

Franklin Township

2026 Land Value Analysis & Determination

Residential Acreage

Commercial Acreage

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Class
001-029-200-08		05/09/24	\$2,000	\$2,000	0.60	\$3,317	\$0.08		402
007-016-200-07		06/21/24	\$8,900	\$8,900	0.70	\$12,751	\$0.29		402
003-014-200-09		07/31/25	\$6,000	\$6,000	1.00	\$6,000	\$0.14		402
005-007-400-05		10/10/25	\$15,500	\$15,500	1.00	\$15,500	\$0.36		402
006-033-400-12		09/04/24	\$12,000	\$12,000	1.00	\$12,000	\$0.28		402
010-008-400-13	1900 S JACKSON AVE	07/16/25	\$12,000	\$12,000	1.00	\$12,000	\$0.28		402
003-028-200-15	7949 N CLARE AVE	08/28/23	\$18,000	\$18,000	1.07	\$16,822	\$0.39		402
010-008-100-24		05/23/23	\$20,400	\$20,400	1.50	\$13,600	\$0.31	010-008-100-09	402
013-024-400-07	6100 W MAPLE GROVE RD	04/01/24	\$18,000	\$18,000	2.03	\$8,858	\$0.20		402
013-029-200-20	S PARTRIDGE AVE	05/08/25	\$30,000	\$30,000	2.06	\$14,542	\$0.33		402
014-035-100-38	11135 VANDECAR RD	04/23/25	\$22,500	\$22,500	2.10	\$10,714	\$0.25		402
003-003-101-01	11970 N CLARE AVE	09/22/23	\$19,000	\$19,000	2.50	\$7,600	\$0.17		402
009-011-400-12		07/09/25	\$18,000	\$18,000	2.50	\$7,200	\$0.17		402
007-009-300-39	2270 E FIR	11/14/25	\$25,000	\$25,000	3.10	\$8,065	\$0.19		402
015-026-300-14		05/17/24	\$30,000	\$30,000	3.29	\$9,119	\$0.21	015-580-008-00, 015-580-009-00	402
015-032-201-04		12/19/24	\$21,950	\$21,950	3.84	\$5,716	\$0.13		402
010-016-300-05		07/23/25	\$42,500	\$42,500	4.00	\$10,625	\$0.24		402
014-024-100-37	9188 S OLD STATE AVE	09/27/24	\$35,000	\$35,000	4.00	\$8,750	\$0.20		402
010-010-100-14		10/21/25	\$22,500	\$22,500	4.12	\$5,461	\$0.13		402
005-015-200-21	8446 FIR TRAIL	06/23/23	\$16,100	\$16,100	4.60	\$3,500	\$0.08		402
007-034-100-09	3120 BLANCHE ST	05/03/24	\$28,900	\$28,900	4.78	\$6,046	\$0.14		402
012-022-300-07		02/19/24	\$57,000	\$57,000	4.80	\$11,875	\$0.27		402
005-015-300-23	8661 FIR TRAIL	02/12/25	\$19,000	\$19,000	4.88	\$3,893	\$0.09		402
007-019-301-32		08/22/23	\$44,900	\$44,900	4.89	\$9,182	\$0.21		402
007-019-301-32		06/05/24	\$45,000	\$45,000	4.89	\$9,202	\$0.21		402
003-017-300-09		04/07/23	\$17,500	\$17,500	4.90	\$3,571	\$0.08		402
003-017-300-10		12/04/23	\$21,000	\$21,000	4.90	\$4,286	\$0.10		402
003-017-300-11	9245 N HARRISON AVE	10/09/23	\$20,000	\$20,000	4.90	\$4,082	\$0.09		402
010-009-100-19		12/15/23	\$30,000	\$30,000	5.00	\$6,000	\$0.14		402
002-016-100-10		11/26/25	\$60,000	\$60,000	5.24	\$11,450	\$0.26		402

004-010-400-10		08/05/24	\$26,500	\$26,500	5.94	\$4,461	\$0.10	004-010-400-11	402
009-011-100-10	NORWAY AVE	07/10/23	\$67,500	\$67,500	5.96	\$11,326	\$0.26		402
009-011-100-10	NORWAY AVE	06/24/25	\$85,000	\$85,000	5.96	\$14,262	\$0.33		402
007-019-301-34	86 E M-61	12/09/24	\$20,000	\$20,000	6.83	\$2,928	\$0.07		402
006-024-100-23	787 W M-61	09/23/25	\$60,000	\$60,000	7.10	\$8,451	\$0.19		402
004-010-100-12		05/08/25	\$30,000	\$30,000	7.20	\$4,167	\$0.10	004-010-100-13, 004-010-100-14	402
015-022-100-08	3394 OLD SURREY	07/30/24	\$65,000	\$65,000	8.00	\$8,125	\$0.19		402
003-025-200-14		05/01/24	\$26,000	\$26,000	9.00	\$2,889	\$0.07	003-025-200-13	402
007-019-301-40		08/12/25	\$26,000	\$26,000	9.25	\$2,811	\$0.06		402
006-025-100-02	631 W CLARENCE RD	09/13/24	\$43,500	\$43,500	9.50	\$4,579	\$0.11		402
011-004-100-10	2160 E GLADWIN	12/22/23	\$55,000	\$55,000	9.50	\$5,789	\$0.13		402
006-026-300-12		01/16/25	\$22,000	\$22,000	9.75	\$2,256	\$0.05		402
003-017-300-22		10/26/23	\$51,000	\$51,000	9.80	\$5,204	\$0.12		402
003-019-200-04	8995 N HARRISON AVE	10/21/25	\$55,000	\$55,000	10.00	\$5,500	\$0.13		402
003-026-200-09		10/14/24	\$38,500	\$38,500	10.00	\$3,850	\$0.09		402
004-013-100-15		09/02/25	\$39,900	\$39,900	10.00	\$3,990	\$0.09		402
007-005-100-02	5834 N HARRISON AVE	07/27/23	\$24,500	\$24,500	10.00	\$2,450	\$0.06		402
007-005-100-02	5834 N HARRISON AVE	11/17/23	\$51,900	\$51,900	10.00	\$5,190	\$0.12		402
007-009-400-50	2720 E FIR	05/15/23	\$69,000	\$69,000	10.00	\$6,900	\$0.16		402
007-010-300-19		05/08/25	\$42,000	\$42,000	10.00	\$4,200	\$0.10		402
007-010-400-03	3579 E CRANBERRY LAKE	06/16/25	\$65,000	\$65,000	10.00	\$6,500	\$0.15		402
007-018-300-09		05/17/24	\$40,000	\$40,000	10.00	\$4,000	\$0.09		402
007-018-300-09		09/06/24	\$30,000	\$30,000	10.00	\$3,000	\$0.07		402
007-018-400-13	3276 N HARRISON AVE	05/01/25	\$54,900	\$54,900	10.00	\$5,490	\$0.13		402
007-033-400-21		03/08/25	\$35,000	\$35,000	10.00	\$3,500	\$0.08		402
009-010-200-06	1537 STRAWBERRY AVE	08/23/24	\$24,000	\$24,000	10.00	\$2,400	\$0.06		402
010-009-100-06		05/24/24	\$37,000	\$37,000	10.00	\$3,700	\$0.08		402
010-009-400-09	3360 S JACKSON AVE(VANDEN TRAIL)	05/08/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-009-400-17		04/17/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-009-400-18	3333 JACKSON (VANDEN TRL)	07/02/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-014-300-27		05/13/25	\$43,000	\$43,000	10.00	\$4,300	\$0.10		402
010-014-300-30		10/22/25	\$42,000	\$42,000	10.00	\$4,200	\$0.10		402
014-035-300-17	1925 W NORTH COUNTY LINE RD	01/27/25	\$44,900	\$44,900	10.00	\$4,490	\$0.10		402

015-004-300-42	E ASH RD	07/23/24	\$35,000	\$35,000	10.00	\$3,500	\$0.08	402
001-025-200-13		01/22/25	\$25,000	\$25,000	10.05	\$2,488	\$0.06	402
008-029-100-25	7050 SHOREWOOD DR	09/13/23	\$54,900	\$54,900	10.05	\$5,463	\$0.13	402
008-009-200-09		08/27/24	\$48,700	\$48,700	10.08	\$4,831	\$0.11	402
010-009-200-19	3142 WOODVIEW TRAIL	02/28/24	\$42,000	\$42,000	10.09	\$4,163	\$0.10	402
010-016-200-09	3260 TICE	09/16/25	\$40,000	\$40,000	10.09	\$3,964	\$0.09	402
010-016-200-16	3435 E TICE TRAIL	05/23/25	\$42,000	\$42,000	10.09	\$4,163	\$0.10	402
005-015-200-17	8280 FIR TRL	10/14/24	\$47,000	\$47,000	10.10	\$4,653	\$0.11	402
006-035-100-12	1220 PEASLEY	09/04/25	\$82,000	\$82,000	10.10	\$8,119	\$0.19	402
009-011-400-15		01/24/25	\$25,000	\$25,000	10.10	\$2,475	\$0.06	402
016-022-100-23	9171 S ATHEY AVE	06/28/23	\$46,000	\$46,000	10.10	\$4,554	\$0.10	402
008-001-300-11		04/19/23	\$45,000	\$45,000	10.20	\$4,412	\$0.10	402
002-016-100-11		09/02/25	\$57,500	\$57,500	10.30	\$5,583	\$0.13	402
008-001-300-12		06/08/23	\$38,000	\$38,000	10.40	\$3,654	\$0.08	402
009-011-400-16		06/06/25	\$43,000	\$43,000	10.40	\$4,135	\$0.09	402
004-034-300-08		09/27/24	\$33,000	\$33,000	10.70	\$3,084	\$0.07	402
005-015-400-11	8601 FIR TRAIL	10/29/25	\$55,000	\$55,000	11.00	\$5,000	\$0.11	402
010-007-300-10		09/19/23	\$35,000	\$35,000	11.00	\$3,182	\$0.07	402
003-026-400-14	7095 SHERWOOD TRAIL	04/03/25	\$56,000	\$56,000	13.25	\$4,226	\$0.10	402
008-017-100-20	7180 E CRANBERRY LAKE	06/24/25	\$70,000	\$70,000	14.00	\$5,000	\$0.11	402
004-013-401-12		05/11/23	\$55,000	\$55,000	15.00	\$3,667	\$0.08	402
004-010-300-29		11/13/23	\$30,000	\$30,000	16.17	\$1,855	\$0.04	004-010-300-35 402
003-014-200-12	9697 POLK AVE	06/27/24	\$84,500	\$84,500	17.00	\$4,971	\$0.11	003-014-200-11 402
007-022-100-03		05/24/24	\$100,000	\$100,000	17.08	\$5,855	\$0.13	402
010-007-200-02	1450 OAK ST	08/08/25	\$68,000	\$68,000	18.50	\$3,676	\$0.08	402
010-014-300-26		11/22/24	\$73,500	\$73,500	19.27	\$3,814	\$0.09	402
010-008-100-02		06/29/23	\$66,000	\$66,000	19.50	\$3,385	\$0.08	402
004-016-100-09		12/11/24	\$45,000	\$45,000	19.70	\$2,284	\$0.05	402
004-016-400-16	8897 MEREDITH GRADE RD	02/21/24	\$70,000	\$70,000	20.00	\$3,500	\$0.08	402
004-016-400-16	8897 MEREDITH GRADE RD	09/12/25	\$69,000	\$69,000	20.00	\$3,450	\$0.08	402
006-004-300-09		10/17/25	\$87,000	\$87,000	20.00	\$4,350	\$0.10	402
007-003-400-04		11/21/25	\$85,500	\$85,500	20.00	\$4,275	\$0.10	402
008-004-400-06	8537 E STOCKWELL RD	01/08/25	\$89,900	\$89,900	20.00	\$4,495	\$0.10	402

010-014-300-28		04/15/25	\$73,000	\$73,000	20.00	\$3,650	\$0.08	010-014-300-29	402
006-035-100-23	1180 PEASLEY BLVD	12/22/23	\$66,500	\$66,500	20.20	\$3,292	\$0.08		402
010-007-300-08		01/16/24	\$50,000	\$50,000	21.97	\$2,276	\$0.05		402
003-027-300-42		06/06/25	\$80,000	\$80,000	25.00	\$3,200	\$0.07		402
011-017-300-06		06/20/23	\$70,000	\$70,000	26.00	\$2,692	\$0.06		402
015-009-100-08		07/21/23	\$75,000	\$75,000	27.20	\$2,757	\$0.06	015-240-248-00	402
004-007-100-03		09/25/23	\$85,900	\$85,900	28.30	\$3,035	\$0.07		402
001-023-300-24	VAN TRAIL	04/17/24	\$69,900	\$69,900	29.04	\$2,407	\$0.06		402
010-003-400-17	JUDY TRAIL	08/22/24	\$89,900	\$89,900	29.54	\$3,043	\$0.07		402
007-026-200-03	MOSTETLER	04/19/24	\$95,000	\$95,000	30.00	\$3,167	\$0.07		402
007-030-400-07		07/09/24	\$123,500	\$123,500	30.00	\$4,117	\$0.09	007-030-400-09, 007-030-400-10	402
011-009-200-22		04/03/25	\$110,000	\$110,000	30.00	\$3,667	\$0.08		402
010-013-300-14	2891 S OLD STATE AVE	09/22/23	\$116,150	\$116,150	31.00	\$3,747	\$0.09		402
008-012-300-10		07/14/23	\$95,000	\$95,000	34.28	\$2,771	\$0.06		402
005-034-300-13	120 N COOK AVE	12/22/23	\$105,000	\$105,000	35.01	\$2,999	\$0.07		402
008-023-100-03		08/20/24	\$120,000	\$120,000	38.00	\$3,158	\$0.07		402
014-003-100-01		09/18/25	\$150,000	\$150,000	38.00	\$3,947	\$0.09		402
012-015-100-10	E MANNSIDING	07/10/25	\$260,000	\$260,000	38.32	\$6,785	\$0.16		402
007-030-200-01		08/06/25	\$165,000	\$165,000	39.00	\$4,231	\$0.10		402
011-019-200-01		08/20/24	\$140,000	\$140,000	39.00	\$3,590	\$0.08		402
012-027-300-02		07/10/24	\$240,000	\$240,000	39.00	\$6,154	\$0.14		402
014-034-400-05		08/02/23	\$126,000	\$126,000	39.50	\$3,190	\$0.07		402
003-029-300-19	7280 N HARRISON AVE	06/21/23	\$109,000	\$109,000	39.72	\$2,744	\$0.06		402
013-032-300-03	10754 W DUNLOP RD	05/28/24	\$60,000	\$60,000	39.86	\$1,505	\$0.03		402
013-032-300-03	10754 W DUNLOP RD	08/29/25	\$160,000	\$160,000	39.86	\$4,014	\$0.09		402
005-024-200-15	6225 W TEMPLE	02/12/25	\$80,000	\$80,000	39.98	\$2,001	\$0.05		402
001-014-200-03		05/01/23	\$130,000	\$130,000	40.00	\$3,250	\$0.07		402
005-028-200-01		06/12/23	\$96,000	\$96,000	40.00	\$2,400	\$0.06		402
006-026-100-16		08/14/24	\$117,500	\$117,500	40.00	\$2,938	\$0.07	006-026-100-17, 006-026-100-18, 006-026-100-19	402
008-008-200-04	8012 E STOCKWELL RD	08/25/23	\$80,000	\$80,000	40.00	\$2,000	\$0.05		402
011-034-400-06		08/29/25	\$85,000	\$85,000	40.00	\$2,125	\$0.05		402
005-028-400-04	1795 N COOK AVE	11/06/23	\$115,000	\$115,000	40.30	\$2,854	\$0.07		402
014-033-200-05		12/20/23	\$103,500	\$103,500	40.50	\$2,556	\$0.06		402

016-027-200-15	9882 E OAK RD	05/12/23	\$180,000	\$180,000	41.67	\$4,320	\$0.10	401
009-002-100-01	GLADWIN RD	09/04/24	\$65,000	\$65,000	43.69	\$1,488	\$0.03	402
003-028-200-01		06/21/24	\$99,000	\$99,000	49.00	\$2,020	\$0.05	402
007-025-100-04		06/09/23	\$148,000	\$148,000	50.00	\$2,960	\$0.07	402
004-006-100-02		08/24/23	\$69,475	\$69,475	55.58	\$1,250	\$0.03	402
013-033-100-05		03/28/24	\$70,000	\$70,000	57.95	\$1,208	\$0.03	402
007-008-300-09	1530 E CRANBERRY LAKE RD	05/28/25	\$125,000	\$125,000	59.00	\$2,119	\$0.05	007-008-300-02 402
006-030-400-05	5340 W LILY LAKE RD	06/14/23	\$150,000	\$150,000	60.00	\$2,500	\$0.06	402
007-022-400-08	2076 RIDGE RD	01/26/24	\$180,000	\$180,000	60.50	\$2,975	\$0.07	402
009-003-300-07	789 S COOK AVE	08/22/25	\$255,000	\$255,000	74.00	\$3,446	\$0.08	402
010-006-300-01		04/25/25	\$152,000	\$152,000	75.10	\$2,024	\$0.05	402
010-007-100-15		08/08/25	\$170,000	\$170,000	75.62	\$2,248	\$0.05	402
003-003-300-01	11681 N CLARE AVE	03/01/24	\$130,000	\$130,000	80.00	\$1,625	\$0.04	402
011-016-200-05	2435 E MANNSIDING	01/21/25	\$200,100	\$200,100	87.00	\$2,300	\$0.05	402
010-008-200-09		06/07/24	\$210,000	\$210,000	114.91	\$1,828	\$0.04	402
Totals:			\$9,855,675	\$9,855,675	2,965.89	\$3,323	\$0.08	

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,500	3 Acre:	29,000	10 Acre:	43,000	30 Acre:	103,000
1.5 Acre:	18,750	4 Acre:	31,000	15 Acre:	51,400	40 Acre:	130,000
2 Acre:	22,800	5 Acre:	33,400	20 Acre:	62,000	50 Acre:	148,000
2.5 Acre:	28,500	7 Acre:	36,400	25 Acre:	72,000	100 Acre:	230,000

Franklin Township

AGRICULTURAL

2026 Land Value Analysis & Determination

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
004-030-100-01	05/03/23	\$190,000	\$190,000	79.00	80.00	\$2,405	\$0.06	102 ***
006-009-300-05	08/22/24	\$300,000	\$196,906	37.00	38.00	\$5,322	\$0.12	101
006-029-300-18	02/07/25	\$220,000	\$85,029	34.97	40.00	\$2,431	\$0.06	101
011-006-400-09	06/10/24	\$386,000	\$75,793	19.12	19.62	\$3,964	\$0.09	101
011-018-300-04	03/14/25	\$384,100	\$265,790	79.00	80.00	\$3,364	\$0.08	101
012-021-100-08	02/28/24	\$234,000	\$232,390	35.00	38.21	\$6,640	\$0.15	101
015-002-200-09	06/07/24	\$385,000	\$247,205	37.16	39.00	\$6,652	\$0.15	101
015-011-400-07	09/08/23	\$220,000	\$103,221	29.26	30.00	\$3,528	\$0.08	101
015-017-100-03	04/17/24	\$160,000	\$160,000	38.00	40.00	\$4,211	\$0.10	102 ***
015-019-100-24	06/30/23	\$240,000	\$66,419	18.42	18.72	\$3,606	\$0.08	101
016-017-400-01	02/15/25	\$370,000	\$276,484	37.82	40.00	\$7,311	\$0.17	101
016-019-300-13	07/24/24	\$785,000	\$271,804	37.81	38.11	\$7,189	\$0.17	101
016-027-300-17	05/21/24	\$130,000	\$93,757	20.37	21.37	\$4,603	\$0.11	101
016-034-100-15	05/21/24	\$225,000	\$104,936	20.78	21.50	\$5,050	\$0.12	101
Totals:		\$4,229,100	\$2,369,734	523.71	544.53	\$4,525	\$0.10	

***	Totals	\$350,000	\$350,000	117.00	120.00	\$2,991	\$0.07	102
						USE \$3000		

*** Vacant agricultural sales are deemed to be the most reliable indicator of land value, emphasis is place on the two vacant sales in this analysis***

LAND VALUE AS APPLIED FROM THIS ANALYSIS:

Acreage Table 'A'



Description: AGRICULTURAL ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	3,000	3 Acre:	9,000	10 Acre:	30,000	30 Acre:	90,000
1.5 Acre:	4,500	4 Acre:	12,000	15 Acre:	45,000	40 Acre:	120,000
2 Acre:	6,000	5 Acre:	15,000	20 Acre:	60,000	50 Acre:	150,000
2.5 Acre:	7,500	7 Acre:	21,000	25 Acre:	75,000	100 Acre:	300,000

Close

A & B Subs													
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table
004-100-018-00		05/03/24	\$6,000	\$6,000	131.5	294.8	0.89	\$46	\$6,719	\$0.15	SUBS		A SUBS
004-100-061-00	6311 GOPHER TRAIL	10/09/24	\$10,000	\$10,000	132.0	297.0	0.90	\$76	\$11,111	\$0.26	SUBS		A SUBS
004-100-062-00	6331 GOPHER TRAIL	09/17/24	\$59,900	\$24,386	132.0	297.0	0.90	\$185	\$27,096	\$0.62	SUBS		A SUBS
004-312-014-00	1259 BORDER DR	09/29/23	\$112,000	\$37,165	150.0	250.0	0.86	\$248	\$43,165	\$0.99	SUBS		A SUBS
004-450-022-00		07/19/24	\$8,000	\$8,000	71.4	170.0	0.23	\$112	\$34,188	\$0.78	SUBS		A SUBS
004-650-027-01	7784 WHITE BIRCH LANE	10/02/23	\$20,000	\$18,905	396.0	297.0	2.70	\$48	\$7,002	\$0.16	SUBS		A SUBS
004-650-056-00		09/22/23	\$3,500	\$3,500	129.7	175.5	0.68	\$27	\$5,147	\$0.12	SUBS		A SUBS
004-650-059-00		09/18/24	\$11,000	\$11,000	113.7	174.0	0.59	\$97	\$18,550	\$0.43	SUBS		A SUBS
004-350-040-00	11935 LITTLE GEORGE LAKE ROAD	05/11/23	\$12,500	\$12,500	60.0	120.0	0.17	\$208	\$75,758	\$1.74	SUBS		B SUBS
004-350-078-00	9166 EVERGREEN DR	02/20/24	\$61,250	\$17,912	56.2	105.3	0.15	\$319	\$123,531	\$2.84	SUBS		B SUBS
004-400-001-00	10891 WOODS RD	03/05/25	\$120,000	\$18,843	206.8	250.8	1.64	\$91	\$11,497	\$0.26	SUBS		B SUBS
004-400-029-01		03/19/24	\$18,000	\$18,000	432.6	1408.5	4.08	\$42	\$4,409	\$0.10	SUBS	004-400-028-01, 004-400-028-03, 004-400-028-02	B SUBS
004-400-033-10	10030 WOODS	06/18/24	\$23,000	\$7,611	219.0	971.9	2.42	\$35	\$3,149	\$0.07	SUBS	004-400-033-20	B SUBS
004-400-061-02		06/06/24	\$13,000	\$13,000	183.4	316.4	1.63	\$71	\$7,966	\$0.18	SUBS		B SUBS
Totals:			\$478,150	\$206,822	2,414.3		17.84						
			\$ per FF=>		\$86	\$ per Net Acre=>		\$11,592	\$ per SqFt=>		\$0.27		

C Subs													
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table
004-200-053-00	10102 TOOHY TRAIL	07/10/23	\$65,900	\$7,025	110.7	251.5	0.49	\$63	\$14,337	\$0.33	SUBS		C SUBS
004-200-059-00	10198 TOOHY TRAIL	07/12/24	\$74,000	\$25,063	93.0	200.0	0.37	\$270	\$68,292	\$1.57	SUBS		C SUBS
004-200-064-00	10260 TOOHY TRAIL	10/21/24	\$72,000	\$20,679	93.0	200.0	0.37	\$222	\$56,346	\$1.29	SUBS		C SUBS
004-200-100-00	10401 N ATHEY AVE	07/12/24	\$67,000	\$27,500	152.8	240.0	0.66	\$180	\$41,604	\$0.96	SUBS		C SUBS
004-250-110-00	10472 NORTHWOODS TRAIL	04/27/23	\$136,000	\$25,394	152.8	240.0	0.66	\$166	\$38,418	\$0.88	SUBS		C SUBS
004-255-148-00	10599 N ATHEY AVE	06/28/24	\$145,000	\$45,294	458.4	720.0	1.98	\$99	\$22,841	\$0.52	SUBS	004-255-149-00, 004-255-150-00	C SUBS
004-601-001-00		06/22/23	\$7,000	\$7,000	142.6	107.0	0.48	\$49	\$14,614	\$0.34	SUBS		C SUBS
Totals:			\$566,900	\$157,955	1,203.3		5.01						
			\$ per FF=>		\$131	\$ per Net Acre=>		\$31,541	per SqFt=>		\$0.72		

Franklin Township

Waterfront

2026 Land Value Analysis & Determination

Residential and Commerical

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
004-300-035-03	9945 TOOBY TRAIL	07/02/24	\$308,000	\$161,970	257.7	300.0	1.45	\$629	\$111,781	\$2.57	WATERFRONT PARCELS
004-550-008-00		08/16/24	\$28,000	\$28,000	73.3	212.0	0.36	\$382	\$78,431	\$1.80	WATERFRONT PARCELS
\$/ff ANALYSIS		Totals:	\$336,000	\$189,970	331.0		1.81				

USE \$574

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
004-024-100-06	11401 LITTLE GEORGE LAKE RD	01/16/24	\$195,000	\$180,451	60.00	\$3,008	\$0.07	WATERFRONT PARCELS
004-300-035-03	9945 TOOBY TRAIL	07/02/24	\$308,000	\$161,970	1.45	\$111,781	\$2.57	WATERFRONT PARCELS
004-550-008-00		08/16/24	\$28,000	\$28,000	0.36	\$78,431	\$1.80	WATERFRONT PARCELS
\$/acre ANALYSIS		Totals	\$531,000	\$370,421	61.81	\$5,993	\$0.14	

As applied:

Description: WATERFRONT ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	15,625	3 Acre:	36,250	10 Acre:	53,750	30 Acre:	128,750
1.5 Acre:	23,438	4 Acre:	38,750	15 Acre:	64,250	40 Acre:	162,500
2 Acre:	28,500	5 Acre:	41,750	20 Acre:	77,500	50 Acre:	185,000
2.5 Acre:	35,625	7 Acre:	45,500	25 Acre:	90,000	100 Acre:	287,500