

## 2026 Mt. Haley Township Land Value Analysis

In this section you will find

1. Vacant Land Sales
2. Land Value Analysis

**2026 Mt Haley Township Land Sales and Value Determination**

Residential	Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location/Sch	Neighborhood
	060-032-200-095-00	5/23/2024	37500	6.01		LaPorte Rd	BC/Hem/Free/Mer
	060-020-200-101-00	9/23/2025	37000	5.09		Freeland Rd.	BC/Hem/Free/Mer
			<b>74500</b>	<b>11.1</b>			

use 32,500 for 5 acres  
 use 37,500 for 7.0 acres  
 use 50,000 for 10.0 acres

Residential	Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood
	140-041-500-060-00	6/24/2021	35000	2.73		BC Schools	
	160-011-400-015-00	4/4/2023	35000	2.2		Coleman	
	060-009-200-039-00	5/26/2024	35000	3.81		Midland School	
			<b>105000</b>	<b>8.74</b>			

use 22,500 for 2.0 acres  
 use 25,000 for 2.5 acre site  
 use 27,500 for 3.0 acres  
 use 30,000 for 4 acres

Land Locked Parcels	Parcel Number	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		Tittabawassee	Land Locked/Mid
	060-034-100-023-00	2/16/2022	4500	1.15		Schrieber Rd	Land Locked/Mid
	<b>Totals</b>		<b>29700</b>	<b>17.93</b>			

Residential Sales	Date	Sale Price	Acreage	Per acre	Location	Notes
140-012-400-000-00	1/15/2025	90000	20	4500	Merrill	Merrill
140-004-400-600-00	6/10/2025	125000	21.7	5760	Bradford Rd	Merrill
		215000	41.7	5156		

use 65,000 for 15 acres  
 use 75000 for 20 acres  
 use 90,000 for 25 acres

Misc Resid. Sales	Date	Sale Amt.	Acreage	Per Acre	Location	Notes
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
060-034-300-050-00	7/17/2024	286500	57.3	5000	Sasse/Tittabawass	Wooded
060-006-300-120-00	11/7/2024	135000	30	4500	Grey	Wooded
060-028-300-106-00	10/30/2025	412500	82.53	4998	Laporte	Wooded

use 120,000 for 30 acres  
 use 170,000 for 40 acres  
 use 210,000 for 50 acres  
 use 340,000 for 100 acres

Residential sales	Date	Sale \$	Acreage	Per Acre	Frontage	Per Fft Ft	
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	155	129	Homer
060-027-400-040-00	1/15/2024	30000	1	30000	179	168	Laduke
		85000	4.628	18366	680	125	

use 17,500 1 acre site  
 use 20,000 1.5 acre site  
 use 121 per ft 'A' 1  
 use 121 per ft ft 'B' 2



use 4,996 for #5
use 4,292 for #6
use 4,167 for #7
use 3,080 for #8

**2026 Commercial Land Analysis**

Parcel Number	Date	Sale Price	Land Resid	Est land value	Effective Frt	NET Acres	\$ Per Frt 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 13,000 1.0 acres	use 15,000 3.0 acres		use 30,000 10 acres	use 87,000 30 acres			150 per frt HWY
use 13,500 1.5 acres	use 16,000 4 acres		use 45,000 15 acres	use 117,000 40 acres			
use 14,000 2.0 acres	use 18,000 5 acres		use 60,000 20 acres	use 147,000 50 acres			
use 14,500 2.5 acres	use 21,000 7 acres		use 75,000 25 acres	use 250,000 for 100 acres			

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Notes
03-11-6-35-2108-005	4/16/2020	5000	0.5	10000	Y	
02-13-5-31-3010-006	8/6/2020	18500	2.12	8726	Y	
010-026-200-140-00	7/30/2020	17000	2.05	8293	Y	
29-13-3-27-2002-000	2/24/2021	12500	0.406	30788	Y	
12-022-029-01	8/16/2021	20000	2.38	8403	Y	Gratiot
10-12-5-16-1002-000	3/15/2023	65000	1.79	36313	Y	
		<b>138000</b>	<b>9.246</b>	<b>14925</b>		

Use 12,500 1 acre	use 19500 3 acre
Use 14,000 1.5 acre	use 20,000 4 acre
use 15,000 2.0 acre	use 23,500 5 acre
use 18,500 2.5 acre	use 25,000 7 acre