

MOORLAND TOWNSHIP RESIDENTIAL WHISPERING ACRES AND VILLAGE OF MOORLAND LAND ANALYSIS

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	ACRES	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS
12-740-000-0023-00	524 Laredo Ln	6/11/2020	\$21,000	2.52			\$0	Other parcel: 12-740-000-0025-00
EXTRACTED								
12-740-000-0026-00	11047 Corral Dr	12/23/2021	\$275,000	1.71	\$232,903	\$42,097	\$24,618	Other parcel: 12-740-000-0027-00
12-740-000-0024-00	551 Laredo Ln	7/12/2021	\$384,000	3.25	\$336,033	\$47,967	\$14,759	
12-740-000-0006-00	10930 Corral Dr	10/1/2020	\$296,300	7.2	\$212,962	\$83,338	\$11,575	

MOORLAND TOWNSHIP 2023 RESIDENTIAL DEVELOPMENT LAND VALUE TABLE

1 ACRE	13,500	10 ACRE	32,000
1.5 ACRE	15,500	15 ACRE	37,000
2 ACRE	17,000	20 ACRE	42,000
2.5 ACRE	18,500	25 ACRE	47,000
3 ACRE	20,000	30 ACRE	55,000
4 ACRE	22,000	40 ACRE	64,000
5 ACRE	24,000	50 ACRE	75,300
7 ACRE	27,000	100 ACRE	135,600
ATYPICAL	8000	TYPICAL	9100
		LARGE	10900
		EX LARGE	12000

1 vacant land sales and 3 extracted land sales.

Village of Moorland Land Table and Whispering Acres Land Tables analyzed together

Sales insufficient to indicate value changes; utilizing 2022 "Whispering Acres" Land Values.

MOORLAND TOWNSHIP RESIDENTIAL LAND ANALYSIS

Res All Sections and Moorland Acres combined

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	ACRES	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE		COMMENTS
12-022-300-0004-00	11274 E Apple Ave	8/7/2020	\$13,845	1.38		\$13,845			
12-010-400-0009-00	11638 White Rd	5/20/2021	\$20,000	2.40		\$20,000			
12-010-400-0009-00	11640 White Rd	10/18/2021	\$28,000	2.40		\$28,000			
12-016-400-0002-20	335 N Bossett Rd	5/7/2020	\$35,000	4.70		\$35,000			
12-010-300-0006-00	618 N Bossett Rd	7/28/2021	\$96,000	19.52		\$96,000			
EXTRACTED									
12-028-300-0001-00	1400 S Moorland Rd	12/30/2021	\$147,300	0.3	\$80,484	\$66,816	\$222,720		Atypical
12-027-400-0002-00	1425 S Ravenna Rd	6/7/2021	\$168,000	0.5	\$95,464	\$72,536	\$145,072		Large
12-009-300-0009-00	10448 White Rd	8/28/2020	\$160,000	0.63	\$87,968	\$72,032	\$114,337		Large
12-009-300-0004-00	786 N Moorland Rd	7/15/2021	\$230,000	1.9	\$179,080	\$50,920			
12-028-300-0006-30	10602 E Laketon Ave	2/7/2022	\$316,900	2.25	\$295,172	\$21,728			
12-013-100-0003-00	279 Goebel Rd	6/29/2020	\$215,000	2.70	\$155,090	\$59,910			
12-021-300-0008-50	10430 E Apple Ave	3/22/2021	\$127,500	2.75	\$86,080	\$41,420			
12-422-000-0005-00	903 S Moorland	11/5/2021	\$202,899	2.94	\$128,831	\$74,068			
12-010-200-0006-00	11950 Bailey Rd	7/16/2021	\$205,000	3.10	\$126,654	\$78,346			
12-023-300-0018-00	12204 E Apple Ave	1/11/2021	\$246,000	3.40	\$140,578	\$105,422			
12-028-300-0002-10	10510 Peck St	8/24/2021	\$89,900	5.01	\$44,331	\$45,569			
12-028-300-0002-20	10566 Peck St	2/3/2022	\$155,000	5.01	\$109,159	\$45,841			
12-021-400-0007-60	917 S Bossett Rd	7/21/2020	\$195,000	9.91	\$94,027	\$100,973			
12-021-400-0004-00	10860 E Apple Ave	4/23/2021	\$250,000	10.76	\$147,813	\$102,187			
12-026-300-0004-00	1660 S Ravenna Rd	10/11/2021	\$375,000	14.01	\$221,878	\$153,122			
12-028-300-0006-00	10668 E Laketon Ave	4/5/2021	\$599,900	17.25	\$520,355	\$79,545			
12-015-300-0002-60	11508 Hall Rd	8/21/2020	\$305,000	18.60	\$184,225	\$120,775			
12-015-100-0002-50	11421 White Rd	10/20/2021	\$250,000	70.49	\$14,974	\$235,026			
12-036-100-0003-00	2162 S Slocum Rd	6/30/2021	\$475,000	79.00	\$248,148	\$226,852			

MOORLAND TOWNSHIP 2023 RESIDENTIAL LAND VALUE TABLE

1 ACRE	17,500	10 ACRE	47,000
1.5 ACRE	19,000	15 ACRE	57,000
2 ACRE	22,000	20 ACRE	67,000
2.5 ACRE	23,500	25 ACRE	77,000
3 ACRE	26,000	30 ACRE	89,000
4 ACRE	30,000	40 ACRE	103,000
5 ACRE	35,000	50 ACRE	120,000
7 ACRE	38,000	100 ACRE	175,000
ATYPICAL	9700	TYPICAL	11800
		LARGE	14000
		EX LARGE	16000

5 vacant land sales and 19 extracted land sales with various acreage.
Sales indicate increased value overall; land table adjusted.

MOORLAND TOWNSHIP AGRICULTURAL LAND ANALYSIS

Includes neighboring sale data: Fruitland (06), Casnovia Twp. (13), Fruitport (15), Sullivan (16), Ravenna (17)

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	ACRES	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS
06-127-100-0001-15	BARD RD	11/3/2021	\$85,000	10.00	0		\$8,500	blueberries
13-017-400-0002-20	Shaw Rd	9/15/2020	\$59,000	10	0		\$5,900	
12-010-300-0006-10 & -20	11264 White Rd/White Rd	2/16/2021	\$85,500	16.14	0		\$5,297	
17-006-200-0004-00	SWANSON RD	6/8/2021	\$184,600	40.00	0		\$4,615	
16-006-400-0004-20	4471 E Summit	7/10/2020	\$15,500	1.25			\$12,400	wooded
15-033-100-0001-00	5609 E Pontaluna Rd	7/8/2020	\$13,000	2.39			\$5,439	wooded
06-121-100-0010-05	W Duck Lake Rd	2/1/2021	\$22,500	2.42			\$9,298	wooded
07-024-100-0002-20	4537 Holton Rd	3/31/2021	\$26,500	4.40			\$6,023	wooded
06-136-300-0006-10	Lorenseon Rd	7/30/2020	\$26,000	5.20			\$5,000	wooded
06-109-300-0002-10	Zellar Rd	9/3/2020	\$42,500	10.23			\$4,154	wooded
07-024-100-0002-00	Riley Thompson Rd	3/19/2021	\$40,000	10.97			\$3,646	wooded
06-128-100-0007-00	W Bard Rd	6/9/2021	\$70,000	17.90			\$3,911	wooded
6-132-200-0003-00	Orshal Rd	9/25/2020	\$82,000	19.90			\$4,121	wooded
06-126-400-0002-00	Lorenson Rd	10/8/2020	\$69,900	25.00			\$2,796	wooded
07-020-100-0007-00	4351 Central Rd	9/11/2020	\$72,000	26.12			\$2,757	wooded
06-111-400-0006-00	2222 W Michillinda Rd	4/16/2020	\$95,000	28.28			\$3,359	wooded
06-113-200-0015-00	Whitehall Rd	9/1/2021	\$83,000	33.62			\$2,469	wooded
07-015-200-0001-00		1/29/2021	\$79,900	40.18			\$1,989	wooded
12-004-300-0002-00	Bailey Rd	9/1/2020	\$115,000	49.20			\$2,337	wooded
07-003-400-0001-00		2/18/2021	\$135,000	51.52			\$2,620	wooded
07-019-200-0004-00	Automobile Rd	11/3/2020	\$222,400	83.30			\$2,670	wooded

EXTRACTED

12-013-300-0001-10	181 Goebel Rd	3/16/2021	\$156,000	5.1	\$84,882	\$71,118	\$13,945	
17-024-100-0003-00	5120 S Ravenna Rd	2/7/2022	\$280,000	18.69	\$198,523	\$81,477	\$4,359	
13-029-100-0008-00	1321 Trent Rd	5/11/2020	\$320,000	34.8	\$173,636	\$146,364	\$4,206	
16-035-200-0004-00	6925 S Sullivan Rd	11/5/2021	\$310,000	39.9	\$131,660	\$178,340	\$4,470	Land Contract
13-023-200-0001-00	325 Newaygo Rd	1/18/2022	\$290,000	52.09	\$4,595	\$285,405	\$5,479	
13-009-100-0003-00	15555 Bailey Rd	2/25/2021	\$325,000	80	\$83,400	\$241,600	\$3,020	
13-004-200-0001-10	2085 Canada Rd	8/19/2021	\$519,000	110	\$131,802	\$387,198	\$3,520	

MOORLAND TOWNSHIP 2023 AGRICULTURAL LAND VALUE TABLE

AGRICULTURAL		OVER 100 ACRES		WOODED					
1 ACRE	20,000	10 ACRE	54,000	125 AC	2700	1 ACRE	9,800	10 ACRE	37,100
1.5 ACRE	22,000	15 ACRE	68,000	150 AC	2500	1.5 ACRE	11,100	15 ACRE	49,300
2 ACRE	24,000	20 ACRE	84,000	200 AC	2200	2 ACRE	12,300	20 ACRE	59,400
2.5 ACRE	26,000	25 ACRE	102,500	250 AC	2100	2.5 ACRE	13,800	25 ACRE	68,900
3 ACRE	28,000	30 ACRE	120,000	300 AC	2000	3 ACRE	15,200	30 ACRE	76,300
4 ACRE	32,000	40 ACRE	156,000			4 ACRE	17,800	40 ACRE	89,000
5 ACRE	36,000	50 ACRE	190,000			5 ACRE	21,700	50 ACRE	100,000
7 ACRE	44,000	100 ACRE	350,000			7 ACRE	28,200	100 ACRE	159,000
ATYPICAL	14000	TYPICAL	15500	LARGE	16000	EX LARGE	17,500		

21 vacant land sales and 7 extracted land sales within time frame, one each from Moorland Township.

Sales indicate increased prices in all acreages; wooded land table adjusted.

Sales indicate increased price in acreages greater than 20, insufficient to indicate changes in lower acreages; agricultural land table adjusted.

MOORLAND TOWNSHIP COMMERCIAL LAND ANALYSIS

Includes neighboring sale data: Fruitland Twp. (06), Dalton Twp. (07), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp. (13), Sullivan Twp. (16), City of Muskegon Hts. (26), Vil. Of Ravenna (43)

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE
07-012-400-0001-00	5830 Holton Rd	5/4/2021	\$18,000	1.64 A				\$10,976
13-002-400-0016-00	1569 Newaygo Rd	7/28/2020	\$75,000	2.09 A				\$35,885
16-011-200-0004-10	Barnes Rd	3/5/2021	\$25,000	2.70 A				\$9,259
06-101-100-0003-00	Whitehall Rd	6/3/2020	\$33,000	2.78 A				\$11,871
EXTRACTED								
26-185-237-0041-00	36 E Broadway	7/24/2020	\$15,000	0.04 A	(ATYPICAL)	\$10,529	\$4,471	\$127,743
26-185-096-0024-00	2300 Maffett St	10/6/2020	\$35,000	0.09 A	(ATYPICAL)	\$28,246	\$6,754	\$75,044
07-035-100-0037-10	2669 Holton Rd	2/22/2021	\$147,000	.36 A	(TYPICAL)	\$144,004	\$2,996	\$8,322
07-031-200-0012-00	2925 Whitehall Rd	11/18/2020	\$42,000	.78 A	(EX LARGE)	\$29,200	\$12,800	\$16,410
12-024-400-0003-10	13240 E Apple Ave	9/11/2020	\$411,000	8.72 A		\$359,998	\$51,002	\$5,849
11-015-200-0007-10	571 N Maple Island	4/21/2020	\$37,000	1.36 A		\$11,215	\$25,785	\$18,960
43-002-400-0010-30	Slocum Rd	8/17/2021	\$80,000	1.73 A		\$36,872	\$43,128	\$24,929
07-025-100-0015-00	3699 Holton Rd	6/1/2021	\$153,000	4.88 A		\$75,270	\$77,730	\$15,928
07-013-300-0007-40	2930 E Riley Thompson	9/3/2021	\$150,000	6.18 A		\$78,470	\$71,530	\$11,574
07-013-200-0011-10 & -00	5340 Holton Rd	8/19/2021	\$202,500	7.95 A		\$94,034	\$108,466	\$13,644
07-030-400-0030-00	3000 Whitehall Rd	3/31/2022	\$250,000	9.28 A		\$174,018	\$75,982	\$8,188

MOORLAND TOWNSHIP 2023 COMMERCIAL LAND VALUE TABLE

1 ACRE	15,000	3 ACRE	31,500	10 ACRE	58,500	30 ACRE	114,000	OVER 100 ACRES	
1.5 ACRE	20,000	4 ACRE	36,000	15 ACRE	76,000	40 ACRE	125,000	150 AC	1333
2 ACRE	24,000	5 ACRE	40,500	20 ACRE	95,000	50 ACRE	135,000	200 AC	1075
2.5 ACRE	27,000	7 ACRE	49,500	25 ACRE	105,000	100 ACRE	200,000	225 AC	990
								250 AC	920
ATYPICAL	8000	TYPICAL	1000	LARGE	12000	EX LARGE	14000		

4 vacant land sales during time period and 11 extracted sales.

Land sales support current land table values with the exception of raising "1.5 Acre" to "21,000" and "2 Acre" to "24,000."

MOORLAND TOWNSHIP INDUSTRIAL LAND ANALYSIS

Includes neighboring sale data: Muskegon Twp. (10), Egelston Twp. (11), City of Muskegon (24)

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE
24-133-100-0013-20	885 E Keating	3/10/2022	\$12,000	.88 A	(EX LARGE)			\$13,636
11-031-200-0017-60	Northwoods Dr	4/9/2020	\$42,000	3.44 A				\$12,209
11-014-100-0003-10	N Maple Island Rd	4/24/2020	\$250,000	19.12 A				\$13,075
10-006-300-0007-00	1470 Whitehall Rd	6/10/2021	\$250,000	29.80 A				\$8,389
EXTRACTED								
24-205-270-0003-10	388 Irwin Ave	6/21/2021	\$60,000	.17 A	(ATYPICAL)	\$35,840	\$24,160	\$142,118
24-133-300-0009-00	951 E Barney	12/3/2020	\$370,000	4.10 A		\$271,461	\$98,539	\$24,034
24-133-100-0021-00	1041 E Keating	1/14/2021	\$700,000	8.31 A		\$612,657	\$87,343	\$10,510

MOORLAND TOWNSHIP 2023 INDUSTRIAL LAND VALUE TABLE

1 ACRE	13,000	3 ACRE	29,000	10 ACRE	52,000	30 ACRE	108,000
1.5 ACRE	17,000	4 ACRE	34,000	15 ACRE	66,000	40 ACRE	121,000
2 ACRE	21,000	5 ACRE	39,000	20 ACRE	80,000	50 ACRE	135,000
2.5 ACRE	25,000	7 ACRE	45,000	25 ACRE	94,000	100 ACRE	180,000
ATYPICAL	7000	TYPICAL	8800	LARGE	10000	EX LARGE	12,000

4 vacant land sales and 3 extracted land sales within time frame, none from Moorland Township.
Sales insufficient to indicate land values; no changes to land table.