

2024 Mt Haley Township Land Value Analysis

Residential	Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location/Sch	Neighborhood
	060-029-400-067-00	9/15/2017	32000	9.89		LaPorte Rd	BC/Hem/Free/Mer
	060-005-100-600-00	2/1/2018	50000	12.64		Lydia St.	Midland
	060-028-200-140-00	6/19/2019	30000	8.747		Poseyville	BC/Hem/Free/Mer
	060-028-400-125-00	7/7/2021	24100	6		LaPorte Rd	BC/Hem/Free/Mer
			136100	37.277			3651

use 20,000 for 5 acres
 use 25,000 for 7.0 acres
 use 38,000 for 10.0 acres

Residential	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood
060-011-400-015-00	6/11/2019	15500	2.217		Midland School	Midland
060-035-400-089-00	12/3/2020	25000	2.727		Midland School	Tittab, adj sale price, Barn
140-041-500-060-00	6/24/2021	35000	2.73		BC Schools	
140-004-200-875-00	1/12/2021	16500	2.77		BC Schools	
		40500	4.944			8192
			use 13,500 for 2.0 acres			
			use 14,000 for 2.5 acre site			
			use 15,000 for 3.0 acres			
			use 17,000 for 4 acres			

Land Locked Parcels	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood
060-026-300-070-00	1/12/2022	4700	1		Land Locked	Land Locked/Mid
060-010-100-175-00	2/17/2022	25000	16.93		Land Locked	Southgate
060-002-300-455-00	11/1/2022	10650	2.34		Land Locked	Thayer
060-036-400-300-00	6/5/2020	52140	23		Tittabawasssee	Land Locked/Mid
060-034-100-023-00	2/16/2022	4500	1.15		Schrieber Rd	Land Locked/Mid
Totals		29700	17.93			1656

Residential Sales	Date	Sale Price	Acres	Per acre	Location	Notes
060-004-400-175-00	12/16/2015	40000	21.03	1902	Bullock Creek	BC/Hem/Free/Mer
060-005-300-281-00	12/20/2016	50000	21.48	2328	Bullock Creek	BC/Hem/Free/Mer
		90000	42.51	2117		
						use 45,000 for 15 acres
						use 65,000 for 20 acres
						use 80,000 for 25 acres

Misc Resid. Sales	Date	Sale Amt.	Acres	Per Acre	Location	Notes
140-004-300-320-00	7/9/2020	148000	58.56	2527	Meridian Rd	
140-012-400-000-00	9/29/2020	105000	40	2625	Brooks	
060-012-100-051-00	9/19/2019	38000	12.42	3060	Pt River Flats	Midland
060-002-300-170-00	10/22/2019	60000	9.76	6148		Midland Pond Frontage
060-012-200-025-00	3/16/2020	14000	3.568	3924	River Rd	Midland River Flats
060-010-200-095-00	9/1/2021	100000	10	10000	Southgate	water frt
140-014-300-111-00	7/15/2021	100000	30	3333	Homer	
160-002-300-010-00	9/9/2022	300000	120	2500	Warren Twp	Wooded
140-024-100-000-00	7/12/2023	86000	10.01	8591	Freeland Rd	Pond
140-004-300-320-00	9/8/2023	228000	58.56	3893	Meridian Rd	Wooded

use 90,000 for 30 acres
 use 120,000 for 40 acres
 use 175,000 for 50 acres
 use 300,000 for 100 acres

Residential sales	Date	Sale \$	Acres	Per Acre	Frontage	Per Frt Ft
060-045-500-050-00	8/4/2015	12000	0.732	16393	110	109
060-016-100-000-00	5/1/2019	17000	1	17000	155	110 BC/Hem/Free/Mer

060-026-400-050-00	9/30/2020	18000	0.99	18182	144	125	Laporte Rd
060-005-400-009-00	1/13/2021	20000	0.8	20000	118	169	Pineview
060-011-400-176-00	6/2/2021	20000	1.358	14728	196	102	Smith Crossing
29-13-3-06-1001-017	11/18/2021	15000	1.1	13636	150	100	Hotchkiss
140-014-200-131-00	1/14/2021	20000	1.17	17094			Homer
		122000	7.15	17063	873	140	

use 12,500 1 acre site
 use 13,000 1.5 acre site
 use 62 per ft 'A' 1
 use 85 per ft 'B' 2

Agricultural							
Parcel Number	Date	Sale Amt.	Acreage	Per Acre	Location/Sch.	Notes	
060-034-200-055-00	4/11/2019	117000	30	3900	Sasse Rd	#1	
060-012-200-010-00	8/14/2019	270000	59.53	4536	River	#2	
060-014-100-302-00	8/14/2019	950500	197.42	4815	Smith Crossing	#2	
060-029-300-500-00	11/20/2019	266000	61.7	4311	Laporte	#3	
060-035-200-401-00	3/13/2020	62370	13.86	4500	Schreiber	#3	
060-034-200-056-00	6/16/2020	45300	10.08	4494	Laporte Rd	#3	
023-300-010, 023-300-050	3/15/2021	343800	68.7	5004	Kent Rd	#3	
060-033-300-010	6/22/2021	350000	72.33	4839	Poseyville	#3	
060-028-100-010-00	8/23/2021	525000	79	6646	Sasse/Kent	tilled #3	
010-100-201-00,010-200-401-00	12/17/2021	431077	73.53	5863	Sasse/Brooks	tilled #2	
140-028-200-050-00	4/1/2020	310030	50	6201	Meridian Rd	tilled #1	
140-025-200-100-00	7/29/2021	250000	40	6250	Kane Rd	#1 & #2	
140-004-100-300-00	5/23/2023	90500	19.34	4679	Gordonville	#3 & woods	
140-028-100-200-00	5/26/2023	320000	40	8000	S Five Mile	#1 & #2	
140-004-200-050-00	8/17/2023	112,900	21.55	5239	Gordonville	#3 (pt river flats)	
140-012-200-002-00	12/21/2023	120,000	24.32	4934	Brooks	#1 & #5	
Totals		4564477	861.36	5299		#1,#2, #3 soil types	

use 5,800 for #1
 use 5500 for #2
 use 5450 for #3

060-029-400-415-00		6/20/2020	68000	17.22				
060-030-300-015-00		12/10/2020	157700	42.64	3949	Laporte Rd	#6 soil no tile	
060-019-300-100-00		3/26/2021	451500	129	3698	Badour	#6	
			677200	188.86	3500	Kent Rd	Wirtz #6	
					3586			
					use 4845 for #4			

use 4542 #5
 use 3902 for #6
 use 3789 for #7
 use 2800 for #8

2024 Commercial Land Analysis

Parcel Number	Date	Sale Price	Land Resid	Est land value	Effective Frt	NET Acres	\$ Per Ft Ft
29-13-3-16-2108-001	11/18/2020	45000	45000	45000	201	2.98	224
010-026-200-140-00	7/30/2020	17000	17000	11500	163	1	104
160-019-100-010-00	6/30/2020	135000	30138	31980	410	2.07	74
29-13-3-27-3002-000	2/4/2021	12500	12500	12500	145	0.7	86
12-022-029-01	8/16/2021	20000	20000	20000	300	2.38	67
		229500		120980	1219		99
						use 12,500 1 acre	137 per ft HWY
		use 15,000 3.0 acres	use 30,000 10 acres		use 87,000 30 acres		
		use 16,000 4 acres	use 45,000 15 acres		use 117,000 40 acres		
		use 13,000 2.0 acres	use 60,000 20 acres		use 147,000 50 acres		
		use 13,500 2.5 acres	use 75,000 25 acres		use 300,000 for 100 acres		

Indust. Land Analysis

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes
03-11-6-35-2108-005	4/16/2020	5000	0.5	10000	Y		0.22
02-13-5-31-3010-006	8/6/2020	18500	2.12	8726	Y		0.2
010-026-200-140-00	7/30/2020	17000	2.05	8293	Y		0.19
12-022-029-01	8/16/2021	20000	2.38	8403	Y		0.19 Gratiot
		60500	7.05	8582			\$60 per sq ft used

Per Sq Ft	
Use 12,000 1 acre	use 18,500 3 acre
Use 13,000 1.5 acre	use 20,000 4 acre
use 14,000 2.0 acre	use 23,500 5 acre
use 17,500 2.5 acre	use 25,000 7 acre