

Richfield Township
2023 Land Value Analysis & Determination

Acreage Parcels

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Dollars/acre	Value as applied
010-322-015-0075	RICHTER	10/05/20	\$4,800	\$4,800	0.50	\$9,600	\$0.22		1-\$10,900	\$10,900
005-102-001-0030	N M-18	10/06/20	\$6,300	\$6,300	0.76	\$8,333	\$0.19		1.5-\$9000	\$13,500
010-322-014-0026	OAK LANE	11/22/21	\$19,500	\$19,500	1.99	\$9,799	\$0.22	010-322-014-0028, 010-479-005-0000, 010-479-006-0000	2-\$7500	\$15,000
010-329-006-1610	JASMYN DR	10/15/20	\$23,500	\$23,500	2.15	\$10,930	\$0.25		2.5-\$7400	\$18,500
005-103-002-0050	PRESTON DR	09/19/20	\$7,200	\$7,200	2.15	\$3,344	\$0.08			
005-103-003-0303	BRANNON CT	01/12/22	\$10,000	\$10,000	2.39	\$4,184	\$0.10			
010-328-009-8000	E BECKER TRAIL	06/04/21	\$27,000	\$27,000	2.50	\$10,800	\$0.25	010-328-009-8010		
005-103-003-0307	BRANNON CT	03/04/22	\$10,000	\$10,000	2.62	\$3,817	\$0.09			
005-102-007-0070	HOETZEL RD	02/25/22	\$14,500	\$14,500	3.37	\$4,303	\$0.10		3-\$6350	\$19,050
005-102-007-0105	BUCK RD	04/12/21	\$22,500	\$22,500	3.37	\$6,677	\$0.15			
005-102-007-0105	BUCK RD	01/21/22	\$25,000	\$25,000	3.37	\$7,418	\$0.17			
002-001-016-0180	S MAPLE VALLEY RD	07/24/20	\$9,000	\$9,000	4.00	\$2,250	\$0.05	002-001-016-0160	4-\$5000	\$20,000
010-322-014-0035	OAK LANE	05/20/21	\$20,000	\$20,000	4.11	\$4,866	\$0.11	010-322-014-0033, 010-322-014-0032		
002-019-008-0100	E SHADOW LAKE RD	03/22/21	\$22,500	\$22,500	4.71	\$4,775	\$0.11		5-\$4500	\$22,500
001-006-005-0035	N M-18	11/02/21	\$26,000	\$26,000	5.80	\$4,483	\$0.10			
005-105-005-0122	E MICHIGAN HWY	09/17/20	\$16,000	\$16,000	6.08	\$2,631	\$0.06			
005-131-011-0130	ANCHORAGE TRL	01/28/21	\$24,000	\$24,000	6.34	\$3,784	\$0.09		7-\$4000	\$28,000
010-328-013-0050	WOODBIDGE	08/23/21	\$50,000	\$50,000	8.49	\$5,889	\$0.14			
010-216-001-0080	WOODS RD	07/25/20	\$18,000	\$18,000	9.00	\$2,000	\$0.05			
005-106-003-0201	CHERVEN LANE	04/20/21	\$34,900	\$34,900	9.95	\$3,508	\$0.08			
001-005-001-0100	N KENO RD	10/09/20	\$25,000	\$25,000	10.00	\$2,500	\$0.06		10-\$3000	\$30,000
001-018-001-0080	KENO RD	03/28/22	\$21,000	\$21,000	10.00	\$2,100	\$0.05			
005-036-004-0080	N MAPLE VALLEY RD	06/22/20	\$24,000	\$24,000	10.00	\$2,400	\$0.06			
001-005-001-0040	E SILSBY DR	09/24/20	\$27,500	\$27,500	10.01	\$2,748	\$0.06			
010-209-001-0017	AUTUMN DR	10/09/20	\$27,800	\$27,800	10.10	\$2,752	\$0.06			
010-328-009-0035	BECKER TRAIL	08/20/20	\$38,000	\$38,000	10.60	\$3,585	\$0.08			
005-102-007-0020	HOETZEL RD	06/15/21	\$30,000	\$30,000	11.49	\$2,611	\$0.06			
010-329-013-0018	EAGLE DRIVE	02/28/22	\$50,000	\$50,000	11.63	\$4,299	\$0.10			
001-015-010-0060	SULLIVAN DR	11/19/20	\$28,000	\$28,000	14.30	\$1,958	\$0.04		15-\$2350	\$35,250
010-216-002-0042	E WEST BRANCH RD	10/21/20	\$52,000	\$52,000	17.12	\$3,037	\$0.07			
001-004-010-0020	N KENO RD	05/11/21	\$49,900	\$49,900	20.00	\$2,495	\$0.06		20-\$2250	\$45,000
001-008-004-0100	N KENO RD	05/18/21	\$47,500	\$47,500	20.00	\$2,375	\$0.05		25-\$2000	\$50,000
009-112-002-0020	RAILROAD GRADE	11/27/21	\$80,000	\$80,000	40.00	\$2,000	\$0.05		30-\$1900	\$57,000
005-110-016-0020	GREEN ST	12/23/20	\$42,000	\$42,000	40.16	\$1,046	\$0.02		40-\$1800	\$72,000
010-227-014-0020	E WEST BRANCH RD	03/22/21	\$172,000	\$172,000	40.00	\$4,300	\$0.10			
010-207-001-0025	E WEST BRANCH RD	09/30/20	\$40,800	\$40,800	52.17	\$782	\$0.02		50-\$1700	\$85,000
002-031-014-0020	S ROSCOMMON RD	09/13/21	\$110,000	\$110,000	80.00	\$1,375	\$0.03			
005-127-007-0020	THIRD LAKE RD	04/26/21	\$110,000	\$110,000	80.00	\$1,375	\$0.03		100-\$1500	\$150,000

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010-416-001-0000	5501 S MAPLE VALLEY ROAD	09/24/21	03-ARM'S LENGTH	\$15,000	\$15,000	157.2	217.0	0.78	\$95	\$19,157	\$0.44		SUB LOTS GROUP A
010-527-054-0000	10171 POWERS COURT	07/10/20	19-MULTI PARCEL ARM'S LENGTH	\$10,000	\$10,000	200.0	132.0	0.61	\$50	\$16,393	\$0.38	010-527-055-0000	SUB LOTS GROUP A
010-582-009-0000	LYDIA	05/18/21	03-ARM'S LENGTH	\$7,500	\$7,500	120.0	135.0	0.97	\$63	\$20,270	\$0.47	010-581-021-0000	SUB LOTS GROUP A
010-256-009-0000	E WEST BRANCH RD	10/29/21	03-ARM'S LENGTH	\$6,000	\$6,000	155.0	300.0	1.07	\$89	\$5,623	\$0.13		SUB LOTS GROUP B
010-256-058-1000	1713 TOWNER ROAD	11/04/20	03-ARM'S LENGTH	\$12,000	\$12,000	192.0	300.0	1.32	\$63	\$9,077	\$0.21		SUB LOTS GROUP B
010-433-002-0000	10154 GLENWOOD DRIVE	09/30/20	32-SPLIT VACANT	\$5,500	\$5,500	70.0	107.0	0.17	\$79	\$31,977	\$0.73		SUB LOTS GROUP B
010-445-005-1000	1687 DARTMOUTH ROAD	12/30/21	03-ARM'S LENGTH	\$12,000	\$12,000	70.0	148.8	0.24	\$171	\$50,000	\$1.15		SUB LOTS GROUP B
010-499-485-0000	ARTESIA BEACH ROAD	03/12/21	19-MULTI PARCEL ARM'S LENGTH	\$14,500	\$14,500	126.2	120.0	0.35	\$115	\$41,429	\$0.95	010-499-526-0000	SUB LOTS GROUP B
010-499-512-0000	1207 KNOLLWOOD DR	04/30/21	03-ARM'S LENGTH	\$7,000	\$7,000	70.0	0.0	0.20	\$100	\$34,483	\$0.79		SUB LOTS GROUP B
010-499-512-0000	1207 KNOLLWOOD DR	12/15/21	03-ARM'S LENGTH	\$26,500	\$26,500	70.0	126.2	0.20	\$379	\$130,542	\$3.00		SUB LOTS GROUP B
010-353-003-0000	LAKEVIEW BLVD	08/17/21	03-ARM'S LENGTH	\$12,000	\$12,000	50.0	125.0	0.14	\$240	\$83,916	\$1.93		SUB LOTS GROUP C
010-398-027-1000	DRAKE LANE	04/16/20	03-ARM'S LENGTH	\$15,750	\$15,750	71.3	173.4	0.27	\$221	\$57,692	\$1.32		SUB LOTS GROUP D
010-422-010-0000	10 EAGLE DRIVE	10/07/20	03-ARM'S LENGTH	\$17,000	\$17,000	127.4	0.0	0.64	\$133	\$26,772	\$0.61		SUB LOTS GROUP D
010-422-010-0000	10 EAGLE DRIVE	08/27/21	03-ARM'S LENGTH	\$21,000	\$21,000	127.4	0.0	0.64	\$165	\$33,071	\$0.76		SUB LOTS GROUP D
010-422-012-0000	EAGLE DRIVE	09/03/21	19-MULTI PARCEL ARM'S LENGTH	\$99,500	\$99,500	250.8	273.6	1.96	\$397	\$50,765	\$1.17	010-422-011-0000	SUB LOTS GROUP D
010-469-004-0000	9706 QUINCY STREET	02/25/21	03-ARM'S LENGTH	\$7,500	\$7,500	50.0	130.0	0.15	\$150	\$50,336	\$1.16		SUB LOTS GROUP D
010-476-012-0000	VAN BUREN	10/30/20	03-ARM'S LENGTH	\$6,800	\$6,800	50.0	130.0	0.15	\$136	\$45,638	\$1.05		SUB LOTS GROUP D
010-477-005-1000	JACKSON ST	03/26/21	03-ARM'S LENGTH	\$12,500	\$12,500	100.0	130.0	0.30	\$125	\$41,946	\$0.96		SUB LOTS GROUP D
010-477-011-1000	VANBUREN	01/13/21	03-ARM'S LENGTH	\$10,000	\$10,000	100.0	130.0	0.30	\$100	\$33,557	\$0.77		SUB LOTS GROUP D
010-479-004-0000	VAN BUREN	11/23/21	22-OUTLIER	\$50,000	\$50,000	50.0	130.0	0.15	\$1,000	\$333,333	\$7.65		SUB LOTS GROUP D
010-480-003-0000	VAN BUREN	03/10/21	22-OUTLIER	\$4,000	\$4,000	100.0	130.0	0.30	\$40	\$13,333	\$0.31	010-480-004-0000	SUB LOTS GROUP D
010-516-023-0000	LEEWARD LANE	07/22/21	03-ARM'S LENGTH	\$13,900	\$13,900	129.2	158.6	0.42	\$108	\$33,095	\$0.76		SUB LOTS GROUP D
010-517-074-0000	1316 LEEWARD LANE	07/31/20	03-ARM'S LENGTH	\$18,900	\$18,900	102.3	157.8	0.38	\$185	\$49,476	\$1.14		SUB LOTS GROUP D

USE

\$50

SUB LOTS GROUP A

\$80

SUB LOTS GROUP B

\$120

SUB LOTS GROUP C

\$150

SUB LOTS GROUP D

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010-398-065-0000	1875 GROUSE LANE	10/01/21	\$195,000	\$116,916	70.0	124.7	0.20	\$1,670	\$584,580	\$13.42		ALL WATER FRONT	CANAL LAGOON
010-398-068-0000	1865 GROUSE LANE	05/21/20	\$185,000	\$52,980	77.7	151.8	0.25	\$682	\$208,583	\$4.79		ALL WATER FRONT	CANAL LAGOON
010-398-089-0000	1896 MALLARD LANE	10/01/21	\$195,000	\$117,274	67.7	117.6	0.18	\$1,733	\$640,842	\$14.71		ALL WATER FRONT	CANAL LAGOON
010-398-092-0000	1920 MALLARD LANE	08/21/20	\$185,000	\$58,245	73.3	140.9	0.25	\$794	\$232,052	\$5.33		ALL WATER FRONT	CANAL LAGOON
010-398-097-0000	1942 MALLARD LANE	08/05/21	\$329,000	\$170,379	62.3	105.0	0.19	\$2,733	\$896,732	\$20.59		ALL WATER FRONT	CANAL LAGOON
010-545-018-0000	6838 LAKEVIEW BLVD	08/21/20	\$110,000	\$110,000	140.0	164.8	0.53	\$786	\$207,547	\$4.76	010-545-017-0000	ALL WATER FRONT	CANAL LAGOON
010-545-021-0000	6800 LAKEVIEW BLVD	07/16/20	\$155,000	\$24,218	70.3	159.7	0.26	\$345	\$93,868	\$2.15		ALL WATER FRONT	CANAL LAGOON
010-342-002-0000	6105 SUNSET DR	08/07/20	\$221,500	\$139,826	50.0	125.0	0.14	\$2,797	\$977,804	\$22.45		ALL WATER FRONT	LSH
010-346-001-0000	6601 SUNSET DR	02/14/22	\$300,000	\$224,869	48.0	105.0	0.12	\$4,685	\$1,938,526	\$44.50		ALL WATER FRONT	LSH
010-358-004-0000	6005 SUNSET	07/29/21	\$178,000	\$118,259	28.8	150.0	0.10	\$4,106	\$1,194,535	\$27.42		ALL WATER FRONT	LSH
010-441-038-0000	8821 IROQUOIS TRAIL	09/15/20	\$182,000	\$182,000	50.8	188.9	0.22	\$3,582	\$831,050	\$19.08		ALL WATER FRONT	LSH
010-485-003-0000	1791 FIRST STREET	08/14/20	\$340,000	\$189,260	100.0	138.0	0.32	\$1,892	\$597,035	\$13.71		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		ALL WATER FRONT	LSH-2
010-328-009-0122	1460 CLUB ROAD	12/04/20	\$275,000	\$223,719	202.9	558.5	2.28	\$1,103	\$98,295	\$2.26		ALL WATER FRONT	LSH-2
010-329-006-0161	JENNIFER	10/26/20	\$87,900	\$87,900	0.0	0.0	61.81	#DIV/0!	\$1,422	\$0.03	010-329-006-1910	ALL WATER FRONT	LSH-2
010-329-006-1015	GABRIELLE DRIVE	11/05/21	\$45,000	\$45,000	194.0	133.1	2.00	\$232	\$22,500	\$0.52		ALL WATER FRONT	LSH-2
010-329-006-2082	7385 GABRIELLE DRIVE	05/11/21	\$290,000	\$42,403	405.4	858.2	10.30	\$105	\$4,117	\$0.09		ALL WATER FRONT	LSH-2
010-330-007-0020	6025 SUNSET DR	09/14/20	\$285,900	\$212,137	115.0	130.0	0.35	\$1,845	\$606,106	\$13.91		ALL WATER FRONT	LSH-2
010-456-009-0000	9409 B MADISON	03/21/21	\$90,000	\$43,129	45.3	160.0	0.17	\$951	\$258,257	\$5.99		ALL WATER FRONT	LSH-2
010-465-014-0000	9409 B QUINCY ST	08/20/20	\$202,000	\$67,602	43.0	150.0	0.15	\$1,572	\$456,770	\$10.49		ALL WATER FRONT	LSH-2
010-482-010-0000	9300 VAN BUREN ST	02/11/22	\$180,000	\$120,512	33.0	145.0	0.11	\$3,652	\$1,095,564	\$25.15		ALL WATER FRONT	LSH-2
010-545-003-0000	6795 LAKEVIEW BLVD	09/28/20	\$245,500	\$162,446	71.7	170.4	0.28	\$2,267	\$571,993	\$13.13		ALL WATER FRONT	LSH-2
010-545-010-0000	6865 LAKEVIEW BLVD	12/14/20	\$292,000	\$193,394	70.0	166.3	0.27	\$2,763	\$724,322	\$16.63		ALL WATER FRONT	LSH-2
010-369-005-0000	7732 RIVERSIDE DR	09/20/21	\$130,000	\$86,241	51.3	99.6	0.12	\$1,681	\$718,675	\$16.50		ALL WATER FRONT	RIVER
010-369-007-0000	7728 RIVERSIDE DR	10/29/21	\$155,000	\$97,829	51.3	128.4	0.15	\$1,906	\$652,193	\$14.97		ALL WATER FRONT	RIVER
010-370-002-0000	7612 RIVERSIDE DR	08/03/21	\$140,000	\$86,944	50.0	121.3	0.14	\$1,739	\$625,496	\$14.36		ALL WATER FRONT	RIVER
010-505-003-0000	7605 JUNE AVE	07/27/20	\$93,500	\$50,297	50.0	149.3	0.17	\$1,006	\$294,135	\$6.75		ALL WATER FRONT	RIVER
010-371-009-0000	7500 RIVERSIDE DR	10/29/21	\$91,000	\$23,497	108.5	160.0	0.35	\$216	\$67,134	\$1.54	010-371-008-0000	ALL WATER FRONT	RIVER W OF OAK
010-372-001-1000	7426 RIVERSIDE DR	08/16/21	\$150,000	\$74,503	119.0	217.0	0.59	\$626	\$125,637	\$2.88		ALL WATER FRONT	RIVER W OF OAK
010-372-016-0000	7398 RIVERSIDE DR	12/03/20	\$57,000	\$26,987	51.0	151.8	0.21	\$530	\$126,107	\$2.90		ALL WATER FRONT	RIVER W OF OAK
010-231-005-0110	6450 ROD LANE	10/05/20	\$270,000	\$187,858	542.5	3547.2	55.98	\$346	\$3,356	\$0.08	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	\$110,417	100.0	428.5	0.98	\$1,104	\$112,212	\$2.58		ALL WATER FRONT	TWIN LAKES
010-231-011-0200	6070 NORTHPOINT DR	07/24/20	\$260,000	\$94,188	100.0	329.5	0.76	\$942	\$124,587	\$2.86		ALL WATER FRONT	TWIN LAKES
010-232-011-0190	5950 TWIN LAKE ROAD	07/22/20	\$83,000	\$83,000	100.0	542.0	1.36	\$830	\$61,029	\$1.40		ALL WATER FRONT	TWIN LAKES

USE \$/FF	Land Residual	# FF	# Acres	\$/FF	\$/Acre	\$/Sq Ft	
\$800	\$650,012	561.3	1.87	\$1,158	\$348,345	\$8.00	CANAL LAGOON
\$2,700	\$854,214	277.6	0.89	\$3,077	\$955,497	\$21.94	LSH
\$1,100	\$1,138,342	1,230.3	17.48	\$925	\$65,108	\$1.49	LSH-2
\$750	\$321,311	202.6	0.58	\$1,586	\$553,984	\$12.72	RIVER
\$300	\$124,987	278.5	1.16	\$449	\$108,027	\$2.48	RIVER W OF OAK
\$900	\$475,463	300.0	3.10	\$1,585	\$153,375	\$3.52	TWIN LAKES

**For lakefront parcels above 10 acres where using \$/ff does not give a true indication of current value USE: \$4400/ACRE