

## Ingersoll Township Land Value Analysis for the 2023 assessment year

In this Section you will find:

1. Vacant Land Sales
2. Land Value Analysis and Determination

**2023 Ingersoll Township Land Value Analysis**

<b>Residential</b>							
Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location/Sch	Neighborhood	
060-029-400-067-00	9/15/2017	32000	9.89	3236	LaPorte Rd	BC/Hem/Free/Mer	
060-005-100-600-00	2/1/2018	50000	12.64	3956	Lydia St.	Midland	
060-028-200-140-00	6/19/2019	30000	8.747	3430	Poseyville	BC/Hem/Free/Mer	
060-028-400-125-00	7/7/2021	24100	6	4017	LaPorte Rd	BC/Hem/Free/Mer	
		<b>136100</b>	<b>37.277</b>	<b>3651</b>			

use 30,000 for 5 acres  
 use 32,500 for 7.0 acres  
 use 36,000 for 10.0 acres

<b>Residential</b>							
Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood	
060-011-400-015-00	6/11/2019	15500	2.217	6991	Midland School	Midland	
060-035-400-089-00	12/3/2020	25000	2.727	9168	Midland School	Tittab, adj sale price, Barn	
		<b>40500</b>	<b>4.944</b>	<b>8192</b>			

use 20,000 for 2.0 acres  
 use 22,500 for 2.5 acre site  
 use 25,000 for 3.0 acres

<b>Land Locked Parcels</b>							
Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood	
060-026-300-070-00	1/12/2022	4700	1	4700	Land Locked	Land Locked/Mid	
060-010-100-175-00	2/17/2022	25000	16.93	1477	Land Locked	Southgate	
060-002-300-455-00	11/1/2022	10650	2.34	4551	Land Locked	Thayer	
060-036-400-300-00	6/5/2020	52140	23	2267	Tittabawassee	Land Locked/Mid	
060-034-100-023-00	2/16/2022	4500	1.15	3913	Schrieber Rd	Land Locked/Mid	
<b>Totals</b>		<b>29700</b>	<b>17.93</b>	<b>1656</b>			



<b>Agricultural</b>							
Parcel Number	Date	Sale Amt.	Acreage	Per Acre	Location/Sch.	Notes	
060-034-200-055-00	6/9/2015	117000	30	3900	Laporte	#2	
060-014-300-105-00	4/4/2017	105000	38.92	2698	Schreiber	#2 tiled	
060-034-200-055-00	4/11/2019	117000	30	3900	Sasse Rd	#1	
060-012-200-010-00	8/14/2019	270000	59.53	4536	River	#2	
060-014-100-302-00	8/14/2019	950500	197.42	4815	Smith Crossing	#2	
060-029-300-500-00	11/20/2019	266000	61.7	4311	Laporte	#3	
060-035-200-401-00	3/13/2020	62370	13.86	4500	Schreiber	#3	
060-034-200-056-00	6/16/2020	45300	10.08	4494	Laporte Rd	#3	
023-300-010, 023-300-050	3/15/2021	343800	68.7	5004	Kent Rd	#3	
060-033-300-010	6/22/2021	350000	72.33	4839	Poseyville	#3	
060-028-100-010-00	8/23/2021	525000	79	6646	Sasse/Kent	tiled #3	
010-100-201-00,010-200-401-00	12/17/2021	431077	73.53	5863	Sasse/Brooks	tiled #2	
<b>Totals</b>		<b>3583047</b>	<b>735.07</b>	<b>4874</b>		#1,#2, #3 soil types	
				<b>use 4800 for #1-#3</b>			
060-029-400-415-00	<b>6/20/2020</b>	68000	17.22	3949	Laporte Rd	#6 soil no tile	
060-030-300-015-00	<b>12/10/2020</b>	157700	42.64	3698	Badour	#6	
060-019-300-100-00	<b>3/26/2021</b>	451500	129	3500	Kent Rd	Wirtz #6	
		<b>677200</b>	<b>188.86</b>	<b>3586</b>			
				<b>use 3600 for #4-#14</b>			

**2023 Commercial Land Analysis**

Parcel Number	Date	Sale Price	Land Resid	Est land value	Effective Frt	NET Acres	\$ Per Frt Ft
29-13-3-16-2108-001	11/18/2020	45000	45000	45000	201	2.98	224
010-026-200-140-00	7/30/2020	17000	17000	11500	163	1	104
160-019-100-010-00	6/30/2020	135000	30138	31980	410	2.07	74
29-13-3-27-3002-000	2/4/2021	12500	12500	12500	145	0.7	86
12-022-029-01	8/16/2021	20000	20000	20000	300	2.38	67
		229500		120980	1219		99
						use 12,000 1 acre	use 99

**Indust. Land Analysis** Less than 5 acres

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes	
Per Sq Ft								
03-11-6-35-2108-005	4/16/2020	5000	0.5	10000	Y	0.22		
02-13-5-31-3010-006	8/6/2020	18500	2.12	8726	Y	0.2		
010-026-200-140-00	7/30/2020	17000	2.05	8293	Y	0.19		
12-022-029-01	8/16/2021	20000	2.38	8403	Y	0.19	Gratiot	
		<b>60500</b>	<b>7.05</b>	<b>8582</b>	per sq ft not used			

Use 17,000 1 acre

Use 20,000 2 acre

29-13-3-22-2004-000	5/20/2020	175400	8.7	20161	Y/Y		Tittabawassee
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