parcels that have been used in previous year's land
Look at each sale to make sure it should be used for ECF or land value, look in sale record for the check
Double check the Multi-Parcel sales to make sure they are all combined on the sale record in the spread
Determine what land value tab the sale should go into and copy and paste.

Questions:

Need to review the time adjustme

Do we need to take out the sales f

from 2017? How far back are we going to go?

VERGENNES TOWNSHIP Ag Land Study

Rate	Land Table	2025-2026
Non-til	Total County	5,000
Tillable	Sol, Nel, Spe, Gra, Ver	6,800

VERGENNES	Last Yr	This Yr
Gravel	-	15,300
Muck	-	
Non-tillable	4,900	5,000
Tillable	5,700	6,800
Developmental	8,900	11,100

PPN	Address	Class	Class Type	Land Table
41-02-20-100-004	1082 19 MILE RD NE	101	Agricultural	SOL-A
41-20-09-100-021	11399 GRAND RIVER DR SE	102	Agricultural	LOW-A
41-08-31-100-007	9950 NE 11 MILE RD	102	Agricultural	OAK-A
41-12-15-400-001	6349 LINCOLN LAKE AVE NE	1	Ref. Real	GRA-A
41-01-31-100-017	4500 17 MILE RD	102	Agricultural	TYR-A
41-01-19-400-020	15001 FRUIT RIDGE AVE	102	Agricultural	TYR-A
41-03-06-300-005	5140 GRIMES ST	1	Ref. Real	NEL-A
41-04-29-100-011	10722 NE 18 MILE RD AVE	402	Residential	SPE-A
41-22-21-200-004	2220 84TH ST SE	102	Agricultural	GAI-A



Ecf Table	PNUM	Address2	Sale Date	Sale Price	Adj Sale Price	Acreage	Land Size 1
SOL-A	41-02-20-100-004	1082 19 MILE RD NE	1/15/2020	225,525.00	225,525.00	38.80	17.59
LOW-A	41-20-09-100-021	11399 GRAND RIVER DR SE	7/9/2020	138,304.00	86,954.00	29.21	14.38
OAK-A	41-08-31-100-007	9950 NE 11 MILE RD	5/27/2021	820,000.00	820,000.00	172.18	45.22
GRA-A	41-12-15-400-001	6349 LINCOLN LAKE AVE NE	7/13/2021	920,000.00	920,000.00	119.00	58.10
TYR-A	41-01-31-100-017	4500 17 MILE RD	5/3/2022	\$400,000	\$400,000	57.77	28.13
TYR-A	41-01-19-400-020	15001 FRUIT RIDGE AVE	9/7/2022	61,612.00	61,612.00	9.12	4.50
NEL-A	41-03-06-300-005	5140 GRIMES ST	10/11/2022	\$210,000	\$210,000	33.28	20.68
SPE-A	41-04-29-100-011	10722 NE 18 MILE RD AVE	8/7/2023	160,000.00	160,000.00	49.79	48.81
GAI-I	41-22-21-200-004	2220 84TH ST SE	9/6/2023	4,106,680.00	108,827.00	20.00	20.00

Land size 2	Land Size 3	Land Size 4
13.48	7.73	0.39
14.83	0.00	0.00
73.51	52.98	0.48
35.81	18.94	4.15
27.27	2.37	0.85
4.62	0.00	0.00
12.6	0.72	0
0.98	0.00	0.00
0.00	0.00	0.00

	Average	5,000
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GRA, NEL, SPE, OAK, VER, SOL - DEV

PPN	Address	Class	Class Type
41-03-06-101-006	4886 22 MILE RD NE		102 Agricultural
41-03-06-126-001	5166 22 MILE RD NE		102 Agricultural
41-04-27-251-017	12620 NE FARGO ST		1 Ref. Real
41-08-21-400-006	11908 ELKINS ST NE		101 Agricultural

Land Table	Ecf Table	Unit	School District	Sale Date
NEL-A	NEL-A	24	59080	5/11/2022
NEL-A	NEL-A	24	59080	4/28/2023
SPE-A	SPE-A	29	59070	5/12/2023
OAK-A	OAK-A	25	59070	10/30/2024

Sale Terms	Sale Price	Adj Sale Price	Confidential?
03-ARM'S LENGTH		77,845	77,845 No
19-MULTI PARCEL ARM'S LENGTH		410,000	410,000 Yes
03-ARM'S LENGTH		200,000	200,000 No
19-MULTI PARCEL ARM'S LENGTH	\$	560,000	\$ 560,000 No

Liber/Page	PA 116	Conservation Easement	Acreage	Land Description 1
2.02E+14			7.69	DEVELOPMENTAL
2.02E+14	No	No	42.78	DEVELOPMENTAL
2.02E+14			20.14	DEVELOPMENTAL
0		0	40.39	TILLABLE

Land Size 1	Land Description 2	Land size 2	Land Description 3	Land Size 3
	7.58 ROW	0.11		0
	38.89 NON-TILLABLE	3.78 ROW		0.11
	20.07 ROW	0.07		0
	19.67 NON-TILLABLE	15.37 NON-TILLABLE		5.14

Land Description 4	Land Size 4	Land Description 5	Land Size 5	Site Acreage #1
	0		0	0
	0		0	0
ROW	0.21		0	0

Site Acreage #2	L/I Value	Res Bldg Value	Ag Bldg Value
	-	-	-
	0	0	0
	0	0	0
0	0	108051	100425

C/I Bldg Value	Months	Time Adj	Time Adj Sale Price
-	#REF!	#REF!	#REF!
0	#REF!	#REF!	#REF!
0	#REF!	#REF!	#REF!
0	#REF!	#REF!	#REF!
	#REF!	#REF!	#REF!

LV(Imp Removed)	Total Acres	Row+Drain Acres	Res Site Acres
#REF!	7.69	0.11	0
#REF!	42.78	0.11	0
#REF!	20.14	0.07	0
#REF!	40.39	15.37	0
#REF!	0		0

Average

Res Site Value	Nontil Acres	Nontil Value	Wet Acres	Wet Value	Residual Value
0	0	#REF!	0	0	#REF!
0	3.78	#REF!	0	#REF!	#REF!
0	0	#REF!	0	#REF!	#REF!
108051					#REF!
		#REF!		#REF!	#REF!

#REF!

Net Acres	\$/Acre
7.58	#REF!
38.89	#REF!
20.07	#REF!
25.02	#REF!
0	#REF!

TYRONE		Last Yr	This Yr	SOLOM		Last Yr	This Yr	CEDAR SPRINGS		Last Yr	This Yr	NELSON		Last Yr	This Yr	SPENCER		Last Yr	This Yr
Gravel	15,000		15,300	Gravel			15,300	Gravel	0	0	0	Gravel	15,000		15,300	Gravel	-		15,300
Muck	5,400			Muck				Muck	0	0	0	Muck	-			Muck	-		
Non-tillable	4,900		5,000	Non-tillable	4,900		5,000	Non-tillable	0	0	0	Non-tillable	4,900		5,000	Non-tillable	4,900		5,000
Tillable	6,900		#REF!	Tillable	5,700		6,800	Tillable	0	0	0	Tillable	5,700		6,800	Tillable	5,700		6,800
Developmental	8,900		#REF!	Developmental	8,900		#REF!	Developmental	0	0	0	Developmental	8,900		#REF!	Developmental	8,900		#REF!
SPARTA		Last Yr	This Yr	ALGOMA		Last Yr	This Yr	XROCKFORD		Last Yr	This Yr	COURTLAND		Last Yr	This Yr	OAKFIELD		Last Yr	This Yr
Gravel			15,300	Gravel	15,000		15,300	Gravel				Gravel	-		15,300	Gravel	15,000		15,300
Muck	6,700			Muck				Muck				Northland Com				Muck	-		
Non-tillable	4,900		5,000	Non-tillable	4,900		5,000	Non-tillable				Non-tillable	4,900		5,000	Non-tillable	4,900		5,000
Tillable	6,900		#REF!	Tillable	6,900		#REF!	Tillable				Tillable	6,900		#REF!	Tillable	6,900		#REF!
Developmental	12,500		13,100	Developmental	12,500		13,100	Developmental				Developmental	12,500		13,100	Developmental	8,900		#REF!
Dev-Low	8,900		#REF!	Dev-Low	8,900		#REF!	Dev-Low				Dev-Low	8,900		#REF!				
ALPINE		Last Yr	This Yr	PLAINFIELD		Last Yr	This Yr	XEAST GR		Last Yr	This Yr	CANNON		Last Yr	This Yr	GRATTAN		Last Yr	This Yr
Gravel	15,000		15,300	Non-tillable	4,900		5,000	Gravel	0		0	Gravel	0		0	Gravel	-		15,300
Grave/Sand Min	15,000			Tillable	7,900		#REF!	Muck	0		0	Muck	0		0	Muck	-		
Non-tillable	4,900		5,000	Tillable Kenowa	6,900		#REF!	Non-tillable	0		0	Non-tillable	0		0	Non-tillable	4,900		5,000
Tillable	6,900		#REF!	Dev-High	20,900		#REF!	Tillable	0		0	Tillable	0		0	Tillable	5,700		6,800
Developmental	12,500		#REF!	Dev-Mid	17,600		#REF!	Developmental	0		0	Developmental	0		0	Developmental	8,900		#REF!
				Dev-Low	12,500		#REF!												
XWALKER		Last Yr	This Yr	X GRAND RAPIDS		Last Yr	This Yr	GR TOWNSHIP		Last Yr	This Yr	ADA		Last Yr	This Yr	VERGENNES		Last Yr	This Yr
Gravel				Gravel				Gravel				Gravel	15,000		15,300	Gravel	-		15,300
Muck				Muck				Muck				Muck	-			Muck	-		
Non-tillable				Non-tillable				Non-tillable				Non-tillable	4,900		5,000	Non-tillable	4,900		5,000
Tillable				Tillable				Tillable				Tillable	7,900		#REF!	Tillable	5,700		6,800
Developmental				Developmental				Developmental				Dev -High	20,900		26,000	Developmental	8,900		11,100
												Dev-Mid	17,600		17,900				
												Dev-Low	11,800		12,300				
XGRANDVILLE		Last Yr	This Yr	XWYOMING		Last Yr	This Yr	XKENTWOOD		Last Yr	This Yr	CASCADE		Last Yr	This Yr	XLOWELL		Last Yr	This Yr
Gravel				Gravel				Gravel				Gravel				Gravel	N/A		15,300
Muck				Muck				Muck				Muck				Muck	N/A		
Non-tillable				Non-tillable				Non-tillable				Non-tillable				Non-tillable	N/A		5,000
Tillable				Tillable				Tillable				Tillable				Tillable	N/A		#REF!
Developmental				Developmental				Developmental				Developmental				Developmental	N/A		
BYRON		Last Yr	This Yr	GAINES		Last Yr	This Yr	CALEDONIA		Last Yr	This Yr	BOWNE		Last Yr	This Yr	LOWELL		Last Yr	This Yr
Gravel	15,000		15,300	Gravel	15,000		15,300	Gravel	15,000		15,300	Gravel	15,000		15,300	Gravel	-		15,300
Non-tillable	4,900		5,000	Non-tillable	4,900		5,000	Non-tillable	4,900		5,000	Muck	-			Muck	-		
Tillable	7,800		#REF!	Tillable	7,800		#REF!	Tillable	7,800		#REF!	Non-tillable	4,900		5,000	Non-tillable	4,900		5,000
Dev - High	25,500		#REF!	Dev-High	25,500		#REF!	Dev-High	25,500		#REF!	Tillable	7,800		#REF!	Tillable	7,800		#REF!
Dev-Mid	17,600		#REF!	Dev-Mid	17,600		#REF!	Dev-Mid	17,600		#REF!	Dev-High	25,500		#REF!	Dev-High	25,500		#REF!
Dev-Low	11,800		#REF!	Dev-Low	11,800		#REF!	Dev-Low	11,800		#REF!	Dev-Mid	17,600		#REF!	Dev-Mid	17,600		#REF!
												Dev-Low	11,800		#REF!	Dev-Low	11,800		#REF!

*Oakfield and Courtland tillable values need to remain in the higher tiers