

Pickford Township 2024
Land Value Analysis
4/1/2021 - 3/31/2023

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 2024. As required, the sales gathered and analyzed are from 4/1/2021 to 3/31/2023.

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

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	Paved
10/4/2021	009-163-001-60	402	1355/314	McDonald/Twork	20 Mile Rd	WD	\$ 7,500	1.82			\$ 4,121	Paved
10/26/2021	009-006-003-00	402	1362/1196	Morrison/Morrison	Gogomain Rd	WD	\$ 14,000	4			\$ 3,500	Paved
6/27/2022	009-001-023-50	402	1371/365	Rossi/Scott	E 25 Mile Rd	WD	\$ 29,500	9.9			\$ 2,980	Gravel Rd
AVERAGE											\$ 3,487	
MIN											\$ 2,980	
MAX											\$ 4,121	
MEDIAN											\$ 3,423	

Conclusion: acre = \$3400 (median rounded) & 7 acre = \$3000
1-9.99 acres \$3400 p/a - \$3000 p/a
Land table value price per acre increases as acreage decreases. Median determined best indicator of value.

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	Paved
9/17/2021	009-012-013-30	402	1354/486	Smith/Perry	Fairview Rd	WD	\$ 33,500	11.09			\$ 3,021	Paved
9/30/2021	009-017-005-50	402	1354/1020	Polega/Kolatski	E M-48	WD	\$ 15,000	10			\$ 1,500	Paved
10/21/2021	009-015-004-00	402	1356/421	Wicklund/Zielke	3282 e m-48	WD	\$ 25,000	10			\$ 2,500	Paved
4/22/2022	009-186-001-65	102	1367/992	Brown/Steel Wheel	22207 M-129	WD	\$ 30,000	29.86			\$ 1,005	Paved
7/20/2022	009-084-006-50	402	1372/731	Willobee/Caldwell	3875 E Gogomain	WD	\$ 25,000	10			\$ 2,500	Paved
9/13/2023	009-186-001-65	402	1395/675	Steel/Bueno	22207 M-129	WD	\$ 27,500	29.86			\$ 921	Paved
											AVERAGE	\$ 2,253
Conclusion: 0 acre = \$2500 (median rounded) & 25 acre = \$1200											MIN	\$ 1,005
10-29.99 acres \$2500 p/a - \$1200 p/a											MAX	\$ 3,021
Land table value price per acre increases as acreage decreases. Median determined best indicator of value.											MEDIAN	\$ 2,500

Conclusion: 0 acre = \$2500 (median rounded) & 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.

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	
10/7/2022	009-036-008-00	102	1378/80	Johnson/Erickson	Hanna Rd	WD	\$ 68,000	40			\$ 1,700	Paved	
12/15/2022	009-001-019-00	402	1381/993	Skinner/Curtis	E of Fairview	WD	\$ 38,500	40			\$ 963	2-track	
2/24/2023	009-023-007-00	402	1384/443	Bruning/Grade A Logging	off of 28 Mile	WD	\$ 35,000	40			\$ 875	Gravel	
3/24/2023	009-057-005-00	402	1385/1181	Forsythe/Mason	E of M-129	WD	\$ 45,000	40			\$ 1,125	Gravel	
AVERAGE											\$ 1,041		
Conclusion:	30 acre = \$1000 p/a & 40 acre = \$950 p/a										MIN	\$ 750	
	30-49.99 acres \$1000 p/a - \$950 p/a										MAX	\$ 1,700	
	1 table value price per acre increases as acreage decreases. Both the Average and the Median rounded down are best indicator of val										MEDIAN	\$ 963	
	verage used for high end of range & Median used for Low end of range												

Conclusion: 30 acre = \$1000 p/a & 40 acre = \$950 p/a

30-49.99 acres \$1000 p/a - \$950 p/a

Land table value price per acre increases as acreage decreases. Both the Average and the Median rounded down are best indicator of value

Average used for high end of range & Median used for Low 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

Conclusion: 50 acre = \$900 p/a & 100 acre= \$830 p/a

50 acre plus= \$900 p/a - \$830 p/a

and table value price per acre increases as acreage decreases. Median & Average determined best indicator of value.

AVERAGE	\$ 904
MIN	\$ 525
MAX	\$ 1,200
MEDIAN	\$ 902

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	Included
9/1/2020	009-066-006-00	401	1327/1071	LAJOIE/MORTON	Libby Rd	WD	\$ 145,000	151	\$ 101,779	\$ 43,221	\$ 286	Included
1/25/2021	009-066-004-00	401	1337/1080	GREGG/BELL	Libby Rd	WD	\$ 150,000	310	\$ 86,145	\$ 63,855	\$ 206	Included
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	
AVERAGE											\$ 323	
MIN											\$ 81	
MAX											\$ 431	
MEDIAN											\$ 299	

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

Median was determined to be the best indicator of value

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	
10/26/2017	009-407-013-00	401	1267/929	GREELY/PLANK	N Manila St	WD	\$ 69,900	100'	\$ 58,892	\$ 11,008	\$ 110	Included
11/15/2017	009-463-004-00	401	1269/600	MCDONALD/MCDONALD	E Main St	WD	\$ 120,000	100'	\$ 113,664	\$ 6,336	\$ 63	outlier
7/7/2017	009-407-010-00	401	1259/613	MILLER/CAUSLEY	N Manila St	WD	\$ 66,000	150'	\$ 57,975	\$ 8,025	\$ 54	outlier
2/13/2018	009-300-018-00	401	1274/609	FLETCHER/FRANKLIN	E Harold St	WD	\$ 175,000	250'	\$ 135,277	\$ 39,723	\$ 159	Included
5/10/2019	009-340-015-00	401	1301/735	GALER/PLUMMER	M-129	WD	\$ 146,000	128'	\$ 135,499	\$ 10,501	\$ 82	Included
5/17/2019	009-500-009-00	401	1314/932	HORN/ARANDA	N Poplar St	WD	\$ 99,800	150'	\$ 86,125	\$ 13,675	\$ 91	Included
7/19/2019	009-322-019-00	401	1305/574	NYBERG/REED	Church St	WD	\$ 56,500	50'	\$ 49,906	\$ 6,594	\$ 140	Included
12/13/2019	009-420-021-00	401	1313/972	RADEN/BOSBOUS	N Dewey	WD	\$ 103,000	110'	\$ 87,709	\$ 15,291	\$ 139	Included
5/21/2020	009-405-002-00&001-00	401	1320/1059	SOELTNER/SOELTNER	Elmo St	WD	\$ 40,000	100'	\$ 30,842	\$ 9,158	\$ 92	Included
5/29/2020	009-462-006-00	401	1321/192	MANFRIN/REAMER	E Main St	WD	\$ 89,900	165'	\$ 69,707	\$ 20,193	\$ 122	Included
8/28/2020	009-420-025-00	401	1327/408	WINEGARD/CAMPBELL	N Dewey	WD	\$ 82,000	125'	\$ 77,184	\$ 4,816	\$ 39	outlier
4/20/2021	009-402-002-00	401	1343/871	TAMLYN/ROBINSON	N Pleasant St	WD	\$ 67,000	75'	\$ 58,125	\$ 8,875	\$ 118	
5/19/2021	9-406-004-00&420-012-00	401	1345/1307	MENEER/DEGREIF	E Elmo St	WD	\$ 72,500	200'	\$ 58,438	\$ 14,062	\$ 70	
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	
1/14/2022	009-322-020-00	401	1362/336	FOUNTAIN/HIGGINS	E Church St	WD	\$ 80,000	55'	\$ 70,794	\$ 9,206	\$ 167	
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	
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	outlier
6/1/2023	009-408-001-00	401	1389/332	RYE/PORTICE	E Main St	WD	\$ 140,000	100'	\$ 115,710	\$ 24,290	\$ 243	
AVERAGE											\$ 127	
MIN											\$ 46	
MAX											\$ 690	
MEDIAN											\$ 122	

Conclusion: \$120 p/ff High & \$100 p/ff Medium & \$80 p/ff Low

Median was determined to be the best indicator of value

Because the price pff range in table and parcel sales are improved, the bottom 4 and the top 4 as well as the outlier of 690 were removed.

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	
11/10/2022	009-322-003-00	201	1379/1275	TAYLOR/MARANTZ	Main St	WD	\$ 199,000	60'	128073	70927	\$ 1,182	outlier
										AVERAGE	\$ 116	
Conclusion: \$120 p/ff High & \$100 p/ff Medium & \$80 p/ff Low										MIN	\$ 42	
The Average rounded up was determined to be the best indicator of value										MAX	\$ 464	
										MEDIAN	\$ 135	

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	gravel
6/27/2018	009-011-001-30	401	1263/593	CUSHMAN/WILDE	25 Mile Rd	WD	\$ 92,500	395'	\$ 68,726	\$ 23,774	\$ 60	
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	included
4/30/2020	009-011-016-50	401	1319/878	LOVERTI/SOELTNER	E M-48	WD	\$ 177,000	175'	\$ 166,235	\$ 10,765	\$ 62	included
6/18/2020	009-163-004-30	401	1322/1139	DEPEEL/BUHRO	Roe Rd	WD	\$ 101,000	165'	\$ 85,088	\$ 15,912	\$ 96	inc/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	included
7/29/2020	009-163-013-00	401	1325/786	MCDONALD/HARRISON	M-129	WD	\$ 62,000	230'	\$ 40,870	\$ 21,130	\$ 92	included
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	included
11/3/2020	009-011-001-30	401	1332/1168	WILDE/READY	25 Mile Rd	WD	\$ 92,500	395'	\$ 73,809	\$ 18,691	\$ 47	inc/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	outlier
4/22/2021	009-162-019-40	401	1344/102	KOENIG/HEAL	20 Mile Rd	WD	\$ 212,000	224'	\$ 140,445	\$ 71,555	\$ 319	outlier
10/4/2021	009-163-001-60	402	1355/314	MACDONALD/TWORK	W 20 Mile Rd	WD	\$ 7,500	266.91'		\$ 7,500	\$ 28	outlier
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'	37247	9753	\$ 65	gravel
9/28/2022	009-162-002-00	401	1377/505	SABIN/MALPASS	M-129	WD	\$ 180,000	100'	112596	67404	\$ 674	outlier
10/27/2022	009-236-030-00&029-50	401	1379/41	MCCARTY/GUNDERSON	M-129	WD	\$ 65,000	362'	29322	35678	\$ 99	

FF- RATES 100 Smaller Lots CON

DATE	PARCEL ID NUMBER	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER FF RD
11/5/2022	009-163-001-30	401	1379/259	JOHN/PLESSCHER	W 2o Mile Rd	WD	\$ 154,900	266.92'	104273	50627	\$ 190
12/22/2022	009-163-001-50	401	1381/833	NEUBURT/FITZHENRY	W 2o Mile Rd	WD	\$ 176,000	266.91'	126709	49291	\$ 185
1/13/2023	009-186-016-50	401	1382/588	STOREY/HOY	Townline Rd	WD	\$ 64,000	208'	31254	32746	\$ 157
3/4/2023	009-236-027-00	401	1384/1188	TAYLOR/LEVERSE	M-129	WD	\$ 38,000	122.38'	18746	19254	\$ 157
4/14/2023	009-163-001-60	402	1386/925	TWORK/GREENFIELD	W 2o 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'	88555	70445	\$ 391

AVERAGE \$ 94

Conclusion: \$100 p/ff High - \$50 p/ff Low MIN \$ 45

Average rounded up was determined to be the best indicator of value for high end MAX \$ 190

Median best indicator of value for middle with low end being \$50 p/ff MEDIAN \$ 69

Note: top two & bottom two removed as outliers