

Grant Township Ag Land Sales																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FF	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class		
23-08-300-005		02/12/22	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$36,000	\$35,000	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500	\$0.08	0.00	A1 487/4807				6/5/2018	102		
23-13-300-007	11643 S PEACH AVE	10/18/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$19,200	39.00	\$228,886	\$151,480	\$100,166	0.0	0.0	28.00	30.00	#DIV/0!	\$5,410	\$0.12	0.00	A1 494/7065				12/15/2023	101		
23-15-100-005		05/27/22	\$107,520	WD	09-FAMILY	\$107,520	\$71,100	66.13	\$142,200	\$107,520	\$142,200	0.0	0.0	40.00	40.00	#DIV/0!	\$2,688	\$0.06	0.00	A1 488/9982				8/9/2016	102		
23-15-100-007	11208 S SPRUCE AVE	05/27/22	\$131,680	WD	09-FAMILY	\$131,680	\$87,100	66.15	\$174,543	\$129,037	\$174,900	0.0	0.0	50.00	50.00	#DIV/0!	\$2,581	\$0.06	0.00	A1 488/9970				9/6/2016	101		
23-16-400-018		05/27/22	\$54,400	MLC	09-FAMILY	\$54,400	\$36,000	66.18	\$71,910	\$54,400	\$71,910	0.0	0.0	20.00	20.00	#DIV/0!	\$2,720	\$0.06	0.00	A1 488/9878				8/9/2016	102		
23-17-300-025	11636 S WILLOW AVE	05/12/22	\$313,400	WD	03-ARM'S LENGTH	\$313,400	\$179,800	57.37	\$380,622	\$302,482	\$484,704	0.0	0.0	87.14	97.14	#DIV/0!	\$3,114	\$0.07	0.00	R-1 488/6380				9/5/2017	101		
23-21-300-013	12449 S CATALPA AVE	07/06/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$74,200	26.04	\$185,673	\$166,215	\$66,888	0.0	0.0	18.58	18.58	#DIV/0!	\$8,946	\$0.21	0.00	A1 489/6572				10/13/2015	101		
23-28-300-012		07/25/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$13,100	34.93	\$26,100	\$37,500	\$26,100	0.0	0.0	7.50	7.50	#DIV/0!	\$5,000	\$0.11	0.00	A1 489/6737				6/29/2023	402		
23-30-300-018	13245 S ELDER AVE	12/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14	\$97,925	\$102,264	\$65,189	0.0	0.0	18.85	17.72	#DIV/0!	\$5,690	\$0.13	0.00	A1 493/4304				8/7/2023	101		
23-35-200-004		06/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,100	42.73	\$128,124	\$150,000	\$128,124	0.0	0.0	37.51	37.51	#DIV/0!	\$3,999	\$0.09	0.00	A1 489/1675				8/9/2016	102		
Garfield Township Ag Land Sales																											
18-03-200-018	S FERRIS AVE	07/27/22	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$94,000	27.37	\$202,000	\$343,500	\$202,000	0.0	0.0	76.00	76.00	#DIV/0!	\$4,520	\$0.10	0.00	AG 489/6734				11/10/2023	101		
18-03-300-002	5303 S BINGHAM AVE	03/22/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$383,400	40.45	\$657,991	\$455,899	\$363,800	0.0	0.0	98.73	98.73	#DIV/0!	\$4,617	\$0.11	0.00	AG 492/8080				5/15/2019	101		
18-04-200-013	S BINGHAM AVE	06/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,200	41.42	\$133,932	\$155,000	\$133,932	0.0	0.0	36.06	36.06	#DIV/0!	\$4,288	\$0.10	0.00	AG 489/448					NOT INSPECTED	102	
18-10-100-006		01/14/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,100	43.90	\$98,692	\$105,000	\$98,692	0.0	0.0	29.48	29.48	#DIV/0!	\$3,562	\$0.08	0.00	AG 487/3531				6/30/2020	102		
18-10-300-001	6092 S BINGHAM AVE	06/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,400	50.69	\$363,861	\$237,732	\$251,593	0.0	0.0	78.95	78.95	#DIV/0!	\$3,011	\$0.07	0.00	AG 493/2410				7/12/2023	401		
18-11-400-011	1006 W 60TH ST	05/05/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$235,400	38.59	\$509,462	\$182,723	\$82,185	0.0	0.0	34.79	34.79	#DIV/0!	\$5,252	\$0.12	0.00	AG 488/6286				18-11-400-018	RESIDENTIAL PROF	7/17/2020	101
18-14-100-001	1475 W 68TH ST	06/04/21	\$600,000	LC	03-ARM'S LENGTH	\$600,000	\$224,400	37.40	\$480,469	\$470,222	\$350,791	0.0	0.0	118.54	118.54	#DIV/0!	\$3,968	\$0.09	0.00	AG 484/509,487/9525 WD				6/9/2021	101		
18-17-400-004	3467 W 72ND ST	04/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,100	48.16	\$344,125	\$97,305	\$121,430	0.0	0.0	32.50	32.50	#DIV/0!	\$2,994	\$0.07	0.00	AG 483/740				6/9/2022	101		
18-18-100-017	W 64TH ST AND LUCE	04/18/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,100	48.42	\$115,152	\$107,063	\$103,215	0.0	0.0	25.90	25.20	#DIV/0!	\$4,134	\$0.09	0.00	AG 492/3737				5/23/2023	101		
18-23-300-016		05/03/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,800	39.90	\$167,500	\$210,000	\$167,500	0.0	0.0	50.00	50.00	#DIV/0!	\$4,200	\$0.10	0.00	AG PTA 492/5580				4/19/2023	102		
18-30-300-004		06/10/22	\$143,617	WD	03-ARM'S LENGTH	\$143,617	\$49,100	34.19	\$105,477	\$143,617	\$105,477	0.0	0.0	29.85	29.85	#DIV/0!	\$4,811	\$0.11	0.00	AG 489/1193					NOT INSPECTED	102	
18-31-100-012	4516 W 88TH ST	07/20/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$96,300	35.02	\$206,675	\$180,922	\$112,597	0.0	0.0	35.00	35.00	#DIV/0!	\$5,169	\$0.12	0.00	AG 489/5369				11/20/2023	101		
18-31-100-014	8818 S LUCE	06/13/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,500	33.00	\$35,981	\$50,000	\$35,981	0.0	0.0	8.67	8.67	#DIV/0!	\$5,767	\$0.13	0.00	AG 489/768				11/30/2023	102		
18-31-100-015		06/10/22	\$76,383	WD	03-ARM'S LENGTH	\$76,383	\$32,900	43.07	\$71,920	\$76,383	\$71,920	0.0	0.0	17.33	17.33	#DIV/0!	\$4,408	\$0.10	0.00	AG 489/1193					NOT INSPECTED	402	
Totals:						\$5,643,000	\$2,336,100		\$4,946,020	\$4,056,274	\$3,359,294	0.0		999.38	999.55					Average per Net Acre=>	4,058.79		Average per SqFt=>	\$0.09			
						Sale Ratio =>	41.40		Average per FF=>	#DIV/0!																	
						Sld. Dev. =>	11.41																				

2023 used: 3,550
2024 use: 3,700

There have been no transfers of agricultural properties for many years in Brooks Township. Values for agricultural land in the neighboring townships of Grant Township to the south and Garfield Township to the west were reviewed to develop values for Brooks Township.