

2025 Onondaga Agricultural Land Values

2024 for 2025 NON-TILLABLE LAND											
NON-TILLABLE											
UNIT	TAX CODE #	SALE DATE	LIBER/PAGE	SALE PRICE	ADJ SALE PRICE	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	ACRES	ROW	NON-TILLABLE	PRICE PER ACRE
Spring Arbor	000-12-25-151-002-03	7/6/2018	2124-537	\$ 105,000	\$ 114,240	\$ -	\$ 105,000	20.37	0.00	20.37	\$ 5,155
Napoleon	000-14-25-201-001-00	7/26/2018	PTA	\$ 310,000	\$ 337,280	\$ -	\$ 310,000	105.39	0.30	105.09	\$ 2,950
Henrietta	000-04-13-426-001-02	10/4/2018	2129-391	\$ 15,500	\$ 16,864	\$ -	\$ 15,500	3.00	0.00	3.00	\$ 5,167
Blackman	000-08-20-126-001-03	5/3/2019	2141-855	\$ 20,500	\$ 21,812	\$ -	\$ 20,500	8.25	0.41	7.84	\$ 3,111
Tompkins	000-02-30-451-001-05	7/17/2019	2145-567	\$ 34,000	\$ 36,176	\$ -	\$ 34,000	5.00	0.09	4.91	\$ 6,925
				\$ 485,000			\$ 485,000			141.21	\$ 3,435
										Non-Tillable Extraction	\$ 3,600
										USE	\$ 3,500
Marsh = 30% of Tillable											
UNIT	TAX CODE #	SALE DATE	LIB/ PG	SALE PRICE		SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	ACRES	ROW	EQ Acres SWAMP	PRICE PER ACRE
SUMMIT	000-13-19-401-016-03 & 000-13-19-176-009-02	6/20/2019	2144-18	\$ 191,500		0	\$ 191,500	99.8	\$ -	99.80	\$ 1,919
Henrietta	000-04-24-351-001-03, 04 & 05	12/1/2017	2112-49	\$ 69,900		36000	\$ 33,900	39.95	9.00	30.95	\$ 1,095
				\$ 261,400			\$ 225,400	139.75	9.00	130.75	\$ 1,724
										Marshland Extraction	\$ 1,300
										USE	\$ 1,300
											Use 30%
Outliers:											
Waterloo	000-05-23-477-001-02	6/21/2019	2143-1093	\$ 16,500		\$ -	\$ 16,500	2.00	0.15	1.85	\$ 8,919
Tompkins	000-02-08-376-001-03	7/26/2019	2145-1111	\$ 185,000		\$ -	\$ 185,000	40.00	0.00	40.00	\$ 4,625

2025 Onondaga Agricultural Land Values

TILLABLE LAND Values 2025

All Acreage																			
UNIT	SALE DATE	PIN	LIB/PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SITE	SWAMP	SWAMP VALUE	NON-TILLABLE	NON-TILLABLE VALUE	ROW	Total Non-Tillable VALUE	TILLABLE LAND RESIDUAL	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	% VALUE TILLABLE
TOMPKINS	4/22/2022	000-02-36-226-002-04	2211-304	\$ 338,000	\$ 338,000		\$ 338,000	75.99			\$ -	17.77	\$ 63,972	2.76	\$63,972	\$ 274,028	55.46	\$ 4,941	73%
PARMA	6/6/2022	000-06-33-151-001-00	2214-276	\$ 336,000	\$ 336,000		\$ 336,000	56.15		6.00	\$ 8,100	6.50	\$ 23,400	1.10	\$31,500	\$ 304,500	42.55	\$ 7,156	76%
CONCORD	3/8/2022	000-11-13-351-001-02	2207-0732	\$ 370,500	\$ 370,500	\$ -	\$ 370,500	78.8	0	0.00	\$ -	17.70	\$ 63,720	0.81	\$63,720	\$ 306,780	60.29	\$ 5,088	77%
TOMPKINS	8/25/2022	000-02-17-301-001-05	2217-1298	\$ 50,000	\$ 50,000		\$ 50,000	10.40			\$ -	1.42	\$ 5,112	0.49	\$5,112	\$ 44,888	8.49	\$ 5,287	82%
TOMPKINS	4/18/2023	000-02-19-402-004-00	2229-0138	\$ 35,000	\$ 35,000		\$ 35,000	5.23		0.77	\$ 1,040		\$ -	0.19	\$1,040	\$ 33,961	4.27	\$ 7,953	82%
PARMA	6/22/2021	000-06-25-151-001-00	2191-637	\$ 900,000	\$ 900,000	\$ 69,593	\$ 830,407	166.71		16.93	\$ 22,856	11.80	\$ 42,466	0.38	\$65,321	\$ 765,086	137.60	\$ 5,560	83%
TOMPKINS	10/12/2022	000-02-35-200-002-01	2220-266	\$ 97,730	\$ 97,730		\$ 97,730	33.66			\$ -	0.00	\$ -	2.24	\$0	\$ 97,730	31.42	\$ 3,110	93%
ONONDAGA	6/24/2024	33-13-13-20-300-011	2022-041832	\$ 1,475,000	\$ 1,475,000	\$ 30,380	\$ 1,444,620	257.32			\$ -	12.48	\$ 44,928	1.00	\$44,928	\$ 1,399,692	243.84	\$ 5,740	95%
SPRING ARBOR	4/22/2021	000-12-26-176-001-01	2187-709	\$ 280,000	\$ 280,000		\$ 280,000	71.42	0		\$ -	3.00	\$ 10,800	0.45	\$10,800	\$ 269,200	67.97	\$ 3,960	95%
PARMA	10/28/2021	000-06-36-101-002-03	2199-1281	\$ 337,000	\$ 337,000		\$ 337,000	93.97		4.00	\$ 5,400		\$ -	0.18	\$5,400	\$ 331,600	89.79	\$ 3,693	96%
ONONDAGA	10/11/2021	33-13-13-28-200-030	2021-045040	\$ 75,000	\$ 75,000		\$ 75,000	15.98			\$ -	-	\$ -	0.59	\$0	\$ 75,000	15.40	\$ 4,872	96%
CONCORD	12/29/2021	000-11-08-451-001-07	2203-491	\$ 347,600	\$ 347,600		\$ 347,600	78.885		0.00	\$ -	0.00	\$ -	2.53	\$0	\$ 347,600	76.36	\$ 4,552	97%
SPRING ARBOR	4/20/2022	000-12-24-152-002-00	2210-1234	\$ 112,500	\$ 112,500		\$ 112,500	20.00			\$ -		\$ -	0.50	\$0	\$ 112,500	19.50	\$ 5,769	98%
TOMPKINS	10/20/2022	000-02-30-451-001-04	2220-701	\$ 65,000	\$ 65,000		\$ 65,000	9.80			\$ -		\$ -	0.24	\$0	\$ 65,000	9.56	\$ 6,799	98%
ONONDAGA	11/10/2022	33-13-13-09-100-019	2022-041832	\$ 130,000	\$ 122,100		\$ 122,100	28.73			\$ -		\$ -	0.61	\$0	\$ 122,100	28.13	\$ 4,341	98%
CONCORD	9/26/2022	000-11-15-101-004-13	2219-215	\$ 75,000	\$ 75,000		\$ 75,000	14.88			\$ -		\$ -	0.24	\$0	\$ 75,000	14.64	\$ 5,123	98%
CONCORD	9/27/2021	009-11-33-226-004-01	2197-873	\$ 116,294	\$ 116,294		\$ 116,294	28.07			\$ -		\$ -	0.43	\$0	\$ 116,294	27.64	\$ 4,207	98%
ONONDAGA	4/6/2023	33-13-13-06-200-020	2023-025610	\$ 540,000	\$ 540,000		\$ 540,000	119.56			\$ -		\$ -	0.26	\$0	\$ 540,000	119.31	\$ 4,526	100%
SPRING ARBOR	2/7/2023	000-12-19-451-002-01	UNRECORDE	\$ 145,300	\$ 145,300		\$ 145,300	29.28			\$ -		\$ -		\$0	\$ 145,300	29.28	\$ 4,962	100%

\$ 5,718,051 1194.84 \$ - \$ 5,426,258 1081.49 \$ 5,017

Use \$ 5,000

Non-Tillable Value Too High

Outliers:	SALE DATE	PIN	LIB/PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SWAMP	SWAMP AMOUNT	NON-TILLABLE	NON-TILLABLE VALUE	ROW	Total Non-Tillable VALUE	LAND RESIDUAL	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	% VALUE TILLABLE
SPRING ARBOR	10/15/2021	000-12-24-177-001-00	2198-1033	\$ 203,000	\$ 203,000		\$ 203,000	52		1.00	\$ 1,350	25.00	\$ 87,500	\$88,850	\$ 114,150	26.00	\$ 4,390	56%
CONCORD	10/22/2021	000-11-19-451-003-03	2199-143	\$ 280,000	\$ 280,000	\$ 107,137	\$ 172,863	48.67	1.34	13.35	\$ 18,023	32.21	\$ 112,735	\$130,758	\$ 42,106	0.00	#####	15%
PARMA	10/28/2021	000-06-29-101-001-00	2199-252	\$ 600,000	\$ 600,000	\$ 107,765	\$ 492,235	164.33		27.50	\$ 37,125	46.11	\$ 161,375	\$198,500	\$ 293,736	90.72	\$ 3,238	49%
PARMA	12/30/2021	000-06-01-126-001-00	2203-327	\$ 1,300,000	\$ 1,300,000	\$ 127,683	\$ 1,172,317	262.83		18.25	\$ 24,638	65.87	\$ 230,545	\$255,183	\$ 917,135	175.80	\$ 5,217	71%
ONONDAGA	3/14/2024	33-13-13-01-300-022	2022-041832	\$ 170,000	\$ 170,000	\$ -	\$ 170,000	13.41			6.00	\$ 21,600	0.80	\$21,600	\$ 148,400	6.61	\$ 22,451	49%
ONONDAGA	9/7/2021	33-13-13-12-300-010	2021-039503	\$ 116,600	\$ 116,600	\$ -	\$ 116,600	22.35	0	1.50	\$ 1,950	7.00	\$ 25,200	\$27,150	\$ 89,450	13.48	\$ 6,636	60%
SPRING ARBOR	3/1/2023	000-12-17-476-001-19	2226-74	\$ 145,000	\$ 145,000		\$ 145,000	22.60			\$ -	8.28	\$ 29,808	\$29,808	\$ 115,192	14.00	\$ 8,231	62%
SPRING ARBOR	4/19/2022	000-12-05-200-001-03	2211-590	\$ 740,000	\$ 740,000		\$ 740,000	155.47		10.95	\$ 14,783	38.97	\$ 140,292	\$155,075	\$ 584,926	104.21	\$ 5,613	67%
CONCORD	3/2/2022	000-11-05-377-003-02	2206-1036	\$ 600,000	\$ 600,000	\$ 1,820	\$ 598,180	78.41	0	20.52	\$ 27,702	2.64	\$ 9,504	\$37,206	\$ 560,974	53.49	\$ 10,487	68%

2025 ONONDAGA TOWNSHIP VACANT LAND STUDY (4-1-2021 - 3-31-2024)

RURAL RESIDENTIAL

1 ACRES - West		1 ACRES - West									
UNIT	UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE	TERMS	SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
INGHAM	AURELIUS	5/5/2021	33-09-09-33-300-021	402		03-ARM'S LENGTH	\$20,000	1.25	0.00	1.25	\$15,940
INGHAM	LESLIE TWP	4/26/2021	33-14-14-23-400-008 009	102		03-ARM'S LENGTH	\$15,000	0.98	0.00	0.98	\$15,366
INGHAM	ONONDAGA	9/8/2022	33-13-13-07-100-005	402	2022-034235	03-ARM'S LENGTH	\$16,000	1.14	0.00	1.14	\$14,085
INGHAM	ONONDAGA	12/18/2021	33-13-13-08-100-046	402		03-ARM'S LENGTH	\$22,000	1.79	0.40	1.49	\$14,768
INGHAM	ONONDAGA	11/11/2021	33-13-13-18-400-022	401	2021-048405	03-ARM'S LENGTH	\$25,000	1.85	0.00	1.85	\$13,514
INGHAM	ONONDAGA	7/26/2019	33-13-13-21-200-010	402	2019-025732	03-ARM'S LENGTH	\$23,500	1.01	0.00	1.01	\$23,267
INGHAM	ONONDAGA	4/30/2021	33-13-13-28-301-014	402	2021-022887	03-ARM'S LENGTH	\$29,000	1.36	0.00	1.36	\$21,324
JACKSON	PARMA	9/8/2021	000-06-31-451-002-00	402	2196-78	03-ARM'S LENGTH	\$20,000	0.55	0.00	0.55	\$36,364
JACKSON	SPRING ARBOR	11/5/2021	000-12-27-201-001-03	402	2199-1259	03-ARM'S LENGTH	\$16,000	1.12	0.00	1.12	\$14,286
JACKSON	SPRING ARBOR	9/30/2021	000-12-32-326-001-00	402	2197-344	03-ARM'S LENGTH	\$30,000	1.33	0.00	1.33	\$22,556
JACKSON	SPRING ARBOR	7/26/2021	000-12-17-201-002-19	402	2193-427	03-ARM'S LENGTH	\$29,900	1.50	0.00	1.50	\$19,933
JACKSON	SPRING ARBOR	2/19/2021	000-12-01-482-002-01	402	2185/0255	NEIGHBOR	\$35,000	1.12	0.00	1.12	\$31,250

1 ACRES

\$281,400

15.00

0.40

14.70

\$19,147

Average **\$20,221**

1 ACRE

Leave at **\$23,500**

3 ACRES - West											
COUNTY	UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE		SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC
INGHAM	AURELIUS	12/15/2021	33-09-09-20-400-022	402		03-ARM'S LENGTH	\$20,500	2.38	0.00	2.38	\$8,632
INGHAM	BUNKER HILL	6/2/2021	33-15-15-27-100-011	401		03-ARM'S LENGTH	\$42,550	2.50	0.00	2.50	\$17,020
INGHAM	BUNKER HILL	11/19/2021	33-15-15-32-100-023 part	402		03-ARM'S LENGTH	\$25,000	2.80	0.00	2.80	\$8,940
INGHAM	BUNKER HILL	3/6/2023	33-15-15-15-400-008	402		03-ARM'S LENGTH	\$53,000	2.54	0.00	2.54	\$20,830
INGHAM	LESLIE TWP	8/27/2021	33-14-14-35-100-021	402		03-ARM'S LENGTH	\$34,000	2.66	0.00	2.66	\$12,783
INGHAM	ONONDAGA	3/15/2024	33-13-13-09-100-014	402	2024-006121	03-ARM'S LENGTH	\$36,000	2.29	0.00	2.29	\$15,700
INGHAM	ONONDAGA	11/5/2021	33-13-13-17-100-013	402	2021-048974	03-ARM'S LENGTH	\$56,900	3.03	0.00	3.03	\$18,779
INGHAM	ONONDAGA	7/25/2022	33-13-13-01-300-016	402		03-ARM'S LENGTH	\$59,550	2.08	0.00	2.08	\$28,608
INGHAM	ONONDAGA	1/27/2023	33-13-13-09-100-011 part	102		03-ARM'S LENGTH	\$35,000	2.39	0.00	2.39	\$14,618
JACKSON	PARMA	5/17/2021	000-06-28-351-001-06	402	2189-805	03-ARM'S LENGTH	\$30,000	3.63	0.00	3.63	\$8,255
JACKSON	PARMA	12/19/2022	000-06-28-351-001-05	402	2223-0635	03-ARM'S LENGTH	\$30,000	3.65		3.65	\$8,221
JACKSON	PARMA	8/10/2023	000-06-34-400-001-11	402	2233-1145	03-ARM'S LENGTH	\$25,000	2.38		2.38	\$10,509
JACKSON	SANDSTONE	12/10/2021	000-07-22-301-001-12	402	2202-1002	03-ARM'S LENGTH	\$37,000	3.13	0.00	3.13	\$11,821
JACKSON	TOMPKINS	9/29/2021	000-02-36-451-003-00	402	2197285	03-ARM'S LENGTH	\$37,000	3.90		3.90	\$9,487

3 ACRES

\$521,500

39.37

0.00

39.37

\$13,247

Average of Ingham County Sales **\$16,212**

3 ACRES

2024 13,000/Acre **\$39,400**

2025 13,200/Acre **\$39,600**

2025 ONONDAGA TOWNSHIP VACANT LAND STUDY (4-1-2021 - 3-31-2024)

RURAL RESIDENTIAL

5 ACRES - West	5 ACRES - West											
UNIT	UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE		SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC	
INGHAM	AURELIUS	4/8/2021	33-09-09-20-400-013_025	401/402			03-ARM'S LENGTH	\$53,700	5.00	0.00	5.00	\$10,733
INGHAM	AURELIUS	6/17/2022	33-09-09-29-376-002	402			03-ARM'S LENGTH	\$75,000	5.13	0.00	5.13	\$14,620
JACKSON	SPRING ARBOR	4/6/2021	000-12-05-200-001-05	402	2185/0713		20-MULTI PARCEL SALE REF	\$71,000	7.18	0.00	7.18	\$9,889
JACKSON	SPRING ARBOR	10/8/2021	000-12-22-251-001-02	402	2200-517		03-ARM'S LENGTH	\$52,000	5.60	0.00	5.60	\$9,286
JACKSON	SPRING ARBOR	2/7/2022	000-12-23-276-001-01	402	2205-0736		19-MULTI PARCEL ARM'S LENGTH	\$56,640	7.09	0.00	7.09	\$7,989
JACKSON	SPRING ARBOR	11/5/2021	000-12-33-251-005-02	402	2199-1233		03-ARM'S LENGTH	\$50,000	5.00	0.00	5.00	\$10,000
JACKSON	TOMPKINS	3/10/2022	000-02-08-326-001-03	402	2208-843		03-ARM'S LENGTH	\$29,000	5.01	0.00	5.01	\$5,788
JACKSON	TOMPKINS	11/5/2021	000-02-30-451-001-06	402	2199-1226		03-ARM'S LENGTH	\$48,015	5.79	0.00	5.79	\$8,293

5 ACRES

\$435,355

45.80

0.00

45.80

\$9,505

Average of Ingham County Sales \$12,676

5 ACRES

2024 11,500/Acre

\$57,500

2025 11,500/Acre

\$57,500

10 ACRES - West	10 ACRES - West											
UNIT	UNIT	SALE DATE	PARCEL CODE	CLASS	LIBER/PAGE		SALE PRICE	TOTAL ACRES	WETLAND ACRES	EQUIVALENT ACRES	O/A \$ PER AC	
INGHAM	BUNKER HILL	10/15/2021	33-15-15-32-100-023 part	402				\$60,000	11.33	1.05	10.60	\$5,661
INGHAM	BUNKER HILL	7/15/2022	33-15-15-23-100-005	402				\$70,000	13.03	0.70	12.54	\$5,580
INGHAM	BUNKER HILL	8/18/2022	33-15-15-29-100-015 part	402				\$78,000	12.47	0.00	12.47	\$6,256
INGHAM	LESLIE TWP	11/16/2021	33-14-14-01-200-012 part	402				\$160,000	14.93	0.00	14.93	\$10,717
INGHAM	LESLIE TWP	4/21/2022	33-14-14-22-176-004	402				\$82,500	10.22	0.00	10.22	\$8,073
INGHAM	LESLIE TWP	3/24/2023	33-14-14-09-100-037	402				\$98,000	9.85	0.00	9.85	\$9,951
INGHAM	ONONDAGA	9/5/2023	33-13-13-03-300-008	402	2023-037162		03-ARM'S LENGTH	\$86,000	10.00	0.00	10.00	\$8,600
INGHAM	ONONDAGA	10/26/2021	33-13-13-23-100-016	402				\$75,000	10.20	0.00	10.20	\$7,354
INGHAM	ONONDAGA	3/8/2022	33-13-13-01-300-018_022	402/102				\$174,900	13.07	0.00	13.07	\$13,377
JACKSON	PARMA	9/28/2021	000-06-04-101-001-02		2197-287		03-ARM'S LENGTH	\$39,040	9.76	0.00	9.76	\$4,000
JACKSON	SPRING ARBOR	3/16/2022	000-12-03-401-001-09		2208-1067		03-ARM'S LENGTH	\$39,000	10.00	0.00	10.00	\$3,900

10 ACRES

\$962,440

124.87

1.75

123.64

\$7,784

Average of Ingham County Sales \$8,397

10 ACRES

2024 8,000/ Acre

\$80,000

2025 8,000/ Acre

\$80,000

2025 ONONDAGA TOWNSHIP VACANT LAND STUDY (4-1-2021 - 3-31-2024)

RURAL RESIDENTIAL

20 ACRES - West		20 ACRES - West		PARCEL		CLASS	LIBER/PAGE	SALE PRICE	TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	UNIT	SALE DATE	CODE	ACRES	ACRES				ACRES	PER AC		
INGHAM	BUNKER HILL	6/11/2021	15-15-32-200-003 33-100-002			401		\$106,900	21.86	0.00	21.86	\$4,889
INGHAM	BUNKER HILL	6/28/2022	33-15-15-25-400-019			402		\$120,000	22.55	4.71	19.25	\$6,234
INGHAM	DELHI CHARTER	12/28/2021	33-28-05-19-100-012			402		\$140,000	21.48	0.00	21.48	\$6,519
INGHAM	LESLIE TWP	3/10/2022	33-14-14-21-301-011			402		\$150,000	17.53	0.00	17.53	\$8,555
INGHAM	LESLIE TWP	3/29/2022	33-14-14-26-100-009			402		\$65,000	21.35	10.60	13.93	\$4,667
INGHAM	ONONDAGA	4/20/2023	33-13-13-03-300-010			402	2023-020806	\$84,000	20.00	5.57	15.82	\$5,309
INGHAM	ONONDAGA	6/28/2024	33-13-13-23-100-038			401	2024-016576	\$145,000	24.10	0.48	23.74	\$6,108
INGHAM	ONONDAGA	4/5/2024	33-13-13-25-400-010			402	2024-008987	\$142,000	25.84	0.00	25.84	\$5,495
INGHAM	ONONDAGA	5/25/2021	33-13-13-30-100-003			402	2021-024015	\$85,000	15.00	2.31	13.38	\$6,351
INGHAM	ONONDAGA	8/26/2021	33-13-13-01-300-022				2021-040924	\$174,900	16.76	0.00	16.76	\$10,436
INGHAM	ONONDAGA	7/13/2022	33-13-13-14-300-015			402		\$95,000	18.46	0.00	18.46	\$5,147
INGHAM	ONONDAGA	8/9/2022	33-13-13-15-400-007			102		\$105,000	18.68	2.40	17.00	\$6,175
INGHAM	ONONDAGA	4/20/2023	33-13-13-03-300-010			402	2023-020806	\$84,000	20.00	2.50	18.25	\$4,603
JACKSON	PARMA	5/7/2021	000-06-08-151-002-04				2188-710	\$128,500	18.18	1.10	17.41	\$7,381
JACKSON	PARMA	10/8/2021	000-06-36-201-008-01				2197-1147	\$80,000	16.19	5.00	12.69	\$6,304
JACKSON	SPRING ARBOR	1/18/2021	000-12-02-326-003-00			402	2178-578	\$75,000	16.34	7.23	11.28	\$6,647
JACKSON	SPRING ARBOR	1/26/2021	000-13-31-426-009-03 000-13-31-426-009-07			402	2179-331	\$150,000	19.97	0.00	19.97	\$7,511

20 ACRES

\$1,930,300

334.29

41.90

304.66

\$6,336

Average of Onondaga Sales \$6,542

20 ACRES

2024 6,000/Acre \$120,000
2025 6,000/Acre \$120,000

25+ Acres - West		25+ Acres - West		PARCEL		CLASS	LIBER/PAGE	SALE PRICE	TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	UNIT	SALE DATE	CODE	ACRES	ACRES				ACRES	PER AC		
INGHAM	BUNKER HILL	10/15/2022	33-15-15-16-476-003 part			102		\$175,000	33.92	0.00	33.92	\$5,160
INGHAM	BUNKER HILL	1/31/2023	33-15-15-22-300-016			402		\$84,500	23.33	2.36	21.68	\$3,897
INGHAM	BUNKER HILL	6/11/2021	33-15-15-32-200-003 33-100-002 part			402		\$115,000	30.45	8.00	24.85	\$4,629
INGHAM	ONONDAGA	11/10/2022	33-13-13-09-100-019			102		\$122,100	28.31	2.00	26.91	\$4,537
INGHAM	ONONDAGA	7/23/2021	33-13-13-25-400-008				2021-033235	\$131,000	25.84	1.50	24.79	\$5,284
INGHAM	ONONDAGA	9/8/2021	33-13-13-25-400-008				2021-041305	\$175,000	25.84	1.50	24.79	\$7,059
JACKSON	PARMA	10/28/2021	000-06-36-101-002-03				2199-1281	\$337,000	93.97	15.00	83.47	\$4,037
JACKSON	SPRING ARBOR	11/23/2021	000-12-03-301-002-00				2201-305	\$165,000	40.71	5.00	37.21	\$4,434
JACKSON	SPRING ARBOR	9/2/2021	000-12-12-176-001-05				2196-345	\$250,000	63.96	18.00	51.36	\$4,868

25+ ACRES

\$1,554,600

366.33

53.36

328.98

\$4,726

Average of Onondaga Sales \$5,627

25 ACRES

2024 5600/Acre
2025 5600/Acre
2024 4600/Acre
2025 4600/Acre

50+ Acres

OUTLIERS		OUTLIERS		PARCEL		CLASS	LIBER/PAGE	SALE PRICE	TOTAL	WETLAND	EQUIVALENT	O/A \$
UNIT	UNIT	SALE DATE	CODE	ACRES	ACRES				ACRES	PER AC		
		9/15/2022	33-13-13-17-451-004			402	2022-035719	\$65,900	3.37			
INGHAM	ONONDAGA	8/5/2021	33-13-13-03-300-010			402		\$64,000	19.75	2.75	17.82	\$3,591
INGHAM	ONONDAGA	3/4/2024	33-13-13-17-454-003			402	2024-004647	\$30,000	3.76		3.76	\$7,979
INGHAM	ONONDAGA	5/23/2023	33-13-13-17-454-003			402	2023-027531	\$21,000	3.76		3.76	\$5,585
JACKSON	SPRING ARBOR	4/22/2021	000-12-26-176-001-01			102	2187/0709	\$280,000	71.42	0.00	71.42	\$3,920
INGHAM	BUNKER HILL	2/9/2022	33-15-15-15-200-033			402		\$30,000	8.04	0.00	8.04	\$3,732

2025 Village of Onondaga Twp. Residential Vacant Land Values

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
					19-MULTI PARCEL																	
33-13-13-29-254-002	5654 OAK ST	03/08/21	\$85,000	WD	ARM'S LENGTH	\$85,000	\$22,200	26.12	\$93,775	\$2,325	\$11,100	114.3	264.0	0.60	0.40	\$20	\$3,875	\$0.09	198.00	00013	2021-009657	33-13-13-29-254-018
33-13-13-28-301-014	4742 OLD PLANK RD	04/30/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$12,200	42.07	\$22,820	\$29,000	\$22,820	0.0	0.0	1.36	1.36	#DIV/0!	\$21,324	\$0.49	0.00	00013	2021-022887	
33-13-13-29-431-006	4836 ONONDAGA RD	03/15/19	\$88,300	WD	03-ARM'S LENGTH	\$88,300	\$16,400	18.57	\$85,744	\$18,536	\$15,980	76.2	132.0	0.80	0.40	\$243	\$23,199	\$0.53	132.00	00013	2019-009595	33-13-13-29-431-009
Totals:						\$202,300	\$50,800		\$202,339	\$49,861	\$49,900	190.5		2.76	2.16							
						Sale. Ratio	25.11		Average		Average		Average		Average		Average		Average			
						Std. Dev. =	12.00		per FF=>		\$262		per Net Acr	18,072.13		per SqFt=>	\$0.41					

Outliers:

33-13-13-29-428-030	4820 BALDWIN ST	07/27/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$26,600	66.50	\$93,474	(\$49,774)	\$3,700	38.1	132.0	0.20	0.20	(\$1,306)	(\$248,870)	(\$5.71)	66.00	00013	2021-033362	
33-13-13-29-254-003	5652 OAK ST	10/13/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$26,800	268.00	\$47,908	(\$30,508)	\$7,400	76.2	132.0	0.40	0.40	(\$400)	(\$76,270)	(\$1.75)	132.00	00013	2020-035093	
33-13-13-29-253-010	5633 MAIN ST	02/28/20	\$319,000	WD	19-MULTI PARCEL ARM'	\$319,000	\$49,700	15.58	\$375,811	(\$32,428)	\$24,383	0.0	0.0	1.32	0.50	#DIV/0!	(\$24,604)	(\$0.56)	0.00	00013	2020-006934	33-13-13-29-254-010
33-13-13-29-254-014	5613 MAIN ST	02/19/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,300	39.13	\$96,463	(\$8,230)	\$8,233	84.9	132.0	0.45	0.45	(\$97)	(\$18,494)	(\$0.42)	147.00	00013	2019-005182	
33-13-13-29-277-012	5618 MAIN ST	10/22/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$24,800	14.01	\$185,454	(\$610)	\$7,844	111.0	70.0	0.42	0.42	(\$5)	(\$1,439)	(\$0.03)	264.00	00013	2020-037574	
33-13-13-28-302-004	4835 ONONDAGA RD	11/15/19	\$93,500	OTH	03-ARM'S LENGTH	\$93,500	\$34,600	37.01	\$118,905	(\$345)	\$25,060	0.0	0.0	1.57	1.57	#DIV/0!	(\$220)	(\$0.01)	0.00	00013	2019-039479	

**2025 ONONDAGA TOWNSHIP COMMERCIAL VACANT LAND
RURAL COMMERCIAL LAND VALUES**

CML VACANT LAND SITE STUDY

RURAL & LOCAL 1 Acre												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
3/31/2017	BLACKMAN	000-08-20-401-002-06		2097/626	\$ 12,500	0.26	\$ 48,077	11326	\$ 1.10	0	#DIV/0!	
1/29/2020	COLUMBIA	000-20-19-356-008-00		2155-1037	\$ 42,000	0.57	\$ 73,684	24829	\$ 1.69	120	\$ 350	
11/1/2017	LEONI	000-09-31-176-002-01		2110-0005	\$ 45,000	1.34	\$ 33,582	58370	\$ 0.77	260	\$ 173	PART OF 2018 SPLIT/COMBO
10/16/2017	LEONI	000-14-05-351-001-07		2108-1203	\$ 34,900	1.50	\$ 23,267	65340	\$ 0.53	0	#DIV/0!	
2/27/2017	NAPOLEON	000-14-36-427-015-00	202	2094-536	\$ 65,000	1.00	\$ 65,000	43560	\$ 1.49	100	\$ 650	M-50 Kelly Fuels
6/18/2018	SPRING ARBOR	000-12-11-476-001-06		2123-1092	\$ 85,000	1.76	\$ 48,295	76666	\$ 1.11	170	\$ 500	GOOD SALE-2019 SPLIT
4/13/2018	SUMMIT	000-13-11-309-037-10		2119-0334	\$ 3,500	0.25	\$ 14,000	10890	\$ 0.32	47	\$ 74	
/ ACRE					\$ 287,900	6.68	\$ 43,099	290981	\$ 0.99	697	#DIV/0!	
1 Acre					\$ 43,000				.87/ SqFt			

RURAL & LOCAL 3 Acre												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
9/4/2019	BLACKMAN	000-08-27-178-001-01		2147-1225	\$ 110,000	3.64	\$ 30,220	158558	\$ 0.69	177	\$ 623	Lansing Ave
9/4/2019	BLACKMAN	000-08-27-178-001-01	000-	2147-1225	\$ 110,000	3.30	\$ 33,333	143748	\$ 0.77	0		GOOD SALE/ADDTL PARCCCEL
9/14/2022	ONONDAGA	33-13-13-29-276-022		2022-036892	\$ 167,000	2.70	\$ 61,852	117612	\$ 1.42	0		
9/13/2018	SUMMIT	000-13-24-151-045-08	201	2128-597	\$ 50,000	3.00	\$ 16,667	130680	\$ 0.38	0		E MCDEVITT
/ ACRE					\$ 437,000	12.64	\$ 34,573	550,598	\$ 0.79	177		
3 Acres					\$ 103,000				.65 / SqFt			

RURAL & LOCAL 5 Acres												
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet	\$ Per Front Foot	COMMENTS
9/1/2018	BLACKMAN	000-08-32-327-001-03	202	2127-1080	\$ 185,000	4.97	\$ 37,223	216493	\$ 0.85	0		MICHIGAN
10/23/2017	LEONI	000-09-24-176-001-00			\$ 80,000	4.21	\$ 19,002	183388	\$ 0.44	0		ANN ARBOR RD
8/10/2017	LIBERTY	000-18-13-276-001-08		2105-705	\$ 47,500	5.42	\$ 8,764	236095	\$ 0.20	0		9486 S MERIDIAN
8/2/2019	PULASKI	000-16-27-300-001-17		2146-796	\$ 37,330	6.51	\$ 6,187	283576	\$ 0.14	366	\$ 102	Pulaski Rd
6/29/2020	SPRING ARBOR	000-12-11-476-001-03	202	2165/0620	\$ 36,000	5.00	\$ 7,200	217800	\$ 0.17	0	#DIV/0!	SPRING ARBOR RD
6/18/2018	SPRING ARBOR	000-12-11-476-001-05		2123-1092	\$ 85,000	4.82	\$ 17,635			0		GOOD SALE-2019 SPLIT
/ ACRE					\$ 470,830	30.93	\$ 15,222	1,137,352	\$ 0.41	366	\$ 1,288	
5 Acres					\$ 105,000				.45 / SqFt			

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

10+ Acres **11500/Acre** .30 / SqFt

STANDARD COMMERCIAL LAND VALUES

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

1 Acre **\$ 110,000** 2.50 / SqFt

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

3 Acre **\$ 260,400** 2.00 / SqFt

2025 ONONDAGA TOWNSHIP INDUSTRIAL VACANT LAND

1-5 acres RURAL INDUSTRIAL

DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS
7/2/2018	COLUMBIA	000-20-30-101-003-02	301	2115-0390	\$ 46,580	0	\$ 46,580	1.37	\$ 34,000	0.78	5750 MARATHON - Vacant
7/18/2019	LEONI	000-14-03-351-001-04	301	2124-865	\$ 120,000	111385	\$ 8,615	1.27	\$ 6,783	0.16	195 Irwin St
2/17/2021	BUNKER HILL	33-42-16-26-352-015	302	2021-007262	\$ 65,000		\$ 65,000	2.49	\$ 26,104	0.60	BIRD DR
10/30/2019	MASON	33-19-10-09-400-012	302		\$ 100,000		\$ 100,000	5.00	\$ 20,000	0.46	1155 TEMPLE
11/18/2019	LEONI	000-09-31-403-001-01	301	2136-1175	\$ 400,000	367483	\$ 32,517	2.82	\$ 11,531	0.26	3100 Allied Industrial Dr.
7/28/2021	CONCORD	009-11-33-251-001-07	302	2194-536	\$ 28,000	0	\$ 28,000	4.64	\$ 6,034	0.14	
12/31/2018	SPRING ARBOR	000-12-09-400-001-04	302	2127-951	\$ 110,000	0	\$ 110,000	4.34	\$ 25,346	0.58	3735 COUNTY FARM
12/31/2018	SPRING ARBOR	000-12-09-400-001-03	301	2125-1065	\$ 1,175,000	1098369	\$ 76,631	4.65	\$ 16,480	0.38	2030 Micor Dr

0 \$ 2,044,580 \$ 467,343 26.58 \$ 17,583 0.40 \$ 18,285

Per Acre \$ 20,000 Leave at

5-10 Acres RURAL INDUSTRIAL

DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	IMPROVEMENTS VALUE	LAND RESIDUAL	TOTAL ACRES	O/A \$ PER AC	O/A \$ PER SF	COMMENTS
3/11/2019	NAPOLEON	000-14-30-351-001-16	302	2127-1080	\$ 185,000	25894	\$ 159,106	5.22	\$ 30,480	0.70	3169 W. Michigan
11/19/2018	SUMMIT	000-13-11-476-100-01	302	2176-174	\$ 40,000	0	\$ 40,000	5.05	\$ 7,918	0.18	King Rd
12/18/2020	1/1/1900	000-07-28-326-003-00		2177-369	\$ 800,000	675255	\$ 124,745	7.00	\$ 17,821	0.41	2400 N Dearing rd
12/11/2020	SPRING ARBOR	000-12-09-400-001-03	302	2176-174	\$ 40,000	0	\$ 40,000	5.05	\$ 7,916	0.18	King Rd
7/31/2018	SUMMIT	000-13-12-276-006-01	301	2131-869	\$ 337,000	286695	\$ 50,305	6.56	\$ 7,670	0.18	2190 Brooklyn Rd
8/29/2018	BLACKMAN	000-08-30-201-003-04	301	2152-50	\$ 300,000	237404	\$ 62,596	9.16	\$ 6,834	0.16	325 Watts Rd

0 \$ 1,702,000 \$ 476,752 38.04 \$ 12,532 0.29

Per Acre \$ 12,500

10+ Acres RURAL INDUSTRIAL

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

0 \$ 1,825,000 \$ 970,442 81.98 \$ 11,838 0.27

Per Acre \$ 11,500

RURAL INDUSTRIAL- SF unde 1 Acre

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

0 \$ 244,147 \$ 63,137 3.87 \$ 16,314 0.37

Per SF 0.37

GRAVEL PITS

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

GRAVEL PITS \$ 531,550 106.31 \$ 5,000 0.11

Per Acre \$ 5,000