

2023 Rome Township Residential Land Calculation

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	Net Acres	Total Acres	1st acre rate	Land Table
RMO-106-3600-00	12713 SANDY BEACH RD	12/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,300	32.81	\$111,894	\$47,153	\$24,047	1.21	1.21	42,919.60	ROME TOWNSHIP TABLE NO.
RMO-110-1050-00	5873 ONSTED HWY	10/20/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$64,600	35.89	\$156,020	\$62,085	\$38,105	3.00	3.00	35,844.79	ROME TOWNSHIP TABLE NO.
RMO-111-1135-00	5965 SPRINGVILLE HWY	09/21/20	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$26,300	45.34	\$63,899	\$33,455	\$39,354	5.00	5.00	14,961.53	ROME TOWNSHIP TABLE NO.
RMO-114-2750-00	4720 GILBERT HWY	03/01/22	\$240,000	WD	19-MULTI PARCEL ARM	\$240,000	\$119,100	49.63	\$325,701	\$43,547	\$86,367	7.72	3.86	22,156.23	ROME TOWNSHIP TABLE NO.
RMO-122-2045-00	9415 ROME RD	04/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$63,600	48.92	\$144,461	\$5,539	\$20,000	0.62	0.62	7,011.95	ROME TOWNSHIP TABLE NO.
RMO-122-3625-00	9918 BURTON RD	12/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,100	56.31	\$185,032	\$12,973	\$38,005	2.99	2.99	7,508.76	ROME TOWNSHIP TABLE NO.
RMO-126-2970-00	8000 W HODDINOTT RD	03/05/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,200	56.20	\$130,414	\$20,976	\$51,390	5.69	5.69	8,793.60	ROME TOWNSHIP TABLE NO.
RMO-126-2970-00	8000 W HODDINOTT RD	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,000	45.60	\$130,414	\$45,976	\$51,390	5.69	5.69	19,274.14	ROME TOWNSHIP TABLE NO.
RMO-126-4230-00	8105 HODDINOTT RD	04/26/22	\$120,000	WD	19-MULTI PARCEL ARM	\$120,000	\$59,000	49.17	\$169,535	\$28,590	\$53,619	6.39	6.39	11,310.03	ROME TOWNSHIP TABLE NO.
RMO-131-2295-00	1950 N HAWKINS HWY	01/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$99,081	\$58,274	\$37,355	2.89	2.89	34,296.63	ROME TOWNSHIP TABLE NO.
RMO-500-0040-00	7123 W US-223	07/02/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$53,800	35.99	\$124,868	\$44,632	\$20,000	0.60	0.60	57,764.26	ROME TOWNSHIP TABLE NO.
RMO-700-0171-00	4097 ONSTED HWY	07/16/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,400	47.17	\$162,562	\$10,616	\$28,178	1.65	1.65	8,269.56	ROME TOWNSHIP TABLE NO.
22,509.26 under 7 ac 22,000 1st Acre Rate															
RMO-103-3000-00	6463 ONSTED HWY	02/16/22	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$91,600	40.71	\$212,034	\$79,376	\$66,410	10.00	10.00	25,099.64	ROME TOWNSHIP TABLE NO.
RMO-121-4280-00	3240 ONSTED HWY	12/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$92,800	29.46	\$272,741	\$108,688	\$66,429	10.01	10.01	34,354.71	ROME TOWNSHIP TABLE NO.
RMO-109-4280-00	5500 ONSTED HWY	06/23/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$113,500	39.41	\$251,633	\$102,798	\$66,431	10.01	10.01	32,491.34	ROME TOWNSHIP TABLE NO.
RMO-111-1150-00	8000 SHEPHERD RD	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,900	39.90	\$81,269	\$85,162	\$66,431	10.01	10.01	26,917.13	ROME TOWNSHIP TABLE NO.
RMO-111-2350-00	5784 GILBERT HWY	02/25/21	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$24,000	60.15	\$66,419	\$39,900	\$66,431	10.01	10.01	12,611.18	ROME TOWNSHIP TABLE NO.
RMO-118-3725-00	12750 ROME RD	02/08/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,600	41.41	\$207,988	\$43,443	\$66,431	10.01	10.01	13,731.02	ROME TOWNSHIP TABLE NO.
RMO-118-3050-00	4000 SKINNER HWY	06/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$68,028	\$70,000	\$66,434	10.01	10.01	22,123.78	ROME TOWNSHIP TABLE NO.
RMO-111-4675-00	8000 WOERNER RD	07/26/21	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$30,100	50.25	\$66,486	\$59,900	\$66,570	10.07	10.07	18,876.09	ROME TOWNSHIP TABLE NO.
RMO-135-3330-00	1300 SPRINGVILLE HWY	05/08/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,200	48.40	\$66,519	\$50,000	\$66,638	10.10	10.10	15,733.70	ROME TOWNSHIP TABLE NO.
RMO-130-3000-00	2499 SKINNER HWY	09/29/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$0	0.00	\$245,999	\$135,641	\$66,640	10.10	10.10	42,680.58	ROME TOWNSHIP TABLE NO.
RMO-135-1150-00	1770 SPRINGVILLE HWY	09/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$159,400	45.54	\$381,388	\$35,261	\$66,649	10.10	10.10	11,092.97	ROME TOWNSHIP TABLE NO.
RMO-107-2350-00	12090 W US-223	06/16/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$151,200	44.60	\$352,578	\$53,563	\$67,141	10.32	10.32	16,676.67	ROME TOWNSHIP TABLE NO.
RMO-119-3025-00	3473 SKINNER HWY	07/10/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,600	36.98	\$266,844	\$86,929	\$68,773	11.02	11.02	26,186.28	ROME TOWNSHIP TABLE NO.
RMO-109-2900-00	5520 ONSTED HWY	03/30/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$0	0.00	\$195,169	\$66,928	\$72,197	12.50	12.50	18,932.37	ROME TOWNSHIP TABLE NO.
RMO-106-1200-00	12000 W US-223	06/22/20	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$31,900	66.46	\$71,141	\$48,000	\$74,847	13.64	13.64	12,996.73	ROME TOWNSHIP TABLE NO.
RMO-116-2800-00	4588 ONSTED HWY	05/10/22	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$0	0.00	\$627,286	\$44,248	\$79,534	13.51	13.76	11,930.63	ROME TOWNSHIP TABLE NO.
Over 10 acres - used 5,100 per acre - 100% soil - tillable calculation														21,402.18	7 - 10 acres 21,000 1st Acre Rate