

Spaulding 2023 Residential Vacant Land South West Part of County  
4 Acre Rate

PIN	Unit	Street	Class	Sale Date	Sale Price	Assmt When Sold	Sale Ratio	Front Feet	Depth Feet	Sale Price FF	Square Feet	SP/SF	Acres	SP/Acre	Comments	Converted to 4 Acre Rate	School
16-11-3-01-1014-000	James Twp	Trinklein	402	11/7/22	\$27,000	9,800	36.30%				163,350	\$0.17	3.75	\$7,200	Ag Land with small Pole Bldg	28,800	Merrill
26-11-3-20-3015-000	Swan Creek Twp	Wahl	402	6/5/20	\$35,000	17,300	49.43%	401	363	\$87	165,528	\$0.21	3.80	\$9,211	Wooded and Pond	36,842	Hemlock
13-09-3-13-1001-003	Chesaning Twp	Gasper	402	2/28/22	\$35,000	12,800	36.57%	270	627		169,290	\$0.21	3.89	\$8,997	Part Woods	35,990	Merrill
20-09-4-05-3001-015	Maple Grove Twp	Chesaning	402	11/9/20	\$11,000	14,200	129.09%				174,240	\$0.06	4.00	\$2,750	Irregular Shape	11,000	Merrill
15-11-2-17-3005-004	Fremont Twp	Lakefield	402	2/9/22	\$28,000	14,600	52.14%	233	841	\$120	195,953	\$0.14	4.49	\$6,236	Wooded	24,944	Hemlock
19-11-1-10-1001-007	Lakefield Twp	Swan Creek	402	6/22/22	\$30,000	20,100	67.00%	371	634	\$81	235,224	\$0.13	4.70	\$6,383	Vacant Land/Corner parcel	25,532	St. Charles
08-10-2-12-2003-004	Brant Twp	Fordney	402	1/5/18	\$21,000			306	677	\$69	207,162	\$0.10	4.76	\$4,416	Wooded	17,663	Merrill
08-10-2-02-3005-003	Brant Twp	Dempsey	402	10/18/20	\$25,000	13,000	52.00%	200	967	\$125	209,959	\$0.12	4.82	\$5,187	Wooded	20,747	Merrill
					\$212,000								34.21	\$6,297			
										Aggergate Per Acre				\$6,197		25,190	Average
																25,238	Median

Residential Vacant Land Albee, James, Maple Grove, Taymouth, Chesaning & Swan Creek  
2.5 Acre Rate

PIN	Unit	Street	Class	Sale Date	Sale Price	Assmt When Sold	Sale Ratio	Front Feet	Depth	Sale Price FF	Square Feet	SP/SF	Acres	SP/Acre	Comments	Converted To 2.5 Acre Rate	School
22-12-2-33-3002-008	Richland Twp	Hemlock	402	3/5/20	\$13,200	8,300	62.88%	194.2	519.6	\$68	100,906	\$0.13	2.32	\$5,690	Vacant Land	14,224	Hemlock
17-12-1-27-3010-004	Jonesfield Twp	Fenmore	402	5/12/18	\$10,000			382	267	\$26	101,994	\$0.10	2.34	\$4,274	Wooded	10,684	Merrill
16-11-4-06-1002-006	James Twp	Trinklein	402	2/22/22	\$21,000	14,900	70.95%	192.3	533	\$109	102,485	\$0.20	2.35	\$8,926	Vacant Land	22,314	Swan Valley
16-11-4-06-1002-003	James Twp	Trinklein	402	3/15/19	\$25,000	12,200	48.80%	192.3	533	\$130	102,491	\$0.24	2.35	\$10,625	Vacant Land	26,563	Swan Valley
26-11-3-04-1007-006	Swan Creek Twp	Thomas	402	10/23/20	\$33,000	11,700	35.45%				104,544	\$0.32	2.40	\$13,750	Irregular Wooded	34,375	Swan Valley
13-09-3-29-2004-000	Chesaning Twp	Frandsche	402	11/4/21	\$18,013	9,400	52.18%	400		\$45	106,722	\$0.17	2.45	\$7,352	Vacant Land	18,381	Chesaning
16-11-4-06-1003-002	James Twp	Weigl	402	7/23/21	\$20,000	14,100	70.50%	177	619	\$113	109,563	\$0.18	2.52	\$7,952	Vacant Land	19,879	Swan Valley
13-09-3-09-2003-003	Chesaning Twp	McKeighan	402	10/29/21	\$24,000	15,100	62.92%	454		\$53	111,949	\$0.21	2.57	\$9,339	Vacant Land	23,346	Chesaning
13-09-3-29-2004-006	Chesaning Twp	Frandsche	402	8/2/19	\$25,000	10,000	40.00%	285	450	\$88	119,354	\$0.21	2.74	\$9,124	Vacant Land	22,810	Chesaning
					\$189,213								22.04	\$8,559			
														\$8,584		21,397	Average
																22,314	Median

Residential Vacant Land Sales Albee James Maple Grove Taymouth Chesaning and Swan Creek Townships to set Land Values

PIN	Unit	Street	Class	Sale Date	Sale Price	Assessment When Sold	Sale Ratio	Front Feet	Depth	Sale Price FF	Square Feet	SP/SF	Acres	SP/Acre	Comments	School	Additional Comments	Lump Sum Adjustment
16-11-4-06-4016-000	James Twp	Weigl	402	5/11/18	\$9,000	7,500	83.33%	66	627	\$136	41,382	\$0.22	0.95	\$9,474	Small Garage on Site	Swan Valley	Wooded in back 14x22 gar	-2000
04-10-4-24-2001-010	Albee Twp	Verne	402	9/30/22	\$8,000	0	0.00%	162	268.9	\$49	43,560	\$0.18	1.00	\$8,000	Vacant Ag Land - Enhancement Parcel	Chesaning		
16-11-3-01-3002-003	James Twp	Trinklein	402	9/28/22	\$19,000	10,400	54.74%	150	317	\$127	47,480	\$0.40	1.09	\$17,431	Vacant Land	Swan Valley	Wooded	
04-10-4-19-4008-000	Albee Twp	Bishop	402	7/10/20	\$6,000	5,800	96.67%	242	237	\$25	57,354	\$0.10	1.32	\$4,557	Vacant Land	Chesaning	Brushy	
04-10-4-24-2001-021	Albee Twp	East	402	11/1/18	\$10,000	6,900	69.00%	251	307	\$40	77,101	\$0.13	1.77	\$5,650	Vacant Land - From and Estate	Chesaning	Contiguous parcel	
16-11-4-06-1002-006	James Twp	Trinklein	402	2/22/22	\$21,000	14,900	70.95%	192.3	533	\$109	102,485	\$0.20	2.35	\$8,926	Vacant Land	Swan Valley		
16-11-4-06-1002-003	James Twp	Trinklein	402	3/15/19	\$25,000	12,200	48.80%	192.3	533	\$130	102,491	\$0.24	2.35	\$10,625	Vacant Land	Swan Valley		
16-11-4-06-1003-002	James Twp	Weigl	402	7/23/21	\$20,000	14,100	70.50%	177	619	\$113	109,563	\$0.18	2.52	\$7,952	Vacant Land	Swan Valley		
16-11-3-01-1014-000	James Twp	Trinklein	402	11/7/22	\$27,000	9,800	36.30%				163,350	\$0.17	3.75	\$7,200	Ag Land with small Pole Bldg	Swan Valley	Pole Bldg 26x30	-6000
04-10-4-32-3001-004	Albee Twp	Gary	402	8/9/21	\$17,500	0	0.00%				217,800	\$0.08	5.00	\$3,500	Wooded - Land enhancement	Chesaning	Wooded, No Frontage	
04-10-4-25-4001-005	Albee Twp	Sheridan	402	12/2/20	\$22,000	14,800	67.27%	232	1277	\$95	296,264	\$0.07	6.80	\$3,235	Vacant Land	Chesaning	Long & narrow brushy in the back	
16-11-4-06-4003-000	James Twp	Sierra	402	10/4/19	\$30,000	11,200	37.33%				378,972	\$0.08	8.70	\$3,448	Wooded end of Sierra Rd	Swan Valley	Min Frontage, Wooded	
16-11-3-02-1003-004	James Twp	Miller	402	2/12/16	\$57,000	18,100	31.75%	400	0	\$143	384,634	\$0.15	8.83	\$6,455	Vacant Land	Swan Valley		
04-10-4-12-3004-000	Albee Twp	Rathbun	402	12/1/20	\$40,000	19,800	49.50%	334	1287	\$120	429,858	\$0.09	9.87	\$4,053	Vacant Land Some woods also	Chesaning	Wooded in the back	
16-11-4-07-1005-000	James Twp	Weigl	402	9/28/18	\$55,000	20,200	36.73%	634	687	\$87	435,600	\$0.13	10.00	\$5,500	Vacant Land - Farmed	Swan Valley		
16-11-3-14-1001-001	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michi	Swan Valley	Low wooded non buildable	
16-11-3-14-1003-000	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michi	Swan Valley	Low wooded non buildable	
04-10-4-23-3014-000	Albee Twp	Bueche	402	3/13/20	\$61,000	28,700	47.05%	343	2724	\$178	934,362	\$0.07	21.45	\$2,844	Woods and Brush	Chesaning	Wooded , min frontage, Irregular	
16-11-4-06-1001-001	James Twp	Birchview	402	6/18/21	\$100,000	25,600	25.60%	0	0		1,044,568	\$0.10	23.98	\$4,170	Wooded Land off of Birchview Dr	Swan Valley	Limited access Some wooded	
04-10-4-23-3001-003	Albee Twp	Birch Run	402	11/8/21	\$90,000	0	0.00%				1,312,027	\$0.07	30.12	\$2,988	Wooded Land - Enhancement parcel	Chesaning	Wooded, No Frontage	
27-10-5-30-3005-000	Taymouth Twp	Sheridan	402	1/12/22	\$40,000	4,400	11.00%	100	315	\$400	31,500	\$1.27	0.72	\$55,314	Vacant Land on M-13	Birch Run		
27-10-5-34-2004-004	Taymouth Twp	Courtney	402	1/15/21	\$169,000	8,800	5.21%	183.8	284.4	\$919	52,272	\$3.23	1.20	\$140,833	Vacant Land	Birch Run		
27-10-5-05-1005-002	Taymouth Twp	Townline	402	2/8/19	\$20,000	9,400	47.00%	293	297	\$68	87,120	\$0.23	2.00	\$10,000	Vacant Land	Birch Run		
27-10-5-05-1005-003	Taymouth Twp	Townline	402	2/8/19	\$20,000	9,400	47.00%	302	297	\$66	87,120	\$0.23	2.00	\$10,000	Vacant Land	Birch Run		
27-10-5-34-2001-003	Taymouth Twp	Burt	402	2/11/20	\$16,000	10,000	62.50%	255	341	\$63	87,120	\$0.18	2.00	\$8,000	Vacant Land	Birch Run		
27-10-5-04-3003-000	Taymouth Twp	Bell	402	12/9/20	\$299,000	5,200	1.74%				98,010	\$3.05	2.25	\$132,889	Wooded and No Road Frontage	Birch Run		
27-10-5-30-3006-000	Taymouth Twp	Sheridan	402	1/12/22	\$40,000	12,900	32.25%	400	315	\$100	126,000	\$0.32	2.89	\$13,829	Vacant Land on M-13	Birch Run		
27-10-5-26-2001-007	Taymouth Twp	Birch Run	402	12/16/21	\$45,000	15,700	34.89%	252.6	567	\$178	143,224	\$0.31	3.29	\$13,686	Was being farmed - vacant land	Birch Run		
27-10-5-27-3001-005	Taymouth Twp	Morseville	402	5/12/21	\$58,500	17,500	29.91%				219,106	\$0.27	5.03	\$11,630	Vacant Land - Irregular	Birch Run		
27-10-5-10-1002-001	Taymouth Twp	Busch	402	11/9/20	\$25,000	27,800	111.20%				261,795	\$0.10	6.01	\$4,160	Vacant Land	Birch Run		
27-10-5-26-2001-006	Taymouth Twp	Birch Run	402	10/29/21	\$90,000	24,900	27.67%	505	567	\$178	286,335	\$0.31	6.57	\$13,692	Was being farmed - vacant land	Birch Run		
27-10-5-03-1001-007	Taymouth Twp	Townline	402	10/14/20	\$50,000	9,500	19.00%				294,901	\$0.17	6.77	\$7,386	Vacant Land	Birch Run		
27-10-5-11-3004-000	Taymouth Twp	Marshall	402	1/7/21	\$23,000	15,000	65.22%	186	2340	\$124	436,035	\$0.05	10.01	\$2,298	Narrow and Wooded	Birch Run		
27-10-5-30-3001-000	Taymouth Twp	Budd	402	10/15/20	\$240,000	15,800	6.58%				503,989	\$0.48	11.57	\$20,743	Wooded	Birch Run		
27-10-5-32-1004-001	Taymouth Twp	Nichols	402	7/31/20	\$300,000	18,800	6.27%				753,588	\$0.40	17.30	\$17,341	Wooded	Birch Run		
27-10-5-15-1001-007	Taymouth Twp	Marshall	402	12/6/21	\$120,000	45,000	37.50%	1318	627	\$91	826,385	\$0.15	18.97	\$6,326	Wooded	Birch Run		
27-10-5-08-1003-000	Taymouth Twp	Busch	402	4/20/18	\$50,000	24,200	48.40%	66	0	\$758	841,143	\$0.06	19.31	\$2,589	Wooded and Irregular	Birch Run		
27-10-5-23-1006-002	Taymouth Twp	Canada	402	3/28/19	\$40,000	27,100	67.75%	330	2640	\$121	871,200	\$0.05	20.00	\$2,000	Wooded	Birch Run		
27-10-5-13-1001-000	Taymouth Twp	Rathbun	402	12/28/20	\$94,000	22,500	23.94%	660	1320	\$142	871,200	\$0.11	20.00	\$4,700	Wooded and Small Pond	Birch Run		
27-10-5-26-2001-004	Taymouth Twp	Birch Run	402	11/19/20	\$99,000	40,200	40.61%				929,134	\$0.11	21.33	\$4,641	Vacant Land - Irregular	Birch Run		
27-10-5-31-4004-001	Taymouth Twp	Willard	402	8/3/21	\$99,000	49,000	49.49%				1,306,800	\$0.08	30.00	\$3,300	Wooded	Birch Run		
27-10-5-05-2004-000	Taymouth Twp	Dorwood	402	5/4/21	\$102,500	43,400	42.34%	660	2640	\$155	1,742,400	\$0.06	40.00	\$2,563	Wooded	Birch Run		



Residential Vacant Land Sales Albee James Maple Grove Taymouth Chesaning and Swan Creek Townships to set Land Values

24-10-3-07-2001-001	St. Charles Twp	Ithaca	402	1/28/19	\$8,000	9,900	123.75%	200	233	\$40	94,525	\$0.08	2.17	\$3,687	Vacant Land
24-10-3-23-4001-005	St. Charles Twp	Turner	402	11/5/20	\$75,000	15,100	20.13%	561	419.3	\$134	235,224	\$0.32	5.40	\$13,889	Vacant Land
24-10-3-29-4001-001	St. Charles Twp	Mckeighan	402	8/30/18	\$37,000	18,700	50.54%				389,426	\$0.10	8.94	\$4,139	Vacant Land
24-10-3-29-4001-002	St. Charles Twp	Mckeighan	402	1/9/20	\$28,500	19,700	69.12%	337.6	1325	\$84	424,710	\$0.07	9.75	\$2,923	Vacant Land
24-10-3-19-3001-004	St. Charles Twp	Fergus	402	8/14/20	\$105,000	41,300	39.33%				940,896	\$0.11	21.60	\$4,861	Pond and Wooded
24-10-3-19-3005-005	St. Charles Twp	Marion	402	6/26/18	\$75,000	36,000	48.00%				1,159,567	\$0.06	26.62	\$2,817	Vacant Land
26-11-3-17-2001-006	Swan Creek Twp	Roosevelt	402	3/19/18	\$15,000	12,200	81.33%	125	327	\$120	40,946	\$0.37	0.94	\$15,958	Open - Level
26-11-3-07-4001-014	Swan Creek Twp	Roosevelt	402	10/13/21	\$13,500	9,000	66.67%	138	315	\$98	43,470	\$0.31	1.00	\$13,528	Vacant Land
26-11-3-30-1004-000	Swan Creek Twp	Prior	402	1/31/21	\$30,000	20,700	69.00%	330	1287	\$91	43,560	\$0.69	1.00	\$30,000	Wooded
26-11-3-07-4001-007	Swan Creek Twp	Roosevelt	402	11/22/19	\$22,500	9,100	40.44%	140	316	\$161	44,431	\$0.51	1.02	\$22,059	Open - Level
26-11-3-17-2001-005	Swan Creek Twp	Roosevelt	402	1/14/21	\$25,000	13,200	52.80%	125	327	\$200	44,866	\$0.56	1.03	\$24,272	Vacant Land
26-11-3-18-3001-001	Swan Creek Twp	Spencer	402	10/13/20	\$9,000	6,800	75.56%	200	292	\$45	47,044	\$0.19	1.08	\$8,333	Corner parcel
26-11-3-18-4004-005	Swan Creek Twp	Lakefield	402	5/14/21	\$24,000	10,700	44.58%	168	361	\$143	60,984	\$0.39	1.40	\$17,143	irregular
26-11-3-04-2005-008	Swan Creek Twp	Graham	402	2/17/21	\$15,000	12,000	80.00%	125	498	\$120	62,290	\$0.24	1.43	\$10,490	Vacant Land
26-11-3-32-2011-003	Swan Creek Twp	Andrews	402	6/19/20	\$25,000	12,200	48.80%	220	642	\$114	89,733	\$0.28	2.06	\$12,136	Open - Rear Wooded
26-11-3-04-1007-006	Swan Creek Twp	Thomas	402	10/23/20	\$33,000	11,700	35.45%				104,544	\$0.32	2.40	\$13,750	Irregular Wooded
26-11-3-30-3002-013	Swan Creek Twp	Orr	402	4/20/21	\$15,000	13,700	91.33%	383	293	\$39	124,581	\$0.12	2.86	\$5,245	Wooded
26-11-3-30-3002-013	Swan Creek Twp	Orr	402	4/20/21	\$15,000	13,700	91.33%	383	293	\$39	124,581	\$0.12	2.86	\$5,245	Wooded
26-11-3-30-2006-001	Swan Creek Twp	Orr	402	9/23/22	\$19,000	13,100	68.95%	125	1122	\$152	136,342	\$0.14	3.13	\$6,070	Wooded
26-11-3-20-2006-000	Swan Creek Twp	Graham	402	3/12/21	\$27,500	17,300	62.91%	235	610	\$117	154,202	\$0.18	3.54	\$7,768	Wooded
26-11-3-20-2006-000	Swan Creek Twp	Graham	402	7/8/22	\$28,000	17,300	61.79%	235	610	\$119	154,202	\$0.18	3.54	\$7,910	Wooded
26-11-3-20-3015-000	Swan Creek Twp	Wahl	402	6/5/20	\$35,000	17,300	49.43%	401	363	\$87	165,528	\$0.21	3.80	\$9,211	Wooded and Pond
26-11-3-30-4005-000	Swan Creek Twp	Baumgartner	402	9/18/18	\$40,000	19,300	48.25%				385,941	\$0.10	8.86	\$4,515	Wooded
26-11-3-04-1002-003	Swan Creek Twp	Thomas	402	11/6/22	\$94,360	31,000	32.85%				475,239	\$0.20	10.91	\$8,649	Wooded and Small Pond - Irregular Shape
26-11-3-19-1007-003	Swan Creek Twp	Wahl	402	2/17/21	\$72,000	30,900	42.92%				870,764	\$0.08	19.99	\$3,602	Wooded - Irregular
26-11-3-30-1001-002	Swan Creek Twp	Graham	402	3/15/18	\$123,750	53,000	42.83%				1,004,058	\$0.12	23.05	\$5,369	Wooded and Pond - No Frontage
26-11-3-05-4001-001	Swan Creek Twp	Graham	402	12/20/19	\$285,000	145,100	50.91%				3,011,302	\$0.09	69.13	\$4,123	Wooded with Large Pond & Garage

Sale Terms	School
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PIN	Unit	Street	Class	Sale Date	Sale Price	Assmt When Sold	Sale Ratio	Front Feet	Depth	Sale Price FF	Square Feet	SP/SF	Acres	SP/Acre	Comments
04-10-4-24-2001-010	Albee Twp	Verne	402	9/30/22	\$8,000	0	0.00%	162	268.9	\$49	43,560	\$0.18	1.00	\$8,000	Vacant Ag Land - Enhancement Parcel
04-10-4-19-4008-000	Albee Twp	Bishop	402	7/10/20	\$6,000	5,800	96.67%	242	237	\$25	57,354	\$0.10	1.32	\$4,557	Vacant Land
04-10-4-24-2001-021	Albee Twp	East	402	11/1/18	\$10,000	6,900	69.00%	251	307	\$40	77,101	\$0.13	1.77	\$5,650	Vacant Land - From and Estate
04-10-4-32-3001-004	Albee Twp	Gary	402	8/9/21	\$17,500	0	0.00%				217,800	\$0.08	5.00	\$3,500	Wooded - Land enhancement
04-10-4-25-4001-005	Albee Twp	Sheridan	402	12/2/20	\$22,000	14,800	67.27%	232	1277	\$95	296,264	\$0.07	6.80	\$3,235	Vacant Land
04-10-4-12-3004-000	Albee Twp	Rathbun	402	12/1/20	\$40,000	19,800	49.50%	334	1287	\$120	429,858	\$0.09	9.87	\$4,053	Vacant Land Some woods also
04-10-4-23-3014-000	Albee Twp	Bueche	402	3/13/20	\$61,000	28,700	47.05%	343	2724	\$178	934,362	\$0.07	21.45	\$2,844	Woods and Brush
04-10-4-23-3001-003	Albee Twp	Birch Run	402	11/8/21	\$90,000	0	0.00%				1,312,027	\$0.07	30.12	\$2,988	Wooded Land - Enhancement parcel
16-11-4-06-4016-000	James Twp	Weigl	402	5/11/18	\$9,000	7,500	83.33%	66	627	\$136	41,382	\$0.22	0.95	\$9,474	Small Garage on Site
16-11-3-01-3002-003	James Twp	Trinklein	402	9/28/22	\$19,000	10,400	54.74%	150	317	\$127	47,480	\$0.40	1.09	\$17,431	Vacant Land
16-11-4-06-1002-006	James Twp	Trinklein	402	2/22/22	\$21,000	14,900	70.95%	192.3	533	\$109	102,485	\$0.20	2.35	\$8,926	Vacant Land
16-11-4-06-1002-003	James Twp	Trinklein	402	3/15/19	\$25,000	12,200	48.80%	192.3	533	\$130	102,491	\$0.24	2.35	\$10,625	Vacant Land
16-11-4-06-1003-002	James Twp	Weigl	402	7/23/21	\$20,000	14,100	70.50%	177	619	\$113	109,563	\$0.18	2.52	\$7,952	Vacant Land
16-11-3-01-1014-000	James Twp	Trinklein	402	11/7/22	\$27,000	9,800	36.30%				163,350	\$0.17	3.75	\$7,200	Ag Land with small Pole Bldg
16-11-4-06-4003-000	James Twp	Sierra	402	10/4/19	\$30,000	11,200	37.33%				378,972	\$0.08	8.70	\$3,448	Wooded end of Sierra Rd
16-11-3-02-1003-004	James Twp	Miller	402	2/12/16	\$57,000	18,100	31.75%	400	0	\$143	384,634	\$0.15	8.83	\$6,455	Vacant Land
16-11-4-07-1005-000	James Twp	Weigl	402	9/28/18	\$55,000	20,200	36.73%	634	687	\$87	435,600	\$0.13	10.00	\$5,500	Vacant Land - Farmed
16-11-3-14-1001-001	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michigan
16-11-3-14-1003-000	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michigan
16-11-4-06-1001-001	James Twp	Birchview	402	6/18/21	\$100,000	25,600	25.60%	0	0	#DIV/0!	1,044,568	\$0.10	23.98	\$4,170	Wooded Land off of Birchview Dr









Residential Vacant Land Sales Albee James Maple Grove Taymouth Chesaning and Swan Creek Townships to set Land Values

6/23/23

27-10-5-08-1003-000	Taymouth Twp	Busch	402	4/20/18	\$50,000	24,200	48.40%	66	0	\$758	841,143	\$0.06	19.31	\$2,589	Wooded and Irregular
16-12-4-31-4002-003	James Twp	Dutch	102	5/6/22	\$62,500	76,200	121.92%				857,696	\$0.07	19.69	\$3,174	4002-004, 005, 006 and 007
08-10-2-29-3001-002	Brant Twp	Fowler	102	9/24/21	\$67,500	38,200	56.59%	330	2607	\$205	860,310	\$0.08	19.75	\$3,418	Part farmland and part wooded - #2 Soil
26-11-3-19-1007-003	Swan Creek Twp	Wahl	402	2/17/21	\$72,000	30,900	42.92%				870,764	\$0.08	19.99	\$3,602	Wooded - Irregular
16-11-3-14-1001-001	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michigan
16-11-3-14-1003-000	James Twp	Miller	402	7/22/22	\$74,000	21,700	29.32%				871,200	\$0.08	20.00	\$3,700	Wooded - Purchased by State of Michigan
27-10-5-23-1006-002	Taymouth Twp	Canada	402	3/28/19	\$40,000	27,100	67.75%	330	2640	\$121	871,200	\$0.05	20.00	\$2,000	Wooded
27-10-5-13-1001-000	Taymouth Twp	Rathbun	402	12/28/20	\$94,000	22,500	23.94%	660	1320	\$142	871,200	\$0.11	20.00	\$4,700	Wooded and Small Pond
26-11-3-04-1007-001	Swan Creek Twp	Thomas	102	1/22/18	\$90,000	33,000	36.67%				875,556	\$0.10	20.10	\$4,478	Open - Level
27-10-5-26-2001-004	Taymouth Twp	Birch Run	402	11/19/20	\$99,000	40,200	40.61%				929,134	\$0.11	21.33	\$4,641	Vacant Land - Irregular
04-10-4-23-3014-000	Albee Twp	Bueche	402	3/13/20	\$61,000	28,700	47.05%	343	2724	\$178	934,362	\$0.07	21.45	\$2,844	Woods and Brush
04-10-4-24-2001-020	Albee Twp	East	102	1/16/19	\$62,610	34,100	54.46%				935,668	\$0.07	21.48	\$2,915	Vacant Ag Land - #5 Soil

Residential Vacant Land Sales Albee James Maple Grove Taymouth Chesaning and Swan Creek Townships to set Land Values

24-10-3-19-3001-004	St. Charles Twp	Fergus	402	8/14/20	\$105,000	41,300	39.33%				940,896	\$0.11	21.60	\$4,861	Pond and Wooded
19-11-4-23-4003-000	Lakefield Twp	Chapin	402	8/21/20	\$48,000	20,700	43.13%	360	2618	\$133	946,123	\$0.05	21.72	\$2,210	Wooded
26-11-3-30-1001-002	Swan Creek Twp	Graham	402	3/15/18	\$123,750	53,000	42.83%				1,004,058	\$0.12	23.05	\$5,369	Wooded and Pond - No Frontage
16-11-4-06-1001-001	James Twp	Birchview	402	6/18/21	\$100,000	25,600	25.60%	0	0	#DIV/0!	1,044,568	\$0.10	23.98	\$4,170	Wooded Land off of Birchview Dr
24-10-3-19-3005-005	St. Charles Twp	Marion	402	6/26/18	\$75,000	36,000	48.00%				1,159,567	\$0.06	26.62	\$2,817	Vacant Land
19-11-1-24-2006-002	Lakefield Twp	Chapin	402	10/26/21	\$73,242	23,900	32.63%				1,208,790	\$0.06	27.75	\$2,639	Wooded
22-12-2-16-1002-003	Richland Twp	Hemlock	102	10/6/21	\$115,000	75,500	65.65%				1,209,225	\$0.10	27.76	\$4,143	Multi parcel - Ag Land
17-12-1-23-1001-000	Jonesfield Twp	Chapin	102	9/14/18	\$113,000						1,227,956	\$0.09	28.19	\$4,009	Vacant Farmland
19-11-1-27-2002-000	Lakefield Twp	Nelson	402	4/26/18	\$75,000	58,000	77.33%				1,234,054	\$0.06	28.33	\$2,647	Wooded
13-09-3-32-3003-004	Chesaning Twp	Johnstone	102	12/3/21	\$100,765	60,100	59.64%				1,254,092	\$0.08	28.79	\$3,500	Agricultural Vacant Land
27-10-5-31-4004-001	Taymouth Twp	Willard	402	8/3/21	\$99,000	49,000	49.49%				1,306,800	\$0.08	30.00	\$3,300	Wooded
07-09-2-18-3001-005	Brady Twp	Steel	402	3/30/22	\$128,000	22,000	17.19%				1,309,413	\$0.10	30.06	\$4,258	Wooded Land
04-10-4-23-3001-003	Albee Twp	Birch Run	402	11/8/21	\$90,000	0	0.00%				1,312,027	\$0.07	30.12	\$2,988	Wooded Land - Enhancement parcel
04-10-4-24-4003-000	Albee Twp	Sheridan	102	12/8/21	\$145,000	55,000	37.93%				1,328,144	\$0.11	30.49	\$4,756	Vacant Ag Land - Many soil types
08-10-2-16-4004-002	Brant Twp	Hemlock	102	4/20/18	\$132,000						1,359,507	\$0.10	31.21	\$4,229	Sale from a split
07-09-2-35-1003-002	Brady Twp	Fordney	102	12/12/19	\$165,350	61,800	37.38%				1,440,529	\$0.11	33.07	\$5,000	Vacant Land #1 & #2 Soil
07-09-2-15-1001-001	Brady Twp	Raucholz	102	4/2/18	\$129,000						1,524,164	\$0.08	34.99	\$3,687	Farmland
13-09-3-18-1003-002	Chesaning Twp	Frandsche	402	10/2/19	\$83,000	42,900	51.69%				1,615,204	\$0.05	37.08	\$2,238	Vacant Land
13-09-3-17-1804-001	Chesaning Vill	Brady	102	10/10/19	\$480,000	235,600	49.08%				1,666,605	\$0.29	38.26	\$12,546	Agricultural Vacant Land
04-10-4-02-1004-000	Albee Twp	Tagget	102	1/18/19	\$180,000	85,700	47.61%				1,742,400	\$0.10	40.00	\$4,500	Vacant Ag Land - #3 Soil
21-10-1-33-3002-000	Marion Twp	Gary	102	2/10/20	\$95,000	52,400	55.16%				1,742,400	\$0.05	40.00	\$2,375	Wooded
27-10-5-05-2004-000	Taymouth Twp	Dorwood	402	5/4/21	\$102,500	43,400	42.34%	660	2640	\$155	1,742,400	\$0.06	40.00	\$2,563	Wooded
19-11-1-36-4002-003	Lakefield Twp	Townline	402	5/18/18	\$93,000	67,700	72.80%				1,821,679	\$0.05	41.82	\$2,224	Wooded
08-10-2-10-1002-000	Brant Twp	Ithaca	402	9/20/18	\$92,000						1,849,557	\$0.05	42.46	\$2,167	Wooded
16-11-3-25-1002-001	James Twp	Hart	102	6/11/19	\$260,081	55,400	21.30%				1,892,246	\$0.14	43.44	\$5,987	Vacant Land - Farmed -25-11-4-30-2002-002
08-10-2-06-4004-001	Brant Twp	Ithaca	402	8/9/21	\$125,000	65,700	52.56%				2,007,680	\$0.06	46.09	\$2,712	Vacant Land - Wooded
19-11-1-03-3001-002	Lakefield Twp	Swan Creek	402	6/8/18	\$130,000	33,600	25.85%				2,067,793	\$0.06	47.47	\$2,739	Wooded
17-12-1-21-3001-000	Jonesfield Twp	Meridian	102	3/23/18	\$165,000						2,318,263	\$0.07	53.22	\$3,100	Vacant Farmland
13-09-3-12-3003-000	Chesaning Twp	Volkmer	102	3/4/22	\$311,905	121,700	39.02%				2,470,287	\$0.13	56.71	\$5,500	Agricultural Vacant Land
08-10-2-11-2002-000	Brant Twp	Ithaca	402	2/8/19	\$125,000	62,000	49.60%				2,613,600	\$0.05	60.00	\$2,083	Vacant Land - Brush
17-12-1-26-3004-000	Jonesfield Twp	Gratiot	102	1/19/21	\$384,000	127,500	33.20%				2,798,294	\$0.14	64.24	\$5,978	Vacant Farmland near the village of Merrill
17-12-1-26-0675-000	Jonesfield Twp	Gratiot	102	12/8/20	\$414,000	138,500	33.45%				2,990,394	\$0.14	68.65	\$6,031	Includes 26-2003-000 & 26-1002-000
20-09-4-07-4001-002	Maple Grove Twp	Volkmer	102	1/5/22	\$270,000	109,600	40.59%				3,005,640	\$0.09	69.00	\$3,913	Vacant Land
26-11-3-05-4001-001	Swan Creek Twp	Graham	402	12/20/19	\$285,000	145,100	50.91%				3,011,302	\$0.09	69.13	\$4,123	Wooded with Large Pond & Garage
08-10-2-12-1006-006	Brant Twp	Oakley	402	6/25/19	\$135,000	74,200	54.96%				3,187,720	\$0.04	73.18	\$1,845	Also 08-10-2-12-1006-009
17-12-1-25-1002-000	Jonesfield Twp	Steel	102	1/21/21	\$337,185	147,100	43.63%				3,253,888	\$0.10	74.69	\$4,514	Includes 25-1002-002
19-11-1-23-2003-002	Lakefield Twp	Lakefield	102	11/23/22	\$404,350						3,267,000	\$0.12	75.00	\$5,391	Some Ag and Some Woods with old house
04-10-4-15-2001-000	Albee Twp	Rathbun	102	5/10/19	\$461,500	152,600	33.07%	0	0	#DIV/0!	3,310,560	\$0.14	76.00	\$6,072	Vacant Ag Land - #3 Soil - Prairie Farm
08-10-2-21-3002-000	Brant Twp	Brennan	402	7/1/20	\$215,000	67,200	31.26%				3,444,724	\$0.06	79.08	\$2,719	Wooded - and 21-3001-000 & 21-3005-000
17-12-1-03-3001-002	Jonesfield Twp	Fenmore	102	4/19/18	\$500,000						3,445,160	\$0.15	79.09	\$6,322	Vacant Farmland - also 03-3001-003
04-10-4-23-3001-004	Albee Twp	Bishop	102	11/16/21	\$335,000	0	0.00%				3,461,713	\$0.10	79.47	\$4,215	Vacant Ag Land - #3, #5, #7 Soil
13-09-3-07-1002-000	Chesaning Twp	Frandsche	102	4/10/20	\$250,000	130,300	52.12%				3,484,800	\$0.07	80.00	\$3,125	Agricultural - Wooded
19-11-1-01-2001-000	Lakefield Twp	Lakefield	102	3/28/22	\$328,000	141,200	43.05%				3,484,800	\$0.09	80.00	\$4,100	Also 21-2003-000 and 21-2003-001
21-10-1-12-4002-000	Marion Twp	Schroeder	402	4/2/21	\$210,000	88,500	42.14%				3,484,800	\$0.06	80.00	\$2,625	Wooded
26-11-3-03-3001-001	Swan Creek Twp	Thomas	102	5/15/20	\$325,000	143,200	44.06%				3,563,643	\$0.09	81.81	\$3,973	Agricultural Vacant
08-10-2-08-1001-000	Brant Twp	Brennan	402	8/12/19	\$350,000						3,650,328	\$0.10	83.80	\$4,177	Split after sale - 08-1001-008,009,011
17-12-1-09-3001-000	Jonesfield Twp	Meridian	102	10/30/18	\$215,000						5,005,044	\$0.04	114.90	\$1,871	Mainly Wooded/Maybe 30% Farmland





Arms Length	Montrose
Arms Length	New Lothrop
Arms Length	Hemlock
Arms Length	Hemlock
Arms Length	Hemlock
Arms Length	Hemlock
Arms Length	Ashley
Arms Length	Ashley
Arms Length	Merrill
Arms Length	Ashley



