

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

PIN	Unit	Street	Class	Sale	Sale	Assmt	Sale	Front	Depth	Sale Price	Square	SP/SF	Acres	SP/Acre	Comments	Converted to 20	
				Date	Price	When Sold	Ratio	Feet	FF	Feet	Acre Rate	School					
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	126,516	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	51,787	Birch Run
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	63,484	Swan Valley
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	68,354	Chesaning
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	72,036	St. Charles
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	40,000	Birch Run
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	74,000	Swan Valley
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	74,000	Swan Valley
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	94,000	Birch Run
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	89,552	Swan Valley
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	92,827	Birch Run
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	56,876	Chesaning
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	58,296	Chesaning
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	97,222	Chesaning
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	44,199	Merrill
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	107,375	St. Charles
					\$1,243,360									3,783			
														3,785			
															Aggregate Per Acre	75,658	Average
																73,018	Median