

Kingston Township Residential Land Study 2024 Values

*Due to lack of good sales within the local township to do a complete study, comparable sales were gathered from municipalities within the county.

rounded to the
nearest 500

*Sales dates: 4/1/21-3/31/23

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Current Assmt	Ratio	Acres	ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	1	Acre
022-020-000-1100-00	05/13/21	\$12,000	ARMS LENGTH	\$12,000	\$5,800	48.33	1.00	0.104	0.90	13,393	WELLS	401		used	12,500
002-035-000-6900-15	08/26/22	\$15,500	ARMS LENGTH	\$15,500	\$5,700	36.77	1.42	0.140	1.28	12,109	ALMER	402			
005-007-000-0300-02	04/09/21	\$17,500	ARMS LENGTH	\$17,500	\$7,400	42.29	1.83	0.436	1.39	12,554	DAYTON	401			
										12,685			\$12,685		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	1.5	Acre
021-005-000-3100-00	12/20/22	\$12,000	ARMS LENGTH	\$12,000	\$7,500	62.50	1.50	0.075	1.43	8,421	WATERTOWN	402		used	14,000
038-032-000-1000-02	01/21/22	\$12,000	ARMS LENGTH	\$12,000	\$6,400	53.33	1.70	0.000	1.70	7,059	KINGSTON	402			
017-026-000-1500-03	05/28/21	\$22,500	ARMS LENGTH	\$22,500	\$7,800	34.67	1.80	0.000	1.80	12,500	MILLINGTON	401			
										9,327			\$13,990		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	2	Acre
021-013-000-4000-03	03/31/22	\$16,000	ARMS LENGTH	\$16,000	\$7,000	43.75	2.04	0.249	1.79	8,934	WATERTOWN	402		used	17,500
016-035-000-0100-05	05/16/22	\$16,000	ARMS LENGTH	\$16,000	\$11,400	71.25	2.00	0.168	1.83	8,734	KOYLTON	402			
017-027-000-0150-02	07/26/21	\$19,900	ARMS LENGTH	\$19,900	\$8,800	44.22	2.48	0.191	2.29	8,694	MILLINGTON	401			
										8,787			\$17,574		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	2.5	Acre
017-017-000-2600-03	04/06/21	\$14,500	ARMS LENGTH	\$14,500	\$9,200	63.45	2.85	0.358	2.49	5,819	MILLINGTON	401		used	19,000
017-017-000-2600-03	11/03/22	\$21,000	ARMS LENGTH	\$21,000	\$9,700	46.19	2.85	0.361	2.49	8,437	MILLINGTON	402			
017-017-000-2600-11	07/25/22	\$28,000	ARMS LENGTH	\$28,000	\$10,100	36.07	3.10	0.382	2.72	10,302	MILLINGTON	402			
016-003-000-0400-07	05/26/21	\$16,000	ARMS LENGTH	\$16,000	\$11,600	72.50	2.81	0.162	2.65	6,042	KOYLTON	402			
										7,650			\$19,125		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres	3 Acres
008-029-000-0700-02	10/22/21	\$40,000	ARMS LENGTH	\$40,000	\$8,900	22.25	3.43	0.200	3.23	12,384	ELLINGTON	402		used 26,000
017-011-000-0800-06	08/16/22	\$28,100	ARMS LENGTH	\$28,100	\$10,700	38.08	3.49	0.179	3.31	8,487	MILLINGTON	402		
019-033-000-0200-03	08/26/21	\$20,000	ARMS LENGTH	\$20,000	\$8,400	42.00	3.82	0.159	3.66	5,463	TUSCOLA	401		
										8,778			\$26,334	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres	4 Acres
005-020-000-0900-03	03/29/23	\$26,000	ARMS LENGTH	\$26,000	\$7,800	30.00	4.01	0.200	3.81	6,824	DAYTON	401		used 30,000
016-013-000-0100-10	04/07/21	\$33,000	ARMS LENGTH	\$33,000	\$15,000	45.45	4.56	0.455	4.11	8,039	KOYLTON	401		
										7,432			\$29,726	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	5 Acres
017-033-000-0100-01	06/09/21	\$37,000	ARMS LENGTH	\$37,000	\$12,500	33.78	5.00	0.524	4.48	8,266	MILLINGTON	401		used 40,500
015-009-000-0850-00	01/14/22	\$110,000	ARMS LENGTH	\$42,200			5.00	0.353	4.65	9,081	KINGSTON	401		
005-034-000-1000-05	06/06/22	\$31,000	ARMS LENGTH	\$31,000	\$8,800	28.39	5.11	0.318	4.79	6,469	DAYTON	401		
014-035-000-1600-00	06/10/21	\$42,500	ARMS LENGTH	\$42,500	\$16,200	38.12	5.00	0.125	4.88	8,718	JUNIATA	401		
011-004-000-1000-04	08/16/21	\$42,000	ARMS LENGTH	\$42,000	\$12,500	29.76	5.12	0.000	5.12	8,203	FREMONT	401		
										8,148			\$40,738	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	7 Acres
022-014-000-1100-02	12/20/22	\$56,900	ARMS LENGTH	\$56,900	NEW PARCEL	N/A	10.00	2.380	7.62	7,467	WELLS	401		used 46,500
020-004-000-0200-10	06/04/21	\$52,700	ARMS LENGTH	\$52,700	\$36,300	68.88	7.79	0.000	7.79	6,765	VASSAR - TWP	401		
011-015-000-0100-02	08/08/22	\$55,000	ARMS LENGTH	\$55,000	\$34,600	62.91	9.09	0.227	8.86	6,206	FREMONT	401		
042-007-000-6100-03	04/16/21	\$55,500	ARMS LENGTH	\$55,500	\$36,500	65.77	9.63	0.422	9.21	6,027	REESE - CITY	401		
										6,616			\$46,314	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	10	Acres
021-028-000-1700-03	03/24/22	\$49,000	ARMS LENGTH	\$49,000	NEW PARCEL	N/A	10.00	1.003	9.00	5,446	WATERTOWN	402		used	54,000
016-029-000-1300-05	11/12/21	\$40,000	MULTI PARCEL AR	\$40,000		\$28,000	70.00	10.02	0.495	9.53	4,199	KOYLTON	402		
022-022-000-1300-06	09/22/21	\$52,000	ARMS LENGTH	\$52,000		\$22,400	43.08	10.07	0.251	9.82	5,296	WELLS	402		
011-016-000-0100-07	04/13/22	\$56,350	ARMS LENGTH	\$56,350		\$15,000	26.62	10.01	0.250	10.76	5,237	FREMONT	401		
013-013-400-0130-00	02/08/23	\$52,000	ARMS LENGTH	\$52,000		\$9,000	17.31	10.01	0.254	10.76	4,833	INDIANFIELDS	402		
011-016-000-0260-01	07/14/22	\$43,000	ARMS LENGTH	\$43,000		\$16,500	38.37	10.97	0.148	10.82	3,973	FREMONT	401		
011-016-000-0260-01	02/11/22	\$40,000	ARMS LENGTH	\$40,000		\$16,500	41.25	10.97	0.148	10.82	3,696	FREMONT	401		
021-009-000-1300-07	07/27/22	\$84,000	ARMS LENGTH	\$84,000		\$18,000	21.43	11.81	0.294	11.52	7,294	WATERTOWN	402		
019-022-000-2800-06	05/04/22	\$135,000	ARMS LENGTH	\$135,000		\$38,300	28.37	13.18	0.336	12.04	11,213	TUSCOLA	402		
002-029-000-0400-04	05/12/22	\$40,000	ARMS LENGTH	\$40,000		\$20,200	50.50	13.06	0.552	12.51	3,198	ALMER	402		
020-003-000-1200-02	02/17/22	\$68,000	ARMS LENGTH	\$68,000		\$26,100	38.38	14.12	0.318	13.80	4,927	VASSAR-TWP	401		
										5,392			\$53,920		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	15	Acres
011-016-000-1500-06	01/26/23	\$80,000	ARMS LENGTH	\$80,000		\$24,600	30.75	16.38	0.114	16.27	4,918	FREMONT	402	used	73,000
015-010-000-1800-00	10/03/22	\$84,500	ARMS LENGTH	\$84,500		\$33,900	40.12	16.56	0.118	16.44	5,139	KINGSTON	402		
018-032-000-1100-01	07/12/21	\$72,000	ARMS LENGTH	\$72,000		\$36,000	50.00	17.99	1.350	16.64	4,327	NOVESTA	401		
016-031-000-0300-01	10/25/21	\$78,300	ARMS LENGTH	\$78,300		\$28,300	36.14	18.34	0.623	17.72	4,419	KOYLTON	401		
011-020-000-2600-10	10/07/22	\$95,900	ARMS LENGTH	\$95,900		\$26,400	27.53	17.59	0.189	17.40	5,511	FREMONT	401		
										4,863			\$72,945		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	20	Acres
022-027-000-0400-00	06/06/22	\$100,000	ARMS LENGTH	\$100,000		\$46,000	46.00	20.00	4.436	15.56	6,425	WELLS	402	used	108,000
015-006-000-0700-00	12/30/21	\$95,000	ARMS LENGTH	\$95,000		\$29,300	30.84	20.00	0.500	19.50	4,872	KINGSTON	402		
022-027-000-0500-00	06/20/22	\$104,000	ARMS LENGTH	\$104,000		\$51,200	49.23	20.00	1.232	18.77	5,541	WELLS	401		
007-026-000-1350-02	11/08/22	\$108,000	ARMS LENGTH	\$108,000		\$30,500	28.24	19.98	0.488	19.49	5,541	ELKLAND	402		
002-036-000-3950-01	10/14/22	\$125,000	ARMS LENGTH	\$125,000		\$42,500	34.00	20.00	0.500	19.50	6,410	ALMER	401		
014-035-000-1900-00	04/26/22	\$72,000	ARMS LENGTH	\$72,000		\$47,100	65.42	20.06	0.169	19.89	3,620	JUNIATA	401		
										5,401			\$108,029		

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	25 Acres
020-009-000-1625-02	05/24/21	\$74,900	ARMS LENGTH	\$74,900	\$30,800	41.12	22.18	0.303	21.88	3,424	VASSAR-TWP	401		used 128,500
041-016-000-3200-01	04/05/21	\$118,000	ARMS LENGTH	\$118,000	\$30,200	25.59	22.63	0.000	22.63	5,214	MILLINGTON - V	401		
002-036-000-3950-01	03/02/23	\$140,000	ARMS LENGTH	\$140,000	\$42,500	30.36	20.00	0.500	19.50	7,179	ALMER	401		
017-035-000-1000-01	04/22/21	\$125,000	ARMS LENGTH	\$125,000	\$58,800	47.04	28.00	1.554	26.45	4,727	MILLINGTON	401		
										5,136			\$128,401	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	30 Acres
008-029-000-0100-01	10/01/21	\$149,000	ARMS LENGTH	\$149,000	\$50,600	33.96	30.60	0.000	30.60	4,869	ELLINGTON	402		used 144,000
018-009-000-1800-02	06/10/21	\$126,000	ARMS LENGTH	\$126,000	NEW PARCEL	#VALUE!	35.54	0.617	34.92	3,608	NOVESTA	401		
017-008-625-0100-02	11/22/21	\$190,000	MULTI PARCEL AR	\$190,000	\$55,200	29.05	36.01	0.482	35.53	5,348	MILLINGTON	402		
017-024-000-1900-00	03/28/22	\$200,000	ARMS LENGTH	\$200,000	\$41,800	20.90	38.00	0.757	37.24	5,370	MILLINGTON	402		
										4,799			\$143,964	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	40 Acres
015-018-000-0500-00	03/24/23	\$155,000	ARMS LENGTH	\$155,000	\$62,500	40.32	40.00	2.819	37.18	4,169	KINGSTON	402		used 177,000
015-013-000-0100-03	08/26/21	\$150,000	ARMS LENGTH	\$150,000			39.56	0.000	39.56	3,792	KINGSTON	402		
015-015-000-0200-00	01/11/22	\$137,000	ARMS LENGTH	\$137,000			40.00	1.143	38.86	3,526	KINGSTON	402		
022-012-000-0200-00	04/26/22	\$168,000	ARMS LENGTH	\$168,000	\$72,000	42.86	40.00	2.492	37.51	4,479	WELLS	402		
011-022-000-0300-00	01/26/22	\$165,000	ARMS LENGTH	\$165,000	\$60,000	36.36	40.00	1.000	39.00	4,231	FREMONT	402		
022-022-000-1100-00	04/22/22	\$175,000	ARMS LENGTH	\$175,000	\$72,000	41.14	40.00	0.000	40.00	4,375	WELLS	402		
018-013-000-0100-01	12/17/21	\$199,000	ARMS LENGTH	\$199,000	NEW PARCEL		44.27	1.000	43.27	4,599	NOVESTA	401		
005-010-000-0400-06	01/19/23	\$279,000	ARMS LENGTH	\$279,000	\$61,500	22.04	45.59	1.603	43.99	6,343	DAYTON	401		
022-015-000-0400-00	06/08/21	\$145,000	ARMS LENGTH	\$145,000	\$68,000	46.90	40.00	6.022	33.98	4,267	WELLS	401	FOX	
										4,420			\$176,802	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	50 Acres
021-028-000-1700-01	04/17/22	\$215,000	ARMS LENGTH	\$215,000	NEW PARCEL	N/A	50.23	2.974	58.26	3,690	WATERTOWN	402		used 193,000
003-024-200-0600-00	06/27/22	\$249,900	MULTI-PARCEL	\$249,900	\$110,400	44.18	75.00	4.100	61.90	4,037	ARBELA	402		
										3,864			\$193,188	

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sa	Acres	Road ROW	NET ACRES	\$/Net Acre	Gov. Unit	Class	Acres:	100	Acres
016-010-000-0600-00	05/24/21	\$255,000	ARMS LENGTH	\$255,000	\$120,000	47.06	80.00	12.690	67.31	3,788	KOYLTON	401		used	417,500
016-007-000-0400-00	08/16/21	\$290,000	MULTI PARCEL AR	\$290,000	\$109,500	37.76	81.13	0.050	81.08	3,577	KOYLTON	401			
016-008-000-1000-00	01/04/23	\$320,000	MULTI-PARCEL	\$320,000	\$153,600	48.00	90.05	3.752	86.30	3,708	KOYLTON	402			
022-036-000-2200-02	02/10/23	\$635,000	ARMS LENGTH	\$635,000	NEW PARCEL	N/A	112.71	0.000	112.71	5,634	WELLS	401			
										4,177			\$417,679		

NOT USED:															
011-003-000-2700-02	09/21/21	\$15,000	MLC PAY OFF	\$15,000	\$3,000	20.00	1.20	0.247	0.95	15,740	FREMONT	401	outliers		
003-036-200-1000-00	02/24/22	\$29,500	ARMS LENGTH	\$29,500	\$5,300	17.97	1.26	0.126	1.13	26,014	ARBELA	402			
001-008-000-0100-26	02/02/22	\$35,000	ARMS LENGTH	\$35,000	\$7,000	20.00	1.82	0.000	1.82	19,231	AKRON	401			
006-030-000-1800-05	07/07/22	\$50,000	ARMS LENGTH	\$50,000	\$7,100	14.20	2.21	0.136	2.07	24,108	DENMARK	402			
020-032-000-2900-10	09/10/21	\$53,000	ARMS LENGTH	\$53,000	\$12,300	23.21	4.04	0.308	3.73	14,202	VASSAR -TWP	401			
016-003-000-0100-16	05/25/22	\$27,000	ARMS LENGTH	\$27,000	NEW PARCEL	N/A	5.80	waiting for parcel to be mapped...							
001-008-000-0100-17	12/15/21	\$70,000	MULTI PARCEL AR	\$70,000	\$20,300	29.00	5.31	0.000	5.31	13,183	AKRON	401			
014-001-000-0600-09	06/24/21	\$20,000	ARMS LENGTH	\$20,000	\$14,800	74.00	5.70	0.320	5.38	3,717	JUNIATA	401			
005-005-000-4800-00	08/20/21	\$146,000	ARMS LENGTH	\$146,000	\$70,300	48.15	10.04	0.545	9.50	15,377	DAYTON	401			
013-001-300-0100-00	05/20/21	\$78,000	ARMS LENGTH	\$78,000	\$30,600	39.23	34.90	0.477	34.42	2,266	INDIANFIELDS	401			
009-030-000-0300-00	06/15/21	\$115,000	ARMS LENGTH	\$115,000	\$99,400	86.43	78.93	1.106	77.82	1,478	ELMWOOD	401			