

Pickford Township 2026 Land Value Analysis

FINAL

4/1/2023 - 3/31/2025

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. This document is the analysis performed by the Pickford Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2025. As required, the sales gathered and analyzed are from 4/1/2023 to 3/31/2025.

shaded area = Upcoming sale, not calculated
shaded area = Previous sale history documentation, not calculated unless noted

Vacant Land is noted in Regular font
 Improved is noted in Italics

ACREAGE

Residential, Agricultural, Commercial, and Industrial Acreage

Size Range 0-9.99 ACRE

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	RD TYPE
9/23/2021	009-080-010-00&080-00	402	1354/913	Prater/Feighner Holdings	M-129	WD	\$ 9,000	2.69			\$ 3,346	Included
10/4/2021	009-163-001-60	402	1355/314	McDonald/Twork	20 Mile Rd	WD	\$ 7,500	1.82			\$ 4,121	Included
10/26/2021	009-006-003-00	402	1362/1196	Morrison/Morrison	Gogomain Rd	WD	\$ 14,000	4			\$ 3,500	Included
6/27/2022	009-001-023-50	402	1371/365	Rossi/Scott	E 25 Mile Rd	WD	\$ 29,500	9.9			\$ 2,980	gr/Included
4/14/2023	009-163-001-60	402	1386/925	Twork/Greenfield	20 Mile Rd	WD	\$ 14,000	1.82			\$ 7,692	
9/23/2025	009-006-003-00	402	1433/1005	Morrison/Starks	Gogomain Rd	WD	\$ 14,000	4			\$ 3,500	Included

All Sales Calculated

Conclusion: 1 acre = \$3500 (median rounded) & 7 acre = \$3000

1-9.99 acres \$3500 p/a - \$3000 p/a

Land table value price per acre increases as acreage decreases. Median determined best indicator of value.

AVERAGE	\$	4,190
MIN	\$	2,980
MAX	\$	7,692
MEDIAN	\$	3,500

Size Range 10-29.99 ACRES

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	RD TYPE
4/6/2021	009-065-006-00	402	1342/863	Morrison/Levitan	Riverside Dr	WD	\$ 31,500	10.54			\$ 2,989	Included
9/17/2021	009-012-013-30	402	1354/486	Smith/Perry	Fairview Rd	WD	\$ 33,500	11.09			\$ 3,021	Included
9/30/2021	009-017-005-50	402	1354/1020	Polega/Kolatski	E M-48	WD	\$ 15,000	10			\$ 1,500	Included
10/21/2021	009-015-004-00	402	1356/421	Wicklund/Zielke	3282 e m-48	WD	\$ 25,000	10			\$ 2,500	Included
4/22/2022	009-186-001-65	102	1367/992	Brown/Steel Wheel	22207 M-129	WD	\$ 30,000	29.86			\$ 1,005	Included
7/20/2022	009-084-006-50	402	1372/731	Willobee/Caldwell	3875 E Gogomain	WD	\$ 25,000	10			\$ 2,500	Included
9/13/2023	009-186-001-65	402	1395/675	Steel/Bueno	22207 M-129	WD	\$ 27,500	29.86			\$ 921	
9/20/2023	009-084-006-00	402	1395/892	Caldwell/Kasten	Gogomain	WD	\$ 25,000	10			\$ 2,500	
10/9/2023	009-084-006-50	402	1396/1003	Caldwell/Fifield	Gogomain	WD	\$ 27,500	10			\$ 2,750	
3/13/2024	009-174-014-00	402	1403/1316	Bonacci/Ryder	M-129	WD	\$ 18,500	10			\$ 1,850	
6/4/2024	009-186-001-65	402	1408/800	Bueno/Harrison	M-129	WD	\$ 48,000	29.86			\$ 1,340	
1/24/2025	009-161-004-50	402	1420/812	Graham/Lamkin	W 20 Mile Rd	WD	\$ 36,000	10			\$ 3,600	

All Sales Calculated

Conclusion: 10 acre = \$2500 (median) & 25 acre = \$1200
 10-29.99 acres \$2500 p/a - \$1200 p/a

Land table value price per acre increases as acreage decreases. Median determined best indicator of value.

AVERAGE	\$	2,206
MIN	\$	921
MAX	\$	3,600
MEDIAN	\$	2,500

Size Range 30-49.99 ACRES

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	RD TYPE
4/6/2021	009-076-005-00	402	1342/884	Hill/Lehigh	23 mile rd	WD	\$ 30,000	40			\$ 750	gravel
10/16/2021	009-012-001-00	402	1355/122	Alexeev/Evola	off of 25 Mile Rd	WD	\$ 35,000	40			\$ 875	2-track
4/9/2022	009-180-001-00	402	1368/989	McGregor/Lalonde	W M-48	WD	\$ 40,000	40			\$ 1,000	Paved/Inc
10/7/2022	009-036-008-00	102	1378/80	Johnson/Erickson	Hanna Rd	WD	\$ 68,000	40			\$ 1,700	Paved/Inc
12/15/2022	009-001-019-00	402	1381/993	Skinner/Curtis	E of Fairview	WD	\$ 38,500	40			\$ 963	2-track/Inc
2/24/2023	009-023-007-00	402	1384/443	Bruning/Grade A Logging	off of 28 Mile	WD	\$ 35,000	40			\$ 875	Gravel/Inc
3/24/2023	009-057-005-00	402	1385/1181	Forsythe/Mason	E of M-129	WD	\$ 45,000	40			\$ 1,125	Gravel/Inc
9/23/2024	009-012-011-25 +	402	1414/530	McDonald/Graul	E 26 Mile Rd	WD	\$ 60,000	30			\$ 2,000	Gravel
11/14/2024	009-060-025-00	402	1417/1151	RDG/Adair	Riverside Dr	WD	\$ 60,000	40			\$ 1,500	Paved/Inc
1/27/2025	009-009-003-00	102	1420/965	Wingle/Boyd	Hewer	WD	\$ 58,000	40			\$ 1,450	Paved/Inc

AVERAGE	\$ 1,327
MIN	\$ 875
MAX	\$ 2,000
MEDIAN	\$ 1,288

Conclusion: 30 acre = \$1400 p/a & 40 acre = \$1250 p/a

30-49.99 acres \$1400 p/a - \$1250 p/a

Land table value price per acre increases as acreage decreases. The Average rounded up is the best indicator of value.

Median (rounded down) used for low end of range & Average (rounded up) used for high end of range

Size Range 50 + ACRES

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	RD TYPE
4/6/2021	009-018-001-25 +002-00	402	1343/41	Dobson/Crater	S of E M-48	WD	\$ 52,000	60			\$ 867	Dirt
7/6/2021	009-170-005-00	402	1349/1	Michaels/Offrink	W M-48	WD	\$ 75,000	80			\$ 938	Paved
8/20/2021	009-106-002-50	402	1353/215	Purze/Walker	E of Riverside	WD	\$ 42,000	80			\$ 525	Dirt
8/25/2021	009-066-013-00	402	1352/1094	Lewis/Libby	S Libby Rd	WD	\$ 55,000	80			\$ 688	2-track
10/28/2021	009-009-009-00	402	1357/574	McNew/Gordon	E M-48	WD	\$ 89,500	80			\$ 1,119	Paved
3/23/2022	009-012-017-00	402	1365/1135	Harp/Taylor	5887 E 26 Mile Rd	WD	\$ 96,000	80			\$ 1,200	Gravel
4/6/2022	009-009-002-00	402	1367/273	Murphy/Keiser	N of E M-48	WD	\$ 60,000	80			\$ 750	2-track
11/15/2022	009-162-006-00 + 011-00	402	1381/349	Massa/Oberlin	w 19 Mile Rd	WD	\$ 180,000	157.28			\$ 1,144	Dirt
6/8/2023	009-172-011-00 + 004-00	402	1390/383	Deman/Robinson	W M-48	WD	\$ 125,000	175			\$ 714	Paved
10/12/2023	009-015-010-00	402	1396/1221	Anderson/Warner	Aldrich Rd	WD	\$ 80,000	80			\$ 1,000	Gravel
10/23/2023	009-066-013-00	402	1397/991	Libby/Tinkham	E 20 Mile Rd	WD	\$ 65,000	80			\$ 813	2-track
11/3/2023	009-164-020-00 +	402	1398/457	Pope/Barriger	W 21 Mile Rd	WD	\$ 120,000	120			\$ 1,000	Gravel
3/15/2024	009-081-022-10	102	1404/137	Skinner/Mayer	Gogomain Rd	WD	\$ 161,400	131.7			\$ 1,226	
4/9/2024	009-007-005-00	402	1405/808	Kanitz/Kamann	E M-48	WD	\$ 150,000	200			\$ 750	WRP ease/Pavi
4/26/2024	009-083-003-00 +	402	1407/41	Brown/Ivonen	s of E 23 Mile Rd	WD	\$ 120,000	120			\$ 1,000	2-track
5/29/2024	009-012-017-00	402	1408/12	Taylor/Boyd	26 Mile Rd	WD	\$ 128,000	80			\$ 1,600	Gravel
12/16/2024	009-178-015-00	402	1419/305	Self/Yester	W M-48	WD	\$ 180,000	240			\$ 750	Paved
2/25/2025	009-176-011-50	102	1422/366	Murdick/Hudson	Steele Rd	WD	\$ 80,000	78			\$ 1,026	Paved
2/28/2025	009-171-002-00	402	1422/121	Quinn/Ingalls	W M-48	WD	\$ 120,000	160			\$ 750	Paved

Calculated only current 2 year period sales

AVERAGE	\$	966
MIN	\$	714
MAX	\$	1,600
MEDIAN	\$	813

Conclusion: Average rounded up for 50 Acres and Median rounded up for 100 Acres = best indicators of value

50 acre = \$1100 p/a & 100 acre= \$950 p/a

50 acre plus= \$950 p/a - 1100 p/a

Land table value price per acre increases as acreage decreases.

RIVERFRONT 700

Residential, Agricultural, Commercial & Industrial

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF
10/4/2016	009-061-008-00	402	1242/164	HARLEY/MOYER	Mills Rd	WD	\$ 40,000	266			\$ 150
12/21/2016	009-360-001-00&-002-00	401	1246/986	MCKAY/KRULL	Riverside Rd	WD	\$ 80,000	124	\$ 59,060	\$ 20,940	\$ 153
9/14/2018	009-064-002-50	401	1289/267	ZIEGLER/SAWYER	Clauss Row	WD	\$ 85,000	264	\$ 57,700	\$ 27,300	\$ 103
5/10/2018	009-064-006-00	401	1280/233	BELL/RICE	Clauss Row	WD	\$ 78,000	180	\$ 51,054	\$ 26,946	\$ 150
9/1/2020	009-066-003-00	401	1327/837	MORTON/KAYWOOD	Libby Rd	WD	\$ 197,000	300	\$ 109,790	\$ 87,210	\$ 291
9/1/2020	009-066-006-00	401	1327/1071	LAJOIE/MORTON	Libby Rd	WD	\$ 145,000	151	\$ 101,779	\$ 43,221	\$ 286
1/25/2021	009-066-004-00	401	1337/1080	GREGG/BELL	Libby Rd	WD	\$ 150,000	310	\$ 86,145	\$ 63,855	\$ 206
6/24/2021	009-360-008-00	401	1348/299	LEMMA/CRIPPS	Riverside Rd	WD	\$ 91,500	101.6	\$ 51,307	\$ 40,193	\$ 396
7/8/2021	009-360-012-00	401	1349/225	KEHOE/DEMOLEN	Riverside Rd	WD	\$ 122,500	134.6	\$ 64,495	\$ 58,005	\$ 431
8/20/2021	009-064-006-00	401	1352/77	RICE/KELSEY	Clauss Row	WD	\$ 140,000	180	\$ 72,120	\$ 67,880	\$ 377
9/27/2021	009-060-013-00	401	1354/629	RIMER/SILK	E Mills Rd	WD	\$ 50,000	229	\$ 31,378	\$ 18,622	\$ 81 outlier/LOW
12/20/2021	009-064-002-50	401	1360/241	SAWYER/WOODGATE	Clauss Row	WD	\$ 145,000	264	\$ 67,989	\$ 77,011	\$ 292
3/17/2023	009-066-003-00	401	1385/454	KAYWOOD/COOK	Libby Rd	WD	\$ 240,000	300	\$ 148,248	\$ 91,752	\$ 306
6/20/2023	009-064-002-25	402	1390/154	ZIEGLER/DUPLESSIS	Clauss Row	WD	\$ 38,000	100			\$ 380
1/31/2024	009-066-004-00	401	1401/1315	BELL/TOENSING	Libby Rd	WD	\$ 224,500	310	\$ 140,835	\$ 83,665	\$ 270
3/4/2024	009-360-001-00 & 002-00	401	1403/514	KRULL/SEEFELD	Riverside Rd	WD	\$ 115,000	124	\$ 74,120	\$ 40,880	\$ 330
4/22/2024	009-064-002-50	401	1406/1265	FEDERAL/PERRY	Clauss Row	CD	\$ 198,500	264	\$ 89,292	\$ 109,208	\$ 414
9/9/2024	009-066-005-00	401	1413/807	WILSON/MEYERS	Libby Rd	WD	\$ 43,000	237	\$ 6,719	\$ 36,281	\$ 153
1/28/2025	009-280-007-00	401	1420/1283	TEUSINK/HIGGINS	Big Rock Row	WD	\$ 46,500	150.3	\$ 2,855	\$ 43,645	\$ 290
6/4/2025	09-065-003-00&060-041-00	401	1427/334	SERRA/FOSTER	20 Mile Rd	WD	\$ 375,000	150	\$ 232,048	\$ 142,952	\$ 953

Only Sales in Sales Range used in calculation

AVERAGE \$ 306

Conclusion: \$300 p/ff High & \$200 p/ff Medium & \$100 p/ff Low

MIN \$ 153

Average & Median (rounded down) was determined to be the best indicator of high value

MAX \$ 414

MEDIAN \$ 310

FF- PLATS 200-600

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF	
4/20/2021	009-402-002-00	401	1343/871	TAMLYN/ROBINSON	N Pleasant St	WD	\$ 67,000	75'	\$ 58,125	\$ 8,875	\$ 118	Included
5/19/2021	09-406-004-00&420-012-0	401	1345/1307	MENEER/DEGREIF	E Elmo St	WD	\$ 72,500	200'	\$ 58,438	\$ 14,062	\$ 70	Included
11/1/2021	09-440-053-00,052,050,...	401	1356/1199	SMITH/HILL	N Pleasant St	WD	\$ 142,900	270'	\$ 109,232	\$ 33,668	\$ 125	Included
1/14/2022	009-322-020-00	401	1362/336	FOUNTAIN/HIGGINS	E Church St	WD	\$ 80,000	55'	\$ 70,794	\$ 9,206	\$ 167	Included
7/8/2022	009-407-010-00	401	1372/28	CAUSLEY/PAQUIN	N Manila St	WD	\$ 150,000	150'	\$ 90,070	\$ 59,930	\$ 400	outlier
7/8/2022	009-464-003-00	401	1371/1216	WELLS/DECKER	E Church St	WD	\$ 130,000	110'	\$ 91,172	\$ 38,828	\$ 353	outlier
7/14/2022	009-402-002-00	401	1372/137	ROBINSON/BURZINSKI	N Pleasant St	WD	\$ 115,000	75'	\$ 63,281	\$ 51,719	\$ 690	outlier
8/2/2022	9-500-003-00,004,186-02	401	1373/835	ROSS/PRUCHA	W John St.	WD	\$ 165,000	210'	\$ 99,628	\$ 65,372	\$ 311	outlier
8/18/2022	009-420-025-00	401	1374/1193	CAMPBELL/DILLON	N Dewey St	WD	\$ 140,000	125'	\$ 76,992	\$ 63,008	\$ 504	outlier
10/6/2022	009-440-062-00	401	1377/684	EDDY/EARLE	E School St	WD	\$ 118,000	50'	\$ 106,321	\$ 11,679	\$ 234	Included
2/2/2023	009-404-001-50&001-00	401	1383/969	HARRISON/DILDAY	N Manila St	WD	\$ 165,000	150'	\$ 158,056	\$ 6,944	\$ 46	Included
6/1/2023	009-408-001-00	401	1389/332	RYE/PORTICE	E Main St	WD	\$ 140,000	100'	\$ 115,710	\$ 24,290	\$ 243	
11/10/2023	009-340-019-00	401	1398/753	STEPHENS/FOSMORE	E School St	WD	\$ 85,000	50	\$ 74,705	\$ 10,295	\$ 206	
11/21/2023	009-464-016-00 +	401	1399/451	FERGUSON/KNOWLES	E School St	WD	\$ 129,000	341'	\$ 108,532	\$ 20,468	\$ 60	
12/1/2023	009-420-001-00 +	401	1398/236	TAYLOR/HELFRICH	N Manila St	WD	\$ 130,000	100	\$ 104,264	\$ 25,736	\$ 257	
6/25/2024	009-406-001-00	402	1409/595	SIMS/ANGER	Elmo St	WD	\$ 12,000	50'		\$ 12,000	\$ 240	
9/17/2024	009-467-006-00	401	1414/441	MCCULLOUGH/KINNE	E School St	WD	\$ 235,000	236	\$ 185,620	\$ 49,380	\$ 209	
11/19/2024	009-407-013-00	401	1417/1065	PLANK/LAWRENCE	N Manila St	WD	\$ 155,000	100'	\$ 137,008	\$ 17,992	\$ 180	
3/3/2025	009-322-020-00	401	1422/424	HIGGINS/POLLARD	E Church St	WD	\$ 129,900	55'	\$ 118,490	\$ 11,410	\$ 207	
8/29/2025	009-464-007-00	401	1432/302	BENNIN/HEACOCK	S Dewey St	WD	\$ 18,000	151'	\$ 142,573	\$ 37,427	\$ 248	Future
9/10/2025	009-406-004-00 +	401	1433/224	DEGRIEF/BRACE	E Elmo St	WD	\$ 130,000	200'	\$ 77,211	\$ 52,789	\$ 264	Future

AVERAGE \$ 168

MIN \$ 46

MAX \$ 257

MEDIAN \$ 193

Conclusion: \$160 p/ff High & \$120 p/ff Medium & \$80 p/ff Low

Average (rounded down) was determined to be the best indicator of value

COMM/IND 201 & 301 Price per FF Study

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF	
8/23/2019	009-081-017-00&018-00	201	1307/1126	PICKFORD REALTY/ELSEY	Main St	WD	\$ 200,000	139'	\$ 135,451	\$ 64,549	\$ 464	
8/31/2020	009-381-003-00	201	1327/576	LYNN HOLDINGS/SUPERIOR	Main St	WD	\$ 250,000	200'	\$ 190,888	\$ 59,112	\$ 296	
5/7/2020	009-186-022-60	202	1320/306	NYBERG/LAMB	M-129	WD	\$ 18,000	185'		\$ 18,000	\$ 97	included
7/14/2021	009-340-001-00	201	1354/628	GREEN/MASSONGILL	Church St	WD	\$ 42,500	75'	\$ 39,325	\$ 3,175	\$ 42	outlier
8/19/2021	009-186-027-00	201	1352/566	GREEN/GALER	M-129	WD	\$ 76,000	125'	\$ 59,188	\$ 16,812	\$ 135	included
11/10/2022	009-322-003-00	201	1379/1275	TAYLOR/MARANTZ	Main St	WD	\$ 199,000	60'	128073	70927	\$ 1,182	outlier
11/22/2024	009-440-079-00	202	1418/2	SKINNER/PICKFORD SCH	Frances St	WD	\$ 16,900	120'		16900	141	

AVERAGE	\$	124
MIN	\$	97
MAX	\$	141
MEDIAN	\$	135

Conclusion: \$130 p/ff High & \$110 p/ff Medium & \$90 p/ff Low

The Average rounded up was determined to be the best indicator of value

FF- RATES 100 Smaller Lots

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF RD	
4/28/2017	009-057-012-70	401	1254/879	SCHEFFLER/BERTOLISSI	Huyck Row	WD	\$ 138,000	392.43'	\$ 81,696	\$ 56,304	\$ 143	gravel
1/5/2018	009-186-023-00	402	1272/348	NYBERG/GREENWD	John St	WD	\$ 15,000	150'		\$ 15,000	\$ 100	
5/10/2018	009-081-027-00	402	1280/186	JENKINS/BENDER	Clegg Rd	WD	\$ 10,000	300'		\$ 10,000	\$ 33	
5/29/2018	009-163-013-00	401	1281/139	HURST/MCDONALD	M-129	WD	\$ 62,000	230'	\$ 50,301	\$ 11,699	\$ 51	
6/27/2018	009-011-001-30	401	1263/593	CUSHMAN/WILDE	25 Mile Rd	WD	\$ 92,500	395'	\$ 68,726	\$ 23,774	\$ 60	gravel
7/13/2018	009-057-011-50	401	1284/262	POIRIER/GREGG	M-129	WD	\$ 130,000	316'	\$ 111,965	\$ 18,035	\$ 57	
9/14/2018	009-236-007-25&-50&00	401	1289/454	GREGG/BERRY	M-80	WD	\$ 150,000	140'	\$ 137,771	\$ 12,229	\$ 49	
4/26/2019	009-162-019-40	401	1300/977	BOSBOUS/WAYBRANT	20 Mile Rd	WD	\$ 212,000	224'	\$ 162,506	\$ 49,494	\$ 221	
9/30/2019	009-009-011-25	401	1309/671	JONES/GARRISON	E M-48	WD	\$ 92,000	150'	\$ 75,771	\$ 16,229	\$ 108	
4/13/2020	009-151-007-00	401	1318/1316	SMITH/PEDERSON	M-129	WD	\$ 76,000	250'	\$ 64,837	\$ 11,163	\$ 45	
4/30/2020	009-011-016-50	401	1319/878	LOVERTI/SOELTNER	E M-48	WD	\$ 177,000	175'	\$ 166,235	\$ 10,765	\$ 62	
6/18/2020	009-163-004-30	401	1322/1139	DEPEEL/BUHRO	Roe Rd	WD	\$ 101,000	165'	\$ 85,088	\$ 15,912	\$ 96	gravel
7/2/2020	009-163-001-40	401	1323/912	SCALES/RYE	W 20 Mile Rd	WD	\$ 145,000	267'	\$ 131,906	\$ 13,094	\$ 49	
7/29/2020	009-163-013-00	401	1325/786	MCDONALD/HARRISON	M-129	WD	\$ 62,000	230'	\$ 40,870	\$ 21,130	\$ 92	
8/25/2020	009-163-001-30	401	1327/640	KIBBLE/JOHN	W 20 Mile Rd	WD	\$ 154,900	267'	\$ 141,300	\$ 13,600	\$ 51	
11/3/2020	009-011-001-30	401	1332/1168	WILDE/READY	25 Mile Rd	WD	\$ 92,500	395'	\$ 73,809	\$ 18,691	\$ 47	gravel
11/13/2020	009-162-023-00	401	1333/584	MILLIGAN/MCCORD	20 Mile Rd	WD	\$ 201,000	205'	\$ 193,412	\$ 7,588	\$ 37	
4/22/2021	009-162-019-40	401	1344/102	KOENIG/HEAL	20 Mile Rd	WD	\$ 212,000	224'	\$ 140,445	\$ 71,555	\$ 319	
10/4/2021	009-163-001-60	402	1355/314	MACDONALD/TWORK	W 20 Mile Rd	WD	\$ 7,500	266.91'		\$ 7,500	\$ 28	
10/15/2021	0096-162-019-60	401	1355/1008	VANLUVEN/RAIRIGH	W 20 Mile Rd	WD	\$ 64,000	203'	\$ 50,047	\$ 13,953	\$ 69	
5/27/2022	009-080-004-00	401	1369/706	ROMANTZ/SUMNER	S M-129	WD	\$ 140,000	425'	\$ 118,759	\$ 21,241	\$ 50	
9/14/2022	009-002-018-00	401	1376/471	HENNING/MILLER	S Aldrich Rd	WD	\$ 47,000	150'	\$ 37,247	\$ 9,753	\$ 65	gravel
9/28/2022	009-162-002-00	401	1377/505	SABIN/MALPASS	M-129	WD	\$ 180,000	100'	\$ 112,596	\$ 67,404	\$ 674	outlier
10/27/2022	009-236-030-00&029-50	401	1379/41	MCCARTY/GUNDERSON	M-129	WD	\$ 65,000	362'	\$ 29,322	\$ 35,678	\$ 99	
10/27/2022	009-236-030-00 +	401	1379/41	MCCARTER/GUNDERSON	M-129	WD	\$ 65,000	197'	\$ 23,699	\$ 41,301	\$ 210	
11/5/2022	009-163-001-30	401	1379/259	JOHN/PLESSCHER	W 20 Mile Rd	WD	\$ 154,900	266.92'	\$ 104,273	\$ 50,627	\$ 190	
12/22/2022	009-163-001-50	401	1381/833	NEUBURT/FITZHENRY	W 20 Mile Rd	WD	\$ 176,000	266.91'	\$ 126,709	\$ 49,291	\$ 185	
1/13/2023	009-186-016-50	401	1382/588	STOREY/HOY	Townline Rd	WD	\$ 64,000	208'	\$ 31,254	\$ 32,746	\$ 157	
3/4/2023	009-236-027-00	401	1384/1188	TAYLOR/LEVERSEE	M-129	WD	\$ 38,000	122.38'	\$ 18,746	\$ 19,254	\$ 157	

FF- RATES 100 Smaller Lots

CONTINUED

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF RD
4/14/2023	009-163-001-60	402	1386/925	TWORK/GREENFIELD	W 20 Mile Rd	WD	\$ 14,000	266.91'			\$ 52
7/6/2023	009-162-003-00	401	1391/203	CURTIS/SAMBRANO	M-129	WD	\$ 159,000	180'	\$ 88,555	\$ 70,445	\$ 391 outlier
11/10/2023	009-163-004-30	401	1398/674	KIMBER/RICHARD	Roe Rd	WD	\$ 101,000	165'	\$ 69,953	\$ 31,047	\$ 188 Gravel
12/8/2023	009-057-012-75	401	1400/22	MOORE/HUYCK	Huyck Row	WD	\$ 159,000	524.92'	\$ 102,705	\$ 56,295	\$ 107 Gravel
5/23/2024	009-057-006-00	401	1407/888	KUCHARCZYK/MISZEWSKI	M-129	WD	\$ 255,000	412.5'	\$ 91,044	\$ 163,956	\$ 397 outlier
6/21/2024	009-060-029-50 +	401	1409/1132	HALL/SIKORA	Riverside Dr.	WD	\$ 141,000	300'	\$ 75,156	\$ 65,844	\$ 219
5/27/2025	009-236-030-00	401	1426/860	GUNDERSON/NORRIS	M-129	WD	\$ 72,000	197'	\$ 43,907	\$ 28,093	\$ 143
8/8/2025	009-081-021-00	401	1431/122	QUINELL/FITANTE	Main St.	WD	\$ 265,000	248'	\$ 228,551	\$ 36,449	\$ 147

Only Sales in date range calculated

Conclusion: \$140 p/ff High/ \$110 p/ff Medium/ \$80 p/ff Low

The Average rounded down was determined to be the best indicator of value.

Top two values removed as outliers

AVERAGE	\$	141
MIN	\$	52
MAX	\$	219
MEDIAN	\$	147