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**2026 Ogden
Township ECF
& Land
Determinations
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Analysis for Equalized Valuations - Real Property

County: Lenawee County		City or Township: Ogden Township				Year: 2025 / 2026		
Classification of Real Property	Assessed Value	No. of Parcels	Sample			Study Ratio	Projected True Cash Value	Study Type
			Assessed Value	Appraised Value				
Agricultural	99,853,200	39	7,642,200	15,866,265	48.17%	207,293,336	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Commercial	38,600	1	38,600	82,371	46.86%	82,371	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Industrial	55,200	2	55,200	105,408	52.37%	105,408	AS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Residential	35,929,500	8	0	0	45.52%	78,931,239	SS	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Timber-Cutover	0	0	0	0	0.00%	0	NC	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
Developmental	0	0	0	0	0.00%	0	NC	
Stratified	0	0	0	0		0		
Total	0	0	0	0	0.00%	0		
TOTAL - REAL	135,876,500	50				286,412,354		

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)
Explanation:

Analysis for Equalized Valuations - Personal Property

County: Lenawee County		City or Township: Oqden Township				Year: 2025 / 2026		
Assessment Roll Classification	Assessed Value	No. of	Assessed Value	Sample		Study	Projected True Cash Value	Study Type
				True Cash Value				
Agricultural	0	0	0			0.00%	0	NC
Commercial	0	0	0			50.00%	0	RV
Industrial	0	0	0			50.00%	0	RV
Residential	0	0	0			0.00%	0	NC
Utility	21,397,271	0	0			50.00%	42,794,542	RV
TOTAL - PERSONAL	21,397,271	0	0				42,794,542	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification
Agricultural

County	LENAAWEE	City/Township	OGDEN TOWNSHIP	Study Year	2025	Equalization Year	2026
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
OGO-101-2875-00	GOETZ, CHAD J	102	57,500	115,350	49.85
OGO-101-3800-00	PORTER TRUST	102	122,300	255,150	47.93
OGO-102-1850-00	GOETZ, J & K, LLC	102	204,700	420,450	48.69
OGO-104-1100-00	SHAFFER, DENNIS K & BEVE	102	306,200	621,850	49.24
OGO-104-1280-00	THOMPSON PORTER LLC	102	70,700	147,375	47.97
OGO-104-2055-00	JUDSON FARMS LLC	102	366,500	740,875	49.47
OGO-105-1020-00	SNYDER, MATTHEW L	101	237,000	488,736	48.49
OGO-105-1700-00	DILLER, BARBARA A, LIVING	102	219,000	472,425	46.36
OGO-108-4260-00	ROBINSON, CHERYL	101	191,200	391,300	48.86
OGO-109-4550-00	KNIERIM, GLENIS LARRY, RE	102	101,300	208,725	48.53
OGO-111-2050-00	LIEVENS, CHARLES F, LIVING	101	522,800	1,083,551	48.25
OGO-111-3200-00	PORTER, BRUCE C, TRUST	102	163,100	336,525	48.47
OGO-112-2280-00	LIEVENS, GREGORY P & REB	102	265,600	560,700	47.37
OGO-113-3800-00	BEAGLE, MICHAEL L, TRUST	102	142,200	296,250	48.00
OGO-114-1050-00	FRAUTSCHI, DAVID R, REV T	102	277,600	570,300	48.68
OGO-115-1600-00	FRAUTSCHI, DAVID R, TRUST	102	284,300	592,500	47.98

Appraisal Study List

Classification
Agricultural

Issued under authority of Public Act 206 of 1893

County	LENAAWEE	City/Township	OGDEN TOWNSHIP	Study Year	2025	Equalization Year	2026
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
OGO-115-3500-00	FRAUTSCHI, DAVID R, TRUST	101	419,900	862,060	48.71
OGO-116-3560-00	STUTZMAN FARMS INC	102	81,900	170,644	47.99
OGO-118-4380-00	GENTZ, HAROLD A II & PHYLL	102	107,400	221,250	48.54
OGO-119-4280-00	GENERATION FARMS INC	102	249,600	519,900	48.01
OGO-123-3600-00	GENTZ, HAROLD A II & PHYLL	102	132,000	275,100	47.98
OGO-123-4550-00	KLUMP, NORRIS J, LIVING TR	102	271,500	560,250	48.46
OGO-125-2075-00	THOMPSON, RONALD W & J	102	26,900	56,025	48.01
OGO-125-3800-00	IFFLAND, JOSHUA D, TRUST	102	126,900	279,150	45.46
OGO-126-1550-00	STUTZMAN FARMS, INC	102	141,200	294,225	47.99
OGO-128-2700-00	POSNER, EDWARD W	102	67,900	138,600	48.99
OGO-129-4555-00	GENERATION FARMS, INC	102	341,300	711,000	48.00
OGO-131-1050-00	STATE LINE FARMS	102	684,600	1,448,775	47.25
OGO-132-2780-00	STUDENKA, JUDITH ANN	101	208,600	430,729	48.43
OGO-132-3075-00	MC MUNN, LANCE & BRITTI	102	36,000	75,000	48.00
OGO-133-1050-00	TIPTON, STANLEY E, TRUST	102	136,800	285,000	48.00
OGO-135-4285-00	IFFLAND, JOSHUA D, TRUST	102	171,300	356,955	47.99

*** ** Statistics for this group (39 in sample) *** **

Statistical Mean= 48.197 Median= 48.011 Maximum= 49.848 Minimum= 45.459

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.01043 (Coefficient of Dispersion)
Average Squared Deviation = 0.56496 (Variance)
Square Root of Squared Deviation = 0.75164 (Standard Deviation)
Normalized Standard Deviation = 0.01560 (Covariance)
2 Standard Deviation Range (Low) = 46.69322 (High) = 49.69979

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.01017 (Coefficient of Dispersion)
Average Squared Deviation = 0.60012 (Variance)
Square Root of Squared Deviation = 0.77468 (Standard Deviation)
Normalized Standard Deviation = 0.01614 (Covariance)
2 Standard Deviation Range (Low) = 46.46206 (High) = 49.56077

Price Related Differential (PRD) : 0.00000 PRD > 1 regressive, < 1 progressive.

*** Statistics for this group (1 in sample) ***

Statistical Mean= 46.861 Median= 46.861 Maximum= 46.861 Minimum= 46.861

*** Statistics about Mean ***

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)
Average Squared Deviation = 0.00000 (Variance)
Square Root of Squared Deviation = 0.00000 (Standard Deviation)
Normalized Standard Deviation = 0.00000 (Covariance)
Standard Deviation Range (Low) = 46.86115 (High) = 46.86115

*** Statistics about Median ***

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)
Average Squared Deviation = 0.00000 (Variance)
Square Root of Squared Deviation = 0.00000 (Standard Deviation)
Normalized Standard Deviation = 0.00000 (Covariance)
Standard Deviation Range (Low) = 46.86115 (High) = 46.86115

Price Related Differential (PRD) : 0.00000 PRD > 1 regressive, < 1 progressive.

*** ** Statistics for this group (2 in sample) *** **

Statistical Mean= 51.816 Median= 51.816 Maximum= 52.823 Minimum= 50.810

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.01942 (Coefficient of Dispersion)
Average Squared Deviation = 2.02420 (Variance)
Square Root of Squared Deviation = 1.42274 (Standard Deviation)
Normalized Standard Deviation = 0.02746 (Covariance)
2 Standard Deviation Range (Low) = 48.97099 (High) = 54.66197

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.01942 (Coefficient of Dispersion)
Average Squared Deviation = 2.02420 (Variance)
Square Root of Squared Deviation = 1.42274 (Standard Deviation)
Normalized Standard Deviation = 0.02746 (Covariance)
2 Standard Deviation Range (Low) = 48.97099 (High) = 54.66197

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*
NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Lenawee County	City or Township Name: Medina Township
Classification of Property (Ag, Com, Res, etc.) 4 Residential Sales Study	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405.....	1. 30,785,500
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403.....	2. 27,931,200
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3. 1.1022

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405.....	4. 34,197,000
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403.....	5. 31,724,200
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6. 1.0779

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7. 1.1881
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24 Month Sales Study

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Adjusted Prices	H Adjusted % Ratio <small>(col. F ÷ col. G)</small>
2023	4/23 - 9/23	3	152,800	1.1881	181,542	381,900	47.54%
2023	10/23 - 3/24	2	125,600	1.1881	149,225	341,600	43.68%
12 Month Total Sales		5	12 Month Total Sales		330,767	723,500	45.72%
2024	4/24 - 9/24	3	143,000	1.0779	154,140	381,000	40.46%
2024	10/24 - 3/25	2	432,400	1.0779	466,084	980,000	47.56%
12 Month Total Sales		5	12 Month Total Sales		620,224	1,361,000	45.57%
24 Month Total Sales		10	24 Month Total Sales		950,991	2,084,500	45.65%
*24 Month Mean Adjusted Ratio							45.65%

*** Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Prices for Sales	H Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2024	10/24 - 3/25	2	432,400	1.0779	466,084	980,000	47.56%
2025	4/25 - 9/25	2	166,800	1.0000	166,800	481,900	34.61%
12 Month Total Sales		4	12 Month Total Sales		632,884	1,461,900	43.29%
** 12 Month Aggregate Adjusted Ratio							43.29%

**** Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

County: 46 LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Lib./Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Price Assessment	Ratio	Mult
ME0-133-2280-00	401	04/14/2023	2653-922	ME4 FERRIS, RICHARD I	MEREDITH, JAMES H, PAMILY	03-ARM'S LENGTH	173,000	173,000	63,500	36.71	
ME0-450-0130-00	401	05/16/2023	2655-117	ME5 ROSE, BRANDON	SMITH, ROBERT SHANE & STA	03-ARM'S LENGTH	99,000	99,000	39,500	39.90	
ME0-450-0680-00	401	05/26/2023	2656-10	ME5 TRIPP, JOSEPH MISSIG & LIME IN LEGAL	PIER, LACIE	03-ARM'S LENGTH	109,900	109,900	49,800	45.31	
Totals 04/01/2023 - 09/30/2023 Conventional											
ME0-101-2100-00	401	10/27/2023	2674-304	LC THOMAS & SONS INC	FRUITT, ISAIHA & MEGAN	03-ARM'S LENGTH	225,000	225,000	74,600	33.16	
ME0-450-0900-00	401	02/22/2024	2665-97	ME5 MALLETT, WILLIAM J, ESTA TODD, JASON		03-ARM'S LENGTH	116,600	116,600	51,000	43.74	
Totals 10/01/2023 - 03/31/2024 Conventional											
Totals 04/01/2023 - 03/31/2024 Conventional											

*** Statistics for this group (5 in sample) ***

Statistical Mean= 39.763 Median= 39.899 Maximum= 45.314 Minimum= 33.156

*** Statistics about Mean ***

Normalized Average Deviation = 0.09722 (Coefficient of Dispersion)

Average Squared Deviation = 24.91262 (Variance)

Square Root of Squared Deviation = 4.99125 (Standard Deviation)

Normalized Standard Deviation = 0.12553 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 29.78008 (High) = 49.74510

*** Statistics about Median ***

Normalized Average Deviation = 0.09621 (Coefficient of Dispersion)

Average Squared Deviation = 24.93588 (Variance)

Square Root of Squared Deviation = 4.99358 (Standard Deviation)

Normalized Standard Deviation = 0.12516 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 29.91182 (High) = 49.88616

Price Related Differential (PRD): 1.03334 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
ME0-124-0850-00	401	08/09/2024	2672-350	WD ME5 JONES, TERRY I	SPANCKI, CYNTHIA M & EDM	03-ARMY'S LENGTH	135,000	135,000	44,700	33.11	
ME0-134-3020-00	401	06/13/2024	2670-289	WD ME5 SELL, JONATHAN MICHAEL	TAYLOR, SCOTT	03-ARMY'S LENGTH	25,000	25,000	7,800	31.20	
ME0-135-2250-00	401	04/10/2024	2667-901	WD ME5 GARWOOD, MICHAEL D & LORE PINK, KIMLEY & DAVID		03-ARMY'S LENGTH	221,000	221,000	90,500	40.95	
Totals 04/01/2024 - 09/30/2024							Conventional	3	381,000	143,000	37.53 1.0000
ME0-113-2600-00	401	11/25/2024	2676-301	WD ME5 PENNINGTON, MARK & JANET	WELBAND, TIMOTHY JR & SOW	03-ARMY'S LENGTH	860,000	860,000	375,900	43.71	
ME0-450-0560-00	401	11/08/2024	2676-80	WD ME4 ADAMS, MICHAEL E	REEVES, BRANNDON	03-ARMY'S LENGTH	120,000	120,000	56,500	47.08	
Totals 10/01/2024 - 03/31/2025							Conventional	2	980,000	432,400	44.12 1.0000
Totals 04/01/2024 - 03/31/2025							Conventional	5	1,361,000	575,400	42.28 1.0000

*** ** Statistics for this group (5 in sample) *** **
 Statistical Mean= 39.211 Median= 40.950 Maximum= 47.083 Minimum= 31.200

*** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.14394 (Coefficient of Dispersion)
 Average Squared Deviation = 46.65450 (Variance)
 Square Root of Squared Deviation = 6.83041 (Standard Deviation)
 Normalized Standard Deviation = 0.17420 (Covariance)
 2 Standard Deviation Range (Low) = 25.54997 (High) = 52.87161

*** ** Statistics about Median *** **
 Normalized Average Deviation = 0.12934 (Coefficient of Dispersion)
 Average Squared Deviation = 50.43653 (Variance)
 Square Root of Squared Deviation = 7.10187 (Standard Deviation)
 Normalized Standard Deviation = 0.17343 (Covariance)
 2 Standard Deviation Range (Low) = 26.74649 (High) = 55.15396

Price Related Differential (PRD): 0.92746 PRD > 1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantlee	Terms-of-Sale	Sale Price Adj.	Sale Price	Price Assessment	Ratio	Multi
ME0-102-2950-00	401	05/30/2025	2684-366	WD ME5	HUTCHINSON, TIMOTHY, TEAL BROWN, BRANDT	03-ARM'S LENGTH	235,000	235,000	72,500	30.85	
ME0-211-2100-00	401	04/10/2025	2682-474	WD ME4	GILLIM, LE ANN H EAKER, KYLE	03-ARM'S LENGTH	246,900	246,900	94,300	38.19	
Totals 04/01/2025 - 09/30/2025											
Conventional											
Totals 10/01/2024 - 09/30/2025											
Conventional											
4							1,461,900	599,200	40.99	1.0000	

*** ** Statistics for this group (4 in sample) *** **
 Statistical Mean= 39,959 Median= 40,951 Maximum= 47,083 Minimum= 30,851

*** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.13606 (Coefficient of Dispersion)
 Average Squared Deviation = 50.29733 (Variance)
 Square Root of Squared Deviation = 7.09206 (Standard Deviation)
 Normalized Standard Deviation = 0.17748 (Covariance)
 2 Standard Deviation Range (Low) = 25.77520 (High) = 54.14345

*** ** Statistics about Median *** **
 Normalized Average Deviation = 0.13277 (Coefficient of Dispersion)
 Average Squared Deviation = 51.60975 (Variance)
 Square Root of Squared Deviation = 7.18329 (Standard Deviation)
 Normalized Standard Deviation = 0.17543 (Covariance)
 2 Standard Deviation Range (Low) = 26.58347 (High) = 55.31944

Price Related Differential (PRD) : 0.97491 PRD >1 regressive, < 1 progressive.

County: 46 LINNAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libar/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Multi
Totals 04/01/2023 - 03/31/2025										
			Conventional				10	2,064,500	853,800	40.96 1.0000

*** Statistics for this group (10 in sample) ***
 Statistical Mean= 39.487 Median= 40.425 Maximum= 47.083 Minimum= 31.200

*** Statistics about Mean ***
 Normalized Average Deviation = 0.12042 (Coefficient of Dispersion)
 Average Squared Deviation = 31.89219 (Variance)
 Square Root of Squared Deviation = 5.64732 (Standard Deviation)
 Normalized Standard Deviation = 0.14302 (Covariance)
 2 Standard Deviation Range (Low) = 28.19206 (High) = 50.78133

*** Statistics about Median ***
 Normalized Average Deviation = 0.11559 (Coefficient of Dispersion)
 Average Squared Deviation = 32.86961 (Variance)
 Square Root of Squared Deviation = 5.73320 (Standard Deviation)
 Normalized Standard Deviation = 0.14182 (Covariance)
 2 Standard Deviation Range (Low) = 28.95820 (High) = 51.89101

Price Related Differential (PRD): 0.96404 PRD > 1 regressive, < 1 progressive.

County: 46 LENNAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Liber/Page Inst. Neigh. Grantor Grantee Terms-of-Sale Sale Price Adj. Sale Price Assessment Ratio Mult

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	12	1,020,600	2,566,400	39.77
Creative	0	0	0	50.00
Totals:	12	1,020,600	2,566,400	39.77 (Weighted)

*** Statistics for this group (12 in sample) ***
 Statistical Mean= 38.659 Median= 39.046 Maximum= 47.083 Minimum= 30.851

*** Statistics about Mean ***
 Normalized Average Deviation = 0.12390 (Coefficient of Dispersion)
 Average Squared Deviation = 32.27826 (Variance)
 Square Root of Squared Deviation = 5.68140 (Standard Deviation)
 Normalized Standard Deviation = 0.14696 (Covariance)
 2 Standard Deviation Range (Low) = 27.29651 (High) = 50.02209

*** Statistics about Median ***
 Normalized Average Deviation = 0.12267 (Coefficient of Dispersion)
 Average Squared Deviation = 32.44164 (Variance)
 Square Root of Squared Deviation = 5.69576 (Standard Deviation)
 Normalized Standard Deviation = 0.14587 (Covariance)
 2 Standard Deviation Range (Low) = 27.65478 (High) = 50.43781

2

Code	Description	Comments
Unit OGO - OGDEN TOWNSHIP		
40100	OGDEN AGRICULTURAL	
40400	OGDEN RESIDENTIAL	
OG201	OGDEN COMMERCIAL	
OG301	OGDEN INDUSTRIAL	

Unit -

Unit: OGO - OGDEN TOWNSHIP
Rates/Values for Neighborhood 40100.OGDEN AGRICULTURAL, Last Edited: 01/02/2026

Sites:

Site 'A':	Description: '0 - .3	'	Value: 19,000
Site 'B':	Description: '.31 - .4	'	Value: 20,000
Site 'C':	Description: '.41 - .5	'	Value: 21,000
Site 'D':	Description: '.51 - .6	'	Value: 21,500
Site 'E':	Description: '.61 - .7	'	Value: 23,000
Site 'F':	Description: '.71 - .8	'	Value: 24,000
Site 'G':	Description: '.81 - .9	'	Value: 25,000
Site 'H':	Description: '.91 - .999	'	Value: 26,000

Values for Acreage Table 1: 'ACREAGE TABLE A'

1 Acre: 26,000	3 Acre: 45,000	10 Acre: 75,000	30 Acre: 200,000
1.5 Acre: 31,000	4 Acre: 50,000	15 Acre: 100,000	40 Acre: 265,000
2 Acre: 36,000	5 Acre: 55,000	20 Acre: 132,000	50 Acre: 330,000
2.5 Acre: 39,000	7 Acre: 65,000	25 Acre: 165,000	100 Acre: 660,000

Rates for Rate Table 'LAND TABLE', (Acres)

TILLABLE	: 7,400	
WOODS	: 3,750	
LOW/WET	: 2,400	
RESIDENTIAL WDS	: 3,750	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 3,750	
NON-TIL/RECREAT	: 3,750	
DEV / DNR	: 0	
DEV RESIDENTIAL	: 3,750	
AIR STRIP EXEMP	: 0	
DITCH	: 0	
LAKE BOTTOM	: 0	
WILD LIFE PRESR	: 0	
TILE ADJ 2	: -200	
TILE ADJ 4	: -400	
FORREST PRESERV	: 1	
EXEMPT	: 0	

Unit: OGO - OGDEN TOWNSHIP
Rates/Values for Neighborhood 40400.OGDEN RESIDENTIAL, Last Edited: 11/15/2025

Sites:

Site 'A':	Description: '0 - .3	'	Value: 19,000
Site 'B':	Description: '.31 - .4	'	Value: 20,000
Site 'C':	Description: '.41 - .5	'	Value: 21,000
Site 'D':	Description: '.51 - .6	'	Value: 21,500
Site 'E':	Description: '.61 - .7	'	Value: 23,000
Site 'F':	Description: '.71 - .8	'	Value: 24,000
Site 'G':	Description: '.81 - .9	'	Value: 25,000
Site 'H':	Description: '.91 - .999	'	Value: 26,000

Values for Acreage Table 1: 'ACREAGE TABLE A'

1 Acre: 26,000	3 Acre: 45,000	10 Acre: 75,000	30 Acre: 200,000
1.5 Acre: 31,000	4 Acre: 50,000	15 Acre: 100,000	40 Acre: 265,000
2 Acre: 36,000	5 Acre: 55,000	20 Acre: 132,000	50 Acre: 330,000
2.5 Acre: 39,000	7 Acre: 65,000	25 Acre: 165,000	100 Acre: 660,000

Rates for Rate Table '', (Acres)

WOODS	: 3,750	
LOW/WET	: 2,750	
ROW	: 0	
POND	: 10,000	(Not included in total acreage calculation)

Unit: OGO - OGDEN TOWNSHIP
Rates/Values for Neighborhood OG201.OGDEN COMMERCIAL, Last Edited: 01/02/2026

Values for Acreage Table 1: 'COMMERCIAL LAND'

1 Acre: 17,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 20,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 23,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 25,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: OGO - OGDEN TOWNSHIP
Rates/Values for Neighborhood OG301.OGDEN INDUSTRIAL, Last Edited: 01/02/2026

Values for Acreage Table 1: 'INDUSTRIAL LAND'

1 Acre: 27,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

3

Code Description Ave. ECF Comments

Unit OGO - OGDEN TOWNSHIP

101IM	101 AG PARCELS	1.055	
201	201 COMMERCIAL	1.000	
301	301 INDUSTRIAL	1.000	
901	PERSONAL PROPERTY	1.000	
EXEMP	EXEMPT PARCELS	1.000	
OG1	OGDEN TOWNSHIP MODERN HOUSE	1.020	
OG2	OGDEN TOWNSHIP OLDER HOUSE	1.150	
OGC	OGDEN CENTER	0.910	
OGP	OGDEN TWP ORIGINALS	1.210	

E.C.F.s for Neighborhood: 101IM '101 AG PARCELS'

Residential : 1.055
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 201 '201 COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.880
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 301 '301 INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.880

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 901 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: EXEMP 'EXEMPT PARCELS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OG1 'OGDEN TOWNSHIP MODERN HOUSE'

Residential : 1.020
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OG2 'OGDEN TOWNSHIP OLDER HOUSE'

Residential : 1.150
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OGC 'OGDEN CENTER'

Residential : 0.910
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OGP 'OGDEN TWP ORIGINALS'

Residential : 1.210
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

4

2026 Ogden Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Tillable Acres	Total Acres	Cost per Acre
OG0-205-2600-00	1/20/2022	\$664,360.00	96.77	97.77	\$6,865.35
OG0-205-3000-00	1/29/2022	\$583,407.00	79.51	80.47	\$7,337.53
OG0-113-3825-00	1/12/2023	\$245,000.00	34.92	35.18	\$7,016.04
OG0-202-1530-00	4/29/2024	\$217,000.00	34.81	35	\$6,233.84
OG0-122-3050-00	7/2/2024	\$322,000.00	39.00	40	\$8,256.41
OG0-125-3050-00	2/6/2025	\$700,000.00	85.77	86.42	\$8,161.36

Total Price: \$2,731,767.00

Total Acres: 374.84
Till Acres: 370.78

Ave. Price/Ac **\$7,367.62**

2026 Per Acre Value Used: \$7,400.00

Outlier	Date of Sale	Sale Price	Tillable Acres	Total Acres	Cost per Acre
OG0-107-1325-00	12/26/2023	\$150,000.00	14.16	32.75	\$10,593.22
OG0-113-3100-00	9/23/2025	\$860,000.00	171.73	174.76	\$5,007.86
OG0-203-2780-00	1/23/2024	\$108,500.00	18.65	18.9	\$5,817.69

Inc 113-3650-00, 135-1600-00, 135-1625-00

Ogden Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
OGO-119-1050-00	10237 TREAT HWY	05/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83
OGO-120-4250-00	10468 PENCE HWY	07/11/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$97,900	62.36
OGO-123-2310-00	7967 E WESTON RD	08/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,700	32.94
OGO-126-4225-00	11596 LOAR HWY	09/19/24	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$97,400	39.29
OGO-202-3200-00	7475 HENDRICKS RD	09/01/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$226,100	42.03
OGO-203-2075-00	13052 CROCKETT HWY	01/31/25	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$91,200	29.51
OGO-206-4450-00	13768 HODGES HWY	09/22/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$73,600	65.71
Totals:						\$1,753,900	\$731,900	
						Sale. Ratio =>		41.73
						Std. Dev. =>		13.88

Due to no Agricultural improved sales, sales in the Residential class were used to develop the 2026 Agricultural ECF. ECF of 1.055 was utilized.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$165,514	\$42,200	\$102,800	\$118,588	0.867	1,463	\$70.27	OGP	19.5769
\$214,396	\$28,000	\$129,000	\$196,206	0.657	1,889	\$68.29	OG1	40.5166
\$184,961	\$55,000	\$190,000	\$121,851	1.559	1,234	\$153.97	OG2	49.6650
\$211,785	\$32,700	\$215,200	\$167,925	1.282	1,520	\$141.58	OG2	21.8887
\$502,596	\$65,395	\$472,605	\$459,189	1.029	2,395	\$197.33	OG1	3.3420
\$235,601	\$49,646	\$259,354	\$178,803	1.451	1,891	\$137.15	OGP	38.7865
\$171,738	\$37,400	\$74,600	\$125,676	0.594	1,742	\$42.82	OG2	46.9049
\$1,686,591		\$1,443,559	\$1,368,238			\$115.92		0.7587
				E.C.F. =>	1.055	Std. Deviation=>	0.38048677	
				Ave. E.C.F. =>	1.063	Ave. Variance=>	31.5258	Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL		\$42,200	OGDEN RESIDENTIAL	401	61
CONVENTIONAL		\$28,000	OGDEN RESIDENTIAL	401	61
CONVENTIONAL		\$55,000	OGDEN RESIDENTIAL	401	58
CONVENTIONAL		\$32,700	OGDEN RESIDENTIAL	401	61
CONTEMPORARY		\$60,000	OGDEN RESIDENTIAL	401	79
CONVENTIONAL		\$34,400	OGDEN RESIDENTIAL	401	61
OTHER		\$37,400	OGDEN RESIDENTIAL	401	53

29.66752839

5

All Ogden Township Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale	
OG0-119-1050-00	10237 TREAT HWY	05/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83	
OG0-120-4250-00	10468 PENCE HWY	07/11/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$97,900	62.36	
OG0-123-2310-00	7967 E WESTON RD	08/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,700	32.94	
OG0-126-4225-00	11596 LOAR HWY	09/19/24	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$97,400	39.29	
OG0-202-3200-00	7475 HENDRICKS RD	09/01/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$226,100	42.03	
OG0-203-2075-00	13052 CROCKETT HWY	01/31/25	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$91,200	29.51	
OG0-206-4450-00	13768 HODGES HWY	09/22/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$73,600	65.71	
Totals:			\$1,753,900			\$1,753,900	\$731,900		
								Sale. Ratio =>	41.73
								Std. Dev. =>	13.88

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$165,514	\$42,200	\$102,800	\$118,588	0.867	1,463	\$70.27	OGP	19.5769
\$214,396	\$28,000	\$129,000	\$196,206	0.657	1,889	\$68.29	OG1	40.5166
\$184,961	\$55,000	\$190,000	\$121,851	1.559	1,234	\$153.97	OG2	49.6650
\$211,785	\$32,700	\$215,200	\$167,925	1.282	1,520	\$141.58	OG2	21.8887
\$502,596	\$65,395	\$472,605	\$459,189	1.029	2,395	\$197.33	OG1	3.3420
\$235,601	\$49,646	\$259,354	\$178,803	1.451	1,891	\$137.15	OGP	38.7865
\$171,738	\$37,400	\$74,600	\$125,676	0.594	1,742	\$42.82	OG2	46.9049
\$1,686,591		\$1,443,559	\$1,368,238			\$115.92		0.7587
E.C.F. =>				1.055	Std. Deviation=>		0.38048677	
Ave. E.C.F. =>				1.063	Ave. Variance=>		31.5258	Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL		\$42,200	OGDEN RESIDENTIAL	401	61
CONVENTIONAL		\$28,000	OGDEN RESIDENTIAL	401	61
CONVENTIONAL		\$55,000	OGDEN RESIDENTIAL	401	58
CONVENTIONAL		\$32,700	OGDEN RESIDENTIAL	401	61
CONTEMPORARY		\$60,000	OGDEN RESIDENTIAL	401	79
CONVENTIONAL		\$34,400	OGDEN RESIDENTIAL	401	61
OTHER		\$37,400	OGDEN RESIDENTIAL	401	53

29.66752839

Ogden Township Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
OG0-119-1050-00	10237 TREAT HWY	05/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83
OG0-123-2310-00	7967 E WESTON RD	08/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,700	32.94
OG0-126-4225-00	11596 LOAR HWY	09/19/24	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$97,400	39.29
OG0-202-3200-00	7475 HENDRICKS RD	09/01/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$226,100	42.03
OG0-203-2075-00	13052 CROCKETT HWY	01/31/25	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$91,200	29.51
Totals:			\$1,484,900			\$1,484,900	\$560,400	

Sale. Ratio => 37.74
 Std. Dev. => 6.36

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$165,514	\$21,686	\$42,200	2.62	2.62	\$8,277	\$0.19	OGP 2669-824	
\$184,961	\$115,039	\$55,000	5.00	5.00	\$23,008	\$0.53	OG2 2659-65	
\$211,785	\$68,815	\$32,700	1.47	1.47	\$46,813	\$1.07	OG2 2674-75	
\$502,596	\$95,404	\$60,000	5.00	5.00	\$19,081	\$0.44	OG1 2659-190	
\$235,601	\$107,799	\$34,400	1.64	1.64	\$65,731	\$1.51	OGP 2678-564	
\$1,300,457	\$408,743	\$224,300	15.73	15.73				
			Average		Average			
			per Net Acre=>	25,984.93	per SqFt=>	\$0.60		

Land Table	Class
OGDEN RESIDENTIAL	401

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Ogden Township Modern ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
OGO-202-3200-00	7475 HENDRICKS RD	09/01/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$226,100	42.03
Totals:			\$538,000			\$538,000	\$226,100	42.03

Sale. Ratio =>

42.03

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$502,596	\$65,395	\$472,605	\$459,189	1.029	2,395	\$197.33	OG1	CONTEMPORARY	\$60,000
\$502,596		\$472,605	\$459,189			\$197.33			
			E.C.F. =>	1.029					
			Ave. E.C.F. =>	1.029					



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Ogden Township Older House ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
OG0-123-2310-00	7967 E WESTON RD	08/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,700	32.94
OG0-126-4225-00	11596 LOAR HWY	09/19/24	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$97,400	39.29
OG0-206-4450-00	13768 HODGES HWY	09/22/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$73,600	65.71
Totals:						\$604,900	\$251,700	
						Sale. Ratio =>		41.61
						Std. Dev. =>		17.38

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)
\$184,961	\$55,000	\$190,000	\$121,851	1.559	1,234	\$153.97	OG2	41.4487
\$211,785	\$32,700	\$215,200	\$167,925	1.282	1,520	\$141.58	OG2	13.6724
\$171,738	\$37,400	\$74,600	\$125,676	0.594	1,742	\$42.82	OG2	55.1212
\$568,484		\$479,800	\$415,452			\$112.79		1.0087
				E.C.F. =>	1.155	Std. Deviation=>	0.49715576	
				Ave. E.C.F. =>	1.145	Ave. Variance=>	36.7475	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$55,000	OGDEN RESIDENTIAL	401	58
CONVENTIONAL	\$32,700	OGDEN RESIDENTIAL	401	61
OTHER	\$37,400	OGDEN RESIDENTIAL	401	53

32.09945509

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Ogden Center ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
OGO-119-1050-00	10237 TREAT HWY	05/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83
OGO-120-4250-00	10468 PENCE HWY	07/11/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$97,900	62.36
OGO-202-3200-00	7475 HENDRICKS RD	09/01/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$226,100	42.03
Totals:			\$840,000			\$840,000	\$389,000	
							Sale. Ratio =>	46.31
							Std. Dev. =>	11.02

Due to no sales in the Ogden Center area, sales from the township in general were utilized to develop the 2026 Ogden Center ECF. ECF of 0.91 utilized.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$165,514	\$42,200	\$102,800	\$118,588	0.867	1,463	\$70.27	OGP	1.5683
\$214,396	\$28,000	\$129,000	\$196,206	0.657	1,889	\$68.29	OG1	19.3714
\$502,596	\$65,395	\$472,605	\$459,189	1.029	2,395	\$197.33	OG1	17.8031
\$882,506		\$704,405	\$773,983			\$111.96		5.8918
				E.C.F. =>	0.910	Std. Deviation=>	0.1863683	
				Ave. E.C.F. =>	0.851	Ave. Variance=>	12.9143	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$42,200	OGDEN RESIDENTIAL	401	61
CONVENTIONAL	\$28,000	OGDEN RESIDENTIAL	401	61
CONTEMPORARY	\$60,000	OGDEN RESIDENTIAL	401	79

15.17210499

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Ogden Township Original ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
OG0-119-1050-00	10237 TREAT HWY	05/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83	
OG0-203-2075-00	13052 CROCKETT HWY	01/31/25	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$91,200	29.51	
Totals:			\$454,000			\$454,000	\$156,200		
								Sale. Ratio =>	34.41
								Std. Dev. =>	10.83

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$165,514	\$42,200	\$102,800	\$118,588	0.867	1,463	\$70.27	OGP	29.1817
\$235,601	\$49,646	\$259,354	\$178,803	1.451	1,891	\$137.15	OGP	29.1817
\$401,115		\$362,154	\$297,391			\$103.71		
			E.C.F. =>	1.218		Std. Deviation=>	0.4126918	
			Ave. E.C.F. =>	1.159		Ave. Variance=>	29.1817	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$42,200	OGDEN RESIDENTIAL	401	61
CONVENTIONAL	\$34,400	OGDEN RESIDENTIAL	401	61

25.18520049

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Ogden Township Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.
FAJ-000-0190-00	8450 S ADRIAN HWY	\$20,000	08/14/23	WD	03-ARM'S LENGTH	\$10,800	\$9,200	\$27,610	0.333
WDO-130-4760-00	8301 N US-127	\$160,000	10/09/24	WD	03-ARM'S LENGTH	\$77,491	\$82,509	\$171,765	0.480
RMO-121-2300-00	10125 W US-223	\$185,000	10/26/23	WD	03-ARM'S LENGTH	\$80,990	\$104,010	\$160,252	0.649
CAO-123-1350-00	8543 W M-50	\$230,000	09/15/23	WD	03-ARM'S LENGTH	\$71,126	\$158,874	\$238,939	0.665
RAO-103-3600-00	4057 COMFORT RD	\$675,000	11/01/23	WD	03-ARM'S LENGTH	\$540,165	\$134,835	\$199,263	0.677
WDO-555-0100-00	6365 W US-223	\$165,000	07/10/24	WD	03-ARM'S LENGTH	\$72,505	\$92,495	\$131,492	0.703
RAO-118-3930-00	1506 SUTTON RD	\$300,000	04/24/23	WD	03-ARM'S LENGTH	\$114,624	\$185,376	\$238,096	0.779
MDO-111-2925-00	2039 JAMES ST	\$425,000	04/07/23	WD	03-ARM'S LENGTH	\$88,847	\$336,153	\$408,859	0.822
WDO-118-2650-00	17573 US-223	\$200,000	09/19/24	WD	03-ARM'S LENGTH	\$51,007	\$148,993	\$174,291	0.855
FRO-136-4265-00	7516 N ADRIAN HWY	\$550,000	11/21/23	MLC	03-ARM'S LENGTH	\$105,776	\$444,224	\$519,104	0.856
CLO-820-1020-00	1671 W MICHIGAN AVE	\$357,500	12/27/23	WD	03-ARM'S LENGTH	\$44,712	\$312,788	\$364,741	0.858
MDO-112-3965-00	2340 E US-223	\$135,000	05/31/23	WD	03-ARM'S LENGTH	\$43,761	\$91,239	\$102,786	0.888
RLO-660-2131-00	131 DEVILS LAKE HWY	\$375,000	05/26/23	MLC	03-ARM'S LENGTH	\$9,281	\$365,719	\$384,213	0.952
RAO-119-1030-00	1075 SUTTON RD	\$370,000	02/12/24	WD	03-ARM'S LENGTH	\$74,869	\$295,131	\$298,810	0.988
RLO-770-0020-00	792 MANITOU RD	\$150,000	11/01/23	WD	03-ARM'S LENGTH	\$83,872	\$66,128	\$66,226	0.999
CLO-106-4300-00	1769 W MICHIGAN AVE	\$215,000	06/27/24	WD	03-ARM'S LENGTH	\$79,637	\$135,363	\$132,259	1.023
RLO-660-8821-10	200 DEVILS LAKE HWY	\$200,000	02/06/24	LC	03-ARM'S LENGTH	\$11,303	\$188,697	\$180,951	1.043
ADO-113-4920-00	4204 N ADRIAN HWY	\$850,000	08/31/23	WD	03-ARM'S LENGTH	\$110,495	\$739,505	\$611,106	1.210
							\$3,891,239	\$4,410,763	0.88

Due to a lack of commercial sales in Ogden Township, sales from other townships were utilized to develop the 2026 ECF. ECF of 0.88 was utilized for the 2026 year.

Ogden Township Commercial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total	Terms of	Adj. Sale	Asd. when Sold	Asd./Adj. Sale	SQ FT	Land Residual	Net	1st acre rate	TYPE
RAO-109-3030-00	202	02/27/25	WD	8.21	03-ARM'S LENGTH	\$80,000	\$61,400	76.75	357627.60	\$80,000	8.21	9,744	
MEO-118-3200-00	201	04/11/24	WD	7.72	03-ARM'S LENGTH	\$413,000	\$187,600	45.42	336283.20	\$91,450	7.72	11,846	
WDO-111-3800-00	202	06/28/23	WD	14.78	19-MULTI PARCEL ARM	\$280,000	\$52,600	18.79	932619.60	\$280,000	21.41	13,078	
RMO-121-2300-00	201	10/26/23	WD	1.29	03-ARM'S LENGTH	\$185,000	\$92,800	50.16	56192.40	\$29,399	1.29	22,790	
RAO-117-3885-00	201	09/06/24	WD	2.71	03-ARM'S LENGTH	\$425,000	\$203,700	47.93	118047.60	\$79,615	2.71	29,378	
RAO-118-3930-00	201	04/24/23	WD	4.01	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	130244.40	\$93,682	2.99	31,332	
RAO-119-1030-00	201	02/12/24	WD	1.69	03-ARM'S LENGTH	\$370,000	\$137,300	37.11	73616.40	\$122,851	1.69	72,693	
						\$2,053,000				\$776,997	46.02		

Due to a lack of Commercial Sales in Ogden Township, sales of commercial parcels in other rural townships were utilized to develop the 2026 Commercial Land Values.

Price/ Acre: \$16,884

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Ogden Township Industrial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F
FAJ-000-0190-00	8450 S ADRIAN HWY	\$20,000	08/14/23	WD	03-ARM'S LENGTH	\$10,800	\$9,200	\$27,610	0.333
BL0-233-4800-00	11523 E US-223	\$300,000	12/14/23	LC	19-MULTI PARCEL AR	\$189,506	\$110,494	\$289,986	0.381
WDO-130-4760-00	8301 N US-127	\$160,000	10/09/24	WD	03-ARM'S LENGTH	\$77,491	\$82,509	\$171,765	0.480
CL6-000-0847-00	101 W MICHIGAN AVE	\$85,000	06/08/23	WD	03-ARM'S LENGTH	\$2,784	\$82,216	\$146,659	0.561
RM0-121-2300-00	10125 W US-223	\$185,000	10/26/23	WD	03-ARM'S LENGTH	\$80,990	\$104,010	\$160,252	0.649
CAO-123-1350-00	8543 W M-50	\$230,000	09/15/23	WD	03-ARM'S LENGTH	\$71,126	\$158,874	\$238,939	0.665
RAO-103-3600-00	4057 COMFORT RD	\$675,000	11/01/23	WD	03-ARM'S LENGTH	\$540,165	\$134,835	\$199,263	0.677
WDO-555-0100-00	6365 W US-223	\$165,000	07/10/24	WD	03-ARM'S LENGTH	\$72,505	\$92,495	\$131,492	0.703
RAO-118-3930-00	1506 SUTTON RD	\$300,000	04/24/23	WD	03-ARM'S LENGTH	\$114,624	\$185,376	\$238,096	0.779
MDO-111-2925-00	2039 JAMES ST	\$425,000	04/07/23	WD	03-ARM'S LENGTH	\$88,847	\$336,153	\$408,859	0.822
WDO-118-2650-00	17573 US-223	\$200,000	09/19/24	WD	03-ARM'S LENGTH	\$51,007	\$148,993	\$174,291	0.855
FR0-136-4265-00	7516 N ADRIAN HWY	\$550,000	11/21/23	MLC	03-ARM'S LENGTH	\$105,776	\$444,224	\$519,104	0.856
CL0-820-1020-00	1671 W MICHIGAN AVE	\$357,500	12/27/23	WD	03-ARM'S LENGTH	\$44,712	\$312,788	\$364,741	0.858
MDO-112-3965-00	2340 E US-223	\$135,000	05/31/23	WD	03-ARM'S LENGTH	\$43,761	\$91,239	\$102,786	0.888
RL0-660-2131-00	131 DEVILS LAKE HWY	\$375,000	05/26/23	MLC	03-ARM'S LENGTH	\$9,281	\$365,719	\$384,213	0.952
RAO-119-1030-00	1075 SUTTON RD	\$370,000	02/12/24	WD	03-ARM'S LENGTH	\$74,869	\$295,131	\$298,810	0.988
RL0-770-0020-00	792 MANITOU RD	\$150,000	11/01/23	WD	03-ARM'S LENGTH	\$83,872	\$66,128	\$66,226	0.999
CL0-106-4300-00	1769 W MICHIGAN AVE	\$215,000	06/27/24	WD	03-ARM'S LENGTH	\$79,637	\$135,363	\$132,259	1.023
RL0-660-8821-10	200 DEVILS LAKE HWY	\$200,000	02/06/24	LC	03-ARM'S LENGTH	\$11,303	\$188,697	\$180,951	1.043
FR0-106-4000-00	6400 W US-12	\$338,000	05/01/23	LC	19-MULTI PARCEL AR	\$85,793	\$252,207	\$219,697	1.148
CAO-112-2100-00	7649 W US-12	\$100,000	12/12/24	WD	03-ARM'S LENGTH	\$44,640	\$55,360	\$47,473	1.166
ADO-113-4920-00	4204 N ADRIAN HWY	\$850,000	08/31/23	WD	03-ARM'S LENGTH	\$110,495	\$739,505	\$611,106	1.210
HDO-119-3170-00	555 S US-127	\$300,000	04/01/24	MLC	03-ARM'S LENGTH	\$50,596	\$249,404	\$196,878	1.267
WDO-555-0020-00	6387 W US-223	\$110,000	08/22/24	WD	03-ARM'S LENGTH	\$25,687	\$84,313	\$58,979	1.430
							\$4,725,233	\$5,370,435	0.880

Due to a lack of industrial sales, industrial sales of other townships and cities were utilized to develop the 2026 Industrial ECF. ECF of 0.88 was used for the 2026 year.

Ogden Township Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-232-3680-00	302	03/08/24	WD	15.03	03-ARM'S LENGTH	\$140,000	\$84,500
FR0-104-2310-00	301	07/08/25	WD	1.90	03-ARM'S LENGTH	\$325,000	\$132,300
XHO-118-1538-00	201	12/07/23	WD	6.52	03-ARM'S LENGTH	\$100,000	\$0
XHO-300-0640-00	201	05/19/23	LC	1.75	03-ARM'S LENGTH	\$300,000	\$131,200
XMO-305-1025-00	302	06/12/25	WD	4.73	03-ARM'S LENGTH	\$36,000	\$19,300

Due to a lack of Industrial Sales in Ogden Township, sales of Industrial parcels in other rural townships were utilized to develop the 2026 Commercial Land Values.

Asd/Adj. Sale	SQ FT	Land Residual	Net Acres	1st acre rate
60.36	654706.80	\$140,000	15.03	9,315
40.71	82764.00	\$102,977	1.90	54,198
0.00	284011.20	\$100,000	6.52	15,337
43.73	76142.88	\$82,100	1.75	46,968
53.61	206038.80	\$36,000	4.73	7,611

\$461,077 29.93
Price/Acre: \$26,686