

Residential Sales	Date	Sale Price	Acreage	Per acre	Location	Notes
060-004-400-175-00	12/16/2015	40000	21.03		Bullock Creek	BC/Hem/Free/Mer
060-005-300-281-00	12/20/2016	50000	21.48		Bullock Creek	BC/Hem/Free/Mer
		90000	42.51			

use 55,000 for 15 acres
use 60,000 for 20 acres
use 70,000 for 25 acres

Misc Resid. Sales	Date	Sale Amt.	Acreage	Per Acre	Location	Notes
060-011-200-100-00	1/3/2017	256000	80		Midland Pub.	Midland
060-012-100-051-00	9/19/2019	38000	12.42		Pt River Flats	Midland
060-002-300-170-00	10/22/2019	60000	9.76			Midland Pond Frontage
060-012-200-025-00	3/16/2020	14000	3.568		River Rd	Midland River Flats
060-010-200-095-00	9/1/2021	100000	10		Southgate	water frt
160-002-300-010-00	9/9/2022	300000	120		Warren Twp	Wooded
060-021-300-100-00	9/11/2023	80000	40		Kent Rd	Wooded, Pond Frontage
060-034-300-050-00	7/17/2024	286500	57.3		Tit/Sasse	Wooded
010-200-185-00/100-205-00	9/17/2024	195000	20.57		Sasse	Sand Mining
060-006-300-120-00	11/7/2024	135000	30		Grey	Wooded
060-009-100-253-00	11/8/2024	400000	43.4		Sasse	Wooded/Mining?
060-017-300-185-00	11/5/2024	8220	1.73		Freeland Rd	Land Locked

use 80,000 for 30 acres
use 90,000 for 40 acres
use 125000 for 50 acres
use 225,000 for 100 acres

Residential sales	Date	Sale \$	Acreage	Per Acre	Frontage	Per Frt Ft	
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
060-027-400-040-00	1/15/2024	30000	1.01	29703	179	168	Laduke
		103000	5.258	19589	787	131	

use 17,000 1 acre site
use 18,000 1.5 acre site
use 131 per rd frt

Agricultural	Parcel Number	Date	Sale Amt.	Acreage	Per Acre	Location/Sch.	Notes
	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	#2
	060-025-200-021-00	6/25/2024	100000		19	5263 Kent Rd	#3
	Totals		1667477		268.88		

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
			851060		197.06	4319	
							use 4400 for #4-#14

2025 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	2.98	224
010-026-200-140-00	7/30/2020	17000	17000	11500	163	1	104
160-019-100-010-00	6/30/2020	135000	30138	31980	410	2.07	74
29-13-3-27-3002-000	2/4/2021	12500	12500	12500	145	0.7	86
12-022-029-01	8/16/2021	20000	20000	20000	300	2.38	
		229500		120980	1219		129
						use 14,000 1 acre	use 129

Indust. Land Analysis

Parcel Number	Date	Sale Amt.	Acreage	Per acre	Improvements	Location/Sch	Notes
Less than 5 acres							
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
		60500	7.05	8582			
						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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