

Richfield Township
2022 Land Value Analysis & Determination

All Acreage Parcels
(Res & Ag)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale
1	010-322-015-0330	LILA	09/11/19	\$6,000	\$6,000	0.34	\$17,647
2	010-322-015-0075	RICHTER	10/05/20	\$4,800	\$4,800	0.50	\$9,524
3	005-102-001-0030	N M-18	10/06/20	\$6,300	\$6,300	0.76	\$8,333
4	010-326-006-0176	1960 N ST HELEN RD	08/16/19	\$35,000	\$35,000	1.79	\$19,553
5	010-329-006-1610	JASMYN DR	10/15/20	\$23,500	\$23,500	2.15	\$10,930
6	005-103-002-0050	PRESTON DR	09/19/20	\$7,200	\$7,200	2.15	\$3,344
7	010-327-013-0370	N ST HELEN RD	05/11/19	\$7,000	\$7,000	2.50	\$2,800
8	010-209-001-2034	E WEST BRANCH ROAD	05/10/19	\$15,000	\$15,000	2.70	\$5,556
9	002-019-008-0100	312 E SHADOW LAKE RD	03/22/21	\$22,500	\$22,500	4.71	\$4,775
10	002-025-001-0240	E EMERY RD	06/08/19	\$15,500	\$15,500	5.00	\$3,100
11	002-025-001-0120	EMERY RD	04/26/19	\$18,000	\$18,000	5.00	\$3,600
12	005-131-011-0040	N ROSCOMMON RD	08/27/19	\$13,000	\$13,000	5.10	\$2,549
13	005-105-005-0122	E MICHIGAN HWY	09/17/20	\$16,000	\$16,000	6.08	\$2,631
14	005-131-011-0130	ANCHORAGE TRL	01/28/21	\$24,000	\$24,000	6.34	\$3,784
15	010-216-001-0080	WOODS RD	07/25/20	\$18,000	\$18,000	9.00	\$2,000
16	001-005-001-0100	N KENO RD	10/09/20	\$25,000	\$25,000	10.00	\$2,500
17	005-036-004-0080	N MAPLE VALLEY RD	06/22/20	\$24,000	\$24,000	10.00	\$2,400
18	005-103-003-0400	TALL PINES TRL	05/06/19	\$25,000	\$25,000	10.00	\$2,500
19	001-005-001-0040	E SILSBY DR	09/24/20	\$27,500	\$27,500	10.01	\$2,748
20	010-209-001-0017	8395 AUTUMN DRIVE	10/09/20	\$27,800	\$27,800	10.10	\$2,752
21	010-209-001-0030	AUTUMN DR	10/22/19	\$19,000	\$19,000	10.10	\$1,881
22	010-209-001-0017	AUTUMN DR	10/09/20	\$27,800	\$27,800	10.17	\$2,735
23	005-111-003-0018	E GREEN DR	02/21/20	\$47,000	\$47,000	10.25	\$4,585
24	010-322-009-0141	TIPPEDY DR	05/13/19	\$55,000	\$55,000	10.47	\$5,253
25	010-328-009-0035	BECKER TRAIL	08/20/20	\$38,000	\$38,000	10.60	\$3,585
26	001-015-010-0060	SULLIVAN DR	11/19/20	\$28,000	\$28,000	14.30	\$1,958
27	010-216-002-0042	8670 E WEST BRANCH RD	10/21/20	\$52,000	\$52,000	17.12	\$3,037
28	002-001-001-1701	BUCKTAIL	04/05/19	\$30,000	\$30,000	18.29	\$1,640 002-001-001-1702
29	001-008-004-0100	KENO ROAD	01/16/20	\$39,500	\$39,500	20.00	\$1,975
30	002-001-016-0080	848 S MAPLE VALLEY RD	09/18/19	\$41,500	\$41,500	26.00	\$1,596
31	001-006-004-0020	RACERS DR	10/17/19	\$66,000	\$66,000	33.90	\$1,947
32	010-227-014-0020	E WEST BRANCH RD	03/22/21	\$172,000	\$172,000	40.00	\$4,300
33	005-110-016-0020	GREEN ST	12/23/20	\$42,000	\$42,000	40.16	\$1,046
34	010-227-014-0020	E WEST BRANCH RD	03/22/21	\$172,000	\$172,000	42.22	\$4,074
35	009-109-001-4000	RAILROAD GRADE	01/24/20	\$90,000	\$90,000	53.84	\$1,672
36	010-207-001-0025	E WEST BRANCH RD	09/30/20	\$40,800	\$40,800	52.17	\$782
37	010-210-014-0080	I-75	03/12/21	\$230,000	\$230,000	54.33	\$4,233 010-210-016-0020, 010-210-016-0080
38	009-109-004-2200	RAILROAD GRADE	06/14/19	\$108,000	\$108,000	60.01	\$1,800

As applied :

Size	Value	\$/acre	Size	Value	\$/acre
1A	\$10,900	\$10,900	10A	\$25,000	\$2,500
1.5A	\$13,500	\$9,000	15A	\$30,000	\$2,000
2A	\$15,000	\$7,500	20A	\$38,000	\$1,900
2.5A	\$17,500	\$7,000	25A	\$44,625	\$1,785
3A	\$18,000	\$6,000	30A	\$51,000	\$1,700
4A	\$19,200	\$4,800	40A	\$66,000	\$1,650
5A	\$20,000	\$4,000	50A	\$80,000	\$1,600
7A	\$22,400	\$3,200	100A	\$150,000	\$1,500

<1 A \$9,000

Richfield Township

Commercial

2022 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
010-210-014-0080	I-75	03/12/21	WD	\$230,000	\$230,000	1,370.0	2640.0	54.33	\$168	\$4,233	\$0.10	010-210-016-0020, 010-210-016-0080	COMMERCIAL LAND
010-322-016-0025	2171 N ST HELEN RD	10/21/20	WD	\$270,000	\$4,681	282.7	150.0	1.47	\$17	\$3,176	\$0.07	010-322-016-0076	COMMERCIAL LAND
010-323-011-0200	10113 AIRPORT ROAD E	03/03/21	WD	\$65,000	\$24,567	142.4	330.0	1.08	\$173	\$22,789	\$0.52	010-323-011-0210	COMMERCIAL LAND
010-327-013-0150	1347 N ST HELEN RD	05/03/19	LC	\$70,000	\$955	108.0	269.3	0.67	\$9	\$1,430	\$0.03		COMMERCIAL LAND
010-425-020-0000	650 NORTH SAINT HELEN ROAD	07/10/20	LC	\$150,000	\$45,937	70.0	152.2	1.05	\$656	\$43,959	\$1.01	010-335-007-0082	COMMERCIAL LAND
010-464-001-0000	9400 MONROE ST	01/22/20	LC	\$283,000	\$259,073	269.3	630.0	3.89	\$962	\$66,600	\$1.53	010-482-016-0200	COMMERCIAL LAND

Use:

Commercial Acres:

	Value	Size	Value	\$/acre	Size	Value	\$/acre
Commercial ff	\$90	1A	\$10,900	10,900	10A	\$25,000	\$2,500
Commercial lkfrt ff	\$950	1.5A	\$13,500	9,000	15A	\$30,000	\$2,000
Commercial-river ff	\$500	2A	\$15,000	7,500	20A	\$38,000	\$1,900
Commercial-river ff	\$300	2.5A	\$17,500	7,000	25A	\$44,625	\$1,785
(W of Oak)		3A	\$18,000	6,000	30A	\$51,000	\$1,700
		4A	\$19,200	4,800	40A	\$66,000	\$1,650
		5A	\$20,000	4,000	50A	\$80,000	\$1,600
		7A	\$22,400	3,200	100A	\$150,000	\$1,500
		< 1 acre	\$9,000				

Outliers not used in this analysis:

010-322-016-0055	2049 N ST HELEN RD	11/08/19	MLC	\$30,000	(\$40,297)	130.0	105.0	0.43	(\$310)	(\$93,714)	(\$2.15)		COMMERCIAL LAND
010-323-007-0590	2520 N ST HELEN RD	02/12/20	WD	\$45,000	(\$27,350)	217.4	321.1	1.29	(\$126)	(\$21,202)	(\$0.48)		COMMERCIAL LAND

Richfield Township

A, B, C, AND D SUB LOTS

2022 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
010-362-011-1000	SPRUCE ST.	05/28/19	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,000	\$8,000	300.0	390.0	1.34	\$27	\$5,961	\$0.14	300.00	010-362-012-0000	SUB LOTS GROUP A
010-363-015-0000	7707 OAK ROAD	07/31/19	WD	03-ARM'S LENGTH	\$7,000	\$7,000	100.0	191.0	0.44	\$70	\$15,982	\$0.37	100.00		SUB LOTS GROUP A
010-527-054-0000	POWERS CT	07/30/20	WD	19-MULTI PARCEL ARM'S LENGTH	\$10,000	\$10,000	200.0	132.0	0.60	\$50	\$16,667	\$0.38	200.00	010-527-055-0000	SUB LOTS GROUP A
010-256-058-1000	1713 TOWNER ROAD	11/04/20	WD	03-ARM'S LENGTH	\$12,000	\$12,000	192.0	300.0	1.32	\$63	\$9,077	\$0.21	192.00		SUB LOTS GROUP B
010-433-002-0000	10154 GLENWOOD DRIVE	09/30/20	WD	32-SPLIT VACANT	\$5,500	\$5,500	70.0	107.0	0.17	\$79	\$31,977	\$0.73	70.00		SUB LOTS GROUP B
010-499-485-0000	ARTESIA BEACH ROAD	03/12/21	LC	19-MULTI PARCEL ARM'S LENGTH	\$14,500	\$14,500	126.2	120.0	0.35	\$115	\$41,429	\$0.95	126.20	010-499-526-0000	SUB LOTS GROUP B
010-499-512-0000	1207 KNOLLWOOD DR	05/17/19	WD	22-OUTLIER	\$4,000	\$4,000	70.0	126.2	0.20	\$57	\$20,000	\$0.46	70.00		SUB LOTS GROUP B
010-524-015-1000	1611 PETUNIA CT	09/30/20	WD	03-ARM'S LENGTH	\$5,500	\$5,500	98.9	119.6	0.46	\$56	\$11,957	\$0.27	70.00		SUB LOTS GROUP B
010-388-038-0000	BLUETICK LANE	05/10/19	WD	03-ARM'S LENGTH	\$10,500	\$10,500	76.7	233.7	0.40	\$137	\$26,250	\$0.60	80.00		SUB LOTS GROUP B
010-398-027-1000	DRAKE LANE	04/16/20	WD	03-ARM'S LENGTH	\$15,750	\$15,750	71.3	173.4	0.27	\$221	\$58,333	\$1.34	75.00		SUB LOTS GROUP D
010-422-010-0000	10 EAGLE DRIVE	10/07/20	LC	03-ARM'S LENGTH	\$17,000	\$17,000	144.5	180.8	0.64	\$118	\$26,563	\$0.61	127.43		SUB LOTS GROUP D
010-454-006-0000	WASHINGTON ST	08/22/19	WD	03-ARM'S LENGTH	\$10,000	\$10,000	50.0	130.0	0.15	\$200	\$66,667	\$1.53	50.00		SUB LOTS GROUP D
010-469-004-0000	QUINCY ST	02/25/21	WD	03-ARM'S LENGTH	\$7,500	\$7,500	50.0	130.0	0.15	\$150	\$50,000	\$1.15	50.00		SUB LOTS GROUP D
010-475-003-0000	JACKSON ST	09/16/19	WD	03-ARM'S LENGTH	\$5,000	\$5,000	50.0	130.0	0.15	\$100	\$33,333	\$0.77	50.00		SUB LOTS GROUP D
010-476-012-0000	VAN BUREN	10/30/20	WD	03-ARM'S LENGTH	\$6,800	\$6,800	50.0	130.0	0.15	\$136	\$45,333	\$1.04	50.00		SUB LOTS GROUP D
010-477-005-1000	JACKSON ST	03/26/21	WD	03-ARM'S LENGTH	\$12,500	\$12,500	100.0	130.0	0.30	\$125	\$41,667	\$0.96	100.00		SUB LOTS GROUP D
010-477-011-1000	VANBUREN	01/13/21	WD	03-ARM'S LENGTH	\$10,000	\$10,000	100.0	130.0	0.30	\$100	\$33,333	\$0.77	100.00		SUB LOTS GROUP D
010-480-003-0000	VAN BUREN	03/10/21	WD	22-OUTLIER	\$4,000	\$4,000	100.0	130.0	0.30	\$40	\$13,333	\$0.31	100.00	010-480-004-0000	SUB LOTS GROUP D
010-517-074-0000	1316 LEEWARD LANE	07/31/20	WD	03-ARM'S LENGTH	\$18,900	\$18,900	111.8	102.3	0.38	\$169	\$49,737	\$1.14	111.83		SUB LOTS GROUP D

As applied:	USE \$/FF
A Subs	\$35
B Subs	\$60
C Subs	\$100
D Subs	\$145

2022 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollar/FF	Dollar/Acre	Dollar/SqFt	Actual Front	Other Parcels in Sale	Land Table	Area
010-330-013-0070	6827 JENNIFER LANE	10/15/19	\$300,000	\$220,793	201.0	502.0	10.03	\$1,098	\$22,013	\$0.51	201.00		ALL WATER FRONT	Canal/Lagoon
010-398-059-0000	1957 GROUSE LANE	05/14/19	\$165,000	\$87,415	70.0	145.0	0.23	\$1,249	\$375,172	\$8.61	70.00		ALL WATER FRONT	Canal/Lagoon
010-398-068-0000	1865 GROUSE LANE	05/21/20	\$185,000	\$61,446	77.7	151.8	0.25	\$791	\$241,921	\$5.55	74.00		ALL WATER FRONT	Canal/Lagoon
010-398-072-0000	1833 GROUSE LANE	09/13/20	\$157,000	\$74,362	55.0	188.5	0.21	\$1,352	\$349,117	\$8.01	55.00		ALL WATER FRONT	Canal/Lagoon
010-398-092-0000	1920 MALLARD LANE	08/21/20	\$185,000	\$66,359	73.3	140.9	0.25	\$905	\$264,378	\$6.07	65.00		ALL WATER FRONT	Canal/Lagoon
010-545-018-0000	6838 LAKEVIEW BLVD	08/21/20	\$110,000	\$110,000	140.0	164.9	0.53	\$786	\$207,547	\$4.76	148.00	010-545-017-0000	ALL WATER FRONT	Canal/Lagoon
010-545-020-0000	LAKEVIEW BLVD	10/14/19	\$64,900	\$64,900	70.0	161.1	0.28	\$927	\$250,579	\$5.75	70.00		ALL WATER FRONT	Canal/Lagoon
010-545-021-0000	6800 LAKEVIEW BLVD	07/16/20	\$155,000	\$32,603	70.3	159.7	0.28	\$464	\$126,368	\$2.90	72.00		ALL WATER FRONT	Canal/Lagoon
010-345-010-0000	6321 SUNSET DR	05/17/19	\$165,000	\$104,602	49.3	105.0	0.12	\$2,120	\$879,008	\$20.18	49.33		ALL WATER FRONT	LSH
010-346-001-0000	6601 SUNSET DR	08/28/19	\$180,000	\$109,591	48.0	105.0	0.12	\$2,283	\$944,750	\$21.69	48.00		ALL WATER FRONT	LSH
010-441-038-0000	8821 IROQUOIS TRAIL	09/15/20	\$182,000	\$138,651	50.8	169.2	0.20	\$2,728	\$703,812	\$16.16	51.00		ALL WATER FRONT	LSH
010-600-019-0000	9219 TIPPEDY DRIVE	10/09/19	\$330,000	\$170,017	80.0	206.6	0.37	\$2,125	\$462,003	\$10.81	85.00		ALL WATER FRONT	LSH
010-342-002-0000	6105 SUNSET DR	08/07/20	\$221,500	\$200,285	50.0	125.0	0.14	\$4,006	\$1,400,594	\$32.15	50.00		ALL WATER FRONT	LSH
010-328-009-0121	CLUB RD	12/09/20	\$28,000	\$28,000	50.0	252.0	1.58	\$560	\$17,699	\$0.41	50.00		ALL WATER FRONT	LSH-2
010-328-009-0122	1460 CLUB ROAD	12/04/20	\$275,000	\$275,000	202.9	558.5	2.26	\$1,359	\$120,826	\$2.77	202.88		ALL WATER FRONT	LSH-2
010-329-006-0161	JENNIFER	10/26/20	\$87,900	\$87,900	0.0	0.0	26.92	#DIV/0!	\$3,265	\$0.07	0.00	010-329-006-1910	ALL WATER FRONT	LSH-2
010-330-007-0020	6025 SUNSET DR	09/14/20	\$285,900	\$223,623	115.0	130.0	0.34	\$1,945	\$651,962	\$14.97	115.00		ALL WATER FRONT	LSH-2
010-456-009-0000	9409 B MADISON	06/22/19	\$49,900	\$5,988	45.3	160.0	0.17	\$132	\$35,856	\$0.82	45.33		ALL WATER FRONT	LSH-2
010-456-009-0000	9409 B MADISON	03/21/21	\$80,000	\$46,086	45.3	160.0	0.17	\$1,017	\$275,976	\$6.34	45.33		ALL WATER FRONT	LSH-2
010-465-014-0000	9409 B QUINCY ST	08/20/20	\$202,000	\$76,436	43.0	150.0	0.15	\$1,778	\$516,459	\$11.86	43.00		ALL WATER FRONT	LSH-2
010-485-003-0000	1791 FIRST STREET	08/14/20	\$340,000	\$198,747	100.0	138.0	0.32	\$1,987	\$626,962	\$14.39	100.02		ALL WATER FRONT	LSH-2
010-545-003-0000	6795 LAKEVIEW BLVD	09/28/20	\$245,500	\$167,682	71.7	170.4	0.28	\$2,340	\$590,430	\$13.55	70.00		ALL WATER FRONT	LSH-2
010-545-010-0000	6865 LAKEVIEW BLVD	11/14/20	\$292,000	\$199,657	70.0	166.9	0.27	\$2,852	\$747,779	\$17.17	70.00		ALL WATER FRONT	LSH-2
010-546-004-0000	6925 LAKEVIEW BLVD	08/21/19	\$285,000	\$207,761	70.0	159.7	0.26	\$2,968	\$808,409	\$18.56	70.00		ALL WATER FRONT	LSH-2
010-546-007-0000	6955 LAKEVIEW BLVD	06/28/19	\$197,000	\$52,664	70.0	148.6	0.24	\$752	\$220,351	\$5.06	70.00		ALL WATER FRONT	LSH-2
010-547-001-0000	6735 DRIFTWOOD COVE	12/03/19	\$249,900	\$43,836	101.8	107.2	0.27	\$451	\$165,419	\$3.80	89.70		ALL WATER FRONT	LSH-2
010-505-003-0000	7605 JUNE AVE	07/27/20	\$83,500	\$53,049	50.0	149.3	0.17	\$1,061	\$310,228	\$7.12	50.00		ALL WATER FRONT	River
010-872-001-1000	7426 RIVERSIDE DR	12/32/19	\$90,640	\$19,859	119.0	217.0	0.59	\$167	\$33,506	\$0.77	119.00		ALL WATER FRONT	River w of Oak
010-372-016-0000	7398 RIVERSIDE DR	12/03/20	\$57,000	\$28,851	51.0	151.8	0.21	\$566	\$134,818	\$3.09	62.00		ALL WATER FRONT	River w of Oak
010-231-005-0110	6450 ROD LANE	10/05/20	\$270,000	\$187,858	0.0	0.0	55.98	#DIV/0!	\$3,356	\$0.08	0.00	010-231-005-0050, 010-231-005-0060	ALL WATER FRONT	Twin Lakes
010-231-011-0140	6126 NORTHPOINT DR	03/18/21	\$250,000	\$119,364	100.0	428.5	0.98	\$1,194	\$121,305	\$2.78	100.00		ALL WATER FRONT	Twin Lakes
010-231-011-0200	6070 NORTHPOINT DR	07/24/20	\$260,000	\$105,091	100.0	329.5	0.76	\$1,051	\$139,009	\$3.19	100.00		ALL WATER FRONT	Twin Lakes
010-232-011-0130	5828 TWIN LAKES COURT	08/08/19	\$100,000	\$79,271	75.2	340.6	0.67	\$1,055	\$118,315	\$2.72	75.15	010-232-011-0110	ALL WATER FRONT	Twin Lakes
010-232-011-0190	CAMPGROUND ROAD	07/22/20	\$83,000	\$83,000	100.0	542.0	1.36	\$830	\$61,029	\$1.40	100.00		ALL WATER FRONT	Twin Lakes

As applied:

USE	
Canal/Lagoon	\$1,000 per ff
LSH	\$2,600 per ff
LSH-2	\$1,600 per ff
River	\$500 per ff
River w of Oak	\$300 per ff
Twin Lakes	\$1,100 per ff

Acreage parcels \$3,600 per acre (greater than 10 acres)

SECTION 29 NORTH TOWNSHIP-VERY SWAMPY LAKEFRONT AREA

LSH-29

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
010-329-006-0161	JENNIFER	10/26/20	\$87,900	\$87,900	260.0	1742.4	26.92	20.00	\$338	\$3,265	\$0.07	010-329-006-1910	ALL WATER FRONT
010-329-006-1015	GABRIELLE DRIVE	11/05/21	\$45,000	\$45,000	194.0	133.1	2.00	2.00	\$232	\$22,500	\$0.52		ALL WATER FRONT
Totals:			\$132,900	\$132,900	454.0		28.92	22.00					
							Average		Average				
							\$293	per Net Acre=>	4,595.44		per SqFt=>	\$0.11	