

2023 Macon Township AG RES Land Calculations

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	Net Acres	Total Acres	1st acre value	Land Table
MA0-105-3730-00	8290 CLINTON-MACON RE	05/05/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,500	43.50	\$104,688	\$7,812	\$12,500	0.28	0.28	14,763.29	MA0 TWP LAND TABLE
MA0-105-3715-00	8254 CLINTON-MACON RE	12/23/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,300	37.41	\$204,842	\$31,358	\$16,200	0.42	0.42	48,618.52	MA0 TWP LAND TABLE
MA0-105-3660-00	8080 CLINTON-MACON RE	10/26/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,500	41.30	\$114,180	\$17,020	\$16,200	0.50	0.50	24,069.91	MA0 TWP LAND TABLE
MA0-105-3550-00	8042 SHORT ST	11/06/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,500	45.34	\$129,101	\$6,699	\$17,800	0.51	0.51	9,380.48	MA0 TWP LAND TABLE
MA0-105-3675-00	8125 SHORT ST	06/27/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$88,600	41.23	\$197,575	\$35,125	\$17,800	0.51	0.51	49,184.84	MA0 TWP LAND TABLE
MA0-110-3800-00	10374 PENNINGTON RD	08/24/20	\$92,600	WD	03-ARM'S LENGTH	\$92,600	\$38,800	41.90	\$96,175	\$19,225	\$22,800	0.99	0.99	19,321.85	MA0 TWP LAND TABLE
														27,556.48	under 1 ac
MA0-117-4800-00	8940 WELCH RD	10/30/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$61,000	40.69	\$152,008	\$20,313	\$22,421	1.19	1.19	18,660.14	MA0 TWP LAND TABLE
MA0-119-4600-00	7650 SMITH RD	11/06/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$98,400	39.20	\$228,733	\$47,407	\$25,140	1.21	1.21	43,150.80	MA0 TWP LAND TABLE
MA0-114-2020-00	11511 PENNINGTON RD	11/13/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$91,800	40.09	\$218,364	\$52,137	\$41,501	3.27	3.27	28,831.83	MA0 TWP LAND TABLE
MA0-109-4825-00	9000 PENNINGTON RD	03/16/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,700	46.75	\$42,919	\$40,000	\$42,919	3.50	3.50	21,380.90	MA0 TWP LAND TABLE
MA0-129-2850-00	8550 MILLS-MACON HWY	11/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,400	40.27	\$143,015	\$53,908	\$46,923	4.17	4.17	26,398.86	MA0 TWP LAND TABLE
MA0-107-2000-00	7475 CLINTON-MACON RE	04/29/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$105,000	37.10	\$241,199	\$90,516	\$48,715	4.50	4.50	42,669.65	MA0 TWP LAND TABLE
MA0-122-1765-00	9000 BRITTON HWY	09/15/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,200	50.50	\$48,878	\$40,000	\$48,878	4.53	4.53	18,793.64	MA0 TWP LAND TABLE
MA0-120-1325-00	9951 TANGENT RD	06/24/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$100,200	36.44	\$230,693	\$97,437	\$53,130	5.00	5.00	43,575.15	MA0 TWP LAND TABLE
MA0-115-4970-00	11000 WELCH RD	11/16/21	\$73,000	WD	19-MULTI PARCEL AR	\$73,000	\$44,800	61.37	\$154,384	\$73,000	\$102,954	10.02	5.02	32,581.49	MA0 TWP LAND TABLE
MA0-115-2125-00	10537 PENNINGTON RD	01/28/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$68,400	40.84	\$161,612	\$57,615	\$51,727	5.06	5.06	25,605.40	MA0 TWP LAND TABLE
MA0-103-1270-00	4901 HACK RD	08/13/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$179,400	47.21	\$417,738	\$23,312	\$61,050	7.05	7.05	8,779.81	MA0 TWP LAND TABLE
MA0-102-2010-00	3911 HACK RD	10/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,700	57.54	\$238,041	\$9,691	\$72,732	10.00	10.00	3,064.56	MA0 TWP LAND TABLE
MA0-121-3500-00	9135 MILLS-MACON HWY	08/03/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$81,900	32.12	\$196,649	\$109,871	\$51,520	5.02	5.02	49,042.71	MA0 TWP LAND TABLE
MA0-107-2900-00	7000 MACON HWY	12/10/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$45,800	48.72	\$95,818	\$94,000	\$95,818	16.47	16.47	23,162.27	MA0 TWP LAND TABLE
MA0-101-3700-00	12050 MOHART HWY	11/03/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,800	39.28	\$290,723	\$87,957	\$73,680	10.29	10.29	27,419.70	MA0 TWP LAND TABLE

Over 20 acres - used 5,700 per acre rate - Tillable 100% soil calculation

27,541.13 1-20 ac
27,000 1st Acre Rate used