7A

Dexter Township Industrial Land Value Study 2026 Roll						
Surrounding Township Land Sales						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Acreage	Price/Acre
C-03-02-100-001	9710 Merrill Road	9/12/2023	$275,000	WD	38.10	$7,217.85
C-03-10-200-031	8727 Scully Road	5/26/2023	$270,000	WD	23.10	$11,688.31
C-03-34-100-023	5001 Webster Church Road	6/2/2023	$140,000	WD	17.20	$8,139.53
N-14-03-400-005	Waters Road	4/30/2024	$340,000	WD	50.85	$6,686.33
				Total Acres Sold:	129.25	
				AVERAGE PRICE/ACRE:		**$7,930.37**
			$1,025,000			
Dexter Township Agricultural Sales						
Parcel Number	Date of Sale	Adjusted Sale Price	ECF Neighborhood	Parcel Size	Price/Acre	Comments
04-033-400-018	8/2/2023	$175,000.00	08AG Agricultural	25	$7,000.00	Improved Parcel
		TOTAL ACRES SOLD:		25		
			AVERAGE PRICE PER ACRE:		**$7,000.00**	
	Total Sales Price:	$175,000.00				
DEXTER TOWNSHIP 2026 AG VALUES:					**$7,000.00**	
#1 SOIL:	**$7,500.00**					
#2 SOIL:	**$7,125.00**					
#3 SOIL:	**$6,750.00**	AVERAGE PRICE/ACRE FOR #1 SOIL:			**$7,465.18**	
#4 SOIL:	**$6,000.00**					
#5 SOIL:	**$5,625.00**		Total Acres Sold:	154.25		
#6 SOIL:	**$4,875.00**		Total Cost:	$1,200,000.00		
#7 SOIL:	**$4,125.00**					
#8 SOIL:	**$3,375.00**					

Due to all of the Industrual Land being Powerline land, value between #2 & #3 Soil Type Ag Value is utilized for the Industrial land value. $6,400 per acre is utilized for the 2026 year.