

2026 KEENE TOWNSHIP VACANT AGRICULTURAL LAND ANALYSIS

OUT YEAR TIMEFRAME 4/1/2023 TO 3/31/2024		IN YEAR TIMEFRAME 4/1/2024 TO 3/31/2025		ME ADJUSTMENT T		4/1/2024		PER MONTH		0.00359		Scrub		\$3,200		Wet Acre		\$1,000					
NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre	Comments
<b>NBHD 1</b>																							
1	051-005-000-015-00	8/19/2022	\$450,000		672/1852	\$3,897	119.324	3.857	0.000	115.467	12.883	0.000	11.16%	\$41,226	102.584	\$0	\$408,774	582	19	0.06820703	436,656	\$4,257	Sold w: 051-005-000-010-00
1	051-005-000-020-00	11/30/2022	\$360,000		673/3643	\$6,258	60.000	2.475	0.000	57.525	3.500	0.000	6.08%	\$11,200	54.025	\$0	\$348,800	481	16	0.0574375	368,834	\$6,827	
1	051-006-000-025-13	3/24/2023	\$289,362		674/4526	\$5,806	49.890	0.050	0.000	49.840	7.334	0.000	14.72%	\$23,469	42.506	\$0	\$265,893	367	12	0.04307813	277,347	\$6,525	
1	051-019-000-040-20	2/20/2024	\$456,382		677/7639	\$6,339	73.313	0.419	0.901	71.993	12.500	0.000	17.36%	\$40,000	59.493	\$0	\$416,382	0	0	0	416,382	\$6,999	
1	130-023-000-055-10	7/15/2024	\$250,000		679/3171	\$6,329	40.000	0.500	0.000	39.500	25.204	0.000	63.81%	\$80,653	14.296	\$84,549	\$84,798	0	0	0	84,798	\$5,932	
1	051-016-000-060-11	7/10/2024	\$41,400		679/2722	\$4,492	9.400	0.184	0.000	9.216	1.786	0.000	19.38%	\$5,715	7.430	\$0	\$35,685	0	0	0	35,685	\$4,803	
1	051-019-000-050-05	4/19/2022	\$385,000		670/7339	\$3,794	102.081	0.617	0.000	101.464	1.348	0.000	1.33%	\$4,314	100.116	\$0	\$380,686	702	23	0.08256641	412,118	\$4,116	N/V Bldg
1	070-012-000-040-00	9/14/2022	\$200,000		672/5285	\$3,320	63.300	2.175	0.885	60.240	44.360	0.000	73.64%	\$141,952	15.880	\$0	\$58,048	557	19	0.06820703	62,007	\$3,905	Sold w: 070-012-000-045-00
1	120-033-000-105-00	7/8/2022	\$300,000		671/6865	\$4,361	70.000	1.212	0.000	68.788	41.853	0.000	60.84%	\$133,930	26.935	\$0	\$166,070	623	21	0.07538672	178,590	\$6,630	
1	130-030-000-020-01	1/27/2023	\$400,000		673/8986	\$4,641	86.250	0.058	0.000	86.192	32.670	4.530	43.16%	\$109,074	48.992	\$0	\$290,926	424	14	0.05025781	305,547	\$6,237	
						\$3,132,144				\$4,616											2,577,965	\$5,459	
										660.225					472.257	\$84,549					\$6,084		

NOTES:

For 2026 Keene Township has prepared and developed a vacant ag land analysis by utilizing and analyzing the Ionia County Equalization Study and incorporating the small sample size of v-l sales in Keene Twp during the study period.

Land Value of \$5,400 was used to compute the 2026 assessed values for the Keene Twp agricultural class

County Wide Sales used in the study were purged and selected as follows:

Some of the criteria used but not limited to in the selection process for the Keene Township ag study are sales in the same school district, utilizing rural location sales close to the same geographical area as Keene Township and sales of similar use of properties in the Keene Township ag class.