

MONTAGUE TOWNSHIP LAND VALUE ANALYSIS

04/01/2020-03/31/2022

VACANT OR IMPROVED	PARCEL NUMBER	NEIGHBORHOOD	SALE DATE	SALE PRICE	LOT SIZE	PRICE PER ACRE	LIBER/PAGE
v	02-019-300-0010-00	R1.04 SECTIONS & SUBS	10/15/21	\$19,950	0.83	\$23,950	4278/781
v	02-019-300-0010-10	R1.04 SECTIONS & SUBS	10/29/21	\$21,500	0.83	\$25,810	4281/344
v	02-775-000-0005-00	R1.04 SECTIONS & SUBS	09/29/21	\$24,000	1.44	\$16,667	4276/023
v	02-001-200-0017-00	R1.04 SECTIONS & SUBS	05/22/20	\$18,000	4.78	\$3,766	UNRECORDED
v	02-001-200-0030-00	R1.04 SECTIONS & SUBS	09/24/21	\$11,000	4.78	\$2,301	4275/892
v	02-005-200-0005-00	R1.04 SECTIONS & SUBS	05/07/21	\$30,000	10.00	\$3,000	4263/597
v	02-011-100-0010-00	R1.04 SECTIONS & SUBS	12/29/20	\$20,000	10.55	\$1,897	4246/089
v	02-691-000-0015-00					\$2,448	
v	02-002-400-0009-10	R1.04 SECTIONS & SUBS	12/18/20	\$52,000	18.53	\$2,806	4244/322
v	02-002-200-0002-00	R1.04 SECTIONS & SUBS	07/09/21	\$79,500	30.78	\$2,583	4267/271
v	02-001-100-0005-00	R1.04 SECTIONS & SUBS	12/06/21	\$178,000	33.43	\$5,325	4283/210
v	02-001-100-0006-00					\$3,954	
v	02-001-100-0007-00						
v	02-001-100-0011-00						
v	02-001-100-0012-00						
v	02-001-100-0015-00						
v	02-010-400-0001-00	R1.04 SECTIONS & SUBS	06/30/20	\$106,000	40.24	\$2,634	4225/970
v	02-004-200-0001-00	R1.04 SECTIONS & SUBS	05/20/20	\$77,400	48.45	\$1,598	4221/764
v	02-004-200-0001-10						

2023 Land Values

Land sales within the studied time frame support current land table values; Increase found to be necessary for properties under 3 acres

Acre	\$/acre	Total
1	13,000	\$13,000
1.5	9,133	\$13,700
2	7,200	\$14,400
2.5	5,960	\$14,900
3	5,133	\$15,400
4	4,600	\$18,400
5	3,960	\$19,800
7	3,143	\$22,000
10	2,650	\$26,500
15	2,493	\$37,400
20	2,400	\$47,900
25	2,128	\$53,200
30	2,100	\$57,400
40	1,943	\$68,500
50	1,580	\$79,000
100	1,400	\$140,000
150	489	\$73,400
200	460	\$91,900
250	432	\$107,900

ATYPICAL	\$6,600
TYPICAL	\$8,100
LARGE	\$10,100
EXTRA LARGE	\$11,300

R2.04 BLBY RDG/CHKR BLF/WNBGO ON LK LAND TABLE

04/01/2020-03/31/2022

Parcel Number	Sale Date	Sale Price	Total Acres	Price Per Acre	Liber/Page	Neighborhood	Other Parcels in Sale
02-840-007-0003-00	08/19/16	\$24,000	0.64	\$37,500	4097/147	R2.04 BLBY RDG/CHKR BLF/WNBGO ON LK	
01-115-400-0008-20	06/17/20	\$43,500			4223/741		
01-115-200-0013-00	04/15/21	\$54,500			4258/215		
01-115-200-0005-30	07/06/21	\$49,000			4267/530		
01-115-200-0013-10	05/14/21	\$68,000			4262/665		
01-115-400-0009-00	12/22/21	\$140,000			4285/615		

No changes made

R2 2022 Land Values		
Acre	\$/acre	Total
1	39,800	\$39,800
1.5	27,933	\$41,900
2	22,000	\$44,000
2.5	18,400	\$46,000
3	16,000	\$48,000
4	14,100	\$56,400
5	12,100	\$60,500
7	9,543	\$66,800
10	7,720	\$77,200
15	6,400	\$96,000
20	5,320	\$106,400
25	4,840	\$121,000
30	4,380	\$131,400
40	4,068	\$162,700
50	3,964	\$198,200
100	3,756	\$375,600

ATYPICAL	\$19,900.00
TYPICAL	\$24,000.00
LARGE	\$30,100.00
EXTRA LARGE	\$34,100.00

R7.R7.05 BLBY RDG ON WHT LK & WHT LAKE LAND TABLES
 No Changes Made

R7 LAND VALUES 2023

Acre	\$/acre	Total
1	302,000	\$302,100
1.5	211,867	\$317,900
2	166,800	\$333,700
2.5	139,760	\$349,400
3	121,733	\$365,200
4	107,075	\$428,300
5	91,980	\$459,900
7	72,457	\$507,200
10	58,620	\$586,200
15	48,560	\$728,400
20	40,365	\$807,300
25	36,712	\$917,800
30	33,223	\$996,700
40	30,840	\$1,233,600
50	30,040	\$1,502,000
100	28,441	\$2,844,100

ATYPICAL	\$150,000
TYPICAL	\$180,000
LARGE	\$225,000
EXTRA LAR	\$255,000

21-420-00(7887 CREP)	08/03/21	\$180,000	\$180,000	\$56,300	31.28	\$112,500	R14	R14.05 NEAR WATER FRONT
21-420-00(OLD CHAN)	05/20/21	\$230,000	\$230,000	\$147,200	64.00	\$294,462	R01	R01.05 WHITE LAKE FTG

Montague Township AG Land Sales
04/01/2020-03/31/2022
White River, Montague, Whitehall, Holton, Cedar Creek

SALE	PARECL #	ACRES	PRICE	DATE	ROAD ACCESS	OPEN	WOODED	CLASS	GRANTOR	GRANTEE	PER ACRE	LIBER/PAGE
	White River											
#1	01-102-200-0004-00	40.00	\$140,000	12/10/2021	CHASE RD	99%	1%	102	FRIDAY	STEADFAST FARM LLC	\$3,500	4283/477
	TOTALS	40.00										
	Montague											
	Whitehall											
	Holton											
	Cedar Creek											
	08-035-100-0002-00	40.00	\$54,000	12/9/2021	ON DUCK LA	0%	100%	102	DEVRIES	CHAPPELL	\$1,350	4284/899

TILLABLE	Per Acre	Total	TILLABLE	Per Acre	Total
1 Acre	19,000	\$19,000	20 Acre	2,850	\$57,000
1.5 Acre	13,667	\$20,500	25 Acre	2,640	\$66,000
2 Acre	10,500	\$21,000	30 Acre	2,533	\$76,000
2.5 Acre	8,600	\$21,500	40 Acre	2,325	\$93,000
3 Acre	7,333	\$22,000	50 Acre	2,220	\$111,000
4 Acre	5,750	\$23,000	100 Acre	2,110	\$211,000
5 Acre	4,800	\$24,000	125 Acre	1,890	\$236,250
7 Acre	3,893	\$27,250	150 Acre	1,750	\$262,500
10 Acre	3,100	\$31,000	200 Acre	1,540	\$308,000
15 Acre	2,967	\$44,500	250 Acre	1,470	\$367,500
			300 Acre	1,400	\$420,000

No Changes Made

1.0	19,000	
1.5	13,667	
2.0	10,500	
2.5	8,600	
3.0	7,333	
4.0	5,750	
5.0	4,800	
7.0	3,893	
10.0	3,100	5,067
10.0	3,100	3,077
15.0	2,967	
20.0	2850	2502
25.0	2640	
30.0	2533	
40.0	2325	3419
40.0	2325	2104
50	2220	

						AVERAGE	\$ 2,215	
Outliers								
05-650-000-0023-00	1.37	\$19,900	03/09/21	3530 SUNRISE RIDGE	100%	402	\$ 14,526	4250-748
01-135-100-0027-00	5.13	\$72,500	04/06/20	7450 N OLD CHANNEL TR	100%	402	\$ 14,133	4218/841
03-036-100-0008-00	2.17	\$31,000	12/28/20	1813 CRYSTAL LAKE RD	100%	402	\$ 14,266	4243/527
03-024-400-0006-00	30.28	\$28,000	03/31/21	HYDE PARK RD	100%	402	\$ 925	4255/705
02-019-300-0010-00	1.506	\$24,000	43726	DOWLING ST	100%	402	\$ 15,936	4200/304
02-019-300-0010-10								

WOODED	PER ACRE	TOTAL	WOODED	PER ACRE	TOTAL		
1 ACRE	9,000	\$9,400	25 ACRE	2,080	\$52,000		
1.5 ACRE	6,667	\$10,000	30 ACRE	1,977	\$59,300		
2 ACRE	5,300	\$10,600	40 ACRE	1,873	\$74,900		
2.5 ACRE	4,480	\$11,200	50 ACRE	1,716	\$85,800		
3 ACRE	3,967	\$11,900	100 ACRE	1,664	\$166,400		
4 ACRE	3,100	\$12,400	125 ACRE	1,890	\$273,000		
5 ACRE	2,800	\$14,000	150 ACRE	1,750	\$262,500		
7 ACRE	2,500	\$17,500	200 ACRE	1,540	\$308,000		
10 ACRE	2,300	\$23,000	250 ACRE	1,470	\$367,500		
15 ACRE	2,200	\$33,000	300 ACRE	1,400	\$420,000		
20 ACRE	2,100	\$42,000					

5+ acres increased slightly based on sales

MONTAGUE TOWNSHIP - COMMERCIAL/INDUSTRIAL - GENERAL includes:
White River Twp. (01), Montague Twp. (02), Blue Lake Twp. (04), Holton Twp. (05), Fruitland Twp. (06), Dalton Twp. (07),
Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp.

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

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	RENT TCV (LAND)
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ATYPICAL

TYPICAL

LARGE

EX LARGE

ACREAGE

07-012-40C 5830 Holto	5/4/2021	\$18,000	1.64 A				\$10,976		\$22,400
07-031-20C 2875 White	9/9/2020	\$31,900	1.73 A				\$1,386	2 parcels	\$28,588
13-002-40C 1569 Newa	#####	\$75,000	2.09 A				\$35,885	125 Config	\$33,360
16-011-20C Barnes Rd	3/5/2021	\$25,000	2.70 A				\$9,259		\$32,000
06-101-10C Whitehall F	6/3/2020	\$33,000	2.78 A				\$11,871		\$32,800
07-029-30C W McMilla	5/4/2020	\$40,000	28.86 A				\$1,386	2 parcels - :	\$110,142

EXTRACTED

ATYPICAL

26-185-237 36 E Broad	#####	\$15,000	0.04 A (ATYPICAL)	\$10,529	\$4,471	\$127,743	50 for size		\$11,250
26-185-09C 2300 Maffe	#####	\$35,000	0.09 A (ATYPICAL)	\$28,246	\$6,754	\$75,044			\$8,000

TYPICAL

26-185-191 240 W Broc	4/8/2021	\$15,000	.29 A (TYPICAL)	\$18,200	(\$3,200)	-			\$10,000
07-035-10C 2669 Holto	#####	\$147,000	.36 A (TYPICAL)	\$144,004	\$2,996	\$8,322	125 Loc		\$12,500

LARGE

EX LARGE

07-031-20C 2925 White	#####	\$42,000	.78 A (EX LARGE)	\$29,200	\$12,800	\$16,410			\$14,000
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ACREAGE

11-015-20C 571 N Map	#####	\$37,000	1.36 A	\$11,215	\$25,785	\$18,960			\$19,368
43-002-40C Slocum Rd	#####	\$80,000	1.73 A	\$36,872	\$43,128	\$24,929	50 No Fron		\$11,650
07-025-10C 3699 Holto	6/1/2021	\$153,000	4.88 A	\$75,270	\$77,730	\$15,928			\$44,400
07-013-30C 2930 E Rile	9/3/2021	\$150,000	6.18 A	\$78,470	\$71,530	\$11,574			\$49,130
07-013-200-0011-00 &									
07-013-20C 5340 Holto	#####	\$202,500	7.95 A	\$94,034	\$108,466	\$13,644			\$79,930
07-030-40C 3000 White	#####	\$250,000	9.28 A	\$174,018	\$75,982	\$8,188	135 Loc		\$77,382

LAND VALUE TABLE

EQC01 - COMM/IND - GENERAL

1 ACRE	15,000	3 ACRE	35,000	10 ACRE	59,000	30 ACRE
1.5 ACRE	21,000	4 ACRE	40,000	15 ACRE	76,000	40 ACRE
2 ACRE	26,000	5 ACRE	45,000	20 ACRE	95,000	50 ACRE
2.5 ACRE	30,000	7 ACRE	52,000	25 ACRE	105,000	100 ACRE
ATYPICAL	8000	TYPICAL	10000	LARGE	12000	EX LARGE

6 vacant land sales during time period in acreage size range, along with and 11 extracted sales distributed current land table values. throughout size classifications. With the exception of the largest vacant land sale, all other vacant land sales support