

2025 Campbell Township Ag ECF

<u>Parcel</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Land Value</u>	<u>Res Value</u>	<u>L.I</u>	<u>Ag Bld Resid</u>	<u>Ag Cost Manual</u>	<u>ECF</u>	Other parcels
030-009-000-060-02	9/8/2022	\$230,000	3.54	\$12,000	\$42,480	\$122,599	\$0	\$64,921	\$48,173	1.348	
030-029-000-005-00	10/6/2022	\$400,000	40.00	\$4,900	\$196,000	\$182,916	\$3,994	\$17,090	\$29,613	0.577	
030-011-000-100-051	5/10/2023	\$495,000	9.77	\$6,500	\$63,505	\$364,304	\$7,540	\$59,651	\$64,246	0.928	
030-004-000-055-20	7/31/2023	\$383,211	10.00	\$6,000	\$60,000	\$265,318	\$5,605	\$52,288	\$50,681	1.032	
					\$0			\$0			
								\$193,950	\$192,713		
									ECF	1.006	

**** For 2025 AG ECF, use 1.00**

2024 AG ECF	1.00
2023 AG ECF	1.00
2022 AG ECF	1.00

2025 Campbell Township Ag Land Values

Parcel	Sale Date	Sale Price	L.I	Res Val	Ag Val (w/ ECF)	Total Land Residual	\$30,000				\$4,700		\$4,700		\$5,300		\$5,900		
							Total Acres	Homesite	Homesite	ROW	Ac	Value	Ac	Value	Ac	Value	Tillable Acres	Tillable Residual	\$/Tillable Acre
030-028-000-025-00	3/24/2022	500,000	\$0	\$134,963	\$11,759	\$353,278	80	1	\$30,000	1	0	\$0	42	\$197,400	0	\$0	36	\$125,878	\$3,497
030-034-000-040-01	5/13/2022	300,000	\$0	\$0	\$6,086	\$293,914	54.18	1	\$30,000	1.6	0	\$0	0	\$0	10.52	\$55,756	41.06	\$208,158	\$5,070
030-036-000-025-02	6/17/2022	440,046	\$0	\$0	\$0	\$440,046	75.87	1	\$30,000	0.5	5.29	\$24,863	1.5	\$7,050	36.61	\$194,033	30.97	\$208,963	\$6,747
030-029-000-005-00	10/6/2022	400,000	\$3,994	\$182,916	\$29,613	\$183,477	40	1	\$30,000	1	0	\$0	0	\$0	3.5	\$18,550	34.5	\$134,927	\$3,911
030-024-000-035-00	8/22/2024	690,000	\$0	\$0	\$0	\$690,000	100	0	\$0	2.5	20.5	\$96,350	0	\$0	0	\$0	77	\$690,000	\$8,961 (also -040-00)
030-001-000-055-12	10/8/2024	508,200	\$0	\$0	\$0	\$508,200	84.57	0	\$0	0.24	52.33	\$245,951	32	\$150,400	0	\$0	0	\$357,800	
																	219.53	\$1,725,726	
																	Average	\$7,861	

Application Grid

		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
				27,800	27,200	27,700	27,700	27,700	27,700	19,700	27,900	30,000	30,000
Tillable	1	4,600	4,600	4,900	4,800	4,900	4,900	4,900	4,900	5,300	5,600	5,600	5,900
Tillable	2	4,400	4,400	4,700	4,600	4,700	4,700	4,700	4,700	5,000	5,300	5,300	5,600
Tillable	3	4,100	4,100	4,400	4,300	4,400	4,400	4,400	4,400	4,700	5,000	5,000	5,300
Tillable	4	3,900	3,900	4,200	4,100	4,200	4,200	4,200	4,200	4,400	4,700	4,700	5,000
pond-stream-woods-brush	5	3,600	3,600	3,900	3,800	3,900	3,900	3,900	3,900	4,100	4,400	4,400	4,700
		3,400	3,400	3,600	3,500	3,600	3,600	3,600					
		3,000	3,000	3,200	3,100	3,200	3,200	3,200					
swamp-ditch		2,700	2,700	2,900	2,800	2,900	2,900	2,900	2,900	2,900	3,600	3,600	3,600
AVG		3,713	3,713	3,975	3,875	3,975	4,000	4,000	4,000				

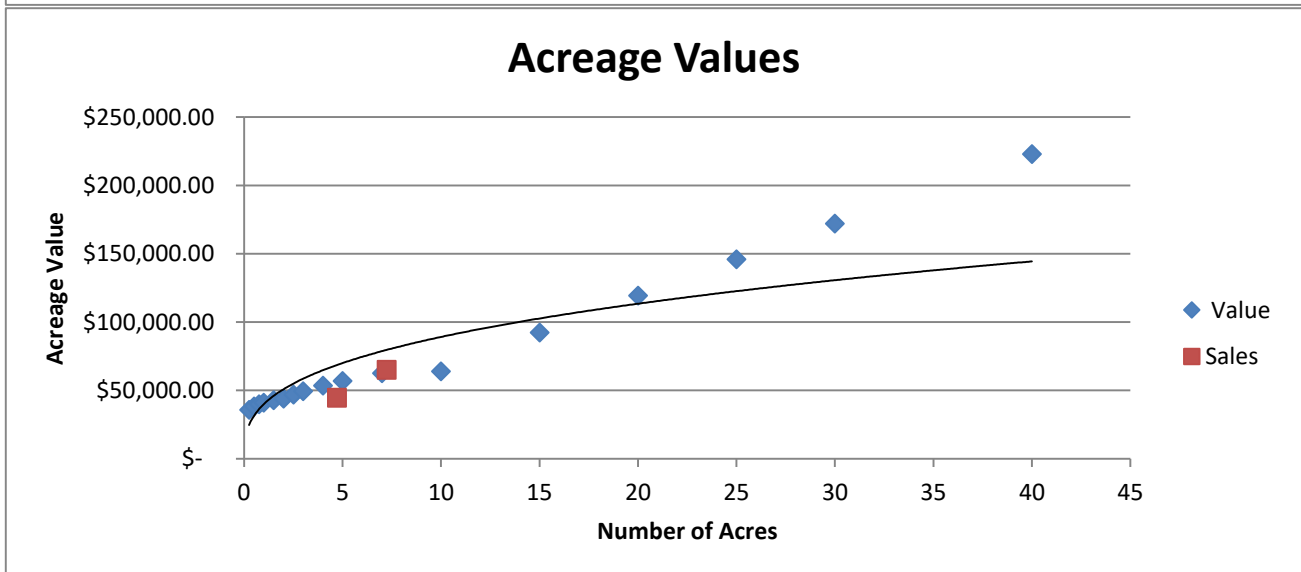
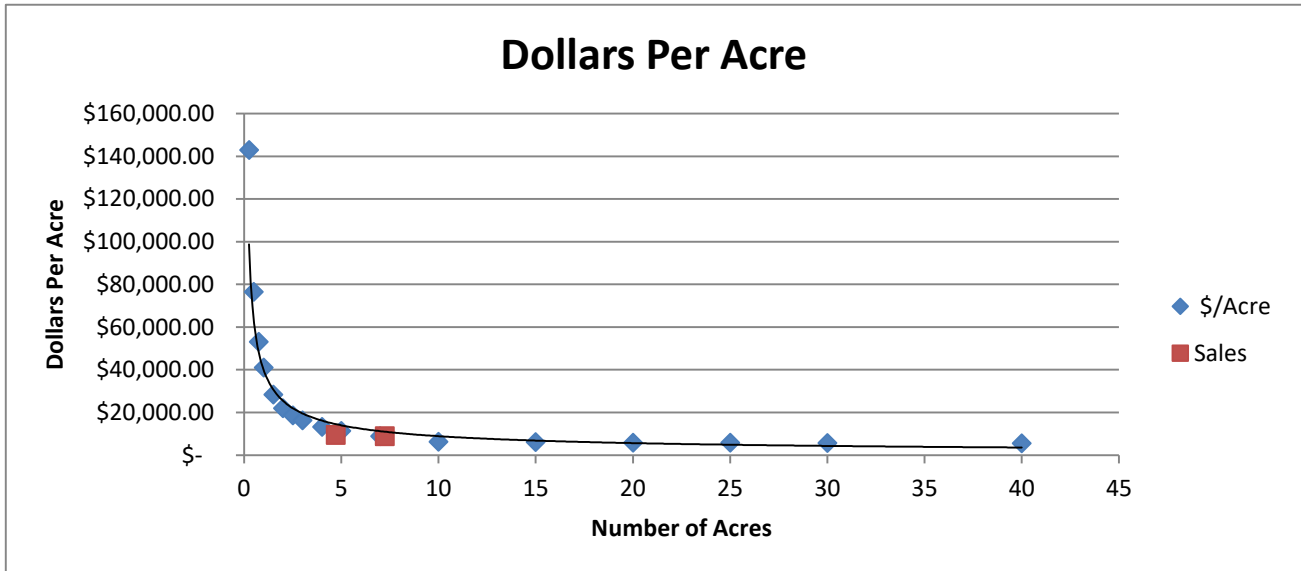
2025 Campbell Township Commercial ECF										
Parcel	Street	Sale	Sale		Time Adj	Land	LI	Com	Cost by	
Number	Address	Date	Price	Conf.	Price			Bldg Value	Manual	ECF
020-027-000-015-00	35 W GRAND RIVER A	2/18/2021	\$225,000	NO	\$225,000	\$33,590	\$0	\$191,410	\$232,208	0.824
031-010-000-055-00	103 S MAIN ST	7/29/2021	\$70,000	NO	\$70,000	\$20,384	\$0	\$49,616	\$92,310	0.537
031-080-000-070-00	186 S FIRST ST	10/13/2022	\$450,000	NO	\$450,000	\$54,905	\$0	\$395,095	\$815,974	0.484
031-080-000-010-00	122 S Main	10/16/2023	\$75,000	NO	\$75,000	\$7,799	\$0	\$67,201	\$106,070	0.634
031-050-000-090-00	125 W Cross	1/1/2024	\$85,000	No	\$85,000	\$36,425	\$1,642	\$46,933	\$49,669	0.945
								\$750,255	\$1,296,231	0.579

For 2025 Com ECF use .58

2024 Com ECF 0.55
2023 Com ECF 0.57
2022 Com ECF 0.58

Campbell Township
Commercial
Land Valuation: 2025

Campbell Commercial Land Rate Progression						
Acres		\$/SF		\$/Acre	Value	Note
0.25	\$	3.28	\$	142,956.42	\$ 35,739.11	
0.5	\$	1.76	\$	76,608.45	\$ 38,304.22	
0.75	\$	1.22	\$	53,185.66	\$ 39,889.24	
1	\$	0.94	\$	41,053.45	\$ 41,053.45	
1.5	\$	0.65	\$	28,501.49	\$ 42,752.23	
2	\$	0.51	\$	22,000.00	\$ 44,000.00	Sales at 2 acres average \$44,000
2.5	\$	0.43	\$	18,734.73	\$ 46,836.83	
3	\$	0.38	\$	16,429.98	\$ 49,289.93	
4	\$	0.31	\$	13,356.14	\$ 53,424.57	
5	\$	0.26	\$	11,373.81	\$ 56,869.04	
7	\$	0.20	\$	8,926.76	\$ 62,487.30	
10	\$	0.15	\$	6,400.00	\$ 64,000.00	Sales at 10 acres average \$64,000
15	\$	0.14	\$	6,145.69	\$ 92,185.39	
20	\$	0.14	\$	5,971.41	\$ 119,428.22	
25	\$	0.13	\$	5,839.64	\$ 145,990.97	
30	\$	0.13	\$	5,734.13	\$ 172,024.02	
40	\$	0.13	\$	5,571.52	\$ 222,860.94	
50	\$	0.13	\$	5,448.58	\$ 272,428.78	
100	\$	0.12	\$	5,083.70	\$ 508,370.07	



Campbell Township
Commercial
Land Valuation: 2025

Campbell Village Commercial Land Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	Units	\$/Unit
031-080-000-010-00	122 S Main	10/16/23	75000	100%	2	\$75,000	0	107,596	0.58	\$12,594	28	\$449.80
031-050-000-09000	125 W Cross St	01/01/24	85000	100%	2	\$75,000	1642	28,808	0.58	\$56,649	66	\$858.32
031-080-000-015-00	126 S Main	11/13/2023	28000	100.000%	2	\$28,000	0	0	0.70	\$28,000	50	\$560.00
Unit of Comparison:	Acre						Average Sale Price Per Unit:		\$622.71	Indicated Sale Price Per Unit:		See Attached
								Standard Deviation:		\$172.57		
								Deviation as % of Mean:		27.71%		

Main Street		Secondary Streets	
For 2025 use 325/FF		For 2025 use 100/FF	
2024 used:	300/FF	2024 used:	100/FF
2023 used:	100/FF	2023 used:	100/FF
2022 used:	100/FF	2022 used:	100/FF

Campbell Township

Industrial ECF

Due to similarities between the classes, use same ECF for both Commercial and Industrial

Industrial – Land Values

Due to similarities between the classes, use Residential land values for parcels in the Industrial class

2025 - General Res ECF - Site Built

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.
030-004-000-030-01	9750 W CLARKSVILLE RD	03/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$210,300	46.73	\$532,408	\$231,412	\$218,588	\$310,625	0.704
030-004-000-030-03	9750 W CLARKSVILLE RD	03/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$0	0.00	\$483,389	\$184,907	\$265,093	\$303,953	0.872
030-070-000-060-00	9210 ELMDALE RD	07/08/22	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$80,500	37.44	\$235,836	\$41,274	\$173,726	\$198,128	0.877
030-010-000-060-00	10814 NASH HWY	04/22/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$64,800	43.78	\$146,939	\$33,438	\$114,562	\$115,581	0.991
030-011-000-100-51	7115 CLINTON TRL	05/10/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$215,300	43.49	\$490,498	\$134,015	\$360,985	\$363,017	0.994
030-014-000-035-13	7330 MAR LN	06/08/22	\$547,500	WD	03-ARM'S LENGTH	\$547,500	\$178,000	32.51	\$541,692	\$138,187	\$409,313	\$410,901	0.996
030-004-000-055-20	9079 BELL RD	07/31/23	\$383,211	WD	03-ARM'S LENGTH	\$383,211	\$166,700	43.50	\$378,124	\$118,512	\$264,699	\$264,371	1.001
030-032-000-035-30	14476 HASTINGS RD	05/04/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,300	42.21	\$280,107	\$107,301	\$177,699	\$175,974	1.010
030-011-000-115-01	10376 ELM RD	06/17/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$75,100	33.23	\$205,589	\$49,501	\$176,499	\$158,949	1.110
030-002-000-010-40	7120 BROOKS RD	01/05/23	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$68,500	34.16	\$181,137	\$48,057	\$152,443	\$135,519	1.125
030-002-000-095-00	7226 BROOKS RD	01/13/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$89,900	34.31	\$224,185	\$14,990	\$247,010	\$213,030	1.160
030-022-000-050-00	12592 DARBY RD	11/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$61,400	25.06	\$207,126	\$9,800	\$235,200	\$200,943	1.170
030-001-000-170-00	6672 W CLARKSVILLE RD	01/09/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$78,800	36.65	\$185,612	\$76,745	\$138,255	\$110,863	1.247
030-022-000-010-04	12278 DARBY RD	05/26/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$148,200	29.35	\$418,238	\$118,978	\$386,022	\$304,745	1.267
030-022-000-045-00	8026 CAMPBELL RD	03/10/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$52,300	26.82	\$154,222	\$23,442	\$171,558	\$133,177	1.288
030-012-000-040-13	10144 JACKSON RD	10/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,000	29.75	\$318,004	\$71,111	\$328,889	\$251,419	1.308
030-014-000-010-01	11227 DARBY RD	03/25/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$138,500	35.33	\$318,156	\$113,553	\$278,447	\$208,353	1.336
030-006-000-105-02	9475 ELMDALE RD	01/20/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$87,000	28.06	\$236,166	\$41,503	\$268,497	\$198,231	1.354
030-030-000-035-00	13872 HASTINGS RD	07/24/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$105,800	32.76	\$249,547	\$86,987	\$236,013	\$165,540	1.426
030-010-000-005-03	10020 DARBY RD	06/12/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$0	0.00	\$329,354	\$127,882	\$297,118	\$205,165	1.448
Totals:			\$6,672,211			\$6,672,211	\$2,060,400		\$6,116,329		\$4,900,616	\$4,428,485	
								Sale. Ratio =>	30.88				
								Std. Dev. =>	12.46				
										E.C.F. =>		1.107	
										Ave. E.C.F. =>		1.134	

2025 - General Res ECF - Manufactured

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.	
030-006-000-005-10	9556 ELMDALE RD	05/27/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$57,600	27.04	\$187,080	\$47,991	\$165,009	\$168,185	0.981	
030-009-000-060-02	9114 ROBBINS RD	09/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,100	35.70	\$238,130	\$102,995	\$127,005	\$163,404	0.777	
030-014-000-035-14	7334 MAR LN	09/25/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,200	38.60	\$190,868	\$37,808	\$162,192	\$185,079	0.876	
030-023-000-040-01	7845 CAMPBELL RD	08/11/23	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$82,700	37.42	\$199,062	\$67,520	\$153,480	\$159,059	0.965	
030-029-000-040-50	10130 STAHL RD	01/11/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$69,400	35.23	\$158,654	\$48,948	\$148,052	\$132,655	1.116	
030-006-000-010-00	11872 68TH ST	06/06/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,500	56.15	\$62,457	\$33,357	\$31,643	\$35,187	0.899	
Totals:			\$1,126,000			\$1,126,000	\$405,500		\$1,036,251		\$787,381	\$843,570		
								Sale. Ratio =>	36.01	E.C.F. =>				0.933
								Std. Dev. =>	9.62	Ave. E.C.F. =>				0.936

2025 - Morrison Lake ECF

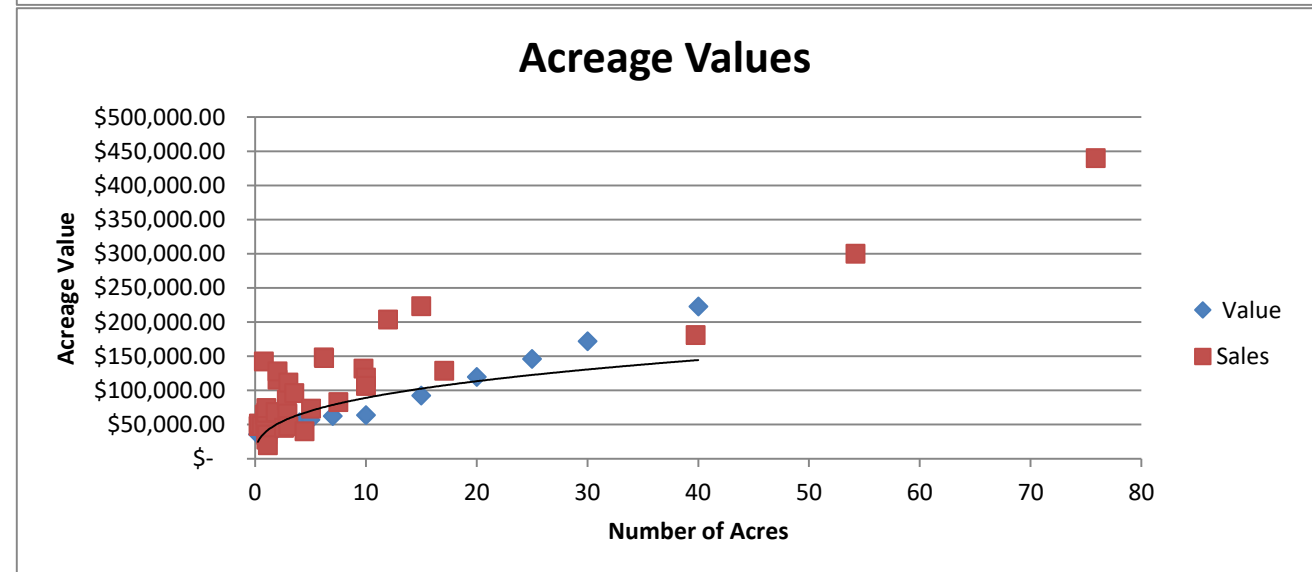
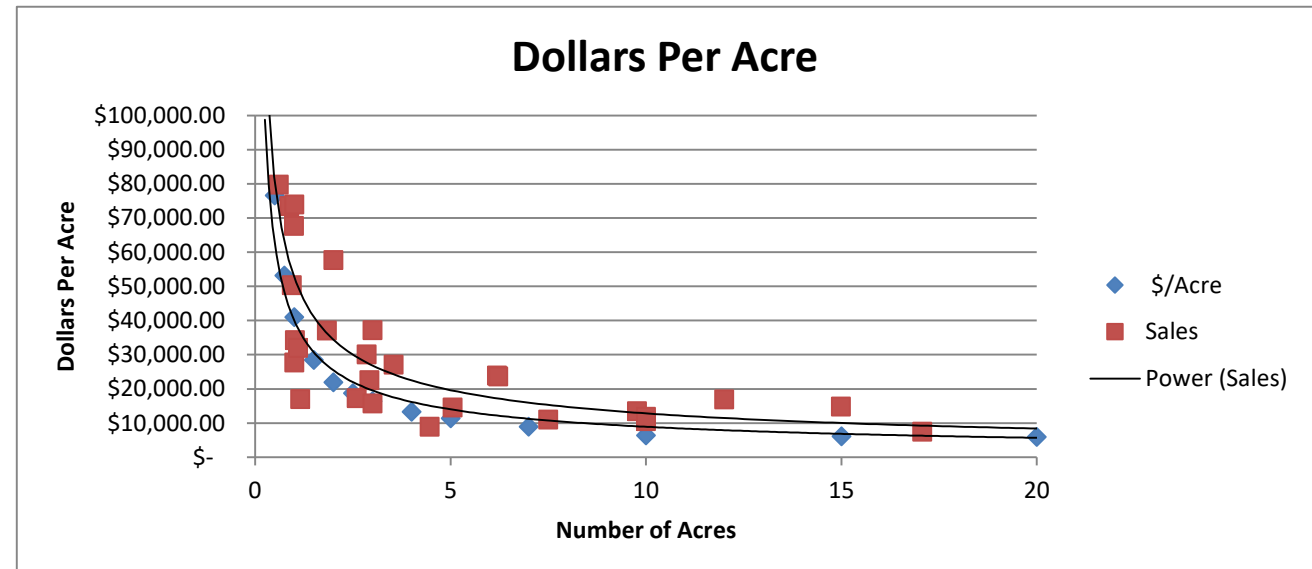
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
030-002-000-065-00	9034 ASH LN	07/11/23	\$449,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$449,500	\$208,900	46.47	\$447,794	\$197,948	\$251,552	\$210,485	1.195	
030-050-000-060-00	9182 RUSH ST	06/06/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$112,200	34.63	\$284,171	\$102,763	\$221,237	\$152,829	1.448	
030-050-000-080-00	9173 RUSH ST	09/23/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,300	55.52	\$84,982	\$31,199	\$73,801	\$45,310	1.629	
030-050-000-110-00	9137 RUSH ST	09/07/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$72,600	40.33	\$169,307	\$59,449	\$120,551	\$92,551	1.303	
030-120-000-040-00	7176 SWAN LN	03/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$102,400	55.35	\$220,437	\$137,126	\$47,874	\$70,186	0.682	
Totals:			\$1,243,500			\$1,243,500	\$554,400		\$1,206,691		\$715,015	\$571,361		
								Sale. Ratio ==>	44.58	E.C.F. ==>				1.251
								Std. Dev. ==>	9.20	Ave. E.C.F. ==>				1.251

2025 - Campbell Village ECF

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.		
031-080-000-040-00	190 S MAIN ST	07/01/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,900	46.21	\$297,003	\$76,603	\$163,397	\$236,227	0.692		
031-070-000-060-00	263 S MAIN ST	06/23/23	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$61,200	55.14	\$135,103	\$40,933	\$70,067	\$100,932	0.694		
031-070-000-105-00	218 S BROAD ST	10/21/22	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$63,700	39.44	\$178,063	\$43,624	\$117,876	\$144,093	0.818		
031-010-000-130-10	295 E CROSS ST	04/18/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$76,900	37.51	\$220,158	\$88,525	\$116,475	\$141,086	0.826		
031-010-000-100-00	199 N MAIN ST	05/11/22	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$83,200	35.18	\$257,738	\$63,420	\$173,080	\$208,272	0.831		
031-050-000-120-00	142 N MAIN ST	12/19/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$85,400	37.54	\$236,324	\$76,772	\$150,728	\$171,010	0.881		
031-080-000-080-00	126 W HIGH ST	08/01/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$93,900	37.71	\$253,596	\$72,961	\$176,039	\$193,607	0.909		
031-050-000-050-00	126 W CROSS ST	01/30/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,400	42.34	\$145,622	\$35,321	\$109,679	\$118,222	0.928		
031-090-000-002-00	267 LIND AVE	07/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$89,200	38.78	\$228,977	\$57,435	\$172,565	\$183,861	0.939		
031-010-000-020-00	198 N MAIN ST	08/18/23	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$95,900	43.69	\$210,779	\$40,715	\$178,785	\$182,277	0.981		
031-090-000-003-00	255 LIND AVE	12/02/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,400	37.41	\$243,563	\$57,116	\$197,884	\$199,836	0.990		
031-010-000-065-00	326 S MAIN ST	04/08/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$69,700	36.21	\$183,890	\$47,052	\$145,448	\$146,665	0.992		
031-060-000-135-00	232 W FERNEY ST	01/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,600	36.24	\$231,374	\$54,431	\$195,569	\$189,650	1.031		
031-050-000-065-00	N MAIN ST	05/05/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$89,100	41.06	\$199,202	\$64,413	\$152,587	\$144,468	1.056		
031-090-000-011-00	137 LIND AVE	04/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,100	35.59	\$234,016	\$45,299	\$224,701	\$205,350	1.094		
031-080-000-135-00	166 S FIRST ST	08/01/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$52,200	28.22	\$161,622	\$65,785	\$119,215	\$102,719	1.161		
031-090-000-003-00	255 LIND AVE	03/01/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,600	36.47	\$243,563	\$57,116	\$237,884	\$199,836	1.190		
Totals:			\$3,689,500			\$3,689,500	\$1,422,400		\$3,660,593		\$2,701,979	\$2,868,110			
								Sale. Ratio =>	38.55					E.C.F. =>	0.942
								Std. Dev. =>	5.72					Ave. E.C.F. =>	0.942

Campbell Township
Residential
Land Valuation: 2025

Campbell General Residential Land Rate Progression						
Acres		\$/SF		\$/Acre	Value	Value Rounded
0.25	\$	3.28	\$	142,956.42	\$ 35,739.11	\$35,700
0.5	\$	1.76	\$	76,608.45	\$ 38,304.22	\$38,300
0.75	\$	1.22	\$	53,185.66	\$ 39,889.24	\$39,900
1	\$	0.94	\$	41,053.45	\$ 41,053.45	\$41,100
1.5	\$	0.65	\$	28,501.49	\$ 42,752.23	\$42,800
2	\$	0.51	\$	22,000.00	\$ 44,000.00	\$44,000
2.5	\$	0.43	\$	18,734.73	\$ 46,836.83	\$46,800
3	\$	0.38	\$	16,429.98	\$ 49,289.93	\$49,300
4	\$	0.31	\$	13,356.14	\$ 53,424.57	\$53,400
5	\$	0.26	\$	11,373.81	\$ 56,869.04	\$56,900
7	\$	0.20	\$	8,926.76	\$ 62,487.30	\$62,500
10	\$	0.15	\$	6,400.00	\$ 64,000.00	\$64,000
15	\$	0.14	\$	6,145.69	\$ 92,185.39	\$92,200
20	\$	0.14	\$	5,971.41	\$ 119,428.22	\$119,400
25	\$	0.13	\$	5,839.64	\$ 145,990.97	\$146,000
30	\$	0.13	\$	5,734.13	\$ 172,024.02	\$172,000
40	\$	0.13	\$	5,571.52	\$ 222,860.94	\$222,900
50	\$	0.13	\$	5,448.58	\$ 272,428.78	\$272,400
100	\$	0.12	\$	5,083.70	\$ 508,370.07	\$508,400



Campbell Township
Residential
Land Valuation: 2025

Campbell Township Land Residual Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
030-022-000-050-00	12592 DARBY RD	11/9/2023	245000	100.000%	2	\$245,000	0	200942.97	0.980	\$48,076	0.295	\$162,969.12
030-002-000-095-00	7226 BROOKS RD	1/13/2023	262000	100.000%	2	\$262,000	1505	213029.53	0.980	\$51,726	0.344	\$150,366.45
030-010-000-045-00	10830 NASH HWY	9/26/2023	48000	100.000%	2	\$48,000	0	0	0.980	\$48,000	0.601	\$79,866.89
030-006-000-105-40	9483 ELMDALE RD	5/23/2024	470000	100.000%	2	\$470,000	8811	325222	0.980	\$142,471	0.791	\$180,115.60
030-022-000-045-00	8026 CAMPBELL RD	3/10/2023	195000	100.000%	2	\$195,000	0	133177.19	0.980	\$64,486	0.877	\$73,530.62
030-014-000-035-14	7334 MAR LN	9/25/2023	200000	100.000%	1	\$200,000	1156	185078.59	0.820	\$47,080	0.935	\$50,352.46
030-011-000-115-01	10376 ELM RD	6/17/2022	226000	100.000%	2	\$226,000	2809	158949.08	0.980	\$67,421	0.995	\$67,759.70
030-022-000-010-07	8102 CAMPBELL RD	3/22/2024	28000	100.000%	2	\$28,000	200	0	0.980	\$27,800	1	\$27,800.00
030-035-000-050-00	14773 DARBY RD	8/17/2022	240000	100.000%	2	\$240,000	7233	161791.25	0.980	\$74,212	1.003	\$73,989.61
030-010-000-060-00	10814 NASH HWY	4/22/2022	148000	100.000%	2	\$148,000	0	115581.47	0.980	\$34,730	1.013	\$34,284.46
030-006-000-010-00	11872 68TH ST	6/6/2023	65000	100.000%	1	\$65,000	1017	35187.426	0.820	\$35,129	1.095	\$32,081.56
030-070-000-060-00	9210 ELMDALE RD	7/8/2022	215000	100.000%	2	\$215,000	1219	198128.31	0.980	\$19,615	1.15	\$17,056.74
030-030-000-035-00	13872 HASTINGS RD	7/24/2023	323000	100.000%	2	\$323,000	8839	165539.72	0.980	\$151,932	1.5	\$101,288.05
030-006-000-005-10	9556 ELMDALE RD	5/27/2022	213000	100.000%	1	\$213,000	6838	168185	0.820	\$68,250	1.837	\$37,153.13
030-006-000-105-02	9475 ELMDALE RD	1/20/2023	310000	100.000%	2	\$310,000	0	198231.16	0.980	\$115,733	2.003	\$57,780.06
030-016-000-025-22	11606 BELL RD	4/4/2024	371000	100.000%	2	\$371,000	5745	242111	0.980	\$127,986	2.025	\$63,203.07
030-029-000-030-01	BELL RD	8/14/2023	45100	100.000%	2	\$45,100	0	0	0.980	\$45,100	2.6	\$17,346.15
030-034-000-005-10	8540 VEDDER RD	5/13/2024	175000	100.000%	2	\$175,000	0	174202.64	0.980	\$4,281	2.75	\$1,556.88
030-029-000-040-50	10130 STAHL RD	1/11/2024	197000	100.000%	1	\$197,000	2348	132655.38	0.820	\$85,875	2.85	\$30,131.44
030-002-000-010-40	7120 BROOKS RD	1/5/2023	200500	100.000%	2	\$200,500	1857	135519.34	0.980	\$65,834	2.92	\$22,545.91
030-032-000-035-30	14476 HASTINGS RD	5/4/2023	285000	100.000%	2	\$285,000	914	175973.52	0.980	\$111,632	3	\$37,210.65
030-004-000-060-00	9202 W CLARKSVILLE	5/24/2024	165000	100.000%	2	\$165,000	0	120002.04	0.980	\$47,398	3	\$15,799.33
030-009-000-060-02	9114 ROBBINS RD	9/8/2022	230000	100.000%	1	\$230,000	0	163403.87	0.820	\$96,009	3.54	\$27,121.14
030-009-000-125-50	9428 PEDDLER LAKE RD	12/13/2022	40000	100.000%	2	\$40,000	0	0	0.980	\$40,000	4.46	\$8,968.61
030-014-000-010-01	11227 DARBY RD	3/25/2024	392000	100.000%	2	\$392,000	5759	208353.36	0.980	\$182,055	5.01	\$36,338.27
030-029-000-005-10	10751 THOMPSON RD	10/6/2022	400000	100.000%	2	\$400,000	3981	191262.73	0.980	\$208,582	5.05	\$41,303.27
030-029-000-005-10	10751 THOMPSON RD	3/15/2023	264900	100.000%	2	\$264,900	3981	191262.73	0.980	\$73,482	5.05	\$14,550.80
030-004-000-030-03	9750 W CLARKSVILLE	3/17/2023	450000	100.000%	2	\$450,000	4013	303953.16	0.980	\$148,113	6.19	\$23,927.77
030-012-000-040-13	10144 JACKSON RD	10/27/2023	400000	100.000%	2	\$400,000	6231	251418.53	0.980	\$147,379	6.22	\$23,694.35
030-023-000-040-01	7845 CAMPBELL RD	8/11/2023	221000	100.000%	1	\$221,000	7795	159059.25	0.820	\$82,776	7.5	\$11,036.86
030-011-000-100-51	7115 CLINTON TRL	5/10/2023	495000	100.000%	2	\$495,000	7383	363017.31	0.980	\$131,860	9.77	\$13,496.42
030-004-000-055-20	9079 BELL RD	7/31/2023	383211	100.000%	2	\$383,211	5485	264370.69	0.980	\$118,643	10	\$11,864.27
030-001-000-170-00	6672 W CLARKSVILLE	1/9/2024	215000	100.000%	2	\$215,000	0	110862.52	0.980	\$106,355	10	\$10,635.47
030-022-000-010-04	12278 DARBY RD	5/26/2022	505000	100.000%	2	\$505,000	2688	304745.41	0.980	\$203,662	12	\$16,971.79
030-010-000-005-03	10020 DARBY RD	6/12/2023	425000	100.000%	2	\$425,000	715	205164.97	0.980	\$223,223	14.986	\$14,895.46
030-014-000-035-13	7330 MAR LN	6/8/2022	547500	100.000%	2	\$547,500	16022	410901.22	0.980	\$128,795	17.07	\$7,545.10
030-029-000-005-20	THOMPSON RD	10/6/2022	400000	100.000%	2	\$400,000	3981	219433	0.980	\$180,975	39.75	\$4,552.82
030-034-000-040-01	NASH HWY	5/13/2022	300000	100.000%	2	\$300,000	0	0	0.980	\$300,000	54.18	\$5,537.10
030-036-000-025-02	W TUPPER LAKE RD	6/17/2022	440046	100.000%	2	\$440,046	0	0	0.980	\$440,046	75.87	\$5,800.00
				100.000%	2	\$0			0.980	\$0	#DIV/0!	
Unit of Comparison:	Acre					Average Sale Price Per Unit:		#DIV/0!	Indicated Sale Price Per Unit: See Attached			
						Standard Deviation:		#DIV/0!				
						Deviation as % of Mean:		#DIV/0!				

Campbell Township

Residential

Land Valuation: 2025

Campbell Township Clarksville Village Frontage Analysis (4010)												Enter Estim
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	Difference In Months
031-090-000-011-01	137 LIND AVE	4/26/2022	270000	100%	\$270,000	3,321	200,913	0.930	\$79,830	132.02	\$604.68	FRONT FOOT NEW
031-090-000-002-00	267 LIND AVE	7/8/2022	230000	100%	\$230,000	2,635	183,861	0.930	\$56,375	66.01	\$854.03	FRONT FOOT NEW
031-090-000-003-00	255 LIND AVE	12/2/2022	255000	100%	\$255,000	2,316	199,836	0.930	\$66,837	66.01	\$1,012.52	FRONT FOOT NEW
031-060-000-135-00	232 W FERNEY ST	1/6/2023	250000	100%	\$250,000	2,828	189,650	0.930	\$70,798	66.00	\$1,072.70	FRONT FOOT NEW
031-090-000-003-00	255 LIND AVE	3/1/2024	295000	100%	\$295,000	2,316	199,836	0.930	\$106,837	66.01	\$1,618.49	FRONT FOOT NEW
031-010-000-065-00	326 S MAIN ST	4/8/2022	192500	100%	\$192,500	6,938	146,665	0.930	\$49,164	66.00	\$744.91	FRONT FOOT OLD
031-010-000-100-00	199 N MAIN ST	5/11/2022	236500	100%	\$236,500	0	208,272	0.930	\$42,807	132.00	\$324.29	FRONT FOOT OLD
031-080-000-040-00	190 S MAIN ST	7/1/2022	240000	100%	\$240,000	5,448	236,227	0.930	\$14,861	132.00	\$112.58	FRONT FOOT OLD
031-080-000-135-00	166 S FIRST ST	8/1/2022	185000	100%	\$185,000	11,860	102,719	0.930	\$77,611	66.00	\$1,175.93	FRONT FOOT OLD
031-080-000-080-00	126 W HIGH ST	8/1/2022	249000	100%	\$249,000	9,015	193,607	0.930	\$59,931	115.50	\$518.88	FRONT FOOT OLD
031-070-000-105-00	218 S BROAD ST	10/21/2022	161500	100%	\$161,500	2,756	144,093	0.930	\$24,737	66.00	\$374.81	FRONT FOOT OLD
031-050-000-120-00	142 N MAIN ST	12/19/2022	227500	100%	\$227,500	6,490	171,010	0.930	\$61,971	111.00	\$558.30	FRONT FOOT OLD
031-050-000-070-00	123 N MAIN ST	5/5/2023	217000	100%	\$217,000	2,675	144,468	0.930	\$79,969	88.00	\$908.74	FRONT FOOT OLD
031-070-000-060-00	263 S MAIN ST	6/23/2023	111000	100%	\$111,000	65	100,932	0.930	\$17,068	66.00	\$258.60	FRONT FOOT OLD
031-050-000-090-00	125 W CROSS ST	1/1/2024	85000	100%	\$85,000	1,642	0	0.930	\$83,358	66.00	\$1,263.00	FRONT FOOT OLD
031-050-000-050-00	126 W CROSS ST	1/30/2024	145000	100%	\$145,000	0	118,222	0.930	\$35,054	55.00	\$637.34	FRONT FOOT OLD
031-070-000-136-00	148 E CROSS ST	4/10/2024	170000	100%	\$170,000	0	99,394	0.930	\$77,563	66.00	\$1,175.20	FRONT FOOT OLD
031-070-000-136-00	148 E CROSS ST	4/20/2024	170000	100%	\$170,000	0	99,394	0.930	\$77,563	66.00	\$1,175.20	FRONT FOOT OLD
				100%	\$0			0.930	\$0		#DIV/0!	
				100%	\$0			0.930	\$0		#DIV/0!	
				100%	\$0			0.930	\$0		#DIV/0!	

Frontage Old

For 2025 used \$600 / FF

For 2024 used \$400 / FF

For 2023 used \$300 / FF

For 2022 used \$245 / FF

Frontage New

For 2025 used \$850 / FF

For 2024 used \$650 / FF

For 2023 used \$550 / FF

For 2022 used \$465 / FF

Campbell Township
Residential
Land Valuation: 2025

Campbell Township Morrison Lake Frontage Analysis (4003)												Enter Estim
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	Location
030-090-000-001-20	ASH LN	6/11/2021	19160	100%	\$19,160	0	0	1.180	\$19,160	9.58	\$2,000.00	LAKE FRONT
030-002-000-065-00	9034 ASH LN	6/29/2021	362000	100%	\$362,000	0	237,168	1.180	\$82,142	68.00	\$1,207.97	LAKE FRONT
030-090-000-001-10	ASH LN	6/29/2021	362000	100%	\$362,000	0	237,168	1.180	\$82,142	24.00	\$3,422.59	LAKE FRONT
030-050-000-060-00	9182 RUSH ST	6/6/2022	324000	100%	\$324,000	0	152,829	1.180	\$143,662	40.00	\$3,591.54	LAKE FRONT
030-120-000-040-00	7176 SWAN LN	3/14/2023	185000	100%	\$185,000	1,961	70,186	1.180	\$100,219	38.00	\$2,637.35	LAKE FRONT
030-002-000-065-00	9034 ASH LN	7/11/2023	449500	100%	\$449,500	0	210,485	1.180	\$201,127	92.00	\$2,186.17	LAKE FRONT
030-050-000-105-00	9145 RUSH ST	10/6/2020	165000	100%	\$165,000	1,199	85,978	1.180	\$62,347	100.00	\$623.47	REAR LOT
030-002-000-035-00	7091 STRAWBERRY	10/13/2020	230000	100%	\$230,000	3,587	109,298	1.180	\$97,442	101.00	\$964.77	REAR LOT
030-060-000-005-20	RUSH ST	10/29/2020	280000	10%	\$28,000			1.180	\$28,000	50.31	\$556.55	REAR LOT
030-050-000-115-00	9129 RUSH ST	5/14/2021	117500	100%	\$117,500	340	50,480	1.180	\$57,594	100.00	\$575.94	REAR LOT
030-050-000-095-00	9157 RUSH ST	7/2/2021	30000	100%	\$30,000	0	0	1.180	\$30,000	100.00	\$300.00	REAR LOT
030-050-000-110-00	9137 RUSH ST	9/7/2022	180000	100%	\$180,000	649	92,551	1.180	\$70,141	100.00	\$701.41	REAR LOT
030-050-000-080-00	9173 RUSH ST	9/23/2022	105000	100%	\$105,000	1,832	45,310	1.180	\$49,702	50.00	\$994.04	REAR LOT
				\$0.00	\$0			-	\$0	-		1,365.00
Unit of Comparison:	Actual Front Foot					Average Sale Price Per Unit:		\$673.74	Indicated Sale Price Per Unit:		See Attached	
							Standard Deviation:		\$284.50			
							Deviation as % of Mean:		42.23%			
						Frontage		Rear Land				
						For 2025 used \$2900 / FF		For 2025 used \$800 / FF				
						For 2024 used \$2800 / FF		For 2024 used \$700 / FF				
						For 2023 used \$2500 / FF		For 2023 used \$600 / FF				
						For 2022 used \$2300 / FF		For 2022 used \$475 / FF				

Campbell Township
Residential
Land Valuation: 2025

Campbell Township High Ridge Acres											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
030-130-000-007-00	12944 HIGH RIDGE	12/19/2023	88500	100%	\$88,500	0	0	1.180	\$88,500	1.00	\$88,500.00
030-130-000-010-00	HIGH RIDGE COURT	3/15/2024	89500	100%	\$89,500	0	0	1.180	\$89,500	1.00	\$89,500.00
030-130-000-010-11	HIGH RIDGE COURT	11/8/2024	508500	100%	\$508,500	0	0	1.180	\$508,500	6.00	\$84,750.00
				\$0.00	\$0			-	\$0	-	
Unit of Comparison:	Site Value	Average Sale Price Per Unit:				\$87,583.33			Indicated Sale Price Per Unit: See Attached		

Standard Deviation: #DIV/0!
Deviation as % of Mean: #DIV/0!

Site Value
For 2025 used \$85,000
For 2024 used \$85,000