

EGELSTON TOWNSHIP AGRICULTURAL LAND TABLE ANALYSIS 2026

Egelston Township Agricultural Tillable Land

Dalton Twp, Moorland Twp, Casnovia Twp, Fruitport Twp, Sullivan Twp, and Ravenna Twp

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale
13-018-200-0003-10	BEHLER RD	03/11/25	\$48,000	\$48,000	8.43	\$5,694	4379/051	
17-027-300-0004-30	BOSSETT RD	11/29/23	\$68,000	\$68,000	13.44	\$5,058	4344/191	17-027-300-0004-40
12-012-300-0004-00	GOEBEL RD	02/28/24	\$80,000	\$80,000	15.71	\$5,092	4349/658	
12-021-300-0009-30	E APPLE AVE	04/06/23	\$75,000	\$75,000	18.40	\$4,076	4327/832	
17-016-200-0006-00	4555 BOSSETT RD	11/17/23	\$220,000	\$218,165	20.00	\$10,908	4343/267	
16-024-100-0006-00	ELLIS RD	11/04/24	\$300,000	\$300,000	30.15	\$9,949	4372/043	
16-036-100-0001-00	S SULLIVAN RD	05/03/24	\$400,000	\$400,000	40.00	\$10,000	4356/953	
13-001-400-0002-00	BAILEY RD	08/09/24	\$255,000	\$255,000	40.00	\$6,375	4363/878	13-001-400-0003-00
15-124-100-0001-00	S DANGL RD	11/29/23	\$400,000	\$384,244	40.00	\$9,606	4344/339	
17-036-400-0005-00	SQUIRES RD	11/17/23	\$480,000	\$480,000	58.98	\$8,138	4343/281	17-036-400-0003-00

Outliers

07-019-300-0012-30	4160 HYDE PARK RD	05/13/24	\$208,500	\$144,540	12.05	\$11,995	4357/989	
13-015-300-0002-10	CANADA RD/ HALL RD	07/11/24	\$915,600	\$910,372	54.47	\$16,713	4361/528	
16-025-100-0002-10	S SULLIVAN RD	05/01/23	\$160,000	\$160,000	40.00	\$4,000	4329/068	

Per sales analysis tillable agricultural land will not change for 2026.

Egelston Township Wooded Agricultural Land

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale
16-007-200-0016-00	S CARR RD	06/26/23	\$55,000	\$55,000	4.77	\$11,533	4332/942	
16-001-200-0005-20	2883 ENSLEY RD	03/06/25	\$40,000	\$40,000	5.00	\$8,000	4378/957	
07-019-300-0013-00	WHITEHALL RD	02/07/25	\$52,000	\$52,000	5.38	\$9,662	4377/990	07-019-300-0013-10, 07-019-300-0013-20
06-108-200-0001-30	W LAKEWOOD RD	04/30/24	\$55,000	\$55,000	5.99	\$9,182	4356/577	
16-015-100-0015-00	S HILTON PARK RD	08/29/23	\$77,000	\$77,000	6.79	\$11,340	4337/779	
06-119-300-0011-40	SCENIC DR	03/18/25	\$70,000	\$70,000	10.00	\$7,000	4380/078	
07-010-100-0018-00	PUTNAM RD	02/11/25	\$60,000	\$60,000	10.12	\$5,931	4377/141	
06-135-100-0003-20	2965 N GREEN CREEK RD	11/15/24	\$130,000	\$130,000	18.69	\$6,956	4371/823	
06-102-300-0003-00	DURHAM RD	09/14/23	\$110,750	\$110,750	19.50	\$5,679	4339/529	
16-025-100-0002-10	S SULLIVAN RD	05/01/23	\$160,000		40.00	\$4,000		
07-004-400-0001-00	PUTNAM RD	09/04/24	\$175,000	\$175,000	49.52	\$3,534	4365/746	

Per sales analysis wooded agricultural land will not change for 2026.

2026 EGESLTON TOWNSHIP COMMERCIAL LAND ANALYSIS 4/1/2023 - 3/31/2025

Egelston Township General Commercial Vacant Land Analysis

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE
22-572-043-0009-00	209 W Muskegon	5/28/2021	\$25,000	0.34 A
07-031-200-0035-10	Whitehall Rd	5/20/2024	\$8,000	0.51 A
03-027-200-0015-20	Peterson Rd	10/26/2020	\$39,500	1.42 A
11-023-300-0004-00	S Maple Island Rd	5/31/2024	\$55,000	1.81 A
03-036-400-0001-10	Gibson Rd	1/12/2023	\$26,500	2.20 A
07-635-000-0001-00	Hein Dr	3/29/2023	\$153,900	13.32 A
07-031-400-0003-00	2566 Whitehall Rd	12/12/2024	\$274,000	38.03 A

EXTRACTED

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	LAND RESIDUAL
06-112-400-0003-15	5706 Whitehall Rd	08/08/24	\$50,000	0.41 A	\$7,792
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	1.07 A	\$25,847
05-031-400-0006-00	6951 Holton Rd	10/11/24	\$154,000	3.33 A	\$37,061
07-024-300-0006-10	Holton Rd	05/03/24	\$53,000	4.86 A	\$40,957
15-017-200-0007-00	4289 S WOLF LAKE RD	09/14/23	\$315,000	5.94 A	\$87,732
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	2.09A	\$32,661

7 vacant land sales and 5 residual sales support a 10% increase in current land tables.

Egelston Township Apple Ave Prime Commercial Vacant Land Analysis

10-402-000-0187-00	E APPLE AVE	11/26/24	\$20,000	0.12A	
27-185-000-0021-00	1306 E Broadway Ave	2/1/2024	\$16,000	0.23 A	\$23,625
06-101-100-0002-05	Whitehall Rd	6/5/2023	\$23,000	0.98 A	\$18,900 50 Rear - no Whitehall
24-760-000-0003-01	2055 Marquette	10/18/2024	\$115,000	1.01 A	\$42,620
27-121-300-0005-00	5417 Grand Haven	10/19/2023	\$85,000	1.38 A	\$50,748 110 Corner
15-293-000-0029-00	Hts Ravenna Rd	4/7/2023	\$44,900	1.95 A	\$41,816 75 Loc
10-024-400-0003-00	3672 E APPLE AVE	12/22/23	\$250,000	5.14 A	
27-133-100-0016-00	2139 S Mill Iron Rd	12/8/2023	\$325,000	5.27 A	\$86,345

EXTRACTED

24-675-023-0022-00	1922 PECK ST	02/21/24	\$120,000	0.14 A	\$30,308	\$23,625
11-020-400-0033-00	5490 E Apple Ave	10/17/2023	\$215,000	0.94 A	\$34,000	\$40,242
15-135-200-0003-00	6646 S WALKER RD	10/19/23	\$250,000	1.01 A	\$87,940	\$76,240
11-026-200-0017-00	7815 E APPLE AVE	08/29/24	\$115,000	2.02A	\$59,177	
11-020-300-0012-00	4970 E APPLE AVE	06/08/23	\$350,000	2.06 A	\$117,772	\$70,353
15-140-000-0013-00	4482 AIRLINE RD	01/02/24	\$440,000	3.06 A	\$174,171	\$140,767
11-022-300-0020-00	6420 E APPLE AVE	05/03/23	\$265,000	3.29A	\$124,508	

8 vacant sales and 7 extracted sales support a 10% increase in current land tables.

2026 EGELSTON TOWNSHIP GENERAL VACANT LAND TABLE ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale
11-029-200-0075-10	1195 S WOLF LAKE RD	09/19/23	\$22,000	\$22,000	\$21,085	\$22,000	0.30	\$72,607	
11-505-000-0025-00	5748 RICHMOND AVE	10/04/24	\$25,000	\$25,000	\$15,200	\$25,000	0.34	\$74,184	
11-650-000-0027-00	1329 WOODRIDGE ST	11/20/23	\$15,000	\$15,000	\$22,744	\$15,000	0.40	\$37,313	
11-505-000-0186-00	E GRANDEL AVE	10/16/23	\$20,000	\$20,000	\$17,700	\$20,000	0.67	\$29,851	
11-028-100-0031-00	S CHATTERSON RD	10/24/24	\$24,900	\$24,900	\$20,200	\$24,900	0.90	\$27,667	
11-481-000-0032-00	6011 SAVANNAH WAY	08/22/24	\$44,900	\$44,900	\$36,903	\$44,900	0.97	\$46,193	
11-481-000-0019-00	6023 VESPER DRIVE	07/31/24	\$39,900	\$39,900	\$20,600	\$39,900	1.26	\$31,667	
11-021-400-0011-00	655 S HILTON PARK RD	02/21/25	\$26,000	\$26,000	\$12,036	\$26,000	1.27	\$20,408	
11-019-200-0008-32	324 JENNIFER LN	12/03/24	\$40,000	\$40,000	\$35,200	\$40,000	1.50	\$26,667	
11-481-000-0014-00	6035 VESPER DRIVE	03/29/24	\$54,900	\$54,900	\$34,032	\$54,900	1.52	\$36,118	
11-035-200-0012-15	1826 S BARNES RD	03/22/24	\$58,000	\$58,000	\$26,410	\$58,000	2.06	\$28,155	
11-035-200-0012-11	1794 S BARNES RD	03/22/24	\$58,000	\$58,000	\$30,873	\$58,000	2.48	\$23,387	
11-027-100-0001-00	1032 S HILTON PARK RD	11/01/23	\$77,900	\$77,900	\$28,553	\$77,900	2.51	\$30,986	
11-034-100-0013-00	6792 E EVANSTON AVE	10/13/23	\$32,500	\$32,500	\$28,994	\$32,500	2.63	\$12,357	
11-033-300-0001-30	JOSHUAH DR	05/06/24	\$54,000	\$54,000	\$29,575	\$54,000	2.78	\$19,404	
11-026-200-0032-20	S SULLIVAN RD	07/10/24	\$37,000	\$37,000	\$30,500	\$37,000	3.04	\$12,171	
11-026-400-0011-00	S BARNES RD	08/30/23	\$45,000	\$45,000	\$31,625	\$45,000	3.49	\$12,894	
11-026-400-0011-00	S BARNES RD	04/30/24	\$55,000	\$55,000	\$31,625	\$55,000	3.49	\$15,759	
11-026-400-0011-10	BARNES RD	06/16/23	\$51,000	\$51,000	\$31,625	\$51,000	3.68	\$13,859	
11-035-200-0012-10	S BARNES RD	03/22/24	\$58,000	\$58,000	\$34,500	\$58,000	4.54	\$12,775	
11-036-300-0011-20	S SULLIVAN RD	02/21/24	\$55,000	\$55,000	\$37,675	\$55,000	4.96	\$11,100	
11-022-300-0017-00	835 S BROTON RD	09/05/24	\$55,000	\$55,000	\$38,411	\$55,000	5.00	\$11,000	
11-031-200-0014-00	S LAKETON AVE	04/28/23	\$107,500	\$107,500	\$54,721	\$107,500	12.04	\$8,929	
11-034-400-0018-10	E JACOBS TRL	07/21/23	\$71,000	\$71,000	\$56,539	\$71,000	21.94	\$3,236	
11-019-300-0003-00	S BROOKS RD	11/09/23	\$200,499	\$200,499	\$81,359	\$200,499	25.10	\$7,989	
\$1,327,999							108.88		
Average									
per Net Acre=>									12,197.13

General residential land tables increased 10% per the vacant land analysis.

2026 EGESLTON TOWNSHIP INDUSTRIAL LAND ANALYSIS 4/1/2023 - 3/31/2025

Includes sales from Egeslton and City of Whitehall.

Egelston Township Industrial Vacant Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
11-023-300-0004-00	S MAPLE ISLAND RD	05/31/24	\$55,000	\$55,000	\$12,600	\$27,610	\$55,000	1.81	1.81	\$30,387
22-034-300-0017-00	2005 WARNER ST	08/18/23	\$29,000	\$29,000	\$10,200	\$20,448	\$29,000	2.66	2.66	\$10,902
11-031-200-0017-50	NORTHWOODS DR	05/31/23	\$98,000	\$98,000	\$41,100	\$20,745	\$98,000	3.44	3.44	\$28,488
11-031-200-0017-80	2199 NORTHWOODS DR	07/12/24	\$70,000	\$70,000	\$36,900	\$60,007	\$55,335	3.46	3.46	\$15,993
11-031-200-0017-40	NORTHWOODS DR	12/18/24	\$80,000	\$80,000	\$27,100	\$59,510	\$80,000	5.82	5.82	\$13,746
11-031-200-0017-51	2050 NORTHWOODS DR	05/31/23	\$98,000	\$98,000	\$41,100	\$20,745	\$98,000	3.44	6.90	\$28,488
11-031-200-0015-01	4702 E EVANSTON AVE	02/04/25	\$175,000	\$175,000	\$37,200	\$74,385	\$175,000	9.53	9.53	\$18,363
11-031-200-0017-41	NORTHWOODS DR	12/18/24	\$80,000	\$80,000	\$27,100	\$59,510	\$80,000	5.82	19.54	\$13,746

Vacant land sales during time period support a 5% increase to current land tables.

2026 Egelston Township Pop's Man Cave Condos Site Value Land Analysis

Neighborhood C484

Dates Analyzed: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual
27-137-005-0001-01	6701 GRAND HAVEN	07/03/24	\$235,000	\$58,458
27-137-005-0002-00	6701 GRAND HAVEN	08/28/24	\$235,000	\$58,458
27-137-005-0003-00	6701 GRAND HAVEN	05/30/24	\$235,000	\$58,458
27-137-005-0004-00	6701 GRAND HAVEN	08/28/24	\$235,000	\$58,458
27-137-005-0005-00	6701 GRAND HAVEN	05/30/24	\$235,000	\$58,560
27-137-006-0001-01	6701 GRAND HAVEN	10/27/23	\$219,500	\$42,958
27-137-006-0003-00	6701 GRAND HAVEN	11/02/23	\$219,500	\$42,958
27-137-007-0001-01	6701 GRAND HAVEN	01/18/24	\$208,500	\$31,958
27-137-007-0002-00	6701 GRAND HAVEN	04/11/24	\$225,000	\$48,458
27-137-007-0006-00	6701 GRAND HAVEN	04/11/24	\$225,000	\$48,560
27-137-008-0001-00	6701 GRAND HAVEN	06/23/23	\$215,000	\$44,006
27-137-008-0002-00	6701 GRAND HAVEN	04/20/23	\$215,000	\$44,006
27-137-008-0003-00	6701 GRAND HAVEN	05/25/23	\$215,000	\$44,006
27-137-008-0005-00	6701 GRAND HAVEN	11/15/23	\$232,000	\$61,105
21-515-000-0007-00	5070 INDUSTRIAL PARK DR	03/26/24	\$190,000	\$44,662
21-515-000-0003-00	5070 INDUSTRIAL PARK DR	01/09/25	\$180,000	\$38,855
			Average	\$48,995

No vacant land sales during time frame. No sales in Egelston Township therefore ; residual land sales were used throughout the County to continue to support 35,000 site value.

2026 EGELSTON TOWNSHIP WOLF LAKE AREA VACANT LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	
11-360-009-0005-00	41 S WILSON ST	12/18/24	\$15,000	\$15,000	\$6,500	\$15,000	\$15,000	0.32	\$46,440		
11-360-028-0001-01	5377 BRYN MAWR PL	07/25/23	\$23,000	\$23,000	\$10,000	\$10,000	\$23,000	0.66	\$34,796	11-360-028-0001-10	
11-016-300-0029-20	HAZEKAMP CT	07/12/24	\$55,000	\$55,000	\$17,000	\$37,480	\$55,000	3.69	\$14,901		
11-016-400-0007-77	HUBBARD WOODS	05/21/24	\$88,000	\$88,000	\$28,600	\$57,172	\$88,000	6.15	\$14,309	11-016-400-0007-60	
							\$181,000	10.83			
							Average				
							per Net Acre=>	16,720.55			

Per sales analysis and lack of vacant land sales all land tables are in line and will remain the same for 2026.

2026 EGELSTON TOWNSHIP WOLF LAKE LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre
11-016-100-0004-00	5709 E HARDING AVE	12/20/24	\$150,000	\$150,000	\$97,200	\$187,792	\$56,708	0.14	\$405,057
11-016-100-0037-00	447 GROVER RD	08/23/24	\$550,000	\$550,000	\$255,000	\$510,094	\$134,406	0.14	\$960,043
11-016-400-0013-00	6063 HUBBARD RD	07/19/24	\$341,000	\$341,000	\$124,200	\$257,109	\$178,391	0.14	\$1,247,490
11-250-000-0004-00	6117 HUBBARD RD	06/22/23	\$455,000	\$455,000	\$172,200	\$364,421	\$200,879	0.25	\$790,862
11-016-100-0024-00	525 GROVER RD	12/30/24	\$544,200	\$544,200	\$212,600	\$425,187	\$229,313	0.34	\$666,608
11-016-400-0007-50	71 HUBBARD WOODS	07/17/23	\$450,100	\$450,100	\$186,600	\$390,278	\$209,422	0.78	\$267,461
11-009-300-0029-00	5897 WHITE RD	06/16/23	\$412,570	\$412,570	\$178,700	\$325,431	\$236,739	0.83	\$284,200
						\$2,460,312	\$1,245,858	2.64	
						Average			
						per Net Acre=>		472,452.79	

Per analysis and lack of vacant sales, no changes made to acreage.