

2025 Ronald Township Ag ECF

<u>Parcel</u>	<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Land Value</u>	<u>Res Value</u>	<u>L.I</u>	<u>Ag Bid Resid</u>	<u>Ag Cost Manual</u>	<u>ECF</u>	Other parcels
150-027-000-075-20	Gentry	Cappelluzzo	2/4/2022	\$212,000	1.52	\$12,000	\$18,216	\$153,092	\$0	\$40,692	\$34,642	1.175	x
150-021-000-085-01	Hammond	Seidelman	6/28/2022	\$350,000	36.53	\$4,100	\$149,773	\$163,684	\$10,199	\$26,344	\$24,187	1.089	
150-009-000-005-03	West	Storjohann	3/8/2024	\$310,000	7.30	\$9,000	\$65,700	\$175,870	\$500	\$67,930	\$59,606	1.140	
150-027-000-075-20	Cappelluzzo	Hennings	2/27/2024	\$230,000	1.50	\$20,000	\$30,000	\$140,565	\$22,050	\$37,385	\$35,564	1.051	
150-026-000-040-40	Lockwood	Krueger	9/14/2022	\$162,000	10.00	\$6,000	\$60,000	\$81,569		\$20,431	\$26,523	0.770	
							\$0			\$0			
										\$192,782	\$180,522		
											ECF	1.068	

** For 2025 AG ECF, use 1.07	
2024 AG ECF	1.07
2023 AG ECF	1.07
2022 AG ECF	1.07
2021 AG ECF	1.05
2020 AG ECF	1.02
2019 AG ECF	1.07
2018 AG ECF	1.08
2017 AG ECF	1.10
2016 AG ECF	1.10
2015 AG ECF	1.10

2025 Ronald Township Ag Land Values

Parcel	Seller	Buyer	Sale Date	Sale Price	L.I.	Res Val	Ag Val (w/ ECF)	Total Land Residual	Total Acres	Homesite	Homesite	ROW	\$30,000		\$4,300		\$4,600		\$5,200		\$5,800		
													Ac	Value	Ac	Value	Ac	Value	Tillable Acres	Tillable Residual	\$/Tillable Acre		
150-035-000-010-30	Bush	Davis	4/29/2021	140,000	\$0	\$0	\$0	\$140,000	40	0	\$0	0.7	0	\$0	27.99	\$128,754	0	\$0	11.29	\$11,246	\$996		
150-004-000-030-10	Brown	Onrust	5/21/2021	497,500	\$0	\$0	\$0	\$497,500	99.78	0	\$0	3.5	0	\$0	0	\$0	0	\$0	96.3	\$497,500	\$5,166		
150-001-000-025-00	Baker	Keffer	5/27/2021	265,000	\$0	\$0	\$0	\$265,000	60	0	\$0	0.8	0	\$0	34.25	\$157,550	0	\$0	25	\$107,450	\$4,298		
150-006-000-005-00	Hogquest	South County	6/7/2021	305,000	\$0	\$0	\$0	\$305,000	63.11	0	\$0	0.8	0	\$0	18	\$82,800	0	\$0	44.28	\$222,200	\$5,018		
150-006-000-005-00	Hogquest	1223 South	6/7/2021	305,000	\$0	\$0	\$0	\$305,000	63.11	1	\$30,000	0.8	0	\$0	18	\$82,800	0	\$0	43.28	\$192,200	\$4,441		
150-032-000-015-10	Niekdeplate	Golden Grains	10/25/2021	206,741	\$0	\$0	\$0	\$206,741	41.02	0	\$0	0	0	\$0	2	\$9,200	0	\$0	39.002	\$197,541	\$5,065		
150-032-000-070-30	Niekdeplate	Golden Grains	10/25/2021	595,901	\$0	\$0	\$0	\$595,901	117.7	1	\$30,000	0.8	0	\$0	24	\$110,400	0	\$0	91.95	\$455,501	\$4,954		
150-002-000-040-10	Weghorst	Read	9/6/2022	137,500	\$0	\$0	\$0	\$137,500	27.5	0	\$0	1.5	0	\$0	0	\$0	0	\$0	26	\$137,500	\$5,288		
150-002-000-050-10	Weghorst	Martin	9/6/2022	157,500	\$0	\$0	\$0	\$157,500	31.53	0	\$0	1.25	0	\$0	0	\$0	0	\$0	30.28	\$157,500	\$5,201		
150-007-000-065-00	Taylor	Wynlund	6/2/2023	768,240	\$0	\$0	\$0	\$768,240	160	0	\$0	5	0	\$0	71	\$326,600	0	\$0	84	\$441,640	\$5,258		
150-005-000-020-30	Jones	Flickinger	8/22/2023	121,250	\$0	\$0	\$0	\$121,250	20.05	0	\$0	0.31	0	\$0	0	\$0	17.742	\$92,258	2	\$28,992	\$14,496		
150-012-000-040-00	Reed	Doty	10/31/2023	158,760	\$0	\$0	\$0	\$158,760	40	0	\$0	0	40	\$172,000	0	\$0	0	\$0	0	-\$13,240	#DIV/0!		
150-023-000-050-12	White	Sensenig	2/8/2024	405,000	\$916	\$143,002	\$11,498	\$249,584	47.8	1	\$30,000	0.86	0	\$0	22.84	\$105,064	15.1	\$78,520	8	\$36,000	\$4,500		
150-026-000-050-00	Stern	Onrust LLC	1/31/2025	942,912	\$0	\$0	\$0	\$942,912	98.22	0	\$0	1.32	5.5	\$25,300	0	\$0	0	\$0	91.4	\$917,612	\$10,040		
150-021-000-005-12	Cook	Schreurer	4/8/2024	365,000	\$0	\$0	\$0	\$365,000	72.46	0	\$0	0.72	0	\$0	10.84	\$49,864	54.9	\$285,480	6	\$29,656	\$4,943		
150-021-000-060-12	Bowers	Seidelman	9/20/2024	98,000	\$0	\$0	\$0	\$98,000	19.25	0	\$0	1.45	0	\$0	0	\$0	8.3	\$43,160	9.5	\$54,840	\$5,773		
																			257.18	\$1,790,500			
																			Average	\$6,962			

Application Grid

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Tillable	1	4,600	4,600	4,900	4,800	4,900	4,900	4,900	5,300	5,400	5,500	30,000
Tillable	2	4,400	4,400	4,700	4,600	4,700	4,700	4,700	5,000	5,100	5,200	5,500
Tillable	3	4,100	4,100	4,400	4,300	4,400	4,400	4,400	4,700	4,800	4,900	5,200
Tillable	4	3,900	3,900	4,200	4,100	4,200	4,200	4,200	4,400	4,500	4,600	4,900
Tillable	5	3,600	3,600	3,900	3,800	3,900	3,900	3,900	4,100	4,100	4,200	4,600
pond-stream-woods-brush		3,400	3,400	3,600	3,500	3,600	3,600	3,600				4,300
		3,000	3,000	3,200	3,100	3,200	3,200	3,200				
swamp-ditch		2,700	2,700	2,900	2,800	2,900	2,900	2,900	2,900	2,900	3,200	3,300
AVG		3,713	3,713	3,975	3,875	3,975	4,000	4,000	4,000			

2025 Ronald Township Commercial ECF

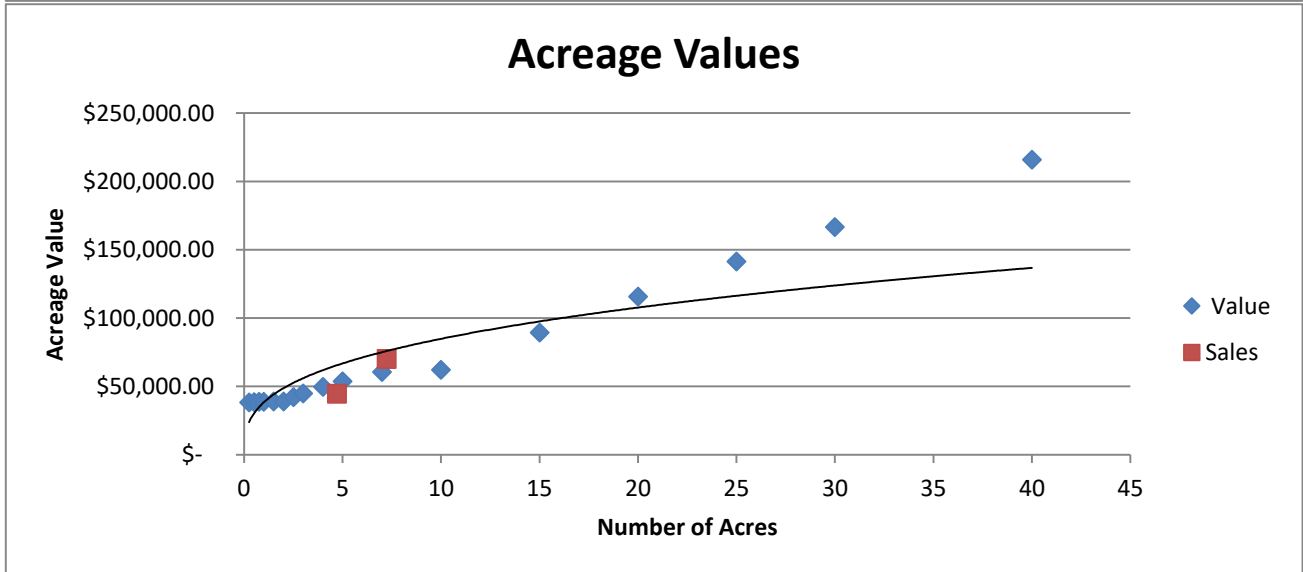
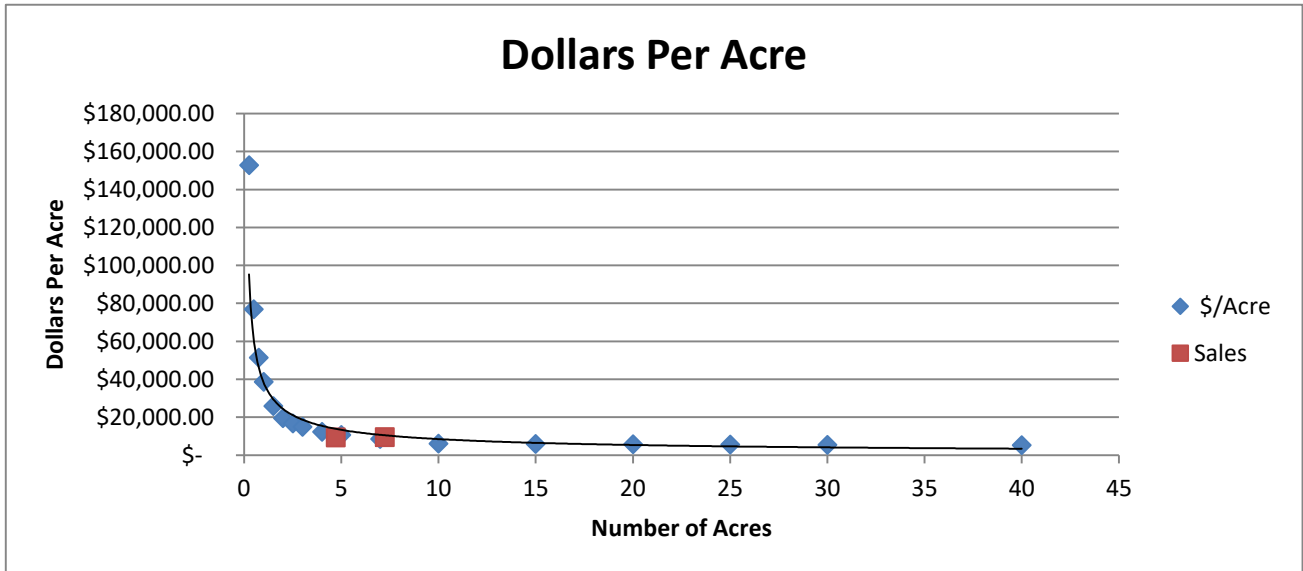
Parcel Number	Street Address	Sale Date	Sale Price	Conf.	Time Adj Price	Land & Yard Improve	Com Bldg Value	Cost by Manual	ECF
021-012-000-542-63	92 N BRIDGE ST	2/12/2021	\$197,500	NO	\$197,500	\$6,761	\$190,739	\$270,888	0.704
020-027-000-015-00	8485 W GRAND RIVER AVE	2/18/2021	\$225,000	NO	\$225,000	\$33,590	\$191,410	\$259,209	0.738
031-010-000-055-00	103 S MAIN ST	7/29/2021	\$70,000	NO	\$70,000	\$12,624	\$57,376	\$92,310	0.622
031-080-000-070-00	186 S FIRST ST	10/13/2022	\$450,000	NO	\$450,000	\$86,897	\$363,103	\$531,846	0.683
100-028-000-130-10	3688 W TUPPER LAKE RD	5/10/2023	\$250,000	NO	\$250,000	\$53,828	\$196,172	\$209,932	0.934
031-080-000-010-00	122 S Main	10/16/2023	\$75,000	NO	\$75,000	\$8,101	\$66,899	\$80,421	0.832
							\$1,065,699	\$1,444,606	0.738

For 2025 Com ECF use .74

2024 Com ECF	0.74
2023 Com ECF	0.74
2022 Com ECF	0.86
2021 Com ECF	0.86
2020 Com ECF	0.92
2019 Com ECF	0.89
2018 Com ECF	0.89
2017 Com ECF	0.89
2016 Com ECF	1.04
2015 Com ECF	0.98

Ronald Township
Commercial
Land Valuation: 2025

Ronald Commercial Land Rate Progression						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 3.51	\$ 152,789.57	\$ 38,197.39	\$38,200		
0.5	\$ 1.77	\$ 76,926.15	\$ 38,463.08	\$38,500		
0.75	\$ 1.18	\$ 51,492.46	\$ 38,619.35	\$38,600		
1	\$ 0.89	\$ 38,730.61	\$ 38,730.61	\$38,700		
1.5	\$ 0.60	\$ 25,925.31	\$ 38,887.97	\$38,900		
2	\$ 0.45	\$ 19,500.00	\$ 39,000.00	\$39,000	Sales at 2 acres average \$39,000	
2.5	\$ 0.39	\$ 16,867.20	\$ 42,168.01	\$42,200		
3	\$ 0.34	\$ 14,982.19	\$ 44,946.57	\$44,900		
4	\$ 0.29	\$ 12,426.97	\$ 49,707.86	\$49,700		
5	\$ 0.25	\$ 10,749.14	\$ 53,745.69	\$53,700		
7	\$ 0.20	\$ 8,637.55	\$ 60,462.82	\$60,500		
10	\$ 0.14	\$ 6,200.00	\$ 62,000.00	\$62,000	Sales at 10 acres average \$62,000	
15	\$ 0.14	\$ 5,953.64	\$ 89,304.60	\$89,300		
20	\$ 0.13	\$ 5,784.80	\$ 115,696.09	\$115,700		
25	\$ 0.13	\$ 5,657.15	\$ 141,428.75	\$141,400		
30	\$ 0.13	\$ 5,554.94	\$ 166,648.27	\$166,600		
40	\$ 0.12	\$ 5,397.41	\$ 215,896.54	\$215,900		
50	\$ 0.12	\$ 5,278.31	\$ 263,915.38	\$263,900		
100	\$ 0.11	\$ 4,924.84	\$ 492,483.51	\$492,500		



Ronald Township
Commercial
Land Valuation: 2025

Ronald Township Commercial Land Residual Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	Units	\$/Unit
150-019-000-045-01	5900 N STATE RD	7/7/2017	95000	150%	2	\$142,500	5866	131,411	0.70	\$44,646	4.71	\$9,479.04
150-002-000-050-20 (+)	VAN VLECK RD	02/28/18	50000	140%	2	\$70,000	0	0	0.70	\$70,000	7.24	\$9,668.51

Unit of Comparison:	Acre	Average Sale Price Per Unit:	\$9,573.78	Indicated Sale Price Per Unit:	See Attached
		Standard Deviation:	\$94.73		
		Deviation as % of Mean:	0.99%		

*Note: Due to minimal amount of Commercial land sales, and similarity amongst the classes, the Residential land table is used for commercial property. This grid developed to demonstrate Commercial sales that have occurred as well as demonstrate their fit on the Residential grid

Ronald Township

Industrial ECF

– No ECF (All Vacant Land)

Industrial – Land Values

-Industrial class is one (1) parcel, a utility sub-station in a residential area. As such, use residential land table.

2025 - Ronald Res ECF - Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-018-000-105-00	621 CONKEY DR	11/22/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$112,500	36.76	\$330,756	\$170,743	\$135,257	\$160,013	0.845
150-018-000-190-11	6161 WOODARD LAKE RD	05/20/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$71,700	29.03	\$208,429	\$19,362	\$227,638	\$189,067	1.204
Totals:			\$553,000			\$553,000	\$184,200		\$539,185		\$362,895	\$349,080	
								Sale. Ratio =>	33.31			E.C.F. =>	1.040
								Std. Dev. =>	5.47			Ave. E.C.F. =>	1.025

2025 - Palo Village ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
150-050-000-035-00	8491 JUDEVINE RD	11/30/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$50,500	31.08	\$158,344	\$17,503	\$144,997	\$165,890	0.874	
Totals:			\$162,500			\$162,500	\$50,500		\$158,344		\$144,997	\$165,890		
							Sale. Ratio =>	31.08					E.C.F. =>	0.874
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.874

2025 - Ronald Residential ECF - Traditional (Site Built/Farmhouse)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-013-000-025-10	5990 BORDEN RD	04/14/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$104,000	61.18	\$235,927	\$51,400	\$118,600	\$181,086	0.655
150-017-000-060-00	1061 WOODS RD	12/12/22	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$164,104	\$29,905	\$100,095	\$131,697	0.760
150-007-000-060-20	7500 N STATE RD	11/07/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$107,800	47.70	\$245,813	\$58,948	\$167,052	\$183,381	0.911
150-020-000-010-00	STEDMAN RD	06/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,100	47.67	\$225,819	\$44,273	\$165,727	\$178,161	0.930
150-030-000-115-20	4280 N STATE RD	04/28/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$96,200	42.85	\$235,406	\$96,902	\$127,598	\$135,921	0.939
150-013-000-045-34	6105 WESTBROOK RD	10/25/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$206,600	46.43	\$444,310	\$85,825	\$359,175	\$351,801	1.021
150-036-000-055-00	3612 WESTBROOK RD	09/22/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$78,800	37.35	\$207,216	\$39,178	\$171,822	\$164,905	1.042
150-023-000-045-10	5306 STAGE RD	12/14/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,000	37.91	\$181,830	\$42,900	\$147,000	\$136,340	1.078
150-030-000-080-01	4144 N STATE RD	03/25/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,500	40.79	\$179,666	\$37,606	\$152,394	\$139,411	1.093
150-025-000-005-00	5624 CHARLES RD	08/29/23	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$91,700	30.82	\$256,220	\$81,809	\$215,691	\$171,159	1.260
150-007-000-005-11	502 E LONG LAKE RD	11/01/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$90,200	33.78	\$243,408	\$151,010	\$115,990	\$90,675	1.279
150-022-000-035-01	5284 POWELL HWY	06/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$93,600	27.94	\$287,806	\$130,295	\$204,705	\$154,574	1.324
150-034-000-020-10	3606 POWELL HWY	09/26/22	\$220,005	WD	03-ARM'S LENGTH	\$220,005	\$61,200	27.82	\$178,946	\$58,792	\$161,213	\$117,914	1.367
150-009-000-005-03	7727 POWELL HWY	03/08/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$255,753	\$122,922	\$187,078	\$130,354	1.435
150-035-000-055-00	4161 NICKLEPLATE RD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$48,500	27.25	\$131,046	\$39,024	\$138,976	\$90,306	1.539
150-015-000-040-12	6050 POWELL HWY	12/02/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$46,600	28.68	\$142,156	\$110,921	\$51,579	\$30,653	1.683
Totals:			\$3,766,405			\$3,766,405	\$1,431,700		\$3,615,426		\$2,584,695	\$2,388,338	
								Sale. Ratio =>	38.01			E.C.F. =>	1.082
								Std. Dev. =>	9.38			Ave. E.C.F. =>	1.145

2025 - Ronald Residential ECF - Manufactured on Crawl

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-013-000-035-40	5107 LUCE RD	06/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,700	41.93	\$148,716	\$38,425	\$101,575	\$163,880	0.620
150-015-000-075-10	3885 LUCE RD	09/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,900	32.72	\$132,593	\$40,167	\$139,833	\$137,334	1.018
150-021-000-085-01	5501 POWELL HWY	06/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,700	41.63	\$358,632	\$225,293	\$124,707	\$198,126	0.629
150-026-000-045-30	4290 STAGE RD	04/01/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$62,200	41.19	\$158,105	\$50,871	\$100,129	\$159,337	0.628
150-027-000-075-20	4255 STAGE RD	02/27/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,100	44.39	\$220,990	\$97,813	\$132,187	\$183,027	0.722
150-029-000-010-10	4723 STEDMAN RD	03/08/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,600	28.59	\$113,061	\$46,737	\$123,263	\$98,550	1.251
Totals:			\$1,221,000			\$1,221,000	\$476,200		\$1,132,097		\$721,694	\$940,254	
								Sale. Ratio =>	39.00			E.C.F. =>	0.768
								Std. Dev. =>	6.25			Ave. E.C.F. =>	0.811

2025 - Ronald Residential ECF - Manufactured on Basement

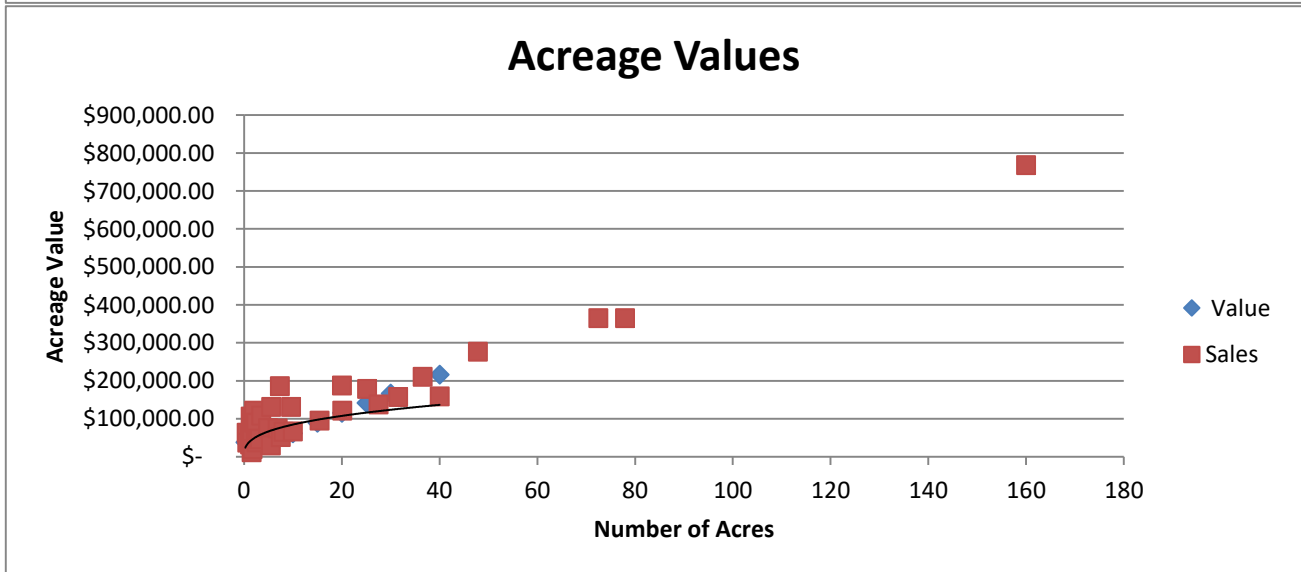
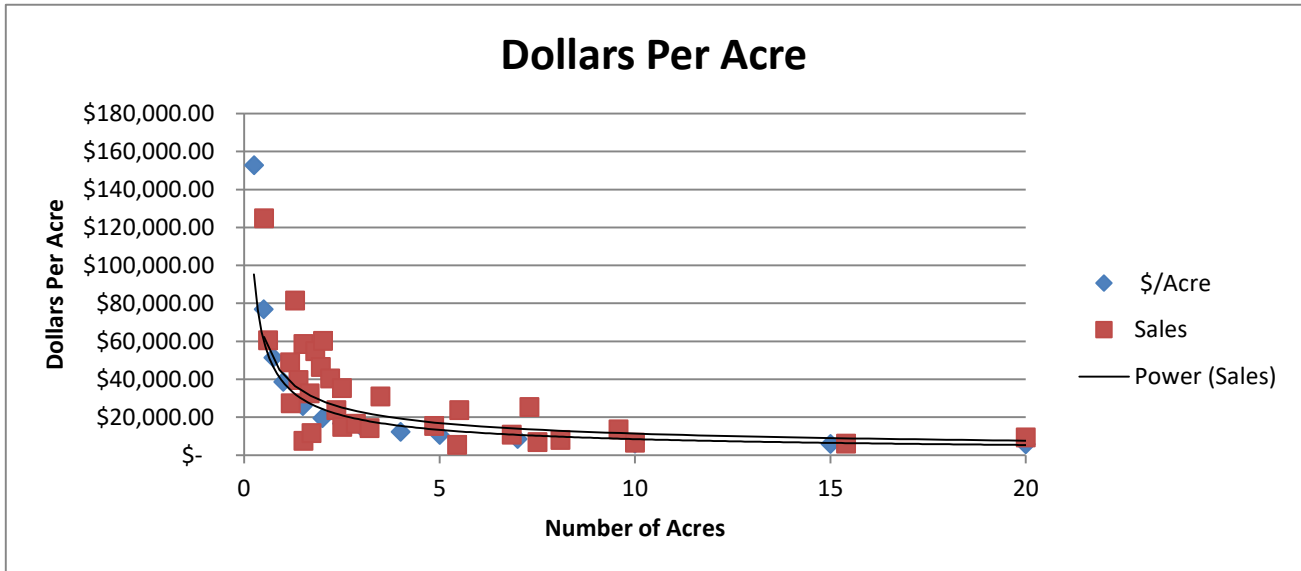
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
150-020-000-065-20	5019 STEDMAN RD	12/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$78,400	36.47	\$222,956	\$64,936	\$150,064	\$180,594	0.831	
Totals:			\$215,000			\$215,000	\$78,400		\$222,956		\$150,064	\$180,594		
								Sale. Ratio =>	36.47				E.C.F. =>	0.831
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.831

2025 - Ronald Residential ECF - SWMH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
150-016-000-040-70	6350 STEDMAN RD	10/20/22	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$28,100	30.38	\$72,476	\$39,364	\$53,136	\$55,744	0.953		
150-021-000-065-00	2012 WOODS RD	07/28/23	\$50,000	OTH	03-ARM'S LENGTH	\$50,000	\$26,600	53.20	\$65,396	\$40,136	\$9,864	\$42,525	0.232		
Totals:			\$142,500			\$142,500	\$54,700		\$137,872		\$63,000	\$98,269			
								Sale. Ratio =>	38.39					E.C.F. =>	0.641
								Std. Dev. =>	16.14					Ave. E.C.F. =>	0.593

Ronald Township
 General Residential
 Land Valuation: 2025

Ronald General Residential Land Rate Progression						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 3.51	\$ 152,789.57	\$ 38,197.39	\$38,200		
0.5	\$ 1.77	\$ 76,926.15	\$ 38,463.08	\$38,500		
0.75	\$ 1.18	\$ 51,492.46	\$ 38,619.35	\$38,600		
1	\$ 0.89	\$ 38,730.61	\$ 38,730.61	\$38,700		
1.5	\$ 0.60	\$ 25,925.31	\$ 38,887.97	\$38,900		
2	\$ 0.45	\$ 19,500.00	\$ 39,000.00	\$39,000	Sales at 2 acres average \$39,000	
2.5	\$ 0.39	\$ 16,867.20	\$ 42,168.01	\$42,200		
3	\$ 0.34	\$ 14,982.19	\$ 44,946.57	\$44,900		
4	\$ 0.29	\$ 12,426.97	\$ 49,707.86	\$49,700		
5	\$ 0.25	\$ 10,749.14	\$ 53,745.69	\$53,700		
7	\$ 0.20	\$ 8,637.55	\$ 60,462.82	\$60,500		
10	\$ 0.14	\$ 6,200.00	\$ 62,000.00	\$62,000	Sales at 10 acres average \$62,000	
15	\$ 0.14	\$ 5,953.64	\$ 89,304.60	\$89,300		
20	\$ 0.13	\$ 5,784.80	\$ 115,696.09	\$115,700		
25	\$ 0.13	\$ 5,657.15	\$ 141,428.75	\$141,400		
30	\$ 0.13	\$ 5,554.94	\$ 166,648.27	\$166,600		
40	\$ 0.12	\$ 5,397.41	\$ 215,896.54	\$215,900		
50	\$ 0.12	\$ 5,278.31	\$ 263,915.38	\$263,900		
100	\$ 0.11	\$ 4,924.84	\$ 492,483.51	\$492,500		



Ronald Township
General Residential
Land Valuation: 2025

Ronald Township Land Residual Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
150-018-000-190-11	6161 WOODARD LA	5/20/2022	247000	100.000%	2	\$247,000	4024	189067	0.949	\$63,551	0.509	\$124,855.44
150-028-000-010-00	4989 POWELL HWY	2/9/2023	83000	100.000%	2	\$83,000	0	216082.44	0.949	(\$122,062)	0.61	(\$200,102.02)
150-028-000-010-00	4989 POWELL HWY	10/13/2023	242000	100.000%	2	\$242,000	0	216082.44	0.949	\$36,938	0.61	\$60,553.72
150-017-000-060-00	1061 WOODS RD	5/19/2022	75000	100.000%	2	\$75,000	3055	131696.77	0.949	(\$53,035)	0.856	(\$61,957.05)
150-017-000-060-00	1061 WOODS RD	8/12/2022	79111	100.000%	2	\$79,111	3055	131696.77	0.949	(\$48,924)	0.856	(\$57,154.47)
150-017-000-060-00	1061 WOODS RD	12/12/2022	130000	100.000%	2	\$130,000	3055	131696.77	0.949	\$1,965	0.856	\$2,295.29
150-022-000-065-12	5235 STAGE RD	1/2/2023	15000	100.000%	1	\$15,000	8328	39877.105	0.650	(\$19,248)	1.1	(\$17,498.29)
150-030-000-080-01	4144 N STATE RD	3/25/2024	190000	100.000%	2	\$190,000	0	139411.19	0.949	\$57,699	1.177	\$49,021.91
150-013-000-035-40	5107 LUCE RD	6/15/2022	140000	100.000%	1	\$140,000	901	163879.64	0.650	\$32,577	1.19	\$27,375.83
150-029-000-010-10	4723 STEDMAN RD	3/8/2024	170000	100.000%	1	\$170,000	0	98549.773	0.650	\$105,943	1.3	\$81,494.34
150-023-000-045-10	5306 STAGE RD	12/14/2023	189900	100.000%	2	\$189,900	5296	136339.55	0.949	\$55,218	1.39	\$39,725.01
150-027-000-075-20	4255 STAGE RD	2/27/2024	230000	100.000%	1	\$230,000	22050	183026.75	0.650	\$88,983	1.518	\$58,618.32
150-018-000-095-12	359 WOODS RD	11/30/2022	29000	100.000%	1	\$29,000	0	26841.75	0.650	\$11,553	1.519	\$7,605.57
150-036-000-055-00	3612 WESTBROOK	9/22/2023	211000	100.000%	2	\$211,000	0	164904.81	0.949	\$54,505	1.672	\$32,598.88
150-021-000-065-00	2012 WOODS RD	7/28/2023	50000	100.000%	1	\$50,000	2323	42525.254	0.650	\$20,036	1.721	\$11,641.83
150-018-000-095-04	341 WOODS RD	4/16/2024	220000	100.000%	1	\$220,000	903	183423.48	0.650	\$99,872	1.817	\$54,965.18
150-035-000-055-00	4161 NICKLEPLATE	1/25/2024	178000	100.000%	2	\$178,000	1118	90306.18	0.949	\$91,181	1.96	\$46,521.14
150-021-000-075-20	5057 POWELL HWY	6/17/2024	230000	100.000%	2	\$230,000	0	114548.58	0.949	\$121,293	2.014	\$60,225.12
150-015-000-075-10	3885 LUCE RD	9/29/2023	180000	100.000%	1	\$180,000	1485	137334.33	0.650	\$89,248	2.2	\$40,567.13
150-016-000-040-70	6350 STEDMAN RD	10/20/2022	92500	100.000%	1	\$92,500	0	55744.109	0.650	\$56,266	2.36	\$23,841.66
150-030-000-080-20	N STATE RD	4/28/2023	224500	100.000%	2	\$224,500	6844	135921.48	0.949	\$88,667	2.5	\$35,466.60
150-020-000-015-00	5945 STEDMAN RD	6/19/2023	210000	100.000%	2	\$210,000	3281	178160.94	0.949	\$37,644	2.511	\$14,991.74
150-032-000-075-00	1881 NICKLEPLATE	6/7/2024	350000	100.000%	2	\$350,000	8220	155454.36	0.949	\$194,254	2.78	\$69,875.47
150-026-000-045-30	4290 STAGE RD	4/1/2022	151000	100.000%	1	\$151,000	0	159337.3	0.650	\$47,431	2.86	\$16,584.18
150-035-000-030-11	WESTBROOK RD	8/3/2022	46000	100.000%	2	\$46,000	0	0	0.949	\$46,000	3.21	\$14,330.22
150-034-000-020-10	3606 POWELL HWY	9/26/2022	220005	100.000%	2	\$220,005	0	117913.64	0.949	\$108,105	3.49	\$30,975.63
150-003-000-010-20	3815 VAN VLECK RI	6/29/2022	150000	100.000%	2	\$150,000	0	156995.09	0.949	\$1,012	4	\$252.91
150-013-000-045-34	6105 WESTBROOK	10/25/2023	445000	100.000%	2	\$445,000	35905	351800.78	0.949	\$75,236	4.86	\$15,480.67
150-013-000-025-10	5990 BORDEN RD	4/14/2023	170000	100.000%	2	\$170,000	0	181086.36	0.949	(\$1,851)	5	(\$370.19)
150-021-000-005-11	POWELL HWY	4/8/2024	30000	100.000%	2	\$30,000	0	0	0.949	\$30,000	5.45	\$5,504.59
150-025-000-005-00	5624 CHARLES RD	8/29/2023	297500	100.000%	2	\$297,500	4038	171158.98	0.949	\$131,032	5.5	\$23,824.02
150-030-000-010-20	903 HAYSMER RD	6/3/2022	59900	100.000%	2	\$59,900	8171	417068.69	0.949	(\$344,069)	6.73	(\$51,124.69)
150-024-000-030-20	5181 OLMSTEAD RI	11/7/2022	75000	100.000%	2	\$75,000	0	0	0.949	\$75,000	6.85	\$10,948.91
150-009-000-005-03	7727 POWELL HWY	3/8/2024	310000	100.000%	2	\$310,000	500	130354.27	0.949	\$185,794	7.3	\$25,451.21
150-007-000-060-20	7500 N STATE RD	11/7/2023	226000	100.000%	2	\$226,000	0	183380.77	0.949	\$51,972	7.502	\$6,927.71
150-025-000-065-40	4035 OLMSTEAD RI	5/31/2024	280000		1	\$0	0	171405.64	0.650	(\$111,414)	7.7	(\$14,469.31)

Ronald Township
General Residential
Land Valuation: 2025

150-030-000-010-50	985 HAYSMER RD	6/24/2022	65900	100.000%	2	\$65,900	0	0	0.949	\$65,900	8.09	\$8,145.86
150-015-000-040-12	6050 POWELL HWY	12/2/2022	162500	100.000%	2	\$162,500	2105	30652.602	0.949	\$131,306	9.58	\$13,706.23
150-026-000-040-40	4390 CHARLES RD	9/14/2022	162000	100.000%	2	\$162,000	0	100152.11	0.949	\$66,956	10	\$6,695.56
150-014-000-060-20	6268 STAGE RD	12/9/2022	95000	100.000%	2	\$95,000	0	0	0.949	\$95,000	15.4	\$6,168.83
150-022-000-035-01	5284 POWELL HWY	6/7/2022	335000	100.000%	2	\$335,000	362	154574.09	0.949	\$187,947	20	\$9,397.36
150-005-000-020-30	VAN VLECK RD	8/22/2023	121250	100.000%	2	\$121,250	0	0	0.949	\$121,250	20.05	\$6,047.38
150-007-000-005-11	502 E LONG LAKE R	11/1/2022	267000	100.000%	2	\$267,000	2128	90675.172	0.949	\$178,821	25.14	\$7,113.02
150-002-000-040-00	VAN VLECK RD	9/6/2022	137500	100.000%	2	\$137,500	0	0	0.949	\$137,500	27.5	\$5,000.00
150-002-000-050-10	VAN VLECK RD	9/6/2022	157500	100.000%	2	\$157,500	0	0	0.949	\$157,500	31.53	\$4,995.24
150-021-000-085-01	5501 POWELL HWY	6/28/2022	350000	100.000%	1	\$350,000	10361	198126.3	0.650	\$210,857	36.53	\$5,772.16
150-012-000-040-00	OLMSTEAD RD	10/31/2023	158760	100.000%	2	\$158,760	0	0	0.949	\$158,760	40	\$3,969.00
150-023-000-050-12	5170 STAGE RD	2/8/2024	405000	100.000%	2	\$405,000	916	134526.98	0.949	\$276,418	47.8	\$5,782.80
150-021-000-005-12	POWELL HWY	4/8/2024	365000	100.000%	2	\$365,000	0	0	0.949	\$365,000	72.46	\$5,037.26
150-021-000-005-10	POWELL HWY	4/8/2024	365000	100.000%	2	\$365,000	0	0	0.949	\$365,000	77.91	\$4,684.89
150-007-000-065-00	WOODARD LAKE RI	6/2/2023	768240	100.000%	2	\$768,240	0	0	0.949	\$768,240	160	\$4,801.50

Unit of Comparison:	Acre					Average Sale Price Per Unit:	\$13,473.75		Indicated Sale Price Per Unit:	See Attached
						Standard Deviation:	\$43,733.21			
						Deviation as % of Mean:	324.58%			

Ronald Township
Woodward Park Frontage
Land Valuation: 2025

Ronald Township Woodward Park Lake Frontage Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
150-080-000-095-00	561 CONKEY DR	9/14/2017	119000	120%	\$142,800	0	65,128	1.000	\$77,672	107.59	\$721.92	
150-080-000-045-00	361 CONKEY DR	6/2/2017	201500	120%	\$241,800	0	165,707	1.000	\$76,093	80.00	\$951.17	
150-080-000-040-00	331 CONKEY DR	8/26/2021	290000	100%	\$290,000	2381	165447.4	1.000	\$122,172	117.45	\$1,040.20	
150-080-000-085-01	521 CONKEY DR	9/15/2021	449000	85%	\$381,650	5,782	203,646	1.000	\$172,222	146.90	\$1,172.37	
150-080-000-045-00	361 CONKEY DR	12/7/2021	300000	100%	\$300,000	1,567	194,259	1.000	\$104,174	80.00	\$1,302.18	
150-018-000-105-00	621 CONKEY DR	11/22/2023	306000	100%	\$306,000	5,560	160,013	1.000	\$140,427	82.50	\$1,702.15	
				\$0.00	\$0			-	\$0	-		
Unit of Comparison:	Actual Front Foot						Average Sale Price Per Unit:	\$1,702.15	Indicated Sale Price Per Unit:			See Attached
							Standard Deviation:	\$0.00				
							Deviation as % of Mean:	0.00%				

For 2025 used \$1600 / FF

For 2024 used \$1300 / FF

For 2023 used \$1300 / FF

For 2022 used \$1100 / FF

For 2021 used \$875 / FF

For 2020 used \$875 / FF

For 2019 used \$875 / FF

For 2018 used \$850 / FF

Ronald Township
 Woodward Park Frontage
 Land Valuation: 2025

Ronald Township Woodward Park Lake-Rear Land Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
150-018-000-100-20	3272 LAKEVIEW DR	10/1/2016	67500	\$100.00	\$67,500	0	\$ 54,033	1.070	\$9,685	170.00	\$56.97	
150-018-000-095-01	CONKEY DR	9/15/2021	449000	15%	\$67,350	0	15,613	1.070	\$50,644	137.84	\$367.41	
						\$0			\$0	51.60	\$0.00	
Unit of Comparison:		Actual Front Foot		Average Sale Price Per Unit:				\$367.41	Indicated Sale Price Per Unit: See Attached			
							Standard Deviation:	\$0.00				
							Deviation as % of Mean:	0.00%				

For 2025 used \$370 / FF

For 2024 used \$370 / FF

For 2023 used \$370 / FF

For 2022 used \$370 / FF

For 2021 used \$370 / FF

For 2020 used \$370 / FF

For 2019 used \$370 / FF

For 2018 used \$360 / FF

Ronald Township
Palo Village Frontage
Land Valuation: 2025

Ronald Township Palo Village Land Analysis											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
150-070-000-235-00	8233 FRONT ST	6/17/2020	112500	100%	\$112,500	\$0	\$148,140	0.740	\$2,876	82.50	\$34.86
150-070-000-015-00	FRONT ST	8/4/2020	4000	100%	\$4,000	\$0	\$0	0.740	\$4,000	188.50	\$21.22
150-050-000-285-00	8302 FRONT ST	9/14/2020	7049	100%	\$7,049	\$0	\$0	0.740	\$7,049	132.00	\$53.40
150-050-000-275-10	8490 FRONT ST	9/29/2020	17500	100%	\$17,500	\$0	\$10,000	0.740	\$10,100	154.75	\$65.27
150-070-000-140-00	4543 CHARLES ST	10/19/2020	9000	100%	\$9,000	\$0	\$0	0.740	\$9,000	86.46	\$104.09
150-050-000-025-00	8309 MILL ST	7/22/2021	19900	100%	\$19,900	\$0	\$0	0.740	\$19,900	99.00	\$201.01
150-070-000-020-00	8295 MILL ST	9/8/2021	44500	100%	\$44,500	\$0	\$77,492	0.740	(\$12,844)	88.00	(\$145.96)
150-070-000-095-00	4410 JOHNSON ST	12/14/2021	165000	100%	\$165,000	\$1,180	\$179,019	0.740	\$31,346	120.00	\$261.21
150-070-000-100-00	JUDEVINE RD	11/10/2022	15000	100%	\$15,000	\$0	\$0	0.740	\$15,000	141.00	\$106.38
150-050-000-035-00	8491 JUDEVINE RD	11/30/2022	162500	100%	\$162,500	\$1,611	\$165,890	0.740	\$38,130	165.00	\$231.09

					\$0				\$0		#DIV/0!
Unit of Comparison:	Actual Front Foot				Average Sale Price Per Unit:		\$109.56		Indicated Sale Price Per Unit:		See Attached
					Standard Deviation:		\$120.72				
					Deviation as % of Mean:		110.18%				

- For 2025 used \$100 / FF
- For 2024 used \$100 / FF
- For 2023 used \$70 / FF
- For 2022 used \$70 / FF
- For 2021 used \$60 / FF
- For 2020 used \$55 / FF
- For 2019 used \$55 / FF
- For 2018 used \$50 / FF