

2024 HARING TWP  
AG LAND

2024 HARING TOWNSHIP LAND AG

Class	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
Vacant	2412-09-4101		07/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	\$156,800	1,320.0	1617.0	49.00	50.00	\$3,265
Vacant	2412-10-4401-02	10131 N 9 RD	06/08/22	\$120,652	WD	03-ARM'S LENGTH	\$120,652	\$120,652	\$106,107	2,493.0	647.0	37.03	38.92	\$3,258
Vacant	2109-28-3101-02	10681 S 41 RD	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	\$17,784	485.0	839.8	9.35	9.72	\$4,278
Retired(Improved)	2109-25-2303	10421 S 47 RD	04/29/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$228,271	\$218,390	660.0	5247.0	79.50	80.00	\$2,871
Improved & Vacant	2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$106,748	\$112,742	1,320.0	1313.7	39.81	40.81	\$2,681
Improved	2111-01-1201-04	6405 S 23 1/2	09/15/22	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$85,391	\$85,835	1,009.0	1262.8	29.25	30.00	\$2,919
Vacant	2209-16-1101-04	S MACKINAW	08/31/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$48,000	\$45,760	336.0	1843.5	14.22	14.80	\$3,376
Vacant	2310-08-4201		07/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	\$51,550	55.0	19325.0	24.40	24.44	\$2,045
Improved	2410-32-4102-01	6245 N 29 RD	09/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$163,625	\$134,464	2,622.0	1094.8	65.90	67.72	\$2,483
Vacant	2412-15-3301		04/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$140,000	\$121,600	2,640.0	627.0	38.00	40.00	\$3,684
Improved	2412-22-1108	8751 N 9 RD	08/19/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	\$21,480	330.0	1306.8	9.90	10.15	\$2,222
<b>Totals:</b>				<b>\$1,298,800</b>			<b>\$1,298,800</b>	<b>\$883,935</b>	<b>\$809,605</b>	<b>9,457.0</b>		<b>310.33</b>	<b>317.64</b>	
										<b>Average</b>			<b>Average</b>	<b>Average</b>
										<b>per FF=&gt;</b>	<b>\$93</b>	<b>per Net Acre=:</b>	<b>2,848.37</b>	<b>per SqFt=&gt;</b>

USE 2,850.00

**2024 HARING TOWNSHIP LAND COMM #1 BOON RD AND MITCHELL ST**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Appraisal	Land Residual	Est. Land Value	Dollars/Acre	Dollars/SqFt
2209-16-4202	2745 S MACKINAW TR	10/25/21	\$77,000	WD	21-NOT USED/OTHER	\$73,496	\$6,384	\$2,880	\$76,916	\$1.77
2209-16-4202	2745 S MACKINAW TR	10/25/21	\$80,000	MLC	03-ARM'S LENGTH	\$73,496	\$9,384	\$2,880	\$113,060	\$2.60
2209-20-4303	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$204,602	\$65,808	\$35,410	\$64,772	\$1.49
2209-20-4306-03	7547 E 34 RD	06/25/21	\$25,900	WD	03-ARM'S LENGTH	\$32,408	\$25,900	\$32,408	\$27,849	\$0.64
2209-20-4307		08/06/21	\$25,000	WD	03-ARM'S LENGTH	\$17,370	\$25,000	\$17,370	\$50,201	\$1.15
2209-20-4311	7603 E 34 RD	10/22/22	\$350,000	WD	03-ARM'S LENGTH	\$177,730	\$199,692	\$27,422	\$253,738	\$5.83
2209-21-3302		06/15/22	\$110,000	WD	03-ARM'S LENGTH	\$70,849	\$110,000	\$70,849	\$21,641	\$0.50
2209-21-4303	8645 E 34 RD	11/30/21	\$2,000,000	WD	03-ARM'S LENGTH	\$649,521	\$1,572,833	\$222,354	\$560,925	\$12.88
2209-21-4306	8711 E 34 RD	02/03/23	\$2,040,000	PTA	03-ARM'S LENGTH	\$785,151	\$1,573,774	\$318,925	\$945,778	\$21.71
2209-21-4307	8807 E 34 RD	01/13/23	\$2,000,000	WD	03-ARM'S LENGTH	\$1,048,760	\$1,179,398	\$228,158	\$991,091	\$22.75
2209-28-1103-02	707 WORKS AV	11/30/21	\$1,005,000	WD	22-OUTLIER	\$554,403	\$639,494	\$188,897	\$154,841	\$3.55
2209-28-1107-02	8866 E 34 RD	03/22/23	\$5,963,000	CD	03-ARM'S LENGTH	\$4,838,663	\$1,938,909	\$814,572	\$456,214	\$10.47
2209-28-1113-02		11/30/21	\$73,200	PTA	03-ARM'S LENGTH	\$85,777	\$73,200	\$85,777	\$65,416	\$1.50
2209-28-2105-02	1905 N MITCHELL ST	05/23/22	\$1,056,595	WD	03-ARM'S LENGTH	\$401,087	\$768,131	\$112,623	\$311,995	\$7.16
2209-28-2402	1819 N MITCHELL ST	06/09/21	\$900,000	WD	03-ARM'S LENGTH	\$387,607	\$622,355	\$109,962	\$235,295	\$5.40
2209-28-4213	1451 HANTHORN ST	09/26/22	\$516,000	WD	21-NOT USED/OTHER	\$410,177	\$271,952	\$166,129	\$74,877	\$1.72
2209-28-4411	613 E 13TH ST	04/28/21	\$165,000	WD	03-ARM'S LENGTH	\$163,415	\$18,765	\$17,180	\$38,063	\$0.87
2209-29-3409-02		08/25/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,073,411	\$61,891	\$135,302	\$15,939	\$0.37
2209-31-4304	6621 W DIVISION ST	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$143,418	\$29,524	\$47,942	\$21,456	\$0.49
2209-34-2210	9052 E 13TH ST	10/01/21	\$930,000	MLC	03-ARM'S LENGTH	\$582,638	\$492,700	\$145,338	\$118,125	\$2.71
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	PTA	03-ARM'S LENGTH	\$314,527	\$17,872	\$32,399	\$9,104	\$0.21
2209-SAE-48-03	1556 HANTHORNE ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$194,693	\$77,207	\$21,900	\$92,132	\$2.12
2209-SSA0104	1461 N MITCHELL ST	10/11/22	\$300,000	MLC	19-MULTI PARCEL ARM	\$123,413	\$199,664	\$23,077	\$396,159	\$9.09
2209-SSA0209	1493 FILMORE AV	04/19/22	\$100,000	WD	03-ARM'S LENGTH	\$38,455	\$78,767	\$17,222	\$208,931	\$4.80
2209-WILP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$311,019	\$58,979	\$104,998	\$19,575	\$0.45

**Totals: \$19,891,695**

**\$12,756,086**

**\$10,117,583**

**\$2,981,974**

**Average  
per FF=>**

**Average  
per SqFt=>**

**\$4.74**

USE

\$4.74

## 2024 HARING TOWNSHIP LAND COMM #3 & #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Dollars/Acre	Dollars/SqFt
2209-16-4202	2745 S MACKINAW TR	10/25/21	\$80,000	MLC	03-ARM'S LENGTH	\$9,384	\$2,880	\$113,060	\$2.60
2209-20-4303	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$65,808	\$35,410	\$64,772	\$1.49
2209-20-4306-03	7547 E 34 RD	06/25/21	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$32,408	\$27,849	\$0.64
2209-20-4307		08/06/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,370	\$50,201	\$1.15
2209-21-3302		06/15/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,849	\$21,641	\$0.50
2209-28-4411	613 E 13TH ST	04/28/21	\$165,000	WD	03-ARM'S LENGTH	\$18,765	\$17,180	\$38,063	\$0.87
2209-29-3409-02		08/25/22	\$1,000,000	WD	03-ARM'S LENGTH	\$61,891	\$135,302	\$15,939	\$0.37
2209-31-4304	6621 W DIVISION ST	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$29,524	\$47,942	\$21,456	\$0.49
2209-34-2210	9052 E 13TH ST	10/01/21	\$930,000	MLC	03-ARM'S LENGTH	\$492,700	\$145,338	\$118,125	\$2.71
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	PTA	03-ARM'S LENGTH	\$17,872	\$32,399	\$9,104	\$0.21
2209-WILP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$58,979	\$104,998	\$19,575	\$0.45
<b>Totals:</b>			<b>\$3,260,900</b>			<b>\$915,823</b>	<b>\$642,076</b>		
							<b>Average</b>	<b>Average</b>	<b>\$0.93</b>
							<b>per FF=&gt;</b>	<b>per SqFt=&gt;</b>	
								USE	\$0.93

## 2024 HARING TOWNSHIP LAND INDUST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
10-068-00-003-00	509 FIFTH ST	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$93,083	3.08	3.08	\$30,232	\$0.69
10-108-00-007-06	1008 SIXTH ST	10/07/22	\$1,350,000	MLC	03-ARM'S LENGTH	\$1,350,000	\$745,053	7.91	7.91	\$94,191	\$2.16
2209-21-3204	3569 S 41 RD	05/20/22	\$500,000	WD	19-MULTI PARCEL ARR	\$500,000	\$268,998	35.04	25.01	\$7,677	\$0.18
2312-12-1105	4811 INDUSTRIAL D	10/29/21	\$615,000	WD	03-ARM'S LENGTH	\$415,000	\$188,006	3.49	3.49	\$53,870	\$1.24
MN-MN-I-P-12	641 RW HARRIS IND	02/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,760	1.42	1.42	\$29,388	\$0.67
<b>Totals:</b>			<b>\$2,705,000</b>			<b>\$2,505,000</b>	<b>\$1,336,900</b>	<b>50.94</b>	<b>40.91</b>		
								<b>Average</b>		<b>Average</b>	
								<b>per Net Acre=&gt;</b>	<b>26,244.09</b>	<b>per SqFt=&gt;</b>	<b>\$0.60</b>

Use .57 per sq ft

## 2024 HARING TOWNSHIP LAND RES RURAL

### 1 ACRES 8,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2109-27-3114	9473 TOM DR	03/11/22	\$8,750	WD	03-ARM'S LENGTH	\$8,750	\$8,750	0.39	0.39	\$22,436
2312-04-4303		04/13/21	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$7,000	0.60	0.60	\$11,667
2312-04-4301		06/08/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$7,000	0.60	0.77	\$11,667
2111-29-1206		09/12/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,000	0.87	0.87	\$9,195
2212-09-4411		01/18/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$9,500	0.87	0.87	\$10,920
2112-24-3405		03/14/23	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$7,500	1.06	1.22	\$7,075
2209-18-1401-02	2423 PINE KNOLL DR	01/04/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$9,500	1.06	1.25	\$8,962
2209-16-1302		06/08/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,000	1.32	1.32	\$6,061
2209-16-2113		04/28/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	1.35	1.35	\$6,667
2309-05-3216		02/23/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	1.44	1.44	\$6,250
2309-05-3215		03/09/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,500	1.44	1.57	\$3,125
<b>Totals:</b>			<b>\$87,750</b>			<b>\$87,750</b>	<b>\$87,750</b>	<b>11.00</b>	<b>11.65</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acr</b>	<b>7,977.27</b>	<b>per SqFt=&gt;</b>

\$8,000.00 Per Acre

**2024 HARING TOWNSHIP LAND RES RURAL**

**2 ACRES 6,100**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2412-24-2205	8898 N 11 RD	10/01/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$12,500	2.00	2.00	\$6,250
2409-33-1101	8944 E 12 RD	05/27/22	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$12,500	1.94	2.36	\$6,443
2209-29-4106-01		05/03/21	\$13,000	WD	19-MULTI PARCEL ARI	\$13,000	\$13,000	2.20	2.46	\$5,909
<b>Totals:</b>			<b>\$38,000</b>			<b>\$38,000</b>	<b>\$38,000</b>	<b>6.14</b>	<b>6.82</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=&gt;</b>	<b>6,188.93</b>	<b>per SqFt=&gt;</b>

6,100 Per acre

## 2024 HARING TOWNSHIP LAND RES RURAL

### 3 ACRES 5,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2311-04-1406		07/15/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$24,000	3.18	3.18	\$7,547
2309-27-1404		08/25/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	3.33	3.33	\$4,505
2410-24-3401		07/05/21	\$15,000	LC	19-MULTI PARCEL ARM	\$15,000	\$15,000	2.85	3.50	\$5,263
2410-24-3401		06/10/22	\$23,500	WD	19-MULTI PARCEL ARM	\$23,500	\$23,500	2.85	3.50	\$8,246
2411-04-4401-01	3014 W 4 RD	08/05/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$26,000	4.00	4.00	\$6,500
2411-04-4401-02	3072 W 4 RD	06/14/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	4.00	4.00	\$7,000
2411-04-4401-03	3136 W 4 RD	01/21/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,000	4.00	4.00	\$6,750
2411-04-4401-05	3222 W 4 RD	11/16/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$26,000	4.00	4.00	\$6,500
2210-13-1102		03/15/22	\$30,000	CD	03-ARM'S LENGTH	\$30,000	\$30,000	4.14	4.14	\$7,246
2309-05-3303		06/13/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$13,500	4.45	4.45	\$3,034
2209-14-2201		04/23/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	4.60	4.60	\$3,261
2309-16-3306		06/17/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$19,900	4.71	4.71	\$4,225
2312-04-2308		04/27/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$32,500	4.46	4.78	\$7,287
2209-30-3101-05		04/28/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	4.68	4.93	\$3,205
<b>Totals:</b>			<b>\$310,400</b>			<b>\$310,400</b>	<b>\$310,400</b>	<b>55.25</b>	<b>57.12</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=</b>	<b>5,618.10</b>	<b>per SqFt=&gt;</b>

Use

5,600

**2024 HARING TOWNSHIP LAND RES RURAL**  
**5 ACRES 5,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2212-27-2404		06/23/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	5.00	5.00	\$2,400
2309-16-3201-02		05/14/21	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$24,500	5.00	5.00	\$4,900
2410-36-2104		03/24/23	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$11,000	5.00	5.00	\$2,200
2412-14-1101		03/11/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	5.00	5.00	\$7,000
2109-08-3308-01	7175 E 44 RD	06/01/22	\$27,000	WD	19-MULTI PARCEL /	\$27,000	\$27,000	4.95	5.19	\$5,455
2209-16-2107		05/21/21	\$34,000	WD	19-MULTI PARCEL /	\$34,000	\$34,000	4.36	5.40	\$7,798
2411-33-2002-02	6057 N 17 1/4 RD	10/21/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	5.58	5.58	\$5,197
2311-23-1104		12/06/22	\$37,900	WD	03-ARM'S LENGTH	\$37,900	\$37,900	6.20	6.20	\$6,113
2410-24-3106	8401 BUTTERMILK	09/22/21	\$35,000	LC	19-MULTI PARCEL /	\$35,000	\$35,000	6.39	6.39	\$5,477
2311-34-4110		09/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	6.41	6.41	\$3,900
<b>Totals:</b>			<b>\$270,400</b>			<b>\$270,400</b>	<b>\$270,400</b>	<b>53.89</b>	<b>55.17</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=:</b>	<b>5,017.63</b>	<b>per SqFt=&gt;</b>

Use 5,000



**2024 HARING TOWNSHIP LAND RES RURAL**

**7 ACRES 5,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2209-01-1111		01/13/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	7.44	7.44	\$3,360
2312-12-4405	6094 W 18 RD	05/03/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	6.62	7.50	\$4,532
2110-15-1403		10/26/22	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$54,500	6.48	8.18	\$8,410
2109-28-3101-02	10681 S 41 RD	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	9.36	9.72	\$4,274

**Totals: \$149,500**

**\$149,500**

**\$149,500**

**29.90**

**32.84**

**Average  
per Net Acre=>**

**5,000.00  
Average  
per SqFt=>**

Use

5,000

**2024 HARING TOWNSHIP LAND RES RURAL**  
**10 ACRES 3,200**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2210-12-4102		08/25/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,000	10.00	10.00	\$3,400
2210-13-2104		04/12/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,000	10.00	10.00	\$2,700
2212-04-1201		04/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.00	10.00	\$4,500
2212-06-4103	W 26 3/4 RD	11/30/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.00	10.00	\$2,500
2309-14-3305		01/19/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	10.00	10.00	\$2,800
2309-27-1209		12/06/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	10.00	10.00	\$2,900
2309-30-1103	1779 N 39 RD	04/07/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	9.75	10.00	\$3,077
2310-12-4304		08/22/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	10.00	10.00	\$2,000
2311-23-1102		03/24/23	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	10.00	10.00	\$4,990
2409-02-4206		05/28/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$19,500	10.00	10.00	\$1,950
2410-36-3104		06/15/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	9.75	10.00	\$3,077
2309-17-2102		08/11/22	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$31,500	10.01	10.01	\$3,147
2412-30-1302		02/08/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	9.78	10.03	\$2,965
2210-13-1401		09/22/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	10.10	10.10	\$3,465
2412-24-1103		10/06/21	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$29,900	10.10	10.10	\$2,960
2312-17-4103		07/08/22	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$52,500	10.20	10.20	\$5,147
2211-33-3315		12/14/22	\$50,000	WD	19-MULTI PARCEL A	\$50,000	\$50,000	9.94	10.29	\$5,030
2209-01-1125		02/08/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	10.31	10.31	\$2,134
2109-18-4301		02/17/23	\$47,900	WD	03-ARM'S LENGTH	\$47,900	\$47,900	10.45	10.45	\$4,584
2309-36-1209		05/18/21	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$26,500	10.60	10.60	\$2,500
2109-01-4104		03/29/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	10.97	10.97	\$4,558
2311-35-2402-01		03/23/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	11.40	11.40	\$2,632
2211-26-1206	4328 CHANDLER	04/19/21	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$25,500	12.36	12.36	\$2,063
2309-27-3101		11/10/22	\$38,000	WD	19-MULTI PARCEL A	\$38,000	\$38,000	12.64	12.64	\$3,006
2210-36-2101-04		12/21/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	11.30	12.70	\$3,540
2112-06-4301		03/23/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	13.40	13.40	\$3,731
2209-16-1101-04	S MACKINAW TF	08/31/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$48,000	14.80	14.80	\$3,243
<b>Totals:</b>			<b>\$943,200</b>			<b>\$943,200</b>	<b>\$943,200</b>	<b>287.86</b>	<b>290.36</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=&gt;</b>	<b>3,276.59</b>	<b>per SqFt=&gt;</b>

Use 3,200

**2024 HARING TOWNSHIP LAND RES RURAL  
15 ACRES 3,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2411-11-4309		06/13/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	14.54	15.04	\$3,439
2209-14-2202		06/29/21	\$33,000	WD	19-MULTI PARCEL AR	\$33,000	\$33,000	14.83	15.09	\$2,225
2210-13-1103	5576 E 30 RD	04/12/21	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$40,500	15.25	15.25	\$2,656
2312-05-2103		08/12/21	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$40,500	15.31	15.31	\$2,645
2110-07-4405		03/24/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$56,000	15.66	16.04	\$3,576
2309-33-4204		10/28/22	\$25,000	WD	19-MULTI PARCEL AR	\$25,000	\$25,000	4.17	17.70	\$5,995
2209-19-1305-03	6877 COUNTRY	06/09/21	\$54,000	WD	19-MULTI PARCEL AR	\$54,000	\$54,000	17.96	18.00	\$3,007
2309-27-3101		07/14/22	\$45,000	WD	19-MULTI PARCEL AR	\$45,000	\$45,000	18.81	18.81	\$2,392
2310-04-3104	2361 E 16 RD	07/28/22	\$54,750	WD	03-ARM'S LENGTH	\$54,750	\$54,750	18.90	18.90	\$2,897
2209-14-2203		10/21/22	\$40,000	WD	19-MULTI PARCEL AR	\$40,000	\$40,000	19.20	19.70	\$2,083
2310-33-4401-02	57 N 31 RD	08/16/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$87,500	19.75	19.75	\$4,430
2109-31-1102	6816 E 50 RD	12/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	19.92	19.92	\$3,012
2109-31-1101-01	S 39 RD	08/22/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$67,500	18.43	19.93	\$3,663
<b>Totals:</b>			<b>\$653,750</b>			<b>\$653,750</b>	<b>\$653,750</b>	<b>212.73</b>	<b>229.44</b>	
								<b>Average</b>	<b>Average</b>	
								<b>per Net Acre=&gt;</b>	<b>3,073.14</b>	<b>per SqFt=&gt;</b>

Use

3,000

**2024 HARING TOWNSHIP LAND RES RURAL**  
**20 ACRES 3,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2309-16-3201-04		06/21/21	\$90,000	WD	19-MULTI PARCEL A	\$90,000	\$90,000	19.50	20.00	\$4,615
2110-25-1102		07/18/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	19.50	20.00	\$2,821
2309-01-3404		07/22/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	19.87	20.00	\$4,026
2311-23-1107		02/17/23	\$114,900	WD	19-MULTI PARCEL A	\$114,900	\$114,900	20.54	22.16	\$5,594
2411-07-4301-02	W 6 RD	05/04/21	\$64,380	WD	03-ARM'S LENGTH	\$64,380	\$64,380	22.20	22.20	\$2,900
2310-08-4201		07/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	24.40	24.44	\$2,045
2309-18-1301		08/03/21	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$47,500	25.00	25.00	\$1,900
2309-03-1401-02	5399 N 45 RD	11/04/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	25.46	25.46	\$2,357
2211-14-3201	1870 W 32 RI	01/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$120,000	26.55	26.55	\$4,520
2312-03-1302		05/14/21	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$64,900	28.01	28.01	\$2,317
2309-21-3403		12/29/21	\$52,200	WD	03-ARM'S LENGTH	\$52,200	\$52,200	28.67	28.67	\$1,821
2309-21-3403		12/29/21	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$70,500	28.67	28.67	\$2,459
2310-20-1102		11/03/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	29.97	29.97	\$2,836
<b>Totals:</b>			<b>\$954,280</b>			<b>\$954,280</b>	<b>\$954,280</b>	<b>318.34</b>	<b>321.13</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=&gt;</b>	<b>2,997.68</b>	<b>per SqFt=&gt;</b>

use

3,000

**2024 HARING TOWNSHIP LAND RES RURAL  
30 ACRES 3,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2412-14-1104	7123 W 6 RD	03/29/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	30.00	30.00	\$3,000
2412-14-1104	7123 W 6 RD	08/24/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$79,900	30.00	30.00	\$2,663
2412-25-2401-02	W 10 1/2 RD	08/30/21	\$140,000	WD	19-MULTI PARCEL AR	\$140,000	\$140,000	30.93	31.61	\$4,526
2310-17-3201	3424 N 27 RD	02/24/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$90,500	37.00	37.00	\$2,446
2410-24-3106	8401 BUTTERMILK LN	04/19/22	\$90,000	WD	19-MULTI PARCEL AR	\$90,000	\$90,000	37.23	37.23	\$2,417
2111-24-2201		09/17/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$110,000	37.50	37.50	\$2,933
2412-10-4401-02	10131 N 9 RD	06/08/22	\$120,652	WD	03-ARM'S LENGTH	\$120,652	\$120,652	37.03	38.92	\$3,258
2210-04-2102	2280 E 26 RD	03/08/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$131,000	39.48	39.48	\$3,318
<b>Totals:</b>			<b>\$852,052</b>			<b>\$852,052</b>	<b>\$852,052</b>	<b>279.17</b>	<b>281.74</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=&gt;</b>	<b>3,052.09</b>	<b>per SqFt=&gt;</b>
								Use	3,000	

**2024 HARING TOWNSHIP LAND RES RURAL**  
**40 ACRES 3,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2412-24-1401		03/13/22	\$120,000	WD	19-MULTI PARCEL	\$120,000	\$120,000	39.00	40.00	\$3,077
2111-32-4101-01		06/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	40.00	40.00	\$2,125
2312-06-4201		12/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	40.00	40.00	\$2,375
2412-04-4301	9398 W 4 RD	02/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	38.00	40.00	\$3,947
2412-08-1102-02		10/20/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$120,000	40.00	40.00	\$3,000
2412-15-3301		04/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$140,000	38.00	40.00	\$3,684
2312-05-1201		11/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$110,000	40.31	40.31	\$2,729
2312-05-2102	10571 W 14 RD	01/31/22	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$124,900	40.31	40.31	\$3,098
2311-16-4302	3290 W M-115 HWY	08/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	40.39	40.39	\$2,104
2311-35-1101-01		01/20/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$177,000	44.02	46.73	\$4,021
<b>Totals:</b>			<b>\$1,206,900</b>			<b>\$1,206,900</b>	<b>\$1,206,900</b>	<b>400.03</b>	<b>407.74</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre=&gt;</b>	<b>3,017.02</b>	<b>per SqFt=&gt;</b>

3,000 per Acre

**2024 HARING TOWNSHIP LAND RES RURAL  
40 PLUS ACRES 2,600**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2412-09-4101		07/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	49.00	50.00	\$3,265
2110-18-2101	344 E M-55 HW	03/16/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$201,000	69.21	69.21	\$2,904
2309-22-1101-01		04/13/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$140,000	69.63	69.63	\$2,011
2310-03-4101-01	N 33 RD	02/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$145,000	70.00	70.00	\$2,071
2312-06-2201-02	W 14 RD	02/23/23	\$232,000	LC	03-ARM'S LENGTH	\$232,000	\$232,000	75.18	75.67	\$3,086
2310-20-3201	1161 E 22 RD	11/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$175,000	76.59	76.59	\$2,285
2209-14-4201		01/09/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	80.00	80.00	\$2,000
2411-12-1102		03/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$250,000	79.00	80.00	\$3,165
<b>Totals:</b>			<b>\$1,463,000</b>			<b>\$1,463,000</b>	<b>\$1,463,000</b>	<b>568.61</b>	<b>571.10</b>	
								<b>Average</b>		<b>Average</b>
								<b>per Net Acre</b>	<b>2,572.94</b>	<b>per SqFt=&gt;</b>

2,600 Per Acre

**2024 HARING TOWNSHIP LAND BWE BACK LOTS**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Dollars/SqFt
2209-BWE-47	04/08/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,500	\$25,000	\$31,029	5.94	\$4,212	\$0.10
2209-BWE-48	04/08/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,100	\$25,000	\$26,125	5.00	\$5,002	\$0.11
2209-BWE-50	04/08/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$13,000	\$29,900	\$25,961	4.97	\$6,021	\$0.14
2209-BWE-51	08/25/22	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$13,000	\$25,000	\$25,996	4.97	\$5,027	\$0.12
2209-BWE-63	09/17/21	\$49,000	PTA	03-ARM'S LENGTH	\$49,000	\$25,900	\$49,000	\$51,787	5.02	\$4,946	\$0.11
2209-BWE-64	05/26/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$16,500	\$38,000	\$32,942	6.30	\$6,030	\$0.14
<b>Totals:</b>		<b>\$191,900</b>			<b>\$191,900</b>	<b>\$97,000</b>	<b>\$191,900</b>	<b>\$193,840</b>	<b>32.20</b>		
						<b>Sale. Ratio =&gt;</b>		<b>Average</b>		<b>Average</b>	
						<b>Std. Dev. =&gt;</b>		<b>per FF=&gt;</b>	<b>5,175.02</b>	<b>per SqFt=&gt;</b>	<b>\$0.12</b>

USE \$0.12



**2024 HARING TOWNSHIP LAND BWE FRONT**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Dollars/SqFt
2209-BWE-11	05/13/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$16,247	1.01	\$14,881	\$0.34
2209-BWE-15	09/03/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$34,551	1.11	\$13,993	\$0.32
2209-BWE-17	09/03/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$34,551	1.04	\$13,993	\$0.32
2209-BWE-19	11/23/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$17,000	\$16,629	1.03	\$16,473	\$0.38
<b>Totals:</b>		<b>\$92,000</b>			<b>\$92,000</b>	<b>\$92,000</b>	<b>\$101,978</b>	<b>4.18</b>		
							<b>Average</b>		<b>Average</b>	
							<b>per FF=&gt;</b>	<b>14,538.56</b>	<b>per SqFt=&gt;</b>	<b>\$0.33</b>

USE	\$0.33
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## 2024 HARING TOWNSHIP LAND RES SUBDIVISIONS

DUNCAN ACRES (DA)    FLORAL ACRES (FA)    FOREST HILLS SUB #1 (FH1)    MAPLEBROOK ESTATE (MB)    NEWER SUBDIVISIONS (NEWER)  
 PETERSON'S EST (PE)    SUBS OLDER (SUBS)    SUNDSTROM'S PINE KNOLL (UPK-4)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
2209-BA-08	9960 E 13TH ST	03/08/23	\$260,000	WD	03-ARM'S LENGTH	\$60,099	\$31,104	128.0	\$470
2209-BA-09	9930 E 13TH ST	08/22/22	\$202,000	WD	03-ARM'S LENGTH	\$71,583	\$29,250	125.0	\$573
2209-DA1-16	3925 CECIL RD	06/24/22	\$182,000	WD	03-ARM'S LENGTH	\$10,294	\$26,750	125.0	\$82
2209-DA2-27	3621 CECIL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$46,546	\$26,750	125.0	\$372
2209-FA-31	306 BLOSSOM AV	09/03/21	\$280,000	WD	03-ARM'S LENGTH	\$58,013	\$19,124	125.0	\$464
2209-FA-32	302 BLOSSOM AV	05/26/21	\$195,500	WD	03-ARM'S LENGTH	\$14,662	\$19,124	125.0	\$117
2209-FH1-072	7380 RED MAPLE DR	08/04/21	\$175,000	WD	03-ARM'S LENGTH	\$35,956	\$23,280	127.9	\$281
2209-MABE-14	219 MAPLEBROOKE LN	04/30/21	\$268,000	WD	03-ARM'S LENGTH	\$75,790	\$42,880	242.3	\$313
2209-MABE-22	414 MAPLEBROOKE LN	05/14/21	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$31,178	176.1	\$54
2209-PE2-19	2533 DUFFY DR	12/09/21	\$225,000	WD	03-ARM'S LENGTH	\$55,099	\$52,104	312.0	\$177
2209-PP-11	4843 JOHN R RD	11/30/21	\$200,840	WD	03-ARM'S LENGTH	\$31,564	\$30,625	125.0	\$253
2209-PP-12-01	4879 JOHN R RD	10/22/22	\$330,000	WD	03-ARM'S LENGTH	\$88,459	\$61,250	250.0	\$354
2209-PP-13		10/22/22	\$330,000	WD	03-ARM'S LENGTH	\$88,459	\$61,250	250.0	\$354
2209-PP-17	4930 JOHN R RD	04/29/22	\$175,000	PTA	03-ARM'S LENGTH	\$85,857	\$56,840	232.0	\$370
2209-PP-20	9677 BOB RD	06/18/21	\$115,000	WD	03-ARM'S LENGTH	\$55,273	\$53,165	217.0	\$255
2209-SUPK221	2710 S 39 RD	05/27/22	\$40,000	WD	03-ARM'S LENGTH	\$20,390	\$27,144	116.0	\$176
2209-SUPK446	200 PINE KNOLL DR	07/16/21	\$264,000	WD	03-ARM'S LENGTH	\$48,579	\$15,000	150.0	\$324
2209-SUPK459	221 PINE KNOLL DR	04/15/21	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$14,000	140.0	\$61
2209-SUPK469	171 PINE KNOLL DR	06/03/21	\$260,000	WD	03-ARM'S LENGTH	\$50,888	\$15,600	156.0	\$326
2209-VA-01	1906 MARY ST	11/09/22	\$140,000	PTA	03-ARM'S LENGTH	\$59,890	\$46,800	200.0	\$299
2209-VA-06	1922 MARY ST	08/06/21	\$102,000	WD	03-ARM'S LENGTH	\$8,945	\$21,996	94.0	\$95
2209-WILP-17	4197 S 39 RD	08/15/22	\$77,100	WD	03-ARM'S LENGTH	(\$74,287)	\$30,625	125.0	(\$594)
2209-WILP-19	4225 S 39 RD	02/11/22	\$158,000	WD	03-ARM'S LENGTH	\$28,954	\$30,625	125.0	\$232
<b>Totals:</b>			<b>\$4,147,440</b>			<b>\$939,013</b>	<b>\$766,464</b>	<b>3,791.3</b>	
								<b>Average</b>	
								<b>per FF=&gt;</b>	<b>\$248</b>
								<b>USE</b>	<b>248.0</b>

**2024 HARING TWP RES LAND RIVER'S EDGE (RE) TIMBER RIDGE (TRP) WOODALND EST (WOOD)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residua Est.	Land Value	Dollars/FF	Dollars/Acre	Dollars/SqFt
2209-RE-11	3706 DRIFTWOOD DR	02/06/23	\$410,000	WD	19-MULTI PARCEL AF	\$90,371	\$51,838	\$494	\$71,383	\$1.64
2209-RE-33	3821 PEBBLE CREEK DR	02/25/22	\$200,000	WD	03-ARM'S LENGTH	(\$27,757)	\$27,254	(\$243)	(\$39,039)	(\$0.90)
2209-RE-56	3535 DRIFTWOOD DR	08/11/21	\$201,000	WD	03-ARM'S LENGTH	\$41,749	\$25,951	\$240	\$61,668	\$1.42
2209-RE-64		06/02/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$22,463	\$127	\$23,891	\$0.55
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	\$250,000	WD	03-ARM'S LENGTH	\$44,116	\$69,612	\$155	\$22,635	\$0.52
2209-TRP-16	4691 TIMBER RIDGE DR	05/05/21	\$350,000	WD	03-ARM'S LENGTH	\$75,264	\$91,827	\$216	\$29,274	\$0.67
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	\$320,000	WD	03-ARM'S LENGTH	\$107,847	\$31,941	\$457	\$120,634	\$2.77
<b>Totals:</b>			<b>\$1,745,000</b>			<b>\$345,590</b>	<b>\$320,886</b>			
								<b>Average</b>	<b>Average</b>	<b>\$0.92</b>
								<b>per FF=&gt;</b>	<b>per SqFt=&gt;</b>	

use \$0.92

**2023 HARING TOWNSHIP LAND FRANKE'S GREEN ACRES (FGA) GOODE ADDITION (GA) AND NORTH PARK (NP)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
2209-FGA-22	3735 ANNA DR	08/04/21	\$124,000	WD	03-ARM'S LENGTH	\$19,424	\$12,540	190.0	\$102
2209-FGA-43	3639 SARAH ST	09/16/22	\$149,900	WD	03-ARM'S LENGTH	\$65,400	\$12,540	190.0	\$344
2209-GA-1225-02	ROBERTS ST	11/30/22	\$52,000	WD	03-ARM'S LENGTH	\$20,007	\$4,706	78.4	\$255
2209-NP30703	407 SIXTEENTH ST	04/30/21	\$91,000	WD	03-ARM'S LENGTH	\$3,982	\$8,100	100.0	\$40
<b>Totals:</b>			<b>\$416,900</b>			<b>\$108,813</b>	<b>\$37,886</b>	<b>558.4</b>	
								<b>Average</b>	
								<b>per FF=&gt;</b>	<b>\$195</b>
								USE	195.0