

2023 Study Period

Size Adj Sale Sale Date Sale/Acre Parcel # Land notes

Building lots less than 8 acres

4.529	\$	70,000	9/26/2019	\$	15,456	005-004-10	M-24 Central open res lot
5.41	\$	75,000	12/5/2019	\$	13,863	460-004-00	Secluded Pines unplatted wooded lot
5.86	\$	68,000	6/30/2020	\$	11,604	009-024-11	Dryden Rd severe slope, wooded, large pond overview
1.09	\$	39,000	11/16/2020	\$	35,780	460-013-00	Secluded Pines unplatted wooded lot
2.04	\$	53,500	1/15/2021	\$	26,225	460-002-00	Secluded Pines unplatted wooded lot
4.74	\$	47,500	3/31/2021	\$	10,021	007-027-72	Timber Ridge mixed swamp and woods
5.79	\$	66,250	9/16/2021	\$	11,442	033-040-06	Metamora Rd open parcel woods behind
1.8	\$	58,000	9/24/2021	\$	32,222	033-058-10	Thomas Rd open lot
1.29	\$	55,000	11/24/2021	\$	42,636	460-015-00	Secluded Pines unplatted wooded lot
5.18	\$	81,100	3/7/2022	\$	15,656	033-010-00	Extra wide wooded parcel Metamora Rd
3.06	\$	67,500	4/26/2022	\$	22,059	460-001-00	Secluded Pines unplatted wooded lot
0.61	\$	40,000	5/20/2022	\$	65,574	240-006-00	Pratt Rd open lot
<u>6.72</u>	<u>\$</u>	<u>80,000</u>	<u>6/10/2022</u>	<u>\$</u>	<u>11,905</u>	020-012-00	Thomas Rd wooded, wetland in back
48.119	\$	800,850		\$	16,643		
Avg price	\$	61,604	Avg size		3.70		

2-acre base value set at \$50,000. \$6,000 per acre adjustment for size.

Maintain price advantage for dry woods, disadvantage for swamp areas

2 acre base adj to 10 acres \$ 98,000

9-13 acre lots

12.314	\$	109,000	3/20/2020	\$	8,852	031-004-02	Brauer Rd trees SW
10	\$	90,000	7/29/2020	\$	9,000	023-005-20	Brocker rd, pt wds, 3-parcel sale SE 3-parcel sale
10	\$	90,000	7/29/2020	\$	9,000	023-005-30	Brocker rd, pt wds, 3-parcel sale SE 3-parcel sale
10	\$	90,000	7/29/2020	\$	9,000	023-005-40	Brocker rd, pt wds, 3-parcel sale SE 3-parcel sale
10	\$	120,000	8/28/2020	\$	12,000	036-012-40	Barber Rd, pt wds, small swamp SE
10.113	\$	155,000	9/30/2020	\$	15,327	028-021-00	Blood Rd wooded, SC area
12	\$	90,000	10/26/2020	\$	7,500	012-004-12	Wilder Rd, wooded, NE
11.78	\$	165,000	11/25/2020	\$	14,007	015-028-00	Hendrie Rd wooded SE
13.157	\$	95,000	11/25/2020	\$	7,220	PT012-010-20	Wilder Rd, pt wds, sold to neighbor for comb. NE
10	\$	95,000	12/1/2020	\$	9,500	003-016-00	Markins Dr trees N area
10.04	\$	100,000	2/12/2021	\$	9,960	013-022-13	Hayden Meadows open land SE
13.55	\$	54,200	2/26/2021	\$	4,000	pt 024-001-40	Back land to neighbor, mostly wetland SE
10.03	\$	87,500	3/5/2021	\$	8,724	010-001-00	Shalimar Ridge-well prohibition, woods, high N area
12.22	\$	108,000	4/21/2021	\$	8,838	029-021-00;023;	023 wraps around 021, but has min. FF for lot SC
10.04	\$	119,000	8/26/2021	\$	11,853	013-022-11	Hayden Meadows open land SE
10	\$	140,000	9/17/2021	\$	14,000	012-001-30	Thornville Road, some trees, small cabin adj out NE
<u>10</u>	<u>\$</u>	<u>100,000</u>	<u>6/3/2022</u>	<u>\$</u>	<u>10,000</u>	018-003-10	Kile Rd wooded NW
185.244	\$	1,807,700		\$	9,758	Range 7,220 to 15,327/acre	

10-acre base value set at \$100,000. \$6,000 per acre adjustment for size.

SE, SC, NE premium

110,000 base rate

		Avg size 10.90		Avg value \$ 106,335	Avg size	Avg value	Per acre
Adj from 10 acres to 15 acres	\$	130,000			10.78	\$113,500	\$10,530
Adj from 10 acres to 20 acres	\$	160,000			Other areas		
Adj from 10 acres to 25 acres	\$	190,000			10.59	\$97,875	\$9,246

14-25 acre lots

17.9	\$	123,000	11/7/2019	\$	6,872	012-011-60	Dryden Rd farmland
14.63	\$	155,900	1/24/2020	\$	10,656	021-002-10	Blood Rd some trees, SE
23.62	\$	165,000	4/24/2020	\$	6,986	024-003-00	Casey Rd river in back, swampy bank SE
24.137	\$	250,000	8/21/2020	\$	10,358	018-009-30	Kile Rd small lake, wooded NW
24.58	\$	170,000	8/21/2020	\$	6,916	012-011-30, 40	Dryden Rd pt wooded, pt wet land
25.61	\$	52,500	11/6/2020	\$	2,050	033-003-00 +	Old RR R/W unbuildable strip of land
14.92	\$	124,000	1/26/2021	\$	8,311	012-010-21	Dryden Rd tree-lined farm field
24.21	\$	170,000	2/25/2021	\$	7,022	012-011-30, -40	Dryden Rd pt woods, part wetland
16.2	\$	42,750	6/24/2021	\$	2,639	036-100-00	Old RR R/W unbuildable strip of land
14.92	\$	155,000	10/26/2022	\$	10,389	012-010-21	Dryden Rd tree-lined farm field
169.607	\$	1,210,400		\$	7,136	Range 2,050-10,656	Median/A

Avg size 16.96

Avg value \$ 121,040

\$ 6,894

Skewed low by RR R/W sales

Below 20 acres	\$	557,900	62.37	15.59	\$	8,945	\$	139,475
Above 20 acres	\$	755,000	96.547	24.14	\$	7,820	\$	188,750
Total adjusted	\$	1,312,900	158.917	19.86	\$	8,262	\$	164,113
					\$	7,667		

Ind. 15-A value \$ 134,200 Ind. 20-A value \$ 164,200 25-A value \$ 195,475

Spread is very close to \$30,000 for each additional 5 acres

Supports continuing per-acre adjustment of \$6000 Table rates will be set from adjusted 10-acre value

Larger acreages

46.93	\$	335,710	11/22/2019	\$	7,153	012-010-15	9.5 a open, 7.5 tree plantation, long river front, nat. wds, wetlands NE
114.6	\$	800,000	1/16/2020	\$	6,981	012-015-00	23 acre open field, 3/4 mile river front small wetlands, wooded NE
40.97	\$	315,000	9/16/2020	\$	7,689	009-014-00,-01	rolling wooded property-requires road for development N
40.887	\$	200,000	6/19/2020	\$	4,892	005-033-22	M-24 1/2 wds, 1/2 farmed, some wetland limited access M-24
51.396	\$	400,000	9/22/2020	\$	7,783	031-004-03	Brauer Rd, open front, large woods and wetland SW
70	\$	500,000	8/10/2020	\$	7,143	019-015-00	pt wooded, small lake, swamp area, old barns SW
29.94	\$	210,000	9/14/2020	\$	7,014	019-010-00	pt wooded, creek, swamp area SW
27.45	\$	215,000	10/30/2020	\$	7,832	012-011-70	40% farmed , woods, Flint River back boundary NE
35	\$	420,000	12/23/2020	\$	12,000	001-004-00	EZ split, wooded, full back river boundary NE
100.95	\$	330,000	3/19/2021	\$	3,269	005-023-50/006-014-10	single tract wooded, large wetland, very limited access
61.12	\$	304,000	3/31/2021	\$	4,974	016-001-00 +	Twp/vlg adj parcels large swamp area, building road to develop N
93	\$	757,950	12/21/2021	\$	8,150	020-010-10	AG 51+ farmed, 30 a wooded, 9 swamp Lapeer Rd
53.56	\$	380,000	12/30/2021	\$	7,095	008-010-00; 022-00; 031-20; 036-00	future mobile park expansion area and buffer
39.653	\$	510,000	12/22/2021	\$	12,862	025-004-00	Barber Rd ez split 2-road front wooded, SE
30.5	\$	250,000	3/9/2022	\$	8,197	004-006-51	Sutton Rd heavily wooded, some swampy area NW
30	\$	450,000	5/31/2022	\$	15,000	035-001-20	Rock Valley half woods estate area SE
87.5	\$	1,245,000	6/8/2022	\$	14,229	013-024-00	64 acre woods, 20+ open land NE
<u>29.99</u>	<u>\$</u>	<u>263,000</u>	<u>10/31/2022</u>	<u>\$</u>	<u>8,770</u>	<u>030-006-07, -09</u>	<u>Brocker Rd undeveloped golf area open land</u>
983.446	\$	7,885,660		\$	8,018	Range 3,269 to 13,170/acre	Avg size Avg sale \$/Acre

Adj per acre from 25 to larger	\$	-	Above 50 acres	54.6	\$438,092	\$	8,018
			Adjusted total	79.0	\$589,619	\$	7,462
			Adj above 50A	51.88	\$368,612	\$	7,105
				71.67	\$445,325	\$	6,213

	Pre-adj	Adj	Set 50-acre		Pre-adj	Adj	Set 80-A	Over 80 acres
Ind. 50-A value	\$ 401,934	\$ 356,284	\$ 350,000	Ind. 80-A	\$ 582,157	\$ 497,707	\$ 540,000	\$ 6,000 per acre
\$6000/A adj		\$ 340,000		\$6000/A adj		\$ 520,000		

swamp, wet woods, ltd front are detriments EZ split frontage, woods, river, small lakes are additive to value