

**MONTAGUE TOWNSHIP 2026 TILLABLE AGRICULTURAL LAND ANALYSIS A1.04**

Sales Study Period: 4/01/2023 - 3/31/2025

Sales Area Analyzed: White River Twp, Montague Twp, Whitehall Twp, Holton Twp, Cedar Creek Twp, Egelston Twp, City of Montague

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Tillable Acres	% Tillable	Notes
								1 Acre Dollar/Acreage Average:				
								1.5 Acre Dollar/Acreage Average:				
								2 Acre Dollar/Acreage Average:				
								2.5 Acre Dollar/Acreage Average:				
05-026-100-0019-10	MARVIN RD	12/03/24	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.69	\$5,762	4372/231	0.0763	28%	Outlier?
								3 Acre Dollar/Acreage Average:				
								4 Acre Dollar/Acreage Average:				
								5 Acre Dollar/Acreage Average:				
								7 Acre Dollar/Acreage Average:				
								10 Acre Dollar/Acreage Average:				
								15 Acre Dollar/Acreage Average:				
								20 Acre Dollar/Acreage Average:				
								25 Acre Dollar/Acreage Average:				
								30 Acre Dollar/Acreage Average:				
01-102-300-0003-00	CHASE RD	04/19/23	\$88,400	WD	03-ARM'S LENGTH	\$88,400	38.46	\$2,298	4328/242	35.876	93%	
								40 Acre Dollar/Acreage Average:				

**OUTLIERS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Tillable Acres	% Tillable	Notes
05-001-100-0005-00	11606 BRICKYARD RD	03/28/24	\$431,000	WD	03-ARM'S LENGTH	(\$37,010)	24.65	(\$1,501)	4355/074	12.111	49%	
05-026-100-0019-10	MARVIN RD	08/21/24	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.69	\$5,762	4364/648	0.763	28%	Outlier?

**2026 LAND TABLE A1.04 AGRICULTURAL - TILLABLE**

Tillable	Per Acre	Total	Tillable	Per Acre	Total
1 Acre	25,700	\$25,700	10 Acres	5,000	\$50,000
1.5 Acres	18,000	\$27,000	15 Acres	4,067	\$61,000
2 Acres	14,200	\$28,400	20 Acres	3,445	\$68,900
2.5 Acres	11,840	\$29,600	25 Acres	3,136	\$78,400
3 Acres	10,367	\$31,100	30 Acres	2,837	\$85,100
4 Acres	9,125	\$36,500	40 Acres	2,383	\$95,300
5 Acres	7,840	\$39,200	50 Acres	2,322	\$116,100
7 Acres	6,171	\$43,200	100 Acres	2,200	\$220,000

**2026 LAND TABLE A1.04 AGRICULTURAL - WOODED**

Tillable	Per Acre	Total	Tillable	Per Acre	Total
1 Acre	\$24,600	\$24,600	10 Acres	\$4,800	\$48,000
1.5 Acres	\$17,267	\$25,900	15 Acres	\$3,973	\$59,600
2 Acres	\$13,600	\$27,200	20 Acres	\$3,305	\$66,100
2.5 Acres	\$11,400	\$28,500	25 Acres	\$3,008	\$75,200
3 Acres	\$9,933	\$29,800	30 Acres	\$2,723	\$81,700
4 Acres	\$8,750	\$35,000	40 Acres	\$2,528	\$101,100
5 Acres	\$7,520	\$37,600	50 Acres	\$2,464	\$123,200
7 Acres	\$5,929	\$41,500	100 Acres	\$2,335	\$233,500

**SITE VALUE**

ATYPICAL (.001 - .249 AC)	\$13,000
TYPICAL (.250 - .499 AC)	\$15,600
LARGE (.500 - .749 AC)	\$19,500
EXTRA LARGE (.750 - .999 AC)	\$22,100

Limited Ag. classed sales for Study time-frame: four sales with only two being useable; one an outlier as re-sold during sale period and other with negative residual land value.

Reviewed sales data from Oceana County similar to sales study area.

Sales are not adjusted for location difference but generally supportive of Muskegon analysis and final Land Table conclusion.

Review of study area, historical sales and Oceana current sales reflect market trends and support current land table.

**Unadjusted\* Oceana Co Ag Sales, Area 2E, from their Study**

**\*no adjustments made for location; data found supportive of Muskegon County EQA02 Land analysis and conclusion.**

Parcel Number	Sale Date	Sale Price	Land Residual	Acres	Dollars/Acre	Liber/Page
009-036-100-13	11/07/24	\$60,000	\$60,000	15.51	\$3,904	2024/20086
008-033-100-04	03/24/23	\$44,000	\$44,000	21.00	\$2,131	2023/4817
014-022-300-12	02/06/24	\$80,000	\$80,000	23.00	\$3,599	2024/2018
009 009 300 03	03/18/23	\$88,900	\$88,900	25.25	\$3,552	
018-008-300-06	09/06/24	\$155,000	\$155,000	31.89	\$5,082	2024/15279
012 032 300 02	04/21/22	\$108,000	\$108,000	36.00	\$3,176	
009-035-200-04	02/21/24	\$89,550	\$89,550	38.30	\$2,348	2024/3320
018-008-100-03	09/06/24	\$194,250	\$194,250	38.85	\$5,105	2024/15275
004-035-100-02	04/06/23	\$78,000	\$78,000	39.00	\$2,090	2023/5932
009-036-300-01	11/10/22	\$120,000	\$120,000	40.00	\$3,077	2022/23311
004-008-400-02	07/27/23	\$173,500	\$173,500	40.00	\$4,449	2023/13559
004-019-200-01	02/28/25	\$265,000	\$265,000	80.00	\$3,441	2025/3573

**Unadjusted\* Muskegon County EQA02 Historical Tillable Sales**

**\*no adjustments made for time; data referenced for sale trends.**

Parcel Number	Sale Date	Sale Price	Land Residual	Acres	Dollars/Acre	Liber/Page
02-006-300-0006-00	1/4/2019	\$58,000	\$58,000	23.18	\$2,502	4176/824
08-001-100-0001-20	9/23/2022	\$175,318	\$175,318	31.94	\$5,489	4311/694
01-102-200-0004-00	12/10/2021	\$140,000	\$140,000	40.00	\$3,500	4283/477
01-111-100-0002-00	4/13/2018	\$136,500	\$136,500	40.20	\$3,396	4154/247
01-111-100-0002-00	4/9/2018	\$136,500	\$136,500	40.20	\$3,396	4154/247
01-114-100-0002-10	1/1/2020	\$205,000	\$205,000	70.59	\$2,904	4117/904
01-112-100-0002-00	5/3/2019	\$179,600	\$179,600	75.11	\$2,391	4189/865

**MONTAGUE TOWNSHIP 2026 - COMMERCIAL/INDUSTRIAL - GENERAL C1.04**

White River Twp. (01), Montague Twp. (02), Blue Lake Twp. (04), Holton Twp. (05), Fruitland Twp. (06), Dalton Twp. (07), Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp. (13), Fruitport Twp. (15), Sullivan Twp. (16), Ravenna Twp. (17), City of Muskegon Hts. (26), Vil. Of Lakewood Club (42), Vil. Of Ravenna (43)

Sales Study Period: April 1, 2023 - March 31, 2025

VACANT							
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE			CURRENT TCV (Per Land Table)
<b>ATYPICAL</b>							
<b>TYPICAL</b>							
<b>LARGE</b>							
07-031-200-0035-10	Whitehall Rd	5/20/2024	\$8,000	0.51 A			\$12,000
<b>EX LARGE</b>							
<b>ACREAGE</b>							
10-007-100-0022-00	W Giles Rd	4/26/2024	\$6,500	1.07 A			\$15,840
11-023-300-0004-00	S Maple Island Rd	5/31/2024	\$55,000	1.81 A			\$24,100
02-016-300-0007-00	US 31	7/20/2023	\$20,000	8.15 A			\$54,683
11-031-200-0015-01	E Evanston Ave	2/4/2025	\$175,000	9.28 A			\$93,713
07-031-400-0003-00	2566 Whitehall Rd	12/12/2024	\$274,000	38.03 A			\$153,541

EXTRACTED							
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		LAND RESIDUAL	CURRENT TCV (Per Land Table)
<b>ATYPICAL</b>							
<b>TYPICAL</b>							
12-020-400-0001-00	10380 E Apple Ave	02/25/25	\$150,000	0.34 A		\$4,733	\$11,500
06-112-400-0003-15	5706 Whitehall Rd	08/08/24	\$50,000	0.41 A		\$7,792	\$10,000
<b>LARGE</b>							
<b>EX LARGE</b>							
26-185-128-0006-00	2441 Ninth St	04/26/24	\$51,000	0.86 A		\$2,558	\$14,000
<b>ACREAGE</b>							
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	1.07 A		\$25,847	\$15,864
05-031-400-0006-00	6951 Holton Rd	10/11/24	\$154,000	3.33 A		\$37,061	\$25,655
07-024-300-0006-10	Holton Rd	05/03/24	\$53,000	4.86 A		\$40,957	\$55,344
15-017-200-0007-00	4289 S WOLF LAKE RD	09/14/23	\$315,000	5.94 A		\$87,732	\$36,204

6 vacant land sales during time period, along with 7 extracted sales distributed throughout size classifications.  
Sales support current land table values. No adjustment to land table required for 2026.

**2026 LAND VALUE TABLE C1.04 COMM/IND - GENERAL**

1 ACRE	\$15,000	3 ACRE	\$35,000	10 ACRE	\$59,000	30 ACRE	\$114,000
1.5 ACRE	\$21,000	4 ACRE	\$40,000	15 ACRE	\$76,000	40 ACRE	\$125,000
2 ACRE	\$26,000	5 ACRE	\$45,000	20 ACRE	\$95,000	50 ACRE	\$135,000
2.5 ACRE	\$30,000	7 ACRE	\$52,000	25 ACRE	\$105,000	100 ACRE	\$200,000
ATYPICAL :	\$8,000	TYPICAL :	\$10,000	LARGE :	\$12,000	EX LARGE:	\$14,000

MONTAGUE TOWNSHIP 2026 - COMMERCIAL/INDUSTRIAL - PRIME C2.04

Montague Twp. (02), Blue Lake Twp. (04), Fruitland Twp. (06), Dalton Twp. (07), Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Fruitport Twp. (15), Ravenna Twp. (17), City of Muskegon (24), City of Roosevelt Park (25), City of Muskegon Hts. (26), City of Norton Shores (27), Vil. Of Ravenna (43)

Sales Study Period: April 1, 2023 - March 31, 2025

VACANT

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)
<b>ATYPICAL</b>								
27-440-000-0027-50	2504 Peck St	4/6/2023	\$6,000	0.14 A				\$11,813
27-185-000-0021-00	1306 E Broadway Ave	2/1/2024	\$16,000	0.23 A				\$23,625
<b>TYPICAL</b>								
27-440-000-0010-00	2747 Vulcan St	9/27/2024	\$12,000	.30 A				\$28,350
<b>LARGE</b>								
27-104-100-0013-00	886 E Broadway Ave	10/24/2024	\$15,000	0.70 A				\$16,538
<b>EX LARGE</b>								
06-101-100-0002-05	Whitehall Rd	6/5/2023	\$23,000	0.98 A				\$18,900
<b>ACREAGE</b>								
24-760-000-0003-01	2055 Marquette	10/18/2024	\$115,000	1.01 A				\$42,620
02-016-400-0005-20	US 31	7/9/2024	\$15,000	1.20 A				\$22,208
27-121-300-0005-00	5417 Grand Haven	10/19/2023	\$85,000	1.38 A				\$50,748
15-293-000-0029-00	Hts Ravenna Rd	4/7/2023	\$44,900	1.95 A				\$41,816
26-032-400-0006-00	2345 Getty St	6/28/2024	\$14,500	2.25 A				\$44,651
27-133-100-0016-00	891 S Mill Iron Rd	6/23/2023	\$29,000	2.60 A				\$31,537
27-675-000-0012-01	6250 Grand Haven	8/28/2023	\$242,500	4.00 A				\$94,500
07-024-300-0006-10	Holton Rd	5/3/2024	\$53,000	4.86 A				\$83,680
27-133-100-0016-00	2139 S Mill Iron Rd	12/8/2023	\$325,000	5.27 A				\$86,345

EXTRACTED

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)
<b>ATYPICAL</b>								
43-725-002-0001-30	12434 STAFFORD ST	07/16/24	\$45,000	0.04 A			\$8,030	\$11,813
24-205-072-0001-00	1061 S GETTY ST	10/17/23	\$98,000	0.10 A			\$24,543	\$17,719
24-675-023-0022-00	1922 PECK ST	02/21/24	\$120,000	0.14 A			\$30,308	\$23,625
26-170-000-0009-00	2029 NINTH ST	06/13/23	\$90,000	0.15 A			\$35,410	\$23,625
27-615-001-0037-00	1055 E BROADWAY	10/26/23	\$40,000	0.17 A			\$8,754	\$11,813
24-660-000-0004-00	1784 OAK AVE	12/02/24	\$90,000	0.22 A			\$30,204	\$23,625
<b>TYPICAL</b>								
27-333-002-0006-00	4477 GRAND HAVEN	03/20/24	\$191,920	0.36 A			\$23,403	\$31,185
27-108-200-0046-00	3680 AIRLINE	02/21/25	\$130,000	0.47 A			\$21,464	\$28,350
<b>LARGE</b>								
10-007-100-0001-00	1390 Whitehall Rd	6/20/2023	\$269,000	0.52 A			\$27,083	\$38,036
<b>EX LARGE</b>								
<b>ACREAGE</b>								
10-004-200-0006-00	2112 N Roberts Rd	1/1/2025	\$170,000	1.17 A			\$79,200	\$44,150
15-112-100-0026-00	3523 HTS RAVENNA RD	08/04/23	\$269,000	19.48 A			\$116,982	\$145,906

CURRENT LISTINGS								
27-700-001-0007-00	839 E Broadway Ave	Current Listing	\$99,000 - Listing	0.26 A				\$14,175
26-185-160-0010-00	2545 Getty St	Current Listing	\$125,000 - Listing	0.43 A				\$24,098
10-008-100-0019-00	1353 Holton Rd	Current Listing	\$59,000 - Listing	0.76 A				\$47,250
10-003-100-0013-00	2135 Jenna Ln	Current Listing	\$149,900 - Listing	1.44 A				\$46,683

14 vacant land sales within the studied time period and 11 improved sales with extracted land value considered.  
4 current listings also considered. Based on sales data no adjustment to Commercial/Industrial land table required for 2026.

2026 LAND VALUE TABLE C2.04 COMM/IND - PRIME

1 ACRE	\$42,525	3 ACRE	\$66,150	10 ACRE	\$113,400	30 ACRE	\$264,600
1.5 ACRE	\$47,250	4 ACRE	\$75,600	15 ACRE	\$160,650	40 ACRE	\$330,750
2 ACRE	\$56,700	5 ACRE	\$85,050	20 ACRE	\$198,450	50 ACRE	\$378,000
2.5 ACRE	\$62,370	7 ACRE	\$94,500	25 ACRE	\$236,250	100 ACRE	\$567,000
ATYPICAL	\$23,625	TYPICAL	\$28,350	LARGE	\$33,075	EX LARGE	\$37,800

**2026 MONTAGUE TOWNSHIP VACANT LAND TABLE ANALYSIS  
R1.04 SECTIONS & SUBS**

Sales Study Period: 4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Liber/Page
02-016-400-0015-10	WALSH RD	02/13/24	\$33,499	\$27,222	\$33,499	3.54	\$9,463	4348/801
02-004-100-0024-00	US 31	01/17/24	\$35,000	\$31,121	\$35,000	5.00	\$7,000	4347/031
02-011-200-0005-00	W MEINERT RD	06/07/24	\$60,000	\$39,550	\$60,000	9.75	\$6,154	4359/050
02-011-200-0006-00	W MEINERT RD	08/02/23	\$67,500	\$39,748	\$67,500	10.11	\$6,677	4335/744
02-002-100-0005-00	SKEELS RD	08/16/24	\$69,500	\$48,330	\$69,500	14.79	\$4,699	4365/658

**Outlier**

02-011-100-0002-00	W MEINERT RD	04/29/24	\$149,000	\$33,432	\$149,000	21.61	\$6,895	4356/612
02-002-200-0002-00	SKEELS RD	05/23/24	\$135,000	\$66,901	\$135,000	30.78	\$4,386	4358/132

**2026 MONTAGUE TOWNSHIP LAND RESIDUAL LAND TABLE ANALYSIS 4/1/2023 - 3/31/2025  
R1.04 SECTIONS & SUBS**

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Liber/Page
02-750-000-0013-00	5523 ARVA CT	07/31/23	\$270,000	\$247,860	\$34,440	0.36	\$97,014	4337/233
02-019-400-0040-00	8697 AITKEN ST	02/28/24	\$337,000	\$319,912	\$29,388	0.48	\$60,719	4349/597
02-691-000-0048-00	10730 PARKWOOD DR	01/24/25	\$82,000	\$68,824	\$28,576	0.69	\$41,475	4376/324
02-016-400-0005-10	9480 US 31	11/08/24	\$150,000	\$146,665	\$20,350	0.83	\$24,518	4370/544
02-775-000-0003-00	5560 POST RD	06/07/24	\$350,000	\$316,169	\$55,123	1.36	\$40,532	4359/212
02-691-000-0063-00	10890 PARKWOOD DR	06/20/23	\$149,500	\$146,089	\$36,277	1.38	\$26,383	4334/211
02-775-000-0005-00	5530 POST RD	04/14/23	\$178,000	\$154,622	\$44,846	1.44	\$31,143	4328/878
02-005-200-0007-00	11791 SIKKENG RD	12/23/24	\$223,000	\$180,297	\$62,178	1.90	\$32,691	4373/737
02-001-200-0024-00	11417 N HARRIS RD	04/26/24	\$219,900	\$139,969	\$103,731	2.50	\$41,492	4356/446
02-001-200-0022-00	11419 N HARRIS RD	09/29/23	\$185,000	\$126,578	\$89,536	4.87	\$18,385	4340/644
02-011-200-0012-00	2460 FRUITVALE RD	05/21/24	\$365,000	\$243,403	\$153,589	5.37	\$28,601	4358/223
02-004-300-0012-00	4384 W MEINERT RD	08/20/24	\$275,000	\$251,174	\$57,626	6.50	\$8,866	4364/870
02-002-100-0001-00	SKEELS RD	08/28/24	\$93,000	\$46,355	\$81,749	7.28	\$11,229	4366/538
02-009-100-0009-00	10785 US 31	01/03/25	\$270,000	\$168,952	\$139,338	9.05	\$15,396	4374/257
02-019-100-0007-00	9178 LAMOS RD	05/13/24	\$275,000	\$216,033	\$100,810	10.95	\$9,206	4357/903
02-012-400-0004-00	1686 SILVER CREEK RD	10/03/24	\$555,000	\$509,097	\$143,774	42.54	\$3,380	4369/356
02-012-400-0005-00	1696 SILVER CREEK RD	06/14/24	\$599,900	\$576,008	\$135,344	49.25	\$2,748	4360/039

Based on vacant and residual sales, adjusted land table to reflect current market trend.

**2026 LAND TABLE R1.04 SECTIONS & SUBS**

Acres		Acres	
1	\$27,700	10	\$54,000
1.5	\$29,200	15	\$67,100
2	\$30,600	20	\$74,400
2.5	\$32,100	25	\$84,600
3	\$33,600	30	\$91,900
4	\$39,400	40	\$113,800
5	\$42,300	50	\$138,600
7	\$46,700	100	\$262,700

A-Typical (.001-.249 AC)	\$13,900
Typical (.250-.499 AC)	\$16,600
Large (.500-.749 AC)	\$20,800
Extra Large (.750-.999 AC)	\$23,600

**2026 MONTAGUE TOWNSHIP VACANT LAND TABLE ANALYSIS**  
**R2.04 BLBY RDG/CHKR BLF/WNBGO ON LK**

Sales Study Period: 4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Liber/Page
02-840-007-0005-00	IROQUOIS DR	12/19/23	\$30,000	\$30,000	\$30,000	0.39	\$76,923	4345/895
02-840-007-0003-00	CHIPPEWA RD	10/23/23	\$48,000	\$37,500	\$48,000	0.67	\$71,642	4341/637
01-110-400-0002-10	DUNEWOOD TR	07/21/23	\$67,000	\$65,000	\$67,000	0.90	\$74,444	4334/753
01-110-400-0002-07	DUNEWOOD TR	07/24/24	\$75,000	\$74,900	\$75,000	1.49	\$50,336	4362/534
01-110-300-0007-02	10304 LOST VALLEY RD	07/03/24	\$75,000	\$77,600	\$75,000	1.76	\$42,614	4361/001

Included additional sales from White River Township for analysis.  
 Adjusted land table to reflect increase in market trend.

**2026 LAND TABLE R2.04 BLBY RDG/CHKR BLF/WNBGO ON LK**

Acres		Acres	
1	\$57,500	10	\$112,000
1.5	\$60,500	15	\$139,200
2	\$63,600	20	\$154,300
2.5	\$66,600	25	\$175,500
3	\$69,600	30	\$190,700
4	\$81,700	40	\$236,100
5	\$87,800	50	\$287,500
7	\$96,800	100	\$544,700

A-Typical (.001-.249 AC)	\$28,800
Typical (.250-.499 AC)	\$34,500
Large (.500-.749 AC)	\$43,100
Extra Large (.750-.999 AC)	\$48,900

**2026 MONTAGUE TOWNSHIP VACANT LAND TABLE ANALYSIS  
R7.07 BLBY RDG ON WHT LK & WHT LAKE**

Sales Study Period: 4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Land Table
22-033-300-0023-00	S LAKE ST	08/21/24	\$450,000	\$509,984	\$450,000	2.74	\$164,234	4365/074	R06-WHITE LAKE FRONTAGE

**2026 MONTAGUE TOWNSHIP RESIDUAL LAND TABLE ANALYSIS 4/1/23 - 3/31/2025  
R7.07 BLBY RDG ON WHT LK & WHT LAKE**

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Land Table
22-663-000-0008-00	1607 COLLIER DR	07/17/23	\$550,000	\$511,285	\$188,715	0.34	\$563,328	4334/516	R06-WHITE LAKE FRONTAGE
06-106-400-0013-00	5552 CHANNEL VIEW DR	10/13/23	\$735,000	\$737,051	\$491,949	0.39	\$1,251,779	4340/903	R.3A09.WHITE LAKE
06-560-000-0053-00	4477 SOUTH SHORE DR	06/20/23	\$550,000	\$560,063	\$236,287	0.42	\$562,588	4333/102	R.3A09.WHITE LAKE
06-144-000-0003-00	5912 SOUTH SHORE DR	03/20/24	\$850,000	\$762,943	\$466,007	0.50	\$941,428	4352/311	R.3A09.WHITE LAKE
21-265-000-0008-00	8042 OLD CHANNEL TR	08/23/24	\$740,021	\$642,143	\$449,878	0.68	\$663,537	4364/755	R01.05 WHITE LAKE FTG
06-144-000-0001-00	5936 SOUTH SHORE DR	12/05/23	\$2,300,000	\$2,043,496	\$1,055,704	1.17	\$899,237	4344/377	R.3A09.WHITE LAKE
06-148-000-0017-00	5324 SOUTH SHORE DR	03/31/25	\$1,225,000	\$1,186,015	\$829,385	1.05	\$792,154	4384/945	R.3A09.WHITE LAKE

No Vacant Land Sales for R7.07 BLBY RDG ON WHT LK & WHT LAKE during sales analysis time frame. Used vacant and residual land sales from Fruitland Twp, City of Whitehall and White River Township for analysis.

Adjusted land table to reflect current market trend.

**2026 LAND TABLE R7.07 BLBY RDG ON WHT LK & WHT LAKE**

Acres		Acres	
1	\$361,200	10	\$703,400
1.5	\$380,200	15	\$874,600
2	\$399,200	20	\$969,600
2.5	\$418,300	25	\$1,102,700
3	\$437,300	30	\$1,197,700
4	\$513,300	40	\$1,482,900
5	\$551,300	50	\$1,806,100
7	\$608,300	100	\$3,422,100

SITE VALUE <1 ACRE: \$300,000