

## 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**

Residential	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

Residential	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	Titab, 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

Land Locked Parcels	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	Titabawassee	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>		

Residential Sales	Date	Sale Price	Acreage	Per acre	Location	Notes
060-004-400-175-00	12/16/2015	40000	21.03	1902	Bullcock Creek	BC/Hem/Free/Mer
060-005-300-281-00	12/20/2016	50000	21.48	2328	Bullcock Creek	BC/Hem/Free/Mer
		90000	42.51	2117		
						use 42,500 for 15 acres
						use 45,000 for 20 acres
						use 55,000 for 25 acres

Misc Resid. Sales	Date	Sale Amt.	Acreage	Per Acre	Location	Notes
060-011-200-100-00	1/3/2017	256000	80	3200	Midland Pub.	Midland
060-012-100-051-00	9/19/2019	38000	12.42	3060	Pt River Flats	Midland
060-002-300-170-00	10/22/2019	60000	9.76	6148		Midland Pond Frontage
060-012-200-025-00	3/16/2020	14000	3.568	3924	River Rd	Midland River Flats
060-010-200-095-00	9/1/2021	100000	10	10000	Southgate	water frt
160-002-300-010-00	9/9/2022	300000	120	2500	Warren Twp	Wooded

use 70,000 for 30 acres  
 use 80,000 for 40 acres  
 use 125000 for 50 acres  
 use 190,000 for 100 acres

Residential sales	Date	Sale \$	Acreage	Per Acre	Frontage	Per Frt Ft	Notes
060-045-500-050-00	8/4/2015	12000	0.732	16393	110	109	
060-016-100-000-00	5/1/2019	17000	1	17000	155	110	BC/Hem/Free/Mer
060-026-400-050-00	9/30/2020	18000	0.99	18182	144	125	Laporte Rd
060-005-400-009-00	1/13/2021	20000	0.8	20000	118	169	Pineview
060-011-400-176-00	6/2/2021	20000	1.358	14728	196	102	Smith Crossing
29-13-3-06-1001-017	11/18/2021	15000	1.1	13636	150	100	Hotchkiss
		102000	5.98	17057	873	117	
							use 17,000 1 acre site
							use 18,500 1.5 acre site
							use 117 per rd frt

<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 tilled
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	tilled #3
010-100-201-00,010-200-401-00	12/17/2021	431077	73.53	5863	Sasse/Brooks	tilled #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	6/20/2020	68000	17.22	3949	Laporte Rd	#6 soil no tile
060-030-300-015-00	12/10/2020	157700	42.64	3698	Badour	#6
060-019-300-100-00	3/26/2021	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 Ft	NET Acres	\$ Per Ft 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

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes
<b>Indust. Land Analysis</b> Less than 5 acres							

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes
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
		<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		Titabawasse
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