

TYPICAL RESIDENTIAL LAND TABLES

Parcel Number	Sale Date	Sale Price	Total Acres	Dollars/Acre	Liber/Page	Land Residual
01-115-400-0008-20	06/17/20	\$43,500	1.36	\$31,985	4223/741	\$43,500
01-115-200-0013-00	04/15/21	\$54,500	1.60	\$34,063	4258/215	\$54,500
01-115-200-0005-30	07/06/21	\$49,000	1.99	\$24,623	4267/530	\$49,000
01-123-100-0003-10	09/08/21	\$40,000	2.05	\$19,512	4274/346	\$40,000
01-101-100-0001-20	09/19/21	\$42,500	4.80	\$8,854	4253/837	\$42,500
01-101-100-0001-10	04/09/21	\$89,900	6.71	\$13,398	4257/588	\$89,900
01-115-400-0009-00	12/22/21	\$140,000	10.56	\$13,258	4285/615	\$140,000

No land adjustments were made. Sales support current values.

Unit: 01 - WHITE RIVER TOWNSHIP

Rates/Values for Neighborhood TYP.TYPICAL RESIDENTIAL, Last Edited: 02/14/2023

Sites:

Site 'A':	Description: 'ATYPICAL	'	Value: 11,000
Site 'B':	Description: 'TYPICAL	'	Value: 12,500
Site 'C':	Description: 'LARGE	'	Value: 14,000
Site 'D':	Description: 'EX LARGE	'	Value: 15,500
Site 'F':	Description: 'ATYPICAL-NL	'	Value: 25,000
Site 'G':	Description: 'TYPICAL-NL	'	Value: 27,000
Site 'H':	Description: 'LARGE-NL	'	Value: 29,000
Site 'I':	Description: 'EX LARGE-NL	'	Value: 31,000

Values for Acreage Table 1: 'TYPICAL RESIDENTIAL'

1 Acre: 17,000	3 Acre: 25,500	10 Acre: 45,000	30 Acre: 70,000
1.5 Acre: 18,500	4 Acre: 28,000	15 Acre: 52,000	40 Acre: 80,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 60,000	50 Acre: 90,000
2.5 Acre: 22,000	7 Acre: 40,000	25 Acre: 66,000	100 Acre: 140,000

Values for Acreage Table 2: 'NEAR LAKE'

1 Acre: 35,000	3 Acre: 55,000	10 Acre: 95,000	30 Acre: 135,000
1.5 Acre: 40,000	4 Acre: 65,000	15 Acre: 105,000	40 Acre: 145,000
2 Acre: 45,000	5 Acre: 75,000	20 Acre: 115,000	50 Acre: 155,000
2.5 Acre: 50,000	7 Acre: 85,000	25 Acre: 125,000	100 Acre: 180,000

L & L. LAKE MICHIGAN & WHITE LAKE CORNER

Parcel Number	Sale Date	Sale Price	Total Acres	Dollars/Acre	Liber/Page	Land Residual
01-002-100-0001-00	01/13/22	\$35,000	0.56	\$62,500	4286/406	\$35,000
01-002-200-0009-00	04/13/21	\$25,000	0.59	\$42,373	4258/018	\$25,000
01-002-200-0039-20	11/12/2020	\$ 15,000	1.96	\$7,653	4239/355	\$15,000
01-001-100-0007-00	10/29/21	\$44,000	1.90	\$23,158	4279/275	\$44,000
01-002-200-0039-00	07/24/20	\$88,000	10.03	\$5,542	4228/398	\$88,000

vacant land sales supports current land values.

ATYPICAL \$21,000
 TYPICAL \$23,000
 LARGE \$25,000
 EX LARGE \$27,000

Acreage Table 'A' X

Description: CORNER OF BOTH LAKES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80%;" type="text" value="29,000"/>	3 Acre: <input style="width: 80%;" type="text" value="37,000"/>	10 Acre: <input style="width: 80%;" type="text" value="60,000"/>	30 Acre: <input style="width: 80%;" type="text" value="100,000"/>
1.5 Acre: <input style="width: 80%;" type="text" value="31,000"/>	4 Acre: <input style="width: 80%;" type="text" value="41,000"/>	15 Acre: <input style="width: 80%;" type="text" value="70,000"/>	40 Acre: <input style="width: 80%;" type="text" value="112,000"/>
2 Acre: <input style="width: 80%;" type="text" value="33,000"/>	5 Acre: <input style="width: 80%;" type="text" value="45,000"/>	20 Acre: <input style="width: 80%;" type="text" value="80,000"/>	50 Acre: <input style="width: 80%;" type="text" value="124,000"/>
2.5 Acre: <input style="width: 80%;" type="text" value="35,000"/>	7 Acre: <input style="width: 80%;" type="text" value="52,000"/>	25 Acre: <input style="width: 80%;" type="text" value="90,000"/>	100 Acre: <input style="width: 80%;" type="text" value="180,000"/>

LAKESHORE DUNE CONDO LAND TABLES

Parcel Number	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Liber/Page
01-525-000-0003-00	11/06/20	\$185,900	\$103,546	\$124,354	0.03	\$4,145,133	4242/121
01-160-000-0031-20	09/17/21	\$55,000	\$27,500	\$55,000	0.34	\$161,765	4277/443
01-160-000-0010-00	03/02/21	\$240,000	\$252,384	\$47,616	0.50	\$95,232	4251/930
01-555-000-0005-00	02/03/21	\$225,000	\$217,161	\$115,089	0.52	\$221,325	4250/319
01-110-400-0002-13	06/07/21	\$35,000	\$65,000	\$35,000	0.99	\$35,354	UNRECORDED
01-135-300-0008-00	04/21/21	\$450,000	\$471,634	\$190,366	1.20	\$158,638	4259/151
01-135-100-0010-00	07/28/20	\$515,000	\$552,397	\$342,603	2.14	\$160,095	4230/027
01-135-100-0013-00	01/13/22	\$425,000	\$700,000	\$425,000	4.68	\$90,812	4286/387
01-525-000-0006-00	12/21/21	\$190,000	\$134,116	\$115,884	0.02	\$5,794,200	4284/602

**Land Residual did not support
change of land values. Used additional Lake Michigan sales to provide further support.**

SITE VALUE: \$60,000

Acreeage Table 'A' X

Description: LAKESHORE DUNE CONDO

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80px;" type="text" value="200,000"/>	3 Acre: <input style="width: 80px;" type="text" value="390,000"/>	10 Acre: <input style="width: 80px;" type="text" value="720,000"/>	30 Acre: <input style="width: 80px;" type="text" value="1,650,000"/>
1.5 Acre: <input style="width: 80px;" type="text" value="260,000"/>	4 Acre: <input style="width: 80px;" type="text" value="450,000"/>	15 Acre: <input style="width: 80px;" type="text" value="970,000"/>	40 Acre: <input style="width: 80px;" type="text" value="1,800,000"/>
2 Acre: <input style="width: 80px;" type="text" value="330,000"/>	5 Acre: <input style="width: 80px;" type="text" value="510,000"/>	20 Acre: <input style="width: 80px;" type="text" value="1,260,000"/>	50 Acre: <input style="width: 80px;" type="text" value="2,100,000"/>
2.5 Acre: <input style="width: 80px;" type="text" value="360,000"/>	7 Acre: <input style="width: 80px;" type="text" value="555,000"/>	25 Acre: <input style="width: 80px;" type="text" value="1,500,000"/>	100 Acre: <input style="width: 80px;" type="text" value="3,000,000"/>

White River Township / Lake Michigan & White Lake Land Tables Analysis - Comm/Ind Included

LAKE MICHIGAN FRONT FOOTAGE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Front FF	Acres	Dollars/FF	Liber/Page
01-135-100-0013-00	07/30/21	\$416,200	\$416,200	\$416,200	200.0	4.68	\$2,081	4269/724
01-135-100-0013-00	01/13/22	\$425,000	\$425,000	\$425,000	200.0	4.68	\$2,125	4286/387
01-860-000-0004-00	12/10/21	\$376,000	\$376,000	\$376,000	90.0	0.52	\$4,178	4283/461
Vacant Land Sales support current land tables.			\$1,217,200	\$1,217,200				

WHITE LAKE FRONT FOOTAGE

Parcel Number	Sale Date	Sale Price	Front FF	Acres	Dollars/FF	Liber/Page			
01-410-000-0016-00	07/23/20	\$260,000	100.0	100.0	\$2,600	4228/220			
Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Front FF	Acres	Dollars/FF	Liber/Page	Land Residual
01-001-200-0006-00	03/26/21	\$1,425,000	\$1,425,000	55.30	109.0	1.12	\$2,193	4255/202	\$239,028
01-410-000-0016-00	07/23/20	\$260,000	\$260,000	57.69	100.0	0.51	\$2,600	4228/220	\$260,000
01-755-001-0001-00	10/11/21	\$600,000	\$552,800	37.10	68.0	0.30	\$4,228	4276/971	\$287,533
01-755-002-0003-00	09/29/21	\$340,500	\$340,500	36.12	68.0	0.30	\$3,175	4279/389	\$215,931
01-755-002-0004-00	08/14/20	\$741,777	\$741,777	40.08	68.0	0.30	\$4,149	4230/451	\$282,160
Vacant Land Sales and analysis supports current land tables.									

Near Lake /Prime

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Total Acres	Liber/Page
01-001-100-0019-00	09/02/20	\$765,000	\$765,000	\$672,731	8.42	4233/490
01-001-200-0006-00	03/26/21	\$1,425,000	\$1,425,000	\$239,028	1.12	4255/202
01-104-400-0002-00	12/15/20	\$1,450,000	\$1,450,000	\$939,488	2.94	4242/981
01-135-100-0004-00	07/02/21	\$544,000	\$544,000	\$373,192	1.67	4268/644
01-135-100-0010-00	07/28/20	\$515,000	\$515,000	\$342,603	2.14	4230/027
01-135-100-0011-00	10/20/20	\$375,000	\$375,000	\$375,000	0.00	4237/044
01-135-100-0013-00	07/30/21	\$416,200	\$416,200	\$416,200	4.68	4269/724
01-135-100-0013-00	01/13/22	\$425,000	\$425,000	\$425,000	4.68	4286/387
01-135-300-0008-00	04/21/21	\$450,000	\$450,000	\$190,366	1.20	4259/151
01-160-000-0031-00	09/17/21	\$375,000	\$375,000	\$260,062	2.03	4274/913
01-160-000-0031-20	09/17/21	\$55,000	\$55,000	\$55,000	0.34	4277/443
01-181-000-0013-00	06/01/20	\$775,000	\$775,000	\$160,581	1.09	4224/151
01-410-000-0016-00	07/23/20	\$260,000	\$260,000	\$260,000	0.51	4228/220
01-555-000-0005-00	02/03/21	\$225,000	\$225,000	\$115,089	0.52	4250/319
01-562-000-0036-00	08/12/20	\$485,000	\$485,000	\$235,228	0.41	4231/607
01-562-000-0040-00	08/13/20	\$515,000	\$515,000	\$248,465	0.41	4230/198
01-562-000-0041-00	09/08/21	\$685,000	\$685,000	\$228,920	0.41	4274/421
01-562-000-0048-00	07/06/20	\$440,000	\$440,000	\$245,305	0.51	4226/422
01-562-000-0060-00	03/16/21	\$425,000	\$425,000	\$300,125	0.41	4253/383
01-562-000-0064-00	10/26/21	\$425,000	\$425,000	\$300,471	0.41	4279/681

01-755-001-0001-00	10/11/21	\$600,000	\$552,800	\$287,533	0.31	4276/971
01-755-002-0003-00	09/29/21	\$340,500	\$340,500	\$215,931	0.30	4279/389
01-755-002-0004-00	08/14/20	\$741,777	\$741,777	\$282,160	0.30	4230/451
01-860-000-0004-00	12/10/21	\$376,000	\$376,000	\$376,000	0.52	4283/461
01-860-000-0005-00	09/29/21	\$705,000	\$705,000	\$492,794	1.22	4276/019
01-860-000-0016-00	05/07/21	\$445,700	\$445,700	\$343,447	0.79	4261/518

Vacant Land and residual approach support current land tables.

WHITE RIVER COMMERCIAL AND INDUSTRIAL LAND ANALYSIS INCLUDING:

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. (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		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	CURRENT TCV (Per Land Table)
15-122-200-0014-00	3985 Hts Ravenna Rd	2/24/2022	\$25,000	.81 A				\$30,864		\$14,000
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
EXTRACTED										
26-185-237-0041-00	36 E Broadway	7/24/2020	\$15,000	0.04 A	(ATYPICAL)	\$10,529	\$4,471	\$127,743	50 for size	\$11,250
26-185-096-0024-00	2300 Maffett St	10/6/2020	\$35,000	0.09 A	(ATYPICAL)	\$28,246	\$6,754	\$75,044		\$8,000
07-035-100-0037-10	2669 Holton Rd	2/22/2021	\$147,000	.36 A	(TYPICAL)	\$144,004	\$2,996	\$8,322	125 Loc	\$12,500
07-031-200-0012-00	2925 Whitehall Rd	11/18/2020	\$42,000	.78 A	(EX LARGE)	\$29,200	\$12,800	\$16,410		\$14,000
11-015-200-0007-10	571 N Maple Island	4/21/2020	\$37,000	1.36 A		\$11,215	\$25,785	\$18,960		\$19,368
43-002-400-0010-30	Slocum Rd	8/17/2021	\$80,000	1.73 A		\$36,872	\$43,128	\$24,929	50 No Frontage	\$11,650
07-025-100-0015-00	3699 Holton Rd	6/1/2021	\$153,000	4.88 A		\$75,270	\$77,730	\$15,928		\$44,400
07-013-300-0007-40	2930 E Riley Thompson	9/3/2021	\$150,000	6.18 A		\$78,470	\$71,530	\$11,574		\$49,130
07-013-200-0011-00 &										
07-013-200-0011-10	5340 Holton Rd	8/19/2021	\$202,500	7.95 A		\$94,034	\$108,466	\$13,644		\$79,930
07-030-400-0030-00	3000 Whitehall Rd	3/31/2022	\$250,000	9.28 A		\$174,018	\$75,982	\$8,188	135 Loc	\$77,382

7 vacant land sales during time period ranging in various acreage sizes, along with 11 extracted sales. After review, due to the lack of vacant land sales, no changes were made.

Unit: 01 - WHITE RIVER TOWNSHIP
Rates/Values for Neighborhood LAKE.LAKE MICHIGAN, Last Edited: 02/28/2022

Frontages:
Frontage 'A': Description: 'LAKE MICHIGAN ' FF Rate: 3500
Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'A': Description: 'ATYPICAL-LAKE ' Value: 135,000
Site 'B': Description: 'TYPICAL-LAKE ' Value: 150,000
Site 'C': Description: 'LARGE-LAKE ' Value: 165,000
Site 'D': Description: 'EX LARGE-LAKE ' Value: 175,000
Site 'F': Description: 'ATYPICAL-NL ' Value: 50,000
Site 'G': Description: 'TYPICAL-NL ' Value: 55,000
Site 'H': Description: 'LARGE-NL ' Value: 60,000
Site 'I': Description: 'EX LARGE-NL ' Value: 65,000

Values for Acreage Table 1: 'LAKE RESIDENTIAL'
1 Acre: 185,000 3 Acre: 390,000 10 Acre: 720,000 30 Acre: 1,450,000
1.5 Acre: 260,000 4 Acre: 450,000 15 Acre: 970,000 40 Acre: 1,600,000
2 Acre: 330,000 5 Acre: 510,000 20 Acre: 1,100,000 50 Acre: 1,800,000
2.5 Acre: 360,000 7 Acre: 555,000 25 Acre: 1,300,000 100 Acre: 3,000,000

Values for Acreage Table 2: 'NEAR LAKE/PRIME'
1 Acre: 70,000 3 Acre: 90,000 10 Acre: 130,000 30 Acre: 280,000
1.5 Acre: 75,000 4 Acre: 100,000 15 Acre: 170,000 40 Acre: 350,000
2 Acre: 80,000 5 Acre: 105,000 20 Acre: 210,000 50 Acre: 400,000
2.5 Acre: 85,000 7 Acre: 115,000 25 Acre: 250,000 100 Acre: 600,000

Unit: 01 - WHITE RIVER TOWNSHIP
Rates/Values for Neighborhood WHITE.WHITE LAKE, Last Edited: 02/14/2023

Frontages:
Frontage 'A': Description: 'WHITE LAKE' FF Rate: 3000
 Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'A': Description: 'ATYPICAL-NL' Value: 45,000
Site 'B': Description: 'TYPICAL-NL' Value: 55,000
Site 'C': Description: 'LARGE-NL' Value: 65,000
Site 'D': Description: 'EX LARGE-NL' Value: 75,000
Site 'F': Description: 'ATYPICAL - LAKE' Value: 130,000
Site 'G': Description: 'TYPICAL - LAKE' Value: 145,000
Site 'H': Description: 'LARGE - LAKE' Value: 160,000
Site 'I': Description: 'EX-LARGE - LAKE' Value: 175,000

Values for Acreage Table 1: 'NEAR LAKE/PRIME'
1 Acre: 76,000 3 Acre: 95,000 10 Acre: 130,000 30 Acre: 280,000
1.5 Acre: 80,000 4 Acre: 100,000 15 Acre: 170,000 40 Acre: 350,000
2 Acre: 85,000 5 Acre: 105,000 20 Acre: 210,000 50 Acre: 400,000
2.5 Acre: 90,000 7 Acre: 115,000 25 Acre: 250,000 100 Acre: 600,000

Values for Acreage Table 2: 'LAKE RESIDENTIAL'
1 Acre: 180,000 3 Acre: 390,000 10 Acre: 720,000 30 Acre: 1,450,000
1.5 Acre: 260,000 4 Acre: 450,000 15 Acre: 970,000 40 Acre: 1,600,000
2 Acre: 330,000 5 Acre: 510,000 20 Acre: 1,100,000 50 Acre: 1,800,000
2.5 Acre: 360,000 7 Acre: 555,000 25 Acre: 1,300,000 100 Acre: 3,000,000

Unit: 01 - WHITE RIVER TOWNSHIP
Rates/Values for Neighborhood LAKE.LAKE MICHIGAN, Last Edited: 02/28/2022

Frontages:
Frontage 'A': Description: 'LAKE MICHIGAN ' FF Rate: 3500
Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'A': Description: 'ATYPICAL-LAKE ' Value: 135,000
Site 'B': Description: 'TYPICAL-LAKE ' Value: 150,000
Site 'C': Description: 'LARGE-LAKE ' Value: 165,000
Site 'D': Description: 'EX LARGE-LAKE ' Value: 175,000
Site 'F': Description: 'ATYPICAL-NL ' Value: 50,000
Site 'G': Description: 'TYPICAL-NL ' Value: 55,000
Site 'H': Description: 'LARGE-NL ' Value: 60,000
Site 'I': Description: 'EX LARGE-NL ' Value: 65,000

Values for Acreage Table 1: 'LAKE RESIDENTIAL'
1 Acre: 185,000 3 Acre: 390,000 10 Acre: 720,000 30 Acre: 1,450,000
1.5 Acre: 260,000 4 Acre: 450,000 15 Acre: 970,000 40 Acre: 1,600,000
2 Acre: 330,000 5 Acre: 510,000 20 Acre: 1,100,000 50 Acre: 1,800,000
2.5 Acre: 360,000 7 Acre: 555,000 25 Acre: 1,300,000 100 Acre: 3,000,000

Values for Acreage Table 2: 'NEAR LAKE/PRIME'
1 Acre: 70,000 3 Acre: 90,000 10 Acre: 130,000 30 Acre: 280,000
1.5 Acre: 75,000 4 Acre: 100,000 15 Acre: 170,000 40 Acre: 350,000
2 Acre: 80,000 5 Acre: 105,000 20 Acre: 210,000 50 Acre: 400,000
2.5 Acre: 85,000 7 Acre: 115,000 25 Acre: 250,000 100 Acre: 600,000

Unit: 01 - WHITE RIVER TOWNSHIP
Rates/Values for Neighborhood COM2.COM/IND PRIME, Last Edited: 02/28/2022

Frontages:
Frontage 'A': Description: 'LAKE MICHIGAN ' FF Rate: 3500
Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'A': Description: 'ATYPICAL-LAKE ' Value: 160,000
Site 'B': Description: 'TYPICAL-LAKE ' Value: 165,000
Site 'C': Description: 'LARGE-LAKE ' Value: 170,000
Site 'D': Description: 'EX LARGE-LAKE ' Value: 175,000
Site 'F': Description: 'ATYPICAL-PRIME ' Value: 25,000
Site 'G': Description: 'TYPICAL-PRIME ' Value: 30,000
Site 'H': Description: 'LARGE-PRIME ' Value: 35,000
Site 'I': Description: 'EX LARGE-PRIME ' Value: 40,000

Values for Acreage Table 1: 'LAKE MICH/WHITE LAKE'
1 Acre: 180,000 3 Acre: 390,000 10 Acre: 720,000 30 Acre: 1,650,000
1.5 Acre: 260,000 4 Acre: 450,000 15 Acre: 970,000 40 Acre: 1,800,000
2 Acre: 330,000 5 Acre: 510,000 20 Acre: 1,260,000 50 Acre: 2,100,000
2.5 Acre: 360,000 7 Acre: 555,000 25 Acre: 1,500,000 100 Acre: 3,000,000

Values for Acreage Table 2: 'PRIME COM/IND'
1 Acre: 45,000 3 Acre: 70,000 10 Acre: 120,000 30 Acre: 280,000
1.5 Acre: 50,000 4 Acre: 80,000 15 Acre: 170,000 40 Acre: 350,000
2 Acre: 60,000 5 Acre: 90,000 20 Acre: 210,000 50 Acre: 400,000
2.5 Acre: 66,000 7 Acre: 100,000 25 Acre: 250,000 100 Acre: 600,000

Rates for Rate Table ' OVER 100 ACRES', (Acres)
150 ACRES : 2,700
200 ACRES : 2,550
225 ACRES : 2,475
250 ACRES : 2,400
300 ACRES : 2,300
400 ACRES : 2,100
500 ACRES : 1,900
600 ACRES : 1,775

Unit: 01 - WHITE RIVER TOWNSHIP
Rates/Values for Neighborhood COM.GENERAL COM/IND, Last Edited: 02/15/2021

Sites:

Site 'A':	Description: 'GEN-AYPICAL	'	Value: 8,000
Site 'B':	Description: 'GEN-TYPICAL	'	Value: 10,000
Site 'C':	Description: 'GEN-LARGE	'	Value: 12,000
Site 'D':	Description: 'GEN-EX LARGE	'	Value: 14,000

Values for Acreage Table 1: 'GENERAL COM/IND'

1 Acre: 15,000	3 Acre: 27,000	10 Acre: 59,000	30 Acre: 107,000
1.5 Acre: 18,000	4 Acre: 33,000	15 Acre: 71,000	40 Acre: 120,000
2 Acre: 21,000	5 Acre: 40,000	20 Acre: 83,000	50 Acre: 132,000
2.5 Acre: 24,000	7 Acre: 52,000	25 Acre: 95,000	100 Acre: 180,000

Rates for Rate Table 'OVER 100 ACRES', (Acres)

150 ACRES	: 2,700
200 ACRES	: 2,550
225 ACRES	: 2,475
250 ACRES	: 2,400
300 ACRES	: 2,300
400 ACRES	: 2,100
500 ACRES	: 1,900
600 ACRES	: 1,775

WHITE RIVER TOWNSHIP AGRICULTURAL LAND ANALYSIS
4/1/2020 - 3/31/2022
 White RiverTwp, Montague Twp,WhiteHall Twp, Holton Twp, Cedar Creek Twp

White River Ag. Land Analysis

SALE	PARCEL #	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
#2	01-112-100-0002-00	76.10	\$179,600	5/3/2019	Meinert rd	48%	52%		Pontious	Brown	\$2,360	4189/865
#3	01-111-100-0002-00	143.09	\$1,000,000	12/04/20	MEINERT RD	100%	0%	102	SHERRIE LYNN LLC	JAWOR BROS BLUEBERRIES LLC	\$6,989	4241/545
	01-113-100-0002-00				FRUITVALE RD	91%	9%	102				
	01-114-200-0003-00				OLD HWY 99	100%	0%	102				
	01-114-400-0001-10				RAMTHUN RD	100%	0%	102				
Montague												
Whitehall												
Holton												
Cedar Creek												
#4	08-035-100-0002-00	40.00	\$54,000	12/9/2021	HOLTON DUCK LAKE RD	0%	100%	102	DEVRIES	CHAPPELL	\$1,350	4284/899

TILLABLE	Per Acre	Total	TILLABLE	Per Acre	Total
1 Acre	18,000	\$18,000	20 Acre	2,800	\$56,000
1.5 Acre	13,000	\$19,500	25 Acre	2,600	\$65,000
2 Acre	10,000	\$20,000	30 Acre	2,500	\$75,000
2.5 Acre	8,200	\$20,500	40 Acre	2,300	\$92,000
3 Acre	7,000	\$21,000	50 Acre	2,200	\$110,000
4 Acre	5,500	\$22,000	100 Acre	2,100	\$210,000
5 Acre	4,600	\$23,000	125 Acre	1,890	\$236,250
7 Acre	3,750	\$26,250	150 Acre	1,750	\$262,500
10 Acre	3,000	\$30,000	200 Acre	1,540	\$308,000
15 Acre	2,900	\$43,500	250 Acre	1,470	\$367,500
			300 Acre	1,400	\$420,000

No changes or adjustments were made in the acreage for tillable agricultural land tables for 2023.

WHITE RIVER TOWNSHIP WOODED VACANT LAND ANALYSIS

WHITE RIVER TWP, HOLTON TWP, CEDAR CREEK TWP, MONTAGUE TWP, WHITEHALL TWP, CITY OF MONTAGUE

PARCEL#	ACRES	PRICE	DATE	ROAD ACCESS	WOODED	CLASS	PER ACRE	LIBER/PAGE
1 ACRE						AVERAGE	#REF!	
1.5 ACRE						AVERAGE	#REF!	
2 ACRE						AVERAGE	#DIV/0!	
08-015-400-0010-00	2.00	\$10,000	08/05/20	HOLTON DUCK LAKE RD	100%	402	\$5,000	4234/770
08-015-400-0011-00								
08-030-300-0001-12	2.23	\$20,000	09/25/20	TYLER RD	100%	402	\$8,969	4235/377
						AVERAGE	\$ 6,984	
2.5 ACRE						AVERAGE		
3 ACRE						AVERAGE	#DIV/0!	
4 ACRE						AVERAGE	#DIV/0!	
02-001-200-0017-00	4.87	\$18,000	05/22/20	N HARRIS RD	100%	402	\$ 3,696	UNRECORDED
						AVERAGE	\$ 3,696	
5 ACRE						AVERAGE		
08-010-100-0010-00	5.00	\$27,000	06/15/20	5999 RYERSON RD	100%	402	\$ 5,400	4224/126
03-036-100-0004-00	5.52	\$35,000	03/02/21	CRYSTAL LAKE RD	100%	402	\$ 6,341	4249/902
						AVERAGE	\$ 5,870	
7 ACRE						AVERAGE		
05-009-400-0012-00	8.78	\$19,292	04/28/20	10337 SCHOW RD	100%	402	\$ 2,197	4220/751
						AVERAGE	\$ 2,197	
10 ACRE						AVERAGE		
05-007-400-0002-00	9.75	\$46,000	08/10/21	3848 BRUNSWICK RD	100%	402	\$ 4,718	4270/818
05-007-300-0002-00	9.75	\$33,000	10/12/20	BRUNSWICK RD	100%	402	\$ 3,385	4236-251
05-007-400-0001-00	10.00	\$52,000	05/26/21	BRUNSWICK RD	100%	402	\$ 5,200	4263/689
08-022-400-0007-00	10.00	\$42,500	12/30/20	4011 HOLTON DUCK LAKE RD	100%	402	\$ 4,250	4244/284
08-017-200-0005-00	10.15	\$28,000	07/08/21	LINDERMAN RD	100%	402	\$ 2,759	4269/418
05-034-200-0006-00	10.30	\$30,000	09/15/20	7741 HOLTON DUCK LAKE RD	100%	402	\$ 2,913	4233/585
						AVERAGE	\$ 3,871	
15 ACRE						AVERAGE		
20 ACRE						AVERAGE		
08-002-300-0005-10	23.00	\$60,000	08/31/20	HOLTON DUCK LAKE RD	90%	402	\$2,609	4231/595
						AVERAGE	\$ 2,609	
25 ACRE						AVERAGE		
30 ACRE						AVERAGE	#REF!	
40 ACRE						AVERAGE		
02-002-200-0002-00	37.63	\$79,500	07/09/21	SKEELS RD	90%	402	\$ 2,113	4267/271
02-010-400-0001-00	39.89	\$106,000	06/30/20	FRUITVALE RD	100%	402	\$ 2,657	4225/970
08-029-300-0006-00	45.00	\$95,000	09/03/20	EWING RD	100%	402	\$ 2,111	4232/279
08-029-300-0019-00	45.00	\$101,500	12/16/20	EWING RD	100%	402	\$ 2,256	4243/141
						AVERAGE	\$ 2,284	
50 ACRE						AVERAGE		
02-004-200-0001-00	48.45	\$77,400	05/20/20	SKEELS RD	100%	402	\$ 1,598	4221/764
02-004-200-0001-10								
05-034-100-0003-00	56.30	\$90,000	11/10/20	CRYSTAL LAKE RD	100%	402	\$ 1,599	4242/122
						AVERAGE	\$ 1,598	
100 ACRE						AVERAGE		
05-029-300-0002-00	79.00	\$175,000	06/10/21	CRYSTAL LAKE RD	90%	402	\$ 2,215	4265/578
						AVERAGE	\$ 2,215	
125 ACRE						AVERAGE		
150 ACRE						AVERAGE		
200 ACRE						AVERAGE		
250 ACRE						AVERAGE		
300 ACRE						AVERAGE		
Outliers						AVERAGE		
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								

05-007-400-0002-00	9.75	\$46,000	08/10/21	3848 BRUNSW	100%	402	\$ 4,718	4270/818
05-007-300-0002-00	9.75	\$33,000	10/12/20	BRUNSWICK R	100%	402	\$ 3,385	4236-251
05-007-400-0001-00	10.00	\$52,000	05/26/21	BRUNSWICK R	100%	402	\$ 5,200	4263/689
08-022-400-0007-00	10.00	\$42,500	12/30/20	4011 HOLTON	100%	402	\$ 4,250	4244/284
05-017-200-0005-00	10.15	\$28,000	07/08/21	LINDERMAN R	100%	402	\$ 2,759	4269/418
05-034-200-0006-00	10.30	\$30,000	09/15/20	7741 HOLTON	100%	402	\$ 2,913	4233/585

	WOODED	PER ACRE	TOTAL	WOODED	PER ACRE	TOTAL
	1 ACRE	9,400	\$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				