

SULLIVAN TOWNSHIP
 AGRICULTURAL (A1.04) LAND SALES 4-1-2020 thru 3-31-2022
 MOORLAND, CASNOVIA, SULLIVAN, RAVENNA, FRUITPORT, FRUITLAND AND DALTON TWP

Sale	PARCEL #	ACRES	PRICE	DATE	ROAD ACCESS	OPEN	WOODED	CLASS	GRANTOR	GRANTEE	PER AC	LIBER/PAGE	VALUE USED (\$/ACRE)
	SULLIVAN TOWNSHIP												
#1	16-022-200-0008-00	9.1	\$54,900	9/10/2020	STERNBERG RD	50%	50%	402	JARKA TRUST	BUCKLEY	\$6,033	4233/319	
	RAVENNA TOWNSHIP												
#2	17-006-200-0004-00	40.0	\$184,600	6/8/2021	SWANSON RD	36%	64%	102	HOLDINGS LLC	KNUDSON TRUST	\$4,615	4264/149	

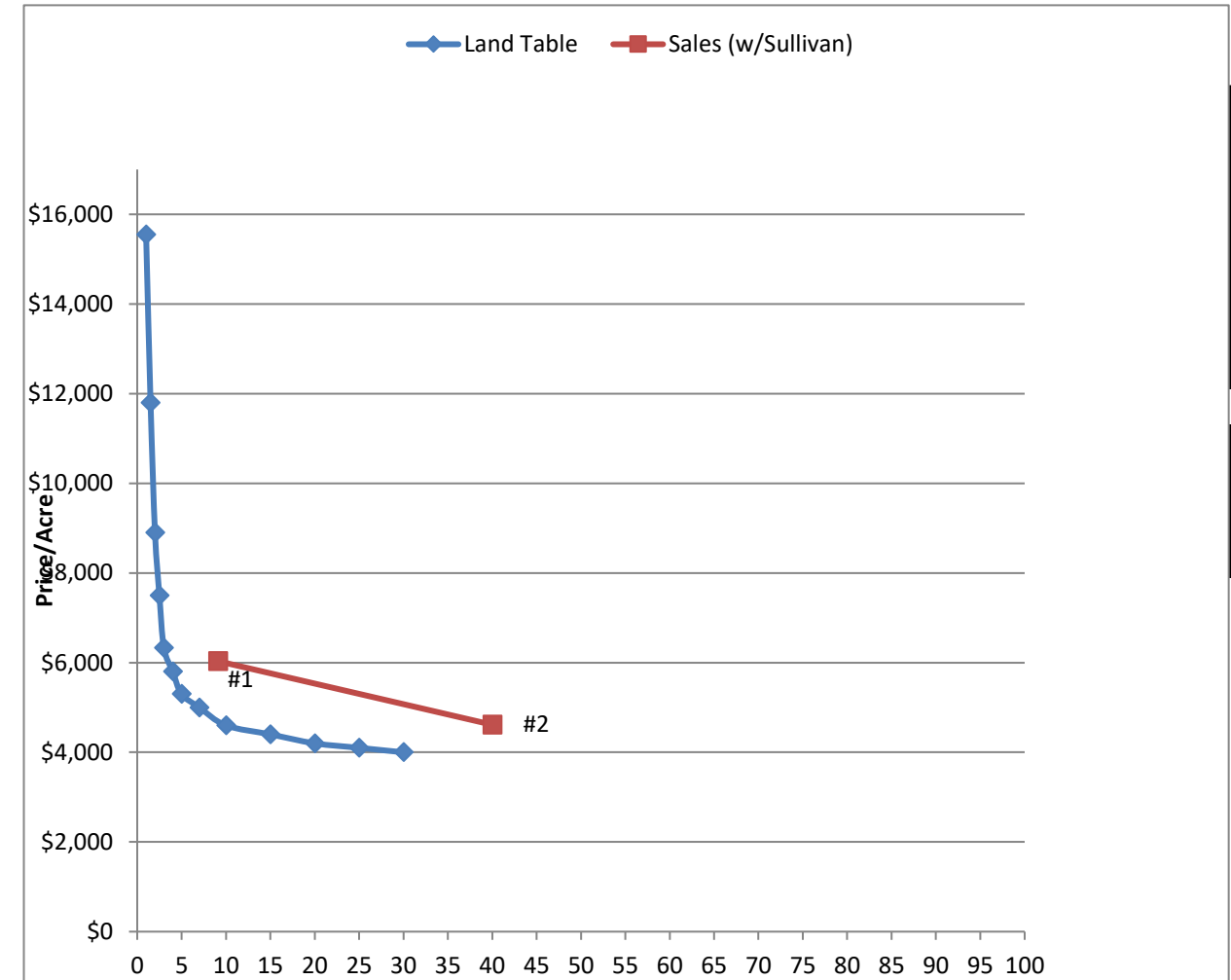
Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="18,000"/>	3 Acre: <input type="text" value="23,000"/>	10 Acre: <input type="text" value="55,000"/>	30 Acre: <input type="text" value="131,000"/>
1.5 Acre: <input type="text" value="20,000"/>	4 Acre: <input type="text" value="27,000"/>	15 Acre: <input type="text" value="76,000"/>	40 Acre: <input type="text" value="164,000"/>
2 Acre: <input type="text" value="21,000"/>	5 Acre: <input type="text" value="30,500"/>	20 Acre: <input type="text" value="96,000"/>	50 Acre: <input type="text" value="190,000"/>
2.5 Acre: <input type="text" value="22,000"/>	7 Acre: <input type="text" value="41,500"/>	25 Acre: <input type="text" value="117,000"/>	100 Acre: <input type="text" value="350,000"/>

Not enough sales to warrant a change in AG land table value.



Sullivan Township Wooded Land Sales

MOORLAND TWP, CASNOVIA TWP, SULLIVAN TWP, RAVENNA TWP, FRUITPORT TWP, FRUITLAND TWP, DALTON TWP

PARCEL #	ACRES	PRICE	DATE	ROAD ACCESS	WOODED	CLASS	PER AC	LIBER/PAGE	REASON	Column1
1 ACRE										
16-006-400-0004-20	1.25	\$15,500	07/10/20	4471 E SUMMIT	100%	402	\$12,400	4226/745		
						AVERAGE	\$ 12,400			
1.5 ACRE										
						AVERAGE	#REF!			
2 ACRE										
						AVERAGE				
2.5 ACRE										
06-121-100-0010-05	2.42	\$22,500	02/01/21	W DUCK LAKE RD	100%	402	\$ 9,309	4247/11		
06-131-400-0022-00	2.63	\$34,500	09/10/20	NESTROM RD	100%	402	\$ 13,118	4233/322		
						AVERAGE	\$ 11,213			
3 ACRE										
06-120-200-0004-35	3.58	\$44,000	09/10/20	4724 W DUCK LAKE RD	100%	402	\$ 12,291	4233/142		
						AVERAGE	\$ 12,291			
4 ACRE										
07-024-100-0002-20	4.40	\$26,500	03/31/21	4537 HOLTON RD	100%	402	\$ 6,023	4255/832		
12-016-400-0002-20	4.70	\$35,000	05/07/20	335 N BOSSETT RD	100%	402	\$ 7,447	4221/320	includes well/septic	
						AVERAGE	\$ 6,735			
5 ACRE										
07-036-100-0019-20	5.00	\$35,000.00	05/05/20	2614 BEATTIE RD	100%	402	\$ 7,000	4220/469		
06-134-400-0001-40	5.08	\$30,000.00	10/20/20	RIVER PARK DR	100%	402	\$ 5,906	4237/109		
06-136-300-0006-10	5.20	\$26,000.00	7/30/2020	LORENSON RD	100%	402	\$ 5,000	4229/358	?	
16-011-200-0015-10	5.33	\$35,000.00	10/29/2020	7616 SHERINGER RD	100%	402	\$ 6,567	4239/038		
16-005-400-0003-10	5.60	\$40,000.00	8/23/2018	5291 E SUMMIT	100%	402	\$ 7,143	4166/574		
						AVERAGE	\$ 6,323			
7 ACRE										
06-119-300-0008-00	8.30	\$32,000	07/02/21	W DUCK LAKE RD	100%	402	\$ 3,855	4267/702		
07-029-400-0005-60	8.56	\$36,600	07/20/20	3015 W MCMILLAN RD	100%	402	\$ 4,276	4227/813		
06-114-100-0006-10	8.78	\$30,000	07/13/21	TODD RD	100%	402	\$ 3,417	4267/770		
						AVERAGE	\$ 3,849			
10 ACRE										
06-135-400-0002-30	9.40	\$54,000	10/23/20	LORENSON RD	100%	402	\$ 5,745	4239/45	creek	
16-009-100-0019-10	9.42	\$50,000	08/31/20	HTS RAVENNA RD	100%	402	\$ 5,308	4232/806		
16-023-200-0001-00	9.75	\$49,900	03/25/22	ELLIS RD	100%	402	\$ 5,118	4294/200		
17-018-300-0005-00	10.00	\$62,000	06/25/21	HILE RD	100%	402	\$ 6,200	4266/161		
16-001-200-0005-50	10.01	\$42,000	07/09/20	ENSLEY RD	100%	402	\$ 4,196	4234/504		
06-109-300-0002-10	10.23	\$42,500	09/03/20	ZELLAR RD	100%	402	\$ 4,154	4232/286		
07-019-100-0006-10	10.90	\$60,000	08/24/20	WHITEHALL RD	50%	402	\$ 5,505	4234/487		
07-024-100-0002-00	10.97	\$40,000	03/19/21	RILEY THOMPSON RD	100%	402	\$ 3,647	4253/755		
						AVERAGE	\$ 4,984			
15 ACRE										
						AVERAGE	#DIV/0!			
20 ACRE										
06-128-100-0007-00	17.90	\$70,000	06/09/21	W BARD RD	100%	402	\$ 3,911	4265/027		
06-128-200-0005-00	18.53	\$88,000	04/20/21	W BARD RD	100%	402	\$ 4,749	4260/393		
06-135-100-0003-20	18.69	\$79,900	06/11/21	W MCMILLAN RD	100%	402	\$ 4,275	4265/923		
06-132-200-0003-00	19.90	\$82,000	09/25/20	ORSHAL RD	100%	402	\$ 4,121	4234/962		
07-033-300-0003-00	20.19	\$76,000	12/04/20	E RIVER RD	100%	402	\$ 3,765	4242/354	?	
						AVERAGE	\$ 4,164			
25 ACRE										
06-126-400-0002-00	25.00	\$69,900	10/08/20	LORENSON RD	100%	402	\$ 2,796	4235/839		
07-020-100-0007-00	26.12	\$72,000	09/11/20	4351 CENTRAL RD	100%	402	\$ 2,757	4236/662	dirt road	
						AVERAGE	\$ 2,776			
30 ACRE										
06-111-300-0003-00	28.28	\$98,000	12/30/20	W MICHILLINDA RD	100%	402	\$ 3,465	4243/891		
06-111-400-0006-00	28.28	\$95,000	04/16/20	2222 W MICHILLINDA RD	100%	402	\$ 3,359	4219/739		
						AVERAGE	\$ 3,412			
40 ACRE										
06-113-200-0015-00	33.62	\$83,000	09/01/21	WHITEHALL RD	100%	402	\$ 2,469	4273/143		
07-022-200-0012-00	36.83	\$120,000	01/11/21	STAPLE RD	92%	402	\$ 3,259	4244/780		
07-022-200-0010-00										
07-015-200-0001-00	40.18	\$79,900	01/29/21	VACANT	100%	402	\$ 1,989	4246/984	hills	
						AVERAGE	\$ 2,572			
50 ACRE										
12-004-300-0002-00	49.20	\$115,000	09/01/20	BAILEY RD	100%	402	\$ 2,337	4232/613		
12-004-300-0005-00										
07-003-400-0001-00	51.52	\$135,000	02/18/21	VACANT	100%	402	\$ 2,620	4249/321		
07-003-100-0014-00										
						AVERAGE	\$ 2,479			
100 ACRE										
07-019-200-0004-00	83.30	\$222,400	11/03/20	AUTOMOBILE RD	100%	402	\$ 2,670	4240/227		
07-019-200-0004-20										
						AVERAGE	\$ 2,670			
125 ACRE										
150 ACRE										
200 ACRE										
300 ACRE										

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="10,200"/>	3 Acre:	<input type="text" value="14,800"/>	10 Acre:	<input type="text" value="30,000"/>	30 Acre:	<input type="text" value="61,000"/>
1.5 Acre:	<input type="text" value="11,500"/>	4 Acre:	<input type="text" value="17,400"/>	15 Acre:	<input type="text" value="37,000"/>	40 Acre:	<input type="text" value="75,000"/>
2 Acre:	<input type="text" value="12,600"/>	5 Acre:	<input type="text" value="19,000"/>	20 Acre:	<input type="text" value="49,000"/>	50 Acre:	<input type="text" value="87,000"/>
2.5 Acre:	<input type="text" value="14,000"/>	7 Acre:	<input type="text" value="22,700"/>	25 Acre:	<input type="text" value="54,500"/>	100 Acre:	<input type="text" value="147,000"/>

Rates

Description	Rate
125 AC WOODED	1,300.00
150 AC WOODED	1,200.00
200 AC WOODED	1,100.00
300 AC WOODED	1,000.00

Adjusted land values for Wooded AG land tables for acreage values of 125, 150, 200, and 300. This change was based off of the wooded land values being valued around 45% of the tillable land values. I adjusted these values down to fall in line with the trend.

SULLIVAN TOWNSHIP COMMERCIAL/INDUSTRIAL - GENERAL LAND VALUE AND ANALYSIS

d Twp. (06), Dalton Twp. (07), Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp. (13), Fruitport Twp. (15), Sullivan Twp. (16), Ravenna Twp. (17), City of Muskegon Hts. (26), Vil. Of Lakewood Club (42), Vil. Of Ravenna (43)

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

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	PRICE/ACRE	COMMENTS	CURRENT TCV (LAND)
ACREAGE							
07-012-400-0001-00	5830 Holton Rd	5/4/2021	\$18,000	1.64 A	\$10,976		\$22,400
07-031-200-0016-00 & -0018-00	2875 Whitehall Rd	9/9/2020	\$31,900	1.73 A	\$1,386	2 parcels	\$28,588
13-002-400-0016-00	1569 Newaygo Rd	7/28/2020	\$75,000	2.09 A	\$35,885	125 Config - Frontage	\$33,360
16-011-200-0004-10	Barnes Rd	3/5/2021	\$25,000	2.70 A	\$9,259		\$32,000
06-101-100-0003-00	Whitehall Rd	6/3/2020	\$33,000	2.78 A	\$11,871		\$32,800
07-029-300-0011-00 & 10	W McMillan Rd	5/4/2020	\$40,000	28.86 A	\$1,386	2 parcels - some rear Ag	\$110,142

LAND VALUE TABLE

EQC01 - COMM/IND - GENERAL									
	1 ACRE	15,000	3 ACRE	35,000	10 ACRE	59,000	30 ACRE	114,000	
	1.5 ACRE	21,000	4 ACRE	40,000	15 ACRE	76,000	40 ACRE	125,000	
	2 ACRE	26,000	5 ACRE	45,000	20 ACRE	95,000	50 ACRE	135,000	
	2.5 ACRE	30,000	7 ACRE	52,000	25 ACRE	105,000	100 ACRE	200,000	
	ATYPICAL	8000	TYPICAL	10000	LARGE	12000	EX LARGE	14000	

6 vacant land sales during time period in acreage size range. With the exception of the largest vacant land sale, all other vacant land sales support current land table values.

Sullivan Township Rural Residential Land Value

Parcel Number	Street Address	Sale Date	Net Acres	Sale Price	Liber/Page	Land Table	Class
16-006-400-0021-00	4496 HTS RAVENNA RD	08/26/21	0.65	\$19,500	4273/649	R1.04 RURAL RESIDENTIA	401
16-006-400-0021-00	4496 HTS RAVENNA RD	03/28/22	0.65	\$20,000	4295/018	R1.04 RURAL RESIDENTIA	401
16-006-400-0004-20	4471 E SUMMIT	07/10/20	1.25	\$15,500	4226/745	R1.04 RURAL RESIDENTIA	401
16-005-400-0007-10	3147 S WOLF LAKE RD	07/30/20	1.37	\$26,000	4231/960	R1.04 RURAL RESIDENTIA	401
16-005-400-0007-30	5515 E SUMMIT	07/22/20	1.37	\$25,000	4238/555	R1.04 RURAL RESIDENTIA	401
16-011-200-0015-10	7616 SHERINGER RD	10/29/20	5.33	\$35,000	4239/038	R1.04 RURAL RESIDENTIA	401
16-022-200-0008-00	7102 STERNBERG RD	09/10/20	9.10	\$54,900	4233/319	R1.04 RURAL RESIDENTIA	401
16-009-100-0019-10	5889 RUTHIE LN	08/31/20	9.42	\$50,000	4232/806	R1.04 RURAL RESIDENTIA	401
16-001-300-0001-00	S SULLIVAN RD	07/23/20	9.75	\$50,000	4229/261	R1.04 RURAL RESIDENTIA	402
16-023-200-0001-00	ELLIS RD	03/25/22	9.75	\$49,900	4294/200	R1.04 RURAL RESIDENTIA	402
16-001-200-0005-50	ENSLEY RD	07/09/20	10.01	\$42,000	4234/504	R1.04 RURAL RESIDENTIA	402
16-015-100-0019-00	6730 E HILE RD	12/14/20	10.01	\$53,000	4242/517	R1.04 RURAL RESIDENTIA	401
16-015-100-0019-10	E HILE RD	10/28/20	10.01	\$53,000	4239/034	R1.04 RURAL RESIDENTIA	402
16-015-100-0019-30	E HILE RD	10/30/20	10.11	\$55,000	4238/734	R1.04 RURAL RESIDENTIA	402
16-015-100-0019-20	4481 S BROTON RD	10/15/20	10.17	\$50,000	4236/706	R1.04 RURAL RESIDENTIA	401
16-009-400-0003-00	S HILTON PARK RD	11/19/20	14.63	\$70,000	4240/549	R1.04 RURAL RESIDENTIA	402
16-006-400-0004-00	4509 E SUMMIT	05/21/21	19.32	\$45,000	4266/145	R1.04 RURAL RESIDENTIA	402
16-006-400-0019-00	HTS RAVENNA RD	05/21/21	19.32	\$45,000	4266/145	R1.04 RURAL RESIDENTIA	402
Totals:			295.10	\$1,715,800			

Recent sales support the current land values.

Acreage Table 'A'



Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="22,880"/>	3 Acre:	<input type="text" value="33,220"/>	10 Acre:	<input type="text" value="52,580"/>	30 Acre:	<input type="text" value="78,760"/>
1.5 Acre:	<input type="text" value="24,310"/>	4 Acre:	<input type="text" value="38,720"/>	15 Acre:	<input type="text" value="57,310"/>	40 Acre:	<input type="text" value="100,320"/>
2 Acre:	<input type="text" value="25,850"/>	5 Acre:	<input type="text" value="39,000"/>	20 Acre:	<input type="text" value="64,460"/>	50 Acre:	<input type="text" value="107,470"/>
2.5 Acre:	<input type="text" value="30,910"/>	7 Acre:	<input type="text" value="45,650"/>	25 Acre:	<input type="text" value="71,610"/>	100 Acre:	<input type="text" value="179,190"/>

Sullivan Township Subs Residential Land Value

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
16-623-000-0086-00	3310 BERTHA BEE ST	10/07/20	WD	\$125,000	\$25,210	\$12,700	0.31	R2	4235/939	R2.04 SUBS RESIDE 401	ATYPICAL	
16-622-000-0067-00	3294 JAY BEE ST	11/30/20	WD	\$137,500	\$29,053	\$12,700	0.32	R2	4244/203	R2.04 SUBS RESIDE 401	ATYPICAL	
16-620-000-0010-00	3368 S BROOKS RD	01/08/21	WD	\$170,000	\$22,108	\$12,700	0.40	R2	4244/927	R2.04 SUBS RESIDE 401	ATYPICAL	
16-220-004-0003-00	3889 BARNES RD	10/15/20	WD	\$18,000	\$18,000	\$21,500	0.90	R2	4239/947	R2.04 SUBS RESIDE 401	EXTRA LARGE	
Totals:				\$3,337,010	\$902,414	\$335,900	11.50					

I decided to keep the value of this land table at its present values. I weighted the one vacant sale more than the other sales. The vacant sale reflects our values, while the residual sales may be inflated due to the ECF.

Acreage Table 'A'



Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="21,700"/>	3 Acre: <input type="text" value="33,000"/>	10 Acre: <input type="text" value="43,500"/>	30 Acre: <input type="text" value="78,300"/>
1.5 Acre: <input type="text" value="26,100"/>	4 Acre: <input type="text" value="33,900"/>	15 Acre: <input type="text" value="56,500"/>	40 Acre: <input type="text" value="87,000"/>
2 Acre: <input type="text" value="29,600"/>	5 Acre: <input type="text" value="34,800"/>	20 Acre: <input type="text" value="65,300"/>	50 Acre: <input type="text" value="95,700"/>
2.5 Acre: <input type="text" value="32,200"/>	7 Acre: <input type="text" value="39,200"/>	25 Acre: <input type="text" value="74,000"/>	100 Acre: <input type="text" value="130,500"/>