

Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Springfield	012-011-113-09	3924 INGERSOLL RD SW	03/31/25	WD	03-ARM'S LENGTH	\$11,000	1.03	\$ 10,680
Springfield	012-011-113-08	9957 CREIGHTON RD SW	03/31/25	PTA	03-ARM'S LENGTH	\$11,000	1.03	\$ 10,680
Springfield	012-022-008-01	4920 LUND RD SW	11/11/24	PTA	03-ARM'S LENGTH	\$15,000	1.17	\$ 12,821
Fife Lake	04-011-021-00	M 186	05/23/23	WD	03-ARM'S LENGTH	\$3,000	0.21	\$ 14,563
						\$40,000	3.44	\$11,641
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Boardman	003-034-007-23	WOODMAN RD	12/23/24	PTA	03-ARM'S LENGTH	\$25,000	1.31	\$ 19,084
Kalkaska	008-023-005-04	2750 APPLE CREEK RD NE	02/08/24	WD	03-ARM'S LENGTH	\$24,500	1.38	\$ 17,754
Fife Lake	04-009-010-00	M 186	09/12/24	PTA	03-ARM'S LENGTH	\$27,000	1.53	\$ 17,601
Mancelona	05-11-120-020-30	9888 DARRAGH RD	03/03/25	WD	03-ARM'S LENGTH	\$12,500	1.73	\$ 7,225
Kalkaska	008-036-005-20	1376 RILEY RD SE	06/09/23	WD	03-ARM'S LENGTH	\$13,000	1.84	\$ 7,065
Kalkaska	008-036-005-25	1378 RILEY RD SE	03/13/25	WD	03-ARM'S LENGTH	\$13,500	1.84	\$ 7,337
Kalkaska	008-004-011-40		06/01/23	WD	03-ARM'S LENGTH	\$4,400	1.98	\$ 2,222
						\$119,900	11.61	\$ 10,324
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	008-029-006-25	905 QUAIL DR SW	07/27/23	WD	03-ARM'S LENGTH	\$20,500	2.35	\$ 8,723
Kalkaska	008-023-005-70	573 ALLER ROAD NE	06/04/24	WD	03-ARM'S LENGTH	\$24,500	2.40	\$ 10,208
Kalkaska	008-130-007-00	S RIVER ROAD SW	11/05/24	WD	03-ARM'S LENGTH	\$27,500	2.46	\$ 11,179
Kalkaska	008-032-020-10	330 THOMAS RD SW	10/07/24	WD	03-ARM'S LENGTH	\$38,000	2.10	\$ 18,095
Kalkaska	008-022-011-01	922 ADAMS RD NE	05/18/23	WD	03-ARM'S LENGTH	\$37,000	2.03	\$ 18,227
						\$147,500	11.34	\$ 13,007
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Mancelona	05-11-107-009-30	395 E SIMPSON RD	07/20/23	WD	03-ARM'S LENGTH	\$10,000	2.53	\$ 3,960
Warner	05-15-014-002-65		04/23/24	WD	03-ARM'S LENGTH	\$10,000	2.51	\$ 3,989
Springfield	012-011-014-20		05/17/24	WD	03-ARM'S LENGTH	\$10,500	2.55	\$ 4,118
Echo	05-05-020-011-00		08/30/23	WD	19-MULTI PARCEL A	\$13,500	2.84	\$ 4,757
Mancelona	05-11-107-009-15	389 E SIMPSON RD	04/24/24	WD	03-ARM'S LENGTH	\$15,000	2.53	\$ 5,941
Mancelona	05-11-104-002-20		05/10/23	WD	03-ARM'S LENGTH	\$15,000	2.50	\$ 6,000
Mancelona	05-11-107-009-30	395 E SIMPSON RD	01/18/24	WD	03-ARM'S LENGTH	\$22,000	2.53	\$ 8,713
						\$96,000	17.97	\$ 5,342
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Mancelona	05-11-113-015-40		10/23/23	WD	03-ARM'S LENGTH	\$12,000	3.35	\$ 3,582
Boardman	003-034-007-22	4935 WOODMAN RD	07/14/23	PTA	03-ARM'S LENGTH	\$18,000	3.31	\$ 5,438
Kalkaska	008-029-006-15	949 QUAIL DR SW	10/28/24	WD	03-ARM'S LENGTH	\$25,000	3.99	\$ 6,274
Kalkaska	008-036-005-15	1374 RILEY RD SE	06/04/24	WD	19-MULTI PARCEL A	\$25,000	3.68	\$ 6,793
						\$80,000	14.33	\$5,585
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Rapid River	011-400-040-00		09/13/24	WD	03-ARM'S LENGTH	\$16,500	4.27	\$ 3,863
Boardman	003-033-019-75		10/11/23	QC	03-ARM'S LENGTH	\$20,000	4.21	\$ 4,751
Kalkaska	008-036-002-90	1497 RILEY RD SE	08/30/23	WD	03-ARM'S LENGTH	\$25,000	4.82	\$ 5,187
Springfield	012-017-013-02	10370 SPERRY RD SW	07/10/23	PTA	03-ARM'S LENGTH	\$26,500	4.90	\$ 5,408
Mancelona	05-11-121-018-30	9351 S EAST LIMITS ST (V	06/28/24	WD	03-ARM'S LENGTH	\$25,000	4.38	\$ 5,705
Mancelona	05-11-128-011-20		06/28/24	WD	03-ARM'S LENGTH	\$37,000	4.96	\$ 7,460
Springfield	012-021-008-01	11537 PHEASANT DR SW	09/18/24	PTA	03-ARM'S LENGTH	\$37,900	4.97	\$ 7,626
						\$187,900	32.51	\$ 5,779
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Warner	05-15-014-002-10		03/29/24	WD	19-MULTI PARCEL A	\$20,000	5.02	\$ 3,982
Kalkaska	008-025-012-16	3377 TYLER RD SE	07/03/24	WD	32-SPLIT VACANT	\$22,500	5.01	\$ 4,491
Rapid River	011-019-003-15	DUNDAS RD NW	10/16/23	PTA	03-ARM'S LENGTH	\$25,500	5.51	\$ 4,628
Springfield	012-013-001-05		10/09/24	WD	03-ARM'S LENGTH	\$24,000	5.00	\$ 4,800
Mancelona	05-11-132-011-30	11722 DARRAGH RD	04/12/24	LC	03-ARM'S LENGTH	\$25,000	5.00	\$ 5,000
Rapid River	011-014-004-30		10/04/24	WD	03-ARM'S LENGTH	\$25,000	5.00	\$ 5,000
Rapid River	011-400-038-00	8614 COUNTRY RD NE	08/14/24	PTA	03-ARM'S LENGTH	\$34,000	5.40	\$ 6,292
Custer	05-04-015-005-00	8731 DEL MASON RD	09/20/24	MLC	19-MULTI PARCEL A	\$37,000	5.00	\$ 7,400
Rapid River	011-032-012-45	616 SKY BLUFF NW	09/05/23	PTA	03-ARM'S LENGTH	\$40,000	5.01	\$ 7,984
						\$253,000	45.96	\$ 5,505
Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Mancelona	05-11-105-009-00	1041 FLEET HILL DR	04/26/24	WD	03-ARM'S LENGTH	\$84,500	7.91	\$ 10,683
Springfield	012-016-003-55	5285 ENTWOOD LN SW	11/22/24	PTA	03-ARM'S LENGTH	\$29,930	8.02	\$ 3,732
						\$114,430	15.93	\$ 7,183

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre: <input type="text" value="11,600"/>	3 Acre: <input type="text" value="20,400"/>
1.5 Acre: <input type="text" value="15,300"/>	4 Acre: <input type="text" value="25,200"/>
2 Acre: <input type="text" value="18,400"/>	5 Acre: <input type="text" value="28,000"/>
2.5 Acre: <input type="text" value="20,000"/>	7 Acre: <input type="text" value="37,100"/>

Acreage	2025 RATE	2026 RATE
1	\$ 11,500	\$11,600
1.5	\$ 10,000	\$ 10,200
2	\$ 9,000	\$ 9,200
2.5	\$ 7,800	\$ 8,000
3	\$ 6,700	\$6,800
4	\$ 6,200	\$ 6,300
5	\$ 5,400	\$ 5,600
7	\$ 5,200	\$ 5,300

Residential/Agricultural Acreage average increase is 1.03%, therefore site values are increased about 1%-4%

LAND TABLE:

1001 AGRICULTURAL 2000 TWP COMMERCIAL 2001 TWP COMMERCIAL HWY 2101 VILLAGE COMMERCIAL HWY 3000 INDUSTRIAL 4003 ACREAGE 4100 VILLAGE