

AGRICULTURAL LAND

PPN	Address	Class	Class Type	Land Table	Ecf Table	Unit	School Dist
41-12-12-400-020	6869 MONTCALM AVE	101	Agricultural	GRA-A	GRA-A	22	34080
41-12-16-400-005	11751 7 MILE RD N	102	Agricultural	GRA-A	GRA-A	22	34080
41-12-27-200-012	12548 6 MILE RD	101	Agricultural	GRA-A	GRA-A	22	34080
41-02-16-400-010	2191 19 MILE RD N	102	Agricultural	SOL-A	SOL-A	27	41070
41-08-26-300-010	12954 NE BEARDS	102	Agricultural	OAK-A	OAK-A	25	59070
41-03-06-300-005	5140 GRIMES ST	1	Ref. Real	NEL-A	NEL-A	24	59080
41-12-01-300-017	7600 ASHLEY AVE I	102	Agricultural	GRA-A	GRA-A	22	34080
41-12-31-126-007	9840 5 MILE RD NE	102	Agricultural	GRA-A	GRA-A	22	41170
41-03-32-100-044	5979 BECKER ST	102	Agricultural	NEL-A	NEL-A	24	41070
41-03-19-100-026	15034 NORTHLANI	201	Commercial	NEL-A	NEL-A	24	41070
41-04-33-200-005	11950 NE 17 MILE	101	Agricultural	SPE-A	SPE-A	29	59070
41-04-20-400-029	14969 NE WHITBEI	101	Agricultural	SPE-A	SPE-A	29	41070
41-04-23-301-003	12847 NE BRADSH	101	Agricultural	SPE-A	SPE-A	29	59070
41-03-12-100-043	16800 TISDEL AVE	102	Agricultural	NEL		100	24 41070
41-04-20-400-029	14969 NE WHITBEI	102	Agricultural	SPE	ALP-A	29	41070
41-04-30-200-010	14699 NE HARVAR	102	Agricultural	SPE-A	SPE-A	29	41070
41-03-22-300-027	15100 MYERS LAKE	102	Agricultural	NEL		24	41070

VER						
			Weight	Weight		
Land Descriptions	Allocation	Extraction	Allocation	Extraction	Blended	Last Year

LOW WET			0.10
ALDEN NASH	0.58		0.55
LINCOLN LAKE	1.20		1.15
VERGENNES	1.20		1.15
COMMERCIAL	2.15		2.00

INDUSTRIAL LAND

Land Description	2025-2026 Rates		2024-2025 Rates
VERGENNES			
O E BIERI	1.60		1.40
LINCOLN LAKE	0.90		0.80
LINCOLN LK IND	0.90		0.80
INDUSTRIAL	0.90		0.80
LOW WET	0.10		0.10

RIAL LAND & ECF

Sale Date	Sale Terms	Sale Price	Adj Sale Pri	Confidential PA 116	Conservatio	Acreage	Land Descr
4/20/2020	03-ARM'S L	750000	750000	No	0	0	40.08 TILLABLE
4/3/2020	19-MULTI P	\$628,000	\$628,000	No	0	0	152.44 TILLABLE
7/29/2020	03-ARM'S L	415000	415000	No	0	0	73.49 TILLABLE
3/9/2021	03-ARM'S L	\$417,000	\$417,000	No	0	0	72.51 TILLABLE
8/2/2022	03-ARM'S L	\$260,000	\$260,000	No	0	0	30.76 TILLABLE
#####	03-ARM'S L	\$210,000	\$210,000	No	0	0	33.28 TILLABLE
#####	03-ARM'S L	\$300,000	\$300,000	Yes	0	0	56.03 TILLABLE
5/31/2024	03-ARM'S L	\$415,000	\$415,000	Yes	0	0	75.46 TILLABLE
2/28/2023	03-ARM'S L	\$190,000	\$190,000	No	0	0	34.39 TILLABLE
8/10/2021	03-ARM'S L	175000	175000	No	0	0	43 TILLABLE
9/9/2022	03-ARM'S L	168000	168000	No	0	0	39 TILLABLE
9/12/2023	03-ARM'S L	553000	553000	No	0	0	79.98 TILLABLE
2/8/2024	03-ARM'S L	510,000	510,000	Yes			12.01 TILLABLE
4/3/2023	03-ARM'S L	\$170,000	\$170,000	No	0	0	44.6 Tillable
9/12/2023	03-ARM'S L	\$553,000	\$553,000	No	0	0	78.98 TILLABLE1
1/11/2024	03-ARM'S L	\$225,000	\$225,000	No			31.72 TILLABLE
5/9/2025	03-ARM'S L	\$646,125	\$646,125	No	0	0	86.15 Tillable

Land Size 1	Land Descr	Land size 2	Land Descr	Land Size 3	Land Descr	Land Size 4	Land Descr	Land Size 5
34.24	NON-TILLA	2.37	NON-TILLA	1.08	NON-TILLA	0.39	ROW	1.01
104.54	NON-TILLA	47.9	ROW	3.82	DRAIN	0.19		0
46.34	NON-TILLA	26.47	ROW	2.44	NON-TILLA	0.68		0
66.18	NON-TILLA	5.74	NON-TILLA	0.17	NON-TILLA	0.42	ROW	0.322
29.18	NON-TILLA	1.58	ROW	0.79		0		0
20.68	NON-TILLA	12.6	ROW	0.72		0		0
48.48	NON-TILLA	7.55	ROW	0.3		0		0
55	NON-TILLA	20	DRAIN	0.46		0		0
28.82	NON-TILLA	5.57	ROW	0.61		0		0
35.7	NON-TILLA	7.3	NON-TILLA	0		0		0
27.4	NON-TILLA	10	NON-TILLA	1.6	ROW	1		0
77.88	ROW	1.1		0		0		0
8.937	ROW	1.073		0		0		0
19	Woods	25.6			BUILDING	0	BUILDING	0
77.88	ROW	1.1	FARMSTEAI	0	FARMSTEAI	0	FARMSTEAI	0
30.31	ROW	1.41		0		0		0
85.57	ROW	0.58		0		0		0

Site	Acreage	Site Value	L/I Value	Res Bldg Val	Ag Bldg Val	C/I Bldg Val	Months	Time Adj	Time Adj Sa
2	0	2070	351110	187893	0	35.37	15%	864057.5	
0	0	0	0	0	0	35.93	15%	725034.4	
0	0	0	0	6305	0	32.07	14%	472223	
0	0	0	0	0	0	24.73	11%	461349	
0	0	0	0	0	0	7.966667	3%	268,907	
0	0	0	0	0	0	5.67	2%	215117	
0	0	0	0	0	0	5.17	2%	306665	
0	0	0	0	0	0	0.00	0%	415000	
0	0	0	0	0	0	1.03	0%	190844	
0	0	0	0	0	0	19.70	8%	189824.3	
0	0	0	0	3647	0	6.73	3%	172864.2	
0	0	0	0	0	0	0.00	0%	553000	
2	0	25,070	302,087	61,007	-	0.00	0%	510000	
0	0	0	0	0	0	0.00	0%	170000	
0	0	0	0	0	0	0.00	0%	553000	
0	0	-	-	-	-	0.00	0%	225000	
0	0	0	0	0	0	0.00	0%	646125	
1479.033									

LV(Imp Ren	Total Acres	Row+Drain	Res Site Ac	Res Site Va	Nontil Acre	Nontil Value	Wet Acres	Wet Value
322984.5	41.09	1.01	2	30700	3.84	19,200		0
725034.4	156.45	4.01	0		47.9	239,500		0
465918	75.93	2.44	0		27.15	135,750		0
461349	72.832	0.322	0		6.33	31,650		0
268,907	31.55	0.79	0.00		1.58	7,900		0
215117	34	0	0		13.32	66,600		0
306665	56.33	0	0		7.85	39,250		0
415000	75.46	0	0		20.46	102,300		0
190844	35	0	0		6.18	30,900		0
189824.3	43		0		7.3	36,500		0
169217.2	40	1	0		11.6	58,000		0
553000	78.98	1.1	0	0	0	-		0
121836	12.01	1.1	2	0	0	-		0
170000	45	1.1	0	0	0	-		0
553000	78.98	0	0		1.1	5,500		0
225000	31.72	0	0		1.41	7,050		0
646125	86.15	0	0		0.58	2,900		0

Residual Value	Net Acres	\$/Acre
273,085	36.24	7535.44
485,534	104.54	4644.48
330,168	46.34	7124.90
429,699	66.18	6493
261,007	29.18	8,945
148,517	20.68	7182
267,415	48.48	5516
312,700	55	5685
159,944	28.82	5550
153,324	35.7	4294.80
111,217	27.4	4059.02
553,000	77.88	7100.67
121,836	10.91	11167.37
170,000	43.9	3872.44
547,500	77.88	7030
217,950	30.31	7191
643,225	85.57	7517
2,987,957	442.10	6,524

Weighted Mean 6,800