

2026 SUMPTER TOWNSHIP AGRICULTURAL ECF ANALYSIS

Sales in the Ag class are limited. Necessary to use 4-1-2020 until 11.1.2025 AND sales in Huron, Sumpter, and Van Buren Twps

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
75 038 99 0004 701	32855 SIBLEY	07/27/23	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$167,500	37.64	\$347,988	\$70,337	\$374,663	\$447,824	0.837	2,960	\$126.58	00010	105.0338	1.00 STORY		75 RESIDENTIAL	101	67
75 117 99 0022 707	OTTER	12/09/20	\$423,876	PTA	03-ARM'S LENGTH	\$423,876	\$282,700	66.69	\$558,535	\$365,498	\$58,378	\$321,728	0.181	3,096	\$18.86	00010	170.5517	2.00 STORY		75 AGRICULTURAL	101	64
81 037 99 0008 001	20218 MARTINSVILLE	12/20/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$92,900	30.97	\$211,177	\$181,522	\$118,478	\$30,260	3.915	0	#DIV/0!	02	202.8340	1.25 STORY		AGRICULTURAL 81	101	46
81 065 99 0012 006	22407 KARR	09/07/21	\$150,000	PTA	19-MULTI PARCEL ARM'S L	\$150,000	\$50,800	33.87	\$149,971	\$65,895	\$84,105	\$43,845	1.918	0	#DIV/0!	02	3.1271		81 065 99 0012 002, 81 065 99 0012 007, 81 065 99 0012 008	AGRICULTURAL 81	101	0
83 126 99 0014 008	48932 MARTZ	01/18/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$59,600	32.22	\$132,352	\$79,248	\$105,752	\$42,146	2.509	0	#DIV/0!	031	62.2213			METRO PARK/SOUTHERI	401	0
83 131 99 0010 000	16707 ELWELL RD	04/20/20	\$537,500	PTA	03-ARM'S LENGTH	\$537,500	\$201,400	37.47	\$394,090	\$189,801	\$347,699	\$226,988	1.532	2,051	\$169.53	03007	35.5172	1.00 STORY		83 AGRICULTURAL	101	
83 135 99 0011 000	44680 BEMIS RD	12/31/20	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$146,400	24.81	\$390,397	\$263,546	\$326,454	\$140,946	2.316	2,238	\$145.87	03007	42.9203	1.75 STORY		83 AGRICULTURAL	101	
7 Totals:			\$2,631,376			\$2,631,376	\$1,001,300		\$2,184,510		\$1,415,529	\$1,253,737			#DIV/0!		75.7920					
							Sale. Ratio =>	38.05					E.C.F. =>	1.129			Std. Deviation=>	DEVA(n3:n13)				
							Std. Dev. =>	13.52					Ave. E.C.F. =>	1.887			Ave. Variance=>	88.8865	Coefficient of Var=>	47.1054514		

ONLY AG BLDGS ON AG ECF. AND ECF IS USED IN AREAS WITH AG PROPERTIES. ALL RESIDENTIAL IS ON RESIDENTIAL ECF.

- 01 OLDER PLATS AND <1 ACRE
- 02 VAN BUREN SCHOOL DISTRICT
- 03 NEWER PLATS WITH LARGER PARCELS
- 05 OLDER PLATS AND >1 ACRE
- 06 HURON SCHOOL DISTRICT
- 07 LINCOLD SCHOOL DISTRICT
- 08 AIRPORT SCHOOL DISTRICT

2026 SUMPTER TOWNSHIP AGRICULTURAL LAND ANALYSIS

Sales in the Ag class are limited. Necessary to use 4-1-2020 until 11.1.2025 AND sales in Huron, Sumpter, and Van Buren Twp.

1-20 ACRES

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	Dollars/Acre	Other Parcels in Sale	Land Table
75 003 99 0007 000	PRESCOTT	04/09/21	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$19,000	38.00	\$45,724	\$50,000	\$45,724	9.94	\$5,030	75 003 99 0008 000	75 AGRICULTURAL
75 003 99 0008 000	PRESCOTT	04/09/21	\$50,000	WD	19-MULTI PARCEL ARM'S LEN	\$50,000	\$37,700	75.40	\$89,415	\$50,000	\$89,415	19.87	\$2,516	75 003 99 0007 000	
75 038 99 0001 702	SIBLEY	11/06/23	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$37,800	41.54	\$75,594	\$91,000	\$75,594	17.58	\$5,176		75 AGRICULTURAL
81 027 99 0009 002	JUDD	09/26/23	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$32,200	24.03	\$64,470	\$134,000	\$64,470	18.42	\$7,275		AGRICULTURAL 81
81 048 99 0008 004	39716 JUDD	06/06/22	\$54,000	PTA	03-ARM'S LENGTH	\$54,000	\$8,500	15.74	\$17,150	\$54,000	\$17,150	9.80	\$5,510		AGRICULTURAL 81
81 065 99 0012 006	22407 KARR	09/07/21	\$150,000	PTA	19-MULTI PARCEL ARM'S LEN	\$150,000	\$50,800	33.87	\$108,863	\$107,032	\$65,895	19.10	\$5,604	81 065 99 0012 002, 81 065 99 0012 007, 81 065 99 0012 008	AGRICULTURAL 81
83 131 99 0011 000	16883 ELWELL	10/13/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$80,100	39.07	\$189,466	\$71,319	\$55,785	9.83	\$7,255		83 AGRICULTURAL
83 139 99 0021 006	RIGGS	07/13/23	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$28,600	143.00	\$72,100	\$20,000	\$72,100	2.90	\$6,897		SOUTH OF LAKE
8 Totals:			\$754,000			\$754,000	\$294,700		\$662,782	\$577,351	\$486,133	107.44	\$45,263		
							Sale. Ratio =>	39.08			Average				
							Std. Dev. =>	40.92			per Net Acre=>	5,373.71			

20+ ACRES

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	Dollars/Acre	Other Parcels in Sale	Land Table
75 075 99 0004 707	CLARK	07/12/22	\$200,000	PTA	09-FAMILY	\$200,000	\$73,800	36.90	\$147,559	\$200,000	\$147,559	35.99	\$5,557		75 AGRICULTURAL
75 076 99 0005 711	OTTER	03/08/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$225,500	\$300,000	\$225,500	55.00	\$5,455		75 AGRICULTURAL
75 117 99 0022 707	OTTER	12/09/20	\$423,876	PTA	03-ARM'S LENGTH	\$423,876	\$282,700	66.69	\$558,535	\$207,715	\$342,374	98.58	\$2,107		75 AGRICULTURAL
75 118 99 0009 700	OTTER	10/28/20	\$280,500	PTA	03-ARM'S LENGTH	\$280,500	\$184,900	65.92	\$369,713	\$280,500	\$369,713	93.47	\$3,001		75 AGRICULTURAL
81 018 99 0016 701	18000 LOHR	07/02/21	\$210,000	PTA	14-INTO/OUT OF TRUST	\$210,000	\$54,900	26.14	\$111,776	\$210,000	\$111,776	37.89	\$5,542		AGRICULTURAL 81
81 039 99 0001 702	SUMPTER	08/24/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$50,000	25.00	\$100,000	\$200,000	\$100,000	40.00	\$5,000		AGRICULTURAL 81
6 Totals:			\$1,614,376			\$1,614,376	\$646,300		\$1,513,083	\$1,398,215	\$1,296,922	360.93	\$26,662		
							Sale. Ratio =>	40.03			Average				
							Std. Dev. =>	25.88			per Net Acre=>	\$3,874			

2026 Sumpter Township Ag Land Summary

1-20 ACRES	\$	5,370
20-40 ACRES	\$	3,870
40-80 ACRES	\$	3,870
80+ACRES	\$	3,870