

## 2025 FORK TWP COM LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
04 021 001 100	20971 30TH	02/21/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,100
04 891 026 002	30TH AVE	02/26/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$600
11 014 015 003	M-20	09/19/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	
04 891 023 000	20 MILE RD	09/29/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,900
05 017 003 602	WOODWARD	10/12/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	
05 020 001 050	220TH AVE	08/15/22	\$38,500	WD	03-ARM'S LENGTH	\$38,500	
11 010 008 000	90TH AVE	03/18/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	
12 022 007 200	M-20	04/15/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	
01 032 001 200	220TH AVE	12/30/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	
05 014 002 000	OLD MILL POND/F	10/20/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	
11 061 000 150	220TH AVE	04/05/22	\$12,384	WD	03-ARM'S LENGTH	\$12,384	
<b>Totals:</b>			<b>\$698,884</b>			<b>\$698,884</b>	<b>\$35,600</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

### 2025 FORK COM LAND VALUES

DUE TO THE LACK OF DENSITY OF SIMILAR SALES WITHIN FORK TWP, IT WAS NECESSARY TO USE LAND SALES FROM COMPETING TOWNSHIPS WITH  
**COM ACREAGE SALE PRICES RANGED FROM \$4,800 TO \$39,866 PER ACRE. MEAN SALE PRICE IS \$9,147; MEDIAN SALE PRICE IS \$16,595. 2025 COM FF SALE PRICES RANGED FROM \$33/FF TO \$256/FF. MEAN SALE PRICE IS \$132/FF; MEDIAN SALE PRICE IS \$125/FF. 2025 COM FF APPLIED**

**THERE IS A DIMINISHING RETURN ON PRICE PER ACRE AS SIZE INCREASES; ACREAGE TABLE applied for 2025:**

1 acre	\$9,250	\$9250/ac
1.5 acre	\$12,750	\$8500/ac
2 acre	\$14,250	\$7125/ac
2.5 acre	\$15,250	\$6100/ac
3 acre	\$16,750	\$5583/ac
4 acre	\$18,250	\$4563/ac

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5 acre	\$20,250	\$4050/ac
7 acre	\$24,750	\$3536/ac
10 acre	\$33,250	\$3325/ac
15 acre	\$45,250	\$3017/ac
20 acre	\$50,250	2513/ac
25 acre	\$60,250	\$2410/ac
30 acre	\$70,750	\$2358/ac
40 acre	\$90,250	\$2256/ac
50 acre	\$111,500	\$2230/ac
100 acre	\$221,250	\$2213/ac

### NOT USED/OUTLIERS

04 891 026 001	19926 30TH	02/14/23	\$265,000	CD	03-ARM'S LENGTH	\$265,000	\$306,900
04 892 007 000	101 NORTHERN A	07/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$55,900
01 034 018 512	NORTHLAND DR	07/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	
04 892 006 000	99 NORTHERN AV	05/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,500
05 003 010 001	NORTHLAN/18 MI	05/13/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
26.10	\$52,238	\$59,400	\$11,638	232.4	312.0	1.49	1.49
2.40	\$1,120	\$25,000	\$25,000	190.9	293.0	1.18	1.40
		\$30,000	\$30,000	150.0	250.0	0.77	0.86
22.25	\$17,800	\$40,000	\$40,000	405.0	665.0	5.54	5.80
		\$25,000	\$25,000	200.0	311.5	1.43	1.58
		\$38,500	\$38,500	757.9	133.3	2.32	2.32
		\$55,000	\$55,000	623.0	176.2	2.52	2.99
		\$10,000	\$10,000	100.0	514.0	1.18	1.35
		\$148,000	\$148,000	614.0	1579.2	22.26	22.73
		\$215,000	\$215,000	1,350.4	990.3	30.70	30.70
		\$12,384	\$12,384	374.8	299.8	2.58	2.58
	\$71,158	\$658,284	\$610,522	4,998.4		71.97	73.80
5.09			Average			Average	
14.52			per FF=>	\$132		per Net Acre=>	9,146.64



THIN THE COUNTY OF MECOSTA.  
COM ACREAGE LAND RATE APPLIED AT \$9,250/ACRE, WHICH IS ROUNDED UP FROM THE MEAN PRICE AND ROUNDED DOWN FROM MEDIAN PRI  
AT \$125/FF, WHICH IS THE MEDIAN PRICE AND ROUNDED DOWN FROM MEAN PRICE.

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115.81	\$613,754	(\$336,641)	\$12,113	161.5	289.8	1.00	1.00
93.17	\$111,818	(\$46,683)	\$5,135	68.5	100.0	0.17	0.17
		\$350,000	\$350,000	1,304.5	1315.3	39.39	40.38
37.20	\$93,015	\$35,219	\$3,234	43.1	110.0	0.16	0.16
		\$141,000	\$141,000	534.1	802.6	9.84	10.20

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$256	\$39,866	\$0.92	208.00	C	927/5997		COMML/IND
\$131	\$21,186	\$0.49	190.89	C	922/5686		
\$200	\$38,961	\$0.89	150.00	C			
\$99	\$7,220	\$0.17	405.00	R	921/238		RES
\$125	\$17,483	\$0.40	200.00	R			
\$51	\$16,595	\$0.38	757.93	C			
\$88	\$21,825	\$0.17	623.00	C			
\$100	\$8,475	\$0.19	100.00	C			
\$241	\$6,649	\$0.15	614.00	R			
\$159	\$7,003	\$0.16	1,350.40	R			
\$33	\$4,800	\$0.11	374.85	C			
Average							
per SqFt=>		\$0.21					



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(\$2,084)	(\$337,316)	(\$7.74)	150.00	C 923/1278
(\$682)	(\$271,413)	(\$6.23)	75.00	C 920/576
\$268	\$8,886	\$0.20	1,304.53	C
\$817	\$214,750	\$4.93	65.00	C 918/4286
\$264	\$14,329	\$0.33	534.07	C

## 2025 FORK TWP COM LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	1	5/23/2023	201		M-66		

1	5/16/2023	402
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2025 FORK TWP COM LAND STUDY

0	0	5/23/2023	201	M-66
0	1	8/30/2022	201	VILLAGE PROPER
0	1	10/18/2022	201	M-66