

**HOWELL
TOWNSHIP**

2024

LAND VALUES

2024 HOMESITE LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-10-400-001	2251 MARR	06/01/21	\$61,500	3.43	17,930.03
4706-14-400-012	OAKGROVE-VACANT	10/11/22	\$120,000	3.41	35,190.62
4706-23-400-052	BYRON VACANT	10/24/22	\$85,000	3.09	27,508.09
476-16-300-057	WARNER - VACANT	02/17/23	\$80,000	3.00	26,666.67
4706-30-300-024	1334 N TRUHN RD	01/07/22	\$52,500	2.47	21,255.06
4706-16-300-038	WARNER - VACANT	06/10/21	\$57,000	2.13	26,760.56
4706-02-100-031	W ALLEN	08/12/22	\$57,500	2.00	28,750.00
4706-01-100-036	340 E ALLEN	03/14/22	\$37,500	1.91	19,633.51
4706-01-100-035	334 E ALLEN	03/14/22	\$37,500	1.91	19,633.51
4706-27-302-034	WILLOW LANE - VACANT	07/23/21	\$25,000	0.40	62,500.00

Average
per Home Site=> \$68,000

2024 VACANT LAND (5 TO 9) ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-08-300-015	4747 W MARR	02/01/23	\$115,000	8.65	13,294.80
4706-14-400-032	3147 OAK GROVE RD	02/03/22	\$99,000	7.54	13,129.97
4706-31-100-025	LOWE RD - VACANT	04/19/22	\$66,735	5.72	11,666.96
4706-24-200-018	FISHER RD	02/23/22	\$84,000	5.02	16,733.07
4706-22-400-019	2201 BREWER	03/08/22	\$64,000	5.00	12,800.00

Average
per Net Acre=> \$13,500

RANGE
5 ACRE = \$14,700 per Acre
7 ACRE = \$13,200 per Acre

OUTLIER

4706-14-400-025	887 W BARRON	09/03/21	\$60,000	5.01	11,976.05
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2024 VACANT LAND 10 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-14-100-020	WOODHAVEN - VACANT	12/16/21	\$95,000	10.00	\$9,500
4706-09-400-024	CRANDALL - VACANT	04/20/21	\$150,000	11.08	\$13,538
4706-09-400-008	INDIAN CAMP TRAIL	05/20/21	\$120,000	10.14	\$11,834
4706-09-400-008	INDIAN CAMP TRAIL	02/28/23	\$150,000	10.14	\$14,793
4706-01-100-020	ANNABETTE LANE	11/23/22	\$122,000	11.53	\$10,581

Average
per Net Acre=> \$12,000

OUTLIER

4706-23-400-053&054	BYRON ROAD - VACANT	11/10/22	\$220,500	11.36	\$19,410
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2024 VACANT LAND 15 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-04-400-017	3375 RIVERTON DR	04/09/21	\$175,000	14.90	\$11,745
				Average per Net Acre=>	<u>\$11,700</u>

2024 LARGE PARCEL LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Time Adjustment	Total Acres	Price Per Acre
4706-04-400-019	3467 RIVERTON DR	09/11/20	\$162,500	\$195,000	20.59	\$9,471
4706-30-100-010	1497 N TRUHN RD	11/29/21	\$150,000	\$172,500	24.74	\$6,973
4706-16-400-001	3150 CRANDALL	04/01/21	\$152,310	\$175,157	20.00	\$8,758
4706-32-400-013	MASON RD - VACANT	01/07/22	\$675,000	N/A	95.32	\$7,081
					Average	
					per Net Acre=>	\$8,000
OUTLIER						
4706-25-100-028	OAK GROVE RD	04/07/21	\$1,100,000		52.03	\$21,142

W/S

2024 OAKGROVE MEADOWS LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Depth	Total Acres	Dollars/FF
4706-13-302-013	3304 HILL HOLLOW LANE	10/19/20	\$56,000	65.0	136.4	0.20	\$862
4706-13-302-001	3265 HILL HOLLOW LANE	01/27/21	\$56,000	79.0	124.6	0.23	\$709
4706-13-302-055	3231 HILL HOLLOW LANE	10/25/19	\$56,000	64.0	152.9	0.23	\$875
4706-13-302-015	3296 HILL HOLLOW LANE	01/14/21	\$56,000	65.0	150.0	0.22	\$862
4706-13-302-017	3288 HILL HOLLOW LANE	12/19/19	\$56,000	65.0	150.0	0.22	\$862
4706-13-302-002	3271 HILL HOLLOW LANE	02/10/20	\$56,000	74.0	129.2	0.22	\$757
4706-13-302-013	3304 HILL HOLLOW LANE	10/19/20	\$56,000	65.0	136.4	0.20	\$862
4706-13-302-074	134 PINECOVE TRAIL	02/01/21	\$56,000	72.0	122.5	0.20	\$778
4706-13-302-012	3312 HILL HOLLOW LANE	01/15/21	\$56,000	63.0	136.9	0.20	\$889
4706-13-302-073	140 PINECOVE TRAIL	05/08/20	\$56,000	72.0	119.8	0.20	\$778
4706-13-302-005	3283 HILL HOLLOW LANE	09/11/20	\$56,000	62.0	137.1	0.20	\$903
4706-13-302-007	3291 HILL HOLLOW LANE	08/19/20	\$56,000	62.0	135.6	0.19	\$903

Average
per FF=>

\$836

Average
per Lot=>

\$48,000

OUTLIERS

4706-13-302-023	3049 IVY WOOD CIRCLE	03/29/22	\$64,000	65.0	143.0	0.21	\$985
4706-13-302-021	3041 IVY WOOD CIRCLE	03/30/21	\$64,000	65.0	151.4	0.23	\$985

Neighborhood	Standard Frontage	Standard Depth	Front Foot Rate	2024 Front Foot Rate
Little Berkley A '80 ft lots'	80	175	500	600
Little Berkley B '60 ft lots'	60	150	500	600
Shiawassee Farms -Indian Camp Trail	163	301	300	325
Marwood Estates	233	517	250	350
Barron Road Estates	190	220	225	325
Houghton's	80	132	300	300
Barron Country Meadows	164	200	225	300
Vista View	110	200	400	450
Henderson Meadows -North Side	150	217	300	350
Henderson Meadows -South Side	150	200	200	250
Oakdale Estates Frontage A	165	200	275	300
Oakdale Estates Frontage B	125	275	330	650
Norbury Heights&1 Frontage A	100	300	325	400
Norbury Meadows Frontage B	162	253	325	400
Norbury 2-3-4 Frontage C	108	287	325	400
Coleman Estates	100	155	350	500
Layton View	150	284	225	250
River Downs	60	110	750	1005
Fox Hills A	200	230	300	350
Fox Hills B - Grand River	206	319	250	300
Crestwood	140	212	300	325
Crancroft A	137	160	230	250
Crancroft B - Grand River	137	160	190	230
		Mean	321	400
		Median	300	
		Mode	300	

2024 AG Land Table (Per Acre)

	2022 VALUE	2023 Value Change Per EQ	2023 VALUE	2024 VALUE
100	5400	5400	6,500	7,000
95	5130	5130	6,200	6,650
90	4860	4860	5,900	6,300
80	4320	4320	5,200	5,600
75	4050	4050	4,900	5,250
65	3510	3510	4,300	4,550
55	2970	2970	3,600	3,850
45	2430	2430	3,000	3,150
IDLE	3950	3950	5,000	5,350
PASTURE	3280	3280	3,300	3,530
MUCK	2600	2600	2,600	2,780
HIGH WOODS	2080	2080	2,500	2,670
LOW WOODS	260	260	300	320
SWAMP	260	260	300	320
POND	0	0	0	0
CREEK/RIVER	0	0	0	0
DRAIN	0	0	0	0
ROW	0	0	0	0
GOLF COURSE	5000	5000	5,500	5,880
UTILITY	4160	4160	4,500	4,810
1 ACRE HOMESITE	37000	See Study Below	30,000	33,000
1.5 ACRE HOMESITE	40000	See Study Below	35,000	39,500
2 ACRE HOMESITE	42500	See Study Below	40,000	46,000
2.5 ACRE HOMESITE	45000	See Study Below	45,000	53,000
3 ACRE HOMESITE	45000	See Study Below	60,000	60,000
4 ACRE HOMESITE	55000	See Study Below	65,000	67,000
5 ACRE HOMESITE	65000	See Study Below	70,000	74,000

2024 AG Land Table (Homesite)

Parcel	Sale Date	Sales Price	Acres		
4706-12-300-011	3/12/2021	\$38,000	1		
4706-27-302-034	7/23/2021	\$25,000	0.4		
				1 Acre Homesite	\$33,000
4706-16-300-038	6/10/2021	\$57,000	2.13		
4706-10-100-025	6/22/2021	\$43,000	2		
4706-01-100-036	3/14/2022	\$37,500	1.91		
4706-01-100-035	3/14/2022	\$37,500	1.91		
				2 Acre Homesite	\$46,000
4706-10-400-001	6/1/2021	\$61,500	3.43		
4706-30-300-024	1/7/2022	\$52,500	2.47		
				3 Acre Homesite	\$60,000
4706-14-400-025	9/3/2021	\$60,000	4.12		
4706-24-200-018	2/23/2022	\$84,000	5.02		
4706-22-400-019	3/8/2022	\$64,000	5		
				5 Acre Homesite	\$74,000

2024 Commercial Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Value	Net Acreage	Price Per Acre
4706-21-300-028	W GRAND RIVER - VACANT	06/16/2023	\$319,000	\$183,175	\$183,175	2.16	\$148,027.84
4706-22-300-042	TOOLEY - VACANT	11/17/2023	\$205,000	\$250,500	\$250,500	7.03	\$29,160.74
4706-25-200-048	OAK GROVE RD - VACANT	01/07/2022	\$300,000	\$265,863	\$265,863	5.71	\$52,521.01
4706-27-200-014	W BREWER - VACANT	12/16/2021	\$176,000	\$175,037	\$175,037	7.78	\$22,622.11
4706-28-100-027	W GRAND RIVER - VACANT	10/06/2021	\$163,000	\$163,673	\$163,673	1.78	\$91,573.03
4706-29-200-032	4293 LAMBERT DR	01/19/2022	\$800,000	\$756,800	\$756,800	13.92	\$57,471.26
Totals:			\$1,963,000	\$1,795,048	\$1,795,048	38.38	

2024 Values			201 COMMERCIAL NSC			201 COMMERCIAL NSC		
Land Grid	Sales Price	Price Per Acre	2023 Values	Price Per Acre	2024 Values	Price Per Acre	2024 Values	Price Per Acre
1 ACRE		\$0	1 ACRE	\$89,000	\$89,000	1 ACRE	\$97,000	\$97,000
1.5 ACRE		\$0	1.5 ACRE	\$133,500	\$89,000	1.5 ACRE	\$144,000	\$96,000
2 ACRE		\$0	2 ACRE	\$178,000	\$89,000	2 ACRE	\$190,000	\$95,000
2.5 ACRE		\$0	2.5 ACRE	\$222,500	\$89,000	2.5 ACRE	\$230,000	\$92,000
3 ACRE		\$0	3 ACRE	\$267,000	\$89,000	3 ACRE	\$275,000	\$91,667
4 ACRE		\$0	4 ACRE	\$356,000	\$89,000	4 ACRE	\$360,000	\$90,000
5 ACRE	\$300,000	\$52,539	5 ACRE	\$400,000	\$80,000	5 ACRE	\$400,000	\$80,000
7 ACRE	\$205,000	\$29,161	7 ACRE	\$500,000	\$71,429	7 ACRE	\$500,000	\$71,429
10 ACRE		\$0	10 ACRE	\$600,000	\$60,000	10 ACRE	\$600,000	\$60,000
15 ACRE	\$800,000	\$57,471	15 ACRE	\$800,000	\$53,333	15 ACRE	\$800,000	\$53,333
2024 Values			201 HIGHWAY COMMERCIAL			201 HIGHWAY COMMERCIAL		
Land Grid	Sales Price	Price Per Acre	2023 Values	Price Per Acre	2024 Values	Price Per Acre	2024 Values	Price Per Acre
1 ACRE		\$0	1 ACRE	\$85,000	\$85,000	1 ACRE	\$102,000	\$102,000
1.5 ACRE	\$163,000	\$91,573	1.5 ACRE	\$107,100	\$71,400	1.5 ACRE	\$150,000	\$100,000
2 ACRE	\$319,000	\$148,372	2 ACRE	\$170,000	\$85,000	2 ACRE	\$200,000	\$100,000
2.5 ACRE		\$0	2.5 ACRE	\$212,500	\$85,000	2.5 ACRE	\$245,000	\$98,000
3 ACRE		\$0	3 ACRE	\$241,920	\$80,640	3 ACRE	\$290,304	\$96,768
4 ACRE		\$0	4 ACRE	\$311,010	\$77,753	4 ACRE	\$375,000	\$93,750
5 ACRE		\$0	5 ACRE	\$388,760	\$77,752	5 ACRE	\$465,000	\$93,000
7 ACRE		\$0	7 ACRE	\$518,385	\$74,055	7 ACRE	\$520,000	\$74,286
10 ACRE		\$0	10 ACRE	\$600,000	\$60,000	10 ACRE	\$650,000	\$65,000
15 ACRE		\$0	15 ACRE	\$700,000	\$46,667	15 ACRE	\$700,000	\$46,667

2024 Industrial Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt		
4706-28-100-054	HYDRAULIC VACANT	10/28/22	\$149,200	\$149,200	\$143,700	96.31	\$284,337	\$149,200	\$284,337	3.73	3.73	\$40,000	\$0.92		
4706-27-400-017	W GRAND RIVER - VACANT	07/08/21	\$300,000	\$300,000	\$143,700	47.90	\$537,000	\$300,000	\$537,000	6.00	6.00	\$50,000	\$1.15		
4706-28-100-070	1695 HYDRAULIC DR	11/30/21	\$800,000	\$800,000	N/A	N/A	\$762,300	\$800,000	\$762,300	10.00	10.00	\$80,000	\$1.84		
4706-28-301-023	PACKARD - VACANT	10/27/20	\$198,000	\$198,000	\$45,500	22.98	\$93,479	\$198,000	\$93,479	4.64	4.64	\$42,672	\$0.98		
4706-28-301-027	PACKARD - VACANT	10/27/20	\$150,400	\$150,400	\$147,400	98.01	\$229,299	\$150,400	\$229,299	3.76	3.76	\$40,000	\$0.92		
4706-28-401-024	PACKARD - VACANT	07/23/20	\$109,000	\$109,000	\$73,700	67.61	\$114,649	\$109,000	\$114,649	1.88	1.88	\$57,979	\$1.33		
Totals:			\$1,706,600	\$1,706,600	\$554,000		\$2,021,064	\$1,706,600	\$2,021,064	30.01	30.01				
										Average per Net Acre=>		\$6,867.71	Average per SqFt=>		\$1.31

INDUSTRIAL LAND TABLE (Rates per Square Foot)

INDUSTRIAL PARKS	2024 VALUES	2023 VALUES
LIVINGSTON COMMERCE	1.85	1.50
TRANS WEST	1.50	1.40
W GRAND RIVER	1.50	1.40
HYDRAULIC DRIVE	1.85	1.75
LARGE PARCEL	1.05	1.03