

Table AG03 Land Residual

		Sum of Land Residuals	Sum of Net Acreage	Indicated Acre Value	Number of sales	2025	2024
Allegan	AG03 ALG AG LAND						
Allegan	TILL < 20 AC	410,400	31	\$13,249	4	\$ 13,000	\$ 9,500
Allegan	TILL 20-40 AC	1,435,000	144	\$9,945	4	\$ 10,000	\$ 9,500
Allegan	TILL > 40 AC	2,244,000	198	\$11,331	3	\$ 11,500	\$ 11,000
Allegan	BUILDABLE	3,114,350	233	\$13,382	5	\$ 13,500	\$ 13,500
Allegan	SCRUB	463,100	84	\$5,503	3	\$ 5,500	\$ 5,000
						Red = Used (rounded)	

Total Sales in Table: 19

Sums >> \$7,722,250 \$0 0.00%

\$0 \$7,666,850 \$7,666,850

690.21

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Net Acres	Dollars/AC	Liber/Page
10-012-001-00	1227 133RD AVE	7/8/2022	\$224,750	WD	ARM'S LENGTH	\$224,750	\$0	-	\$0	\$224,750	\$224,750	BUILDABLE	29.055	7735.33	4781/589
10-012-001-00	1227 133RD AVE	2/17/2023	\$377,000	WD	ARM'S LENGTH	\$377,000	\$0	-	\$0	\$377,000	\$377,000	BUILDABLE	29.055	12975.39	4839/310
05-012-012-10	144TH AVE	12/21/2022	\$1,922,600	WD	ARM'S LENGTH	\$1,922,600	\$0	-	\$0	\$1,922,600	\$1,922,600	BUILDABLE	124.435	15450.64	4825/777
05-001-031-11	1263 146TH AVE	1/29/2022	\$190,000	WD	ARM'S LENGTH	\$190,000	\$0	-	\$0	\$190,000	\$190,000	BUILDABLE	12.557	15131.00	4726/674
05-005-004-00	108TH ST	1/21/2022	\$400,000	WD	ARM'S LENGTH	\$400,000	\$0	-	\$0	\$400,000	\$400,000	BUILDABLE	37.63	10629.82	4723/288
14-033-006-00	N/A	5/27/2022	\$150,000	WD	ARM'S LENGTH	\$150,000	\$0	-	\$0	\$118,200	\$118,200	SCRUB	19.752	5984.20	N/A
08-014-014-10	N/A	5/12/2022	\$184,900	WD	ARM'S LENGTH	\$184,900	\$0	-	\$0	\$184,900	\$184,900	SCRUB	30.926	5978.79	N/A
12-007-002-00	N/A	4/28/2022	\$160,000	WD	ARM'S LENGTH	\$160,000	\$0	-	\$0	\$160,000	\$160,000	SCRUB	33.481	4778.83	N/A
02-025-002-00	60TH ST	4/22/2022	\$25,000	WD	ARM'S LENGTH	\$25,000	\$0	-	\$0	\$25,000	\$25,000	TILL < 20 AC	3.14	7961.78	4758/676
15-023-001-10	2ND ST	3/29/2023	\$30,000	WD	ARM'S LENGTH	\$30,000	\$0	-	\$0	\$30,000	\$30,000	TILL < 20 AC	3.195	9389.67	4849/158
02-026-018-03	265 63RD ST	10/6/2022	\$79,000	WD	ARM'S LENGTH	\$79,000	\$0	-	\$0	\$79,000	\$79,000	TILL < 20 AC	9.65	8186.53	4808/881
18-002-003-00	N/A	5/5/2023	\$300,000	WD	ARM'S LENGTH	\$300,000	\$0	-	\$0	\$276,400	\$276,400	TILL < 20 AC	14.99	18438.96	N/A
07-004-028-00	122ND AVE	8/3/2022	\$344,000	WD	ARM'S LENGTH	\$344,000	\$0	-	\$0	\$344,000	\$344,000	TILL > 40 AC	42.071	8176.65	4788/590
15-028-016-00	6TH ST	3/8/2022	\$500,000	WD	ARM'S LENGTH	\$500,000	\$0	-	\$0	\$500,000	\$500,000	TILL > 40 AC	59.837	8356.03	4738/948
15-008-001-01	876 122ND AVE	1/13/2022	\$1,400,000	WD	ARM'S LENGTH	\$1,400,000	\$0	-	\$0	\$1,400,000	\$1,400,000	TILL > 40 AC	96.14	14562.10	4726/116
05-023-020-00	140TH AVE	7/22/2022	\$310,000	WD	ARM'S LENGTH	\$310,000	\$0	-	\$0	\$310,000	\$310,000	TILL 20-40 AC	30.328	10221.58	4785/392
13-023-002-00	142ND AVE	3/27/2023	\$400,000	WD	ARM'S LENGTH	\$400,000	\$0	-	\$0	\$400,000	\$400,000	TILL 20-40 AC	39	10256.41	4845/518
02-012-005-00	991 62ND ST	9/1/2022	\$300,000	WD	ARM'S LENGTH	\$300,000	\$0	-	\$0	\$300,000	\$300,000	TILL 20-40 AC	39.419	7610.54	4796/363
05-004-029-01	4682 18TH ST	3/31/2023	\$425,000	WD	ARM'S LENGTH	\$425,000	\$0	-	\$0	\$425,000	\$425,000	TILL 20-40 AC	35.546	11956.34	4848/240