

2025 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		3236 LaPorte Rd	BC/Hem/Free/Mer	
060-005-100-600-00	2/1/2018	50000	12.64		3956 Lydia St.	Midland	
060-028-200-140-00	6/19/2019	30000	8.747		3430 Poseyville	BC/Hem/Free/Mer	
060-028-400-125-00	7/7/2021	24100	6		4017 LaPorte Rd	BC/Hem/Free/Mer	
060-032-200-095-00	5/23/2024	37500	6.01		6240 LaPorte Rd	BC/Hem/Free/Mer	
		173600	43.287		4010		

use 30,000 for 5 acres
use 35,000 for 7.0 acres
use 42,500 for 10.0 acres

Residential	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood	
060-035-400-089-00	12/3/2020	25000	2.727	9168	Midland School	Tittab, adj sale price, Barn	
140-041-500-060-00	6/24/2021	35000	2.73	12821	BC Schools		
140-004-200-875-00	1/12/2021	16500	2.77	5957	BC Schools		
160-011-400-015-00	4/4/2023	35000	2.2	15909	Coleman		
060-009-200-039-00	5/26/2024	35000	3.81	9186	Midland School		
		25000	2.727	9168			
			use 20,000 for 2.0 acres				
			use 22,500 for 2.5 acre site				
			use 25,000 for 3.0 acres				
			use 27,500 for 4 acres				

Land Locked Parcels	Date	Sale Amt	Acreage	Per Acre	Location	Nieghborhood
060-026-300-070-00	1/12/2022	4700	1	4700	Land Locked	Land Locked/Mid
060-010-100-175-00	2/17/2022	25000	16.93	1477	Land Locked	Southgate
060-002-300-455-00	11/1/2022	10650	2.34	4551	Land Locked	Thayer
060-036-400-300-00	6/5/2020	52140	23	2267	Titabawasse	Land Locked/Mid
060-034-100-023-00	2/16/2022	4500	1.15	3913	Schrieber Rd	Land Locked/Mid
Totals		29700	17.93	1656		

Residential Sales	Date	Sale Price	Acreage	Per acre	Location	BC/Hem/Free/Mer
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 57,500 for 15 acres			
			use 67,500 for 20 acres			
			use 85,500 for 25 acres			

Misc Resid. Sales	Date	Sale Amt.	Acreage	Per Acre	Location	Notes
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
140-012-400-000-00	7/21/2022	110000	40	2750	Mt Haley	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
060-034-300-050-00	7/17/2024	286500	57.3	5000	Sasse/Titabawass	Wooded
060-006-300-120-00	11/7/2024	135000	30	4500	Grey	Wooded
			use 120,000 for 30 acres			
			use 160,000 for 40 acres			
			use 200,000 for 50 acres			
			use 330,000 for 100 acres			

Residential sales	Date	Sale \$	Acreage	Per Acre	Frontage	Per Frt Ft	
060-011-400-176-00	6/2/2021	20000	1.358	14728	220	91	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	Ingersoll Twp
		85000	4.628	18366	704	121	

use 15,500 1 acre site	use 121 per frt 'A' 1
use 17,500 1.5 acre site	use 121 per frt ft 'B' 2

Agricultural							
Parcel Number		Date	Sale Amt.	Acreage	Per Acre	Location/Sch.	Notes
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	tiled #3
010-100-201-00,010-200-401-00		12/17/2021	431077	73.53	5863	Sasse/Brooks	tiled #2
140-028-200-050-00		4/1/2020	310030	50	6201	Meridian Rd	tiled #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
140-004-200-252-00		4/5/2024	110,000	20.99	5241	Gordonville Rd	#5
	Totals		3070977	533.7	5754		

use 6,300 for #1
use 6,000 for #2
use 5,995 for #3

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

677200
188.86
3586
use 5,329 for #4
use 4,996 #5
use 4,292 for #6
use 4,167 for #7
use 3,080 for #8

2025 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
010-026-200-140-00	7/30/2020	17000	17000	11500	163		1
160-019-100-010-00	6/30/2020	135000	30138	31980	410		2.07
29-13-3-27-3002-000	2/4/2021	12500	12500	12500	145		0.7
12-022-029-01	8/16/2021	20000	20000	20000	300		2.38
		229500		120980	1219		99
150 per frt HWY							
use 13,000 1.0 acres	use 15,000 3.0 acres		use 30,000 10 acres	use 87,000 30 acres			
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			

Indust. Land Analysis							
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	
		138000	9.246	14925			

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