

FORD RIVER TOWNSHIP
2026 RIVER 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	Depth	Net Acres	Dollars/FF	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
009-055-020-10		09/22/22	\$80,000	\$80,000	\$0	0.00	\$161,756	\$80,000	\$161,756	300.0	650.0	64.88	\$267	4-FRV		4-RIVER	402	FORD RIVER	
009-056-014-00	4586 K RD	04/30/24	\$197,000	\$197,000	\$88,000	44.67	\$223,033	\$30,207	\$56,240	190.0	275.1	1.20	\$159	4-FRV		4-RIVER	401	FORD RIVER	
009-059-011-10	4318 K RD	06/26/24	\$469,500	\$469,500	\$154,700	32.95	\$458,899	\$42,869	\$32,268	98.7	200.0	3.02	\$434	4-FRV		4-RIVER	401	FORD RIVER	
009-060-037-00	4305 L.25 LN	08/18/24	\$90,000	\$90,000	\$28,700	31.89	\$77,401	\$38,055	\$25,456	86.0	881.3	1.74	\$443	4-FRV		4-RIVER	401	FORD RIVER	
009-060-049-00	4319 L.25 LN	06/02/23	\$39,000	\$39,000	\$7,900	20.26	\$32,712	\$39,000	\$32,712	100.9	200.0	4.29	\$387	4-FRV		4-RIVER	402	FORD RIVER	
009-060-051-00	4340 L.25 LN	07/27/23	\$30,000	\$30,000	\$11,000	36.67	\$45,702	\$30,000	\$45,702	150.0	200.0	1.78	\$200	4-FRV		4-RIVER	402	FORD RIVER	
009-065-002-10		05/17/23	\$65,000	\$65,000	\$16,800	25.85	\$65,609	\$58,591	\$59,200	200.0	509.7	0.00	\$293	4-FRV		4-RIVER	402	FORD RIVER	
009-109-001-10	2011 F RD	04/08/24	\$372,000	\$372,000	\$0	0.00	\$335,207	\$92,293	\$55,500	200.0	650.0	29.90	\$461	4-BRV		4-RIVER	401	BARK RIVER	
Totals:			\$1,342,500	\$1,342,500	\$307,100		\$1,400,319	\$411,015	\$468,834	1,325.5		106.81							
						Sale. Ratio =>	22.88	Average											
						Std. Dev. =>	16.47	per FF=>						\$310					

2026 RIVER RATES USED

FR FF \$310
BR FF \$63 no sales, increased by 10%
EXCESS ACRES \$1,255

Not enough sales. Had to use broader date range.