

2024 OVID TWP
AGRICULTURAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Sale Terms	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	St. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1st Acre	remainder a	1+ac	pp Acre	Dollars/Sq	Actual Front	ECF Area	Liber/Page	r	Parcels in Land Table	Gravel	Paved	Inspected Date	Use Code	Class
120-005-200-015-50	E FARAGHER RD	07/08/22	\$340,000	WD	03-ARM'S L	\$340,000	\$175,500	51.62	\$324,048	\$340,000	\$324,048	0.0	0.0	68.01	68.01	#DIV/0!	\$4,999	\$35,700	67.01	\$304,300	\$4,541	\$0.11	0.00	1000	5327922	RURAL AGF	1	0	10/15/2019	AG STUDY f 102	
120-015-300-021-00	1771 S SHEPARDVILLE RD	08/05/22	\$492,500	WD	03-ARM'S L	\$492,500	\$200,900	40.79	\$422,743	\$335,437	\$265,680	0.0	0.0	53.36	53.36	#DIV/0!	\$6,286	\$35,700	52.36	\$299,737	\$5,725	\$0.14	0.00	1000	5327956	RURAL AGF	0	1	5/20/2021	AG STUDY f 101	
120-021-300-035-50	6391 E PARKS RD	09/16/22	\$300,000	WD	03-ARM'S L	\$300,000	\$105,900	35.30	\$230,560	\$193,760	\$124,320	0.0	0.0	23.19	23.19	#DIV/0!	\$8,355	\$35,700	22.19	\$158,060	\$7,123	\$0.19	0.00	1000	5329851	RURAL AGF	1	0	5/20/2021	AG STUDY f 001	
120-024-400-040-00	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S L	\$130,239	\$69,800	53.59	\$250,704	\$130,239	\$250,704	0.0	0.0	52.98	23.39	#DIV/0!	\$2,458	\$35,700	22.39	\$94,539	\$4,222	\$0.06	0.00	1000	5316375	120-024-40 RURAL AGF	0	1	NOT INSPECTE	AG STUDY f 102	
120-024-400-025-51	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S L	\$164,761	\$69,800	42.36	\$250,704	\$164,761	\$250,704	0.0	0.0	52.98	29.59	#DIV/0!	\$3,110	\$35,700	28.59	\$129,061	\$4,514	\$0.07	0.00	1000	5316375	120-024-40 RURAL AGF	0	1	10/20/2020	AG STUDY f 102	
Totals:			\$1,722,500			\$1,427,500	\$621,900		\$1,478,759	\$1,164,197	\$1,215,456	0.0	250.52	197.54																	

		Sale. Ratio =>		43.57	Average		Average		Average		\$5,225		\$0.11	
		Std. Dev. =>		7.68	per FF=>		#DIV/0!		per Net Acr		4,647.12		per SqFt=>	

NBH AGRICULTURAL
OF PARCELS 339
OF SALES 5
1ST ACRE \$35,700
ADDTL ACRES \$5,200
RANGE \$4,222 - \$7,123
NOTES ONLY 3 VACANT AG SALES, USED 2 AG IMPROVED PROPERTIES

OUTLIERS - NOT USED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1st Acre	remainder a	1+ac	pp Acre	Dollars/Sq	Actual Front	ECF Area	Liber/Page	r	Parcels in Land Table	Gravel	Paved	Inspected Date	Use Code	Class
120-022-200-005-00	1954 S SHEPARDVILLE RD	04/28/21	\$181,000	WD	03-ARM'S L	\$181,000	\$118,400	65.41	\$271,125	\$22,675	\$112,800	0.0	0.0	20.00	20.00	#DIV/0!	\$1,134	\$36,000	19.00	(\$13,325)	(\$701)	\$0.03	0.00	1000	5309340	RURAL AGF	0	1	10/7/2020	AG STUDY f 101	
120-004-200-020-60	E FARAGHER RD	02/11/22	\$130,000	WD	03-ARM'S L	\$130,000	\$102,400	78.77	\$206,208	\$130,000	\$206,208	0.0	0.0	46.96	46.96	#DIV/0!	\$2,768	\$35,700	45.96	\$94,300	\$2,052	\$0.06	0.00	1000	5321739	RURAL AGF	1	0	10/14/2019	AG STUDY f 102	

2024 OVID TOWNSHIP
COMMERCIAL VACANT LAND ANALYSIS

Vacant Land Sales Commercial and Industrial

Acres	Page Number	Parcel Number	TOWNSHIP	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of Ownership	Seller	Buyer	Class	Acres	Square Feet	Sale Price	Time ADJ	Price per Acre	Price/ per SF	ADJ Price/ per SF
0.1607		061-190-001-015-01/02	DUPLAIN (V)	5300047	wd	28-Oct-20	yes	Elsie Janic	Busk, V	202	0.1607	7,003	10,000	1.03	62,228	1,428	1,471
3.82		041-011-300-012-00	DALLAS (V)	5289719	wd	25-Feb-20	yes	m Roberts	Central Mich M	202	3.82	166,399	68,000	1.03	17,801	0,409	0,421
0.36		061-000-002-008-00	DUPLAIN (V)	5290444	wd	11-Mar-20	yes	Reha, K	Sturgis, D	202	0.36	15,682	8,000	1.03	22,222	0,510	0,525
14.40		160-006-200-010-50	ESTPHALIA TV	5302669	wd	15-Dec-20	yes	Simon	P-W Schools	202	14.40	627,264	150,000	1.03	10,417	0,239	0,246
1.79		140-025-400-050-00	VICTOR TWP	5306309	wd	23-Feb-21	yes	Eden	Consumers Ene	302	1.79	77,972	78,930	1.00	44,095	1,012	1,012
5.7		061-012-300-015-00	DUPLAIN (V)	5334060	cd	27-Mar-23	yes	Marathon	7577 N Hollister	302	5.7	248,292	110,000	1.00	19,298	0,443	0,443
											AVG	29,343					

NBH COMMERCIAL
OF PARCELS 20
RANGE \$10,417 - \$62,228
PP ACRE USED \$29,500
ADDITIONAL ACRE 20,300
NOTES NO VACANT COMMERCIAL OR INDUSTRIAL LAND SALES IN OVID TOWNSHIP
USED SALES FROM SIMILAR TOWNSHIPS WITHIN CLINTON COUNTY
A COMBINED STUDY IS DEEMED TO BE THE MOST RELIABLE VALUE OF INDICATOR.
EXTENDED TO TIME STUDY BY 1 YEAR AND ADDED A TIME ADJUSTMENT

ADDITIONAL ACRES - PER ACRE

Acres	Page Number	Parcel Number	TOWNSHIP	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of Ownership	Seller	Buyer	Class	Acres	Square Feet	Sale Price	Time ADJ	Price per Acre	Price/ per SF	ADJ Price/ per SF
3.82		041-011-300-012-00	DALLAS (V)	5289719	wd	25-Feb-20	yes	m Roberts	Central Mich M	202	3.82	166,399	68,000	1.03	17,801	29,500	38,500
1.79		140-025-400-050-00	VICTOR TWP	5306309	wd	23-Feb-21	yes	Eden	Consumers Ene	302	1.79	77,972	78,930	1.00	44,095	29,500	49,430
5.7		061-012-300-015-00	DUPLAIN (V)	5334060	cd	27-Mar-23	yes	Marathon	7577 N Hollister	302	5.7	248,292	110,000	1.00	19,298	29,500	80,500
											11.31	256,930	AVG	27,065			20,268
											8.31						

2024 OVID TOWNSHIP
INDUSTRIAL VACANT LAND ANALYSIS

Vacant Land Sales Industrial

Acres	Page Number	Parcel Number	TOWNSHIP	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of Ownership	Seller	Buyer	Class	Acres	Square Feet	Sale Price	Time ADJ	Price per Acre	Price/ per SF	ADJ Price/ per SF
1.79		140-025-400-050-00	VICTOR TWP	5306309	wd	23-Feb-21	yes	Eden	Consumers Ene	302	1.79	77,972	78,930	1.00	44,095	1,012	1,012
5.7		061-012-300-015-00	DUPLAIN (V)	5334060	cd	27-Mar-23	yes	Marathon	7577 N Hollister	302	5.7	248,292	110,000	1.00	19,298	0,443	0,443
											AVG	31,697					
											31,696.61						

NBH INDUSTRIAL
OF PARCELS 2
RANGE \$19,298 - \$44,095
PP ACRE USED \$31,700
NOTES NO VACANT INDUSTRIAL LAND SALES IN OVID TOWNSHIP
USED SALES FROM SIMILAR TOWNSHIPS WITHIN CLINTON COUNTY
A COMBINED STUDY IS DEEMED TO BE THE MOST RELIABLE VALUE OF INDICATOR.
EXTENDED TO TIME STUDY BY 1 YEAR AND ADDED A TIME ADJUSTMENT

2024 OVID TWP
GRAVIL PIT AND AGRICULTURAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1st Acre	Remainder a	1+ac	pp Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r Parcels in Land Table	Gravel	Paved	Inspected Date	Use Code	Class			
120-005-200-015-50	E FARAGHER RD	07/08/22	\$340,000	WD	03-ARM'S L	\$340,000	\$175,500	51.62	\$324,048	\$340,000	\$324,048	0.0	0.0	68.01	68.01	#DIV/0!	\$4,999	\$35,700	67.01	\$304,300	\$4,541	\$0.11	0.00	1000	5327922	RURAL AGF	1	0	10/15/2019	AG STUDY f 102			
120-015-300-021-00	1771 S SHEPARDVILLE RD	08/05/22	\$492,500	WD	03-ARM'S L	\$492,500	\$200,900	40.79	\$422,743	\$335,437	\$265,680	0.0	0.0	53.36	53.36	#DIV/0!	\$6,286	\$35,700	52.36	\$299,737	\$5,725	\$0.14	0.00	1000	5327956	RURAL AGF	0	1	5/20/2021	AG STUDY f 101			
120-021-300-035-50	6391 E PARKS RD	09/16/22	\$300,000	WD	03-ARM'S L	\$300,000	\$105,900	35.30	\$230,560	\$193,760	\$124,320	0.0	0.0	23.19	23.19	#DIV/0!	\$8,355	\$35,700	22.19	\$158,060	\$7,123	\$0.19	0.00	1000	5329851	RURAL AGF	1	0	5/20/2021	AG STUDY f 101			
120-004-200-020-60	E FARAGHER RD	02/11/22	\$130,000	WD	03-ARM'S L	\$130,000	\$102,400	78.77	\$206,208	\$130,000	\$206,208	0.0	0.0	46.96	46.96	#DIV/0!	\$2,768	\$35,700	45.96	\$94,300	\$2,052	\$0.06	0.00	1000	5321739	RURAL AGF	1	0	10/14/2019	AG STUDY f 102			
120-024-400-040-00	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S L	\$130,239	\$69,800	53.59	\$250,704	\$130,239	\$250,704	0.0	0.0	52.98	23.39	#DIV/0!	\$2,458	\$35,700	22.39	\$94,539	\$4,222	\$0.06	0.00	1000	5316375	120-024-40	RURAL AGF	0	1	NOT INSPECTE	AG STUDY f 102		
120-011-300-005-00	8175 E M-21	12/16/22	\$451,000	WD	03-ARM'S L	\$451,000	\$262,000	58.09	\$524,050	\$451,000	\$524,050	0.0	0.0	113.50	113.50	#DIV/0!	\$3,974		113.50	\$451,000	\$3,974	\$0.09	0.00	3000	5332062	IND			6/1/2020		302		
120-024-400-025-51	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S L	\$164,761	\$69,800	42.36	\$250,704	\$164,761	\$250,704	0.0	0.0	52.98	29.59	#DIV/0!	\$3,110	\$35,700	28.59	\$129,061	\$4,514	\$0.07	0.00	1000	5316375	120-024-40	RURAL AGF	0	1	10/20/2020	AG STUDY f 102		
Totals:						\$2,303,500	\$2,008,500	\$986,300	\$2,209,017	\$1,745,197	\$1,945,714	0.0	410.98	358.00																			
						Sale. Ratio =>	49.11		Average		Average		Average	\$4,564		\$4,593																	
						Std. Dev. =>	7.68		per FF=>	#DIV/0!	per Net Acr	4,246.43	per SqFt=>																				

NBH INDUSTRIAL GRAVEL PITS
OF PARCELS 5
OF SALES 1
PP ACRE \$4,600
RANGE \$2,052 - \$7,123
NOTES ONLY 1 CURRENT GRAVEL PIT SALE, COMBINED WITH AG LAND STUDY
A COMBINED STUDY IS DEEMED TO BE THE MOST RELIABLE VALUE INDICATOR

2024 OVID TOWNSHIP
4000 RESIDENTIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1ST ACRE	LR-1ST	REMAINDER	PP ACRE	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r Parcels in Land Table	Gravel	Paved	Inspected Date	Use Code	Class			
120-001-400-070-50	2005 N MERIDIAN RD	12/28/21	\$535,500	WD	03-ARM'S L	\$535,500	\$181,500	33.89	\$551,416	\$28,712	\$44,628	0.0	0.0	6.73	6.73	#DIV/0!	\$4,266	\$26,000	\$2,712	5.73	\$473	\$0.10	0.00	4000	5320323	RURAL RES	0	1	1/20/2022	401			
120-014-200-035-61	7955 E WILDCAT RD	03/18/22	\$250,000	WD	03-ARM'S L	\$250,000	\$118,400	47.36	\$286,455	\$55,466	\$91,921	0.0	0.0	19.87	19.87	#DIV/0!	\$2,792	\$26,000	\$29,466	18.87	\$1,562	\$0.06	0.00	4000	5324673	RURAL RES	1	0	9/2/2020	401			
120-024-100-010-00	2097 S MERIDIAN RD	03/15/23	\$165,000	WD	03-ARM'S L	\$165,000	\$85,100	51.58	\$162,677	\$29,059	\$26,736	0.0	0.0	2.21	2.21	#DIV/0!	\$13,149	\$26,000	\$3,059	1.21	\$2,528	\$0.30	0.00	4000	5333677	RURAL RES	0	1	2/11/2023	401			
120-016-200-020-50	6210 E M-21	01/14/22	\$175,000	WD	03-ARM'S L	\$175,000	\$71,000	40.57	\$174,046	\$47,778	\$46,824	0.0	0.0	7.34	7.34	#DIV/0!	\$6,509	\$26,000	\$21,778	6.34	\$3,435	\$0.15	0.00	4000	5320925	RURAL RES	0	1	9/10/2020	401			
120-017-200-010-00	5338 E M-21	06/16/22	\$240,000	WD	03-ARM'S L	\$240,000	\$93,400	38.92	\$238,821	\$26,979	\$25,800	0.0	0.0	1.50	1.50	#DIV/0!	\$17,986	\$26,000	\$979	0.50	\$1,958	\$0.41	0.00	4000	5326423	RURAL RES	0	1	9/24/2020	401			
120-033-100-015-00	4272 S SHEPARDVILLE RD	07/16/21	\$190,000	WD	03-ARM'S L	\$190,000	\$77,100	40.58	\$176,010	\$88,390	\$74,400	0.0	0.0	15.00	15.00	#DIV/0!	\$5,893	\$26,000	\$62,390	14.00	\$4,456	\$0.14	0.00	4000	5315310	RURAL RES	0	1	5/9/2022	401			
120-024-400-035-50	2895 S MERIDIAN RD	10/05/22	\$390,000	WD	03-ARM'S L	\$390,000	\$139,700	35.82	\$383,926	\$37,130	\$31,056	0.0	0.0	3.21	3.21	#DIV/0!	\$11,567	\$26,000	\$11,130	2.21	\$5,036	\$0.27	0.00	4000	5329840	RURAL RES	0	0	NOT INSPECTED	401			
120-024-100-025-00	KROUSE RD	03/15/23	\$64,900	WD	03-ARM'S L	\$64,900	\$6,500	10.02	\$49,020	\$64,900	\$49,020	0.0	0.0	1.15	8.10	#DIV/0!	\$56,435	\$26,000	\$38,900	7.10	\$5,479	\$1.30	0.00	4000	5333676	RURAL RES	0	1	2/11/2023	402			
120-012-300-035-00	730 W FRONT ST	11/29/21	\$255,000	WD	03-ARM'S L	\$255,000	\$97,600	38.27	\$247,666	\$42,098	\$34,764	0.0	0.0	3.99	3.99	#DIV/0!	\$10,551	\$26,000	\$16,098	2.99	\$5,384	\$0.24	0.00	4000	5319493	RURAL RES	0	1	6/12/2020	401			
120-014-400-039-00	8480 E WOODWORTH RD	02/28/23	\$191,400	WD	03-ARM'S L	\$191,400	\$64,000	33.44	\$120,546	\$183,126	\$112,272	0.0	0.0	25.52	25.52	#DIV/0!	\$7,176	\$26,000	\$157,126	24.52	\$6,408	\$0.16	0.00	4000	5333266	RURAL RES	1	0	10/24/2023	401			
120-004-200-030-60	6363 E FARAGHER RD	03/28/23	\$314,900	WD	03-ARM'S L	\$314,900	\$151,800	48.21	\$309,413	\$34,959	\$29,472	0.0	0.0	2.52	2.52	#DIV/0!	\$13,873	\$26,000	\$8,959	1.52	\$5,894	\$0.32	0.00	4000	5333939	RURAL RES	1	0	1/27/2022	401			
120-022-400-010-51	7580 E WELTER RD	10/14/21	\$320,000	WD	03-ARM'S L	\$320,000	\$102,900	32.16	\$284,430	\$94,958	\$59,388	0.0	0.0	10.83	10.83	#DIV/0!	\$8,768	\$26,000	\$68,958	9.83	\$7,015	\$0.20	0.00	4000	5316899	RURAL RES	1	0	10/8/2020	401			
120-023-400-015-50	2600 S HOLLISTER RD	08/04/22	\$120,000	WD	03-ARM'S L	\$120,000	\$49,000	40.83	\$114,442	\$32,726	\$27,168	0.0	0.0	1.88	1.88	#DIV/0!	\$17,407	\$26,000	\$6,726	0.88	\$7,643	\$0.40	0.00	4000	5328012	RURAL RES	0	1	10/16/2020	401			
120-005-400-014-00	5670 E FARAGHER RD	11/12/21	\$210,000	WD	03-ARM'S L	\$210,000	\$76,600	36.48	\$193,636	\$49,724	\$33,360	0.0	0.0	3.60	3.60	#DIV/0!	\$13,812	\$26,000	\$23,724	2.60	\$9,125	\$0.32	0.00	4000	5318778	RURAL RES	1	0	10/17/2019	401			
Totals:						\$3,421,700	\$3,421,700	\$1,314,600	\$3,292,504	\$816,005	\$686,809	0.0	105.35	112.30																			
						Sale. Ratio =>	38.42		Average		Average		Average	\$4,743		AVG																	
						Std. Dev. =>	9.84		per FF=>	#DIV/0!	per Net Acr	7,745.88	per SqFt=>																				

NBH 4000 RESIDENTIAL
OF PARCELS 851
OF SALES 14
1ST ACRE \$26,000
1+ACRE \$4,600
NOTES

2024 OVID TOWNSHIP
4500 SHEPARDVILLE LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class							
120-100-001-004-00	1244 N SHEPARDVILLE RD	10/19/22	\$50,000	WD	03-ARM'S L	\$50,000	\$19,700	39.40	\$42,113	\$11,037	\$3,150	75.0	100.0	0.37	0.37	\$147	\$29,669	\$0.68	75.00	4500	5330426		0	1	8/30/2022	401							
120-100-003-010-00	WINFIELD ROAD	01/18/19	\$145,000	WD	03-ARM'S L	\$10,000	\$3,800	38.00	\$7,600	\$10,000	\$7,600	121.0	144.0	0.67	0.40	\$83	\$14,970	\$0.34	121.00	4500			1	8/30/2022	402								
120-100-007-005-00	6722 E WINFIELD	08/04/22	\$5,700	WD	03-ARM'S L	\$5,700	\$6,900	121.05	\$10,947	\$1,683	\$6,930	165.0	231.0	0.88	0.88	\$10	\$1,923	\$0.04	165.00	4500			1	9/1/2022	401								
Totals:						\$200,700	\$65,700	\$30,400	\$60,660	\$22,720	\$17,680	361.0	1.92	1.65																			
						Sale. Ratio =>	46.27		Average		Average		Average	\$0.27																			
						Std. Dev. =>	47.55		per FF=>	\$63	per Net Acr	11,864.23	per SqFt=>																				

NBH SHEPARDVILLE
OF PARCELS 38
OF SALES 4
FF RANGE \$10 - \$147
FRONT FOOT USED \$65
NOTES ONLY 1 VACANT LAND SALE THAT WAS 4 YEARS OLD
USED IMPROVED PROPERTY WITH THE EXTRACTION METHOD