

# **2025 AGRICULTURAL CLASS**

Analysis Time Period

4/1/2022 – 3/31/2024

Ida Township Vacant Land Sales  
 2025 ASSESSMENT ROLL  
 Vacant Land Less than 20ac

20 acres & under 04/01/2022-03/31/2024 SALE OUT OF TOWNSHIP

SALE OUT OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre
14 036 093 31	Wells Rd	10/3/2023	\$30,000	1.82	\$16,484
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750	1.22	\$23,566
14 125 029 20	Morocco Rd	5/4/2023	\$62,000	1.79	\$34,637
02 093 0096 15	Summerfield Rd	3/10/2023	\$39,900	0.96	\$41,563
08 021 010 10	Douglas Rd	8/12/2022	\$54,000	1	\$54,000
<b>TOTALS: 100 - 1.50 ACRES</b>			<b>\$234,650</b>	<b>6.79</b>	<b>\$34,563</b>

\$33,000 1 ACRE  
 \$39,000 1.5 ACRE

14 130 001 20	Alcott Rd	12/21/2023	\$54,000	2.53	\$21,344
13 236 217 15	Dunbar Lot 4	2/5/2024	\$40,000	2	\$20,000
13 236 217 20	Dunbar Lot 5	2/5/2024	\$40,000	2	\$20,000
14 036 093 31	Wells Rd	10/3/2023	\$30,000	1.82	\$16,484
08 030 023 50	Tunncliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 030 023 60	Tunncliffe Rd	1/17/2024	\$55,000	2.03	\$27,094
08 020 008 30	Ida Center Rd	9/7/2023	\$52,000	2.07	\$25,121
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900	2.13	\$18,263
08 030 023 70	Tunncliffe Rd	1/5/2023	\$55,000	2.03	\$27,094
<b>TOTALS: 7 ACRES</b>			<b>\$419,900</b>	<b>18.64</b>	<b>\$22,527</b>

\$45,000 2 ACRE  
 \$46,000 2.5 ACRE

14 110 026 01	4175 Teal Rd	11/30/2023	\$60,000	3.07	\$19,544
08 030 023 10	7041 wells Rd	4/23/2022	\$85,000	3.82	\$17,016
08 030 023 20	7057 wells Rd	4/23/2022	\$65,000	3.58	\$18,156
08 030 023 30	Wells Rd	1/5/2023	\$62,000	3.41	\$18,182
<b>TOTALS: 3 ACRES</b>			<b>\$272,000</b>	<b>13.88</b>	<b>\$18,456</b>

\$55,000 3 ACRE  
 \$56,000 3.5 ACRE

14 130 004 20	Toad & Alcott	10/26/2022	\$50,000	4.04	\$12,376
15 008 033 20	Spring Rd	3/23/2024	\$65,000	5.85	\$11,111
14 111 002 70	Albain Rd	1/20/2022	\$58,519	4.21	\$13,900
14 034 015 30	Dixon Rd	3/30/2022	\$66,500	4.84	\$13,740
<b>TOTALS: 5 ACRES</b>			<b>\$280,019</b>	<b>18.17</b>	<b>\$14,259</b>

\$71,200 3 ACRE  
 \$71,187.30

14 136 025 10	Summerfield Rd	7/18/2023	\$81,000	8.99	\$9,010
06 006 025 00	Minx Rd	7/25/2024	\$8,000	6.88	\$1,163
02 026 057 20	Lewis Ave	11/10/2023	80,000	6.2	\$12,903
08 031 006 54	Toad Rd	1/12/2024	\$67,500	6.253	\$10,793
<b>TOTALS: 8-9 ACRES</b>			<b>\$296,500</b>	<b>28.328</b>	<b>\$14,951</b>

\$84,000 7 ACRE  
 \$85,000 9.2 ACRE

09 033 001 00	5 Telegraph	4/25/2023	\$85,000	10.24	\$8,301
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000	10	\$11,500
02 003 001 30	Crabb Rd	9/15/2023	129,900	10.03	\$12,951
08 028 013 00	Morocco Rd	6/6/2022	\$100,500	10.73	\$9,366
08 025 019 05	6615 Lewis Ave	10/27/2023	\$90,000	11.06	\$8,137
<b>TOTALS: 10 ACRES</b>			<b>\$520,400</b>	<b>52.06</b>	<b>\$50,596</b>

\$100,000 10 ACRE  
 \$89,961.58

10 025 009 20	Hoffman Rd	4/25/2024	\$82,500	13.71	\$6,747
08 024 001 02	Minx Rd	3/11/2022	\$89,000	12.08	\$7,368
08 002 012 01	Ida East Rd - vacant	5/31/2023	\$149,900	15.61	\$9,603
<b>TOTALS: 12-19 AC</b>			<b>\$381,400</b>	<b>41.4</b>	<b>\$30,005</b>

\$120,000 15 ACRE  
 \$129,072.46

14 125 025 01	Summerfield Rd	2/7/2022	\$134,072	24.39	\$5,497
14 032 008 00	Brage Rd	12/15/2023	\$160,000	20	\$8,000
14 032 009 00	Brage Rd	12/12/2023	\$160,000	20	\$8,000
<b>TOTALS: 20 AC PLUS</b>			<b>\$654,072</b>	<b>90.57</b>	<b>\$6,857</b>

\$137,500 20 ACRE  
 \$137,147.40

\$6,200 2.5 ACRE  
 \$6,000 30+ ACRE

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

**2025 Ida Township Land Value Study  
Agricultural Vacant Land**

04/01/2022 - 03/31/2024

		OUT OF SALE DATE WINDOW			
Parcel Number	Partner Parcel(s) thru Sale	Individual Parcel acres	Date of Sale	Sale Price	Cost per Acre
08 010 027 00	Lulu Rd	44.06	2/26/2024	\$230,000.00	\$5,220.15
08 010 033 01	Lewis Ave	60.33	6/28/2023	\$289,600.00	\$4,800.27
08 014 021 00	Ida Center Rd	34.5	4/18/2024	\$205,000.00	\$5,942.03
08 030 026 00	Tunncliffe	59.79	4/23/2024	\$450,000.00	\$7,526.34
OUT OF TOWNSHIP		30.14	8/9/2022	\$195,000	\$6,469.81

14 112 007 01 Summerfield Rd

Total Sale Price: \$1,369,600.00  
 Total Acres: 228.82

Ave. Price/Ac/Group Sale: \$5,991.72 Cost per Acre / 4

Ave. Price/Ac/Ind Acre: \$5,985.49 Total Sale Price / Total Acres Sold

TILLABLE: \$6000 PER ACRE  
 WOODS #1: \$6000 PER ACRE  
 WOODS #2: \$4400 PER ACRE  
 SWAMP: \$2400 PER ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj Sale	Acq when Sold	Ac/Adj	Cur Appraisal	Load	Card	Blk	Parcels	Col Man	ECF	Floor Area	Size Ft	ECF Area	Dev. by Other	Buildings	Land Value	Other Parcels	Lead Table	Percent Class	Builder Desc														
06 031 017 50	11975 KRUISE RD	02/17/73	\$600,005	WD	03-ARM'S LENGTH	\$600,005	\$265,300	44.22	\$673,312	\$103,695	\$496,210			401	0.867	2,422	\$204,92	401	14,9428	2 STORY	\$16,374		RES 401	401	97														
06 031 032 17	11895 KRUISE RD	09/30/73	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$379,500	41.03	\$115,100	\$170,380	\$754,200			401	1.008	4,016	\$197,85	401	0.8145	2 STORY	\$121,761		RES 401	401	86														
<b>Total:</b>																																							
														\$3,327,005	\$1,494,200		42.34	\$3,520,298	\$3,002,868	\$3,010,715	0.897	\$17,19	0.093494	1.9148															
														Ave. ECF =	Ave. Verbal =	Stk. Deviations =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =	ECF =
														1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016	1.016

USED - 1.000 ECF IN R1-100K GOOD  
 APPLIED TO RESIDENTIALLY USED STRUCTURES IN RES, AG, COMM, IND CLASSES

Parcel Number	Street Address	Year Bldg. Started	Year Bldg. Completed	Use	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume
08 002 083 00	7963 IDA ST	11/21/22	2010,000	WD	03-ARM'S LENGTH	575,500	31.14	\$166,853	\$21,533	\$188,467	\$145,045	1,299	1,224	\$153,38	401	24,483	1 STORY	RES 401	520,477	74				
08 004 026 00	3710 JACKMAN RD	07/26/24	534,800	WD	03-ARM'S LENGTH	545,700	41.52	\$152,248	\$79,831	\$254,569	\$234,298	1,088	2,351	\$107,59	401	3,681	1 STORY	RES 401	546,287	76				
08 007 005 09	4800 SECOR RD	05/09/22	646,500	WD	03-ARM'S LENGTH	529,600	40.98	\$153,565	\$78,527	\$232,092	\$232,092	1,088	2,351	\$107,59	401	3,681	1 STORY	RES 401	546,287	76				
08 008 089 10	4255 SECOR RD	06/24/22	\$144,750	WD	03-ARM'S LENGTH	\$144,600	30.74	\$383,107	\$77,689	\$411,107	\$407,451	1,932	2,538	\$165,13	401	12,570	1.5 STORY	RES 401	590,770	76				
08 017 085 20	13628 IMA CENTER RD	07/01/22	\$415,000	WD	03-ARM'S LENGTH	\$414,400	34.07	\$335,237	\$59,011	\$395,969	\$277,604	1,382	2,619	\$156,69	401	22,467	2 STORY	RES 401	\$414,644	71				
08 020 065 12	12943 IDA CENTER RD	05/16/22	\$360,000	WD	03-ARM'S LENGTH	\$357,900	38.31	\$331,380	\$51,668	\$308,332	\$281,118	1,097	2,466	\$107,58	401	3,892	1.5 STORY	RES 401	\$32,322	72				
08 025 066 19	7015 TODD RD	06/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	42.86	\$436,539	\$84,362	\$335,638	\$354,008	1,948	2,256	\$146,18	401	10,977	1.5 STORY	RES 401	\$46,166	73				
08 030 032 10	2516 W BALCH RD	11/28/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	41.59	\$527,869	\$157,285	\$654,495	\$677,995	1,116	3,142	\$174,30	401	8,562	2 STORY	RES 401	\$102,628	72				
08 034 016 15	12072 JACKMAN RD	07/26/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	36.43	\$241,144	\$40,884	\$239,906	\$181,960	1,318	1,495	\$167,07	401	26,072	1 STORY	RES 401	\$37,628	71				
08 048 011 00	11500 WELLS RD	06/06/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	47.83	\$748,438	\$35,509	\$704,491	\$213,999	1,556	1,449	\$141,17	401	10,214	1.5 STORY	SMALL LOT RES	\$31,323	77				
08 049 006 00	13745 WELLS RD	06/06/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	47.83	\$748,438	\$35,509	\$704,491	\$213,999	1,556	1,449	\$141,17	401	10,214	1.5 STORY	SMALL LOT RES	\$31,323	77				
08 050 006 00	13745 WELLS RD	06/06/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	47.83	\$748,438	\$35,509	\$704,491	\$213,999	1,556	1,449	\$141,17	401	10,214	1.5 STORY	SMALL LOT RES	\$31,323	77				
Totals: \$10,292,250 \$4,892,000 42.58 89,401.113 \$9,364,312 \$8,049,422 1,089 54,900.908 11.0637 Coefficient of Var=> 10.6581438																								

USED: 1.040 ECF IN 71-80% GOOD  
 APPLIED TO RESIDENTIALLY USED STRUCTURES IN RES, AG, COMM, IND CLASSES

Parcel Number	Area	Acres	Value	ECF	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value						
08 021 021 00	08 021 021 00	13381 LULU RD	08/09/72	\$300,000	WD	03-ARMY'S LENGTH	\$500,000	\$188,900	3178	\$407,355	\$62,304	\$497,786	\$346,765	1.262	3.872	\$110.22	401	10.1801	2 STORY	550,357	RES 401	401	61						
08 021 021 01	08 021 021 01	8901 LULU RD	08/09/72	\$300,000	WD	03-ARMY'S LENGTH	\$350,000	\$108,600	2182	\$346,325	\$60,748	\$276,257	\$188,883	1.268	1.707	\$160.65	401	30.7036	1.5 STORY	547,750	RES 401	401	65						
08 021 021 02	08 021 021 02	4192 LEWIS AVE	12/15/72	\$239,000	WD	03-ARMY'S LENGTH	\$239,000	\$100,000	4268	\$235,971	\$36,748	\$202,245	\$180,174	1.054	1.853	\$137.84	401	9.2158	1.5 STORY	259,615	RES 401	401	66						
08 021 021 03	08 021 021 03	8901 LULU RD	11/15/72	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$124,300	4143	\$255,308	\$13,003	\$186,987	\$183,231	1.021	1.728	\$107.59	401	14.0033	1.5 STORY	271,510	RES 401	401	64						
08 021 021 04	08 021 021 04	13381 LULU RD	08/09/72	\$310,000	WD	03-ARMY'S LENGTH	\$310,000	\$117,100	3616	\$325,086	\$44,242	\$265,758	\$221,954	1.197	1.746	\$152.21	401	3.6716	2 STORY	\$34,772	RES 401	401	70						
08 021 021 05	08 021 021 05	6105 WELLS RD	11/23/72	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$72,900	3738	\$171,825	\$49,307	\$146,683	\$124,139	1.182	1.248	\$117.54	401	2.1045	1 STORY	\$40,716	RES 401	401	68						
08 021 021 06	08 021 021 06	13381 LULU RD	07/28/74	\$500,000	WD	03-ARMY'S LENGTH	\$500,000	\$206,900	4509	\$295,862	\$79,258	\$340,782	\$317,783	1.072	1.605	\$212.30	401	8.8393	1.5 STORY	\$71,200	RES 401	401	69						
08 021 021 07	08 021 021 07	2485 W BAUCH RD	07/28/73	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$114,400	4330	\$235,955	\$25,357	\$206,058	\$151,110	1.178	1.201	\$158.17	401	15.7885	1.5 STORY	\$29,770	RES 401	401	67						
08 021 021 08	08 021 021 08	12778 KELLY K DR	07/15/74	\$324,000	WD	03-ARMY'S LENGTH	\$324,000	\$121,400	3747	\$261,873	\$71,883	\$206,817	\$215,970	1.258	2.063	\$143.88	401	9.1215	2 STORY	\$22,183	SMALL LOT RES	401	63						
Totals:										\$5,668,500	\$2,241,800	\$4,564,702	\$3,971,130	1.150	\$138.17	1.0182	0.13286209	10.5078754	10.5078754	10.5078754	10.5078754	10.5078754	10.5078754	10.5078754					
Std. Dev. =										39.55	12.2655	Coefficient of Var. =	12.2655	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754	Coefficient of Var. =	10.5078754

USED: 1.150 ECF IN 61-70% GOOD  
APPLIED TO RESIDENTIALLY USED STRUCTURES IN RES. AG. COMM. AND CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Term of Sale	60 Sale	30 Sale	30 when sold	30/40	Sub	Cur Approval	Leas	Year	Bldg	Bedroom	Constr	Max	5	ECF	Floor Area	2/24	ECF Area	Dev. b. (Max)	Bldg. Style	Lead Value	Other Parcel's Sale	Lead Table	Preserve Ch.	Billed Date
08 017 046 00	5600 DOUGLAS RD	10/03/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$175,000	\$175,000	30.69		\$136,216	\$38,864								1,233		\$110.41	401	12,7083	1.5 STORY	\$36,116		RES 401	45
08 020 013 00	13601 IONA CENTER RD	12/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$165,000	\$165,000	40.18		\$154,109	\$69,468								1,052		\$90.81	401	14,1285	1.25 STORY	\$66,045		RES 401	45
08 023 014 00	6535 LEWIS AVE	10/28/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	\$150,000	32.53		\$112,766	\$28,211								880		\$137.70	401	17,1678	1+ STORY	\$26,678		RES 401	51
08 028 004 20	12101 TODD RD	06/24/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$179,000	\$179,000	31.68		\$135,410	\$43,603								1,248		\$108.49	401	20,3112	1.75 STORY	\$39,118		RES 401	46
08 028 004 20	12101 TODD RD	06/24/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$179,000	\$179,000	31.68		\$135,410	\$43,603								1,248		\$108.49	401	20,3112	1.75 STORY	\$39,118		RES 401	46
Totals:			\$1,857,200			\$711,000	\$711,000	\$711,000	34.34		\$1,639,679	\$1,132,070								3,969		\$101.10	0.231015901	1.7920					
									1,246																				
									1,264																				

USED: 1.245 ECF IN 0-60% GOOD  
 APPLIED TO RESIDENTIAL USED STRUCTURES IN RES, AG, COMM, IND CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean	Building Sty.	Land Value	Parcels and Tabloparaty	Cladding De.											
08 009 028 31	12000 LULU RD	08/31/22	\$615,000	WD	03-ARMY'S LENGTH	\$615,000	\$274,900	44.70	\$650,622	\$597,166	\$17,834	0.350	0	#DIV/0!	401	127.2482	1.5 STORY	\$149,670	RES 401	401	74										
08 010 023 10	8990 LULU RD	11/15/22	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$124,300	41.43	\$295,308	\$262,582	\$37,418	1.201	0	#DIV/0!	401	42.2242	1.75 STORY	\$73,510	RES 401	401	61										
08 023 024 10	6580 GEIGER RD	02/24/23	\$357,000	WD	03-ARMY'S LENGTH	\$357,000	\$153,700	43.05	\$358,994	\$340,906	\$16,094	0.934	0	#DIV/0!	401	68.8534	2 STORY	\$70,790	RES 401	401	75										
08 026 014 01	338 MOROCCO RD	10/24/23	\$735,000	WD	03-ARMY'S LENGTH	\$735,000	\$331,900	45.16	\$718,601	\$696,905	\$38,095	1.844	0	#DIV/0!	401	22.0863	1.75 STORY	\$76,102	RES 401	401	80										
Totals:											\$3,606,800	\$1,558,500	43.21	\$3,627,354	\$329,080	\$271,090	1.214	#DIV/0!	40.8830	0.953761	73.1053	45.04832									
											Sale. Rate =>		43.21	Std. Dev. =>		2.52	E.C.F. =>		1.214	Ave. E.C.F. =>		1.623	Std. Deviation =>		0.953761	Ave. Variance =>		73.1053	Coefficient of Var =>		45.04832

ECF: 1.215 APPLIED TO AG BUILDINGS IN RES, AG, COMM, IND NEIGHBORHOODS