

Tompkins Township 2026 Land Value Studies

**2026 Tompkins Township Agricultural Land Values**

Includes Land Table AG1 & AG2 Grand River Frontage

**TILLABLE LAND - (Concord, Onondaga, Parma, Pulaski, Sandstone, Spring Arbor, Springport, Tompkins)**

UNIT	SALE DATE	PIN	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SITE	SWAMP	SWAMP VALUE	NON-TILLABLE	NON-TILLABLE VALUE	ROW	Total Non-Tillable VALUE	TILLABLE LAND RESIDUAL	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	% VALUE TILLABLE
CONCORD	9/26/2022	000-11-15-101-004-13	2219-215	\$ 75,000	\$ 75,000		\$ 75,000	14.88			\$ -		\$ -	0.24	\$0	\$ 75,000	14.64	\$ 5,123	100%
CONCORD	6/21/2023	000-11-21-376-001-03	2231-1221	\$ 132,000	\$ 132,000		\$ 132,000	23.60			\$ -		\$ -	1.20	\$0	\$ 132,000	22.40	\$ 5,893	100%
CONCORD	4/1/2024	000-11-31-451-001-03	2244-1011	\$ 115,000	\$ 115,000	\$ 21,204	\$ 93,796	17.06			\$ -		\$ -	0.026	\$0	\$ 93,796	17.03	\$ 5,506	82%
PARMA	10/11/2023	000-06-12-128-001-00	2236-0916	\$ 150,000	\$ 150,000		\$ 150,000	29.13			\$ -		\$ -	0.05	\$0	\$ 150,000	29.08	\$ 5,158	100%
PARMA	6/20/2024	000-06-14-426-001-02	2248-0261	\$ 99,000	\$ 99,000		\$ 99,000	15.00			\$ -		\$ -	0.43	\$0	\$ 99,000	14.57	\$ 6,794	100%
PARMA	12/29/2023	000-06-28-151-001-00	2240-0025	\$ 450,000	\$ 450,000		\$ 450,000	115.00		13.50	\$ 17,550	30.50	\$ 106,750	4.15	\$124,300	\$ 325,700	66.85	\$ 4,872	72%
PULASKI	9/4/2024	000-16-27-226-001-00	2251-883	\$ 440,000	\$ 440,000		\$ 395,608	68.00				11.10	\$ 38,843	1.00	\$38,843	\$ 356,765	55.90	\$ 6,382	81%
SANDSTONE	11/22/2023	000-07-18-100-001-03	2238-0810	\$ 260,700	\$ 260,700		\$ 241,308	51.77				4.85	\$ 16,968	0.47	\$16,968	\$ 224,340	46.45	\$ 4,830	86%
SANDSTONE	10/30/2024	000-07-23-451-001-04	2254-0475	\$ 50,000	\$ 50,000		\$ 48,480	10.12				0.38	\$ 1,330	0.25	\$1,330	\$ 47,150	9.49	\$ 4,970	94%
SPRING ARBOR	4/19/2022	000-12-05-200-001-03	2211-590	\$ 740,000	\$ 740,000		\$ 740,000	155.47		10.95	\$ 14,235	38.97	\$ 136,395	1.34	\$150,630	\$ 589,370	104.21	\$ 5,655	80%
SPRING ARBOR	11/22/2023	000-12-06-126-002-03		\$ 264,420	\$ 264,420		\$ 264,420	50.85			\$ -		\$ -		\$0	\$ 264,420	50.85	\$ 5,200	100%
SPRING ARBOR	2/7/2023	000-12-19-451-002-01	UNRECORDED	\$ 145,300	\$ 145,300		\$ 145,300	29.28			\$ -		\$ -		\$0	\$ 145,300	29.28	\$ 4,962	100%
SPRING ARBOR	4/20/2022	000-12-24-152-002-00	2210-1234	\$ 112,500	\$ 112,500		\$ 112,500	20.00			\$ -		\$ -	0.50	\$0	\$ 112,500	19.50	\$ 5,769	100%
SPRINGPORT	11/22/2023	000-01-34-301-001-14	2238-0639	\$ 431,200	\$ 431,200		\$ 411,736	88.63				4.87	\$ 17,031	0.29	\$17,031	\$ 394,705	83.47	\$ 4,728	92%
TOMPKINS	4/22/2022	000-02-36-226-002-04	2211-304	\$ 338,000	\$ 338,000		\$ 338,000	75.99			\$ -	17.77	\$ 62,195	2.76	\$62,195	\$ 275,805	55.46	\$ 4,973	82%
TOMPKINS	8/25/2022	000-02-17-301-001-05	2217-1298	\$ 50,000	\$ 50,000		\$ 50,000	10.40			\$ -	1.42	\$ 4,970	0.49	\$4,970	\$ 45,030	8.49	\$ 5,304	90%
TOMPKINS	10/12/2022	000-02-35-200-002-01	2220-266	\$ 97,730	\$ 97,730		\$ 97,730	33.66			\$ -	0.00	\$ -	2.24	\$0	\$ 97,730	31.42	\$ 3,110	100%
TOMPKINS	11/6/2024	000-02-19-402-002-01	2254-0845	\$ 85,000	\$ 85,000		\$ 83,200	14.82				0.45	\$ 1,575	0.52	\$1,575	\$ 81,625	13.85	\$ 5,895	96%

\$ 3,928,078 823.66

\$ -

\$ 3,510,236 672.95 \$ 5,216

\$ 4,821

**Use \$ 5,000**

**Non-Tillable Value Too High**

<i>Outliers: Not Good</i>	SALE DATE	PIN	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SWAMP	SWAMP AMOUNT	NON-TILLABLE	NON-TILLABLE VALUE	ROW	Total Non Tillable VALUE	LAND RESIDUAL	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	% VALUE TILLABLE
PARMA	6/6/2022	000-06-33-151-001-00	2214-276	\$ 336,000	\$ 336,000		\$ 336,000	56.15	6.00	\$ 8,100	6.50	\$ 22,750	1.10	\$30,850	\$ 305,150	42.55	\$ 7,172	91%
TOMPKINS	4/18/2023	000-02-19-402-004-00	2229-0138	\$ 35,000	\$ 35,000		\$ 35,000	5.23	0.77	\$ 1,040		\$ -	0.19	\$1,040	\$ 33,961	4.27	\$ 7,953	82%
TOMPKINS	10/20/2022	000-02-30-451-001-04	2220-701	\$ 65,000	\$ 65,000		\$ 65,000	9.80		\$ -		\$ -	0.24	\$0	\$ 65,000	9.56	\$ 6,799	98%
SPRING ARBOR	10/15/2021	000-12-24-177-001-00	2198-1033	\$ 203,000	\$ 203,000		\$ 203,000	52	1.00	\$ 1,350	25.00	\$ 87,500		\$88,850	\$ 114,150	26.00	\$ 4,390	56%
CONCORD	10/22/2021	000-11-19-451-003-03	2199-143	\$ 280,000	\$ 280,000	\$ 107,137	\$ 172,863	48.67	1.34	\$ 18,023	32.21	\$ 112,735	1.77	\$130,758	\$ 42,106	0.00		15%
PARMA	10/28/2021	000-06-29-101-001-00	2199-252	\$ 600,000	\$ 600,000	\$ 107,765	\$ 492,235	164.33		\$ 37,125	46.11	\$ 161,375		\$198,500	\$ 293,736	90.72	\$ 3,238	49%
SPRING ARBOR	3/1/2023	000-12-17-476-001-19	2226-74	\$ 145,000	\$ 145,000		\$ 145,000	22.60		\$ -	8.28	\$ 28,980	0.33	\$28,980	\$ 116,020	14.00	\$ 8,290	80%
CONCORD	5/6/2022	000-11-23-426-001-21	2212-311	\$ 80,000	\$ 80,000		\$ 80,000	8.91		\$ -		\$ -	0.33	\$0	\$ 80,000	8.58	\$ 9,328	100%
TOMPKINS	4/18/2023	000-02-19-402-004-00	2229-0138	\$ 35,000	\$ 35,000		\$ 35,000	5.23	0.77	\$ 1,040		\$ -	0.19	\$1,040	\$ 33,961	4.27	\$ 7,953	97%
TOMPKINS	10/20/2022	000-02-30-451-001-04	2220-701	\$ 65,000	\$ 65,000		\$ 65,000	9.80		\$ -		\$ -	0.24	\$0	\$ 65,000	9.56	\$ 6,799	100%
CONCORD	3/2/2022	000-11-05-377-003-02	2206-1036	\$ 600,000	\$ 600,000	\$ 1,820	\$ 598,180	78.41	0	\$ 27,702	2.64	\$ 9,240	1.76	\$36,942	\$ 561,238	53.49	\$ 10,492	94%
PARMA	6/6/2022	000-06-33-151-001-00	2214-276	\$ 336,000	\$ 336,000		\$ 336,000	56.15	6.00	\$ 8,100	6.50	\$ 22,750	1.10	\$30,850	\$ 305,150	42.55	\$ 7,172	91%
CONCORD	10/31/2023	000-11-31-451-001-03	2237-1259	\$ 70,000	\$ 70,000	\$ 31,204	\$ 38,796	17.06		\$ -		\$ -	0.026	\$0	\$ 38,796	17.03	\$ 2,278	55%

Tompkins Township 2026 Land Value Studies

2026 Tompkins Agricultural Land Values  
Non-Tillable Residual Values

UNIT	SALE DATE	TAX CODE #	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SITE	SWAMP	SWAMP VALUE	TILLABLE ACREAGE	TILLABLE VALUE	ROW	TOTAL TILL & MARSH VALUE	NON-TILLABLE LAND RESIDUAL	NON-TILLABLE ACREAGE	NON-TILLABLE PRICE PER ACRE	% VALUE NON-TILLABLE
GRASS LAKE	3/2/2018	000-15-13-400-001-07	2116-0397	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	42.21		0.65	\$ 699	16.00	\$ 68,800	0.54	\$ 69,499	\$ 80,501	26.10	\$ 3,084	54%
TOMPKINS	4/2/2019	000-02-34-476-001-05	2143-481	\$ 65,000	\$ 65,000	\$ 14,446	\$ 50,554	11.65	0	2.78	\$ 2,989	4.53	\$ 19,479	0.00	\$ 22,468	\$ 28,087	4.34	\$ 6,472	56%
RIVES	8/20/2019	000-03-35-126-001-00	2147-254	\$ 295,000	\$ 295,000	\$ 2,995	\$ 292,005	87.30	1.44	15.10	\$ 16,233	6.80	\$ 29,240	0.12	\$ 45,473	\$ 246,533	63.84	\$ 3,862	84%
SANDSTONE	8/21/2019	000-07-16-476-001-00 & 000-07-16-476-002-00	2147-137	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	40.00	0	3.00	\$ 3,225	15.46	\$ 66,478	0.00	\$ 69,703	\$ 80,297	21.54	\$ 3,728	54%
COLUMBIA	9/9/2019	000-19-18-126-001-01	2148-1191	\$ 510,000	\$ 510,000	\$ 176,621	\$ 333,379	97.53	1.71	13.21	\$ 14,201	17.99	\$ 77,357	1.00	\$ 91,558	\$ 241,821	63.62	\$ 3,801	73%
TOMPKINS	10/17/2019	000-02-34-301-001-07	2150-550	\$ 94,000	\$ 94,000	\$ -	\$ 94,000	20.29		0.87	\$ 935	11.40	\$ 49,020	0.00	\$ 49,955	\$ 44,045	8.02	\$ 5,492	47%
NAPOLEON	11/20/2019	000-14-35-326-001-03	2152-24	\$ 185,000	\$ 185,000	\$ 12,857	\$ 172,143	42.47	1.75	3.05	\$ 3,279	26.15	\$ 112,445	0.05	\$ 115,724	\$ 56,419	11.47	\$ 4,919	33%
RIVES	11/21/2019	000-03-33-100-001-04 & 02	2152-523	\$ 305,000	\$ 305,000	\$ 251,843	\$ 53,157	20.29	1.51	0.50	\$ 538	5.25	\$ 22,575	0.25	\$ 23,113	\$ 30,045	12.78	\$ 2,351	57%
NAPOLEON	1/16/2020	000-14-18-451-001-04	2155-0189	\$ 205,000	\$ 205,000	\$ -	\$ 205,000	58.92	0	2.80	\$ 3,010	25.75	\$ 110,725	0.44	\$ 113,735	\$ 91,265	29.93	\$ 3,049	45%
LEONI	1/17/2020	000-14-03-100-001-01	2155-538	\$ 237,000	\$ 237,000	\$ -	\$ 237,000	96.73	0	38.85	\$ 41,764	8.26	\$ 35,518	0.05	\$ 77,282	\$ 159,718	49.57	\$ 3,222	67%
RIVES	2/13/2020	000-03-14-100-003-01	2157-0635	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	26.62	0	3.74	\$ 4,021	9.78	\$ 42,054	0.05	\$ 46,075	\$ 53,926	13.05	\$ 4,132	54%
RIVES	2/13/2020	000-03-14-100-003-01	2157-0635	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	26.62	0	3.74	\$ 4,021	9.78	\$ 42,054	0.05	\$ 46,075	\$ 53,926	13.05	\$ 4,132	54%
PARMA	2/27/2020	000-06-13-251-001-03	2157-0992	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	9.03	0	0.67	\$ 720	4.00	\$ 17,200	0.12	\$ 17,920	\$ 12,080	4.24	\$ 2,849	40%
GRASS LAKE	8/7/2020	000-10-18-376-001-02	2168-179	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	50.33	0	0.79	\$ 849	18.10	\$ 77,830	0.12	\$ 78,679	\$ 81,321	31.32	\$ 2,596	51%
CONCORD	10/14/2020	000-11-25-301-001-00	2173	\$ 450,000	\$ 450,000	\$ 14,751	\$ 435,249	140.00	0	16.00	\$ 17,200	0.00	\$ -	1.86	\$ 17,200	\$ 418,049	122.14	\$ 3,423	96%
HANOVER	11/4/2020	000-17-14-400-001-04	2174-139	\$ 438,000	\$ 438,000	\$ 136,468	\$ 301,532	63.45	2.62	2.00	\$ 2,150	18.91	\$ 81,313	0.00	\$ 83,463	\$ 218,069	39.92	\$ 5,463	72%
CONCORD	11/9/2020	000-11-05-301-001-00	2174-922	\$ 73,500	\$ 73,500	\$ -	\$ 73,500	18.00	0		\$ -	7.64	\$ 32,852	0.93	\$ 32,852	\$ 40,648	9.43	\$ 4,310	55%
BLACKMAN	12/31/2020	000-10-201-002-00	2178-84	\$ 510,000	\$ 510,000	\$ -	\$ 510,000	146.72	0	12.72	\$ 13,674	90.00	\$ 387,000	0.65	\$ 400,674	\$ 109,326	43.35	\$ 2,522	21%
CONCORD	10/22/2021	000-11-19-451-003-03	2199-143	\$ 280,000	\$ 280,000	\$ 107,137	\$ 172,863	48.67	1.34	13.35	\$ 18,023	0.00	\$ -	1.77	\$ 18,023	\$ 154,841	32.21	\$ 4,807	90%

\$ 3,620,382 1046.83

\$ 2,200,914 599.92 \$ 3,669

Use \$ 3,600

OUTLIERS

LIBERTY	10/15/2019	000-18-08-301-001-07	2150-830	\$ 120,000	\$ 120,000	\$ 184,787	\$ (64,787)	4.65	4.65	0.00	\$ -	0.00	-	0.30	\$ 0	\$ (64,787)	-0.30	\$ 215,957	100%
PULASKI	12/18/2019	000-16-05-251-001-03	2153-1198	\$ 335,000	\$ 335,000	\$ 100,141	\$ 234,859	100.08	1.53	13.40	\$ 14,405	82.32	\$ 353,976	1.33	\$ 368,381	\$ (133,522)	1.50	\$ (89,015)	-40%
COLUMBIA	10/14/2020	000-19-29-176-001-01 000-19-29-401-001-02 000-19-29-500-001-01 000-19-29-501-001-02	2172-924	\$ 358,400	\$ 358,400	\$ -	\$ 358,400	265.62	8.5	25.59	\$ 27,509	196.30	\$ 844,090	0.41	\$ 871,599	\$ (513,199)	34.82	\$ (14,739)	-143%
PULASKI	10/23/2019	000-16-17-100-001-01	2150-838	\$ 270,000	\$ 270,000	\$ 69,838	\$ 200,162	75.23	2.06	7.00	\$ 7,525	55.18	\$ 237,274	0.49	\$ 244,799	\$ (44,637)	10.50	\$ (4,251)	-17%
PARMA	10/10/2019	000-06-12-200-001-03 000-06-12-126-001-06	2150-108	\$ 211,200	\$ 211,200	\$ -	\$ 211,200	81.72	0	4.00	\$ 4,300	60.35	\$ 259,505	0.47	\$ 263,805	\$ (52,605)	16.90	\$ (3,113)	-25%
SPRINGPORT	8/6/2019	000-01-10-251-003-01	2146-984	\$ 125,000	\$ 125,000	\$ 41,365	\$ 83,635	26.00	1	2.31	\$ 2,483	20.18	\$ 86,774	0.36	\$ 89,257	\$ (5,622)	2.15	\$ (2,615)	-4%
GRASS LAKE	1/16/2020	000-10-26-351-001-02	2155-562	\$ 820,000	\$ 820,000	\$ 206,386	\$ 613,614	182.53	1.13	18.78	\$ 20,189	140.37	\$ 603,591	1.63	\$ 623,780	\$ (10,166)	20.62	\$ (493)	-1%
RIVES	12/10/2018	000-03-17-201-004-11	2132-601	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	33.80	0	7.45	\$ 8,009	17.10	\$ 73,530	0.05	\$ 81,539	\$ 8,461	9.20	\$ 920	9%
HENRIETTA	5/15/2019	000-04-11-100-001-05	2142-89	\$ 275,000	\$ 275,000	\$ -	\$ 275,000	87.93	0	13.80	\$ 14,835	52.57	\$ 226,051	0.12	\$ 240,886	\$ 34,114	21.44	\$ 1,591	12%
COLUMBIA	10/9/2020	000-19-23-151-001-11	2172-148	\$ 250,000	\$ 250,000	\$ 31,758	\$ 218,242	34.10	0.37	11.30	\$ 12,148	16.51	\$ 70,993	0.05	\$ 83,141	\$ 135,102	5.87	\$ 23,016	62%
RIVES	7/27/2020	000-03-12-126-001-00	2167-58	\$ 400,000	\$ 400,000	\$ 143,712	\$ 256,288	38.60	2	0.28	\$ 301	18.03	\$ 77,529	0.82	\$ 77,830	\$ 178,458	17.47	\$ 10,215	70%

Tompkins Township 2026 Land Value Studies

**2026 TOMPKINS RURAL RESIDENTIAL VACANT LAND STUDY**

<b>2026 TOMPKINS RURAL RESIDENTIAL VACANT LAND STUDY</b>										
<b>1 ACRES - West</b>										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
PULASKI	5/3/2021	000-16-23-151-002-04	402	2195-1049	03-ARM'S LENGTH	\$23,000	1.86	0.00	1.86	\$12,366
SPRING ARBOR	7/26/2021	000-12-17-201-002-19	402	2193-427	03-ARM'S LENGTH	\$29,900	1.50	0.00	1.50	\$19,933
PARMA	9/8/2021	000-06-31-451-002-00	402	2196-78	03-ARM'S LENGTH	\$20,000	0.55	0.00	0.55	\$36,364
SPRING ARBOR	9/30/2021	000-12-32-326-001-00	402	2197-344	03-ARM'S LENGTH	\$30,000	1.33	0.00	1.33	\$22,556
SPRING ARBOR	11/5/2021	000-12-27-201-001-03	402	2199-1259	03-ARM'S LENGTH	\$16,000	1.12	0.00	1.12	\$14,286
PARMA	4/18/2023	000-06-12-127-008-00	402	2229-0374	03-ARM'S LENGTH	\$29,900	1.92	0.00	1.92	\$15,573
PARMA	5/15/2023	000-06-02-376-001-05	402	2230-0393	03-ARM'S LENGTH	\$35,265	1.82	0.00	1.82	\$19,376
TOMPKINS	2/5/2024	000-02-24-126-001-07	402	2241-0195	03-ARM'S LENGTH	\$20,000	2.00	0.00	2.00	\$10,000
			<b>0</b>	<b>1 ACRES</b>		\$204,065	12.10	0.00	12.10	\$16,865
							<b>1 ACRE</b>			<b>\$17,000</b>
<b>3 ACRES - West</b>										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
PARMA	12/19/2022	000-06-28-351-001-05	402	2223-0635	03-ARM'S LENGTH	\$30,000	3.65	0.00	3.65	\$8,221
CONCORD	4/21/2023	000-11-16-376-001-05	402	2229-439	03-ARM'S LENGTH	\$19,000	2.08	0.00	2.08	\$9,135
PARMA	8/10/2023	000-06-34-400-001-11	402	2233-1145	03-ARM'S LENGTH	\$25,000	2.38	0.00	2.38	\$10,509
CONCORD	10/12/2023	000-11-04-276-001-10	402	2236-1269	19-MULTI PARCEL ARM'S LENGTH	\$26,000	3.02	0.00	3.02	\$8,609
SPRING ARBOR	12/14/2023	000-12-26-101-004-03	402	2239-494	03-ARM'S LENGTH	\$25,000	2.65	0.46	2.31	\$10,846
ONONDAGA	3/15/2024	33-13-13-09-100-014	402	2024-006121	03-ARM'S LENGTH	\$36,000	2.29	0.00	2.29	\$15,700
PARMA	3/20/2024	000-06-28-351-001-06	402	2245-0631	03-ARM'S LENGTH	\$32,000	3.80	0.00	3.80	\$8,428
SPRING ARBOR	6/6/2024	000-12-01-201-001-07	402	2247-949	03-ARM'S LENGTH	\$33,000	2.05	0.00	2.05	\$16,098
SPRING ARBOR	6/24/2024	000-12-10-101-001-00	402	2248-888	03-ARM'S LENGTH	\$15,000	2.20	1.20	1.30	\$11,538
TOMPKINS	3/20/2025	000-02-09-401-001-04	402	2261-0747	03-ARM'S LENGTH	\$33,000	2.91	0.00	2.91	\$11,340
			<b>0</b>	<b>3 ACRES</b>		\$274,000	27.03	1.66	25.78	<b>\$10,627</b>
							<b>3 ACRES</b>			<b>\$31,000</b>

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5 ACRES - West										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE		SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
CONCORD	7/6/2022	000-11-18-226-001-06	402	2215-697	03-ARM'S LENGTH	\$41,000	5.95	0.00	5.95	\$6,891
CONCORD	12/2/2022	000-11-16-402-013-03	402	2222-723	03-ARM'S LENGTH	\$40,000	5.20	0.00	5.20	\$7,692
TOMPKINS	5/9/2023	000-02-08-326-001-03	402	2230-0505	03-ARM'S LENGTH	\$35,000	5.01	0.00	5.01	\$6,986
CONCORD	6/14/2023	000-11-16-276-004-08	402	2231-743	03-ARM'S LENGTH	\$30,000	5.20	0.00	5.20	\$5,769
CONCORD	7/28/2023	000-11-16-402-013-03	402	2233-662	03-ARM'S LENGTH	\$44,000	5.20	0.00	5.20	\$8,462
SPRING ARBOR	10/10/2023	000-12-23-276-001-01	402	2236-1141	03-ARM'S LENGTH	\$56,000	6.82	0.00	6.82	\$8,211
CONCORD	2/15/2024	000-11-16-276-004-09	402	2241--842	03-ARM'S LENGTH	\$41,000	5.20	0.00	5.20	\$7,885
CONCORD	2/21/2024	000-11-11-201-001-04	402	2241-1299	03-ARM'S LENGTH	\$40,000	4.44	0.00	4.44	\$9,009
PARMA	11/25/2024	000-06-28-351-001-07	402	2255-0927	19-MULTI PARCEL ARM'S LENGTH	\$50,000	6.15		6.15	\$8,129
				<b>5 ACRES</b>		\$377,000	49.17	10080115.00	49.17	\$7,667
							<b>5 ACRES</b>			<b>\$41,250</b>
10 ACRES - West										
UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE		SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
PARMA	11/14/2022	000-06-29-452-005-04	402	2221-986	03-ARM'S LENGTH	\$80,000	9.66	0.00	9.66	\$8,282
CONCORD	11/16/2022	000-11-11-200-002-04	402	2221-1169	03-ARM'S LENGTH	\$57,000	10.00	2.23	8.33	\$6,845
CONCORD	11/17/2022	000-11-02-100-001-02	402	2221-1089	03-ARM'S LENGTH	\$48,000	12.71	8.80	6.11	\$7,856
ONONDAGA	9/5/2023	33-13-13-03-300-008	402	2023-037162	03-ARM'S LENGTH	\$86,000	10.00	0.00	10.00	\$8,600
PARMA	4/18/2024	000-06-28-351-001-04	402	2245-0815	19-MULTI PARCEL ARM'S LENGTH	\$79,800	10.88	0.00	10.88	\$7,333
SPRING ARBOR	8/15/2024	000-12-33-151-002-09	402	2250-1165	03-ARM'S LENGTH	\$85,000	8.76	0.00	8.76	\$9,703
CONCORD	9/24/2024	000-11-16-402-013-06	402	2252-861	03-ARM'S LENGTH	\$70,000	11.01	0.00	11.01	\$6,358
CONCORD	10/22/2024	081-11-16-401-001-08	402	2253-1280	03-ARM'S LENGTH	\$82,500	11.00	0.00	11.00	\$7,500
				<b>10 ACRES</b>		\$588,300	84.02	11.03	75.75	<b>\$7,766</b>
							<b>10 ACRES</b>			<b>\$77,500</b>







Tompkins Township 2026 Land Value Studies

**2026 TOMPKINS TOWNSHIP COMMERCIAL VACANT LAND** **CML VACANT LAND SITE STUDY**

		RURAL & LOCAL 1 Acre											
	DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
	1/29/2020	COLUMBIA	000-20-19-356-008-00		2155-1037	\$ 42,000	0.57	\$ 73,684	24829	\$ 1.69	120	\$ 350	
	11/1/2017	LEONI	000-09-31-176-002-01		2110-0005	\$ 45,000	1.34	\$ 33,582	58370	\$ 0.77	260	\$ 173	PART OF 2018 SPLIT/COMBO
	10/16/2017	LEONI	000-14-05-351-001-07		2108-1203	\$ 34,900	1.50	\$ 23,267	65340	\$ 0.53	0	#DIV/0!	
	6/18/2018	SPRING ARBOR	000-12-11-476-001-06		2123-1092	\$ 85,000	1.76	\$ 48,295	76666	\$ 1.11	170	\$ 500	GOOD SALE-2019 SPLIT
	4/13/2018	SUMMIT	000-13-11-309-037-10		2119-0334	\$ 3,500	0.25	\$ 14,000	10890	\$ 0.32	47	\$ 74	

/ ACRE \$ 210,400 5.42 \$ 38,819 236095 \$ 0.89 597 #DIV/0!

**1 Acre \$ 38,000** .87/ SqFt

		RURAL & LOCAL 3 Acre											
	DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
	9/4/2019	BLACKMAN	000-08-27-178-001-01		2147-1225	\$ 110,000	3.64	\$ 30,220	158558	\$ 0.69	177	\$ 623	Lansing Ave
	9/4/2019	BLACKMAN	000-08-27-178-001-01 000-		2147-1225	\$ 110,000	3.30	\$ 33,333	143748	\$ 0.77	0		GOOD SALE/ADDTL PARCCE
	8/31/2017	LEONI	000-14-06-327-005-00		2106-577	\$ 35,000	2.07	\$ 16,908	90169	\$ 0.39	0		3331 PAGE
	9/13/2018	SUMMIT	000-13-24-151-045-08	201	2128-597	\$ 50,000	3.00	\$ 16,667	130680	\$ 0.38	0		E MCDEVITT

/ ACRE \$ 305,000 12.01 \$ 25,396 523,156 \$ 0.58 177

**3 Acres \$ 70,000** .65 / SqFt

		RURAL & LOCAL 5 Acres											
	DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
	9/1/2018	BLACKMAN	000-08-32-327-001-03	202	2127-1080	\$ 185,000	4.97	\$ 37,223	216493	\$ 0.85	0		MICHIGAN
	10/23/2017	LEONI	000-09-24-176-001-00			\$ 80,000	4.21	\$ 19,002	183388	\$ 0.44	0		ANN ARBOR RD
	8/10/2017	LIBERTY	000-18-13-276-001-08		2105-705	\$ 47,500	5.42	\$ 8,764	236095	\$ 0.20	0		9486 S MERIDIAN
	8/2/2019	PULASKI	000-16-27-300-001-17		2146-796	\$ 37,330	6.51	\$ 6,187	283576	\$ 0.14	366	\$ 102	Pulaski Rd
	6/29/2020	SPRING ARBOR	000-12-11-476-001-03	202	2165/0620	\$ 36,000	5.00	\$ 7,200	217800	\$ 0.17	0	#DIV/0!	SPRING ARBOR RD
	6/18/2018	SPRING ARBOR	000-12-11-476-001-05		2123-1092	\$ 85,000	4.82	\$ 17,635			0		GOOD SALE-2019 SPLIT

/ ACRE \$ 470,830 30.93 \$ 15,222 1,137,352 \$ 0.41 366 \$ 1,288

**5 Acres \$ 105,000** .45 / SqFt

Tompkins Township 2026 Land Value Studies

RURAL & LOCAL 10 Acres+												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
12/8/2017	BLACKMAN	000-08-20-401-002-06 000-08-20-401-002-10	202	2111-810	\$ 322,500	24.03	\$ 13,421	1,046,747	\$ 0.31	665		SPRINGPORT
1/23/2019	BLACKMAN	000-08-20-426-001-00 000- 08-20-401-002-08		2134-385	\$ 415,000	35.48	\$ 11,697	1,545,509	\$ 0.27	0		SPRINGPORT RD
5/10/2017	BLACKMAN	000-08-21-301-001-20	202		\$ 110,000	10.02	\$ 10,978	436471	\$ 0.25	301	\$ 365	Springport Rd
5/8/2017	COLUMBIA	000-19-07-301-001-03		2100-129	\$ 205,000	22.40	\$ 9,152	975,744	\$ 0.21	0		127 & Reed Rd
					<b>/ACRE</b>	\$ 1,052,500	91.93	\$ 11,449	4,004,471	\$ 0.26	665	\$ 1,583
								<b>10+ Acres</b>	<b>11500/Acre</b>			.30 / SqFt

STANDARD COMMERCIAL LAND VALUES												
Standard Local 1 Acre												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
5/25/2018	BLACKMAN	000-08-22-376-007-00	201	2122-311	\$ 165,000	1.00	\$ 165,000	43560	\$ 3.79	0		2420 LANSING
6/8/2017	CITY	0163.1000	4-201	2102-223	\$ 320,000	2.11	\$ 151,659	91912	\$ 3.48	0		200 S JACKSON ST
11/29/2017	CITY	6-173000000	202	2040-872	\$ 65,000	0.36	\$ 180,556	15682	\$ 4.14	68	\$ 956	mitchel and bagley
12/12/2017	LEONI	09-31-226-012-01	202	2111-925	\$ 95,000	1.01	\$ 94,059	43996	\$ 2.16	0		SEE 000-09-31-226-012-01
6/18/2018	SPRING ARBOR	000-12-11-476-001-06		2123-1092	\$ 85,000	1.76	\$ 48,295	76666	\$ 1.11	0		GOOD SALE-2019 SPLIT
7/22/2020	SUMMIT	000-13-24-252-023-00		2167-919	\$ 50,000	0.86	\$ 58,140	37462	\$ 1.33			
					<b>/ACRE</b>	\$ 780,000	7.10	\$ 109,859	309276	\$ 2.52	68	\$ 956
								<b>1 Acre</b>	<b>\$ 110,000</b>			2.50 / SqFt

Standard Local 3 Acres												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
4/26/2017	BLACKMAN	000-08-21-456-011-03	202	2099-667	\$ 500,000	3.46	\$ 144,509	150718	\$ 3.32	0		SHIRLEY
9/4/2019	BLACKMAN	000-08-27-178-001-01		2147-1225	\$ 110,000	3.64	\$ 30,220	158558	\$ 0.69	177	\$ 623	Lansing Ave
9/4/2019	BLACKMAN	000-08-27-178-001-01 000- 08-27-178-001-02		2147-1225	\$ 110,000	3.30	\$ 33,333	143748	\$ 0.77	0		GOOD SALE/ADDTL PARCCE
9/22/2017	COLUMBIA	000-19-25-227-001-10	202	2108-635	\$ 250,000	3.97	\$ 62,972	172933	\$ 1.45	0		S MAIN
1/15/2021	LEONI	000-09-21-426-005-02		2179-450	\$ 182,000	2.57	\$ 70,817	111949	\$ 1.63			Sargent
2/22/2018	LEONI	000-09-29-376-002-02	202		\$ 500,000	3.00	\$ 166,667	130680	\$ 3.83			ANN ARBOR RD GROW OP
5/4/2018	LEONI	000-09-31-251-002-00 000- 09-31-251-002-01		2112-1239	\$ 399,000	2.72	\$ 146,691	118483	\$ 3.37	0		GOOD SALE - ADDL PARCEL
2/15/2017	LIBERTY	000-18-13-276-001-05	201	2093-431	\$ 125,000	2.40	\$ 52,083	104544	\$ 1.20	0		9452 S MERIDIAN
					<b>/ACRE</b>	\$ 2,176,000	25.06	\$ 86,832	1091614	\$ 1.99	177	\$ 623
								<b>3 Acre</b>	<b>\$ 260,400</b>			2.00 / SqFt

Tompkins Township 2026 Land Value Studies

2026 TOMPKINS TOWNSHIP INDUSTRIAL VACANT LAND												
1-5 acres RURAL INDUSTRIAL												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS	
7/18/2019	LEONI	000-14-03-351-001-04	301	2124-865	\$ 120,000	111385	\$ 8,615	1.27	\$ 6,783	0.16	195 Irwin St	
11/18/2019	LEONI	000-09-31-403-001-01	301	2136-1175	\$ 400,000	367483	\$ 32,517	2.82	\$ 11,531	0.26	3100 Allied Industrial Dr.	
7/28/2021	CONCORD	009-11-33-251-001-07	302	2194-536	\$ 28,000	0	\$ 28,000	4.64	\$ 6,034	0.14		
12/31/2018	SPRING ARBOR	000-12-09-400-001-04	302	2127-951	\$ 110,000	0	\$ 110,000	4.34	\$ 25,346	0.58	3735 COUNTY FARM	
12/31/2018	SPRING ARBOR	000-12-09-400-001-03	301	2125-1065	\$ 1,175,000	1098369	\$ 76,631	4.65	\$ 16,480	0.38	2030 Micor Dr	
					0	\$ 1,833,000	\$ 255,763	17.72	\$ 14,434	0.33		
									Per Acre		\$ 14,400	

5-10 Acres RURAL INDUSTRIAL												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS	
8/29/2018	BLACKMAN	000-08-30-201-003-04	301	2152-50	\$ 300,000	237404	\$ 62,596	9.16	\$ 6,834	0.16	325 Watts Rd	
3/11/2019	NAPOLEON	000-14-30-351-001-16	302	2127-1080	\$ 185,000	25894	\$ 159,106	5.22	\$ 30,480	0.70	3169 W. Michigan	
12/18/2020	SANDSTONE	000-07-28-326-003-00	301	2177-369	\$ 800,000	675255	\$ 124,745	7.00	\$ 17,821	0.41	2400 N Dearing rd	
12/11/2020	SPRING ARBOR	000-12-09-400-001-03	302	2176-174	\$ 40,000	0	\$ 40,000	5.05	\$ 7,916	0.18	King Rd	
11/19/2018	SUMMIT	000-13-11-476-100-01	302	2176-174	\$ 40,000	0	\$ 40,000	5.05	\$ 7,918	0.18	King Rd	
7/31/2018	SUMMIT	000-13-12-276-006-01	301	2131-869	\$ 337,000	286695	\$ 50,305	6.56	\$ 7,670	0.18	2190 Brooklyn Rd	
					0	\$ 1,702,000	\$ 476,752	38.04	\$ 12,532	0.29		
									Per Acre		\$ 12,500	

10+ Acres RURAL INDUSTRIAL												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS	
9/1/2018	BLACKMAN	000-08-32-327-001-03	301	2133-1226	\$ 935,000	854558	\$ 80,442	10.10	\$ 7,965	0.18	1 Wardcraft Dr.	
2/28/2017	COLUMBIA	000-19-18-251-001-06	302	2094-557	\$ 225,000	0	\$ 225,000	28.35	\$ 7,937	0.18	S MERIDIAN	
10/1/2019	LEONI	000-09-33-451-001-00	302	2149-635	\$ 340,000	0	\$ 340,000	15.00	\$ 22,667	0.52	E Michigan Ave	
3/22/2018	LEONI	000-14-06-151-001-01	302	2117-0414	\$ 325,000	0	\$ 325,000	28.53	\$ 11,392	0.26	MEMORANDUM OF LAND CONTRAC	
					0	\$ 1,825,000	\$ 970,442	81.98	\$ 11,838	0.27		
									Per Acre		\$ 11,800	

RURAL INDUSTRIAL- SF unde 1 Acre												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS	
7/2/2018	COLUMBIA	000-20-30-101-003-02	301	2115-0390	\$ 46,580	0	\$ 46,580	1.37	\$ 34,000	0.78	5750 MARATHON - Vacant	
7/18/2019	LEONI	000-14-03-351-001-04	301	2124-865	\$ 120,000	111385	\$ 8,615	1.27	\$ 6,783	0.16	195 Irwin St	
2/19/2018	NAPOLEON	000-14-30-351-001-17	301	UNREC	\$ 77,567	69625	\$ 7,942	1.23	\$ 6,457	0.15	5028 Page Ave.	
					0	\$ 244,147	\$ 63,137	3.87	\$ 16,314	0.37		
									Per SF		0.37	

GRAVEL PITS												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS	
10/18/2017	GRASS LAKE	000-10-23-326-002-29 000-10-23-326-002-32	302	2109-490	\$ 310,690		\$ 310,690	62.14	\$ 5,000	0.11	BOHNE GRAVEL PIT	
10/18/2017	GRASS LAKE	000-10-23-326-002-33	302	2109-263	\$ 220,860		\$ 220,860	44.17	\$ 5,000	0.11	BOHNE GRAVEL PIT	
							\$ 531,550	106.31	\$ 5,000	0.11		
									Per Acre		\$ 5,000	