



Butler Township 2024  
 Agricultural Land Sales -- Tillable vs. No-till Breakdown  
 Prepared February 12, 2024

All Vacant Sales:

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Dollars/Acre	Land		No-till		Tillable		Total		Ac ROW	Total Ac	Total Price
						Residual Value	Ac No-till	Rate/Ac	NT Value	Ac Till	Rate/Acre	Till Value				
040-007-400-015-98	KING RD & DEAN RD	02/26/23	\$402,500	91.23	\$4,412	\$402,500	6.42	\$4,412	\$28,325	82.57	\$4,532	\$374,175	2.24	91.23	\$402,500	
040-009-300-005-99	929 MOORE RD	02/03/22	\$240,000	40.00	\$6,000	\$240,000	1.14	\$6,000	\$6,840	37.86	\$6,158	\$233,160	1.00	40.00	\$240,000	
040-009-400-010-00	MOORE RD	02/03/22	\$200,000	35.62	\$5,615	\$200,000	7.97	\$5,615	\$44,750	27.40	\$5,666	\$155,250	0.25	35.62	\$200,000	
040-028-100-015-01	CRAFT RD	11/23/21	\$200,000	40.08	\$4,990	\$200,000	22.68	\$4,990	\$113,174	17.40	\$4,990	\$86,826		40.08	\$200,000	
040-029-100-005-00	DAYBURG RD	09/09/21	\$225,000	50.00	\$4,500	\$225,000	9.39	\$4,500	\$42,255	40.01	\$4,567	\$182,745	0.60	50.00	\$225,000	
040-035-200-005-00	BIDWELL RD	05/17/22	\$250,000	50.00	\$5,000	\$250,000	3.40	\$5,000	\$17,000	46.00	\$5,065	\$233,000	0.60	50.00	\$250,000	
<b>Totals:</b>				<b>306.93</b>	<b>\$30,517</b>	<b>\$1,517,500</b>	<b>51.00</b>	<b>\$30,517</b>	<b>\$252,343</b>	<b>251.24</b>	<b>\$30,979</b>	<b>\$1,265,157</b>	4.69			
Simple Avg					\$4,360			\$5,086			\$5,163					
Weighted Avg					\$4,944			\$4,948			\$5,036					

With Section 17 sale included: Tillable went to \$5500; Non-tillable to \$5200

Thus using the following for 2024 for Ag:

<b>Tillable:</b>	<b>\$5,000</b>	<b>Based on sales above</b>
<b>No-Till:</b>	<b>\$4,000</b>	<b>Rounded above down to \$4000 closer to the flat simple average of all sales as 2023 rate was \$3100</b>
<b>Homesite:</b>	<b>\$8,000</b>	<b>Based on Residential sales between 5 and 20 ac</b>
<b>Rural Res:</b>	<b>\$2,400</b>	<b>\$1200 less than Residential Rate for Rural Residential</b>
<b>ROW:</b>		
<b>Wet:</b>	<b>\$1,500</b>	<b>Based on Recreational Sales (minus \$500 - also same rate as 2023)</b>
<b>Mixed Woods:</b>	<b>\$3,500</b>	<b>Based on Recreational Sale #3 due to smaller clusters of mixed woods</b>

Sales: April 1, 2021 thru March 31, 2023: Vacant Recreational Sales - All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class
040-010-400-005-00	LITCHFIELD RD	06/24/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$15,025	26.36	\$37,450	\$57,000	\$37,450	660.0	660.0	10.00	10.00	\$86	\$5,700	\$0.13	660.00	4010	2021-05140		4010 RECREATIONAL	11/10/2009	RES VAC	402
040-030-400-005-00	DEAN RD	01/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,500	30.79	\$136,500	\$190,000	\$136,500	1,320.0	1320.0	40.00	40.00	\$144	\$4,750	\$0.11	1,320.00	4010	2023-00323		4010 RECREATIONAL	10/15/2010	RES VAC	402
040-033-300-005-02	QUINCY GRANGE RD	10/19/21	\$32,000	WD	32-SPLIT VACANT	\$32,000	\$0	0.00	\$30,384	\$32,000	\$30,384	634.3	597.0	8.68	8.68	\$50	\$3,686	\$0.08	0.00	4010	2021-07897		4010 RECREATIONAL	10/8/2021	RES VAC	402
<b>Totals:</b>			<b>\$279,000</b>			<b>\$279,000</b>	<b>\$73,525</b>		<b>\$204,334</b>	<b>\$279,000</b>	<b>\$204,334</b>	<b>2,614.3</b>		<b>58.68</b>												
							<b>Sale Ratio =&gt;</b>	<b>26.35</b>				<b>Average</b>		<b>Average</b>			<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>16.65</b>				<b>per FF=&gt;</b>	<b>\$107</b>		<b>Average</b>		<b>per Acre=&gt;</b>	<b>\$4,755</b>		<b>Average</b>		<b>per SqFt=&gt;</b>	<b>0.11</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Dollars/Acre	Land Resid Value	Tillable		Total		Total acres of all		Actual			Wet			Mixed			High			Wetlands		Total Wet
							Ac Till	Rate/Acre	Till Value	No-till uses	NT Value	No-till Ac	Rate/Ac	NT Value	Ac Woods	Rate/Acre	Woods Value	Ac Woods	Rate/Acre	Woods Value	Ac Woods	Rate/Acre	Woods Value	Ac Wetland	Rate/Acre	Value	
040-010-400-005-00	LITCHFIELD RD	06/24/21	\$57,000	10.00	\$5,700	\$57,000	4.20	\$5,500	\$23,100	5.30	\$33,900	1.30	\$5,200	\$6,760	0.00	\$0	\$0	4.00	\$6,785	\$27,140	0.00	\$0	\$0	0.00	\$0	\$0	\$0
040-030-400-005-00	DEAN RD	01/13/23	\$190,000	40.00	\$4,750	\$190,000				39.00	\$190,000						39.00	\$4,872	\$190,000								
040-033-300-005-02	QUINCY GRANGE RD	10/19/21	\$32,000	8.68	\$3,686	\$32,000				8.68	\$32,000						8.68	\$3,687	\$32,000								
<b>Totals</b>							<b>4.20</b>	<b>\$5,500</b>	<b>\$23,100</b>			<b>1.30</b>	<b>\$5,200</b>	<b>\$6,760</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>51.68</b>	<b>\$15,343</b>	<b>\$249,140</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	
<b>Simple Avg</b>								<b>\$5,500</b>					<b>\$5,200</b>					<b>\$5,114</b>				<b>\$0</b>			<b>\$0</b>		
<b>Weighted Avg</b>								<b>\$5,500</b>					<b>\$5,200</b>					<b>#DIV/0!</b>				<b>\$4,821</b>			<b>#DIV/0!</b>		<b>#DIV/0!</b>

VALUES USED FOR 2024:	Tillable	No-till	Wet Woods	Mixed Woods Also Brush Rate	High Woods	Wetlands
	\$5,500	\$5,200	\$3,500	\$4,800	\$5,000	\$2,000

Explanations for Values:  
 Tillable and Non-tillable based on Ag sales with Sec 17 sale included  
 Mixed Woods/Brush going with weighted average of Recreational Sales  
 Wet Woods going with 3rd sale in Recreational table  
 Wetlands raised \$500/ac due to other rates increasing  
 High Woods based on simple average of mixed woods above

Butler Township 2024  
Residential Land Sales  
Prepared February 12, 2024

Sales April 1, 2021 thru March 31, 2023: Vacant Only 2nd sale was a split and then combined into agricultural field adjoining it

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
040-012-300-015-02	1218 LITCHFIELD RD	03/11/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$16,044	30.27	\$45,477	\$53,000	\$45,477	755.6	484.4	8.40	8.40	\$70	\$6,310	\$0.14	755.65	4030	2022-01725		4030 RES BET 5 & 20 ACRES	10/27/2023	401	
040-020-300-005-03	DAYBURG RD	07/18/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$0	0.00	\$11,390	\$15,000	\$11,390	503.0	265.0	3.06	3.06	\$30	\$4,902	\$0.11	503.03	4040	2022-05011		4040 RES UNDER 5 AC	NOT INSPECTED	001	
<b>Totals:</b>						<b>\$68,000</b>	<b>\$16,044</b>	<b>23.59</b>	<b>\$56,867</b>	<b>\$68,000</b>	<b>\$56,867</b>	<b>1,258.7</b>						<b>11.46</b>								
						<b>Sale Ratio =&gt;</b>	<b>23.59</b>	<b>Average per FF=&gt;</b>	<b>\$54</b>	<b>Average per Acre=&gt;</b>	<b>\$5,934</b>	<b>Average per SqFt=&gt;</b>	<b>0.14</b>													
						<b>Std. Dev. =&gt;</b>	<b>21.41</b>																			

Sales April 1, 2021 thru March 31, 2023: Improved Sales - All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
040-003-100-005-02	1282 CLARENDON RD	09/15/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$29,281	26.64	\$97,996	\$47,184	\$35,280	340.0	683.0	5.33	5.33	\$139	\$8,853	\$0.20	340.00	4030	2021-07136		4030 RES BET 5 & 20 ACRES	12/3/2019	401	
040-005-300-020-01	1221 DEAN RD	03/29/22	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$125,289	32.98	\$345,533	\$76,682	\$42,315	672.7	491.6	7.59	7.59	\$114	\$10,103	\$0.23	672.71	4030	2022-02154		4030 RES BET 5 & 20 ACRES	1/27/2020	401	
040-005-300-020-02	1209 DEAN RD	08/17/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$116,670	33.33	\$311,495	\$82,994	\$44,489	670.8	554.9	8.54	8.54	\$124	\$9,718	\$0.22	670.79	4030	2022-05728		4030 RES BET 5 & 20 ACRES	2/10/2024	401	
040-010-100-005-00	1049 HERRICKSVILLE RD	11/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$66,029	34.75	\$147,008	\$124,482	\$81,490	660.0	1320.0	20.00	20.00	\$189	\$6,224	\$0.14	660.00	4030	2022-07467		4030 RES BET 5 & 20 ACRES	11/16/2023	401	
040-015-300-015-01	1049 ANNIN RD	03/30/23	\$119,000	WD	31-SPLIT IMPROVED	\$119,000	\$0	0.00	\$131,316	\$9,139	\$21,455	247.0	237.5	1.32	1.32	\$37	\$6,923	\$0.16	257.00	4040	2023-01484		4040 RES UNDER 5 AC	10/27/2023	401	
040-016-200-010-01	1076 BURBANK RD	04/18/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,337	26.11	\$134,766	\$6,378	\$21,144	258.0	240.0	1.42	1.42	\$25	\$4,488	\$0.10	258.00	4040	2022-03040		4040 RES UNDER 5 AC	1/26/2023	401	
040-017-300-005-03	848 E GIRARD RD	08/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,638	36.75	\$170,817	\$17,073	\$22,890	200.0	400.0	1.84	1.84	\$85	\$9,294	\$0.21	200.00	4040	2021-06704		4040 RES UNDER 5 AC	10/17/2010	401	
040-018-400-010-01	756 E GIRARD RD	11/19/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$55,648	34.80	\$170,055	\$12,595	\$22,750	250.0	333.0	1.90	1.90	\$50	\$6,629	\$0.15	250.00	4040	2021-08975		4040 RES UNDER 5 AC	1/7/2022	401	
040-019-200-005-01	751 E GIRARD RD	11/05/21	\$147,500	WD	31-SPLIT IMPROVED	\$147,500	\$0	0.00	\$151,365	\$17,940	\$21,805	200.0	300.0	1.38	1.38	\$90	\$13,000	\$0.30	200.00	4040	2021-08635		4040 RES UNDER 5 AC	8/12/2021	401	
040-021-100-005-01	949 E GIRARD RD	08/22/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$69,126	43.23	\$180,882	\$3,518	\$24,500	165.0	662.7	2.50	2.50	\$21	\$1,407	\$0.03	165.00	4040	2022-05812		4040 RES UNDER 5 AC	11/3/2020	401	
040-026-200-010-01	1161 ROBINSON RD	01/11/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$78,557	37.43	\$212,895	\$20,630	\$23,625	170.0	475.0	1.85	1.85	\$121	\$11,127	\$0.26	170.00	4040	2023-00300		4040 RES UNDER 5 AC	11/21/2010	401	
040-027-400-015-07	1068 BIDWELL RD	03/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,512	38.39	\$171,172	\$6,893	\$23,065	330.0	250.0	1.89	1.89	\$21	\$3,647	\$0.08	330.00	4040	2022-01884		4040 RES UNDER 5 AC	11/26/2010	401	
040-029-400-020-00	898 BIDWELL RD	06/03/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,375	34.55	\$145,507	\$11,713	\$17,220	200.0	200.0	0.92	0.92	\$59	\$12,759	\$0.29	200.00	4040	2021-04520		4040 RES UNDER 5 AC	12/6/2010	401	
040-030-200-005-01	880 DEAN RD	09/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$75,346	26.44	\$223,218	\$85,582	\$23,800	330.0	264.0	2.00	2.00	\$259	\$42,791	\$0.98	330.00	4040	2021-07308		4040 RES UNDER 5 AC	12/22/2011	401	
040-034-200-005-02	1067 BIDWELL RD	03/24/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$52,810	26.54	\$134,514	\$81,706	\$17,220	185.0	217.0	0.92	0.92	\$442	\$88,618	\$2.03	185.00	4040	2023-01548		4040 RES UNDER 5 AC	10/27/2023	401	
040-034-400-035-11	715 CLARENDON RD	12/05/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,712	38.88	\$209,866	\$29,959	\$34,825	311.6	767.1	5.45	5.45	\$96	\$5,497	\$0.13	311.64	4030	2022-07943		4030 RES BET 5 & 20 ACRES	11/30/2015	401	
040-034-400-035-14	711 CLARENDON RD	12/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,803	31.73	\$174,446	\$83,874	\$38,320	381.0	767.0	6.70	6.70	\$220	\$12,519	\$0.29	381.00	4030	2022-08283		4030 RES BET 5 & 20 ACRES	10/24/2023	401	
<b>Totals:</b>						<b>\$3,315,000</b>	<b>\$1,018,133</b>	<b>30.71</b>	<b>\$3,112,851</b>	<b>\$718,342</b>	<b>\$516,193</b>	<b>5,571.1</b>						<b>71.55</b>								
						<b>Sale Ratio =&gt;</b>	<b>30.71</b>	<b>Average per FF=&gt;</b>	<b>\$129</b>	<b>Average per Acre=&gt;</b>	<b>\$10,039</b>	<b>Average per SqFt=&gt;</b>	<b>0.23</b>													
						<b>Std. Dev. =&gt;</b>	<b>12.15</b>																			

Residential Sales Used:

Sales April 1, 2021 thru March 31, 2023: Under 5 acre sales -- top one vacant; rest improved

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
040-020-300-005-03	DAYBURG RD	07/18/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$0	0.00	\$11,390	\$15,000	\$11,390	503.0	265.0	3.06	3.06	\$30	\$4,902	\$0.11	503.03	4040	2022-05011		4040 RES UNDER 5 AC	NOT INSPECTED	001
040-015-300-015-01	1049 ANNIN RD	03/30/23	\$119,000	WD	31-SPLIT IMPROVED	\$119,000	\$0	0.00	\$131,316	\$9,139	\$21,455	247.0	237.5	1.32	1.32	\$37	\$6,923	\$0.16	257.00	4040	2023-01484		4040 RES UNDER 5 AC	10/27/2023	401
040-016-200-010-01	1076 BURBANK RD	04/18/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,337	26.11	\$134,766	\$6,378	\$21,144	258.0	240.0	1.42	1.42	\$25	\$4,488	\$0.10	258.00	4040	2022-03040		4040 RES UNDER 5 AC	1/26/2023	401
040-017-300-005-03	848 E GIRARD RD	08/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,638	36.75	\$170,817	\$17,073	\$22,890	200.0	400.0	1.84	1.84	\$85	\$9,294	\$0.21	200.00	4040	2021-06704		4040 RES UNDER 5 AC	10/17/2010	401
040-018-400-010-01	756 E GIRARD RD	11/19/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$55,648	34.80	\$170,055	\$12,595	\$22,750	250.0	333.0	1.90	1.90	\$50	\$6,629	\$0.15	250.00	4040	2021-08975		4040 RES UNDER 5 AC	1/7/2022	401
040-019-200-005-01	751 E GIRARD RD	11/05/21	\$147,500	WD	31-SPLIT IMPROVED	\$147,500	\$0	0.00	\$151,365	\$17,940	\$21,805	200.0	300.0	1.38	1.38	\$90	\$13,000	\$0.30	200.00	4040	2021-08635		4040 RES UNDER 5 AC	8/12/2021	401
040-021-100-005-01	949 E GIRARD RD	08/22/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$69,126	43.23	\$180,882	\$3,518	\$24,500	165.0	662.7	2.50	2.50	\$21	\$1,407	\$0.03	165.00	4040	2022-05812		4040 RES UNDER 5 AC	11/3/2020	401
040-026-200-010-01	1161 ROBINSON RD	01/11/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$78,557	37.43	\$212,895	\$20,630	\$23,625	170.0	475.0	1.85	1.85	\$121	\$11,127	\$0.26	170.00	4040	2023-00300		4040 RES UNDER 5 AC	11/21/2010	401
040-027-400-015-07	1068 BIDWELL RD	03/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,512	38.39	\$171,172	\$6,893	\$23,065	330.0	250.0	1.89	1.89	\$21	\$3,647	\$0.08	330.00	4040	2022-01884		4040 RES UNDER 5 AC	11/26/2010	401
040-029-400-020-00	898 BIDWELL RD	06/03/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,375	34.55	\$145,507	\$11,713	\$17,220	200.0	200.0	0.92	0.92	\$59	\$12,759	\$0.29	200.00	4040	2021-04520		4040 RES UNDER 5 AC	12/6/2010	401
040-030-200-005-01	880 DEAN RD	09/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$75,346	26.44	\$223,218	\$85,582	\$23,800	330.0	264.0	2.00	2.00	\$259	\$42,791	\$0.98	330.00	4040	2021-07308		4040 RES UNDER 5 AC	12/22/2011	401
040-034-200-005-02	1067 BIDWELL RD	03/24/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$52,810	26.54	\$134,514	\$81,706	\$17,220	185.0	217.0	0.92	0.92	\$442	\$88,618	\$2.03	185.00	4040	2023-01548		4040 RES UNDER 5 AC	10/27/2023	401
<b>Totals:</b>						<b>\$1,875,200</b>	<b>\$531,349</b>	<b>28.34</b>	<b>\$1,837,897</b>	<b>\$288,167</b>	<b>\$250,864</b>	<b>3,038.0</b>						<b>21.00</b>							
						<b>Sale Ratio =&gt;</b>	<b>28.34</b>	<b>Average per FF=&gt;</b>	<b>\$95</b>	<b>Average per Acre=&gt;</b>	<b>\$13,721</b>	<b>Average per SqFt=&gt;</b>	<b>0.31</b>												

Under 5 acres: Used for Residential Houses

Net Acres	Dollars/Acre	Land Residual	First Acre	Remaining \$	Remaining Ac	Rem \$/Ac
3.06	\$4,902	\$15,000	\$14,000	\$1,000	2.06	\$485
1.32	\$6,923	\$9,139	\$14,000	(\$4,861)	0.32	
1.42	\$4,488	\$6,378	\$14,000	(\$7,622)	0.42	
1.84	\$9,294	\$17,073	\$14,000	\$3,073	0.84	\$3,671
1.90	\$6,629	\$12,595	\$14,000	(\$1,405)	0.90	
1.38	\$13,000	\$17,940	\$14,000	\$3,940	0.38	\$10,368
2.50	\$1,407	\$3,518	\$14,000	(\$10,482)	1.50	
1.85	\$11,127	\$20,630	\$14,000	\$6,630	0.85	\$7,763
1.89	\$3,647	\$6,893	\$14,000	(\$7,107)	0.89	
0.92	\$12,759	\$11,713	\$14,000	(\$2,287)	(0.08)	
2.00	\$42,791	\$85,582	\$14,000	\$71,582	1.00	\$71,582
0.92	\$88,618	\$81,706	\$14,000	\$67,706	-0.078	
21.00	\$205,587	\$288,167				
Simple Avg	\$17,132					
Weighted Avg	\$13,721					

Between 5-20 acres: Used for Ag Houses

Net Acres	Dollars/Acre	Land Residual	First Acre	Remaining \$	Remaining Ac	Rem \$/Ac
8.40	\$6,310	\$53,000	\$8,000	\$45,000	7.40	\$6,081
5.33	\$8,853	\$47,184	\$8,000	\$39,184	4.33	\$9,049
7.59	\$10,103	\$76,682	\$8,000	\$68,682	6.59	\$10,422
8.54	\$9,718	\$82,994	\$8,000	\$74,994	7.54	\$9,946
20.00	\$6,224	\$124,482	\$8,000	\$116,482	19.00	\$6,131
5.45	\$5,497	\$29,959	\$8,000	\$21,959	4.45	\$4,935
6.70	\$12,519	\$83,874	\$8,000	\$75,874	5.70	\$13,311
62.01	\$59,223	\$498,175				
Simple Avg	\$8,460					
Weighted Avg	\$8,034					

Using for 2024:

Building Site - First Acre: 5 ac +	\$14,000	Based on sales 5 ac & under above
Building Site - First Acre: < 5 ac	\$17,000	Based on Simple average above
Additional Acres:	\$3,700	Based on sales under 5 ac
Tillable	\$5,500	Based on Ag sales with Sec 17 sale included due to smaller tillable acres
Non-tillable	\$5,200	Based on Ag sales with Sec 17 sale included due to smaller tillable acres
Mixed Woods	\$4,800	Based on Recreational Sales
Wet	\$2,000	Based on Recreational Sales

Butler Township 2024  
 Residential Land Sales  
 Lake Land Sales  
 Prepared February 12, 2024

April 1, 2021 thru March 31, 2023: No Sales for Butler Township

Thus using the following Lake Sales from Quincy Township:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acre:	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r Parcels	ir	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$460,606	\$267,294	\$234,900	106.8	285.0	0.62	0.62	\$2,503	\$431,119	\$9.90	89.43	4550	2023-01666		4560 BOWER/WILD/LUCAS WATER F	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$256,930	\$181,728	\$177,158	80.5	199.3	0.34	0.34	\$2,257	\$537,657	\$12.34	63.00	4550	2022-07682		4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$343,732	\$181,793	\$225,525	102.5	151.5	0.36	0.36	\$1,773	\$512,093	\$11.76	104.00	4550	2022-07164		4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
<b>Totals:</b>						<b>\$1,054,500</b>	<b>\$501,529</b>		<b>\$1,061,268</b>	<b>\$630,815</b>	<b>\$637,583</b>	<b>289.8</b>		<b>1.31</b>													
							<b>Sale Ratio =&gt;</b>	<b>47.56</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>													
							<b>Std. Dev. =&gt;</b>	<b>6.85</b>		<b>Average</b>		<b>per FF=&gt;</b>	<b>\$2,177</b>		<b>Average</b>		<b>\$480,438</b>		<b>Average</b>		<b>per SqFt=&gt;</b>	<b>11.03</b>					

Lake Rate for 2024: \$2,100 Based on Quincy Lake front sales above



Butler Township 2024  
Commercial Land Sales  
Prepared February 11, 2024

Vacant Sales April 1, 2021 thru March 31, 2023: No Sales for Butler Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
<b>Totals:</b>			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00											
							Sale Ratio =>	#DIV/0!			Average			Average				Average							
							Std. Dev. =>	#DIV/0!			per FF=>			per Acre=>	#DIV/0!			per SqFt=>							

Vacant Sales April 1, 2021 thru March 31, 2023: Due to no Butler Sales using Quincy Sales information: Top sale is vacant; others improved

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,984	27.40	\$78,856	\$83,617	\$27,473	273.1	403.6	2.43	2.43	\$306	\$34,368	\$0.79	269.63	2000	2021-07179	2000 COMMERCIAL IN TWP	4/10/2018	201	CHICAGO RD-EAST	
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$81,226	54.15	\$181,457	\$6,713	\$38,170	300.2	817.4	3.22	2.68	\$22	\$2,087	\$0.05	234.70	2000	2021-08465	080-020-200-070-99	2000 COMMERCIAL IN TWP	1/6/2012	201	CHICAGO RD WEST
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$117,977	\$43,960	\$41,937	123.3	125.0	0.61	0.61	\$356	\$71,830	\$1.65	218.62	2000	2022-06580	2000 COMMERCIAL IN TWP	12/5/2022	201	CHICAGO RD WEST	
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$48,698	\$31,233	\$9,931	47.3	70.8	0.13	0.13	\$660	\$247,881	\$5.69	77.47	2510	2022-08148		12/5/2022	201	NW SIDE US-12	
081-N01-000-095-98	118 W CHICAGO ST	06/21/22	\$344,225	WD	03-ARM'S LENGTH	\$344,225	\$42,249	12.27	\$87,131	\$318,318	\$61,224	1,436.7	457.6	9.84	9.84	\$222	\$32,366	\$0.74	604.57	2500	2022-04415		12/5/2022	202	NORTH-EAST SECT	
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$124,204	\$32,025	\$6,229	36.6	86.0	0.09	0.09	\$874	\$368,103	\$8.45	44.00	2500	2022-04665		2/5/2010	201	NORTH-EAST SECT	
081-N01-000-226-00	174 E CHICAGO ST	06/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,366	48.12	\$147,480	\$33,401	\$40,881	194.7	225.4	0.93	0.93	\$172	\$36,109	\$0.83	178.75	2510	2022-04775		12/5/2022	201	NE SIDE US-12	
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$178,411	21.78	\$428,352	\$413,673	\$23,025	257.1	296.0	1.40	1.40	\$1,609	\$295,481	\$6.78	206.00	2510	2022-02204		2/24/2010	201	NE SIDE US-12	
081-S01-000-074-00	133 W CHICAGO ST	09/01/22	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$107,027	12.59	\$237,453	\$652,709	\$40,162	230.8	422.8	0.77	0.34	\$2,828	\$848,776	\$19.49	236.60	2510	2022-06343	081-S01-000-074-02, (	2510 VILLAGE COMMERCIAL US-12	1/18/2000	201	SW SIDE US-12
081-S01-000-293-02	181 E CHICAGO ST	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,909	36.17	\$152,914	\$54,086	\$22,000	225.3	241.1	1.11	1.11	\$240	\$48,858	\$1.12	200.00	2510	2021-07088		11/29/2009	201	SE SIDE US-12	
<b>Totals:</b>			\$2,963,225			\$2,963,225	\$713,982		\$1,604,522	\$1,669,735	\$311,032	3,125.1		20.51												
							Sale Ratio =>	24.09			Average			Average				Average								
							Std. Dev. =>	14.47			per FF=>			per Acre=>	81,410.78			per SqFt=>								

Using the following larger acreage sales from Quincy to set Butler Commercial Land Value: The 9 acre sale above is for a future marijuana business thus reason not included; Butler has excluded this use for now

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,984	27.40	\$78,856	\$83,617	\$27,473	273.1	403.6	2.43	2.43	\$306	\$34,368	\$0.79	269.63	2000	2021-07179	2000 COMMERCIAL IN TWP	4/10/2018	201	CHICAGO RD-EAST	
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$81,226	54.15	\$181,457	\$6,713	\$38,170	300.2	817.4	3.22	2.68	\$22	\$2,087	\$0.05	234.70	2000	2021-08465	080-020-200-070-99	2000 COMMERCIAL IN TWP	1/6/2012	201	CHICAGO RD WEST
<b>Totals:</b>			\$285,000			\$285,000	\$118,210		\$260,313	\$90,330	\$65,643	573.3		5.65												
							Sale Ratio =>	41.48			Average			Average				Average								
							Std. Dev. =>	18.92			per FF=>			per Acre=>	15,990.44			per SqFt=>								

Land Rates for 2024:

First Acre	\$15,000	Rate from 2 sales used above
2nd Acre	\$5,500	Same as Tillable Acreage for Agricultural
Large Acreage over 3+	\$3,300	Based on 3rd Recreational sale
Platted Front Foot Rate:	\$150	Rate from 2 sales above