

**HOWELL
TOWNSHIP**

**2025
LAND VALUES**

2025 LARGE PARCEL LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-11-300-005	BYRON - VACANT	09/07/2023	\$150,000	20.00	\$7,500
4706-17-400-031	3267 N BURKHART	05/25/2023	\$215,000	18.13	\$11,859

Average
per Net Acre=> \$9,600

OUTLIER

4706-16-100-003	4001 CRANDALL	12/21/2023	\$150,000	27.00	\$5,556
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2025 VACANT LAND 15 ACRE

PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-01-100-020	ANNABETTE LANE	11/23/22	\$129,320	11.53	11,216
				Average per Net Acre=>	<u><u>\$11,200</u></u>

2025 VACANT LAND 10 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-08-300-015	4747 W MARR	02/01/2023	\$115,000	8.65	13,295
4706-09-400-008	INDIAN CAMP TRAIL	2/28/2023	\$150,000	10.14	14,793

Average
per Net Acre=> \$14,000

OUTLIER

4706-14-100-020	WOODHAVEN - VACANT	07/28/2022	\$103,000	10.00	10,300
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2025 VACANT LAND (5 TO 9) ACRE PARCELS

5 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-22-400-019	2201 BREWER	06/14/2023	\$100,000	5.00	20,000.00
4706-23-400-053	BYRON - VACANT	11/10/2022	\$93,900	4.84	19,400.83

Average
per Net Acre=> \$19,700

6-9 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-31-100-025	LOWE RD - VACANT	4/19/2022	\$66,735	5.72	11,666.96
4706-22-200-041	BREWER - VACANT	11/09/2023	\$100,000	5.85	17,094.02
4706-33-300-040	MASON RD - VACANT	06/14/2022	\$80,000	8.35	9,580.84
4706-23-400-054	BYRON - VACANT	11/10/2022	\$126,600	6.52	19,417.18

Average
per Net Acre=> \$14,400

OUTLIER

4706-22-300-039	POPPLE LANE - VACANT	12/01/2022	\$65,000	5.24	12,404.58
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2025 HOMESITE LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-02-100-031	W ALLEN	08/12/22	\$57,500	2.00	28,750
4706-14-400-012	OAKGROVE-VACANT	10/11/22	\$120,000	3.41	35,191
4706-23-400-052	BYRON VACANT	10/24/22	\$85,000	3.09	27,508
4706-16-300-057	3742 WARNER RD	02/17/2023	\$80,000	3.00	26,658

Average
per Home Site=> \$85,600

Outliers

4706-24-300-023	OAK GROVE RD - VACANT	07/31/2023	\$35,000	3.35	Neighbor Sale/Easement Issues
4706-08-400-004	BURKHART	11/01/2023	\$25,000	1.27	Church Sale

Lot Size	2024 VALUE	2025 VALUE
.25 ACRE HOMESITE	\$36,075	\$41,400
.50 ACRE HOMESITE	\$38,850	\$44,600
.75 ACRE HOMESITE	\$41,625	\$47,800
1.0 ACRE HOMESITE	\$44,400	\$51,000
1.5 ACRE HOMESITE	\$47,175	\$54,200
2.0 ACRE HOMESITE	\$50,000	\$57,500
2.5 ACRE	Not Used	\$63,200
3.0 ACRE	\$60,000	\$69,000
4.0 ACRE	\$70,000	\$80,500
BAINS ACRES	\$55,000	\$60,000
LAKE SERENE	\$75,000	\$80,000

2025 Subdivision Lots

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-05-202-017	W ALLEN - VACANT	03/19/2024	\$35,000	0.41	84,746
4706-16-300-047	WARNER - VACANT	07/10/2023	\$35,500	0.74	47,973
				Average per Lot=>	<u><u>\$66,300</u></u>

2025 AMBER OAKS AND OAKGROVE MEADOWS LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Depth	Total Acres	Dollars/FF
4706-13-302-033	3083 IVY WOOD CIRCLE	05/18/2022	\$64,000	81.0	128.5	0.24	\$790
4706-13-302-029	3067 IVY WOOD CIRCLE	08/29/2022	\$64,000	70.0	121.6	0.20	\$914

Average
per FF=>

\$852

Average
per Lot=>

\$64,000

OUTLIER

4706-13-302-032	3079 IVY WOOD CIRCLE	08/19/2022	\$64,000	99.0	180.0	0.41	\$646
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2025 RESIDENTIAL FRONT FOOT RATES

Neighborhood	Standard Frontage	Standard Depth	2024 FF Rate	2025 FF Rate
Little Berkley A '80 ft lots'	80	175	600	700
Little Berkley B '60 ft lots'	60	150	600	700
Marwood Estates	233	517	350	500
Shiawassee Farms -Indian Camp Trail	163	301	325	325
River Downs	60	110	1005	1005
Barron Road Estates	190	220	325	500
Houghton's (PLAT)	80	132	300	400
Barron Country Meadows (PLAT)	164	200	300	500
Vista View (PLAT)	110	200	450	600
Henderson Meadows -North Side (PLAT)	150	217	350	500
Oakdale Estates Frontage A (PLAT)	165	200	300	400
Oakdale Estates Frontage B (PLAT)	125	275	650	750
Norbury Heights&1 Frontage A (PLAT)	100	300	400	600
Norbury Meadows Frontage B (PLAT)	162	253	400	600
Norbury 2-3-4 Frontage C (PLAT)	108	287	400	600
Coleman Estates (PLAT)	100	155	500	600
Layton View (PLAT)	150	284	250	400
Fox Hills A	200	230	350	600
Fox Hills B - Grand River	206	319	300	600
Crestwood	140	212	325	500
Crancroft A	137	160	250	500
Crancroft B - Grand River	137	160	230	500
Mean			407	563
Median			350	550
Mode			300	500

SALES-Little Burkley							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 700	
4706-05-201-035	5765 CRANDALL RD	08/11/2023	\$270,000	\$49,629	18%	21%	
4706-05-202-027	4187 W ALLEN RD	03/19/2024	\$289,900	\$50,912	18%	20%	
SALES-Marwood Estates							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 500	
4706-11-401-026	600 W MARR RD	06/27/2022	\$339,900	\$53,636	16%	23%	
4706-11-401-027	540 W MARR RD	09/22/2022	\$310,000	\$53,506	17%	25%	
SALES-Shiawassee Farms							
No Change							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 325	
4706-10-301-004	4360 INDIAN CAMP TRAIL	11/28/2022	\$290,000	\$42,735	15%	15%	
4706-10-301-031	4135 INDIAN CAMP TRAIL	04/14/2023	\$375,000	\$54,576	15%	15%	
SALES-River Downs							
No Change							
SALES-Barron Road Estates							
Used Marwood Estates							
SALES-Houghton's							
Used Layton View							
SALES-Barron Country Meadows							
Used Marwood Estates							
SALES-Vista View							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 600	
4706-02-401-008	5407 OAK GROVE RD	04/19/2022	\$207,000	\$49,500	24%	32%	
SALES-Oakdale							
Used Layton View							
SALES-Norbury							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 600	
4706-24-301-017	70 HENDERSON RD	05/18/2022	\$240,000	\$31,970	13%	20%	
4706-24-301-037	2425 OAK GROVE RD	09/19/2022	\$219,000	\$40,000	18%	27%	
4706-24-302-018	2472 KAREN DR	06/07/2022	\$280,000	\$55,738	20%	30%	
4706-24-302-021	94 ROBIN COURT	05/01/2023	\$368,000	\$60,379	16%	25%	
SALES-Coleman							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 600	
4706-26-201-002	729 HENDERSON RD	06/02/2023	\$257,000	\$50,000	19%	23%	
4706-26-201-004	1990 BYRON RD	07/11/2022	\$315,000	\$68,911	22%	26%	
4706-26-201-014	1784 BYRON RD	05/31/2022	\$310,000	\$50,000	16%	19%	
SALES-Layton View							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 400	
4706-29-101-005	1657 LAYTON RD	06/30/2023	\$370,000	\$39,213	11%	17%	
4706-29-101-008	1585 LAYTON RD	10/11/2023	\$240,000	\$37,025	15%	25%	
4706-29-101-014	4890 MILETT RD	11/30/2023	\$255,000	\$37,500	15%	24%	
SALES-Fox Hills A&B							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 600	
4706-27-301-009	1248 FOX HILLS DR	08/30/2022	\$405,000	\$65,617	16%	28%	
4706-27-301-027	1235 FOX HILLS DR	10/21/2022	\$400,000	\$46,736	12%	20%	
SALES-Crestwood							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 500	
4706-27-402-005	1330 CRESTWOOD LN	10/28/2022	\$366,500	\$46,570	13%	20%	
SALES-Crancroft A&B							
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	% of Sale @ LY FF Rate	% of Sale FF Rate = 500	
4706-27-302-003	1017 WILLOW LANE	12/30/2022	\$299,000	\$32,328	11%	22%	
4706-27-302-016	1095 WILLOW LANE	08/01/2022	\$279,900	\$39,809	14%	28%	

2025 AGRICULTURAL LAND VALUES

2025 AG Land Table (Per Acre)

	2025 VALUE
100	7500
95	7125
90	6750
80	6000
75	5625
65	4875
55	4125
45	3375
IDLE	5,450
PASTURE	3,600
MUCK	2,830
HIGH WOODS	2,720
LOW WOODS	320
SWAMP	320
POND	0
CREEK/RIVER	0
DRAIN	0
ROW	0
GOLF COURSE	5,990
UTILITY	4,900
1 ACRE HOMESITE	35000
1.5 ACRE HOMESITE	38000
2 ACRE HOMESITE	41000
2.5 ACRE HOMESITE	53500
3 ACRE HOMESITE	66000
4 ACRE HOMESITE	75500
5 ACRE HOMESITE	85000

2025 AG Land Sales

Parcel	Sale Date	Sale Price	Cost of Improvement	Land Value	Per Acre
4706-05-400-010	7/16/2023	640,000	\$284,187	\$355,813	\$7,570
4706-34-100-004	5/4/2023	425,000	Demolished	\$252,882	\$7,438
				Price Per Acre	\$7,504

2025 AG Land Table (Homesite)

Parcel	Sale Date	Sales Price	Acres	
4706-16-300-047	7/10/2023	\$35,500	0.74	
4706-05-202-017	3/19/2024	\$35,000	0.235	
			1 Acre Homesite	\$35,000
4706-02-100-031	8/12/2022	\$57,500	2	
4706-08-400-004	11/1/2023	\$25,000	1.27	
			2 Acre Homesite	\$41,000
4706-16-300-057	2/17/2023	\$80,000	3	
4706-24-300-023	7/31/2023	\$35,000	3.35	
4706-23-400-052	10/24/2022	\$85,000	3.09	
			3 Acre Homesite	\$66,000
4706-22-200-041	11/9/2023	\$100,000	5.85	
4706-31-100-025	4/19/2022	\$66,735	5.72	
4706-22-300-039	12/1/2022	\$65,000	5.25	
4706-22-400-019	6/14/2023	\$100,000	5	
4706-23-400-053	11/10/2022	\$93,900	4.84	
			5 Acre Homesite	\$85,000

2025 INDUSTRIAL LAND VALUES

LIVINGSTON COMMERCE/GRAND RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Time Adj LV (5%)	Net Acres	Dollars/Acre	Dollars/SqFt
4706-20-401-009	GRAND COMMERCE - VACANT	06/29/2018	\$145,000	\$145,000	\$51,600	35.59	\$127,324	\$145,000	\$152,250	1.58	\$91,772	\$2.11
4706-20-401-010	GRAND COMMERCE - VACANT	06/29/2018	\$90,000	\$90,000	\$30,100	33.44	\$74,139	\$90,000	\$94,500	0.92	\$97,826	\$2.25
4706-27-400-017	W GRAND RIVER - VACANT	07/08/2021	\$7,300,000	\$475,000	\$143,700	30.25	\$537,000	\$475,000	\$498,750	6.00	\$79,167	\$1.82
Totals:			\$7,535,000	\$710,000	\$225,400		\$738,463	\$710,000	\$745,500	8.50		

Average per SqFt=> **\$2.01**

HYDRAULIC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Time Adj LV (5%)	Net Acres	Dollars/Acre	Dollars/SqFt
4706-28-100-054	HYDRAULIC DR - VACANT	10/28/2022	\$149,200	\$300,584	\$142,169	47.30	\$300,584	\$300,584	\$300,584	3.73	\$80,586	\$1.85
4706-28-100-067	HYDRAULIC DR - VACANT	04/20/2018	\$250,000	\$250,000	\$52,300	20.92	\$154,753	\$250,000	\$262,500	1.92	\$130,208	\$2.99
4706-28-100-070	1695 HYDRAULIC DR	11/30/2021	\$800,000	\$800,000	\$239,535	29.94	\$805,860	\$800,000	\$840,000	10.00	\$80,000	\$1.84
Totals:			\$1,199,200	\$1,350,584	\$434,004		\$1,261,197	\$1,350,584	\$1,403,084	15.65		

Average per SqFt=> **\$2.06**

TRANSWEST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Time Adj LV (5%)	Net Acres	Dollars/Acre	Dollars/SqFt
4706-28-401-024	PACKARD - VACANT	07/23/2020	\$109,000	\$109,000	\$73,700	67.61	\$122,838	\$109,000	\$114,450	1.88	\$57,979	\$1.33
4706-28-401-024	PACKARD - VACANT	08/18/2022	\$150,000	\$150,000	\$57,325	38.22	\$122,838	\$150,000	\$157,500	1.88	\$79,787	\$1.83
4706-28-401-031	1100 DURANT DR	08/16/2019	\$120,000	\$120,000	\$62,700	52.25	\$147,104	\$120,000	\$126,000	1.92	\$62,500	\$1.43
4706-28-301-023,024,025,026	PACKARD - VACANT	10/27/2020	\$198,000	\$398,000	\$45,500	11.43	\$373,916	\$398,000	\$417,900	4.64	\$85,776	\$1.97
4706-28-301-027	PACKARD - VACANT	10/27/2020	\$150,400	\$150,400	\$147,400	98.01	\$245,678	\$150,400	\$157,920	3.76	\$40,000	\$0.92
Totals:			\$727,400	\$927,400	\$386,625		\$1,012,374	\$927,400	\$973,770	14.08		

Average per SqFt=> **\$1.59**

INDUSTRIAL LAND TABLE (Rates per Square Foot)	2025 VALUES
LIVINGSTON COMMERCE	2.01
W GRAND RIVER	2.01
HYDRAULIC DRIVE	2.06
TRANS WEST	1.59

2025 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	\$213,950	\$183,175	2.16	\$148,027.84
4706-22-300-042	TOOLEY - VACANT	11/17/2023	\$205,000	\$200,400	\$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	\$1,775,723	\$1,795,048	38.38	

2025 Values			201 COMMERCIAL NSC			
Land Grid	Sales Price	Price Per Acre			2025 Values	Price Per Acre
1 ACRE		\$0			1 ACRE	\$97,000
1.5 ACRE		\$0			1.5 ACRE	\$144,000
2 ACRE		\$0			2 ACRE	\$190,000
2.5 ACRE		\$0			2.5 ACRE	\$230,000
3 ACRE		\$0			3 ACRE	\$275,000
4 ACRE		\$0			4 ACRE	\$360,000
5 ACRE	\$300,000	\$52,539			5 ACRE	\$400,000
7 ACRE	\$205,000	\$29,161			7 ACRE	\$500,000
10 ACRE		\$0			10 ACRE	\$600,000
15 ACRE	\$800,000	\$57,471			15 ACRE	\$800,000
2025 Values			201 HIGHWAY COMMERCIAL			
Land Grid	Sales Price	Price Per Acre			2025 Values	Price Per Acre
1 ACRE		\$0			1 ACRE	\$102,000
1.5 ACRE	\$163,000	\$91,573			1.5 ACRE	\$150,000
2 ACRE	\$319,000	\$148,372			2 ACRE	\$200,000
2.5 ACRE		\$0			2.5 ACRE	\$245,000
3 ACRE		\$0			3 ACRE	\$290,000
4 ACRE		\$0			4 ACRE	\$375,000
5 ACRE		\$0			5 ACRE	\$465,000
7 ACRE		\$0			7 ACRE	\$520,000
10 ACRE		\$0			10 ACRE	\$650,000
15 ACRE		\$0			15 ACRE	\$700,000