

2025 FORK TWP IND LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
04 036 009 000	19 MILE RD	06/06/23	\$40,000	WD	03-ARM'S LENGTH
04 891 021 000	2815 20 MILE	02/27/24	\$225,000	WD	03-ARM'S LENGTH
01 032 001 200	220TH AVE	12/30/22	\$148,000	WD	03-ARM'S LENGTH
05 014 002 000	OLD MILL POND/F	10/20/23	\$215,000	WD	03-ARM'S LENGTH
11 061 000 150	220TH AVE	04/05/22	\$12,384	WD	03-ARM'S LENGTH
Totals:			\$640,384		



2025 FORK IND LAND VALUES RANGED FROM \$1,000 TO \$7,003; MEDIAN PRICE IS \$6,319; MEAN PRICE IS \$
 DUE TO THE LACK OF DENSITY OF SIMILAR SALES WITHIN FORK TWP, IT WAS NECESSARY TO USE LAND SALES

NOT USED/OUTLIERS

04 891 026 001	19926 30TH	02/14/23	\$265,000	CD	03-ARM'S LENGTH
04 892 007 000	101 NORTHERN A	07/20/22	\$60,000	WD	03-ARM'S LENGTH
04 892 006 000	99 NORTHERN AV	05/09/22	\$125,000	WD	03-ARM'S LENGTH
05 017 003 602	WOODWARD	10/12/23	\$25,000	WD	03-ARM'S LENGTH
04 021 001 100	20971 30TH	02/21/24	\$100,000	WD	03-ARM'S LENGTH
11 010 008 000	90TH AVE	03/18/22	\$55,000	WD	03-ARM'S LENGTH
04 891 026 002	30TH AVE	02/26/23	\$25,000	WD	03-ARM'S LENGTH
05 003 010 001	NORTHLAN/18 MI	05/13/22	\$141,000	WD	03-ARM'S LENGTH
05 020 001 050	220TH AVE	08/15/22	\$38,500	WD	03-ARM'S LENGTH
01 034 018 512	NORTHLAND DR	07/20/23	\$350,000	WD	03-ARM'S LENGTH
12 022 007 200	M-20	04/15/22	\$10,000	WD	03-ARM'S LENGTH
04 891 023 000	20 MILE RD	09/29/22	\$40,000	WD	03-ARM'S LENGTH

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Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$40,000	\$45,000	112.50	\$90,000	\$40,000	\$90,000
\$225,000	\$101,800	45.24	\$203,524	\$47,393	\$25,917
\$148,000				\$148,000	\$148,000
\$215,000				\$215,000	\$215,000
\$12,384				\$12,384	\$12,384
\$640,384	\$146,800		\$293,524	\$462,777	\$491,301
	Sale. Ratio =>	22.92			Average
	Std. Dev. =>	14.52			per FF=>

4,491. 2025 IND LAND RATE APPLIED AT \$5,500/ACRE, WHICH IS ROUNDED UP FROM MEAN PRICE AND ROUNDED DOWN FROM COMPETING TOWNSHIPS WITHIN THE COUNTY OF MECOSTA.

\$265,000	\$306,900	115.81	\$613,754	(\$336,641)	\$12,113
\$60,000	\$55,900	93.17	\$111,818	(\$46,683)	\$5,135
\$125,000	\$46,500	37.20	\$93,015	\$35,219	\$3,234
\$25,000				\$25,000	\$25,000
\$100,000	\$26,100	26.10	\$52,238	\$59,400	\$11,638
\$55,000				\$55,000	\$55,000
\$25,000	\$600	2.40	\$1,120	\$25,000	\$25,000
\$141,000				\$141,000	\$141,000
\$38,500				\$38,500	\$38,500
\$350,000				\$350,000	\$350,000
\$10,000				\$10,000	\$10,000
\$40,000	\$8,900	22.25	\$17,800	\$40,000	\$40,000

2025 FORK TWP IND LAND STUDY

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
0.0	0.0	40.00	40.00	#DIV/0!	\$1,000
0.0	0.0	7.50	7.50	#DIV/0!	\$6,319
614.0	1579.2	22.26	22.73	\$241	\$6,649
1,350.4	990.3	30.70	30.70	\$159	\$7,003
374.8	299.8	2.58	2.58	\$33	\$4,800
2,339.2		103.04	103.51		
		Average			Average
\$198		per Net Acre=>	4,491.24		per SqFt=>

INDED DOWN FROM MEDIAN PRICE.

161.5	289.8	1.00	1.00	(\$2,084)	(\$337,316)
68.5	100.0	0.17	0.17	(\$682)	(\$271,413)
43.1	110.0	0.16	0.16	\$817	\$214,750
200.0	311.5	1.43	1.58	\$125	\$17,483
232.4	312.0	1.49	1.49	\$256	\$39,866
623.0	176.2	2.52	2.99	\$88	\$21,825
190.9	293.0	1.18	1.40	\$131	\$21,186
534.1	802.6	9.84	10.20	\$264	\$14,329
757.9	133.3	2.32	2.32	\$51	\$16,595
1,304.5	1315.3	39.39	40.38	\$268	\$8,886
100.0	514.0	1.18	1.35	\$100	\$8,475
405.0	665.0	5.54	5.80	\$99	\$7,220

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$0.02	0.00	RS 924/5353			RES
\$0.15	0.00	RS 928/2048			
\$0.15	614.00	R			
\$0.16	1,350.40	R			
\$0.11	374.85	C			

\$0.10

(\$7.74)	150.00	C 923/1278		
(\$6.23)	75.00	C 920/576		
\$4.93	65.00	C 918/4286		
\$0.40	200.00	R		
\$0.92	208.00	C 927/5997		COMML/IND
\$0.17	623.00	C		
\$0.49	190.89	C 922/5686		
\$0.33	534.07	C		
\$0.38	757.93	C		
\$0.20	1,304.53	C		
\$0.19	100.00	C		
\$0.17	405.00	R 921/238		RES

2025 FORK TWP IND LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1	0	1/6/2023		102	
1	0	12/3/2024		401	

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

1 5/16/2023 402

2025 FORK TWP IND LAND STUDY

Rate Group 2	Rate Group 3	Site Characteristic	Access	Water Supply	Sewer
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