

**2024 Ingersoll Township Land Value Analysis**

<b>Residential</b>							
Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location/Sch	Neighborhood	
060-029-400-067-00	9/15/2017	32000	9.89	3236	LaPorte Rd	BC/Hem/Free/Mer	
060-005-100-600-00	2/1/2018	50000	12.64	3956	Lydia St.	Midland	
060-028-200-140-00	6/19/2019	30000	8.747	3430	Poseyville	BC/Hem/Free/Mer	
060-028-400-125-00	7/7/2021	24100	6	4017	LaPorte Rd	BC/Hem/Free/Mer	
		<b>136100</b>	<b>37.277</b>	<b>3651</b>			

use 30,000 for 4 acres

use 32,500 for 5 acres

use 35,000 for 7.0 acres

use 37,500 for 10.0 acres

<b>Residential</b>							
Parcel Number	Date	Sale Amt'	Acreage	Per Acre	Location	Neighborhood	
060-011-400-015-00	6/11/2019	15500	2.217	6991	Midland School	Midland	
060-035-400-089-00	12/3/2020	25000	2.727	9168	Midland School	Tittab, adj sale price, Barn	
160-011-400-015-00	4/4/2023	35000	2.217	15787	Midland School	Midland	
060-009-200-039-00	5/26/2023	35000	3.81	9186	BC Schools	Midland	
		<b>110500</b>	<b>10.971</b>	<b>10072</b>			

use 22,500 for 2.0 acres

use 25,000 for 2.5 acre site

use 27,500 for 3.0 acres

<b>Land Locked Parcels</b>							
Parcel Number	Date	Sale Amt	Acreage	Per Acre	Location	Neighborhood	
060-026-300-070-00	1/12/2022	4700	1	4700	Land Locked	Land Locked/Mid	
060-010-100-175-00	2/17/2022	25000	16.93	1477	Land Locked	Southgate	
060-002-300-455-00	11/1/2022	10650	2.34	4551	Land Locked	Thayer	
060-036-400-300-00	6/5/2020	52140	23	2267	Tittabawassee	Land Locked/Mid	
060-034-100-023-00	2/16/2022	4500	1.15	3913	Schrieber Rd	Land Locked/Mid	
		<b>29700</b>	<b>17.93</b>	<b>1656</b>			

Residential Sales	Date	Sale Price	Acreage	Per acre		
060-004-400-175-00	12/16/2015	40000	21.03	1902	Bullock Creek	BC/Hem/Free/Mer
060-005-300-281-00	12/20/2016	50000	21.48	2328	Bullock Creek	BC/Hem/Free/Mer
		<b>90000</b>	<b>42.51</b>	<b>2117</b>		
			<b>use 42,500 for 15 acres</b>			
			<b>use 45,000 for 20 acres</b>			
			<b>use 55,000 for 25 acres</b>			

Misc Resid. Sales	Date	Sale Amt.	Acreage	Per Acre	Location	Notes
060-011-200-100-00	1/3/2017	256000	80	3200	Midland Pub.	Midland
060-012-100-051-00	9/19/2019	38000	12.42	3060	Pt River Flats	Midland
060-002-300-170-00	10/22/2019	60000	9.76	6148		Midland Pond Frontage
060-012-200-025-00	3/16/2020	14000	3.568	3924	River Rd	Midland River Flats
060-010-200-095-00	9/1/2021	100000	10	10000	Southgate	water frt
160-002-300-010-00	9/9/2022	300000	120	2500	Warren Twp	Wooded
060-021-300-100-00	9/11/2023	80000	40	2000	Kent Rd	Wooded, Pond Frontage

<b>use 70,000 for 30 acres</b>
<b>use 80,000 for 40 acres</b>
<b>use 125000 for 50 acres</b>
<b>use 200,000 for 100 acres</b>

Residential sales	Date	Sale \$	Acreage	Per Acre	Frontage	Per Frt Ft	
060-045-500-050-00	8/4/2015	12000	0.732	16393	110	109	
060-016-100-000-00	5/1/2019	17000	1	17000	155	110	BC/Hem/Free/Mer
060-026-400-050-00	9/30/2020	18000	0.99	18182	144	125	Laporte Rd
060-005-400-009-00	1/13/2021	20000	0.8	20000	118	169	Pineview
060-011-400-176-00	6/2/2021	20000	1.358	14728	196	102	Smith Crossing
29-13-3-06-1001-017	11/18/2021	15000	1.1	13636	150	100	Hotchkiss
		<b>102000</b>	<b>5.98</b>	<b>17057</b>	<b>873</b>	<b>117</b>	

use 17,500 1 acre site	
use 19,000 1.5 acre site	use 117 per rd frt

Agricultural	Parcel Number	Date	Sale Amt.	Acreage	Per Acre	Location/Sch.	Notes
	023-300-010, 023-300-050	3/15/2021	343800	68.7	5004	Kent Rd	#3
	060-033-300-010	6/22/2021	350000	72.33	4839	Poseyville	#3
	060-028-100-010-00	8/23/2021	525000	79	6646	Sasse/Kent	tiled #3
	010-100-201-00,010-200-401-00	12/17/2021	431077	73.53	5863	Sasse/Brooks	tiled #2
	060-012-200-045-00	3/29/2023	402600	60.45	6660	River Rd	#2
	060-024-300-150-00	9/20/2023	208800	36.9	5659	Kent Rd	
	<b>Totals</b>		<b>2261277</b>	<b>390.91</b>	<b>5785</b>		

use 5800 for #1-#3

060-019-300-100-00	3/26/2021	525410	129	4073	Kent Rd	Wirtz #6
060-012-300-051-00	4/25/2023	116850	31.16	3750	Smith Crossing	#7 & #12
060-024-300-150-00	9/20/2023	208800	36.9	5659	Kent Rd	#7 tiled
		<b>851060</b>	<b>197.06</b>	<b>4319</b>		

use 4400 for #4-#14

**2023 Commercial Land Analysis**

Parcel Number	Date	Sale Price	Land Resid	Est land value	Effective Frt	NET Acres	\$ Per Frt Ft
29-13-3-16-2108-001	11/18/2020	45000	45000	45000	201		224
010-026-200-140-00	7/30/2020	17000	17000	11500	163		104
160-019-100-010-00	6/30/2020	135000	30138	31980	410		74
29-13-3-27-3002-000	2/4/2021	12500	12500	12500	145		86
12-022-029-01	8/16/2021	20000	20000	20000	300		
		229500		120980	1219		129
						use 14,000 1 acre	use 129

**Indust. Land Analysis** Less than 5 acres

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes	
Per Sq Ft								
03-11-6-35-2108-005	4/16/2020	5000	0.5	10000	Y	0.22		
02-13-5-31-3010-006	8/6/2020	18500	2.12	8726	Y	0.2		
010-026-200-140-00	7/30/2020	17000	2.05	8293	Y	0.19		
12-022-029-01	8/16/2021	20000	2.38	8403	Y	0.19	Gratiot	
		<b>60500</b>	<b>7.05</b>	<b>8582</b>	per sq ft not used			

Use 15,000 1 acre  
Use 18000 2 acre

29-13-3-22-2004-000	5/20/2020	175400	8.7	20161	Y/Y		Tittabawassee
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