

**HOWELL
TOWNSHIP**

2023

LAND VALUES

2023 HOMESITE LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres
4706-10-400-001	2251 MARR	06/01/21	\$61,500	3.43
4706-30-300-024	1334 N TRUHN RD	01/07/22	\$52,500	2.47
4706-16-100-017	BURKHART - VACANT	02/16/21	\$27,000	2.00
4706-12-300-011	E MARR - VACANT	03/12/21	\$38,000	1.00
4706-16-300-038	WARNER - VACANT	06/10/21	\$57,000	2.13
4706-01-100-036	340 E ALLEN	03/14/22	\$37,500	1.91
4706-01-100-035	334 E ALLEN	03/14/22	\$37,500	1.91
4706-27-302-034	WILLOW LANE - VACANT	07/23/21	\$25,000	0.40
4706-24-301-048	OAK GROVE RD	06/08/20	\$21,000	0.46

Average
per Home Site=>

\$39,000

2023 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	03/02/21	\$68,500	8.65	7,919.08
4706-24-200-018	FISHER RD	02/23/22	\$84,000	5.02	16,733.07
4706-14-400-025	887 W BARRON	09/03/21	\$60,000	5.01	11,976.05
4706-22-400-019	2201 BREWER	03/08/22	\$64,000	5.00	12,800.00
4706-03-400-027	2175 HICKORY ACRES	03/23/20	\$71,500	7.39	9,675.24
4706-03-400-027	2175 HICKORY ACRES	01/11/21	\$80,000	7.39	10,825.44
4706-01-400-021	5037 FISHER RD	04/14/20	\$65,000	5.23	12,428.30
4706-14-100-005	WOODHAVEN	09/02/20	\$65,000	5.00	13,000.00
4706-10-400-002	2273 W MARR	10/22/20	\$66,000	4.54	14,537.44
4706-20-300-008	EMMONS	11/20/20	\$50,000	5.84	8,561.64

Average
per Net Acre=> \$11,800

OUTLIERS

4706-10-400-004	2295 W MARR	11/20/20	\$77,000	4.20	18,333.33
4706-22-200-041	BREWER - VACANT	03/24/21	\$101,000	5.85	17,264.96

2023 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
4706-03-200-027	2625 W ALLEN	06/12/20	\$92,500	13.55	\$6,827
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
4706-02-200-009	5692 PRESTON	04/10/20	\$90,000	10.00	\$9,000

Average
per Net Acre=> **\$10,100**

2023 VACANT LAND 15 ACRE

PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-04-400-015	3211 RIVERTON DR	02/24/20	\$125,000	15.85	\$7,886
4706-04-400-016	3317 RIVERTON DR	02/24/20	\$120,000	15.67	\$7,658
4706-04-400-017	3375 RIVERTON DR	04/09/21	\$175,000	14.90	\$11,745

Average
per Net Acre=>

\$9,000

2023 LARGE PARCEL LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre
4706-04-400-019	3467 RIVERTON DR	09/11/20	\$162,500	20.59	\$7,892
4706-30-100-010	1497 N TRUHN RD	11/29/21	\$150,000	24.74	\$6,063
4706-16-400-001	3150 CRANDALL	04/01/21	\$152,310	20.00	\$7,616
				Average	
				per Net Acre=>	\$7,100

OUTLIER

4706-06-400-036	5461 FLEMING	12/16/20	\$96,500	20.33	\$4,747	
4706-32-400-013	MASON RD - VACANT	01/07/22	\$675,000	95.32	\$7,081	W/S
4706-25-100-028	OAK GROVE RD	04/07/21	\$1,100,000	52.03	\$21,142	W/S
4706-16-100-019	CRANDALL - VACANT	08/06/20	\$95,000	17.91	\$5,304	

2023 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
Vista View	110	200	400
Little Berkley A '80 ft lots'	80	175	500
Little Berkley B '60 ft lots'	60	150	500
Shiawassee Farms -Indian Camp Trail	163	301	300
Marwood Estates	233	517	250
Barron Road Estates	190	220	225
Houghton's	80	132	300
Barron Country Meadows	164	200	225
Henderson Meadows -North Side	150	217	300
Oakdale Estates Frontage A	165	200	275
Oakdale Estates Frontage B	125	275	330
Norbury Heights&1 Frontage A	100	300	325
Norbury Meadows Frontage B	162	253	325
Norbury 2-3-4 Frontage C	108	287	325
Henderson Meadows -South Side	150	200	200
Coleman Estates	100	155	350
Fox Hills A	200	230	300
Fox Hills B - Grand River	206	319	250
River Downs	60	110	750
Crestwood	140	212	300
Layton View	150	284	225
Crancroft A	137	160	230
Crancroft B - Grand River	137	160	190
	Mean		321
	Median		300
	Mode		300

2023 AG Land Table (Per Acre)

	2022 VALUE	2023 Value Change Per EQ	2023 VALUE
100	5400	5400	6,500
95	5130	5130	6,200
90	4860	4860	5,900
80	4320	4320	5,200
75	4050	4050	4,900
65	3510	3510	4,300
55	2970	2970	3,600
45	2430	2430	3,000
IDLE	3950	3950	5,000
PASTURE	3280	3280	3,300
MUCK	2600	2600	2,600
HIGH WOODS	2080	2080	2,500
LOW WOODS	260	260	300
SWAMP	260	260	300
POND	0	0	0
CREEK/RIVER	0	0	0
DRAIN	0	0	0
ROW	0	0	0
GOLF COURSE	5000	5000	5,500
UTILITY	4160	4160	4,500
1 ACRE HOMESITE	37000	See Study Below	30,000
1.5 ACRE HOMESITE	40000	See Study Below	35,000
2 ACRE HOMESITE	42500	See Study Below	40,000
2.5 ACRE HOMESITE	45000	See Study Below	45,000
3 ACRE HOMESITE	45000	See Study Below	60,000
4 ACRE HOMESITE	55000	See Study Below	65,000
5 ACRE HOMESITE	65000	See Study Below	70,000

2023 AG Land Table (Homesite)

Parcel Number	Sale Date	Sale Price	Total Acres		
4706-10-400-001	06/01/21	\$61,500	3.43		
4706-30-300-024	01/07/22	\$52,500	2.47		
				3 Acre Homesite	\$57,000
4706-16-300-038	06/10/21	\$57,000	2.13		
4706-16-100-017	02/16/21	\$27,000	2.00		
4706-01-100-036	03/14/22	\$37,500	1.91		
4706-01-100-035	03/14/22	\$37,500	1.91		
				2 Acre Homesite	\$39,000
4706-12-300-011	03/12/21	\$38,000	1.00		
4706-27-302-034	07/23/21	\$25,000	0.40		
4706-24-301-048	06/08/20	\$21,000	0.46		
				1 Acre Homesite	\$28,000
4706-01-400-021	04/14/20	\$65,000	5.23		
4706-14-100-005	09/02/20	\$65,000	5.00		
4706-24-200-018	02/23/22	\$84,000	5.02		
4706-22-400-019	03/08/22	\$64,000	5.00		
				5 Acre Homesite	\$69,000

2023 Commercial Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Cur. Assessed	Land Value	Net Acreage	Price Pe Acre
4706-20-201-017	GRAND RIVER - VACANT	11/20/20	\$101,695	\$75,310	\$37,655	\$75,310	0.89	114,779.91
4706-20-201-018	GRAND RIVER - VACANT	11/20/20	\$107,893	\$79,900	\$39,950	\$79,900	0.94	114,779.79
4706-20-400-004	4020 W GRAND RIVER	11/20/20	\$154,953	\$154,953	\$75,353	\$154,953	1.35	114,780.00
4706-25-200-033	333 E HIGHLAND	07/29/20	\$400,000	\$400,089	\$200,045	\$400,089	5.37	74,487.90
4706-28-100-027	W GRAND RIVER - VACANT	10/06/21	\$163,000	\$163,673	\$81,837	\$163,673	1.78	91,573.03
Totals:			\$927,541	\$873,925	\$434,840	\$873,925	10.33	

Average per Acre **\$ 89,826**

OUTLIERS

4706-29-200-032	4261 LAMBERT DR	01/19/22	\$800,000	\$1,057,252	\$528,626	\$1,057,252	13.92	57,471.26
4706-22-300-042	TOOLEY - VACANT	07/13/20	\$195,000	\$225,250	\$112,625	\$225,250	7.03	27,738.26
4706-27-200-014	W BREWER - VACANT	12/16/21	\$176,000	\$148,108	\$74,054	\$148,108	7.78	22,622.11

Acreage	Value		201NSC	201HC
1	\$89,000		\$85,000	\$85,000
1.5	\$133,500		\$107,100	\$107,100
2	\$178,000		\$170,000	\$170,000
2.5	\$222,500		\$212,500	\$212,500
3	\$267,000		\$241,920	\$241,920
4	\$356,000		\$311,010	\$311,010
5	\$400,000		\$388,760	\$388,760
7	\$500,000		\$450,000	\$518,385
10	\$600,000		\$500,000	\$600,000
15	\$800,000		\$650,000	\$700,000
20	\$900,000		\$750,000	\$800,000
25	\$1,000,000		\$850,000	\$950,000
30	\$1,350,000		\$950,000	\$1,200,000
40	\$1,600,000		\$1,000,000	\$1,300,000
50	\$1,800,000		\$1,000,000	\$1,400,000
100	\$3,000,000		\$2,000,000	\$2,000,000

2023 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
4706-27-400-017	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	\$0	0.00	\$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:			\$1,557,400	\$1,557,400	\$410,300		\$1,736,727	\$1,557,400	\$1,736,727	26.28	26.28		
										Average	Average		
										per Net Acre=>	59,261.80	per SqFt=>	\$1.36

INDUSTRIAL LAND TABLE (Rates per Square Foot)

Parcel Count	INDUSTRIAL PARKS	2023 VALUES	2022 VALUES
2	LIVINGSTON COMMERCE	1.50	1.50
18	TRANS WEST	1.40	1.40
3	W GRAND RIVER	1.40	1.20
5	HYDRAULIC DRIVE	1.75	1.75
2	LARGE PARCEL	1.03	1.03