

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Land Table
Metamora Township Gravel Land												
015-003-002-06	200 E SUTTON RD	06/17/22	\$860,000	PTA	03-ARM'S LENGTH	\$352,600	\$364,568	\$352,600	\$364,568	40.00	40.00	GRAVEL LAND
015-003-002-07	E SUTTON RD	06/17/22	\$860,000	PTA	03-ARM'S LENGTH	\$507,400	\$525,481	\$462,573	\$447,980	74.12	74.12	Gravel-Ag 27-ACRES future permit, the rest is farmland in buffer areas
015-014-002-30	2334 E DRYDEN RD	01/10/20	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$1,319,298	\$1,271,993	\$1,241,291	99.20	100.21	GRAVEL LAND Future mining land about 40 acres wooded back land
St Clair Cnty Gravel Land'												
24-008-3001-000	5068 BRICKER	08/26/20	\$540,000	MLC	03-ARM'S LENGTH	\$540,000	\$617,942	\$540,000	\$439,640	153.65	153.65	GRAVEL LAND Mined Out, not restored, salvage value
Totals:			\$3,610,000			\$2,750,000	\$2,827,289	\$2,627,166	\$2,493,479	366.97	367.98	
										Average	Average	
										per FF=>	per Net Acre=	7,159.10

2023 Acreage

Gravel land	Prime unexcavated on Class A Road	Example 2 (sale # 1)
\$20,000	Unexcavated inferior haul rate road	Eisenhardt active pit-Sutton Rd
\$13,500	Mined out land, before reclamation	26 acres x 13,500x50%=\$175,500 about half this area is mined out
\$3,500.00	Active mining areas are less valuable by the acre as they are mined out.	14 acres permitted, not started x13,500=189,000
	this adjustment will be done parcel by parcel. If half the acreage is mined out,	Full land value \$364,500
	The parcel will not be valued at more than 50% of the full rate.	Example 3 (sale #3)
	Land purchased before the extent of mining plan is known will not be valued at full rates	Ajax farmland and woods 014-002-30 on Dryden Road
	Example 1	closer to the road, farm fields full value 41 acres x 20,000= 820,000
	Schenkel Pit Dryden Road (class A)	L-shape back land that may not be permitted 58.2 acres x20,000x50%=582,000
	The Schenkel sand pit is rated 25% good or \$5,000/Acre because it is almost mined out	total land value 1,402,000
	At fully mined out the value would drop to \$3500 salvage value until reclamation	
	is complete, then it would value as residential land based on the reclamation done.	

Regular Industrial sites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	\$/sqft	Land Table
Laper County Industrial													
041-550-015-00	RESEARCH DR	12/15/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$42,358	\$65,000	\$42,358	1.43	1.43	\$1.04	Vac industrial
007-010-024-10	DRYDEN RD	02/25/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$132,433	\$105,000	\$132,433	5.00	4.98	\$0.48	
011-024-015-30	205 GRAHAM RD	06/29/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$235,876	\$405,661	\$61,537	8.75	5.72	\$1.06	
Townships total								\$575,661		15.18		\$0.87	
Metamora Village													
045-516-073-00	4262 PLEASANT ST	02/05/18	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$37,773	\$40,000	\$37,773	1.02	1.02	\$0.90	
045-516-073-10	4300 PLEASANT ST	01/17/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,438	\$75,000	\$44,438	1.02	1.02	\$1.69	
L20-97-302-040-00	1 DEMILLE RD	12/20/21	\$580,000	WD	19-MULTI PARCEL A	\$580,000	\$473,912	\$188,952	\$82,864	1.63	0.94	\$2.66	
L21-18-114-040-00	WHITNEY DR	10/02/20	\$110,000	MLC	19-MULTI PARCEL A	\$110,000	\$81,090	\$110,000	\$81,090	1.82	0.61	\$1.38	
L21-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCEL A	\$650,050	\$543,155	\$166,232	\$59,337	1.98	0.93	\$1.93	
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$346,141	\$86,342	\$107,483	2.09	2.07	\$0.95	
L21-31-129-040-00	400 MCCORMICK DR	12/08/20	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$917,330	\$50,560	\$117,890	3.98	3.98	\$0.29	
L21-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$794,260	\$176,674	\$220,934	5.85	5.85	\$0.69	
L21-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$193,608	\$29,097	\$22,705	0.44	0.44	\$1.53	
L21-31-129-040-00	400 MCCORMICK DR	01/26/22	\$1,382,250	WD	03-ARM'S LENGTH	\$1,382,250	\$873,367	\$508,883	\$117,890	3.98	3.98	\$2.94	
								\$2,583,062		54.18		\$1.09	
Total all								\$3,158,723		69.36		\$1.05	

2023 Sq Ft rate
Metamora Village sales show higher end \$1.15
Townships trending lower than city \$1.00