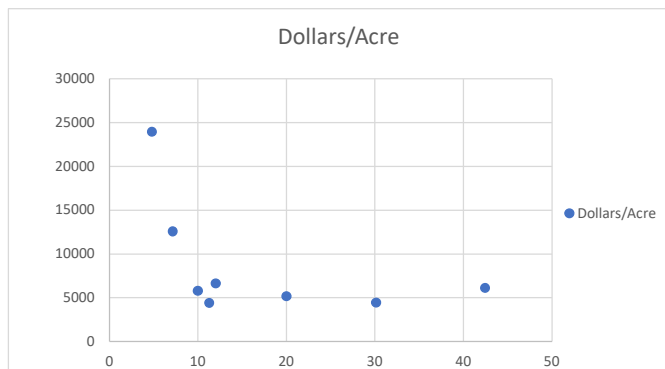


Parcel Number	Street Address	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Asd/Adj. S	Cur. Appra Land	Resid Est. Land	Effective Front Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft
007-135-003-15	6946 MAPLE G	5/31/2023	280000 WD	03-ARM'S	280000	84800	30.28571	228912	108608	57520	0	0	10849.95
007-102-011-30	7665 MAJOR D	6/16/2023	200000 WD	03-ARM'S	200000	88400	44.2	187206	34224	21430	0	0	30286.73
007-127-012-15	7093 MAPLE G	6/29/2023	60000 WD	03-ARM'S	60000	72600	121	94178	13117	47295	0	0	1999.543
007-127-006-55	7644 BURGESS	8/3/2023	690000 WD	03-ARM'S	690000	265500	38.47826	565837	165413	41250	0	0	33082.6
007-111-012-40	10608 MAPLE	9/1/2023	235000 WD	03-ARM'S	235000	105100	44.7234	221874	45746	32620	0	0	18081.42
007-109-013-00	9146 MAJOR D	1/23/2024	170000 WD	03-ARM'S	170000	54800	32.23529	115361	88839	34200	0	0	38625.65
007-136-004-00	6778 PINCHER	3/13/2024	245000 WD	03-ARM'S	245000	79200	32.32653	168334	111266	34600	0	0	46360.83
007-110-007-10	MAPLE GROVE	2/3/2022	260000 WD	03-ARM'S	260000	53400	20.53846	114015	260000	114015	0	0	0.140574
007-136-009-15	STEPHENS RD	5/17/2022	49900 WD	03-ARM'S	49900	18300	36.67335	40600	49900	40600	0	0	0.101376
007-136-009-50	STEPHENS RD	5/19/2022	155000 WD	19-MULTI	155000	39200	25.29032	89900	155000	89900	0	0	0.11861
007-124-019-20	CHURCH RD	6/2/2022	90000 WD	03-ARM'S	90000	17600	19.55556	35150	90000	35150	0	0	0.288967
007-116-003-15	MAJOR DOUGI	8/16/2022	79900 WD	03-ARM'S	79900	21000	26.28285	42032	79900	42032	0	0	0.152651
007-125-003-00	NORTH HORTC	11/9/2022	115000 WD	03-ARM'S	115000	13000	11.30435	61500	115000	61500	0	0	0.550008
007-116-009-10	SMITH RD	11/30/2022	134000 WD	03-ARM'S	134000	29300	21.86567	93354	134000	93354	0	0	0.102095
007-135-003-45	RED PINE TRL	12/16/2022	58000 WD	03-ARM'S	58000	12400	21.37931	36238	58000	36238	0	0	0.133017
Totals:			941800		941800	204200		512789	941800	512789	0	147.867	
												per Net Ac	5794.206
												Average	per SqFt=> 0.133017
												Average	Average



Conclusion				
No. of Acres	2024		2025	
	Value	\$/AC	Value	\$/AC
1	25,000	25,000/A	25,000	25,000
1.5	30,000	20,000/A	30,000	20,000
2	33,000	16,500/A	33,000	16,500
2.5	35,000	14,000/A	35,000	14,000
3	37,500	12,500/A	37,500	12,500
4	40,000	10,000/A	41,000	10,250
5	42,500	8,500/A	45,000	9,000
7	49,000	7,000/A	52,500	7,500
10	60,000	6,000/A	67,500	6,750
15	69,000	4,600/A	90,000	6,000
20	80,000	4,000/A	110,000	5,500
25	90,000	3,250/A	125,000	5,000
30	102,000	3,400/A	142,500	4,750
40	132,000	3,300/A	170,000	4,250
50	160,000	3,200/A	200,000	4,000
100	320,000	3,200/A	400,000	4,000

2025 Land Value Hayes Township

Used for rural / non highway residential, agricultural, commercial and industrial parcels
Low wooded acres use 57%