

Ag Land Value Study For 2023 Roll Vevay Township
Tillable acre value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
33-13-13-12-300-010	W EDGAR RD	09/07/21	\$116,600	WD	03-ARM'S LENGTH	\$116,600	\$44,700
33-25-05-18-426-003	GROVENBURG ROAD	09/23/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$48,500
33-14-14-26-100-018	FITCHBURG RD	03/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,695
33-10-10-30-200-021	TUTTLE RD	05/28/20	\$189,420	WD	03-ARM'S LENGTH	\$189,420	\$89,900
33-25-05-30-126-006	MCCUE ROAD	02/18/21	\$232,095	WD	03-ARM'S LENGTH	\$232,095	\$131,100
33-25-05-29-300-037	HARPER ROAD	03/15/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,500
33-07-07-05-326-002	MERIDIAN RD	04/01/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$156,400
33-07-07-36-200-028	DENNIS RD	08/26/20	\$304,250	WD	03-ARM'S LENGTH	\$304,250	\$205,700
33-16-16-31-300-007	PARMAN RD	07/10/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,300
						\$2,160,365	\$1,069,795

Parcels in Study 9

Average per acre tillable = \$4,407

Brush/Idle 89.5% of tillable = \$3,944

Site Value for Ag parcel is from Rural Res Study: \$35,591

Sold Development Rights 75% of tillable, appriaisal from conservation board

Sale from outside of Township uses due to lack of sales

Ag Land Value Study For 2023 Roll Vevay Township
Tillable acre value

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Class
38.34	\$91,643	\$116,600	\$91,643	22.35	22.35	\$5,217	2021-039503	102
28.87	\$97,078	\$168,000	\$97,078	32.31	32.31	\$5,200	2021-042599	102
43.13	\$132,890	\$150,000	\$132,890	37.69	37.69	\$3,980	2021-019888	102
47.46	\$188,056	\$189,420	\$188,056	45.10	45.10	\$4,200	2020-018604	102
56.49	\$261,366	\$232,095	\$261,366	46.42	46.42	\$5,000	2021-007842	102
50.82	\$246,036	\$245,000	\$246,036	71.34	71.34	\$3,434	2021-012301	102
48.12	\$310,680	\$325,000	\$310,680	72.54	72.54	\$4,480	2020/012519	102
67.61	\$411,360	\$304,250	\$411,360	73.28	73.45	\$4,152	2020/031800	102
47.51	\$408,658	\$430,000	\$408,658	107.50	107.50	\$4,000	2020-023852	102
						\$39,662		
49.52	\$2,147,767	\$2,160,365	\$2,147,767	508.5	508.7			

Commercial Land Value Study 2023
 Vevay Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
33-17-14-28-102-010	S SHERMAN	02/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,400
33-25-05-07-376-001	2616 EATON RAPIDS ROAD	04/14/20	\$34,100	WD	03-ARM'S LENGTH	\$34,100	\$12,500
33-25-05-25-451-003	N CEDAR ROAD	08/31/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$71,200
Totals:						\$179,100	\$102,100

Parcels in Study = 3
 Average per acre = \$32,011

outliers

33-10-10-06-201-004	LEGION DR	10/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,800
33-21-01-14-452-009	435 S DETROIT	05/12/20	\$8,900	LC	03-ARM'S LENGTH	\$8,900	\$5,400

Standard 50Ft lot Front Foot \$640
 (\$32,011/50)

Non site acres use Ag Rate \$4,407
 This is land that would be ag if not on a commercial parcel

Commercial Land Value Study 2023
Vevay Township

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page
73.60	\$36,750	\$25,000	\$36,750	0.98	0.98	\$25,510	\$0.59	2021-009735
36.66	\$25,047	\$34,100	\$25,047	1.05	1.05	\$32,632	\$0.75	2020-015932
59.33	\$140,590	\$120,000	\$93,814	3.17	3.17	\$37,891	\$0.87	
57.01	\$202,387	\$179,100	\$155,611	5.19	5.19	\$96,033	\$0.79	
46.48	\$98,500	\$105,000	\$58,600	0.46	0.46	\$228,758	\$5.25	
60.67	\$10,734	\$8,900	\$10,734	0.14	0.14	\$65,441	\$1.50	2020-016530

Commercial Land Value Study 2023
Vevay Township

Land Table	Class
2001 COMMERCIAL	202
E & W HOLT METES & BOUNDS	202
CI SEC 16-36	202

COMMERCIAL	202
14-06 EAST COMM KAZOO URBANDALE	202

Industrial Land Value Study 2023
Vevay Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
33-21-01-14-452-009	435 S DETROIT	05/12/20	\$8,900	LC	03-ARM'S LENGTH	\$8,900	\$5,400
33-25-05-07-376-001	2616 EATON RAPIDS ROAD	04/14/20	\$34,100	WD	03-ARM'S LENGTH	\$34,100	\$12,500
33-25-05-24-200-013	1882 HOLLOWAY DRIVE	04/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,200
33-25-05-25-451-003	N CEDAR ROAD	08/31/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$71,200
						\$293,000	\$151,300

Parcels in Study = 4

Average Industrial Acre = \$51,051

outliers removed

33-06-06-05-151-012	ATRIUM	11/13/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,000
33-10-10-06-201-004	LEGION DR	10/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,800
33-17-14-28-102-010	S SHERMAN	02/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,400

additional acres use ag rates \$4,407

additional acres would be ag if not on Industrial parcel

Sales from outside of township used due to lack of sales

Industrial Land Value Study 2023
Vevay Township

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
60.67	\$10,734	\$8,900	\$10,734	0.14	0.14	\$65,441	2020-016530
36.66	\$25,047	\$34,100	\$25,047	1.05	1.05	\$32,632	2020-015932
47.85	\$124,473	\$130,000	\$124,473	1.91	1.91	\$68,241	2021-014389
59.33	\$140,590	\$120,000	\$93,814	3.17	3.17	\$37,891	
51.64	\$300,844	\$293,000	\$254,068	6.25	6.25		

\$204,205

48.00	\$192,000	\$200,000	\$192,000	1.15	1.15	\$173,913	2020/040811
46.48	\$98,500	\$105,000	\$58,600	0.46	0.46	\$228,758	
73.60	\$36,750	\$25,000	\$36,750	0.98	0.98	\$25,510	2021-009735

Industrial Land Value Study 2023
Vevay Township

Land Table	Class
14-06 EAST COMM KAZOO URBANDALE	202
E & W HOLT METES & BOUNDS	202
SEC 24 IND & COM	202
CI SEC 16-36	202

COMMERCIAL	202
COMMERCIAL	202
2001 COMMERCIAL	202

Rural Res Mason and Dansville
Land Value Study 1st Acre for 2023 Roll

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
33-10-10-13-176-012	656 S DIAMOND RD	10/30/20	WD	\$280,081	\$144,850	51.72	\$289,714
33-10-10-17-300-048	800 JEWETT RD	07/08/21	WD	\$302,000	\$154,550	51.18	\$309,126
33-10-10-18-100-019	3494 KIPP RD	02/03/21	WD	\$180,000	\$92,750	51.53	\$185,504
33-10-10-19-200-004	3215 W TOMLINSON RD	11/19/21	WD	\$35,000	\$18,750	53.57	\$37,471
33-10-10-19-200-005	3211 W TOMLINSON RD	10/27/21	WD	\$35,000	\$18,750	53.57	\$37,471
33-10-10-21-200-009	2173 TOMLINSON RD	12/23/20	WD	\$155,000	\$82,350	53.13	\$164,712
33-10-10-28-300-013	1755 HULL RD	06/03/20	WD	\$174,300	\$78,750	45.18	\$157,533
33-10-10-28-401-015	1820 S EDEN RD	09/28/20	WD	\$474,900	\$234,550	49.39	\$469,137
33-10-10-30-100-008	1671 S COLLEGE RD	11/10/21	WD	\$269,900	\$127,000	47.05	\$254,035
33-10-10-30-301-015	3459 ROLFE RD	04/17/20	WD	\$130,000	\$70,650	54.35	\$141,317
Totals:				\$2,036,181	\$1,022,950		\$2,046,020
						Sale. Ratio =>	50.24
						Std. Dev. =>	3.01

Parcels in Study = **10**
Average 1st Acre Value = **\$35,591**

Rural Res Mason and Dansville
Land Value Study 1st Acre for 2023 Roll

Land Residual	Est. Land Value	Net Acres	Acres over 1	Extra acre \$	1st Acre Value
\$30,216	\$39,849	1.85	0.85	3,252	\$26,964
\$29,354	\$36,480	1.00	0.00	0	\$29,354
\$35,733	\$41,237	2.20	1.20	4,591	\$31,142
\$35,000	\$37,471	1.25	0.25	957	\$34,044
\$35,000	\$37,471	1.25	0.25	957	\$34,044
\$29,186	\$38,898	1.61	0.61	2,334	\$26,852
\$53,247	\$36,480	1.00	0.00	0	\$53,247
\$50,290	\$44,527	3.03	2.03	7,767	\$42,523
\$58,053	\$42,188	2.44	1.44	5,509	\$52,544
\$26,154	\$37,471	1.25	0.25	957	\$25,198
\$382,233	\$392,072	16.88			\$355,910

Rural Res Mason and Dansville
Land Value Study 1st Acre for 2023 Roll

ECF Area	Liber/Page	Land Table
401-1	2020-038688	RURAL RES MASON 401
401-1	2021-032125	RURAL RES MASON 401
401-1	2021-0079916	RURAL RES MASON 401
401-1		RURAL RES MASON 402
401-1	2021-047120	RURAL RES MASON 402
401-1	2020-045901	RURAL RES MASON 401
401-1	2020-018334	RURAL RES MASON 401
401-1	2020-032531	RURAL RES MASON 401
401-1	2021-048890	RURAL RES MASON 401
401-1	2020-014324	RURAL RES MASON 401

Rural Res Mason and Dansville
Acres after 1st Land Value Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
33-10-10-14-300-028	791 IVES RD	04/08/20	WD	\$257,500	\$120,700	46.87	\$241,402
33-10-10-18-200-005	3243 KIPP RD	09/24/20	WD	\$187,500	\$93,500	49.87	\$186,992
33-10-10-19-300-015	S COLLEGE RD	09/29/20	WD	\$69,100	\$30,900	44.72	\$61,844
33-10-10-28-200-007	2048 ROLFE RD	08/04/21	WD	\$260,000	\$132,650	51.02	\$265,320
33-10-10-35-400-018	2405 HAWLEY RD	08/06/21	WD	\$360,000	\$181,150	50.32	\$362,283
33-10-10-35-400-040	930 PLAINS RD	07/31/20	WD	\$408,000	\$207,550	50.87	\$415,076
Totals:				\$1,542,100	\$766,450		\$1,532,917
						Sale. Ratio =>	49.70
						Std. Dev. =>	2.57

Parcels in Study = 6
Average per acre after 1st Acre = \$3,896

Rural Res Mason and Dansville
Acres after 1st Land Value Study for 2023 Roll

Land Residual	Est. Land Value	Net Acres	Acres over 1	1st Acre Value	\$ per acre after 1st
\$119,094	\$102,996	17.78	16.78	\$35,591	4,976
\$49,752	\$49,244	4.22	3.22	\$35,591	4,398
\$69,100	\$61,844	10.14	9.14	\$35,591	3,666
\$67,589	\$72,909	10.19	9.19	\$35,591	3,482
\$77,960	\$80,243	12.04	11.04	\$35,591	3,838
\$55,210	\$62,286	7.51	6.51	\$35,591	3,014
\$438,705	\$429,522	61.88			23,373.63

Rural Res Mason and Dansville
Acres after 1st Land Value Study for 2023 Roll

ECF Area	Liber/Page	Land Table	Class	Rate Group 1
401-1	2020-018607	RURAL RES MASON	401	
401-1	2020-032191	RURAL RES MASON	401	
401-1	2020-033557	RURAL RES MASON	402	
401-1	2021-035453	RURAL RES MASON	401	
401-1	2021-045296	RURAL RES MASON	401	
401-1	2020-025494	RURAL RES MASON	401	

Rural Res Mason and Dansville
 Low (swamp) Land Value Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
33-10-10-18-400-003	870 TUTTLE RD	04/13/21	WD	\$130,000	\$69,150	53.19	\$138,290
33-10-10-30-200-010	1526 TUTTLE RD	07/08/20	WD	\$220,000	\$121,000	55.00	\$242,046
Totals:				\$350,000	\$190,150		\$380,336
						Sale. Ratio =>	54.33
						Std. Dev. =>	1.28

Parcels in Study = 2
Average per acre after 1st Acre = \$1,857

Rural Res Mason and Dansville
Low (swamp) Land Value Study for 2023 Roll

Land Residual	Est. Land Value	Net Acres	Acres over 1	1st Acre Value	\$ per acre after 1st
\$43,964	\$52,336	5.00	4.00	\$35,591	2,093
\$50,334	\$72,552	10.10	9.10	\$35,591	1,620
\$94,298	\$124,888	15.10			3,713.36

Rural Res Mason and Dansville
Low (swamp) Land Value Study for 2023 Roll

ECF Area	Liber/Page	Land Table	Class	Rate Group 1
401-1	2021-018182	RURAL RES MASON 401		
401-1	2020-022741	RURAL RES MASON 401		

Subdivision Land Study for 2023 Roll Vevay Township
 Site Value, Subdivision Lot, 1 Acre Site

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
33-10-10-15-402-009	900 CHICKASAW DR	11/12/21	\$205,700	\$205,700	\$103,050	50.10	
33-10-10-15-403-002	799 COHO CIRCLE	11/18/20	\$212,500	\$212,500	\$96,400	45.36	
33-10-10-15-426-006	1552 W DEXTER TRAIL	07/06/20	\$212,000	\$212,000	\$85,850	40.50	
33-10-10-15-426-013	790 IVES RD	11/12/20	\$198,000	\$198,000	\$97,200	49.09	
33-10-10-15-426-014	802 IVES RD	12/30/21	\$202,000	\$202,000	\$81,000	40.10	
Totals:			\$1,030,200	\$1,030,200	\$463,500		
						Sale. Ratio =>	44.99
						Std. Dev. =>	4.67

Parcels in Study = 5

Average Site, Lot, 1 Acre Site = \$40,359

Subdivision Land Study for 2023 Roll Vevay Township

Site Value, Subdivision Lot, 1 Acre Site

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page
\$206,122	\$39,563	\$39,985	1.00	\$39,563	2021-048804
\$192,771	\$40,500	\$39,985	1.00	\$40,500	2020-042715
\$171,706	\$39,900	\$39,985	1.05	\$38,182	2020-023042
\$194,436	\$43,549	\$39,985	1.00	\$43,549	
\$162,016	\$40,000	\$39,985	1.00	\$40,000	2022-00904
\$927,051	\$203,512	\$199,925	5.05	\$201,794	< doesn't include Sleeping Meadow
			Average		
			Site, Lot, Acre	40,339.35	

Subdivision Land Study for 2023 Roll
 Vevey Township

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
33-10-10-15-402-009	900 CHICKASAW DR	11/12/21	\$205,700	\$205,700	\$103,050	50.10	
33-10-10-15-403-002	799 COHO CIRCLE	11/18/20	\$212,500	\$212,500	\$96,400	45.36	
33-10-10-15-426-006	1552 W DEXTER TRAIL	07/06/20	\$212,000	\$212,000	\$85,850	40.50	
33-10-10-15-426-013	790 IVES RD	11/12/20	\$198,000	\$198,000	\$97,200	49.09	
33-10-10-15-426-014	802 IVES RD	12/30/21	\$202,000	\$202,000	\$81,000	40.10	
33-10-10-20-102-001	1041 SLEEPING MEADOW	07/20/21	\$460,900	\$460,900	\$231,600	50.25	
Totals:			\$1,491,100	\$1,491,100	\$695,100		
						Sale. Ratio =>	46.62
						Std. Dev. =>	4.69

Parcels in Study = 5

Average Site, Lot, 1 Acre Site = \$40,359
 Sleeping Meadow = \$77,704

Sleeping Meadow sale for land value of \$77,704 supported by historical ratio to subdivision sites

Subdivision Land Study for 2023 Roll
 Vevy Township

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page	
\$206,122	\$39,563	\$39,985	1.00	\$39,563	2021-048804	
\$192,771	\$40,500	\$39,985	1.00	\$40,500	2020-042715	
\$171,706	\$39,900	\$39,985	1.05	\$38,182	2020-023042	
\$194,436	\$43,549	\$39,985	1.00	\$43,549		
\$162,016	\$40,000	\$39,985	1.00	\$40,000	2022-00904	
\$463,166	\$77,704	\$79,970	1.00	\$77,704	2021-036622	Sleeping Meadow
\$1,390,217	\$281,216	\$279,895	6.05	\$201,794	< doesn't include Sleeping Meadow	
Average Site, Lot, Acre						

Subdivision
Acres after 1st Land Value Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
33-10-10-14-300-028	791 IVES RD	04/08/20	WD	\$257,500	\$120,700	46.87	\$241,402
33-10-10-18-200-005	3243 KIPP RD	09/24/20	WD	\$187,500	\$93,500	49.87	\$186,992
33-10-10-19-300-015	S COLLEGE RD	09/29/20	WD	\$69,100	\$30,900	44.72	\$61,844
33-10-10-28-200-007	2048 ROLFE RD	08/04/21	WD	\$260,000	\$132,650	51.02	\$265,320
33-10-10-35-400-018	2405 HAWLEY RD	08/06/21	WD	\$360,000	\$181,150	50.32	\$362,283
33-10-10-35-400-040	930 PLAINS RD	07/31/20	WD	\$408,000	\$207,550	50.87	\$415,076
Totals:				\$1,542,100	\$766,450		\$1,532,917
						Sale. Ratio =>	49.70
						Std. Dev. =>	2.57

Parcels in Study = 6
Average per acre after 1st Acre = \$3,896

Using study for Rural Residential parcel due to lack of sales in Subdivisions. This is extra land in large parcels not typical in subdivisions

Subdivision
Acres after 1st Land Value Study for 2023 Roll

Land Residual	Est. Land Value	Net Acres	Acres over 1	1st Acre Value	\$ per acre after 1st
\$119,094	\$102,996	17.78	16.78	\$35,591	4,976
\$49,752	\$49,244	4.22	3.22	\$35,591	4,398
\$69,100	\$61,844	10.14	9.14	\$35,591	3,666
\$67,589	\$72,909	10.19	9.19	\$35,591	3,482
\$77,960	\$80,243	12.04	11.04	\$35,591	3,838
\$55,210	\$62,286	7.51	6.51	\$35,591	3,014
\$438,705	\$429,522	61.88			23,373.63

Subdivision
Acres after 1st Land Value Study for 2023 Roll

ECF Area	Liber/Page	Land Table	Class	Rate Group 1
401-1	2020-018607	RURAL RES MASON	401	
401-1	2020-032191	RURAL RES MASON	401	
401-1	2020-033557	RURAL RES MASON	402	
401-1	2021-035453	RURAL RES MASON	401	
401-1	2021-045296	RURAL RES MASON	401	
401-1	2020-025494	RURAL RES MASON	401	
