

FORD RIVER TOWNSHIP  
2026 MC & ACR LAND STUDY

Under 5 Acres

| Parcel Number  | Street Address         | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value  | Effec. Front | Depth          | Dollars/FF       | Other Parcels in Sale          | Land Table        | Class | Rate Group 1 |  |                         |
|----------------|------------------------|-----------|------------------|------------------|------------------|---------------|------------------|------------------|------------------|--------------|----------------|------------------|--------------------------------|-------------------|-------|--------------|--|-------------------------|
| 009-053-011-20 | 12TH RD                | 11/09/23  | \$40,000         | \$40,000         | \$3,900          | 9.75          | \$10,926         | \$40,000         | \$10,926         | 555.0        | 309.0          | \$72             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| 009-059-015-50 | K RD                   | 08/02/24  | \$34,900         | \$34,900         | \$6,600          | 18.91         | \$13,782         | \$34,900         | \$13,782         | 433.0        | 500.0          | \$81             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| 009-060-002-00 | 4479 M RD              | 10/23/23  | \$130,000        | \$130,000        | \$41,900         | 32.23         | \$101,693        | \$36,238         | \$7,931          | 293.0        | 417.5          | \$124            |                                | 4-ACREAGE PARCELS | 401   | FF A         |  |                         |
| 009-064-068-10 | 5040 STATE HIGHWAY M35 | 04/04/24  | \$225,000        | \$225,000        | \$75,000         | 33.33         | \$181,360        | \$80,950         | \$27,755         | 305.0        | 755.6          | \$265            | 009-370-001-00                 | 4-MAIN CORRIDOR   | 401   | FF-ALG M-35  |  |                         |
| 009-070-020-10 | 9TH LN                 | 08/23/24  | \$9,500          | \$9,500          | \$0              | 0.00          | \$9,100          | \$9,500          | \$9,100          | 100.0        | 324.4          | \$95             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| 009-151-023-60 | I RD                   | 02/26/24  | \$12,000         | \$12,000         | \$1,300          | 10.83         | \$3,688          | \$12,000         | \$3,688          | 227.0        | 255.2          | \$53             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| 009-236-001-80 | I RD                   | 12/11/23  | \$15,500         | \$15,500         | \$1,100          | 7.10          | \$3,050          | \$15,500         | \$3,050          | 165.0        | 300.0          | \$94             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| 009-236-013-00 | 5131 I RD              | 07/25/23  | \$105,000        | \$105,000        | \$33,600         | 32.00         | \$96,272         | \$19,210         | \$10,482         | 377.0        | 436.8          | \$51             |                                | 4-ACREAGE PARCELS | 001   | FF A         |  |                         |
| 009-370-028-00 | 4832 STATE HIGHWAY M35 | 09/24/24  | \$130,000        | \$130,000        | \$52,300         | 40.23         | \$119,089        | \$33,191         | \$22,280         | 434.0        | 653.8          | \$76             | 009-065-055-00, 009-370-029-00 | 4-MAIN CORRIDOR   | 401   | FF-ALG M-35  |  |                         |
| 009-380-008-00 | 3265 DEERHAVEN 12.3 LN | 06/15/23  | \$16,000         | \$16,000         | \$5,400          | 33.75         | \$16,380         | \$16,380         | \$16,380         | 180.0        | 375.0          | \$89             |                                | 4-ACREAGE PARCELS | 402   | FF A         |  |                         |
| <b>Totals:</b> |                        |           | <b>\$717,900</b> | <b>\$717,900</b> | <b>\$221,100</b> |               | <b>\$555,340</b> | <b>\$297,489</b> | <b>\$125,374</b> |              | <b>3,069.0</b> |                  |                                |                   |       |              |  |                         |
|                |                        |           |                  |                  |                  |               |                  |                  |                  |              |                | Average per FF=> |                                |                   |       |              |  |                         |
|                |                        |           |                  |                  |                  |               |                  |                  |                  |              |                |                  |                                |                   |       |              |  | \$97 Used for FF A & MC |

Under 5 Acres

| Parcel Number  | Street Address         | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value | Effec. Front | Depth          | Dollars/FF       | Other Parcels in Sale | Land Table        | Class | Rate Group 1 |  |                              |
|----------------|------------------------|-----------|------------------|------------------|------------------|---------------|------------------|------------------|-----------------|--------------|----------------|------------------|-----------------------|-------------------|-------|--------------|--|------------------------------|
| 009-052-024-00 | 5245 12TH RD           | 12/02/24  | \$95,000         | \$95,000         | \$41,500         | 43.68         | \$96,519         | \$16,721         | \$18,240        | 240.0        | 200.0          | \$70             |                       | 4-ACREAGE PARCELS | 401   | FF C         |  |                              |
| 009-065-039-00 | 13TH LN                | 10/28/22  | \$15,000         | \$15,000         | \$2,200          | 14.67         | \$11,398         | \$15,000         | \$7,599         | 250.0        | 450.0          | \$60             | 009-065-040-00        | 4-ACREAGE PARCELS | 402   | FF C         |  |                              |
| 009-065-067-10 | 3684 L.15 LN           | 03/06/23  | \$142,000        | \$142,000        | \$34,000         | 23.94         | \$136,864        | \$17,105         | \$11,969        | 157.5        | 348.5          | \$109            |                       | 4-ACREAGE PARCELS | 401   | FF C         |  |                              |
| 009-065-083-00 | 3876 L.15 LN           | 08/08/22  | \$180,000        | \$180,000        | \$59,500         | 33.06         | \$174,930        | \$12,670         | \$7,600         | 100.0        | 753.6          | \$127            |                       | 4-ACREAGE PARCELS | 401   | FF B         |  |                              |
| 009-225-001-10 | 5653 I RD              | 04/19/23  | \$68,000         | \$68,000         | \$26,700         | 39.26         | \$76,312         | \$10,688         | \$19,000        | 250.0        | 350.4          | \$43             |                       | 4-ACREAGE PARCELS | 401   | FF C         |  |                              |
| 009-302-024-50 | 4439 10TH RD           | 05/05/23  | \$165,000        | \$165,000        | \$49,700         | 30.12         | \$142,980        | \$43,300         | \$21,280        | 280.0        | 271.0          | \$155            |                       | 4-MAIN CORRIDOR   | 401   | FF-C         |  |                              |
| 009-380-007-00 | 3279 DEERHAVEN 12.3 LN | 07/11/23  | \$14,500         | \$14,500         | \$4,100          | 28.28         | \$13,680         | \$14,500         | \$13,680        | 180.0        | 375.0          | \$81             |                       | 4-ACREAGE PARCELS | 402   | FF B         |  |                              |
| <b>Totals:</b> |                        |           | <b>\$679,500</b> | <b>\$679,500</b> | <b>\$217,700</b> |               | <b>\$652,683</b> | <b>\$129,984</b> | <b>\$99,368</b> |              | <b>1,457.5</b> |                  |                       |                   |       |              |  |                              |
|                |                        |           |                  |                  |                  |               |                  |                  |                 |              |                | Average per FF=> |                       |                   |       |              |  |                              |
|                |                        |           |                  |                  |                  |               |                  |                  |                 |              |                |                  |                       |                   |       |              |  | \$89 Used for FF B & FF C MC |

5-20 Acres

| Parcel Number  | Street Address | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value  | Effec. Front | Depth          | Net Acres              | Dollars/Acre | Other Parcels in Sale | Land Table       | Class |  |         |
|----------------|----------------|-----------|------------------|------------------|------------------|---------------|------------------|------------------|------------------|--------------|----------------|------------------------|--------------|-----------------------|------------------|-------|--|---------|
| 009-052-016-00 | 5042 12TH RD   | 05/04/23  | \$130,500        | \$130,500        | \$43,100         | 33.03         | \$114,881        | \$23,594         | \$7,975          | 660.0        | 660.0          | 10.00                  | \$2,359      |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-061-017-00 | 4380 M RD      | 05/11/23  | \$472,000        | \$472,000        | \$153,000        | 32.42         | \$486,782        | \$34,605         | \$49,387         | 587.7        | 1320.0         | 17.81                  | \$1,943      |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-066-002-40 | 10.75 LN       | 07/12/24  | \$50,000         | \$50,000         | \$13,000         | 26.00         | \$27,259         | \$50,000         | \$27,259         | 842.7        | 508.1          | 9.83                   | \$5,086      |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-068-017-30 | 10TH RD        | 12/10/24  | \$30,000         | \$30,000         | \$0              | 0.00          | \$16,693         | \$30,000         | \$16,693         | 0.0          | 0.0            | 6.02                   | \$4,983      |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-068-017-40 | 10TH RD        | 01/07/25  | \$15,000         | \$15,000         | \$0              | 0.00          | \$18,635         | \$15,000         | \$18,635         | 0.0          | 0.0            | 6.72                   | \$2,232      |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-070-020-20 | 3844 9TH LN    | 03/14/25  | \$75,000         | \$75,000         | \$0              | 0.00          | \$84,430         | \$14,806         | \$24,236         | 769.2        | 260.5          | 8.74                   | \$1,694      |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-070-025-14 | 9TH LANE       | 08/01/24  | \$15,000         | \$15,000         | \$0              | 0.00          | \$20,326         | \$15,000         | \$20,326         | 0.0          | 0.0            | 7.33                   | \$2,046      |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-119-005-20 | 1048 D RD      | 12/06/23  | \$88,000         | \$88,000         | \$27,100         | 30.80         | \$82,436         | \$26,362         | \$20,798         | 330.0        | 990.0          | 7.50                   | \$3,515      |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-223-002-06 | G.5 RD         | 11/01/23  | \$30,000         | \$30,000         | \$0              | 0.00          | \$18,135         | \$15,000         | \$18,135         | 0.0          | 0.0            | 6.54                   | \$2,294      |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-223-010-10 | 2624 15.5 LN   | 01/24/24  | \$75,000         | \$75,000         | \$23,300         | 31.07         | \$71,834         | \$38,078         | \$34,912         | 762.0        | 719.7          | 12.59                  | \$3,024      |                       | 4-ACREAGE PA 401 |       |  |         |
| <b>Totals:</b> |                |           | <b>\$980,500</b> | <b>\$965,500</b> | <b>\$259,500</b> |               | <b>\$941,411</b> | <b>\$262,445</b> | <b>\$238,356</b> |              | <b>3,951.6</b> |                        | <b>93.08</b> |                       |                  |       |  |         |
|                |                |           |                  |                  |                  |               |                  |                  |                  |              |                | Average per Net Acre=> |              |                       |                  |       |  |         |
|                |                |           |                  |                  |                  |               |                  |                  |                  |              |                |                        |              |                       |                  |       |  | \$2,820 |

20-40 Acres

| Parcel Number  | Street Address        | Sale Date | Sale Price         | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal     | Land Residual    | Est. Land Value  | Effec. Front | Depth          | Net Acres              | Dollars/Acre  | Other Parcels in Sale | Land Table       | Class |  |         |
|----------------|-----------------------|-----------|--------------------|--------------------|------------------|---------------|--------------------|------------------|------------------|--------------|----------------|------------------------|---------------|-----------------------|------------------|-------|--|---------|
| 009-053-010-00 | 4572 12TH RD          | 08/05/22  | \$189,000          | \$189,000          | \$62,600         | 33.12         | \$188,643          | \$55,817         | \$55,460         | 660.0        | 1320.0         | 20.00                  | \$2,791       |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-061-014-30 | 4474 M RD             | 07/03/23  | \$245,000          | \$245,000          | \$80,800         | 32.98         | \$243,081          | \$40,348         | \$38,429         | 925.0        | 1260.7         | 20.93                  | \$1,928       |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-061-030-10 | STATE HIGHWAY M35     | 02/28/25  | \$20,000           | \$20,000           | \$15,700         | 78.50         | \$33,510           | \$20,000         | \$33,510         | 732.5        | 1189.4         | 20.00                  | \$1,000       |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-070-012-00 | 3828 9TH LN           | 07/19/24  | \$185,000          | \$185,000          | \$78,100         | 42.22         | \$184,838          | \$66,715         | \$55,738         | 660.0        | 2475.0         | 20.10                  | \$3,319       | 009-070-021-00        | 4-ACREAGE PA 401 |       |  |         |
| 009-080-007-00 | 3515 9TH LN           | 01/06/22  | \$95,000           | \$95,000           | \$28,300         | 29.79         | \$86,560           | \$33,582         | \$25,142         | 1,310.1      | 1320.0         | 39.70                  | \$846         |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-080-014-00 |                       | 09/20/21  | \$41,250           | \$41,250           | \$0              | 0.00          | \$39,214           | \$41,250         | \$39,214         | 1,084.7      | 1320.0         | 32.87                  | \$1,255       |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-114-004-00 | STATE HIGHWAY M35     | 11/09/21  | \$25,000           | \$25,000           | \$18,500         | 74.00         | \$60,138           | \$25,000         | \$60,138         | 0.0          | 0.0            | 39.00                  | \$641         |                       | 4-ACREAGE PA 402 |       |  |         |
| 009-127-019-10 | 571 STATE HIGHWAY M35 | 06/30/22  | \$46,000           | \$46,000           | \$25,700         | 55.87         | \$61,943           | \$41,712         | \$57,655         | 660.0        | 2467.7         | 37.39                  | \$1,116       |                       | 4-ACREAGE PA 401 |       |  |         |
| 009-235-001-10 | 2893 14TH RD          | 08/27/24  | \$529,000          | \$529,000          | \$190,200        | 35.95         | \$468,156          | \$108,344        | \$47,500         | 1,320.0      | 1210.8         | 36.69                  | \$2,953       |                       | 4-ACREAGE PA 401 |       |  |         |
| <b>Totals:</b> |                       |           | <b>\$1,375,250</b> | <b>\$1,375,250</b> | <b>\$499,900</b> |               | <b>\$1,366,083</b> | <b>\$432,768</b> | <b>\$412,786</b> |              | <b>7,352.3</b> |                        | <b>266.68</b> |                       |                  |       |  |         |
|                |                       |           |                    |                    |                  |               |                    |                  |                  |              |                | Average per Net Acre=> |               |                       |                  |       |  |         |
|                |                       |           |                    |                    |                  |               |                    |                  |                  |              |                |                        |               |                       |                  |       |  | \$1,623 |

40+ Acres

| Parcel Number  | Street Address | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value  | Effec. Front | Depth          | Net Acres              | Dollars/Acre  | Other Parcels in Sale          | Land Table       | Class |  |         |
|----------------|----------------|-----------|------------------|------------------|------------------|---------------|------------------|------------------|------------------|--------------|----------------|------------------------|---------------|--------------------------------|------------------|-------|--|---------|
| 009-057-006-00 | 4402 I RD      | 09/01/23  | \$240,000        | \$240,000        | \$112,200        | 46.75         | \$367,211        | \$99,163         | \$130,934        | 3,202.0      | 3627.0         | 92.80                  | \$1,069       | 009-057-005-00, 009-057-010-00 | 4-ACREAGE PA 401 |       |  |         |
| 009-070-006-00 | 3893 10TH RD   | 06/26/24  | \$172,000        | \$172,000        | \$54,000         | 31.40         | \$160,894        | \$52,676         | \$41,570         | 1,320.0      | 1320.0         | 40.00                  | \$1,317       |                                | 4-ACREAGE PA 401 |       |  |         |
| 009-127-015-00 |                | 11/22/23  | \$40,000         | \$40,000         | \$22,100         | 55.25         | \$47,720         | \$40,000         | \$47,720         | 1,320.0      | 1320.0         | 40.00                  | \$1,000       |                                | 4-ACREAGE PA 402 |       |  |         |
| 009-162-012-00 |                | 04/10/24  | \$135,000        | \$135,000        | \$49,100         | 36.37         | \$152,297        | \$120,543        | \$90,120         | 2,640.0      | 2640.0         | 80.00                  | \$1,507       | 009-162-009-00                 | 4-ACREAGE PA 401 |       |  |         |
| 009-175-002-00 |                | 04/19/23  | \$90,000         | \$90,000         | \$50,700         | 56.33         | \$82,629         | \$55,091         | \$47,720         | 1,320.0      | 1320.0         | 40.00                  | \$1,377       |                                | 4-ACREAGE PA 401 |       |  |         |
| <b>Totals:</b> |                |           | <b>\$677,000</b> | <b>\$677,000</b> | <b>\$288,100</b> |               | <b>\$810,751</b> | <b>\$367,473</b> | <b>\$358,064</b> |              | <b>9,802.0</b> |                        | <b>292.80</b> |                                |                  |       |  |         |
|                |                |           |                  |                  |                  |               |                  |                  |                  |              |                | Average per Net Acre=> |               |                                |                  |       |  |         |
|                |                |           |                  |                  |                  |               |                  |                  |                  |              |                |                        |               |                                |                  |       |  | \$1,255 |

2026 MC & ACR RATES USED \*STUDY FOR MC & ACR WAS COMBINED DUE TO LACK OF SALES IN MC  
 UNDER 5 ACRES \$97 used for FF A and MC  
 UNDER 5 ACRES \$89 used for FF B and FF C and MC Had to use broader date range.  
 5-20 ACRES \$2,820  
 20-40 ACRES \$1,623 Had to use broader date range.  
 40+ ACRES \$1,255  
 ADJ ACRES \$578