

LAND VALUES ECFs

RICHLAND TOWNSHIP LAND VALUES AND ECF'S

	2018 Land Values	2019 Values	2020 Values	2021 Values	2022 Values	2023 Values	2024 Values	2025 Values
<u>Residential Building Lots</u>								
< 1 acre	\$8,840	\$7,585	\$7,309	\$7,308	\$7,475	\$8,000	\$8,700	\$11,800
1-2 acres	\$4,450	\$5,145	\$5,362	\$5,211	\$6,000	\$6,100	\$7,600	\$11,500
2-4 acres	\$4,080	\$5,145	\$4,457	\$4,959	\$4,600	\$4,500	\$6,500	\$8,000
4-6 acres	\$3,570	\$2,980	\$3,241	\$3,400	\$3,700	\$4,100	\$4,100	\$4,500
7-10 acres	\$2,590	\$2,700	\$2,602	\$2,400	\$2,475	\$2,800	\$3,300	\$3,700
10+ acres	\$2,070	\$2,085	\$2,306	\$2,310	\$2,400	\$2,400	\$3,200	\$3,600
<u>Lucas & Richland Hills Lots</u>								
Good road ff	\$71	\$71	\$71	\$71	\$71	\$71		
Good road or corner ff	\$101	\$101	\$101	\$101	\$101	\$101		
No frontage ff	\$53	\$53	\$53	\$53	\$53	\$53		
No frontage & low ff	\$30	\$30	\$30	\$30	\$30	\$30		
Richland Hills	\$63	\$63	\$63	\$63	\$63	\$63		
<u>Backlots</u>								
	\$1,370	\$1,370	\$1,370	\$1,370	\$1,370	\$1,400		
<u>Less</u>								
50% on North	\$680	\$680	\$680	\$680	\$680	\$700		
50% in Middle	\$680	\$680	\$680	\$680	\$680	\$700		
50% on S. & towards middle	\$680	\$680	\$680	\$680	\$680	\$700		
83% with R/R running through	\$230	\$230	\$230	\$230	\$230	\$250		
<u>Subdivision Lots</u>								
							\$6,100	\$10,100
<u>Woods or ag. land</u>								
10-19 acres	\$2,070	\$2,085	\$2,306	\$2,310	\$2,400	\$2,400	\$3,200	\$3,600
20-29 acres	\$2,070	\$2,085	\$2,105	\$2,184	\$2,400	\$2,400	\$3,000	\$3,600
30-39 acres	\$2,070	\$2,085	\$2,105	\$2,184	\$2,150	\$2,200	\$2,700	\$3,500
40-59 acres	\$2,040	\$2,075	\$2,105	\$2,015	\$2,000	\$2,100	\$2,700	\$2,900
60 acres & up	\$2,040	\$2,075	\$2,105	\$2,015	\$2,000	\$2,100	\$2,700	\$2,900
<u>Tillable Ag. Land</u>								
Ag. Production	\$3,420	\$3,620	\$3,512	\$3,312	\$3,300	\$3,800	\$3,700	\$3,400
Wooded/Wet					\$2,000	\$2,200	\$2,200	\$2,300
<u>Comm. Building lots</u>								
<1 acre	\$9,130	\$9,500	\$9,700	\$8,700	\$8,800	\$10,700	\$12,300	\$13,000
1-2 acre	\$9,130	\$9,500	\$9,700	\$8,700	\$8,800	\$10,700	\$12,300	\$13,000
2-4 acre	\$9,130	\$9,270	\$8,400	\$7,900	\$7,900	\$7,900	\$8,200	\$9,600
4-6 acre	\$6,800	\$6,800	\$6,000	\$6,200	\$6,474	\$7,000	\$7,000	\$8,000
7-10 acre	\$6,000	\$5,700	\$5,800	\$5,900	\$5,900	\$5,800	\$6,400	\$6,400
<u>ECF</u>								
Agricultural	1.066	1.071	0.947	0.890	0.900	0.996	0.965	0.930
Res. Building on Ag	1.098	0.875	0.900	1.005	1.026	1.060	1.165	1.417
Commercial	0.808	0.765	0.780	0.779	0.722	0.846	0.959	1.025
Industrial	0.589	0.556	0.613	0.610	0.753	0.640	0.825	0.915
Older Building Residential	1.098	0.875	0.900	1.005	1.026	1.060	1.165	1.417
Newer Buildings Residential	1.098	0.875	0.900	0.977	1.026	1.060	1.165	1.417
Mobile Home	0.980	0.928	0.917	1.113	1.219	1.110	1.134	1.463
<u>Inflation Rate</u>								
	2.10%	2.40%	1.90%	1.90%	3.30%	7.90%	5.10%	3.10%

Richland Township Agricultural Land Value Study

PARCEL NUMBER	SALE		TOTAL ACREAGE	TILLABLE	UNTIL	UNTIL VALUE	TIL VALUE	PRICE	ADJ. SALE	Per Acre Raw	PER ACRE Tillable	ADJ	COMMENTS	PERCENTAGE OPEN
AGRICULTURE			Current Untillable Land Value Used - \$2,300											
014-018-008-00	Sep-22	SW	79	77	2	\$4,600	\$195,400	\$200,000	\$195,400	\$2,532	\$2,538		5026 W GEERS ROAD	97%
009-024-016-40	May-23	SW	7.557	5.2	2.357	\$5,421	\$29,579	\$35,000	\$29,579	\$4,631	\$5,688		W LOTAN ROAD	69%
014-028-014-00	Sep-23	SW	74.248	61.248	13	\$29,900	\$194,100	\$224,000	\$194,100	\$3,017	\$3,169		108710 S BURKETT ROAD	82%
001-001-001-05														
001-001-003-00	Sep-23	SW	69.263	16.151	53.112	\$122,158	\$87,842	\$210,000	\$87,842	\$3,032	\$5,439		E Beeler Rd	23%
001-001-006-10														
014-008-004-10	Nov-23	SW	38.96	38.96	0	\$0	\$194,000	\$194,000	\$194,000	\$4,979	\$4,979		S CALL RD	100%
06-001-001-00	Sep-23	Highland	51.22					\$189,000	\$189,000	\$3,690				20%
06-007-005-00	Apr-22	Highland	72.5					\$185,000		\$2,552				62%
5-008-00&009-00&(	May-23	Marion	117.42					\$400,000		\$3,407				17%
09-013-001-00	Sep-22	Marion	156					\$520,000		\$3,333				90%
09-025-011-04	Sep-23	Marion	29.48					\$103,360		\$3,506				98%
09-030-001-00	May-23	Marion	33.15					\$85,000		\$2,564				81%
									Average:	\$3,386				
2024 Conclusion:	\$3,700	Tillable												
	\$2,200	Wooded/Wet (Based on 50+ Acre Residential Sale)												
2025 Conclusion:	\$3,400	Tillable												
	\$2,300	Wooded/Wet (Based on 50+ Acre Residential Sale)												

Note - The untillable value is developed from our 50+ recreation/residential sales. Analysis is in the "Untillable Value" tab. Also note, for any parcels classed Ag less than 5 acres we use residential land value rates.

Removed from Study:

009-013-015-90	Jul-23	SW	0.11	0.11	0	\$0	\$5,000	\$5,000	\$5,000	\$45,455	\$45,455		2260 S MOREY ROAD	100%
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50+ Acre Recreation/Residential Land

PARCEL NUMBER	SALE		SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS	
EIGHTY ACRES			4-1-2022 THROUGH 3-31-2023						
011-030-003-00 011-030-003-60 011-030-003-80	Apr-22	HOWER TO MUSSLEMAN	119.97	\$265,000	\$265,000	\$2,209	301 N MOREY RD	MOSTLY WOODED, 30 ACRES IS AG. ONLY 50% FARMABLE	*
007-029-013-00	Jun-22	SWERDLOW TO SWINEHART	79	\$200,000	\$200,000	\$2,532	N.W. CORNER OF MCGEE & SANBORN W LOTAN ROAD	WOODED	*
009-021-021-00 009-021-023-00	Jun-22	ANDERSON TO HOBBS	59.5	\$205,000	\$205,000	\$3,445	COMMERICAL FOREST	WOODED	*
010-078-002-00	Sep-22	ALDEN TO OZIEMSKI	79	\$145,000	\$145,000	\$1,835	E PHELPS ROAC	WOODED	*
005-017-005-00	Oct-22	KOETJE TO MULDER	80	\$160,000	\$160,000	\$2,000	NEAR 7 MILE AND E I	WOODED	*
006-026-007-00 006-026-009-00	Oct-22	PETERSON TO PLUGER	236	\$401,030	\$401,030	\$1,699	N JEFFS AND E NEWOSTLY WODD		*
014-006-013-00	Nov-22	BILLETT TO ELLENS	72.939	\$275,000	\$275,000	\$3,770	FALMOUTH ROASOME WOOD!		*
005-035-008-00	Dec-22	BELL TO SAUER	80	\$185,000	\$185,000	\$2,313		SOME WOOD!	*

MISSAUKEE VACANT LAND

PARCEL NUMBER	SALE		SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS	
EIGHTY ACRES			4-1-2023 THROUGH 3-31-2024						
015-018-011-00	Jun-23	SIMMONS TO LEGENDARY	78.73	\$215,000	\$215,000	\$2,731	WALKER ROAD	OSTLY CLEAR	*
010-067-006-00	Jun-23	TURNER TO GIDLEY	156	\$410,000	\$410,000	\$2,628	N 7 MILE & E MOORE	WOODED	*
003-035-002-00 003-035-005-99	Aug-23	CLARK TO KOCH	62.64	\$130,000	\$130,000	\$2,075	S JEFF'S ROAD	WOODED	*
012-024-010-00	Nov-23	GILKEY TO OSENTOSKI	79	\$175,000	\$175,000	\$2,215	S FORWARD ROAD	DS, FIELDS AI	*
			Acreage	Total Price	RAW	Per Acre	2023 Rate		
2024 Rate			1182.78	\$2,766,030	\$2,339	\$2,300	\$2,200		

Richland Township Agricultural ECF

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	arms of Sa	Adj. Sale \$	isd. when Sol	sd/Adj. Sa	Cur. Appraisal	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.	Other Parcels in Sale
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	\$384,000	WD	19-MULTI	\$384,000	\$180,400	46.98	\$385,416	\$382,274	\$1,726	\$3,001	0.575	012-027-011-00
013-025-005-50	10601 S GREEN	Missaukee	04/26/22	\$1,610,500	MLC	19-MULTI	\$1,610,500	\$889,300	55.22	\$2,002,607	\$911,699	\$698,801	\$971,423	0.719	013-025-009-00, 013-025-006-00, 013-026-015-00
015-006-001-00	5759 N 7 MILE	Missaukee	08/18/23	\$375,000	LC	03-ARM'S	\$375,000	\$181,700	48.45	\$390,634	\$297,510	\$77,490	\$87,605	0.885	
01 016 001 60 01 016 003 02	21539 22 MILE RD	Osceola	06/24/22	\$673,000		19-MULTI	\$673,000				\$168,385	\$504,615	\$342,881	1.472	

06 035 014 10	18226 80TH AVE	Osceola	03/07/24	\$240,000		03-ARM'S	\$240,000	\$142,400	59.33	\$270,584	\$67,747	\$172,253	\$259,037	0.665	
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07 021 001 40	10121 ALPINE DR	Osceola	09/11/23	\$175,000			\$175,000	\$109,700	62.69	\$93,721	\$111,292	\$63,708	\$87,721	0.726	
07 008 003 05	16254 230TH AVE	Osceola	04/06/22	\$273,000		03-ARM'S	\$273,000	\$96,900	35.49	\$138,475	\$96,196	\$176,804	\$128,079	1.380	
10 002 020 20	17181 10TH AVE	Osceola	07/18/23	\$145,000		03-ARM'S	\$145,000	\$49,300	34.00	\$70,079	\$42,086	\$102,914	\$70,079	1.469	

10 010 009 00	16067 20TH AVE	Osceola	11/07/22	\$320,000		03-ARM'S	\$320,000	\$106,000	33.13	\$225,625	\$86,300	\$233,700	\$219,625	1.064	
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Totals:	\$4,195,500		\$4,195,500	\$1,251,400		\$2,778,657	\$2,032,011	\$2,169,451							
				Sale. Ratio =>	29.83	Missaukee & Osceola Combined ECF	E.C.F. =>	0.937							
				Std. Dev. =>	4.39		Ave. E.C.F. =>	0.726							

2025 ECF	0.930
2024 ECF	0.965

Missaukee County is combining Ag sales from Osceola county with ours to develop an Ag ECF. Osceola County contains similar improved Ag properties as Missaukee County. Because we only had three improved sales we wanted to strengthen our Ag ECF using more sales. Using Osceola sales our Ag ECF decreases 11.5% over last year. We believe an 11.5% decrease is more representative of our Ag market rather than a 39% decrease using just Missaukee sales based on our Ag land values slightly decreasing. Missaukee's Equalization Director has reviewed Osceola's sales.

04 020 004 01 04 020 005 00	10851 W STRIEF RD	Osceola	09/16/22	\$1,400,000		31-Split Im	\$1,400,000				\$1,028,886	\$371,114	\$261,985	1.417	
07 016 012 20	47935 REMINGTON CT	Osceola	12/28/23	\$170,000		03-ARM'S	\$170,000	\$76,300	44.88	\$60,841	\$90,338	\$79,662	\$52,849	1.507	
15 036 002 00	7240 WILLOW OAK DR	Osceola	10/22/22	\$152,000		03-ARM'S	\$152,000	\$57,100	37.57	\$38,412	\$98,943	\$53,057	\$31,469	1.686	

Richland Township Commercial Land Value Study

Rural																	
0-2 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre		Type of Sale	County
002-013-001-0065	May-22		\$18,900		\$50,000		0.3780		\$21,670		1.88		A+ Lawn Care LLC	\$11,527		Improved	Roscommon
003-541-101-0000	Aug-22		\$25,800		\$105,000		0.2457		\$23,556		1.89		Gabriel & Karrie Williams Trust	\$12,463		Improved	Roscommon
009-033-006-85	8/28/2023		\$7,500		\$20,500		0.3659		\$20,500		1.09		Jodi Klunder	\$18,807		Vacant	Missaukee
								Total	\$65,726	Total	4.86			\$13,524			
													2025 Value	\$13,000			
													2024 Value	\$12,300			
2-4 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre		Type of Sale	County
03 005 017 35	4/12/2022				\$30,000				\$30,000		2.20		Brian & Katrina Cass	\$13,636		Vacant	Osceola
008-005-002-0062	Jun-22		\$50,100		\$100,000		0.5010		\$21,389		2.78		Marc & Leslie McKee	\$7,694		Improved	Roscommon
011-211-003-0065	Jun-22		\$61,400		\$130,000		0.4723		\$23,130		3.13		802 Lake Street Holdings LLC	\$7,390		Improved	Roscommon
10-032-124-00	1/3/2023		\$17,700		\$42,000		0.4214		\$42,000		4.00		Wertz	\$10,500		Vacant	Lake
14-022-053-00	5/11/2023		\$8,000		\$35,000		0.2286		\$35,000		2.80		CCM Storage	\$12,500		Vacant	Lake
16-034-009-00	8/11/2023		\$6,600		\$22,500		0.2933		\$22,500		3.10		Marvin Colberg	\$7,258		Vacant	Osceola
								Total	\$174,019	Total	18.01			\$9,662			
													2025 Value	\$9,600			
													2024 Value	\$8,200			
4-6 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre/FF		Type of Sale	County
10-022-007-10	8/6/2022		\$10,300		\$15,000		0.6867		\$15,000		5		Kyle & Kalah Cowan	\$3,000		Vacant	Osceola
004-001-022-0020	Oct-22		\$217,600		\$349,222		0.6231		\$25,250		6.11		Sand River Inn LLC	\$4,133		Improved	Roscommon
003-005-014-90	5/15/2023		\$91,700		\$303,000		0.3026		\$111,438		4.255		James Rostash	\$26,190		Improved	Missaukee
13-006-010-40	2/13/2024		\$16,600		\$20,000		0.8300		\$20,000		5.87		Cameron Miller	\$3,407		Vacant	Osceola
								Total	\$171,688	Total	21.24			\$8,085			
													2025 Value	\$8,000			
													2024 Value	\$7,000			
7-14 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre/FF		Type of Sale	County
007-035-005-00	8/19/2022		\$28,300		\$80,000		0.3538		\$80,000.00		9.06		DSB Asset Management LLC	\$8,828		Vacant	Missaukee
13-022-007-00	3/17/2023		\$7,200		\$27,000		0.2667		\$27,000.00		7.30		Kameron Connell	\$3,699		Vacant	Osceola
009-032-011-95	5/9/2023		\$10,700		\$75,000		0.1427		\$75,000.00		7.14		Watergate Properties LLC	\$10,504		Vacant	Missaukee
009-025-015-00	11/27/2023		\$84,200		\$280,000		0.3007		\$9,513.00		10.06		RDS Real Property LLC	\$946		Improved	Missaukee
012-002-011-20	10/31/2023	X	\$139,200		\$340,000		0.4094		\$83,380.00		9.35		Adult Care Facility	\$8,920		Improved	Missaukee
012-002-011-60								Total	\$274,893	Total	42.91			\$6,406			
													2025 Value	\$6,400			
													2024 Value	\$6,400			
McBain																	
PARCEL #	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF			Per Acre/FF		Type of Sale	Notes
009-013-001-00	4/20/2022	X	\$102,500		\$630,000		0.1627		79,718.00		514.000	FF	3319 38th Property, LLC	\$155	FF	Retail Store	
009-033-006-85	8/28/2023		\$7,500		\$20,500		0.3659		20,500.00		120.000	FF		\$171	FF	Vacant Land	
052-119-005-00	5/5/2022	X	\$173,380		\$347,500		0.4989		80,567.00		318	FF	Avalon Todd Holdings LLC	\$253	FF	Warehouse	
052-119-006-00																	
052-119-007-00																	
052-119-008-00																	
052-119-009-00																	
052-130-011-60	11/22/2022		\$222,300		\$495,000		0.4491		203,562.00		295.890	FF	Pineview Ridge LLC	\$688	FF	Apartments	
052-119-004-00	1/26/2023		\$24,700		\$55,000		0.4491		21,951.00		76.000	FF	4 Seasons Property Management LLC	\$289	FF	Storage Building	
052-100-015-00	6/5/2023		\$81,700		\$165,000		0.4952		8,556.00		33.000	FF	Ferlend Properties LLC	\$259	FF	Restaurant	
								Total	414,854.00		1356.890	FF		\$306	FF		
													2025 Value	\$306	FF		
													2024 Value	\$400	FF		

Richland Township Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Other Parcels in Sale
003-005-001-00	7850 E HOUGHTON LAKE	11/03/23	\$100,000	WD	22-OUTLIER	\$100,000	\$84,200	84.20	\$183,123	\$61,778	\$38,222	\$120,382	0.318	1,707	\$22.39	\$31,258	
003-005-014-90	7372 E HOUGHTON LAKE	05/15/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$91,700	30.26	\$175,126	\$38,246	\$264,754	\$144,541	1.832	5,640	\$46.94	\$35,218	
004-036-078-00	645 N AL MOSES	09/26/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$135,900	31.98	\$266,289	\$68,000	\$357,000	\$187,596	1.903	9,240	\$38.64	\$58,106	
005-101-001-50	500 E PROSPER	09/26/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$157,100	46.21	\$381,785	\$60,955	\$279,045	\$338,786	0.824	2,400	\$116.27	\$31,600	
005-150-001-00	210 E PROSPER	09/16/22	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$85,300	21.33	\$239,308	\$46,939	\$353,061	\$238,968	1.477	4,064	\$86.88	\$39,200	
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$334,871	\$66,399	\$213,601	\$216,161	0.988	8,456	\$25.26	\$64,384	
009-033-006-90	9475 W WATERGATE	04/27/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$247,600	55.02	\$505,895	\$21,725	\$428,275	\$511,267	0.838	4,000	\$107.07	\$21,725	
012-002-011-60	631 S VANDERMEULEN	10/31/23	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$133,400	39.24	\$299,346	\$51,681	\$288,319	\$245,699	1.173	3,432	\$84.01	\$42,726	012-002-011-20
052-100-015-00	123 S ROLAND	06/05/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,700	49.52	\$169,644	\$13,200	\$151,800	\$172,485	0.880	2,310	\$65.71	\$13,200	
052-100-026-00	112 N ROLAND	06/17/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$50,700	78.00	\$115,741	\$37,701	\$27,299	\$97,550	0.280	2,188	\$12.48	\$26,400	
052-119-004-00	105 GRACE	01/26/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,800	46.91	\$63,031	\$30,400	\$24,600	\$35,977	0.684	2,160	\$11.39	\$30,400	
052-119-008-00	104 W MAPLE	05/05/22	\$347,500	WD	19-MULTI PARCEL AP	\$347,500	\$184,300	53.04	\$447,016	\$106,980	\$240,520	\$337,337	0.713	14,798	\$16.25	\$106,980	052-119-005-00, 052-119-006-00, 052-119-007-00, 052-119-009-00
052-130-011-60	211 S HUGHSTON	11/22/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$222,300	44.91	\$409,794	\$118,356	\$376,644	\$321,321	1.172	4,256	\$88.50	\$118,356	
												\$3,043,140	\$2,968,070	1.025			
													2025 ECF	1.025			
													2024 ECF	0.959			

Richland Township Industrial Land Value Study

Rural				4-1-2022 through 3-31-2024													
0-2 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre		Type of Sale	County
002-013-001-0065	May-22		\$18,900		\$50,000		0.3780		\$21,670		1.88		A+ Lawn Care LLC	\$11,527		Improved	Roscommon
003-541-101-0000	Aug-22		\$25,800		\$105,000		0.2457		\$23,556		1.89		Gabriel & Karrie Williams Trust	\$12,463		Improved	Roscommon
009-033-006-85	8/28/2023		\$7,500		\$20,500		0.3659		\$20,500		1.09		Jodi Klunder	\$18,807		Vacant	Missaukee
								Total	\$65,726	Total	4.86			\$13,524			
													2025 Value	\$13,000			
													2024 Value	\$12,300			
2-4 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre		Type of Sale	County
03 005 017 35	4/12/2022				\$30,000				\$30,000		2.20		Brian & Katrina Cass	\$13,636		Vacant	Osceola
008-005-002-0062	Jun-22		\$50,100		\$100,000		0.5010		\$21,389		2.78		Marc & Leslie McKee	\$7,694		Improved	Roscommon
011-211-003-0065	Jun-22		\$61,400		\$130,000		0.4723		\$23,130		3.13		802 Lake Street Holdings LLC	\$7,390		Improved	Roscommon
10-032-124-00	1/3/2023		\$17,700		\$42,000		0.4214		\$42,000		4.00		Wertz	\$10,500		Vacant	Lake
14-022-053-00	5/11/2023		\$8,000		\$35,000		0.2286		\$35,000		2.80		CCM Storage	\$12,500		Vacant	Lake
16-034-009-00	8/11/2023		\$6,600		\$22,500		0.2933		\$22,500		3.10		Marvin Colberg	\$7,258		Vacant	Osceola
								Total	\$174,019	Total	18.01			\$9,662			
													2025 Value	\$9,600			
													2024 Value	\$8,200			
4-6 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre/FF		Type of Sale	County
10-022-007-10	8/6/2022		\$10,300		\$15,000		0.6867		\$15,000		5		Kyle & Kalah Cowan	\$3,000		Vacant	Osceola
004-001-022-0020	Oct-22		\$217,600		\$349,222		0.6231		\$25,250		6.11		Sand River Inn LLC	\$4,133		Improved	Roscommon
003-005-014-90	5/15/2023		\$91,700		\$303,000		0.3026		\$111,438		4.255		James Rostash	\$26,190		Improved	Missaukee
13-006-010-40	2/13/2024		\$16,600		\$20,000		0.8300		\$20,000		5.87		Cameron Miller	\$3,407		Vacant	Osceola
								Total	\$171,688	Total	21.24			\$8,085			
													2025 Value	\$8,000			
													2024 Value	\$7,000			
7-14 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Current Owner or Use	Per Acre/FF		Type of Sale	County
007-035-005-00	8/19/2022		\$28,300		\$80,000		0.3538		\$80,000.00		9.06		DSB Asset Management LLC	\$8,828		Vacant	Missaukee
13-022-007-00	3/17/2023		\$7,200		\$27,000		0.2667		\$27,000.00		7.30		Kameron Connell	\$3,699		Vacant	Osceola
009-032-011-95	5/9/2023		\$10,700		\$75,000		0.1427		\$75,000.00		7.14		Watergate Properties LLC	\$10,504		Vacant	Missaukee
009-025-015-00	11/27/2023		\$84,200		\$280,000		0.3007		\$9,513.00		10.06		RDS Real Property LLC	\$946		Improved	Missaukee
012-002-011-20	10/31/2023	X	\$139,200		\$340,000		0.4094		\$83,380.00		9.35		Adult Care Facility	\$8,920		Improved	Missaukee
012-002-011-60								Total	\$274,893	Total	42.91			\$6,406			
													2025 Value	\$6,400			
													2024 Value	\$6,400			
M-55/M-66																	
PARCEL #	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF			Per Acre/FF		Type of Sale	Notes
009-013-001-00	4/20/2022	X	\$102,500		\$630,000		0.1627		79,718.00		514.000	FF	3319 38th Property, LLC	\$155	FF	Retail Store	
009-033-006-85	8/28/2023		\$7,500		\$20,500		0.3659		20,500.00		120.000	FF		\$171	FF	Vacant Land	
052-119-005-00	5/5/2022	X	\$173,380		\$347,500		0.4989		80,567.00		318	FF	Avalon Todd Holdings LLC	\$253	FF	Warehouse	
052-119-006-00																	
052-119-007-00																	
052-119-008-00																	
052-119-009-00																	
052-130-011-60	11/22/2022		\$222,300		\$495,000		0.4491		203,562.00		295.890	FF	Pineview Ridge LLC	\$688	FF	Apartments	
052-119-004-00	1/26/2023		\$24,700		\$55,000		0.4491		21,951.00		76.000	FF	4 Seasons Property Management LLC	\$289	FF	Storage Building	
052-100-015-00	6/5/2023		\$81,700		\$165,000		0.4952		8,556.00		33.000	FF	Ferierend Properties LLC	\$259	FF	Restaurant	
								Total	414,854.00		1356.890	FF		\$306	FF		
													2025 Value	\$306	FF		
													2024 Value	\$400	FF		

Richland Township Industrial ECF

Parcel Numb	County	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Id. when Sold	Acres	Adj. Sale	Appraisal	Land + Bldg.	Residual	Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Per PCLs in \$
052-100-01	Missaukee	123 S ROLL	06/05/23	\$165,000	WD	03-ARM'S I	\$165,000	\$81,700	49.52	\$169,644	\$13,200	\$151,800	\$172,485	0.880	2,310	\$65.71	\$13,200			
052-119-01	Missaukee	105 GRACE	01/26/23	\$55,000	WD	03-ARM'S I	\$55,000	\$25,800	46.91	\$63,031	\$30,400	\$24,600	\$35,977	0.684	2,160	\$11.39	\$30,400			052-119-005-00, 052-119-006-00, 052-119-007-00, 052-119-009-00
052-119-01	Missaukee	104 W MA	05/05/22	\$347,500	WD	19-MULTI I	\$347,500	\$184,300	53.04	\$447,016	\$106,980	\$240,520	\$337,337	0.713	14,798	\$16.25				
052-130-01	Missaukee	211 S HUG	11/22/22	\$495,000	WD	03-ARM'S I	\$495,000	\$222,300	44.91	\$409,794	\$118,356	\$376,644	\$321,321	1.172	4,256	\$88.50	\$118,356			
													\$793,564	\$867,120	0.915					
													2025 ECF	0.915						
													2024 ECF	0.825						

Richland Township Residential Land Value Study

PARCEL NUMBER	SALE	SIZE	PRICE	Per Acre	ADJ	ADDRESSES	COMMENTS
Up to 1.5 Acres							
014-015-014-20	Sep-22	0.928	\$3,000	\$3,233		2246 W GEERS ROAD	NEW HOUSE ? *
013-016-005-00	Aug-23	1.37	\$23,000	\$16,788		S LUCAS ROAD	CLEARED *
013-016-006-00							
009-017-001-35	Sep-23	1.08	\$15,000	\$13,889		LACHANCE	CLEARED *
009-032-023-20	Oct-23	1.585	\$19,030	\$12,006		S LACHANCE ROAD	WOODED * SPLIT/VACANT
009-017-001-33	Feb-24	1.12	\$15,000	\$13,393		2010 S LACHANCE ROAD	SOME TREES *
				RAW			
				2025 Rate	\$11,862	\$11,800	
				2024 Rate		\$8,700	

PARCEL NUMBER	SALE	SIZE	PRICE	Per Acre	ADJ	ADDRESSES	COMMENTS
1.5-2 Acres							
007-036-020-00	Oct-22	1.938	\$20,500	\$20,500	\$10,578	N TURNERVILLE ROAD	WOODED *
051-675-022-00	Nov-23	1.77	\$24,900	\$24,900	\$14,068	MANISTEE ST	SOME TREES *
007-550-031-06	Mar-24	2.147	\$17,200	\$17,200	\$8,011	W SANBORN ROAD	SOME TREES *
				RAW			
				2025 Rate	\$10,886	\$10,800	
				2024 Rate		\$7,600	

Removed from Study:

001-002-003-90	Sep-22	2.405	\$7,000	\$7,000	\$2,911	E HOUGHTON LAKE ROAD	MOSTLY CLEARED *
009-013-012-00	Feb-23	2	\$44,000	\$44,000	\$22,000	W JENNINGS ROAD	WOODED *

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	ADDRESS OR RD	COMMENTS
TWO TO FOUR ACRES								
009-017-002-46	Sep-22	3.063	\$25,000	\$25,000	\$8,162		W ROSTED ROAD	WOODED *
009-036-009-80	Nov-22	3.54	\$32,000	\$32,000	\$9,040		W WALENJUS ROAD	MOSTLY CLEAR *
013-028-031-16	Dec-23	3.015	\$21,500	\$21,500	\$7,131		10890 S LUGAS ROAD	WOODED *
009-017-002-46	Jan-23	3.063	\$24,000	\$24,000	\$7,835		W ROOSTED ROAD	WOODED *
012-026-001-95	Aug-23	2.943	\$20,000	\$20,000	\$6,796		W LOTAN ROAD	CLEARED *
009-017-002-44	Mar-24	2.983	\$27,250	\$27,250	\$9,135		W ROOSTED ROAD	WOODED *
		Acreage		Total Price	RAW	Per Acre		
	2025 Rate	36.463		\$287,650	\$8,016	\$8,000		
	2024 Rate					\$6,500		
009-013-012-00	Feb-23	2	\$44,000	\$44,000	\$22,000		W JENNINGS ROAD	WOODED *

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS	
FOUR TO SIX ACRES								
009-017-012-85	Jun-22	4.512	\$13,500	\$13,500	\$2,992		W KELLEY ROAED	CLEAR *
009-015-007-45	Aug-22	4.542	\$27,500	\$27,500	\$6,055		S BLODGET ROAD	MORTLY CLEARED *
009-015-007-40								
009-036-009-70	Dec-22	6.07	\$28,000	\$28,000	\$4,613			SOME WOODS *
007-550-031-06	Apr-23	4.598	\$21,250	\$21,250	\$4,622		W SANBORN ROAD	SOME TREES *
007-550-031-18								
007-031-076-00	Sep-23	4.257	\$17,500	\$17,500	\$4,111		W HOUGHTON LAKE ROAD	WOODED *
		Acreage	Total Price		RAW	Per Acre		
		2025 Rate	23.979	\$107,750	\$4,478	\$4,500		
		2024 Rate				\$4,100		

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS		
7-10 Acres									
013-006-055-00	Nov-23	9.606	\$30,000	\$30,000	\$3,123		W FALMOUTH ROAD	WOODED	*
014-029-010-90	Jul-22	9.75	\$33,500	\$33,500	\$3,436		4124 W MEYRING ROAD	X-MAS TREES	*
007-011-019-00	Aug-22	9.75	\$30,000	\$30,000	\$3,077		N TURNVILLE ROAD	WOODED	*
014-013-029-00	Dec-22	9.75	\$50,000	\$50,000	\$5,128		W GEERS RD	X-MAS TREES	*
007-011-017-00	Feb-23	9.75	\$40,500	\$40,500	\$4,154		N VANDERMEULEN ROAD	WOODED	*
009-021-023-75	Jun-22	9.766	\$29,000	\$29,000	\$2,969		W LOTAN ROAD	MOSTLY WOODED	*
		Acreage		Total Price	RAW	Per Acre			
	2025 Rate	58.372		\$213,000	\$3,648	\$3,700			
	2024 Rate					\$3,300			

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS	
10-20 Acres								
009-021-023-75	Jun-22	9.766	\$29,000	\$29,000	\$2,969		W LOTAN ROAD	MOSTLY WOODED *
013-006-030-00	Jun-22	10.01	\$39,900	\$39,900	\$3,986		W WOODLAND DRIVE	WOODED *
013-006-030-00	Nov-22	10.01	\$41,500	\$41,500	\$4,146		S SEELEY ROAD	WOODED *
013-006-056-00	Jun-23	10.01	\$32,025	\$32,025	\$3,199		W FALMOUTH ROAD	W/SHED VALUE \$2,975 *
009-031-001-10	Nov-23	13.32	\$40,000	\$40,000	\$3,003		S BROWN ROAD	WOODED *
013-005-020-40	Feb-23	14.72	\$55,000	\$55,000	\$3,736		W FALMOUTH ROAD	WOODED *
		Acreage		Total Price	RAW	Per Acre		
	2025 Rate	67.836		\$237,425	\$3,614	\$3,600		
	2024 Rate					\$3,200		

Removed from Study (Outlier)									
009-031-019-80	Jul-23	12.188	\$74,900	\$74,900	\$6,145		5549 S SEELEY ROAD	WOODED	*

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. PRICE	PER ACRE	ADJ	ADDRESS OR ROAD	COMMENTS	
TWENTY ACRES									
009-008-011-50	Feb-24	17.0909	\$54,500	\$54,500	\$3,189		S LACHANCE ROAD	WOODED	*
009-009-020-35	May-22	20	\$75,010	\$75,010	\$3,751		NEAR LACHONCE	WOODED	*
009-009-030-00									
009-022-006-00	Oct-23	15.656	\$66,800	\$66,800	\$4,267		W KELLY ROAD	MOSTLY OPEN	*
009-031-001-25	Apr-22	19.29	\$76,000	\$76,000	\$3,940		OFF WATER GATE	HEAVY WOODED	*
009-032-011-30	Nov-22	27.667	\$108,000	\$108,000	\$3,904		5955 S BROWN ROAD	WOODED	*
009-032-011-50									
012-029-003-00	Jun-23	19.5	\$80,000	\$80,000	\$4,103		W LOTAN ROAD	WOODED	*
013-023-004-00	Oct-23	25	\$62,500	\$62,500	\$2,500		S GREEN ROAD	WOODED	*
013-023-005-99									
		Acreage		Total Price	RAW	Per Acre			
	2025 Rate	144.204		\$522,810	\$3,665	\$3,600			
	2024 Rate					\$3,000			

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS		
30-60 Acres									
009-021-021-00	Jun-22	59.5	\$205,000	\$205,000	\$3,445		W LOTAN ROAD COMMERICAL FOREST	WOODED	*
009-021-023-00									
009-032-011-00	May-22	38.76	\$140,000	\$140,000	\$3,612		W WATERGATE RD	WOODED	*
012-005-002-30	Jul-22	38.74	\$124,900	\$124,900	\$3,224		W DAVIS ROAD	WOODED	*
012-005-002-65									
012-016-001-00	Mar-24	39.50	\$160,000	\$160,000	\$4,051		S BURKETT ROAD	WOODED	*
014-001-012-70	Mar-24	35.64	\$125,000	\$125,000	\$3,507		4277 HERITAGE DRIVE	WOODED	*
014-015-001-00	Mar-24	37.23	\$130,000	\$130,000	\$3,492		W FINKLE ROAD	WOODED	*
		Acreage		Total Price	RAW	Per Acre			
	2025 Rate	249.36		\$884,900	\$3,555	\$3,500			
	2024 Rate					\$2,700			

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
60+ Acres							
005-035-008-00	Dec-22	80	\$185,000	\$185,000	\$2,313		SOME WOODS *
012-024-010-00	Nov-23	79	\$175,000	\$175,000	\$2,215	S FORWARD ROAD	ME WOODS, FIELDS AND A CR * *
014-006-013-00	Nov-22	72.939	\$275,000	\$275,000	\$3,770	FALMOUTH ROAD	SOME WOODS *
09-006-010-00	May-23	120.99	\$400,000	\$400,000	\$3,306	Marion Township 1/2 Mi S of County Line	
		Acreage	Total Price	RAW	Per Acre		
	2025 Rate	231.94	\$635,000	\$2,901	\$2,900		
	2024 Rate				\$2,700		

PARCEL NUMBER	SALE		SIZE	PRICE	PER LOT	ADJ	ADDRESSES	COMMENTS	
Subdivision Lots									
009-009-013-90	Jun-22	LOT	1	\$16,000	\$16,000		LaCHONCE ROAD	WOODED	*
009-396-007-00	Sep-22	LOT	1	\$1,000	\$1,000		N BALDWIN STREET	WOODED	*
009-430-044-00	Feb-23	LOT	1	\$14,000	\$14,000		W DONALD DRIVE	MOSTLY CLEARED	*
009-490-089-00	Feb-23	LOT	2	\$20,000	\$10,000		S ROSE AVENUE	WOODED	*
009-575-002-00	Jul-22	LOT	1	\$7,200	\$7,200		LOT 2 RIVER WOODS ESTATE	WOODED	*
009-660-003-00	Sep-22	LOT	1	\$10,000	\$10,000		S SARA DRIVE	CLEARED	*
013-016-005-00	Aug-23	LOT	2	\$23,000	\$11,500		S LUCAS ROAD	CLEARED	*
013-016-006-00									
014-300-013-00	Jun-22	LOT	1	\$11,000	\$11,000		W HILLTOP DR	LOT 13 HILLTOP ESTATES WOODED	*
014-300-016-00	May-23	LOT	2	\$20,000	\$10,000		HILLTOP ESTATES	WOODED	*
014-300-017-00									
RAW									
2025 Rate					\$10,078	\$10,100			
2024 Rate						\$6,100			

Richland Township Residential ECF

Residential Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost	Man. \$	E.C.F.
013-019-011-00	11730 W STONEY	06/24/22	\$400,000	WD	03-ARM'S	\$400,000	\$28,416	\$371,584	\$358,861		1.035
013-035-011-80	11893 S DICKERS	06/13/22	\$200,000	WD	03-ARM'S	\$200,000	\$11,894	\$188,106	\$173,811		1.082
013-033-008-00	11970 S LUCAS	06/26/23	\$178,000	WD	03-ARM'S	\$178,000	\$24,126	\$153,874	\$136,289		1.129
013-014-003-05	8245 S DICKERSC	01/11/24	\$185,000	MLC	03-ARM'S	\$185,000	\$52,108	\$132,892	\$109,112		1.218
013-016-003-60	8256 S LUCAS	07/10/23	\$175,000	WD	03-ARM'S	\$175,000	\$10,052	\$164,948	\$120,443		1.370
013-023-011-00	7596 W STONEY	04/22/22	\$280,000	WD	03-ARM'S	\$280,000	\$18,786	\$261,214	\$187,947		1.390
013-005-028-00	10747 W CADILL	07/27/22	\$239,900	WD	03-ARM'S	\$239,900	\$31,483	\$208,417	\$145,741		1.430
013-023-011-00	7596 W STONEY	04/17/23	\$285,000	WD	03-ARM'S	\$285,000	\$19,687	\$265,313	\$174,598		1.520
013-025-002-40	6711 W STONEY	01/12/24	\$279,900	WD	03-ARM'S	\$279,900	\$29,727	\$250,173	\$154,348		1.621
013-034-004-90	11157 S BLODGE	12/08/22	\$149,900	WD	03-ARM'S	\$149,900	\$15,975	\$133,925	\$81,780		1.638
013-028-016-90	10330 S BLODGE	02/15/23	\$219,900	WD	03-ARM'S	\$219,900	\$22,735	\$197,165	\$116,943		1.686
013-034-004-60	8799 W MEYERIN	06/28/22	\$185,000	WD	03-ARM'S	\$185,000	\$45,015	\$139,985	\$80,252		1.744
013-006-004-50	11113 CADILLAC	10/11/22	\$155,000	WD	03-ARM'S	\$155,000	\$16,650	\$138,350	\$74,264		1.863
013-025-002-70	6701 W STONEY	03/27/24	\$138,000	WD	03-ARM'S	\$138,000	\$11,641	\$126,359	\$67,567		1.870
013-028-031-90	10891 S LUCAS	06/02/23	\$287,500	WD	03-ARM'S	\$287,500	\$12,775	\$274,725	\$140,316		1.958
						\$3,358,100	\$351,070	\$3,007,030	\$2,122,273		1.417
									2025 Value		1.417
									2024 Value		1.165

Removed from Study

013-004-015-00	6170 S LUCAS	05/13/22	\$50,000	LC	03-ARM'S	\$50,000	\$24,259	\$25,741	\$112,951		0.228
013-016-024-00	8249 S LUCAS	05/16/23	\$50,000	WD	03-ARM'S	\$50,000	\$4,512	\$45,488	\$90,902		0.500
013-012-006-90	6875 W FALMOL	09/12/22	\$250,000	QC	09-FAMILY	\$250,000	\$36,692	\$213,308	\$305,663		0.698 Family Sale

Mobile Homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost	Man. \$	E.C.F.
012-003-014-90	787 S BURKETT	04/14/22	\$185,000	WD	03-ARM'S	\$185,000	\$10,113	\$174,887	\$129,024		1.355
013-004-026-00	6700 S LUCAS	04/20/22	\$120,000	WD	03-ARM'S	\$120,000	\$15,458	\$104,542	\$82,621		1.265
012-009-007-50	1525 S MCGEE	08/11/22	\$148,575	WD	03-ARM'S	\$148,575	\$22,004	\$126,571	\$85,475		1.481
013-003-013-00	8986 W FALMOL	09/29/23	\$210,250	WD	03-ARM'S	\$210,250	\$19,883	\$190,367	\$110,354		1.725
013-005-002-80	10410 W FALMO	05/15/23	\$42,700	WD	03-ARM'S	\$42,700	\$15,770	\$26,930	\$30,711		0.877
013-006-032-00	WOODLAND	09/08/23	\$23,200	WD	03-ARM'S	\$23,200	\$21,946	\$1,254	\$1,040		1.206
013-027-009-70	10395 S BLODGE	11/27/23	\$85,400	WD	03-ARM'S	\$85,400	\$11,097	\$74,303	\$38,594		1.925
						\$815,125	\$116,271	\$698,854	\$477,819		1.463
									2025 Value		1.463
									2024 Value		1.134

Removed from Study

013-017-004-00	10201 W FINKLE	07/18/22	\$60,000	WD	03-ARM'S	\$60,000	\$20,466	\$39,534	\$80,306		0.492 Fire: Mobile was gone at time of sale
013-006-064-00	6291 S SEELEY	02/14/23	\$90,000	WD	09-FAMILY	\$90,000	\$20,921	\$69,079	\$82,217		0.840 Family Sale
013-006-056-00	11621 W FALMO	06/28/23	\$35,000	QC	03-ARM'S	\$35,000	\$23,812	\$11,188	\$950		11.771