

E.C.F.s for Neighborhood: 00001 'RESIDENTIAL'

Residential : 0.815
Town Homes/Duplexes: 0.815
Mobile Homes : 0.815
Agricultural Bldgs : 0.830
Commercial Bldgs : 0.860
Industrial Bldgs : 0.860

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00002 'AGRICULTURAL'

Residential : 0.830
Town Homes/Duplexes: 0.830
Mobile Homes : 0.830
Agricultural Bldgs : 0.830
Commercial Bldgs : 0.860
Industrial Bldgs : 0.860

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

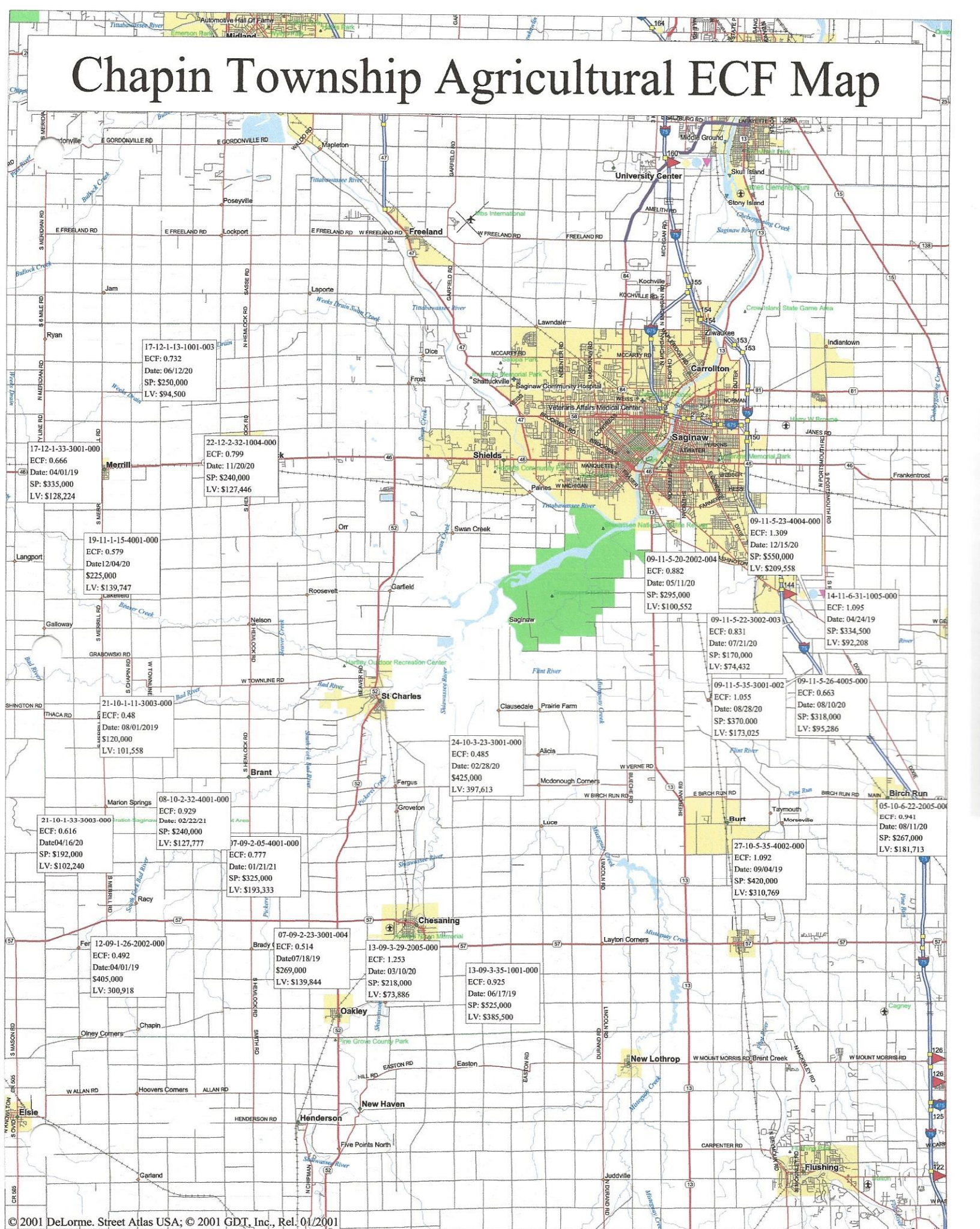
E.C.F.s for Neighborhood: 003 'COMMERCIAL'

Residential : 0.815
Town Homes/Duplexes: 0.815
Mobile Homes : 0.815
Agricultural Bldgs : 0.830
Commercial Bldgs : 0.860
Industrial Bldgs : 0.860

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Chapin Township Agricultural ECF Map



Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
57.58	\$139,393	\$101,558 ✓	\$18,442	\$38,422	0.480 ✓	1,600
48.09	\$442,232	\$397,613 ✓	\$27,387	\$56,480	0.485 ✓	0
61.33	\$502,732	\$300,918 ✓	\$104,082	\$211,688	0.492 ✓	1,524
59.14	\$385,160	\$139,844 ✓	\$129,156	\$251,371	0.514 ✓	1,704
57.11	\$287,034	\$139,747 ✓	\$85,253	\$147,287	0.579 ✓	1,764
53.80	\$247,913	\$102,240 ✓	\$89,760	\$145,673	0.616 ✓	2,399
0.00	\$431,409	\$95,286 ✓	\$222,714	\$336,123	0.663 ✓	3,016
57.94	\$436,795	\$128,224 ✓	\$206,776	\$310,509	0.666 ✓	2,072
43.24	\$307,004	\$94,500 ✓	\$155,500	\$212,504	0.732 ✓	1,864
48.65	\$362,809	\$193,333 ✓	\$131,667	\$169,476	0.777 ✓	1,352
57.58	\$267,686	\$127,446 ✓	\$112,554	\$140,904	0.799 ✓	1,400
42.94	\$189,382	\$74,432 ✓	\$95,568	\$114,950	0.831 ✓	4,602
50.44	\$321,112	\$100,552 ✓	\$194,448	\$220,560	0.882 ✓	3,208
42.15	\$538,459	\$358,500 ✓	\$166,500	\$179,959	0.925 ✓	1,444
48.83	\$248,583	\$127,777 ✓	\$112,223	\$120,806	0.929 ✓	1,392
46.22	\$272,319	\$181,713 ✓	\$85,287	\$90,606	0.941 ✓	1,344
44.94	\$433,740	\$135,273 ✓	\$289,727	\$298,467	0.971 ✓	2,372
43.27	\$348,286	\$173,025 ✓	\$196,975	\$186,677	1.055 ✓	1,348
51.76	\$410,808	\$310,769 ✓	\$109,231	\$100,039	1.092 ✓	1,383
42.06	\$308,615	\$92,208 ✓	\$242,292	\$221,218	1.095 ✓	1,855
36.70	\$188,915	\$73,886	\$144,114	\$115,029	1.253	1,632
25.98	\$469,594	\$209,558	\$340,442	\$260,036	1.309	3,417
\$7,539,980			\$3,260,098	\$3,928,783	0.830	
45.20			E.C.F. =>			
13.33			Ave. E.C.F. =>		0.822	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
\$11.53	20AG	34.2061		\$101,558	101
#DIV/0!	20AG	33.7141		\$397,613	101
\$68.30	20AG	33.0364		\$299,277	101
\$75.80	20AG	30.8233		\$138,085	101
\$48.33	19	24.3218		\$138,240	101
\$37.42	21	20.5866	1.5 STORY	\$101,836	101
\$73.84	09	15.9444	RANCH	\$89,792	101
\$99.80	20AG	15.6113		\$110,599	101
\$83.42	17	9.0289	1 STORY	\$94,500	101
\$97.39	07	4.5134	1 STORY	\$193,333	101
\$80.40	22	2.3239	1 STORY	\$127,446	101
\$20.77	ECF	0.9347	1.25 STORY	\$70,055	101
\$60.61	ECF	5.9570	2.0 STORY	\$99,820	101
\$115.30	ECF	10.3170	1 STORY	\$358,500	101
\$80.62	19AG	10.6912	1.5 STORY	\$126,837	101
\$63.46	ECF	11.9255		\$181,713	101
\$122.14	14	14.8677	2.0 STORY	\$119,408	101
\$146.12	20AG	23.3126	RANCH	\$161,154	101
\$78.98	20AG	26.9844		\$310,082	102
\$130.62	20AG	27.3221	1 STORY	\$92,208	101
\$88.31	ECF	43.0809		\$73,886	101
\$99.63	09	48.7171		\$199,392	101

#DIV/0! 0.7758

Std. Deviation=> 0.24723787

Ave. Variance=> 20.3737 Coefficient of Var=> 24.78424903

2022 Chapin Township Commercial & Industrial ECF - Based on Saginaw County Analysis

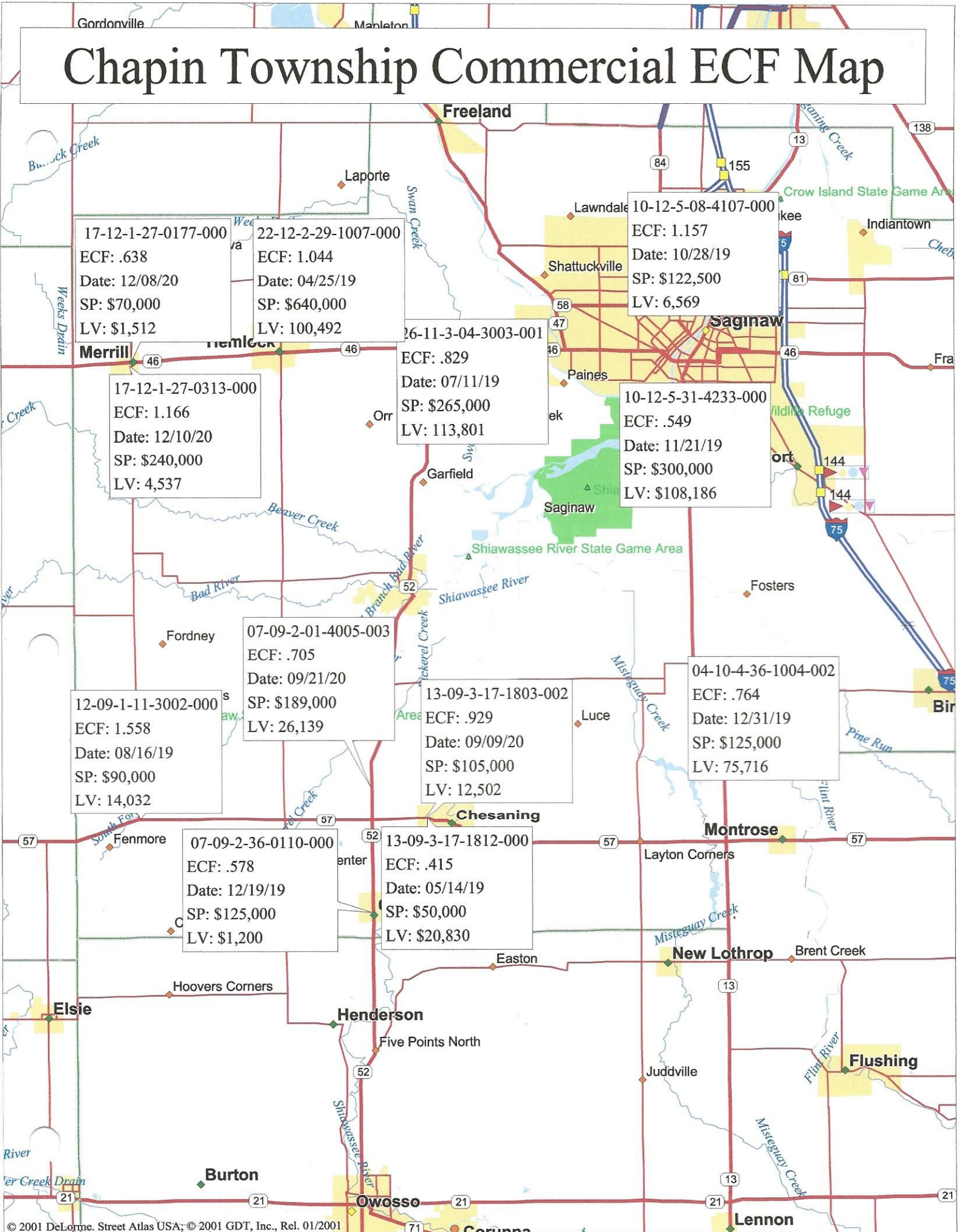
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard
13-09-3-17-1802-003	1501 W BRADY	05/14/19	\$50,000	WD	19-MULTI PARCEL /	\$50,000	\$47,800	95.60	\$27,302
10-12-5-31-4233-000	1605 TREATOR	11/21/19	\$300,000	WD	19-MULTI PARCEL /	\$300,000	\$210,500	70.17	\$140,337
07-09-2-36-0110-000	116 W 2ND	12/19/19	\$125,000	MLC	03-ARM'S LENGTH	\$75,000	\$49,400	65.87	\$8,417
17-12-1-27-0177-000	129 N MIDLAND	12/08/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$46,200	66.00	\$3,485
07-09-2-01-4005-003	14690 S OAKLEY	09/21/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$115,500	61.11	\$27,258
04-10-4-36-1004-002	SHERIDAN	12/31/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,000	37.60	\$79,552
26-11-3-04-3003-001	10888 SWAN CREEK	07/11/19	\$265,000	WD	19-MULTI PARCEL /	\$265,000	\$134,500	50.75	\$120,996
13-09-3-17-1803-002	100 ELWYN	09/09/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,600	52.95	\$36,302
22-12-2-29-1007-000	515 N BRENNAN	04/25/19	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$262,300	40.98	\$109,272
17-12-1-27-0313-000	246 S JOHNSON	12/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$60,400	25.17	\$15,208
10-12-5-08-4107-000	3375 E WASHINGTON	10/28/19	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$58,300	47.59	\$19,950
12-09-1-11-3002-000	20940 W BRADY	08/16/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,400	36.00	\$14,701
Totals:						\$2,271,500	\$1,119,900		

Sale. Ratio => 49.30 **E.C.F. =>** 0.860 **Std. Deviation=>** 0.325543006
Std. Dev. => 19.01 **Ave. E.C.F. =>** 0.861 **Ave. Variance=>** 25.8225 **Coefficient of Va** 29.9921596

The Commercial/Industrial ECF for Chapin Township will be 0.86.

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class
\$22,698	\$54,688	✓ 0.415/	3,060	\$7.42	ECF	44.5929	✓ \$20,830	LOW DENSITY RURAL (	201
\$159,663	\$290,806	✓ 0.549	16,102	\$9.92	ECF	31.1938	✓ \$108,186	LOW DENSITY RURAL (	301
\$66,583	\$115,218	✓ 0.578	2,529	\$26.33	ECF	28.3087	✓ \$1,200	LOW DENSITY RURAL (	201
\$66,515	\$104,326	✓ 0.638	3,872	\$17.18	ECF	22.3405	✓ \$1,512	LOW DENSITY RURAL (	201
\$161,742	\$229,337	✓ 0.705	6,720	\$24.07	ECF	15.5715	✓ \$26,139	LOW DENSITY RURAL (	201
\$45,448	\$59,476	✓ 0.764	6,236	\$7.29	ECF	9.6834	✓ \$75,716	LOW DENSITY RURAL (	201
\$144,004	\$173,806	✓ 0.829	6,840	\$21.05	ECF	3.2441	✓ \$113,801	LOW DENSITY RURAL (	201
\$68,698	\$73,970	✓ 0.929	2,400	\$28.62	ECF	6.7754	✓ \$12,502	LOW DENSITY RURAL (	201
\$530,728	\$508,135	✓ 1.044	6,307	\$84.15	ECF	18.3489	✓ \$100,492	LOW DENSITY RURAL (	201
\$224,792	\$192,841	✓ 1.166	4,000	\$56.20	ECF	30.4712	\$4,537	LOW DENSITY RURAL (	201
\$102,550	\$88,617	1.157	1,704	\$60.18	ECF	29.6253	\$6,569	LOW DENSITY RURAL (	201
\$75,299	\$48,327	1.558	2,464	\$30.56	ECF	69.7141	\$14,032	LOW DENSITY RURAL (	201
\$1,668,720	\$1,939,547			\$31.08		0.0608			

Chapin Township Commercial ECF Map



Neighborhoods Used: 00001 - RESIDENTIAL

20714 W CUPP
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-11-2001-008 12/15/2020 00001 401 58,000 7,890
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 58 50,110 90,458 0.554



20008 W RIDGE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-35-4008-000 10/29/2020 00001 401 99,000 3,408
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 52 86,805 101,492 0.855
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8787 10274 0.855



21095 PEET
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-22-1001-003 06/19/2020 00001 401 95,000 8,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 81 81,097 94,945 0.854
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5321 6230 0.854



19910 W RIDGE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-36-3002-000 01/03/2020 00001 401 53,000 8,430
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STY 48 44,570 53,290 0.836



19975 KRAMER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-25-3001-001 08/29/2019 00001 401 142,920 7,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 61 135,120 166,860 0.810
!!MULTI-PARCEL SALE!!



19864 S CHAPIN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-35-4022-000 06/19/2019 00001 401 72,000 5,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 57 66,186 75,907 0.872
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 718 823 0.872



19935 S MERRILL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-35-3004-002 05/29/2019 00001 401 239,900 38,195
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 172,196 183,992 0.936
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29509 31530 0.936



16505 S FENMORE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-09-1-15-3002-000 05/28/2019 00001 401 124,000 10,846
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 113,154 152,197 0.743



01:55 PM

Neighborhoods Used: 00001 - RESIDENTIAL

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	919,140	919,140	919,140	919,140	919,140	919,140
1 1/4 STY	919,140	919,140	919,140	919,140	919,140	919,140
1 3/4 STY	919,140	919,140	919,140	919,140	919,140	919,140
2 1/2 STRY	919,140	919,140	919,140	919,140	919,140	919,140
2 1/4 STRY	919,140	919,140	919,140	919,140	919,140	919,140
3 STRY	919,140	919,140	919,140	919,140	919,140	919,140
BI- LEVEL	919,140	919,140	919,140	919,140	919,140	919,140
COLONIAL	919,140	919,140	919,140	919,140	919,140	919,140
DUPLEX	919,140	919,140	919,140	919,140	919,140	919,140
MOBILE HOME	919,140	919,140	919,140	919,140	919,140	919,140
MODULAR	919,140	919,140	919,140	919,140	919,140	919,140
RANCH	919,140	919,140	919,140	919,140	919,140	919,140
TRI- LEVEL	919,140	919,140	919,140	919,140	919,140	919,140
TWO-STORY	919,140	919,140	919,140	919,140	919,140	919,140
	919,140	919,140	919,140	919,140	919,140	919,140

Total Single Family Costs by Manual : 919,140
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 48,857
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	749,238	749,238	749,238	749,238	749,238	749,238
1 1/4 STY	749,238	749,238	749,238	749,238	749,238	749,238
1 3/4 STY	749,238	749,238	749,238	749,238	749,238	749,238
2 1/2 STRY	749,238	749,238	749,238	749,238	749,238	749,238
2 1/4 STRY	749,238	749,238	749,238	749,238	749,238	749,238
3 STRY	749,238	749,238	749,238	749,238	749,238	749,238
BI- LEVEL	749,238	749,238	749,238	749,238	749,238	749,238
COLONIAL	749,238	749,238	749,238	749,238	749,238	749,238
DUPLEX	749,238	749,238	749,238	749,238	749,238	749,238
MOBILE HOME	749,238	749,238	749,238	749,238	749,238	749,238
MODULAR	749,238	749,238	749,238	749,238	749,238	749,238
RANCH	749,238	749,238	749,238	749,238	749,238	749,238
TRI- LEVEL	749,238	749,238	749,238	749,238	749,238	749,238
TWO-STORY	749,238	749,238	749,238	749,238	749,238	749,238
	749,238	749,238	749,238	749,238	749,238	749,238

Total Single Family Sale Residual Values : 749,238
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 44,335
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	11	9.49	16.15	1.035
After Application of E.C.F.s		9.03	15.48	1.032

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
1 1/4 STY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
1 3/4 STY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
2 1/2 STRY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
2 1/4 STRY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
3 STRY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
BI- LEVEL	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
COLONIAL	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
DUPLEX	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
MOBILE HOME	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
MODULAR	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
RANCH	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
TRI- LEVEL	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
TWO-STORY	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)
	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)	0.815(8)

Single Family E.C.F. : 0.815 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.907 (4)

Chapin Township Residential ECF Map

12-09-1-15-3002-000
 ECF: .743
 Date: 05/28/19
 SP: \$124,000
 LV: 10,846

12-09-1-11-2001-008
 ECF: .554
 Date: 12/15/20
 SP: \$58,000
 LV: 7,890

12-09-1-22-1001-003
 ECF: .854
 Date: 06/19/20
 SP: \$95,000
 LV: 8,582

12-09-1-35-4022-000
 ECF: .872
 Date: 06/19/19
 SP: \$72,000
 LV: 5,096

12-09-1-25-3001-001
 ECF: .810
 Date: 08/29/19
 SP: \$142,920
 LV: 7,800

12-09-1-35-3004-002
 ECF: .936
 Date: 05/29/10
 SP: \$239,900
 LV: 38,195

12-09-1-35-4008-000
 ECF: .855
 Date: 10/29/20
 SP: \$99,000
 LV: 3,408

12-09-1-36-3002-000
 ECF: .836
 Date: 01/03/20
 SP: \$53,000
 LV: 8,430

Unit: 12 - CHAPIN TOWNSHIP
Rates/Values for Neighborhood 101.101 AGRICULTURAL, Last Edited: 11/29/2021

Rates for Rate Table 'AGRICULTURAL ACRES', (Acres)
TILLABLE : 4,000
WOODS : 2,650
ROW : 0
H SITE : 7,900

Unit: 12 - CHAPIN TOWNSHIP
Rates/Values for Neighborhood 201.201 COMMERCIAL, Last Edited: 11/29/2021

Rates for Rate Table '201 COMMERCIAL', (Acres)
SITE : 10,500
ADDITIONAL ACRE: 2,650
R/W : 0

Unit: 12 - CHAPIN TOWNSHIP
Rates/Values for Neighborhood 305.305 INDUSTRIAL, Last Edited: 11/29/2021

Rates for Rate Table 'INDUSTRIAL ACRES', (Acres)
SITE : 10,500
INDUSTRIAL RUR : 2,650

Unit: 12 - CHAPIN TOWNSHIP
Rates/Values for Neighborhood 401.401 RESIDENTIAL, Last Edited: 12/01/2021

Frontages:
Frontage 'B': Description: 'FF ' FF Rate: 45
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RESIDENTIAL ACRES', (Acres)
HOUSE SITE : 7,900
ADDITIONAL RES : 2,000
ROW : 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

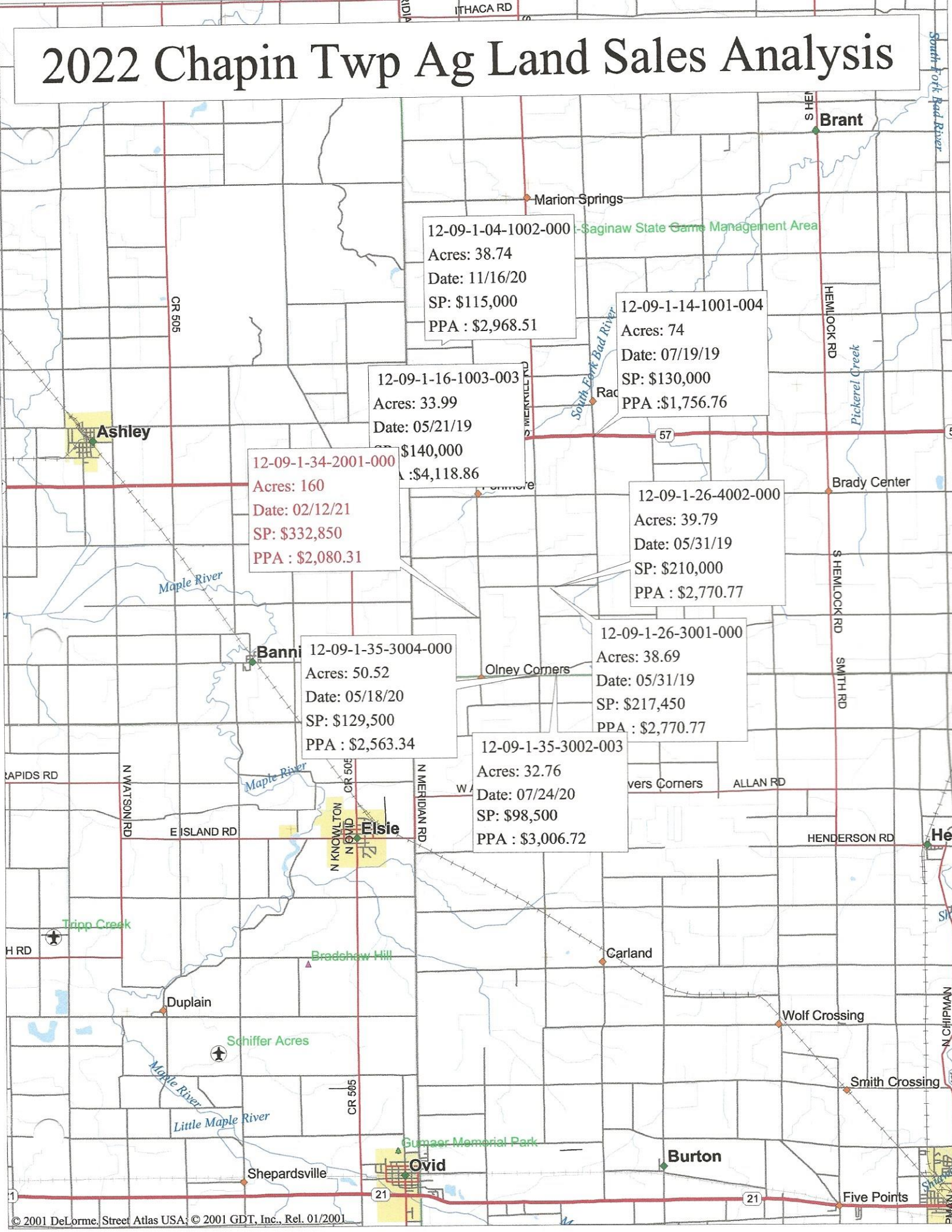
2022 Vacant Ag Land Sales Analysis-Chapin Township												
Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	TCV Imprv.	Residual Land Value	Total Acres	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
Chapin \$4400 per acre (same as 2020 land value)												
12-09-1-14-1001-004	102	7/19/2019	2019019140	WD	\$ 130,000	\$ -	\$ 130,000	74	68.00	\$ 1,756.76	52.00	\$ 2,500.00
12-09-1-16-1003-003	102	5/21/2019	2019014213	WD	\$ 140,000	\$ -	\$ 140,000	33.99	33.50	\$ 4,118.86	42.44	\$ 3,298.77
12-09-1-26-3001-000	102	5/31/2019	2019015863	WD	\$ 217,450	\$ -	\$ 217,450	38.69	37.50	\$ 2,770.77	72.75	\$ 2,989.00
12-09-1-26-4002-000	102				\$ 210,000	\$ -	\$ 210,000	39.79	37.00	\$ 2,770.77	72.75	\$ 2,989.00
12-09-1-35-3002-003	101	7/24/2020	2020020049	WD	\$ 98,500	\$ -	\$ 98,500	32.76	32.53	\$ 3,006.72	25.01	\$ 3,938.19
12-09-1-35-3004-000	102	5/18/2020	2020014235	WD	\$ 129,500	\$ -	\$ 129,500	50.52	47.70	\$ 2,563.34	35.86	\$ 3,611.22
12-09-1-04-1002-000	101	11/16/2020	2020030943	WD	\$ 115,000	\$ -	\$ 115,000	38.74	37.39	\$ 2,968.51	32.00	\$ 3,593.75
Totals					\$ 1,040,450.00		\$ 1,040,450.00		weighted	\$ 2,864.16	260.06	\$ 4,000.78
Not used - mostly non-tillable												
12-09-1-34-2001-000	102	2/16/2021	2021010195	WD	\$ 332,850	\$ -	\$ 332,850	160	158.00	\$ 2,080.31	126.00	\$ 2,642

Tillable Used: \$4,000
Woods Used: : \$2,650

Soil Type 1 Acres	Equivalent No.1 Acres	Soil Type 2 Acres	Equivalent No.1 Acres 2	Soil Type 3 Acres	Equivalent No.1 Acres 3	Soil Type 4 Acres	Equivalent No.1 Acres 4	Soil Type 5 Acres	Equivalent No.1 Acres 5	Soil Type 6 up Acres	Equivalent No.1 Acres 6	Soil Type 1 Value	Soil Type 2 Value
4.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	64.00	48.00	0.00	0.00	\$ 10,000.00	\$ -
12.20	12.20	21.30	20.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 40,245.05	\$ 66,750.71
34.00	34.00	0.00	0.00	0.00	0.00	3.50	2.80	0.00	0.00	0.00	0.00	\$ 101,626.12	\$ -
16.00	16.00	21.00	19.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -
0.00	0.00	0.00	0.00	0.00	0.00	25.78	20.62	0.00	0.00	6.75	4.39	\$ -	\$ -
0.00	0.00	0.00	0.00	0.00	0.00	32.37	25.90	0.00	0.00	15.33	9.96	\$ -	\$ -
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.23	21.92	8.16	5.30	\$ -	\$ -
57.07	57.07	54.99	52.24	0.00	0.00	47.04	37.63	0.00	0.00	0.00	0.00	\$ 150,759.92	\$ 138,001.99

Soil Type 3 Value	Soil Type 4 Value	Soil Type 5 Value	Soil Type 6 Value
\$ -	\$ -	\$ 120,000.00	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ 8,369.21	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ 81,221.20	\$ -	\$ 17,278.80
\$ -	\$ 93,516.04	\$ -	\$ 35,983.96
\$ -	\$ -	\$ 78,783.98	\$ 19,061.25
\$ -	\$ 99,411.20	\$ -	\$ -

2022 Chapin Twp Ag Land Sales Analysis

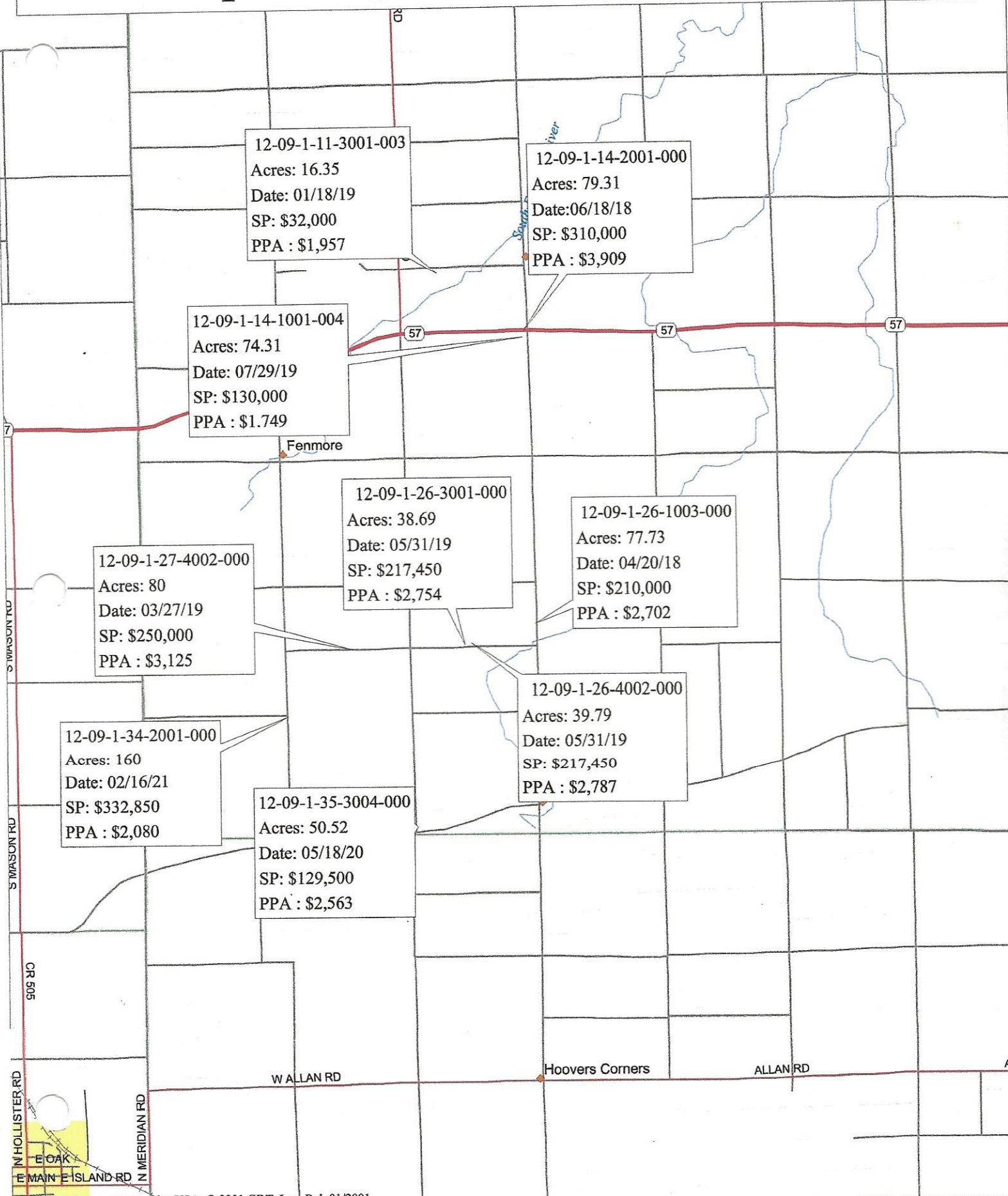


2022 Vacant Ag Land Analysis - Woods - Chapin Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	Liber/Page	
12-09-1-11-3001-003	CUPP	01/18/19	\$32,000	WD	03-ARM'S LENGTH	\$32,000	16.35	16.35	\$1,957	2019004586	
12-09-1-14-1001-004	16200 S CHAPIN	07/29/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	74.31	74.31	\$1,749	2019019140	
12-09-1-14-2001-000	20000 BRADY	06/18/18	\$310,000	WD	03-ARM'S LENGTH	\$310,000	79.31	79.31	\$3,909	2018018532	
12-09-1-26-1003-000	18354 S CHAPIN	04/20/18	\$210,000	WD	03-ARM'S LENGTH	\$210,000	77.73	77.73	\$2,702	2018012436	
12-09-1-26-3001-000	20525 SOMMERS	05/31/19	\$217,450	WD	03-ARM'S LENGTH	\$106,550	38.69	38.69	\$2,754		
12-09-1-26-4002-000	20525 SOMMERS	05/31/19	\$217,450	WD	03-ARM'S LENGTH	\$110,900	39.79	39.79	\$2,787	2019015863	
12-09-1-27-4002-000	21400 SOMMERS	03/27/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	80.00	80.00	\$3,125		
12-09-1-34-2001-000	19000 FENMORE	02/16/21	\$332,850	WD	03-ARM'S LENGTH	\$332,850	100.00	160.00	\$2,080	2021010195	
12-09-1-35-3004-000	W RIDGE	05/18/20	\$129,500	WD	03-ARM'S LENGTH	\$129,500	50.52	50.52	\$2,563	2020014235	
Totals:							\$1,611,800	556.70	616.70	\$23,627	
							Average	Average	Average	Average	
							per Net Ai	2,613.59	per SqFt=>	\$2,625.19	

Used: \$2,650

2022 Chapin Twp Ag Woods Sales Analysis



2022 Residential Land Sales Analysis - Chapin Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Liber/Page
12-09-1-35-4012-000	19718 S CHAPIN	01/17/19	\$20,505	WD	03-ARM'S LENGTH	\$1,435	0.31	\$4,629	
12-09-1-35-4014-000	19754 S CHAPIN	09/10/20	\$84,000	WD	03-ARM'S LENGTH	\$5,628	0.66	\$8,527	2020024728
12-09-1-35-4009-000	19656 CHAPIN RE	08/02/19	\$6,700	WD	03-ARM'S LENGTH	\$6,700	1.00	\$6,700	201901683
12-09-1-15-2001-009	W BRADY	09/23/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	1.90	\$7,895	2019024464
12-09-1-11-2001-001	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891
12-09-1-11-2001-003	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891
12-09-1-11-2001-004	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891
12-09-1-22-1001-009	S MERRILL	04/12/19	\$31,000	WD	03-ARM'S LENGTH	\$31,000	12.56	\$2,468	2019011403
Totals:							\$129,663	46.43	

Average
per Acre=

7,902.33

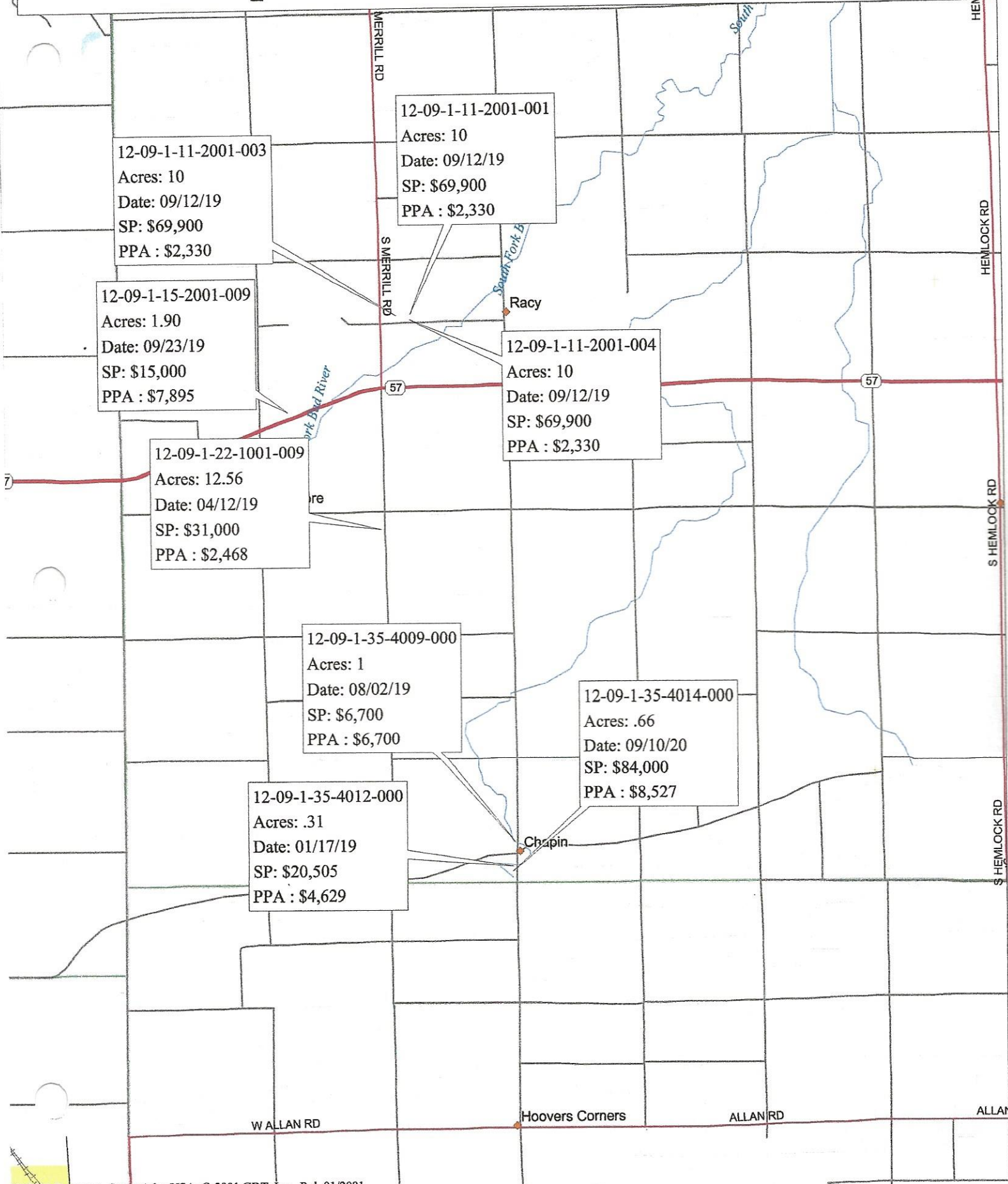
Used:

1st Acre= \$7,900

add acres= \$2,000

\$31000 - \$7,900 / 11.56 = \$1998

2022 Chapin Twp Vacant Res Land Sales



2021 Commercial & Industrial Vacant Land Sale Analysis - Chapin Township

LOW DENSITY RURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	ROW
02-13-5-31-3010-006	TITTABAWASSEE	08/06/20	\$18,500	WD	03-ARM'S I	\$18,500	\$18,500	172.0	625.0	2.13	0.05
10-12-5-28-2005-000	1114 S OUTER	02/07/20	\$30,000	WD	03-ARM'S I	\$30,000	\$30,000	200.0	608.0	2.81	0.15
22-12-2-28-2005-006	16560 GRATIOT	02/14/20	\$24,000	WD	03-ARM'S I	\$24,000	\$24,000	430.0	226.5	2.08	0.16
Totals:											
						\$85,000	\$24,000	1,085.3		7.42	
						Average				Average	
						per FF=>		\$78		per Net Acre=>	

Total Acres	Dollars/FF Dollars/Acre	Dollars/Sq Ft	Actual Fron	Liber/Page	Class
2.18	\$108	\$8,702	\$0.20	172.00	2.02E+09 202
2.96	\$150	\$10,676	\$0.25	200.00	2.02E+09 202
2.24	\$56	\$11,555	\$0.27	215.00	2.02E+09 202

8.08

Average

per SqFt=>

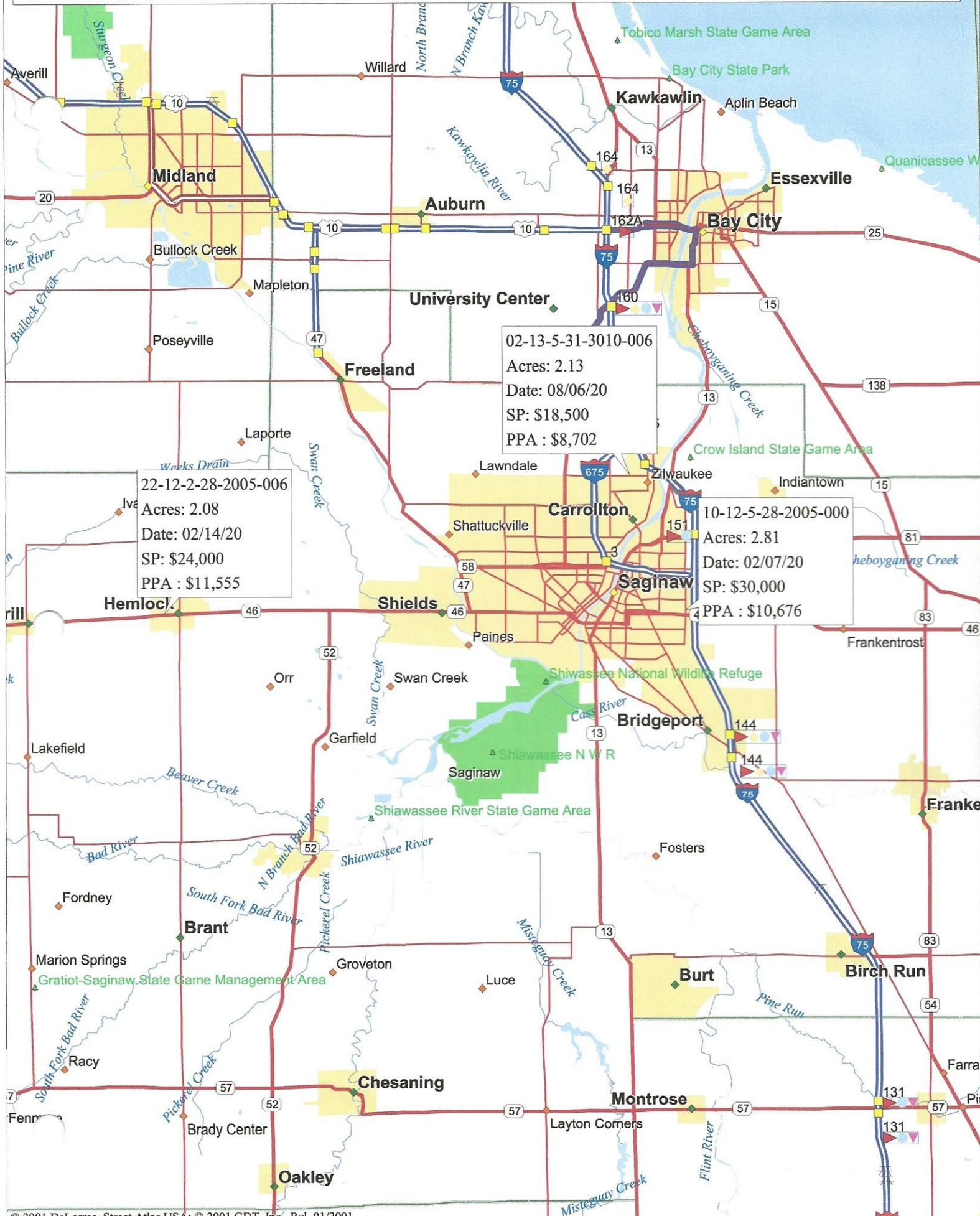
\$0.24

11,457.07

\$0.24 X 43,560 = \$ 10,454

Used: \$10,500

2022 Chapin Twp Vacant Comm & Indust Land Sales



2022 Residential Land Sales Analysis - Chapin Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Liber/Page	
12-09-1-35-4012-000	19718 S CHAPIN	01/17/19	\$20,505	WD	03-ARM'S LENGTH	\$1,435	0.31	\$4,629		
12-09-1-35-4014-000	19754 S CHAPIN	09/10/20	\$84,000	WD	03-ARM'S LENGTH	\$5,628	0.66	\$8,527	2020024728	
12-09-1-35-4009-000	19656 CHAPIN RE	08/02/19	\$6,700	WD	03-ARM'S LENGTH	\$6,700	1.00	\$6,700	201901683	
12-09-1-15-2001-009	W BRADY	09/23/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	1.90	\$7,895	2019024464	
12-09-1-11-2001-001	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891	
12-09-1-11-2001-003	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891	
12-09-1-11-2001-004	CUPP	09/12/19	\$69,900	WD	03-ARM'S LENGTH	\$23,300	10.00	\$2,330	2019022891	
12-09-1-22-1001-009	S MERRILL	04/12/19	\$31,000	WD	03-ARM'S LENGTH	\$31,000	12.56	\$2,468	2019011403	
Totals:							\$129,663	46.43	Average	per Acre=
										7,902.33

Used:

1st Acre= \$7,900

add acres= \$2,000

\$31000 - \$7,900 / 11.56 = \$1998

2022 Residential Land Sales Analysis FF - Chapin Township

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Land Residual	Effec. Front	Net Acres	Dollars/FF	Liber/Page
12-09-1-35-4014-000	19754 S CHAPIN	11/19/21	\$150,000	03-ARM'S LENGTH	\$10,000	178.0	0.66	\$56	2019024464
12-09-1-16-1003-004	WICKIE	12/23/19	\$8,400	03-ARM'S LENGTH	\$8,400	180.0	2.00	\$47	2019031124
12-09-1-35-4014-000	19754 S CHAPIN	09/10/20	\$84,000	03-ARM'S LENGTH	\$5,628	178.0	0.66	\$32	2020024728
Totals:					\$24,028	536.0	3.32		
Average					Average			Average	
per FF=>					per Net Acre=>	7,237.35		per SqFt=>	\$0.17

Used: \$45

2022 Chapin Twp Vacant Res Land Sales

12-09-1-11-2001-003
 Acres: 10
 Date: 09/12/19
 SP: \$69,900
 PPA : \$2,330

12-09-1-11-2001-001
 Acres: 10
 Date: 09/12/19
 SP: \$69,900
 PPA : \$2,330

12-09-1-15-2001-009
 Acres: 1.90
 Date: 09/23/19
 SP: \$15,000
 PPA : \$7,895

12-09-1-11-2001-004
 Acres: 10
 Date: 09/12/19
 SP: \$69,900
 PPA : \$2,330

12-09-1-22-1001-009
 Acres: 12.56
 Date: 04/12/19
 SP: \$31,000
 PPA : \$2,468

12-09-1-35-4009-000
 Acres: 1
 Date: 08/02/19
 SP: \$6,700
 PPA : \$6,700

12-09-1-35-4014-000
 Acres: .66
 Date: 09/10/20
 SP: \$84,000
 PPA : \$8,527

12-09-1-35-4012-000
 Acres: .31
 Date: 01/17/19
 SP: \$20,505
 PPA : \$4,629

2022 Chapin Twp Ag Woods Sales Analysis

12-09-1-11-3001-003
 Acres: 16.35
 Date: 01/18/19
 SP: \$32,000
 PPA : \$1,957

12-09-1-14-2001-000
 Acres: 79.31
 Date: 06/18/18
 SP: \$310,000
 PPA : \$3,909

12-09-1-14-1001-004
 Acres: 74.31
 Date: 07/29/19
 SP: \$130,000
 PPA : \$1,749

12-09-1-26-3001-000
 Acres: 38.69
 Date: 05/31/19
 SP: \$217,450
 PPA : \$2,754

12-09-1-26-1003-000
 Acres: 77.73
 Date: 04/20/18
 SP: \$210,000
 PPA : \$2,702

12-09-1-27-4002-000
 Acres: 80
 Date: 03/27/19
 SP: \$250,000
 PPA : \$3,125

12-09-1-26-4002-000
 Acres: 39.79
 Date: 05/31/19
 SP: \$217,450
 PPA : \$2,787

12-09-1-34-2001-000
 Acres: 160
 Date: 02/16/21
 SP: \$332,850
 PPA : \$2,080

12-09-1-35-3004-000
 Acres: 50.52
 Date: 05/18/20
 SP: \$129,500
 PPA : \$2,563

