

2025 WATERTOWN TOWNSHIP RESIDENTIAL SUBS AND TOWNSHIP LAND TABLES VALUE 0-5 ACRES \$252 FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-005-400-010-25	JEAN	11/03/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,000	25.00	\$17,789
240-005-400-050-00	337 CUSTER	10/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,500	34.19	\$159,564
240-005-400-110-00	318 CUSTER	11/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$29,700	28.29	\$68,225
240-008-100-070-00	516 S SANDUSKY	06/23/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$27,600	34.50	\$55,268
240-008-100-200-10	55 LAFAYETTE	07/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$60,700	26.39	\$134,148
240-008-100-250-00	740 S SANDUSKY	12/09/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$77,699
240-008-400-070-04	976 S SANDUSKY	01/23/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,700	34.51	\$238,517
240-019-300-010-10	760 W FRENCHLINE	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,100	45.24	\$439,647
240-025-100-010-01	1680 E FRENCHLINE	11/30/22	\$109,000	MLC	03-ARM'S LENGTH	\$109,000	\$36,300	33.30	\$77,974
240-025-200-020-00	2001 FETTING	06/21/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$11,400	65.14	\$22,853
240-026-200-010-01	1116 E FRENCHLINE	06/21/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$43,900	28.14	\$170,042
240-036-400-050-10	1745 E MARLETTE	12/07/23	\$0	MLC	03-ARM'S LENGTH	\$100,000	\$60,900	60.90	\$102,742
240-060-000-004-00	1937 S SANDUSKY	07/07/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,300	46.65	\$167,368
240-070-000-013-00	189 MAPLE CIRCLE	06/16/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$150,600	36.73	\$318,679
240-070-000-015-00	426 MAPLE CIRCLE	08/24/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$90,700	36.29	\$198,067
240-100-000-005-00	39 DELL	03/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$67,600	31.44	\$164,490
Totals:			\$2,826,400			\$2,926,400	\$1,088,900		\$2,413,072
								Sale. Ratio =>	37.21
								Std. Dev. =>	11.83

2025 WATERTOWN TOWNSHIP RESIDENTIAL LAND SALES FOR LAND TABLES: SUBS & WATERTOWN; LAND VALUES ARE \$252 FRONT FOOT FOR 0-5 ACRES.

2025 WATERTOWN TOWNSHIP RESIDENTIAL SUBS AND TOWNSHIP LAND TABLES VALUE 0-5 ACRES \$252 FRONT FOOT

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$24,000	\$17,789	716.4	208.0	4.15	4.11	\$33	\$5,778	\$0.13	716.43	240-R
\$76,556	\$21,120	132.0	627.0	1.90	1.80	\$580	\$40,293	\$0.92	132.00	240-R
\$52,775	\$16,000	100.0	297.0	0.68	0.68	\$528	\$77,383	\$1.78	100.00	240-R
\$35,292	\$10,560	66.0	198.0	0.30	0.30	\$535	\$117,640	\$2.70	66.00	240-R
\$124,652	\$28,800	180.0	708.5	2.93	2.93	\$693	\$42,572	\$0.98	180.00	240-R
\$2,861	\$10,560	66.0	200.0	0.30	0.30	\$43	\$9,442	\$0.22	66.00	240-R
\$106,107	\$29,624	185.2	340.0	1.71	1.71	\$573	\$62,233	\$1.43	185.15	240-R
\$69,473	\$49,120	307.0	517.0	3.87	3.87	\$226	\$17,933	\$0.41	307.00	240-R
\$34,057	\$3,031	177.1	213.0	1.00	1.00	\$192	\$34,194	\$0.78	177.10	240-R
\$2,332	\$7,685	270.0	248.0	1.75	1.75	\$9	\$1,335	\$0.03	270.00	240-R
\$29,958	\$44,000	275.0	283.8	2.00	2.00	\$109	\$14,964	\$0.34	275.00	240-R
\$1,512	\$4,254	240.0	148.5	0.82	1.00	\$6	\$1,848	\$0.04	240.00	240-R
\$6,972	\$4,340	235.0	175.0	1.24	1.24	\$30	\$5,636	\$0.13	308.00	240-R
\$121,489	\$30,168	167.9	374.1	0.85	0.61	\$724	\$143,434	\$3.29	210.00	240-R
\$71,854	\$20,021	106.5	122.0	0.47	0.47	\$675	\$153,534	\$3.52	167.00	240-R
\$64,875	\$14,365	54.4	146.0	0.26	0.26	\$1,192	\$248,563	\$5.71	78.00	240-R
\$824,765	\$311,437	3,278.5		24.22	24.03					
Average				Average		Average				
per FF=>		\$252		per Net Acre=>	34,050.24	per SqFt=>	\$0.78			

2025 WATERTOWN TOWNSHIP RESIDENTIAL SUBS AND TOWNSHIP LAND TABLES VALUE 0-5 ACRES \$252 FRONT FOOT

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
1571-897		WATERTOWN	1	0	3/12/2018	RES VAC	402	WATERTOWN	WATERTOWN
1539-898		WATERTOWN	0	1	10/15/2022		401	WATERTOWN	
1543-791		WATERTOWN	0	1	NOT INSPECTED		401	WATERTOWN	
1529-889		WATERTOWN	0	0	NOT INSPECTED		401	WATERTOWN	
1531-571		WATERTOWN	0	0	NOT INSPECTED		401	WATERTOWN	
1545-206		WATERTOWN	0	0	NOT INSPECTED		401	WATERTOWN	
1548-8		WATERTOWN	0	1	5/21/2023		401	WATERTOWN	
1560-489		WATERTOWN	0	1	7/3/2021	RES 1 FAMILY	401	WATERTOWN	
1544-489		WATERTOWN	0	1	5/4/2019		401	WATERTOWN	
1529-755		WATERTOWN	1	1	9/3/2022		401	WATERTOWN	
1532-33		WATERTOWN	0	0	NOT INSPECTED		401	WATERTOWN	
1575-97		WATERTOWN	0	1	4/13/2019		401	WATERTOWN	
1561-574		WATERTOWN SUBS	0	1	7/1/2022		401	WATERTOWN SUBS	WATERTOWN SUBS
1559-462	240-005-400-010-05	WATERTOWN SUBS	0	0	9/18/2020	RES 1 FAMILY	401	WATERTOWN SUBS	WATERTOWN SUBS
1535-569		WATERTOWN SUBS	0	0	NOT INSPECTED	RES 1 FAMILY	401	WATERTOWN SUBS	
1581-295		WATERTOWN SUBS	0	1	9/3/2022		401	WATERTOWN SUBS	

2025 WATERTOWN TOWNSHIP RESIDENTIAL LAND SALES 1 -80 ACRES \$5,800 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-005-400-010-18	WHITETAIL	09/12/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,100	80.50	\$32,195
240-005-400-010-25	JEAN	11/03/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,000	25.00	\$17,789
240-006-300-020-03	950 W MILLER	11/03/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$68,800	29.28	\$143,231
240-006-300-020-08	W MILLER	09/27/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,000	33.33	\$12,048
240-008-100-200-01	23 LAFAYETTE	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$60,700	60.70	\$121,270
240-014-100-010-01	FETTING	03/28/22	\$277,465	WD	03-ARM'S LENGTH	\$277,465	\$151,700	54.67	\$316,000
240-019-300-010-10	760 W FRENCHLINE	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,100	45.24	\$439,647
240-020-100-030-04	1750 S SANDUSKY	02/14/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$55,400	43.97	\$128,629
240-025-200-020-00	2001 FETTING	06/21/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$11,400	65.14	\$22,853
240-026-200-010-01	1116 E FRENCHLINE	06/21/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$43,900	28.14	\$170,042
240-026-300-020-05	2499 CASH	09/14/21	\$22,800	WD	03-ARM'S LENGTH	\$22,800	\$6,000	26.32	\$12,048
240-027-200-010-01	650 E FRENCHLINE	06/25/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$22,800	36.19	\$45,512
240-032-400-030-02	100 W MARLETTE	09/27/21	\$146,900	WD	03-ARM'S LENGTH	\$146,900	\$70,600	48.06	\$145,069
240-032-400-290-00	2892 S SANDUSKY	04/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$194,668
240-033-200-050-00	32 MORRIS	06/04/21	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$53,900	44.00	\$106,219
Totals:			\$2,024,165			\$2,024,165	\$879,700		\$1,907,220
								Sale. Ratio =>	43.46
								Std. Dev. =>	15.84

2025 RESIDENTIAL LAND VALUE ANALYSIS OF 1 - 80 ACRES FOR LAND TABLE OF: WATERTOWN; HAS A VALUE OF \$5,800 ACRE.

2025 WATERTOWN TOWNSHIP RESIDENTIAL LAND SALES 1 -80 ACRES \$5,800 ACRE

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$20,000	\$32,195	201.2	184.0	1.00	1.00	\$99	\$20,000	\$0.46	201.22	240-R
\$24,000	\$17,789	716.4	208.0	4.15	4.11	\$33	\$5,778	\$0.13	716.43	240-R
\$105,401	\$13,632	303.7	617.0	3.00	3.00	\$347	\$35,134	\$0.81	211.80	240-R
\$18,000	\$12,048	316.0	334.3	2.63	2.63	\$57	\$6,844	\$0.16	327.00	240-R
\$16,180	\$37,450	60.0	182.0	5.82	5.57	\$270	\$2,780	\$0.06	60.00	240-R
\$277,465	\$316,000	1,320.0	2640.0	80.00	80.00	\$210	\$3,468	\$0.08	1,320.00	240-R
\$69,473	\$49,120	307.0	517.0	3.87	3.87	\$226	\$17,933	\$0.41	307.00	240-R
\$93,671	\$96,300	831.0	1099.0	20.96	20.96	\$113	\$4,469	\$0.10	831.00	240-R
\$2,332	\$7,685	270.0	248.0	1.75	1.75	\$9	\$1,335	\$0.03	270.00	240-R
\$29,958	\$44,000	275.0	283.8	2.00	2.00	\$109	\$14,964	\$0.34	275.00	240-R
\$22,800	\$12,048	419.5	330.0	3.03	3.02	\$54	\$7,525	\$0.17	400.00	240-R
\$21,688	\$4,200	144.8	231.0	1.01	1.01	\$150	\$21,580	\$0.50	165.00	240-R
\$48,391	\$46,560	405.0	0.0	10.00	10.00	\$119	\$4,839	\$0.11	0.00	240-R
\$90,332	\$50,000	220.0	0.0	10.25	10.25	\$411	\$8,813	\$0.20	0.00	240-R
\$42,269	\$25,988	236.3	384.4	2.00	2.00	\$179	\$21,113	\$0.48	208.71	240-R
\$881,960	\$765,015	6,026.0		151.48	151.17					
Average				Average		Average				
per FF=>		\$146		per Net Acre=>	5,822.48	per SqFt=>	\$0.13			

2025 WATERTOWN TOWNSHIP RESIDENTIAL LAND SALES 1 -80 ACRES \$5,800 ACRE

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1567-166		WATERTOWN	0	0	NOT INSPECTED	RES VAC	402	WATERTOWN		
1571-897		WATERTOWN	1	0	3/12/2018	RES VAC	402	WATERTOWN	WATERTOWN	
1505-394		WATERTOWN	1	0	6/3/2022		401	WATERTOWN		
1500-255		WATERTOWN	0	0	NOT INSPECTED	RES VAC	001	WATERTOWN	WATERTOWN	
1531-588	240-008-100-110-00	WATERTOWN	1	0	5/12/2023		401			
1524-634		WATERTOWN	0	0	7/17/2018	RES VAC	402	WATERTOWN		
1560-489		WATERTOWN	0	1	7/3/2021	RES 1 FAMILY	401	WATERTOWN		
1516-323		WATERTOWN	0	1	1/15/2017		401	WATERTOWN		
1529-755		WATERTOWN	1	1	9/3/2022		401	WATERTOWN		
1532-33		WATERTOWN	0	0	NOT INSPECTED		401	WATERTOWN		
1500-877		WATERTOWN	0	0	5/18/2019	RES VAC	401	WATERTOWN		
1489-413		WATERTOWN	0	1	8/18/2023		401	WATERTOWN		
1500-265		WATERTOWN	0	0	11/2/2021		401	WATERTOWN		
1524-350		WATERTOWN	0	1	7/26/2024		401	WATERTOWN		
1487-52		WATERTOWN	0	0	7/20/2021		401	WATERTOWN		

2025 WATERTOWN TOWNSHIP RESIDENTIAL SALES SUBS TOWNSHIP TABLES ECF .883

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-005-400-050-00	337 CUSTER	10/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,500	34.19	\$159,564
240-008-100-200-01	23 LAFAYETTE	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$60,700	60.70	\$121,270
240-008-100-250-00	740 S SANDUSKY	12/09/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$77,699
240-008-400-070-04	976 S SANDUSKY	01/23/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,700	34.51	\$238,517
240-019-300-010-10	760 W FRENCHLINE	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,100	45.24	\$439,647
240-025-100-010-01	1680 E FRENCHLINE	11/30/22	\$109,000	MLC	03-ARM'S LENGTH	\$109,000	\$36,300	33.30	\$77,974
240-026-200-010-01	1116 E FRENCHLINE	06/21/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$43,900	28.14	\$170,042
240-029-100-040-00	2008 S SANDUSKY	03/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,600	40.60	\$88,746
240-032-400-290-00	2892 S SANDUSKY	04/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$194,668
240-036-400-050-10	1745 E MARLETTE	12/07/23	\$0	MLC	03-ARM'S LENGTH	\$100,000	\$60,900	60.90	\$102,742
240-060-000-004-00	1937 S SANDUSKY	07/07/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,300	46.65	\$167,368
240-070-000-013-00	189 MAPLE CIRCLE	06/16/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$150,600	36.73	\$318,679
240-070-000-015-00	426 MAPLE CIRCLE	08/24/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$90,700	36.29	\$198,067
240-100-000-031-00	485 S SANDUSKY	12/19/23	\$0	MLC	03-ARM'S LENGTH	\$140,000	\$50,700	36.21	\$119,083
Totals:			\$2,589,900			\$2,829,900	\$1,136,200		\$2,474,066
								Sale. Ratio =>	40.15
								Std. Dev. =>	9.84

2025 WATERTOWN TOWNSHIP RESIDENTIAL SALES FOR ECT TABLES: WATERTOWN SUBS & WATERTOWN LAND TABLES TOGETHER WITH AN ECF .883

2025 WATERTOWN TOWNSHIP RESIDENTIAL SALES SUBS TOWNSHIP TABLES ECF .883

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-005-400-050-00	337 CUSTER	10/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,500	34.19	\$159,564
240-008-100-200-01	23 LAFAYETTE	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$60,700	60.70	\$121,270
240-008-100-250-00	740 S SANDUSKY	12/09/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$77,699
240-008-400-070-04	976 S SANDUSKY	01/23/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,700	34.51	\$238,517
240-019-300-010-10	760 W FRENCHLINE	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,100	45.24	\$439,647
240-025-100-010-01	1680 E FRENCHLINE	11/30/22	\$109,000	MLC	03-ARM'S LENGTH	\$109,000	\$36,300	33.30	\$77,974
240-026-200-010-01	1116 E FRENCHLINE	06/21/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$43,900	28.14	\$170,042
240-029-100-040-00	2008 S SANDUSKY	03/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,600	40.60	\$88,746
240-032-400-290-00	2892 S SANDUSKY	04/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$194,668
240-036-400-050-10	1745 E MARLETTE	12/07/23	\$0	MLC	03-ARM'S LENGTH	\$100,000	\$60,900	60.90	\$102,742
240-060-000-004-00	1937 S SANDUSKY	07/07/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,300	46.65	\$167,368
240-070-000-013-00	189 MAPLE CIRCLE	06/16/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$150,600	36.73	\$318,679
240-070-000-015-00	426 MAPLE CIRCLE	08/24/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$90,700	36.29	\$198,067
240-100-000-031-00	485 S SANDUSKY	12/19/23	\$0	MLC	03-ARM'S LENGTH	\$140,000	\$50,700	36.21	\$119,083
Totals:			\$2,589,900			\$2,829,900	\$1,136,200		\$2,474,066
								Sale. Ratio =>	40.15
								Std. Dev. =>	9.84

2025 WATERTOWN TOWNSHIP RESIDENTIAL SALES SUBS TOWNSHIP TABLES ECF .883

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$21,120	\$193,880	\$186,582	1.039	1,400	\$138.49	240-R	17.1744	Ranch	
\$42,662	\$57,338	\$105,941	0.541	3,296	\$17.40	240-R	32.6142	Ranch	
\$12,411	\$57,589	\$87,989	0.655	1,472	\$39.12	240-R	21.2869	Ranch	
\$40,889	\$274,111	\$264,209	1.037	2,460	\$111.43	240-R	17.0110	1.5 STY	
\$64,283	\$395,717	\$501,824	0.789	2,866	\$138.07	240-R	7.8811	1.75 STY	RES 1 FAMILY
\$8,116	\$100,884	\$94,148	1.072	1,156	\$87.27	240-R	20.4175	MANUFACTURED	
\$45,316	\$110,684	\$168,094	0.658	1,456	\$76.02	240-R	20.8906	MANUFACTURED	
\$23,018	\$76,982	\$87,872	0.876	1,232	\$62.49	240-R	0.8704	Ranch	
\$51,210	\$183,790	\$191,708	0.959	2,066	\$88.96	240-R	9.1329	MANUFACTURED	
\$4,254	\$95,746	\$120,107	0.797	2,081	\$46.01	240-R	7.0199	Two-Story	
\$6,444	\$163,556	\$212,858	0.768	2,048	\$79.86	240-R	9.8989	Ranch	
\$50,480	\$359,520	\$358,555	1.003	2,577	\$139.51	240-R	13.5323	Two-Story	RES 1 FAMILY
\$22,213	\$227,687	\$237,000	0.961	2,104	\$108.22	240-R	9.3335	Ranch	RES 1 FAMILY
\$17,331	\$122,669	\$124,088	0.989	1,530	\$80.18	240-R	12.1197	Ranch	
\$2,420,153		\$2,740,974			\$86.64		1.5584		
		E.C.F. =>	0.883		Std. Deviation=>	0.16790821			
		Ave. E.C.F. =>	0.867		Ave. Variance=>	14.2274	Coefficient of Var=>	16.40290148	

2025 WATERTOWN TOWNSHIP RESIDENTIAL SALES SUBS TOWNSHIP TABLES ECF .883

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
\$21,120	No	/ /		WATERTOWN	401	56		
\$37,450	No	/ /	240-008-100-110-00	WATERTOWN	401	41		
\$10,560	No	/ /		WATERTOWN	401	45		
\$29,624	No	/ /		WATERTOWN	401	74		
\$49,120	No	/ /		WATERTOWN	401	78		
\$3,031	No	/ /		WATERTOWN	401	53		
\$44,000	No	/ /		WATERTOWN	401	78		
\$20,800	No	/ /		WATERTOWN	401	45		
\$50,000	No	/ /		WATERTOWN	401	64		
\$4,254	No	/ /		WATERTOWN	401	45		
\$4,340	No	/ /		WATERTOWN SUBS	401	56		
\$30,168	No	/ /	240-005-400-010-05	WATERTOWN SUBS	401	87		
\$20,021	No	/ /		WATERTOWN SUBS	401	67		
\$12,624	No	/ /		WATERTOWN SUBS	401	46		

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND VALUE \$5,900 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-012-400-030-00	WASHINGTON	08/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,700	47.59	\$209,300
240-023-300-010-30	AYOTTE	01/20/22	\$306,085	WD	03-ARM'S LENGTH	\$306,085	\$0	0.00	\$285,758
080-035-100-010-02	2600 HULL RD	07/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,400	61.00	\$170,711
080-022-400-010-00	FRENCHLINE RD	10/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,500	35.00	\$174,930
240-024-300-010-00	1675 E FRENCHLINE	02/16/24	\$366,600	WD	03-ARM'S LENGTH	\$366,600	\$163,500	44.60	\$345,542
240-027-300-010-01	2301 BANNER	07/14/23	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$118,100	39.17	\$243,025
Totals:			\$1,584,185			\$1,584,185	\$559,200		\$1,429,266
								Sale. Ratio =>	35.30
								Std. Dev. =>	20.59

2025 LAND VALUE ANALYSIS OF VACANT AGRICULTURAL PROPERTIES INCLUDE SALES FROM MULTIPLE COMMUNITIES IN SANILAC COUNTY WITH SIMILAR SITE, UTILITIES, AMENITIES AND CHARACTERISTICS.
THE DEVELOPED OPINION OF LAND VALUE HAS SHOWN A VALUE OF \$5,900 AN ACRE FOR AGRICULTURAL PROPERTIES.

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND VALUE \$5,900 ACRE

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$220,000	\$209,300	1,320.0	0.0	40.00	40.00	\$167	\$5,500	\$0.13	0.00	240
\$306,085	\$285,758	1,523.2	0.0	47.09	47.09	\$201	\$6,500	\$0.15	0.00	240
\$140,000	\$170,711	0.0	0.0	37.46	37.46	#DIV/0!	\$3,737	\$0.09	0.00	080
\$250,000	\$174,930	0.0	0.0	40.00	40.00	#DIV/0!	\$6,250	\$0.14	0.00	080
\$240,908	\$219,850	0.0	0.0	40.00	40.00	#DIV/0!	\$6,023	\$0.14	0.00	240
\$170,105	\$111,630	0.0	0.0	19.84	19.84	#DIV/0!	\$8,574	\$0.20	0.00	240
\$1,327,098	\$1,172,179	2,843.2		224.39	224.39					
Average				Average		Average				
per FF=>		\$467		per Net Acre=>	5,914.22	per SqFt=>	\$0.14			

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND VALUE \$5,900 ACRE

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1569-148		AG LAND VAL	0	0	NOT INSPECTED		102			
1513-841		AG LAND VAL	0	0	NOT INSPECTED		102			
1561/681		AGRICULTURE	0	0	NOT INSPECTED		102			
1539-446		AGRICULTURE	0	0	NOT INSPECTED		102			
1580-269		AG LAND VAL	0	1	6/23/2018		101			
1561-686		AG LAND VAL	1	0	8/18/2023		101			

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND SALES FOR ECF 1.038

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-024-300-010-00	1675 E FRENCHLINE	02/16/24	\$366,600	WD	03-ARM'S LENGTH	\$366,600	\$163,500	44.60	\$345,542
240-027-300-010-01	2301 BANNER	07/14/23	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$118,100	39.17	\$243,025
Totals:			\$668,100			\$668,100	\$281,600		\$588,567
								Sale. Ratio =>	42.15
								Std. Dev. =>	3.84

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND SALES FOR ECF 1.038

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$219,850	\$146,750	\$154,313	0.951	1,172	\$125.21	240	8.3871	Ranch		\$219,850
\$115,203	\$186,297	\$166,526	1.119	2,000	\$93.15	240	8.3871	Two-Story		\$111,630
\$333,047		\$320,839			\$109.18		0.3192			
E.C.F. =>			1.038	Std. Deviation=>			0.1186115			
Ave. E.C.F. =>			1.035	Ave. Variance=>			8.3871	Coefficient of Var=>	8.104588599	

2025 WATERTOWN TOWNSHIP AGRICULTURAL LAND SALES FOR ECF 1.038

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
No	/ /		AG LAND VAL	101	62				
No	/ /		AG LAND VAL	101	46				

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$215 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
170-003-400-020-00	3995 MILLS	03/09/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00
170-029-400-070-20	BURGESS	03/08/24	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,900	46.56
171-031-200-280-20	RANGE LINE	09/27/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$0	0.00
240-004-300-010-01	66 MARSHALL	08/10/23	\$0	LC	19-MULTI PARCEL ARM'S LENGTH	\$167,500	\$39,300	23.46
240-032-100-110-00	2734 S SANDUSK	03/15/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$31,200	32.84
171-120-001-006-00	3474 MAIN	05/13/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,800	40.62
Totals:			\$396,000			\$563,500	\$138,200	
Sale. Ratio =>								24.53
Std. Dev. =>								20.08

2025 COMMERCIAL LAND ANALYSIS INCLUDES SALES FROM MULTIPLE COMMUNITIES IN SANILAC COUNTY WITH SIMILAR SITE, UTILITIES, AMENITIES, BUILDING AND USE CHARACTERISTICS.
DEVELOPING COMMERCIAL LAND VALUE OF \$215 FRONT FOOT.

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$215 FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$61,514	\$5,003	\$16,517	181.5	295.0	1.23	1.23	\$28	\$4,071	\$0.09	181.50
\$30,467	\$23,573	\$22,040	232.0	247.0	1.50	1.50	\$102	\$15,757	\$0.36	232.00
\$77,136	\$89,000	\$77,136	395.0	0.0	17.85	17.85	\$225	\$4,985	\$0.11	395.00
\$92,323	\$102,014	\$26,837	301.5	280.0	1.03	0.28	\$338	\$99,526	\$2.28	301.54
\$67,184	\$39,691	\$11,875	125.0	127.0	0.73	0.36	\$318	\$54,521	\$1.25	125.00
\$118,900	\$15,104	\$4,004	44.0	251.5	0.13	0.05	\$343	\$112,716	\$2.59	44.00
\$447,524	\$274,385	\$158,409	1,279.0		22.47	21.27				
	Average				Average			Average		
	per FF=>		\$215		per Net Acre=>	12,210.63		per SqFt=>	\$0.28	

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$215 FF

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
201 1552-242			170 COMMERCIAL	0	0	6/29/2013	STORE RETAIL	201	MARION TWP	
201 1582-113			170 COMMERCIAL	0	0	10/26/2024	WHS STG	201	MARION TWP	
201 1568-757				1	0	10/11/2023	COM VAC	001	MARION TWP	
COM 1564-217	240-004-300-010-03		COMMERCIAL	0	1	6/2/2023	WHS STG	201	COMMERCIAL	
COM 1583-70			COMMERCIAL	1	1	7/19/2024	STORES	201	COMMERCIAL	
201 1526-397	171-120-001-006-01			0	0	NOT INSPECTED	RESTAURANTS	201	DECKERVILLE	

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$5,000 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
170-003-400-020-00	3995 MILLS	03/09/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00
240-005-400-310-00	S SANDUSKY	12/19/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$3,600	144.00
240-032-100-100-00	58 NORTH	05/15/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$0	0.00
171-031-200-280-20	RANGE LINE	09/27/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$0	0.00
Totals:			\$219,500			\$219,500	\$3,600	
Sale. Ratio =>								1.64
Std. Dev. =>								72.00

2025 COMMERCIAL LAND ANALYSIS INCLUDES SALES FROM MULTIPLE COMMUNITIES IN SANILAC COUNTY WITH SIMILAR SITE, UTILITIES, AMENITIES, BUILDING AND USE CHARACTERISTICS.
DEVELOPING COMMERCIAL LAND VALUE OF \$5,000 ACRE.

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$5,000 ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$61,514	\$5,003	\$16,517	181.5	295.0	1.23	1.23	\$28	\$4,071	\$0.09	181.50
\$5,874	\$2,500	\$5,874	66.0	132.0	0.20	0.20	\$38	\$12,500	\$0.29	66.00
\$93,738	\$2,507	\$18,245	205.0	132.0	0.62	0.62	\$12	\$4,037	\$0.09	205.00
\$77,136	\$89,000	\$77,136	395.0	0.0	17.85	17.85	\$225	\$4,985	\$0.11	395.00
\$238,262	\$99,010	\$117,772	847.5		19.90	19.90				
	Average per FF=>		\$117		Average per Net Acre=>		4,974.88	Average per SqFt=>		\$0.11

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES \$5,000 ACRE

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
201	1552-242		170 COMMERCIAL	0	0	6/29/2013	STORE RETAIL	201	MARION TWP	
COM	1550-350		COMMERCIAL	0	0	1/15/2017		202	COMMERCIAL	
COM	1556-708		COMMERCIAL	1	0	7/19/2024	RESIDENTIAL	401		
201	1568-757			1	0	10/11/2023	COM VAC	001	MARION TWP	

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES FOR ECF .585

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
170-003-400-020-00	3995 MILLS	03/09/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00
170-029-400-070-20	BURGESS	03/08/24	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,900	46.56
171-120-001-006-00	3474 MAIN	05/13/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,800	40.62
Totals:			\$212,000			\$212,000	\$67,700	
Sale. Ratio =>								31.93
Std. Dev. =>								25.34

2025 COMMERCIAL ANALYSIS INCLUDES SALES FROM MULTIPLE COMMUNITIES IN SANILAC COUNTY WITH SIMILAR SITE, UTILITIES, AMENITIES, BUILDING AND USE CHARACTERISTICS.
DEVELOPING COMMERCIAL SALES FOR ECF .585.

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES FOR ECF .585

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$61,514	\$16,517	\$33,483	\$82,563	0.406	1,869	\$17.91	201	31.2930	
\$30,467	\$22,040	\$9,960	\$8,946	1.113	0	#DIV/0!	201	39.4891	
\$118,900	\$4,980	\$125,020	\$196,414	0.637	4,088	\$30.58	201	8.1960	
\$210,881		\$168,463	\$287,923			#DIV/0!		13.3376	
			E.C.F. =>	0.585		Std. Deviation=>	0.36095802		
			Ave. E.C.F. =>	0.718		Ave. Variance=>	26.3260	Coefficient of Var=>	36.6416187

2025 WATERTOWN TOWNSHIP COMMERCIAL LAND SALES FOR ECF .585

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
STORE RETAIL	\$16,517	No	/ /		170 COMMERCIAL	201	0	
WHS STG	\$22,040	No	/ /		170 COMMERCIAL	201	0	
RESTAURANTS	\$4,004	No	/ /	171-120-001-006-01		201	0	

2025 WATERTOWN TOWNSHIP INDUSTRIAL LAND SALES \$5,900 AN ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
240-012-400-030-00	WASHINGTON	08/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,700	47.59	\$209,300
240-023-300-010-30	AYOTTE	01/20/22	\$306,085	WD	03-ARM'S LENGTH	\$306,085	\$0	0.00	\$285,758
080-035-100-010-02	2600 HULL RD	07/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,400	61.00	\$170,711
080-022-400-010-00	FRENCHLINE RD	10/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,500	35.00	\$174,930
240-024-300-010-00	1675 E FRENCHLINE	02/16/24	\$366,600	WD	03-ARM'S LENGTH	\$366,600	\$163,500	44.60	\$345,542
240-027-300-010-01	2301 BANNER	07/14/23	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$118,100	39.17	\$243,025
Totals:			\$1,584,185			\$1,584,185	\$559,200		\$1,429,266
								Sale. Ratio =>	35.30
								Std. Dev. =>	20.59

2025 LAND VALUE ANALYSIS OF VACANT AGRICULTURAL PROPERTIES INCLUDE SALES FROM MULTIPLE COMMUNITIES IN SANILAC COUNTY WITH SIMILAR SITE, UTILITIES, AMENITIES AND CHARACTERISTICS.

THE DEVELOPED OPINION OF LAND VALUE HAS SHOWN A VALUE OF \$5,900 AN ACRE FOR AGRICULTURAL PROPERTIES.

THERE ARE FIVE (5) PARCELS OF LAND IN THE INDUSTRIAL CLASS EACH OF THEM ARE SURROUNDED BY AGRICULTURAL LAND.

1. 260-002-100-020-00 30 ACRES AND FARMED WITH MICHIGAN SUGAR COMPANY PILES SUGAR BEETS ON DURING THE FALL SEASON.
2. 260-002-100-020-00 .92 ACRE OF LAND THAT IS OWNED AND NEXT TO THE MICHIGAN SUGAR COMPANY WITH TWO SHEDS ON THE PROPERTY.
3. 260-003-300-020-00 4 ACRES OF LAND WITH A COMMUCATION TOWER SURROUNDED BY AGRICULTURAL LAND .
4. 260-015-100-010-20 18 ACRES OF LAND WITH TRANSMISSION LINES SURROUNDED BY ACRICULTURAL LAND.
5. 260-025-100-030-00 HALF ACRE OF PROPERTY WITH A TOWER ON PROPERTY SURROUNDED BY ACRICULTURAL LAND.

THE HIGHEST AND BEST USE OF THE PROPERTY AND VALUE IS ACRICULTURAL LAND VALUES AT \$5,900 ACRE

2025 WATERTOWN TOWNSHIP INDUSTRIAL LAND SALES \$5,900 AN ACRE

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$220,000	\$209,300	1,320.0	0.0	40.00	40.00	\$167	\$5,500	\$0.13	0.00	240
\$306,085	\$285,758	1,523.2	0.0	47.09	47.09	\$201	\$6,500	\$0.15	0.00	240
\$140,000	\$170,711	0.0	0.0	37.46	37.46	#DIV/0!	\$3,737	\$0.09	0.00	080
\$250,000	\$174,930	0.0	0.0	40.00	40.00	#DIV/0!	\$6,250	\$0.14	0.00	080
\$240,908	\$219,850	0.0	0.0	40.00	40.00	#DIV/0!	\$6,023	\$0.14	0.00	240
\$170,105	\$111,630	0.0	0.0	19.84	19.84	#DIV/0!	\$8,574	\$0.20	0.00	240
\$1,327,098	\$1,172,179	2,843.2		224.39	224.39					
Average				Average		Average				
per FF=>		\$467		per Net Acre=>	5,914.22	per SqFt=>	\$0.14			

2025 WATERTOWN TOWNSHIP INDUSTRIAL LAND SALES \$5,900 AN ACRE

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1569-148		AG LAND VAL	0	0	NOT INSPECTED		102			
1513-841		AG LAND VAL	0	0	NOT INSPECTED		102			
1561/681		AGRICULTURE	0	0	NOT INSPECTED		102			
1539-446		AGRICULTURE	0	0	NOT INSPECTED		102			
1580-269		AG LAND VAL	0	1	6/23/2018		101			
1561-686		AG LAND VAL	1	0	8/18/2023		101			

2025 WATERTOWN TWP INDUSTRIAL SALES FOR ECF .632

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
28-017-1004-000	2100 32ND	02/10/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300
08-010-3004-000	2 FIRST ST	12/06/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,747
25-105-0050-001	65 GAFFIELD	04/30/21	\$832,500	WD	03-ARM'S LENGTH	\$832,500	\$410,600
310-355-000-002-01	LOUISE ST	03/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$36,300
300-017-200-010-07	7051 MAPLE VALLEY	04/22/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$9,336
Totals:			\$1,387,500			\$1,387,500	\$594,283
							Sale. Ratio =>
							Std. Dev. =>

2025 ECF ANALYSIS OF INDUSTRIAL SALES ALSO INCLUDED SALES FROM OTHER COMMUNITIES IN SANILAC COUNTY WITH SIMILAR INDUSTRIAL BUILDINGS, UTILITIES AND AMENTITIES OF THESE TYPES OF PROPERTIES. DEVELOPING AN ECF OF .632

2025 WATERTOWN TWP INDUSTRIAL SALES FOR ECF .632

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
35.73	\$86,103	\$97,374	\$93,009	\$93,009	1.047	5,654	\$17.22	301	1.9614
49.37	\$178,512	\$38,487	\$161,513	\$194,479	0.830	10,648	\$15.17	301	19.6829
49.32	\$1,180,518	\$43,084	\$789,416	\$1,439,790	0.548	17,100	\$46.16	301	47.9033
18.15	\$76,600	\$45,340	\$154,660	\$177,762	0.650	6,920	\$22.35	301	
20.75	\$18,671	\$9,777	\$35,223	\$48,076	0.733	1,344	\$26.21	301	
\$1,540,404			\$1,233,821	\$1,953,116			\$25.42		12.9941
42.83				E.C.F. =>	0.632		Std. Deviation=>	0.19040228	
14.99				Ave. E.C.F. =>	0.762		Ave. Variance=>	23.1825	Coefficient of Var=>

2025 WATERTOWN TWP INDUSTRIAL SALES FOR ECF .632

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
	WHS STG	\$12,626				3100 INDUSTRIAL	301
	IND LIGHT	\$34,973				3100 INDUSTRIAL	301
	IND LIGHT	\$24,308				3100 INDUSTRIAL	301
	IND LIGHT	\$88,976				IND	301
		\$5,040				IND	301

30.43685284