

Bridgeton Township Agricultural and State DNR Vacant Land Analysis

Sales Period: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-18-400-008	W 120TH ST	07/05/22	\$150,000	\$150,000	61.58	GOOD TILLABLE

Sales outside of Analysis Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-07-200-025	W 104TH ST	12/18/20	\$105,000	\$105,000	40.00	AVG/UNTILL
21-07-200-025	W 104TH ST	03/23/22	\$138,862	\$138,862	40.00	AVG/UNTILL
21-19-300-032	12643 VAN WAGONER	02/26/21	\$179,900	\$179,900	57.00	40 GD TILL/17 AG
21-24-200-004	12277 S LUCE AVE	05/03/21	\$393,300	\$311,952	96.50	GOOD TILLABLE

1 Vacant Land Sale in Analysis period. Also considered sales outside of the analysis period.

Updating land rates/tables to the following conclusions:

ACREAGE RATES	
GOOD TILLABLE	3,900
AVG	3,200
NON TILL WET	1,500
RIVER FRONT	10,500
BLDG SITE LOC	12,000
AG	3,200
UNTILLABLE	2,700
1 AC	12,000
2 AC TO 5 AC	8,500
5 AC	7,000
5.1 TO 10	6,000
FAIR	2,500

GOOD (FRONT FOOT) 100.00
PIECE UNBUILDABLE (SITE) 100.00

Acreage Table 'A'

Description: ALL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,000	3 Acre:	25,000	10 Acre:	55,000	30 Acre:	113,000
1.5 Acre:	16,000	4 Acre:	30,000	15 Acre:	71,000	40 Acre:	136,000
2 Acre:	20,000	5 Acre:	35,000	20 Acre:	85,000	50 Acre:	158,000
2.5 Acre:	22,000	7 Acre:	43,000	25 Acre:	100,000	100 Acre:	249,000

Close

Bridgeton Township Commercial Vacant Land Analysis

Sales Period: 04/01/2022 - 03/31/2024

No Vacant Land Sales in Sales Analysis Period

Sales outside of analysis period: 1 vacant land and one land residual

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-11-200-032	10563 S WARNER AVE	02/01/19	\$37,500	\$37,500	8.20	COMMERCIAL
21-14-100-011	6190 W KINGS COURT	08/10/21	\$276,225	\$274,870	60.87	

OTHER VACANT LAND SALES IN ANALYSIS PERIOD IN NEWAYGO COUNTY

PARCEL	STREET ADDRESS	SALE DATE	ADJ SALE	LAND RES	NET ACRES
14-03-100-014	397 S BINGHAM AVE	04/11/22	\$32,500	\$32,500	5.10
14-25-400-027		05/25/22	\$22,000	\$22,000	1.50
23-28-300-012	1810 E 132ND ST	07/01/22	\$37,500	\$37,500	7.50
24-07-300-002		08/01/22	\$85,000	\$85,000	19.50
21-01-400-029	10286 S NORTH RIVER	07/31/23	\$90,500	\$90,500	17.96
21-02-200-033	5719 W LIMBAUGH LN	02/07/24	\$36,000	\$36,000	4.49
21-08-400-010		08/31/23	\$60,000	\$60,000	10.00
21-09-200-019		12/15/23	\$60,000	\$60,000	10.10

Abandoned front foot rate analysis and using acreage analysis.

Analysis of data indicates no changes in the values.

Acreage Table 'A'

Description: ACERAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 16,000	3 Acre: 24,000	10 Acre: 60,000	30 Acre: 180,000
1.5 Acre: 18,000	4 Acre: 32,000	15 Acre: 70,000	40 Acre: 240,000
2 Acre: 20,000	5 Acre: 37,000	20 Acre: 100,000	50 Acre: 300,000
2.5 Acre: 22,000	7 Acre: 42,000	25 Acre: 150,000	100 Acre: 400,000

Close

Bridgeton Township Industrial Vacant Land Analysis**Sales Period: 04/01/2022 - 03/31/2024**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-18-400-008	W 120TH ST	07/05/22	\$150,000	\$150,000	61.58	GOOD TILLABLE

Sales outside of Analysis Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-07-200-025	W 104TH ST	12/18/20	\$105,000	\$105,000	40.00	AVG/UNTILL
21-07-200-025	W 104TH ST	03/23/22	\$138,862	\$138,862	40.00	AVG/UNTILL
21-19-300-032	12643 VAN WAGONER	02/26/21	\$179,900	\$179,900	57.00	40 GD TILL/17 AG
21-24-200-004	12277 S LUCE AVE	05/03/21	\$393,300	\$311,952	96.50	GOOD TILLABLE

1 Vacant Land Sale in Analysis period. Also considered sales outside of the analysis period.

Land is similar to Agricultural. Updating land rates to the following conclusions:

Non Till Rate is a mix of Ag Non Till/Wet & Untillable, All Ag Rate is a mix between Fair/Avg and Good Ag Rate

ACREAGE RATES	
NON TILL	2,000
ALL AG	2,700

Bridgeton Township Residential Vacant Land Analysis

Sales Period: 04/01/2022 - 03/31/2024

Neighborhood: Residential

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-01-100-001	9608 S WARNER AVE	01/03/24	\$22,000	\$19,668	0.78	1 ACRE & UNDER
21-02-400-037	W 104TH ST	10/05/22	\$45,000	\$45,000	3.95	
21-08-400-013	W 112TH ST	03/24/23	\$32,500	\$32,500	4.00	
21-02-200-033	5719 W LIMBAUGH	02/07/24	\$36,000	\$36,000	4.48	
21-18-200-019	11258 S RAVINE LN	12/05/23	\$47,000	\$47,000	4.94	
21-13-300-009	5346 W 118TH ST	10/31/22	\$47,000	\$47,000	8.00	
21-08-400-010	W 112TH ST	08/31/23	\$60,000	\$60,000	10.00	
21-33-300-001	7950 W 140TH ST	12/13/23	\$62,000	\$62,000	10.00	
21-01-400-029	10286 S NORTH RIVER DR	07/31/23	\$90,500	\$90,500	17.68	
21-24-200-023	S LUCE AVE	03/11/24	\$90,000	\$90,000	20.00	

10 VACANT LAND SALES

UPDATED SITE AND ACREAGE TABLES TO REFLECT CURRENT VALUES

1 ACRE & UNDER

20,000

Unbuildable Pie - 500

Acreage table 'A'

Description: ALL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	20,000	3 Acre:	30,000	10 Acre:	60,000	30 Acre:	180,000
1.5 Acre:	23,000	4 Acre:	35,000	15 Acre:	70,000	40 Acre:	240,000
2 Acre:	25,000	5 Acre:	40,000	20 Acre:	100,000	50 Acre:	300,000
2.5 Acre:	28,000	7 Acre:	45,000	25 Acre:	150,000	100 Acre:	400,000

Close

Bridgeton Township Residential Vacant Land Analysis

Sales Period: 04/01/2022 - 03/31/2024

Neighborhood: Subdivisions

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
21-13-475-013	5032 W JACK PINE DR	05/03/22	\$9,000	\$9,000	0.00	W PINES
21-13-480-012	4867 W JACK PINE DR	03/31/23	\$9,500	\$9,500	0.00	W PINES
21-13-490-002	4972 W RED PINE DR	05/24/23	\$11,000	\$11,000	0.00	W PINES
21-13-490-003	4964 W RED PINE DR	05/05/22	\$9,000	\$9,000	0.00	W PINES

4 vacant land sales

No change warranted for Western Pines site value.

Also reviewed the Residential Vacant Land Sales Analysis to determine site and acreage values.

USED	
LARGE LOT	15,000
SMALL LOT	13,500
XL LOT	20,000
WESTERN PINES	10,000

Acreage Table 'A'
23

Description:

Estimated Land Values
Enter the Estimated Land Value for each of these sizes.

1 Acre:	16,000	3 Acre:	24,000	10 Acre:	60,000	30 Acre:	180,000
1.5 Acre:	18,000	4 Acre:	32,000	15 Acre:	70,000	40 Acre:	240,000
2 Acre:	20,000	5 Acre:	37,000	20 Acre:	100,000	50 Acre:	300,000
2.5 Acre:	22,000	7 Acre:	42,000	25 Acre:	150,000	100 Acre:	400,000

Close

Bridgeton Township Residential Vacant Land Analysis

Sales Period: 04/01/2022 - 03/31/2024

Neighborhood: Waterfront

2 vacant land sales in analysis period

4 Land Residual Sales within analysis period

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Rate Group 1
21-12-300-012	02/28/22	\$115,000	\$115,000	295.7	137.5	5.40	\$389	\$21,308	GOOD LOT
21-14-225-001	05/27/22	\$116,500	\$116,500	334.3	330.0	2.75	\$348	\$42,379	GOOD LOT
21-15-295-011	03/15/24	\$165,000	\$17,176	99.1	300.0	0.70	\$173	\$24,467	RIVER
21-30-200-006	11/22/22	\$200,000	\$115,904	125.6	70.0	0.32	\$923	\$361,072	RIVER
21-17-200-042	11/16/22	\$203,000	\$49,611	33.0	70.0	0.23	\$1,503	\$218,551	SMALL TRACTS
21-30-100-025	02/22/24	\$224,500	\$45,305	87.1	208.0	1.72	\$520	\$26,402	SMALL TRACTS

REVIEWED

5 vacant land sales outside of analysis period

3 land residual sales outside of analysis period

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Rate Group 1
21-12-300-011	10/10/24	\$50,000	\$50,000	153.0	104.0	2.65	\$327	\$18,868	GOOD LOT
21-14-225-001	04/03/20	\$70,000	\$70,000	195.9	524.0	2.75	\$357	\$25,464	GOOD LOT
21-14-225-001	03/31/21	\$90,000	\$90,000	215.2	210.0	2.75	\$418	\$32,739	GOOD LOT
21-14-400-014	04/17/24	\$90,000	\$90,000	244.2	597.0	3.70	\$369	\$24,324	MEDIUM TRACTS
21-15-200-021	04/09/21	\$55,000	\$55,000	146.9	208.0	4.31	\$374	\$12,749	MEDIUM TRACTS
21-15-351-005	06/06/24	\$115,000	\$33,687	83.6	208.0	2.06	\$403	\$16,369	RIVER
21-15-351-027	09/30/20	\$85,000	\$50,362	216.8	200.0	1.16	\$232	\$43,528	RIVER
21-30-145-020	07/31/20	\$225,000	\$44,870	201.7	185.0	1.02	\$222	\$44,033	RIVER

VACANT LAND SALES GIVEN MORE WEIGHT AS LAND RESIDUAL IS LESS RELIABLE AND INCONSISTENT

UPDATED LAND RATES TO REFLECT CURRENT VALUES. MIRRORED RESIDENTIAL ACREAGE TABLE FOR OTHER ACREAGE.

PLANNING ON REVIEWING WATERFRONT LAND PARCELS IN THE COMING ASSESSMENT CYCLE

USED	PER FF
SM TRACTS	600
MED TRACTS	370
CREEK FRT	100
GOOD LOT	350
RIVER	375
LG TRACT	350
FAIR LOTS	250
LG FTG	250
EXCESS FTG	200
SM LAKE	150

USED	PER ACRE
BY RIVER	8,000.0
TILLABLE	3,900.0
NON TILL WO	2,800.0
BY CREEK	3,500.0
LG TRACTS	3,000.0
OVER 100 AC	3,000.0
BACK ACRES	2,000.0
AVG RI ACR	16,000.0

Acreage Table 'A'

Description:

Estimated Land Values:

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="20,000"/>	3 Acre: <input type="text" value="30,000"/>	10 Acre: <input type="text" value="60,000"/>	30 Acre: <input type="text" value="180,000"/>
1.5 Acre: <input type="text" value="23,000"/>	4 Acre: <input type="text" value="35,000"/>	15 Acre: <input type="text" value="70,000"/>	40 Acre: <input type="text" value="240,000"/>
2 Acre: <input type="text" value="25,000"/>	5 Acre: <input type="text" value="40,000"/>	20 Acre: <input type="text" value="100,000"/>	50 Acre: <input type="text" value="300,000"/>
2.5 Acre: <input type="text" value="28,000"/>	7 Acre: <input type="text" value="45,000"/>	25 Acre: <input type="text" value="150,000"/>	100 Acre: <input type="text" value="400,000"/>