

**2026 Study Period**

**Building Sites less than 7 acres**

Size	Adj Sale	Sale Date	Sale/Acre	Parcel #	Land notes	Notes	Notes2	Notes3
1.09	\$ 60,000	8/16/2024	\$ 55,046	460-013-00	Secluded Pines unplatted wooded lot			
1.35	\$ 50,000	2/21/2025	\$ 37,037	460-016-00	Secluded Pines unplatted wooded lot			
1.8	\$ 72,000	4/7/2025	\$ 40,000	005-004-16	S Lapeer Rd, multi-parcel sale			
1.9	\$ 62,000	11/22/2024	\$ 32,632	005-004-17	S Lapeer Rd, multi-parcel sale			
2	\$ 65,500	12/13/2024	\$ 32,750	001-016-008-40	Almont Dryden Rd			
3.04	\$ 75,000	4/19/2023	\$ 24,671	001-016-015-20	Almont, open lot			
3.2	\$ 75,000	1/3/2025	\$ 23,438	001-021-008-51	Almont, odd lot			
3.28	\$ 100,000	9/21/2023	\$ 30,488	007-023-048-30	Dryden, waterfront			
4.5	\$ 78,000	4/7/2025	\$ 17,333	005-004-10	S Lapeer Rd, multi-parcel sale			
5	\$ 77,700	5/28/2025	\$ 15,540	019-004-00	Baldwin Rd, swampy, sold to neighbor			
5	\$ 90,000	6/3/2024	\$ 18,000	010-019-001-20	Hadley, mostly open, some trees			
5.934	\$ 140,000	3/31/2023	\$ 23,593	005-019-50	S Lapeer rd, combined parcels, open parcel			
6.27	\$ 115,000	4/18/2025	\$ 18,341	006-026-20	Baldwin Rd			
44.364	\$ 1,060,200				Avg sale	Avg size		
			\$ 81,554		3.41			
<b>2-acre base value set at \$68,000. \$8,000 per acre adjustment for size between 1 and 7 acres</b>								

Swamp continues to have disadvantage, woods have advantage. Waterfront property has advantage.  
 Table starts at 1 acre, buildable lots under 1 acre are not valued correctly, i.e. a 1/2 acre lot is worth more than half the value of a 1-acre lot, requires adjustment on a per-parcel basis

Category	Total Sales	Total Acreage	Avg Sale	Avg Acreage
1-3 acres	\$ 559,500	17.66	\$ 69,938	2.21
4-7 acres	\$ 360,700	20.77	\$ 90,175	5.19
4-7 acres	\$ 500,700	26.70	\$ 100,140	5.34

excluding high saler 005-019-50  
 including 005-019-50

**Land Table Entries**

1 acre:	\$ 60,000	3 acre:	\$ 76,000		
1.5 acre:	\$ 64,000	4 acre:	\$ 84,000		
2 acre:	\$ 68,000	5 acre:	\$ 92,000	2 acre	\$ 68,000 8000/acre adj to 7 means 5-acre=92,000
2.5 acre:	\$ 72,000	7 acre:	\$ 108,000		7-acre=108,000

Indicated 10-acre value at 68,000 plus \$8000/acre adjustment: 132,000

**8-14 acre lots**

Size	Sale Price	Sale Date	Price/Acre	Parcel ID	Comments	Comments2	Comments3	Comments4	Comments5
8	\$130,000	1/26/2024	\$ 16,250	012-019-016-02	Lapeer Twp, Lapeer Rd				
8.25	\$ 139,900	1/9/2025	\$ 16,958	015-032-014-20	Davison Lake Rd, wooded				
8.98	\$130,000	11/14/2023	\$ 14,477	001-026-018-00	Almont, heavily wooded				
10.06	\$ 120,000	5/19/2023	\$ 11,928	012-007-15	Olds Road behind sand pit NE, trees in front				
10	\$ 160,000	7/19/2024	\$ 16,000	007-011-033-50	Dryden, open lot				
10	\$ 159,900	3/12/2024	\$ 15,990	010-024-050-10	Hadley, wooded				
10.1	\$ 132,000	5/30/2023	\$ 13,069	008-025-016-00	Elba, Merwin Rd				
10.33	\$ 170,000	5/16/2023	\$ 16,457	007-020-018-00	Dryden, Casey Rd				
11	\$ 130,000	9/6/2023	\$ 11,818	032-018-00	Davison Lake wooded, access through easement SW				
11.83	\$ 187,000	9/6/2023	\$ 15,807	007-033-001-00	Dryden Hough Rd				
12	\$ 160,000	5/15/2025	\$ 13,333	012-004-12	Wilder Rd, woods and creek at back.				
<b>110.55</b>	<b>\$ 1,618,800</b>		<b>\$ 14,643</b>	Range 11,818 to 16,958/acre			Avg sale	Avg size	
							<b>\$ 147,164</b>	<b>10.05</b>	

**Sales support a higher value at 10 acres than the \$8000/acre adjustment allows**

**10-acre base rate \$ 147,000**

Implied adjustments:	At 8000/A
Adj from 10 acres to 15 acres	\$ 187,000
Adj from 10 acres to 20 acres	\$ 227,000
Adj from 10 acres to 25 acres	\$ 268,000

**15-25 acre lots**

Size	Sale Price	Sale Date	Price/Acre	Parcel ID	Comments	Comments2	Comments3	Comments4
16.09	\$ 250,000	2/18/2025	\$ 15,538	016-007-11	Blood Rd, heavily wooded			
16.21	\$ 240,000	5/1/2025	\$ 14,806	012-011-80	Thornville Rd			
17	\$ 221,875	12/18/2023	\$ 13,051	010-025-001-61	Hadley, Bocker Rd			
17.14	\$ 145,000	2/29/2024	\$ 8,460	004-001-10	Old RR land 80' wide at road			
17.5	\$ 217,400	8/1/2025	\$ 12,423	013-020-00	Dryden Rd, some woods			
18.18	\$ 200,000	6/19/2024	\$ 11,001	030-006-04	Baldwin Rd			
19.45	\$ 172,000	8/1/2023	\$ 8,843	012-022-019-00	Lapeer, Newark Rd			
19.95	\$ 182,000	1/5/2023	\$ 9,123	001-020-011-00	Almont-Shoemaker Rd			
20	\$ 250,000	1/20/2023	\$ 12,500	007-030-005-00	Dryden, Rock Valley			
20	\$ 260,000	3/15/2024	\$ 13,000	018-031-00	Kile Rd, creek mostly wooded			
20	\$ 270,000	2/21/2025	\$ 13,500	007-034-028-00	Dryden, woods			
20.95	\$ 250,000	8/12/2025	\$ 11,933	024-012-00	Bocker Rd			
<b>222.47</b>	<b>\$ 2,658,275</b>		<b>\$ 11,949</b>	Range 8,460-15,538			Avg sale	Avg size
							<b>\$ 221,523</b>	<b>18.54</b>

**Indicated market values**

20 acre \$ 233,500

Sales support using \$8500/acre adj rate from 10 acres to 25 acres

**Rate Table entries**

15 acres \$ 189,500  
 20 acres \$ 232,000  
 25 acres \$ 274,500

**Larger acreages**

Size	Sale Price	Sale Date	Price/Ace	Parcel ID	Comments	Comments2	Comments3	Comments4	Comments5
29.99	\$ 263,000	10/31/2022	\$ 8,770	030-006-07, -09	Brocker Rd undeveloped golf area open land				
30	\$ 450,000	5/31/2022	\$ 15,000	035-001-20	Rock Valley half woods estate area SE				
30.35	\$ 364,200	9/21/2023	\$ 12,000	025-004-10	Brauer Rd wooded, no road frontage-sold to add to house property				
38.4	\$ 520,000	10/17/2023	\$ 13,542	001-003-41	Wilder rd mostly wooded				
39.65	\$ 590,000	3/14/2025	\$ 14,880	025-004-00	Barber Rd, mostly wooded				
40	\$ 140,000	10/31/2023	\$ 3,500	009-028-00	acreage behind Jamestown, needs road to develop				
43.41	\$ 250,000	3/24/2023	\$ 5,759	031-004-10	Brauer Rd wooded, no road frontage-sold to add to house property				
50	\$ 456,100	3/15/2023	\$ 9,122	012-001-10	Thornville Rd, river around parcel mostly woods/wetland NE				
50.71	\$ 500,000	6/6/2023	\$ 9,860	011-005-030-01	Imlay Twp. Van Dyke				
57.12	\$ 420,000	9/22/2023	\$ 7,353	010-027-009-10	Hadley Twp Hadley Rd				
63.42	\$ 500,000	11/21/2024	\$ 7,884	015-030-006-05	Brauer Rd, land south of golf course				
70	\$ 310,000	12/15/2023	\$ 4,429	014-035-038-00	Mayfield Twp Bowers Rd				
75.5	\$ 635,000	2/16/2024	\$ 8,411	010-022-039-00	Hadley Twp Brocker Rd				
80	\$ 650,000	5/19/2023	\$ 8,125	017-008-00	S Lapeer Rd M-24 Central, ponds, wetland				
87.5	\$ 1,245,000	6/8/2022	\$ 14,229	013-024-00	64 acre woods, 20+ open land NE				
100.95	\$ 330,000	3/19/2021	\$ 3,269	005-023-50/006-014-10	single tract wooded, large wetland, very limited access				
110	\$ 550,000	2/14/2024	\$ 5,000	012-001-016-00	Lapeer Twp, Bowers Rd				
220.81	\$ 2,185,000	12/16/2022	\$ 9,895	015-024-20	Remainder of purchase after resale of hse on small acreage SE				
1217.81	\$ 10,358,300		\$ 8,506	Range 3,269 to 15,000/acre					

	Avg size	Avg sale	\$/Acre
All sales	67.3	\$618,019	\$ 9,183
Above 70 acres	107.3	\$929,167	\$ 8,659
Below 70 acres	43.31	\$ 431,330	\$ 9,960

Individual parcel too atypical to include

**Indicated market value**

40 acres \$ 404,800  
 70 acres \$ 639,600  
 100 acres \$ 870,800

30 acre 317,000  
 40 acre 402,000  
 50 acre 485,000  
 100 acre 870,000

**Values adjusted at \$8500/acre from 25-acre rate**

40 acres \$ 402,000 supported  
 70 acres \$ 657,000 \$ 642,000 supports market value  
 100 acres \$ 912,000 \$ 882,000 supports market value

adj at \$8000/A

Price large acreages based on 25-acre rate adjusted on a gradually reducing rate per acre an acre up to 50 acres. 100 acres will adjust from 50 acres at \$7000/acre swamp, wet woods, ltd front are detriments EZ split frontage, woods, river, small lakes are additive to value

**Odd lots and fragments reference**

Acres	Price	Date	\$/acre	Notes
6.159	\$ 43,113	2/24/2016	\$ 7,000	pt 003-002-11 land added to buyer's parcel
2	\$ 28,000	5/1/2017	\$ 14,000	landlocked 009-028-00
0.228	\$ 16,000	9/14/2018	\$ 70,175	vacant lake lot believed unbuildable
5.68	\$ 57,000	3/1/2019	\$ 10,035	wooded pt-lot sold to neighbor for combination
13.55	\$ 54,200	4/24/2021	\$ 4,000	Back, mostly wetland added to enlarge neighboring parcel
6.15	\$ 48,000	1/13/2025	\$ 7,805	open land w/rd front to enlarge neighboring parcel
7.52				pt 013-020-00 wooded back land to enlarge neighbor parcel