

FORD RIVER TOWNSHIP  
2026 NLS LAND STUDY

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	Dollars/FF	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-064-087-00	5011 STATE HIGHWAY M35	05/08/23	\$600,000	\$600,000	\$165,600	27.60	\$588,549	\$166,319	\$154,868	105.6	\$1,576	4-NLS		4-NLS	401	FF A - LAKE
009-302-032-50	4621 STATE HIGHWAY M35	02/19/25	\$262,000	\$262,000	\$106,400	40.61	\$225,424	\$190,039	\$153,463	104.0	\$1,827	4-NLS		4-NLS	401	FF A - LAKE
009-302-034-00	4631 STATE HIGHWAY M35	09/14/22	\$600,000	\$600,000	\$192,900	32.15	\$954,621	\$417,946	\$462,502	312.0	\$1,340	4-NLS	009-302-033-00, 009-302-035-00	4-NLS	401	FF A - LAKE
009-530-051-00	5671 PORTAGE POINT 11.4 LN	10/27/22	\$1,050,000	\$1,050,000	\$260,100	24.77	\$808,299	\$415,712	\$160,361	245.0	\$1,697	4-NLS	009-530-064-00	4-NLS	401	FF A - LAKE
009-550-001-00	5235 STATE HIGHWAY M35	06/19/24	\$115,000	\$115,000	\$76,600	66.61	\$155,796	\$115,000	\$155,796	106.0	\$1,085	4-NLS		4-NLS	402	FF A - LAKE
<b>Totals:</b>			<b>\$2,627,000</b>	<b>\$2,627,000</b>	<b>\$801,600</b>		<b>\$2,732,689</b>	<b>\$1,305,016</b>	<b>\$1,086,990</b>	<b>872.6</b>						
						Sale. Ratio =>	30.51	Average								
						Std. Dev. =>	16.90	per FF=>		\$1,496						

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009-063-001-10	4020 STATE HIGHWAY M35	04/25/22	\$155,000	\$155,000	\$57,000	36.77	\$167,867	\$42,466	\$55,333	100.1	\$424	4-NLS		4-NLS	401	FF B LAKE
009-123-019-00	1058 STATE HIGHWAY M35	09/26/22	\$170,000	\$170,000	\$71,800	42.24	\$209,132	\$34,470	\$73,602	132.5	\$260	4-NLS		4-NLS	401	FF B LAKE
009-134-011-00	244 STATE HIGHWAY M35	06/12/23	\$575,000	\$575,000	\$167,100	29.06	\$570,897	\$92,660	\$88,557	126.4	\$733	4-NLS		4-NLS	401	FF B LAKE
009-301-029-50	2648 STATE HIGHWAY M35	10/14/22	\$250,000	\$250,000	\$69,700	27.88	\$269,916	\$42,850	\$62,766	113.5	\$378	4-NLS		4-NLS	401	FF B LAKE
009-301-033-10	2624 STATE HIGHWAY M35	09/20/22	\$309,000	\$309,000	\$77,200	24.98	\$271,236	\$95,276	\$57,512	104.0	\$916	4-NLS		4-NLS	401	FF B LAKE
009-400-007-00	878 STATE HIGHWAY M35	08/30/23	\$535,000	\$535,000	\$193,400	36.15	\$585,590	\$115,874	\$110,972	200.0	\$579	4-NLS	009-400-008-00	4-NLS	401	FF B LAKE
<b>Totals:</b>			<b>\$1,994,000</b>	<b>\$1,994,000</b>	<b>\$636,200</b>		<b>\$2,074,638</b>	<b>\$423,596</b>	<b>\$448,742</b>	<b>776.5</b>						
						Sale. Ratio =>	31.91	Average								
						Std. Dev. =>	6.56	per FF=>		\$546						

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009-079-014-50	3168 STATE HIGHWAY M35	12/15/22	\$62,500	\$62,500	\$15,800	25.28	\$56,348	\$52,405	\$46,253	101.6	\$516	4-NLS		4-NLS	401	ADJUSTED LF
009-079-026-00	3030 STATE HIGHWAY M35	09/01/22	\$52,000	\$52,000	\$30,300	58.27	\$110,510	\$32,490	\$91,000	200.0	\$162	4-NLS		4-NLS	401	ADJUSTED LF
009-079-027-00	STATE HIGHWAY M35	07/14/23	\$35,000	\$35,000	\$14,100	40.29	\$45,482	\$35,000	\$45,482	100.0	\$350	4-NLS		4-NLS	402	ADJUSTED LF
009-112-010-00	1928 STATE HIGHWAY M35	08/05/22	\$194,000	\$194,000	\$48,900	25.21	\$170,787	\$137,453	\$114,240	247.5	\$555	4-NLS		4-NLS	401	ADJUSTED LF
009-112-011-00	1932 STATE HIGHWAY M35	07/19/24	\$380,000	\$380,000	\$151,900	39.97	\$356,054	\$137,961	\$114,015	247.0	\$559	4-NLS		4-NLS	401	ADJUSTED LF
009-530-097-00	5398 PORTAGE POINT 11.4 LN	06/22/22	\$23,000	\$23,000	\$12,200	53.04	\$47,320	\$23,000	\$47,320	104.0	\$221	4-NLS		4-NLS	001	ADJUSTED LF
009-530-100-00	5390 PORTAGE POINT 11.4 LN	03/21/25	\$299,900	\$299,900	\$102,800	34.28	\$235,989	\$128,521	\$64,610	142.0	\$905	4-NLS		4-NLS	401	ADJUSTED LF
<b>Totals:</b>			<b>\$1,046,400</b>	<b>\$1,046,400</b>	<b>\$376,000</b>		<b>\$1,022,490</b>	<b>\$546,830</b>	<b>\$522,920</b>	<b>1,142.1</b>						
						Sale. Ratio =>	35.93	Average								
						Std. Dev. =>	12.72	per FF=>		\$479						

2026 NLS RATES USED

FFA	\$1,496
FFB	\$546
FF ADJ	\$479
EXCESS ACRES	\$1,255

Not enough sales. Had to use broader date range.