

2026 General Acreage Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Net Acres	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
000-19-19-227-004-02	HYDE RD	04/25/23	\$25,000	0.55	0.55	\$25,000	\$10,500	42.00	\$24,814	\$25,000	\$24,814	147.0	118.4	0.55	0.55	\$177	\$45,872	\$1.05	200.00	
000-19-19-227-004-02	HYDE RD	05/30/24	\$26,000	0.55	0.55	\$26,000	\$11,300	43.46	\$24,814	\$26,000	\$24,814	147.0	118.4	0.55	0.55	\$177	\$47,706	\$1.10	200.00	
000-19-22-176-001-06	JEFFERSON RD	12/08/25	\$12,000	0.84	0.84	\$12,000	\$15,100	125.83	\$30,209	\$12,000	\$30,209	134.3	339.7	0.84	0.84		\$14,235	\$0.33	108.05	
1 Acre buildable site use \$20,300																				
000-20-08-151-001-17	PLEASANT VIEW LN	10/23/25	\$10,500	1.41	1.41	\$10,500	\$10,600	100.95	\$21,280	\$10,500	\$21,280	0.0	0.0	1.41	1.41	#DIV/0!	\$7,447	\$0.17	0.00	
000-19-21-151-002-03	JEFFERSON RD	05/21/25	\$39,900	1.52	1.52	\$39,900	\$11,100	27.82	\$22,160	\$39,900	\$22,160	0.0	0.0	1.52	1.52	#DIV/0!	\$26,250	\$0.60	0.00	
000-19-21-151-002-03	JEFFERSON RD	06/27/22	\$24,900	1.52	1.52	\$24,900	\$10,100	40.56	\$22,160	\$24,900	\$22,160	0.0	0.0	1.52	1.52	#DIV/0!	\$16,382	\$0.38	0.00	
1.5 Acre buildable site use \$25,300																				
000-20-08-151-001-19	PLEASANT VIEW LN	04/13/22	\$22,500	2.04	2.04	\$22,500	\$11,800	52.44	\$26,320	\$22,500	\$26,320	0.0	0.0	2.04	2.04	#DIV/0!	\$11,029	\$0.25	0.00	
000-19-34-451-001-10	CEMENT CITY RD	01/27/25	\$35,000	2.50	2.50	\$35,000	\$15,000	42.86	\$30,000	\$35,000	\$30,000	0.0	0.0	2.50	2.50	#DIV/0!	\$14,000	\$0.32	0.00	
2 Acres buildable site use \$28,000																				
2.5 Acres use \$32,000																				
000-19-27-426-013-07	VANTAGE VIEW	09/25/25	\$50,000	3.12	3.12	\$50,000	\$16,700	33.40	\$33,360	\$50,000	\$33,360	0.0	0.0	3.12	3.12	#DIV/0!	\$16,026	\$0.37	0.00	
3 Acre Parcels use \$35,700																				
000-19-07-151-001-00	8255 S MERIDIAN RD	10/25/24	\$49,500	4.07	4.07	\$49,500	\$30,200	61.01	\$36,630	\$49,500	\$36,630	0.0	0.0	4.07	4.07	#DIV/0!	\$12,162	\$0.28	0.00	
000-19-13-126-003-10	MCKINNEY RD	04/15/22	\$58,000	4.80	4.80	\$58,000	\$18,700	32.24	\$43,191	\$58,000	\$43,191	0.0	0.0	4.80	4.80	#DIV/0!	\$12,086	\$0.28	0.00	
4 Acre Parcels use \$40,800																				
000-19-31-151-001-03	S MERIDIAN RD	05/05/25	\$55,000	5.56	5.56	\$55,000	\$31,100	56.55	\$62,200	\$55,000	\$62,200	225.0	1077.0	5.56	5.56	\$244	\$9,892	\$0.23	225.00	
5 Acre Parcels use \$49,500																				
7 Acre Parcel use \$64,800																				
000-19-25-101-002-05	CEMENT CITY RD	03/19/24	\$93,500	9.70	9.70	\$93,500	\$33,700	36.04	\$69,200	\$93,500	\$69,200	0.0	0.0	9.70	9.70	#DIV/0!	\$9,639	\$0.22	0.00	
000-20-31-151-005-02	BROOKLYN RD	03/19/25	\$35,000	9.80	9.80	\$35,000	\$34,700	99.14	\$69,464	\$35,000	\$69,464	0.0	0.0	9.80	9.80	#DIV/0!	\$3,572	\$0.08	0.00	
10 Acre Parcel use \$75,000																				
000-20-29-126-002-00	WAMPLERS LAKE RD	06/29/23	\$65,000	11.04	11.04	\$65,000	\$36,500	56.15	\$73,120	\$65,000	\$73,120	0.0	0.0	11.04	11.04	#DIV/0!	\$5,888	\$0.14	0.00	
000-20-18-351-001-00	BROOKLYN RD	02/14/25	\$61,870	13.00	13.00	\$61,870	\$4,900	7.92	\$39,500	\$61,870	\$39,500	0.0	0.0	13.00	13.00	#DIV/0!	\$4,759	\$0.11	0.00	
000-20-18-351-001-00	BROOKLYN RD	02/14/25	\$61,870	13.00	13.00	\$61,870	\$4,900	7.92	\$39,500	\$61,870	\$39,500	0.0	0.0	13.00	13.00	#DIV/0!	\$4,759	\$0.11	0.00	
15 Acre parcel use \$86,000																				
20 Acre parcels use \$107,400																				
25 Acre parcel use \$128,800																				
000-20-18-351-003-04	CASE RD	02/14/25	\$161,690	34.00	34.00	\$161,690	\$18,300	11.32	\$109,500	\$161,690	\$109,500	0.0	0.0	34.00	34.00	#DIV/0!	\$4,756	\$0.11	0.00	
000-19-12-176-001-00	BROOKLYN RD	07/14/22	\$138,000	40.00	40.00	\$138,000	\$75,900	55.00	\$151,831	\$138,000	\$151,831	0.0	0.0	40.00	0.00	#DIV/0!	\$3,450	\$0.08	0.00	
30 Acre parcel use \$149,200																				
40 Acre parcel use \$190,000																				
50 Acre parcel use \$242,000																				
000-20-31-251-001-27	DAUGHERTY RD	11/22/22	\$265,000	71.30	71.30	\$265,000	\$100,000	37.74	\$227,601	\$265,000	\$227,601	0.0	0.0	71.30	0.00	#DIV/0!	\$3,717	\$0.09	0.00	
100 Acres use \$357,500																				
Totals:		\$1,290,230	230.31	230.31	\$1,290,230	\$501,100	Sale. Ratio =>	38.84	\$1,156,854	\$1,290,230	\$1,156,854	653.4	230.31	119.01	Average	Average	Average	Average	Average	
			Average	Average		Std. Dev. =>	30.49			Average					per Net Acre=>	per Net Acre=>	per FF=>	per Net Acre=>	per SqFt=>	

use 255 per ff from 2 sales with ff

SUPPORT FROM OTHER TOWNSHIPS IN JACKSON FOR ACRE VALUES

PARCEL NUMBER	ADDRESS	SALES DATE	SALES PRICE	ACRES
000-04-07-376-001-03	LOSEY RD	6/28/2024	\$21,000	2248-0882 1.02
000-14-23-201-001-08	NAPOLEON RD	10/16/2023	\$23,000	2237-0180 1.01
000-15-21-151-005-02	ORBAN RD	11/1/2024	\$25,000	2254-0996 1.11
000-07-36-176-008-12	6079 LEORA LN	9/11/2023	\$21,500	2235-0623 1.12
000-15-05-351-001-19	PAGE AVE	1/22/2024	\$29,000	2240-1169 1.4

000-20-34-228-001-02	12987 WAMPLERS LAKE RD	11/15/2023	\$30,000	2238-0201	1.93
000-14-11-476-001-05	LEE RD	7/18/2024	\$32,000	2249-0812	2
000-15-29-176-001-02	REXFORD RD	5/31/2023	\$35,000	2230-1132	2.02
000-15-01-400-001-09	2081 S FRANCISCO RD	7/9/2024	\$39,000	2249-208	2.11
000-04-15-400-001-13	KENNEDY	5/16/2023	\$21,500	2230-1218	2.26
000-04-15-400-001-11	KENNEDY RD	9/26/2023	\$10,000	2236-0067	2.26
000-10-26-101-001-11	KALMBACH RD	10/6/2023	\$37,000	2236-0816	2.467
000-19-34-451-001-09	6275 CEMENT CITY RD	10/3/2024	\$35,000	2253-1148	2.505
000-09-26-152-002-04	FOX RD	5/14/2024	\$30,000	2246-1229	2.7
000-19-18-101-001-12	PRODUCTION	3/11/2024	\$30,000	2243-0400	2.8
000-15-21-351-003-02	URBAN RD	11/15/2024	\$27,011	2256-0321	3
000-15-14-476-002-24	FISHVILLE RD	11/10/2023	\$45,000	2238-0023	3.01
000-10-26-101-001-09	2990 KALMBACH	6/27/2024	\$38,000	2248-1245	3.785
000-09-32-401-002-04	S SUTTON RD	12/19/2023	\$40,000	2239-0789	3.83
000-09-26-152-002-03	GREENWOOD RD	8/8/2023	\$58,000	2234-0038	4.72
000-20-26-300-001-03	11620 HARDCASTLE RD	7/20/2023	\$40,000	2233-0318	5
000-18-12-476-002-00	WETHERBY RD	10/21/2024	\$12,000	2253-1127	0.5
000-03-32-126-004-00	HENRY RD	11/14/2023	\$25,000	2238-0405	1.03
000-07-36-201-001-13	LEORA LN	7/17/2024	\$23,000	2249-0664	1.11
000-18-28-126-001-08	2251 W LIBERTY RD	4/4/2023	\$18,500	2228-0963	1.38
000-06-02-376-001-05	BROWN RD	5/15/2023	\$35,265	2230-0393	1.8
000-12-01-201-001-07	O'BRIEN RD	6/6/2024	\$33,000	2247-0949	2.1
000-11-16-376-001-05	ALBION RD	4/21/2023	\$19,000	2229-0439	2.1
000-06-34-400-001-11	N CONCORD RD	8/10/2023	\$25,000	2233-1145	2.5
000-03-31-100-001-32	7892 DANPATCH DR	3/11/2025	\$20,000	2260-441	2.51
000-08-09-326-001-14	WOLHAVN LN	10/24/2023	\$28,000	2237-0348	2.52
000-12-26-101-004-03	VROOMAN RD	12/14/2023	\$25,000	2239-0494	2.67
000-07-18-100-001-10	4559 N PARMA RD	4/3/2023	\$28,600	2228-0402	2.75
000-01-23-126-001-05	12661 POPE CHURCH	5/31/2023	\$35,000	2230-0962	3.51
000-11-11-201-001-04	2872 LITTLE	2/21/2024	\$40,000	2241-1299	4.44

2026 CORAL CITY Land Values

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
000-19-15-328-010-00	9508 MOREA AVE	10/15/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$21,200	30.29	\$45,414	\$34,586	\$10,000	66.0	132.0	0.20	0.20	\$524	\$172,930	\$3.97	66.00		
Totals:			\$70,000			\$70,000	\$21,200		\$45,414	\$34,586	\$10,000	66.0		0.20	0.20			Average per FF=>	Average per Net Acre=>	Average per SqFt=>	
							Sale. Ratio =>	30.29			Average per FF=>	\$524			Average per Net Acre=>	172,930.00			Average per SqFt=>	\$3.97	
Coral City							Std. Dev. =>		#DIV/0!												

manufacture and mobile home area
70000*15%=10500 use 10,000 per site