

# Garfield Township 2026

## Land Value Analysis

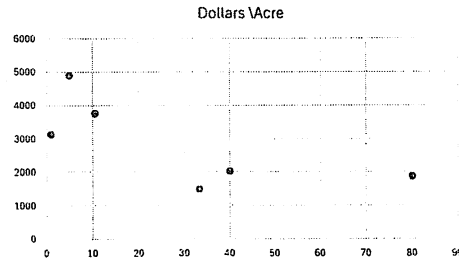
### Economic Condition Factor Analysis

The following pages contain the analysis performed by the Garfield Township assessor to determine land values for the 2026 tax year as well as the calculations performed to determine Economic Condition Factors. Data used for the analysis are sales within the time period from 4/1/2023 to 3/31/2025.

Parcel Num	Street Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land Resid Est.	Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/Acr	Dollars/Sq	Actual For	ECF Area	Liber/Page	Other Parc.	Land Table	Gravel	Paved	Inspected Dt	Use Code	Class	Rate Group	
007-002-001-55		45498	540000	AFF	19-MULTIF	540000	197200	36.51852	455115	392131	307246	0	0	263.21	33.31	1489.803	0.034201	0	0001	3174071	007-001-01	400_4 (RES)	1	0	9/15/2018		402		
007-008-01 9454 RASP		45093	24500	WD	03-ARM'S L	24500	12200	49.79592	24426	24500	24426	330	0	5	5	4900	0.112489	330	0001	316;8607		400_4 (RES)	0	0	8/20/2022		402		
007-009-01 GRAY RD S		45294	300000	WD	19-MULTIF	300000	126200	42.06667	252356	300000	252356	0	0	160	80	1875	0.043044	0	0001	317;1349	007-009-01	400_4 (RES)	1	0	9/30/2022		402		
007-010-0: 9784 CROI		45245	84500	WD	19-MULTIF	84500	43000	50.88757	87978	56446	59924	0	0	18	1	3135.889	0.07199	0	0001	317;0748	007-010-0:	400_4 (RES)	1	0	9/25/2021		401		
007-015-01 PRIMROSE		45365	39500	WD	03-ARM'S L	39500	19200	48.60759	40378	39500	39878	0	0	10.52	10.52	3754.753	0.086197	0	0001	317;2366		400_4 (RES)	1	0	10/30/2020		402		
007-032-0: S RIVER RD		45680	81000	WD	03-ARM'S L	81000	43100	53.20988	86129	81000	86129	0	0	40	40	2025	0.046488	0	0001	3176126		400_4 (RES)	0	0	9/8/2022		402		
Totals:		1069500				1069500	440900		946382	893577	769959	330		496.73	169.83														
						Sale. Ratio	41.22487		Average		Average			Average															
						Std. Dev. =	6.295036		Average		Average			Average															
									per FF=>	2707.809				per Net Acr	1798.919														
														per SqFt=>	0.041297														

Values Held for 2026

**Garfield Township Land Acreage Rates**  
Residential and Ag



No. of Acres	Conclusion	
	2025 Value	2026 Value
1	10,331	10,331
1.5	13,043	13,043
2	15,388	15,388
2.5	17,495	17,495
3	19,428	19,428
4	22,922	22,922
5	26,060	26,060
7	31,621	31,621
10	38,818	38,818
15	49,008	49,008
20	57,822	57,822
25	65,736	65,736
30	73,000	73,000
40	86,129	86,129
50	100,000	100,000
100	200,000	200,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land Resid	Est. Land V. Effec.	Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	
007-032-001-00	145 PITZ RD SW	45184	190000	WD	03-ARM'S L	190000	79800	42	172641	125709	108350	174.1594	47.348	3.8	3.8	721.8042	33081.32	0.759443
007-104-002-25	6793 RIVER BEND DR SE	45145	150000	WD	19-MULTI P	150000	75800	50.53333	153235	124032	127267	200.3484	869.478	4.74	2.5	619.0815	26167.09	0.600714
007-105-020-00	8750 ZUBAL LN SE	45582	235014	SD	10-FORECL	235014	133600	56.84768	254740	71103	90829	165.6528	57.849	1.454	1.454	429.2291	48901.65	1.122627
007-105-033-00	5123 MILITARY RD SE	45113	360000	WD	03-ARM'S L	360000	120800	33.55556	241593	322441	204034	585	0	12.941	12.941	551.1812	24916.24	0.571998
007-106-017-20	W SHARON RD SE	45516	149000	WD	19-MULTI P	149000	81700	54.83221	153273	149000	153273	211.3556	698.528	7.7	4.3	704.973	19350.65	0.44423
Totals:			1084014			1084014	491700		975482	792285	683753	1336.516		30.635	24.995			
							Sale. Ratio	45.35919			Average		Average				Average	
							Std. Dev. =:	9.682776			per FF=>	592.7986	per Net Acr	25862.09			per SqFt=>	0.593712

2025 \$500/FF

2026 Limited Sales Trending to increased FF value

Conclusion 2026 \$550/FF based on market trend

Garfield Township Manistee River FF Rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Asd. when :	Asd/Adj. Sa	Cur. Apprai	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	
007-109-022-00	9761 S PARROTT CIR	11/1/2024	168000	LC	03-ARM'S L	168000	76600	45.59524	150565	54435	37000	100	723.967	1.662	1.662	544.35	32752.71	
007-121-003-50	11663 BLUEBERRY TR	2/2/2024	80000	WD	33-TO BE D	80000	42800	53.5	95392	55337	70729	127.019	167.345	4.25	4.25	435.6594	13020.47	
007-300-007-00	SMITH ST SE	5/29/2024	84000	WD	19-MULTI P	84000	45800	54.52381	88589	84000	88589	330	1160	6.584	2.197	254.5455	12758.2	
007-300-034-00	10046 GILLOW RD SE	9/15/2023	200000	WD	03-ARM'S L	200000	52900	26.45	137937	119813	57750	165	722	2.735	2.735	726.1394	43807.31	
007-400-049-00	10942 S GILLOW RD S	3/27/2024	240000	WD	03-ARM'S L	240000	54000	22.5	227881	51819	39700	100	0	1	1	518.19	51819	
007-400-057-00	10786 S GILLOW RD S	12/20/2023	127500	WD	03-ARM'S L	127500	46800	36.70588	98069	64431	35000	100	0	0.856	0.856	644.31	75269.86	
Totals:			899500			899500	318900		798433	429835	328768	922.019		17.087	12.7			
							Sale. Ratio	35.45303					Average			Average		
							Std. Dev. =:	13.60231					per FF=>	466.1889	per Net Acr	25155.67	Average	per SqFt=>

**2025 \$370/FF**

**2026 Limited Sales Trending to increased FF value**

**Conclusion 2026 \$425/FF based on market trend**

**Garfield Township Big Cannon Creek FF Rate**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yarc	Bldg. Resid	Cost Man. †	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area			
007-002-009-00	2795 W SHARON RD SE	10/20/2023	1350000	WD	03-ARM'S L	1350000	781800	57.91111	1668534	193547	1156453	919197.2	1.258112	2244	515.3534	401			
007-004-001-10	8300 CAMPBELL RD SE	1/9/2025	310000	WD	03-ARM'S L	310000	134000	43.22581	271204	87629	222371	193132.5	1.151391	1692	131.4249	0001			
007-004-018-00	915 W SHARON RD SE	9/24/2024	389000	WD	03-ARM'S L	389000	170200	43.75321	355460	60661	328339	307806.3	1.066707	1288	254.9216	0001			
007-005-009-00	8784 M-66	6/11/2024	318000	WD	03-ARM'S L	318000	158700	49.90566	317388	44297	273703	284173.8	0.963154	2378	115.098	0001			
007-005-010-00	202 W SHARON RD SW	9/16/2024	240000	WD	03-ARM'S L	240000	68300	28.45833	152740	18433	221567	158008.2	1.40225	1152	192.3325	0001			
007-006-009-00	8924 HENSHELL RD SW	5/1/2023	150000	MLC	03-ARM'S L	150000	75900	50.6	151763	16904	133096	161507.8	0.824084	1329	100.1475	0001			
007-007-001-20	1259 W SHARON RD SW	5/23/2024	280000	WD	03-ARM'S L	280000	126800	45.28571	253655	54206	225794	210571.4	1.072292	1080	209.0685	0001			
007-007-006-00	W SHARON RD SW	5/23/2024	280000	WD	03-ARM'S L	280000	126800	45.28571	253655	54206	225794	210571.4	1.072292	1080	209.0685	0001			
007-008-003-15	9150 RASPBERRY RIDGE	12/30/2024	375000	WD	20-MULTI P	375000	208100	55.49333	359045	57485	317515	314632.3	1.009162	1792	177.1847	0001			
007-008-003-20	9212 RASPBERRY RIDGE	12/30/2024	375000	WD	19-MULTI P	375000	208100	55.49333	359045	57485	317515	314632.3	1.009162	1792	177.1847	0001			
007-008-003-30	9340 RASPBERRY RIDGE	12/29/2023	249500	WD	03-ARM'S L	249500	118800	47.61523	253544	29312	220188	268541.3	0.819941	1560	141.1462	0001			
007-008-005-00	511 W SHARON RD SW	6/6/2024	237000	WD	03-ARM'S L	237000	114000	48.10127	228097	5166	231834	231978.1	0.999379	2424	95.64109	0001			
007-009-011-10	9871 M-66	10/11/2024	512000	WD	03-ARM'S L	512000	255700	49.94141	477125	38818	473182	458633.3	1.031722	1796	263.4644	0001			
007-010-003-10	9498 SHIVELY RD SE	11/9/2023	361000	WD	03-ARM'S L	361000	149100	41.30194	317077	55862	305138	309555.7	0.985729	2016	151.3581	0001			
007-012-007-00	3194 W SHARON RD SE	12/15/2023	261000	WD	03-ARM'S L	261000	100900	38.659	214244	41696	219304	206431.3	1.062358	1392	157.546	0001			
007-016-008-30	10275 M-66	6/28/2024	183000	WD	03-ARM'S L	183000	78000	42.62295	155920	42162	140838	133703	1.053365	672	209.5804	0001			
007-016-008-30	10275 M-66	5/1/2023	160000	WD	03-ARM'S L	160000	60600	37.875	121102	40048	119952	122593	0.978457	672	178.5	0001			
007-017-014-00	10948 M-66	2/1/2024	441415	WD	03-ARM'S L	441415	148100	33.55119	394759	77206	364209	380303	0.957681	2408	151.2496	0001			
007-020-002-20	11183 LUND SCHOOL RI	10/3/2024	249000	WD	03-ARM'S L	249000	94000	37.751	188017	48801	200199	163712.6	1.222869	1144	174.9991	0001			
007-020-026-00	11711 HENSHELL RD S	12/16/2024	105000	WD	03-ARM'S L	105000	58100	55.33333	103817	86129	18871	18405.83	1.025273	576	32.76215	0001			
007-020-032-00	11601 LUND SCHOOL RI	9/21/2023	260000	WD	03-ARM'S L	260000	76100	29.26923	189876	36939	223061	182086.3	1.225029	1186	188.0784	0001			
007-032-001-00	145 PITZ RD SW	9/15/2023	190000	WD	03-ARM'S L	190000	79800	42	172641	108350	81650	99367.85	0.821694	1125	72.57778	500			
007-104-002-25	6793 RIVER BEND DR SE	8/7/2023	150000	WD	19-MULTI P	150000	75800	50.53333	153235	131201	18799	32383.67	0.580509	644	29.19099	500			
007-105-020-00	8750 ZUBAL LN SE	10/17/2024	235014	SD	10-FORECI	235014	133600	56.84768	254740	94978	140036	205448.1	0.681613	1344	104.1935	500			
007-109-022-00	9761 S PARROTT CIR SE	11/1/2024	168000	LC	03-ARM'S L	168000	76600	45.59524	150565	39105	128895	135761.3	0.949424	836	154.1806	300			
007-110-005-00	MILITARY RD SE	9/6/2024	50000	WD	03-ARM'S L	50000	23300	46.6	46598	12075	37925	35924.04	1.0557	465	81.55914	0001			
007-110-006-00	MILITARY RD SE	7/23/2024	53000	WD	03-ARM'S L	53000	23800	44.90566	47591	15388	37612	33509.89	1.122415	525	71.6419	0001			
007-229-013-00	11957 FOUR POINT RD S	4/19/2023	350000	WD	03-ARM'S L	350000	121800	34.8	243569	127759	222241	176003	1.262711	1620	137.1858	0001			
007-230-001-91	12168 MOORESTOWN RI	8/25/2023	335000	WD	19-MULTI P	335000	127200	37.97015	266586	97037	237963	201911	1.178554	1344	177.0558	0001			
007-300-034-00	10046 GILLOW RD SE	9/15/2023	200000	WD	03-ARM'S L	200000	52900	26.45	137937	62800	137200	140335.2	0.977659	908	151.1013	300			
007-400-036-00	10787 NAPLES RD SE	9/22/2023	349900	WD	03-ARM'S L	349900	100400	28.69391	210514	74326	275574	255512.2	1.078516	1752	157.2911	300			
007-400-049-00	10942 S GILLOW RD SE	3/27/2024	240000	WD	03-ARM'S L	240000	54000	22.5	227881	45329	194671	221842.5	0.877519	1361	143.0353	300			
007-400-056-00	10806 S GILLOW RD SE	10/30/2023	175000	WD	03-ARM'S L	175000	54000	30.85714	115562	36695	138305	147968.1	0.934695	1040	132.9856	300			
007-400-057-00	10786 S GILLOW RD SE	12/20/2023	127500	WD	03-ARM'S L	127500	46800	36.70588	98069	38174	89326	112373.4	0.794904	1126	79.33037	300			
Totals:			9709329			9709329	4282100		8911555		7679120	7348517			156.3953				
												Sale. Ratio	44.10294			E.C.F. =>	1.044989	Std. Deviat	0.168183
												Std. Dev. =:	9.379165			Ave. E.C.F.	1.014892	Ave. Varian	12.28467

To be used for 2026 Garfield Township

Residential and Agricultural

Conclusion 1.015 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
008-012-011-00	3601 CO RD 612 NE	10/01/23	\$200,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$106,957	\$93,043	\$171,047	0.544	200
008-031-014-00	1202 THOMAS RD SW	01/18/24	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$54,039	\$345,961	\$357,731	0.967	200
041-008-026-00	408 W MILE RD NW	06/06/24	\$1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$228,000	\$1,272,000	\$1,017,716	1.250	200
041-020-019-25	782 S CEDAR ST	11/05/24	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$63,450	\$286,550	\$288,616	0.993	200
041-020-030-01	26 RIVERS EDGE RD	07/28/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$31,590	\$458,410	\$474,253	0.967	200
041-200-002-00	110 W PARK DR	06/14/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$107,250	\$352,750	\$569,483	0.619	200
041-401-017-00	505 W MILE RD NW	06/20/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$62,750	\$97,250	\$76,579	1.270	200
041-640-001-00	319 PINE ST	03/18/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,000	\$48,000	\$85,894	0.559	200
041-640-022-00	306 ELM ST	05/29/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,079	\$187,921	\$233,840	0.804	200
041-727-017-00	318 S CEDAR ST	06/01/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$16,250	\$283,750	\$327,889	0.865	200
041-727-023-00	330 S CEDAR ST	10/10/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$16,250	\$468,750	\$398,205	1.177	200
041-727-031-00	348 S CEDAR ST	08/01/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,600	\$19,400	\$32,844	0.591	200
								<b>\$3,913,785</b>	<b>\$4,034,096</b>	<b>0.970</b>	
<b>Rapid City</b>											
<b>Condo Pole Barn</b>											
004-016-135-02	7377 RAPID CITY RD NW	07/03/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	\$100,000	\$60,734	1.647	205
004-016-135-09	7363 RAPID CITY RD NW	07/06/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$0	\$97,000	\$60,734	1.597	205
004-016-135-11	7359 RAPID CITY RD NW	12/12/24	\$96,900	WD	03-ARM'S LENGTH	\$96,900	\$0	\$96,900	\$60,734	1.595	205
								<b>\$293,900</b>	<b>\$182,202</b>	<b>1.613</b>	
<b>Sales Not Used</b>											
004-015-002-00	8528 VALLEY RD NW	08/08/24	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$120,000	\$750,000	\$368,856	2.033	205

There were no sales in the Commercial Property Class in Garfield Township. Regional data was obtained and reviewed. It was determined that there were no comparable parcels and the 2025 Commercial ECF was held at .989 for the Commercial Class for 2026 for Garfield Township.

006-028-016020 M-72	04/22/21	\$100,000	WD	\$100,000	\$60,146	329.0	662.0	5.00	5.00	\$183	\$12,029	
003-032-016952 HOU	04/28/21	\$118,900	WD	\$118,900	\$51,598	99.0	0.0	0.75	0.00	\$521	\$68,797	
001-136-015750 M-7	09/01/21	\$40,000	WD	\$40,000	\$34,748	250.0	273.6	1.57	1.57	\$139	\$22,132	
										<b>AVG-----&gt;</b>	<b>\$281</b>	<b>\$34,320</b>
										<b>Median---&gt;</b>	<b>\$183</b>	<b>\$22,132</b>
										<b>Used</b>	<b>\$275</b>	

**County Rural Commercial Sales wer gathered and reviewed**

**Parcels were not comparable      Front foot Rate for Commercial parcels held at \$290 for Garfield Township**