

2026 EATON RAPIDS COM LAND VALUE STUDY FOR 20002, OUTLYING COM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
300-000-619-010-00		09/01/24	\$210,000			\$210,000			\$193,913	\$16,087				0.21	0.21		\$76,605	\$1.76	
400-001-300-016-01		04/18/24	\$112,000			\$112,000				\$112,000				3.43	3.43		\$32,653	\$0.75	
300-050-602-180-00	231 DUTTON ST	02/07/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$219,200	37.15	\$562,024	\$64,517	\$36,541	86.2	132.0	0.60	0.60	\$748	\$107,528	\$2.47	
131-000-048-012-00		06/01/23	\$87,500			\$87,500			\$79,410	\$8,090				0.10	0.10		\$80,900	\$1.86	
300-068-601-181-00	107 E ELIZABETH ST	05/31/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,700	26.86	\$193,466	\$249,751	\$83,217	109.0	163.0	0.32	0.32	\$2,291	\$780,472	\$17.92	
Totals:			\$1,359,500			\$1,359,500	\$315,900		\$1,028,813	\$450,445	\$119,758	195.2		4.66	4.66				
							Sale. Ratio =>	23.24			Average			Average				Average	
							Std. Dev. =>	7.28			per FF=>	\$2,307		per Net Acre=>	96,662.02			per SqFt=>	\$2.22
																		USE	\$2.22