

**HOWELL
TOWNSHIP**

**2026
LAND VALUES**

2026 HOMESITE LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre	Comments
4706-14-400-034	3301 OAK GROVE RD	3/21/2025	\$71,000	1.11	63,964	
4706-14-400-033	3297 OAK GROVE RD	1/10/2025	\$71,900	1.12	64,196	
4706-14-400-035	50 OLDE FRANKLIN	5/9/2024	\$67,400	1.18	57,119	
4706-16-300-053	3075 CRANDALL	12/2/2024	\$45,000	4.02	11,194	Perk Issues
4706-23-400-026	ARMOND - VACANT	11/22/2024	\$100,000	3.65	27,397	
4706-30-300-009	N TRUHN RD - VACANT	3/7/2025	\$85,000	3.19	26,646	

Average
per Home Site=> \$73,300

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	2025 VALUE	2026 VALUE
.25 ACRE HOMESITE	\$41,400	\$43,400
.50 ACRE HOMESITE	\$44,600	\$46,800
.75 ACRE HOMESITE	\$47,800	\$50,100
1.0 ACRE HOMESITE	\$51,000	\$53,500
1.5 ACRE HOMESITE	\$54,200	\$56,900
2.0 ACRE HOMESITE	\$57,500	\$60,300
2.5 ACRE	\$63,200	\$75,000
3.0 ACRE	\$69,000	\$84,000
4.0 ACRE	\$80,500	\$90,000
BAINS ACRES	\$60,000	\$63,000
LAKE SERENE	\$80,000	\$84,000

2026 SUBDIVISION LOT LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Price Per Acre	Comments
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	
4706-24-102-043	FORDNEY PLACE - VACANT	11/6/2024	\$95,500	0.74	129,054	Lake Front

Average
per Lot=> \$87,200

2026 (5 TO 9) ACRE PARCEL LAND VALUES

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
4706-23-400-054	BYRON - VACANT	11/10/2022	\$126,600	6.52	19,417.18

Average
per Net Acre=> \$16,000

2026 10 ACRE PARCEL LAND VALUES

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
4706-34-100-020	SLEAFORD RD - VACANT	1/30/2025	\$170,000	8.68	19,585
				Average per Net Acre=>	<u><u>\$15,800</u></u>

2026 15 ACRE LAND 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>

2026 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
4706-16-100-003	4001 CRANDALL	12/21/2023	\$150,000	27.00	\$5,556
4706-12-400-010	1500 E MARR	06/28/2024	\$425,000	24.50	\$17,347

Average
per Net Acre=> \$10,500

2026 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
4706-13-300-032	3110 OAK GROVE ROAD	7/19/2024	\$67,000	98.0	180.0	0.45	\$684

Average
per FF=>

\$852

Average
per Lot=>

\$64,000

2026 RESIDENTIAL FRONT FOOT RATES

Neighborhood	Standard Frontage	Standard Depth	2026 FF Rate
Little Berkley A '80 ft lots'	80	175	700
Little Berkley B '60 ft lots'	60	150	700
Marwood Estates	233	517	500
Shiawassee Farms -Indian Camp Trail	163	301	325
River Downs	60	110	1005
Barron Road Estates	190	220	500
Houghton's (PLAT)	80	132	400
Barron Country Meadows (PLAT)	164	200	500
Vista View (PLAT)	110	200	600
Henderson Meadows -North Side (PLAT)	150	217	500
Oakdale Estates Frontage A (PLAT)	165	200	400
Oakdale Estates Frontage B (PLAT)	125	275	750
Norbury Heights&1 Frontage A (PLAT)	100	300	600
Norbury Meadows Frontage B (PLAT)	162	253	600
Norbury 2-3-4 Frontage C (PLAT)	108	287	600
Coleman Estates (PLAT)	100	155	600
Layton View (PLAT)	150	284	400
Fox Hills A	200	230	600
Fox Hills B - Grand River	206	319	600
Crestwood	140	212	500
Crancroft A	137	160	500
Crancroft B - Grand River	137	160	500
Mean			563
Median			550
Mode			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%	

2026 AGRICULTURAL LAND VALUES

2026 AG Land Table (Per Acre)

	2026 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

2026 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

2026 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

2026 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 (10%)	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	\$159,500	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	\$99,000	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	\$522,500	6.00	\$79,167	\$1.82
Totals:			\$7,535,000	\$710,000	\$225,400		\$738,463	\$710,000	\$781,000	8.50		

Average per SqFt=> **\$2.11**

HYDRAULIC

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Time Adj LV (10%)	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	\$330,642	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	\$275,000	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	\$880,000	10.00	\$80,000	\$1.84
Totals:			\$1,199,200	\$1,350,584	\$434,004		\$1,261,197	\$1,350,584	\$1,485,642	15.65		

Average per SqFt=> **\$2.18**

TRANSWEST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Time Adj LV (15%)	Net Acres	Dollars/Acre	Dollars/SqFt
4706-28-401-024	PACKARD - VACANT	08/18/2022	\$150,000	\$150,000	\$57,325	38.22	\$122,838	\$150,000	\$172,500	1.88	\$79,787	\$1.83
4706-28-301-023,024,025,026	PACKARD - VACANT	10/27/2020	\$198,000	\$398,000	\$45,500	11.43	\$373,916	\$398,000	\$457,700	4.64	\$85,776	\$1.97
4706-28-301-034	AUSTIN CT - VACANT	08/02/2024	\$325,000	\$325,000	\$248,676	76.52	\$243,529	\$325,000	\$357,500	6.53	\$49,770	\$1.14
Totals:			\$673,000	\$873,000	\$351,501		\$740,283	\$873,000	\$987,700	13.05		

Average per SqFt=> **\$1.74**

INDUSTRIAL LAND TABLE (Rates per Square Foot)	2026 VALUES
LIVINGSTON COMMERCE	2.11
W GRAND RIVER	2.11
HYDRAULIC DRIVE	2.18
TRANS WEST	1.74

2026 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	\$148,028
4706-18-400-024	W GRAND RIVER - VACANT	01/09/2025	\$169,000	\$146,700	\$146,700	2.07	\$81,643
4706-18-400-025	W GRAND RIVER - VACANT	01/09/2025	\$169,000	\$156,960	\$146,700	2.17	\$77,880
4706-22-300-042	TOOLEY - VACANT	11/17/2023	\$205,000	\$200,400	\$250,500	7.03	\$29,161
4706-25-200-048	OAK GROVE RD - VACANT	01/07/2022	\$300,000	\$265,863	\$265,863	5.71	\$52,521
4706-27-200-014	W BREWER - VACANT	12/16/2021	\$176,000	\$175,037	\$175,037	7.78	\$22,622
4706-20-100-023	4590 W GRAND RIVER	02/21/2025	\$99,000	\$148,600	\$148,600	1.55	\$63,871
4706-29-200-032	4293 LAMBERT DR	01/19/2022	\$800,000	\$756,800	\$756,800	13.92	\$57,471
Totals:			\$2,237,000	\$2,064,310	\$2,073,375	42.39	

2026 Values			201 COMMERCIAL NSC		
Land Grid	Sales Price	Price Per Acre	2026 Values		Price Per Acre
1 ACRE	\$0	\$0	1 ACRE	\$97,000	\$97,000
1.5 ACRE	\$0	\$0	1.5 ACRE	\$144,000	\$96,000
2 ACRE	\$169,000	\$78,605	2 ACRE	\$190,000	\$95,000
2.5 ACRE	\$0	\$0	2.5 ACRE	\$230,000	\$92,000
3 ACRE	\$0	\$0	3 ACRE	\$275,000	\$91,667
4 ACRE	\$0	\$0	4 ACRE	\$360,000	\$90,000
5 ACRE	\$300,000	\$52,539	5 ACRE	\$400,000	\$80,000
7 ACRE	\$205,000	\$29,161	7 ACRE	\$500,000	\$71,429
10 ACRE	\$0	\$0	10 ACRE	\$600,000	\$60,000
15 ACRE	\$800,000	\$57,471	15 ACRE	\$800,000	\$53,333
2026 Values			201 HIGHWAY COMMERCIAL		
Land Grid	Sales Price	Price Per Acre	2026 Values		Price Per Acre
1 ACRE	\$0	\$0	1 ACRE	\$102,000	\$102,000
1.5 ACRE	\$163,000	\$91,573	1.5 ACRE	\$150,000	\$100,000
2 ACRE	\$319,000	\$148,372	2 ACRE	\$200,000	\$100,000
2.5 ACRE	\$0	\$0	2.5 ACRE	\$245,000	\$98,000
3 ACRE	\$0	\$0	3 ACRE	\$290,000	\$96,667
4 ACRE	\$0	\$0	4 ACRE	\$375,000	\$93,750
5 ACRE	\$0	\$0	5 ACRE	\$465,000	\$93,000
7 ACRE	\$0	\$0	7 ACRE	\$520,000	\$74,286
10 ACRE	\$0	\$0	10 ACRE	\$650,000	\$65,000
15 ACRE	\$0	\$0	15 ACRE	\$700,000	\$46,667