

## RICHLAND TOWNSHIP VACANT AG LAND SALES

PARCEL NUMBER	SALE	TOTAL ACREAC	TILLABLE	UNTIL	UNTIL VALUE	TIL VALUE	PRICE	ADJ. SALE	PER ACRE	Unadjusted Per Acre	ADJ	COMMENTS	PERCENTAGE OPEN	
<b>AGRICULTURE</b>		<b>Current Untillable Land Value Used - \$2,500</b>						<b>4-1-2023 THROUGH 3-31-2024</b>						
09 030 001 00	May-23	Osceola	33.15	27	6.15	\$15,375	\$69,625	\$85,000	\$69,625	\$2,579	\$2,564	E 20 MILE RD	81%	*
002-032-002-00	Jan-24	N	59.192	44	15.192	\$37,980	\$162,020	\$200,000	\$162,020	\$3,682	\$3,379	COMBS ROAD	74%	*
015-008-001-30	Sep-23	SE	80	80	0	\$0	\$176,000	\$176,000	\$176,000	\$2,200	\$2,200	N 7 MILE RD	100%	*
009-024-016-40	May-23	SW	7.557	5.2	2.357	\$5,893	\$29,108	\$35,000	\$29,108	\$5,598	\$4,631	W LOTAN RD	69%	*
014-028-014-00	Sep-23	SW	74.248	61.248	13	\$32,500	\$191,500	\$224,000	\$191,500	\$3,127	\$3,017	108710 S BURKETT ROAD	82%	*
001-001-001-05														
001-001-003-00	Sep-23	SW	69.263	16.151	53.112	\$132,780	\$77,220	\$210,000	\$77,220	\$4,781	\$3,032	E BEELEER 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%	*
012-026-002-00														
012-026-005-01	Jan-24	SW	191.397	[REDACTED]								W Lotan & S Vandermeulen Rd	90%	*
012-026-009-00												CONFIDENTIAL		
03 014 018 03	Oct-24	Osceola	74.5533	74.0533	0.5	\$1,250	\$193,750	\$195,000	\$193,750	\$2,616	\$2,616	W 3 MILE RD	99%	*
015-032-004-10	Oct-24	SE	105.368	81.618	23.75	\$59,375	\$308,225	\$367,600	\$308,225	\$3,776	\$3,489	N 7 MILE ROAD	77%	*
005-007-015-60	May-24	SW	7.926	7.926	0	\$0	\$36,990	\$36,990	\$36,990	\$4,667	\$4,667	S FORWARD ROAD	100%	*
										2026 Average	\$3,292			
										2026 Value	\$3,300			
										2025 Value	\$3,400			

Missaukee Ag. Land values are separated into three parts within the county which are color coded above. The data in green represent the North/Northwestern part of the county and this is christmas tree ground. This Ag land usually sells substantially less than the other areas. The data in brown is our Ag land sales in the Southeastern part of the county. The soil isn't quite as good as good compared to the highest dollar amounts and there is not as many large farms. Finally the data in blue represents the Ag land in the southwest area of the county. Our best farms, most competition and best soil is contained in this area and the sales show it. We have decided to separate these three areas of Missaukee County's Ag land because of those reasons. **We usually separate all three areas however due to the number of sales and sale prices this year (2025), the N & SE areas have been combined - that is listed in purple with the other totals.**

Also note, for any parcels classed Ag less than 5 acres we use residential land value rates.

## Richland Township Agricultural ECF

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
015-006-001-00	5759 N 7 MILE	Missaukee	08/18/23	\$375,000	LC	\$375,000	\$181,700	0.48	\$390,634	\$222,271	\$152,729	\$190,050	0.804
005-004-021-00	6658 S 9 MILE	Missaukee	09/19/24	\$357,000	WD	\$357,000	\$158,400	0.44	\$266,227	\$103,422	\$253,578	\$157,686	1.608
04 011 002 10 04 011 007 00	16675 70th Ave	Osceola	03/26/24	\$375,000	WD	\$375,000	\$159,000	0.42	\$416,138	\$238,000	\$137,000	\$229,438	0.597
06 035 014 10	18226 80th Ave	Osceola	03/07/24	\$240,000	WD	\$240,000	\$110,300	0.46	\$321,182	\$69,979	\$170,021	\$272,603	0.624
04 009 001 00	16833 90th Ave	Osceola	05/09/23	\$290,000	WD	\$290,000	\$151,300	0.52	\$307,305	\$117,619	\$172,381	\$275,078	0.627
04 026 005 00	7441 14 Mile Rd	Osceola	06/14/23	\$351,925	WD	\$351,925	\$130,800	0.37	\$277,171	\$58,775	\$293,150	\$232,096	1.263
04 002 012 00	2630 W Buell Rd	Osceola	06/15/23	\$335,000	WD	\$335,000	\$114,500	0.34	\$300,726	\$222,200	\$112,800	\$74,081	1.523
05 031 002 00 05 250 01 00	637 170th Ave	Osceola	01/10/25	\$342,000	PTA	\$342,000	\$135,600	0.40	\$283,488	\$174,993	\$167,007	\$176,199	0.948
13 028 016 00	21304 1 Mile Rd	Osceola	05/16/24	\$390,000	WD	\$390,000	\$156,800	0.40	\$603,273	\$73,387	\$316,613	\$270,886	1.169

<b>Totals:</b>	<b>\$3,055,925</b>	<b>\$3,055,925</b>	<b>\$1,298,400</b>	<b>\$3,166,144</b>	<b>\$1,775,279</b>	<b>\$1,878,117</b>	<b>Sale. Ratio =&gt; 42.49</b>	<b>Missaukee &amp; Osceola Combined ECF</b>	<b>E.C.F. =&gt; 0.945</b>
							<b>Std. Dev. =&gt; 0.03</b>		<b>Ave. E.C.F. =&gt; 1.018</b>

2026 ECF	0.963
2025 ECF	0.930

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 5% over last year. We believe a 5% decrease is more representative of our Ag market rather than an increase of 10.8% using just Missaukee sales since Ag land values in two regions of the county are increasing along with an increase in unillable land. Missaukee's Equalization Director has reviewed Osceola's sales.

## Richland Township Commercial/Industrial Land Values

Rural		4-1-2023 through 3-31-2025																
0-2 Acres	SALE DATE	Confidential	Sessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Per Acre	ent Owner of	Type of Sale	County	Notes	Notes
008-020-100-04	Apr-23				\$7,000				\$7,000		1.37		\$5,109	ona Michiga	Vacant	Clare		
009-033-006-85	Aug-23		\$7,500		\$20,500		0.3659		\$20,500		1.09		\$18,807	Jodi Klunder	Vacant	Missaukee		
52-016-058-15	Dec-23				\$9,000				\$9,000		1.24		\$7,258	ona Michiga	Vacant	Osceola		
007-031-007-00	Jul-24		\$105,000		\$250,000		0.4200		\$42,539		0.93		\$42,539	ity Self Stora	Improved	Missaukee		
									<b>Total</b>	<b>\$79,039</b>	<b>Total</b>	<b>4.63</b>						
													2026	\$10,400				
													2025	\$13,000				
2-4 Acres	SALE DATE	Confidential	Sessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Per Acre	ent Owner of	Type of Sale	County	Notes	Notes
14-022-053-00	May-23				\$35,000				\$35,000		2.80		\$12,500	Carl Hamann	Vacant	Lake		
09 033 011 00	Jun-23				\$15,000				\$15,000		2.50		\$6,000	IM Storage L	Vacant	Osceola		
014-020-008-75	Jul-24		\$157,300		\$500,000		0.3146		\$187,535		2.98		\$62,931	in Self Stora	Improved	Missaukee		
16 034 009 00	Aug-23				\$22,500				\$22,500		3.10		\$7,258	arvin Colbe	Vacant	Osceola		
									<b>Total</b>	<b>\$72,500</b>	<b>Total</b>	<b>8.40</b>						
													2026	\$8,700				
													2025	\$9,600				
4-6 Acres	SALE DATE	Confidential	Sessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Per Acre/FF	ent Owner of	Type of Sale	County	Notes	Notes
009-024-01	May-23				\$35,000				\$29,815		5.20		\$5,734	Transfer &	Vacant	Missaukee	Split - Vacant Ag	
13-006-010-40	Feb-24				\$20,000				\$20,000		5.87		\$3,407	ameron Mill	Vacant	Osceola		
14-022-022-04	May-24				\$50,000				\$50,000		4.90		\$10,204	Carl Walls	Vacant	Lake		
									<b>Total</b>	<b>\$99,815</b>	<b>Total</b>	<b>15.97</b>						
													2026	\$7,000				
													2025	\$8,000				



## Richland Township Commercial ECF

Richland Township																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. Salur.	AppraisLand + Yarc3ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Parcels in			
003-005-006-00	7520 E HOUGHTON LAK	09/30/24	\$110,000	WD	03-ARM'S	\$110,000	\$66,500	60.45	\$138,962	\$51,526	\$58,474	\$86,742	0.674	1,028	\$56.88	
003-005-014-90	7372 E HOUGHTON LAK	05/15/23	\$303,000	WD	03-ARM'S	\$303,000	\$91,700	30.26	\$175,126	\$38,246	\$264,754	\$144,541	1.832	5,640	\$46.94	
005-101-001-50	500 E PROSPER	09/26/23	\$340,000	WD	03-ARM'S	\$340,000	\$157,100	46.21	\$381,785	\$60,955	\$279,045	\$338,786	0.824	2,400	\$116.27	
007-400-022-00		05/31/24	\$197,500	WD	19-MULTI	\$197,500	\$165,700	83.90	\$295,145	\$146,980	\$50,520	\$144,551	0.349	3,072	\$16.45	007-400-021-00, 007-400-023-00, 007-400-024-00
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S	\$280,000	\$84,200	30.07	\$334,871	\$66,399	\$213,601	\$216,161	0.988	8,456	\$25.26	
009-033-006-90	9475 W WATERGATE	04/27/23	\$450,000	MLC	03-ARM'S	\$450,000	\$247,600	55.02	\$505,895	\$21,725	\$428,275	\$511,267	0.838	4,000	\$107.07	
014-020-008-75	4764 W STONEY CORNE	07/01/24	\$500,000	MLC	03-ARM'S	\$500,000	\$157,300	31.46	\$341,371	\$43,705	\$456,295	\$290,406	1.571	13,904	\$32.82	
052-100-015-00	123 S ROLAND	06/05/23	\$165,000	WD	03-ARM'S	\$165,000	\$81,700	49.52	\$169,644	\$13,200	\$151,800	\$172,485	0.880	2,310	\$65.71	
052-124-001-00	205 N PINE	01/01/25	\$200,000	MLC	03-ARM'S	\$200,000	\$117,300	58.65	\$256,011	\$73,474	\$126,526	\$178,085	0.710	954	\$132.63	
052-130-011-60	211 S HUGHSTON	08/19/24	\$485,000	MLC	03-ARM'S	\$477,000	\$229,700	48.16	\$453,212	\$132,063	\$344,937	\$318,600	1.083	4,256	\$81.05	
									<b>\$2,374,227</b>	<b>\$2,401,624</b>	<b>0.989</b>					
											<b>2026 ECF</b>	<b>0.989</b>				
											<b>2025 ECF</b>	<b>1.025</b>				

## Missaukee Industrial ECF

Parcel Number	County	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. when Scsd/Adj. Salur.	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Per Pcls in S	
003-005-006-00	Missaukee	7520 E HO	09/30/24	\$110,000	\$110,000	\$66,500	60.45	\$138,962	\$51,526	\$58,474	\$86,742	0.674	1,028	\$56.88	
003-005-014-90	Missaukee	7372 E HO	05/15/23	\$303,000	\$303,000	\$91,700	30.26	\$175,126	\$38,246	\$264,754	\$144,541	1.832	5,640	\$46.94	
052-100-015-00	Missaukee	123 S ROL	06/05/23	\$165,000	\$165,000	\$81,700	49.52	\$169,644	\$13,200	\$151,800	\$172,485	0.880	2,310	\$65.71	
052-124-001-00	Missaukee	205 N PIN	01/01/25	\$200,000	\$200,000	\$117,300	58.65	\$256,011	\$73,474	\$126,526	\$178,085	0.710	954	\$132.63	
052-130-011-60	Missaukee	211 S HUG	08/19/24	\$485,000	\$477,000	\$229,700	48.16	\$453,212	\$132,063	\$344,937	\$318,600	1.083	4,256	\$81.05	
43 013 010 00	Osceola	4790 N MA	05/24/23	\$500,000	\$500,000	\$340,200	0.68	\$833,800	\$115,071	\$384,929	\$515,956	0.746			

**Missaukee & Osceola Combined ECF** ##### **\$1,416,409** **0.940**  
**2025 ECF** **0.915**

Due to lack of industrial sales within Missaukee County, Missaukee County is using combined industrial sales with Osceola county as well as commercial sales specific to the City of McBain area (Missaukee County sales) for our industrial ECF. Missaukee's strongest industrial influence is within the City of McBain thus we deemed it appropriate to use McBain commercial sales combined with Osceola industrial sales to determine our industrial ECF. After review taking into consideration last years ECF, market status this year as a whole, we feel a slight increase in ECF to our industrial class is

Outlier:

007-400-022-00	Missaukee		05/31/24	\$197,500	\$197,500	\$165,700	83.90	\$295,145	\$146,980	\$50,520	\$144,551	0.349	3,072	\$16.45	007-400-021-00, 007-400-023-00, 007-400-024-00
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### Richland Township Residential Land Value Study

PARCEL NUMBER	SALE	SIZE	PRICE	Per Acre	ADJ	ADDRESSES	COMMENTS
<b>Up to 1.5 Acres</b>							
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
009-415-007-00	May-24	0.5	\$5,000	\$10,000		S LACHANCE	OPEN *
009-017-001-33	Feb-24	1.12	\$15,000	\$13,393		2010 S LACHANCE ROAD	SOME TREES *

**RAW**  
**2026 Rate \$13,215 \$13,000**  
**2025 Rate \$11,800**

Removed from Study:

009-019-018-00	Feb-25	0.567	\$14,500	\$25,573		S SEELEY ROAD	WOODED *
009-690-027-00	Sep-24	0.615	\$11,000	\$17,886		6450 W JENNINGS ROAD	TREES *
009-019-018-00	May-24	0.567	\$10,000	\$17,637		S SEELEY ROAD	WOODED *

PARCEL NUMBER	SALE	SIZE	PRICE	Per Acre	ADJ	ADDRESSES	COMMENTS
<b>1.5-2 Acres</b>							
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 *
007-019-017-00	Aug-24	2.117	\$20,500	\$20,500	\$9,684	N DECKER ROAD	WOODED *
007-019-017-00	Dec-24	2.117	\$23,000	\$23,000	\$10,864	N DECKER ROAD	WOODED *

**RAW**  
**2026 Rate \$10,657 \$10,700**  
**2025 Rate \$10,800**

Removed from Study:

009-013-012-00	Feb-23	2	\$44,000	\$44,000	\$22,000	W JENNINGS ROAD	WOODED *
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PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	ADDRESS OR RD	COMMENTS
<b>TWO TO FOUR ACRES</b>								
009-015-019-90	May-24	3.913	\$35,000	\$35,000	\$8,945		S BLODGETT	CLEARED *
009-017-002-44	Mar-24	2.983	\$27,250	\$27,250	\$9,135		W ROOSTED ROAD	WOODED *
009-017-002-46	Jan-23	3.063	\$24,000	\$24,000	\$7,835		W ROOSTED ROAD	WOODED *
009-018-001-85	Sep-24	2.81	\$30,000	\$30,000	\$10,676		N SEELEY ROAD	CLEARED *
012-026-001-95	Aug-23	2.943	\$20,000	\$20,000	\$6,796		W LOTAN ROAD	CLEARED *
013-008-002-00	Aug-24	3.25	\$18,000	\$18,000	\$5,538		W FALMOUTH ROAD	WOODED *
013-028-031-16	Dec-23	3.015	\$21,500	\$21,500	\$7,131		10890 S LUGAS ROAD	WOODED *

**Acreage**  
**2026 Rate 21.977 \$175,750 \$8,008 \$8,000**  
**2025 Rate \$8,000**

Outlier Removed from Study:

009-031-001-00	Jul-24	3.85	\$19,000	\$19,000	\$4,935		S BROWN ROAD	WOODED *
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PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
<b>FOUR TO SIX ACRES</b>							
007-550-031-06							
007-550-031-18	Apr-23	4.598	\$21,250	\$21,250	\$4,622		W SANBORN ROAD SOME TREES *
007-031-076-00	Sep-23	4.257	\$17,500	\$17,500	\$4,111		W HOUGHTON LAKE ROAD WOODED *
001-035-010-10	Jul-24	5.94	\$29,700	\$29,700	\$5,000		SOUTH OF BLUE/GRAY ROAD WOODED *
009-033-007-90	Sep-24	4.97	\$32,305	\$32,305	\$6,500		S LACHANCE ROAD CLEARED *
014-011-002-81							
014-011-002-84	Feb-25	4.439	\$32,000	\$32,000	\$7,209		S VANDERMUELEN ROAD WOODED *

**Acreage**  
**2026 Rate 24.204 \$132,755 \$5,488 \$5,500**  
**2025 Rate \$4,500**

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
<b>7-10 Acres</b>							
013-006-055-00	Nov-23	9.606	\$30,000	\$30,000	\$3,123		W FALMOUTH ROAD WOODED *
012-008-013-05	Apr-24	8.415	\$18,000	\$18,000	\$2,139		S MCGEE ROAD 70 % TREES *
014-002-002-00	May-24	10.538	\$55,000	\$55,000	\$5,219		S BROWN ROAD WOODED *
013-006-047-00	May-24	9.73	\$52,245	\$52,245	\$5,369		W FALMOUTH ROAD WOODED *
009-027-001-24	Jun-24	9.75	\$62,000	\$62,000	\$6,359		W LOTHAN ROAD WOODED *
009-031-001-60	Aug-24	10.1	\$58,000	\$58,000	\$5,743		S BROWN ROAD WOODED *
012-008-013-05	Oct-24	8.415	\$44,500	\$44,500	\$5,288		S MCGEE ROAD WOODED *
013-006-051-00	Dec-24	10.13	\$30,000	\$30,000	\$2,962		W FALMOUTH ROAD WOODED *
012-007-001-55	Dec-25	9.702	\$35,000	\$35,000	\$3,608		W BEELER ROAD CLEARED *
013-006-043-00	Feb-25	10.03	\$48,500	\$48,500	\$4,835		WOODLAND DRIVE WOODED *
		<b>Acreage</b>		<b>Total Price</b>	<b>RAW Per Acre</b>		
		<b>2026 Rate</b>	96.416	\$433,245	\$4,464	\$4,500	
		<b>2025 Rate</b>				\$3,700	

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
<b>10-20 Acres</b>							
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 *
009-017-002-22	Feb-25	11.55	\$62,000	\$62,000	\$5,368		W ROOSTED ROAD WOODED *
		<b>Acreage</b>		<b>Total Price</b>	<b>RAW Per Acre</b>		
		<b>2026 Rate</b>	49.6	\$127,025	\$3,827	\$3,800	
		<b>2025 Rate</b>				\$3,600	

Removed from Study (Outlier)

009-031-019-80	Jul-23	12.188	\$74,900	\$74,900	\$6,145		5549 S SEELEY ROAD WOODED *
009-690-016-00							
009-690-018-00	Apr-24	14.339	\$95,000	\$95,000	\$6,625		W JENNINGS ROAD MOSTLY CLEARED *
009-012-017-00							

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. PRICE	PER ACRE	ADJ	ADDRESS OR ROAD	COMMENTS
<b>TWENTY ACRES</b>								
012-029-003-00	Jun-23	19.5	\$80,000	\$80,000	\$4,103		W LOTAN ROAD	WOODED *
009-022-006-00	Oct-23	15.656	\$66,800	\$66,800	\$4,267		W KELLY ROAD	MOSTLY OPEN *
013-023-005-99	Oct-23	25	\$62,500	\$62,500	\$2,500		S GREEN ROAD	WOODED *
009-008-011-50	Feb-24	17.0909	\$54,500	\$54,500	\$3,189		S LACHANCE ROAD	WOODED *
012-002-006-00	Aug-24	23.78	\$78,907	\$78,907	\$3,318		1349 W HOUGHTON LAKE RD	SALE PRICE REDUCED BY REC CABIN \$11,093 WOODED
007-017-017-93	Oct-24	21.709	\$80,000	\$80,000	\$3,685		N DECKER RD	WOODED
		<b>Acreage</b>		<b>Total Price</b>	<b>RAW Per Acre</b>			
		<b>2026 Rate</b>	122.736	422707	\$3,510	\$3,500		
		<b>2025 Rate</b>				\$3,600		

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
<b>30-60 Acres</b>							
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 * SOME RIVER FRONTAGE
014-015-001-00	Mar-24	37.23	\$130,000	\$130,000	\$3,492		W FINKLE ROAD WOODED *
001-035-002-70	Jul-24	41.29	\$206,450	\$206,450	\$5,000		SOUTH OF BLUE/GRAY ROAD WOODED *
005-001-008-00	Aug-24	40.00	\$120,000	\$120,000	\$3,000		NORTH OF EAST FALMOUTH WOODED *
002-029-011-60	Aug-24	32.59	\$103,000	\$103,000	\$3,161		W ARNOLD ROAD WOODED *
005-014-017-00	Sep-24	40.00	\$132,000	\$132,000	\$3,300		S WILSON WOODED *
009-028-011-00	Sep-24	39.50	\$155,000	\$155,000	\$3,924		S BLODGETT ROAD WOODED *
005-025-010-00	Dec-24	40.00	\$120,000	\$120,000	\$3,000		E STONEY CORNERS ROAD WOODED *
		<b>Acreage</b>		<b>Total Price</b>	<b>RAW Per Acre</b>		
		<b>2026 Rate</b>	345.75	1251450.00	\$3,604	\$3,500	
		<b>2025 Rate</b>				\$3,500	
Removed from Study (Outlier)							
009-028-011-00	Aug-24	40.00	\$10,000	\$10,000	\$250		S BLODGETT ROAD WOODED *
001-035-002-70	Apr-24	50.00	\$250,000	\$250,000	\$5,000		SOUTH OF E BLUE ROAD WOODED/NICE CREEK *

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	COMMENTS
<b>60+ Acres</b>							
015-018-011-00	Jun-23	78.73	\$215,000	\$215,000	\$2,731		WALKER ROAD MOSTLY CLEARED *
010-067-006-00	Jun-23	156	\$410,000	\$410,000	\$2,628		N 7 MILE & E MOORESTOWN WOODED *
012-024-010-00	Nov-23	79	\$175,000	\$175,000	\$2,215		S FORWARD ROAD ME WOODS, FIELDS AND A CRF *
005-024-003-00							
005-025-005-00	Jan-25	166.864	\$425,000	\$425,000	\$2,547		EAST STONEY CORNERS ROAD WOODED *
09-006-010-00	May-23	120.99	\$400,000	\$400,000	\$3,306		Marion Township 1/2 Mi S of County Line
002-034-009-30	Nov-24	48.758	\$130,000	\$130,000	\$2,666	N Lanning	PARTIALLY WOODED/PARTIALLY CHRISTMAS TREES/PARTIALLY OPEN

	<b>Acreage</b>	<b>Total Price</b>	<b>RAW</b>	<b>Per Acre</b>
<b>2026 Rate</b>	650.34	\$1,755,000	\$2,682	<b>\$2,700</b>
<b>2025 Rate</b>				<b>\$2,900</b>

PARCEL NUMBER	SALE	SIZE	PRICE	PER LOT	ADJ	ADDRESSES	COMMENTS
<b>Subdivision Lots</b>							
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 *
013-016-005-00							
013-016-006-00	Aug-23	LOT	2	\$23,000	\$11,500	S LUCAS ROAD	CLEARED *
014-300-016-00							
014-300-017-00	May-23	LOT	2	\$20,000	\$10,000	HILLTOP ESTATES	WOODED *
009-019-018-00	May-24	LOT	1	\$10,000	\$10,000	S SEELEY ROAD	WOODED *
015-035-007-80	Aug-24	ACRE	1	\$12,000	\$12,000	N STEVENS ROAD	CLEAR *
009-690-027-00	Sep-24	LOT	2	\$11,000	\$5,500	6450 W JENNINGS ROAD	TREES *
052-455-013-00	Oct-24	LOT	2	\$16,900	\$8,450	HOUGHSTON ESTATES	CLEARED *
009-019-018-00	Feb-25	LOT	1	\$14,500	\$14,500	S SEELEY ROAD	WOODED *

	<b>RAW</b>
<b>2026 Rate</b>	<b>\$10,661 \$10,700</b>
<b>2025 Rate</b>	<b>\$10,100</b>

# 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.
013-008-002-60	10495 W FALMOU	05/16/24	\$270,000	WD	03-ARM'S I	\$270,000	\$47,748	\$222,252	\$229,363	0.969
013-016-019-00	8561 S LUCAS	08/21/24	\$510,000	WD	03-ARM'S I	\$510,000	\$159,227	\$350,773	\$335,189	1.046
013-033-008-00	11970 S LUCAS	06/26/23	\$178,000	WD	03-ARM'S I	\$178,000	\$24,126	\$153,874	\$136,289	1.129
013-021-012-00	9500 S LUCAS	10/24/24	\$305,000	WD	03-ARM'S I	\$305,000	\$14,995	\$290,005	\$251,868	1.151
013-036-001-00	11170 S MOREY	11/22/24	\$440,000	WD	03-ARM'S I	\$440,000	\$68,193	\$371,807	\$308,654	1.205
013-014-003-05	8245 S DICKERSO	01/11/24	\$185,000	MLC	03-ARM'S I	\$185,000	\$52,108	\$132,892	\$109,112	1.218
013-025-010-00	6361 W STRIEF	08/14/24	\$210,000	WD	03-ARM'S I	\$210,000	\$12,368	\$197,632	\$161,160	1.226
013-003-006-00	8681 W CADILLAC	09/03/24	\$324,000	WD	03-ARM'S I	\$324,000	\$38,673	\$285,327	\$220,420	1.294
013-016-003-60	8256 S LUCAS	07/10/23	\$175,000	WD	03-ARM'S I	\$175,000	\$10,052	\$164,948	\$120,443	1.370
013-016-027-00	8190 S LUCAS	06/27/24	\$182,000	WD	03-ARM'S I	\$182,000	\$11,123	\$170,877	\$122,185	1.399
013-020-015-00	10850 W STONEY	12/05/24	\$195,000	WD	03-ARM'S I	\$195,000	\$15,692	\$179,308	\$126,523	1.417
013-028-001-90	10190 S BLODGE	11/08/24	\$300,000	WD	03-ARM'S I	\$300,000	\$22,842	\$277,158	\$189,132	1.465
013-006-025-00	11642 S WOODL	05/24/24	\$261,000	WD	03-ARM'S I	\$261,000	\$32,205	\$228,795	\$151,923	1.506
013-023-011-00	7596 W STONEY	04/17/23	\$285,000	WD	03-ARM'S I	\$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 I	\$279,900	\$29,727	\$250,173	\$154,348	1.621
013-029-009-00	10939 W STONEY	11/27/24	\$240,000	WD	03-ARM'S I	\$240,000	\$21,045	\$218,955	\$129,942	1.685
013-028-014-00	10229 S LUCAS	03/28/25	\$146,000	WD	03-ARM'S I	\$146,000	\$6,018	\$139,982	\$79,145	1.769
013-026-004-90	10290 S GREEN	10/25/24	\$300,000	WD	03-ARM'S I	\$300,000	\$28,532	\$271,468	\$149,499	1.816
013-025-002-70	6701 W STONEY	03/27/24	\$138,000	WD	03-ARM'S I	\$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 I	\$287,500	\$12,775	\$274,725	\$140,316	1.958
013-016-012-60	8600 S LUCAS	05/21/24	\$230,000	WD	03-ARM'S I	\$230,000	\$16,833	\$213,167	\$100,379	2.124
						<b>\$5,441,400</b>	<b>\$655,610</b>	<b>\$4,785,790</b>	<b>\$3,458,056</b>	<b>1.384</b>
									<b>2026 Value</b>	<b>1.417</b>
									<b>2025 Value</b>	<b>1.417</b>

## Removed from Study

013-016-024-00	8249 S LUCAS	05/16/23	\$50,000	WD	03-ARM'S I	\$50,000	\$4,512	\$45,488	\$90,902	0.500
013-033-005-00	11359 LACHANCE	05/24/24	\$70,000	WD	03-ARM'S I	\$70,000	\$31,044	\$38,956	\$75,477	0.516
013-550-001-00	10031 W CADILLAC	08/30/24	\$357,000	WD	03-ARM'S I	\$357,000	\$20,829	\$336,171	\$141,327	2.379

## 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.
013-005-002-80	10410 W FALMOU	05/15/23	\$42,700	WD	03-ARM'S I	\$42,700	\$15,770	\$26,930	\$30,711	0.877
013-006-032-00	WOODLAND	09/08/23	\$23,200	WD	03-ARM'S I	\$23,200	\$21,946	\$1,254	\$1,040	1.206
013-003-013-00	8986 W FALMOU	09/29/23	\$210,250	WD	03-ARM'S I	\$210,250	\$19,883	\$190,367	\$110,354	1.725
013-027-009-70	10395 S BLODGE	11/27/23	\$85,400	WD	03-ARM'S I	\$85,400	\$11,097	\$74,303	\$38,594	1.925
013-006-019-50	11928 W WOODL	05/01/24	\$121,000	WD	03-ARM'S I	\$121,000	\$20,705	\$100,295	\$55,790	1.798
013-016-013-50	8620 S LUCAS	09/24/24	\$149,000	WD	03-ARM'S I	\$149,000	\$23,851	\$125,149	\$101,126	1.238
						<b>\$631,550</b>	<b>\$113,252</b>	<b>\$518,298</b>	<b>\$337,615</b>	<b>1.535</b>
									<b>2026 Value</b>	<b>1.463</b>
									<b>2025 Value</b>	<b>1.463</b>

## Removed from Study

013-006-056-00	11621 W FALMOU	06/28/23	\$35,000	QC	03-ARM'S I	\$35,000	\$23,812	\$11,188	\$950	11.771
013-450-097-00	9358 W HEMLOC	09/13/24	\$85,000	WD	03-ARM'S I	\$85,000	\$12,091	\$72,909	\$34,918	2.088