

2026 Sullivan Township Land Tables
Rural Residential Analysis 04/01/2023-03/31/2025

| Parcel Number | Street Address | Sale Date | Sale Price | Land Residual | Net Acres | Dollars/Acre | Land Table |
|--------------------|------------------------|-----------|--------------------|--------------------|--------------|--------------|-------------------------|
| 16-003-300-0001-15 | 3173 HILTON PARK RD | 12/04/23 | \$60,000 | \$60,000 | 2.50 | \$24,000 | R1.04 RURAL RESIDENTIAL |
| 16-007-200-0016-00 | S CARR RD | 06/26/23 | \$55,000 | \$55,000 | 4.77 | \$11,533 | R1.04 RURAL RESIDENTIAL |
| 16-001-200-0005-20 | 2883 ENSLEY RD | 03/06/25 | \$40,000 | \$40,000 | 5.00 | \$8,000 | R1.04 RURAL RESIDENTIAL |
| 16-015-100-0015-00 | S HILTON PARK RD | 08/29/23 | \$77,000 | \$77,000 | 6.79 | \$11,340 | R1.04 RURAL RESIDENTIAL |
| 16-009-100-0019-00 | 5851 RUTHIE LN | 03/24/25 | \$138,000 | \$138,000 | 9.43 | \$14,634 | R1.04 RURAL RESIDENTIAL |
| 16-021-100-0006-00 | STERNBERG RD | 06/18/24 | \$160,000 | \$160,000 | 11.17 | \$14,324 | R1.04 RURAL RESIDENTIAL |
| 16-007-100-0033-10 | 3623 CLOVERVILLE RD | 11/27/24 | \$145,000 | \$145,000 | 11.81 | \$12,278 | R1.04 RURAL RESIDENTIAL |
| 16-007-300-0005-00 | 4000 S BROOKS RD | 05/11/23 | \$160,000 | \$160,000 | 13.10 | \$12,214 | R1.04 RURAL RESIDENTIAL |
| 16-035-100-0001-15 | 6804 S MAPLE ISLAND RD | 11/06/24 | \$210,000 | \$210,000 | 19.24 | \$10,915 | R1.04 RURAL RESIDENTIAL |
| Totals: | | | \$1,045,000 | \$1,045,000 | 83.81 | | |

Rural Residential Vacant Land Sales Support an Across the Board 25% Increase in Land Values

Acreage Table 'A'



Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

| | | | |
|---|---|---|--|
| 1 Acre: <input type="text" value="34,000"/> | 3 Acre: <input type="text" value="49,000"/> | 10 Acre: <input type="text" value="78,000"/> | 30 Acre: <input type="text" value="116,000"/> |
| 1.5 Acre: <input type="text" value="36,000"/> | 4 Acre: <input type="text" value="57,000"/> | 15 Acre: <input type="text" value="85,000"/> | 40 Acre: <input type="text" value="148,000"/> |
| 2 Acre: <input type="text" value="38,000"/> | 5 Acre: <input type="text" value="58,000"/> | 20 Acre: <input type="text" value="95,000"/> | 50 Acre: <input type="text" value="159,000"/> |
| 2.5 Acre: <input type="text" value="46,000"/> | 7 Acre: <input type="text" value="69,000"/> | 25 Acre: <input type="text" value="106,000"/> | 100 Acre: <input type="text" value="264,000"/> |

Sites:
 Site 'A': Description: 'ATYPICAL' Value: 16,000
 Site 'B': Description: 'TYPICAL' Value: 19,000
 Site 'C': Description: 'LARGE' Value: 24,000
 Site 'D': Description: 'EXTRA LARGE' Value: 27,500

2026 Sullivan Township Land Tables
 Subs Residential Analysis 04/01/23-03/31/25

| Parcel Number | Street Address | Sale Date | Sale Price | Land Residual | Net Acres | Est. Land Value | Land Table |
|--------------------|----------------------|-----------|--------------------|------------------|--------------|-----------------|-------------------------|
| 16-220-004-0002-00 | 7715 MUNGER RD | 08/02/23 | \$195,000 | \$36,371 | 0.20 | \$13,800.00 | R2.04 SUBS RESIDENTIAL |
| 16-006-400-0028-00 | 4754 HTS RAVENNA RD | 06/06/23 | \$233,000 | \$69,665 | 0.50 | \$15,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-620-000-0014-00 | 4102 HTS RAVENNA RD | 10/26/23 | \$275,000 | \$71,233 | 0.52 | \$16,500.00 | R2.04 SUBS RESIDENTIAL |
| 16-007-100-0003-00 | 4101 HTS RAVENNA RD | 05/26/23 | \$230,000 | \$41,480 | 0.59 | \$15,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-035-300-0003-00 | 7160 MAPLE ISLAND RD | 01/27/25 | \$180,000 | \$44,441 | 0.74 | \$19,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-016-200-0005-00 | 6383 CLINE RD | 08/11/23 | \$172,600 | \$54,485 | 0.75 | \$19,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-002-200-0008-00 | 2961 S SULLIVAN RD | 06/28/24 | \$220,000 | \$41,658 | 0.78 | \$19,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-006-400-0027-00 | 4740 HTS RAVENNA RD | 03/21/24 | \$250,000 | \$69,938 | 0.94 | \$22,000.00 | R1.04 RURAL RESIDENTIAL |
| 16-016-100-0001-00 | 5641 CLINE RD | 12/29/23 | \$50,000 | \$33,771 | 2.00 | \$30,500.00 | R1.04 RURAL RESIDENTIAL |
| 16-220-011-0001-00 | 7616 SPAULDING RD | 11/22/23 | \$215,000 | \$41,162 | 2.18 | \$33,244.00 | R2.04 SUBS RESIDENTIAL |
| 16-004-100-0006-00 | 5666 E SUMMIT | 01/08/25 | \$420,000 | \$50,572 | 2.32 | \$34,321.00 | R1.04 RURAL RESIDENTIAL |
| 16-006-300-0006-00 | 4183 E SUMMIT | 04/25/24 | \$245,000 | \$65,662 | 2.63 | \$37,180.00 | R1.04 RURAL RESIDENTIAL |
| 16-001-300-0002-01 | 3092 S SULLIVAN RD | 09/30/24 | \$240,000 | \$74,461 | 3.12 | \$39,173.00 | R1.04 RURAL RESIDENTIAL |
| 16-010-300-0018-00 | 6700 CLINE RD | 03/27/24 | \$240,000 | \$72,459 | 3.80 | \$44,392.00 | R1.04 RURAL RESIDENTIAL |
| Totals: | | | \$3,165,600 | \$767,358 | 21.06 | | |

Land Residuals Support a 20% Across the Board Increase in SUBS RESIDENTIAL Land Values

Outliers. Sale Price Does not Support Current Land Values

| Parcel Number | Street Address | Sale Date | Sale Price | Land Residual | Net Acres | Est. Land Value | Land Table |
|--------------------|-------------------|-----------|------------|---------------|-----------|-----------------|-------------------------|
| 16-624-000-0100-00 | 3287 DAVID BEE ST | 05/24/24 | \$265,000 | \$12,423 | 0.40 | \$13,800.00 | R2.04 SUBS RESIDENTIAL |
| 16-003-400-0007-00 | 3180 S BROTON RD | 02/25/25 | \$470,000 | \$40,352 | 3.49 | \$42,380.00 | R1.04 RURAL RESIDENTIAL |

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

| | | | | | | | |
|-----------|-------------------------------------|---------|-------------------------------------|----------|-------------------------------------|-----------|--------------------------------------|
| 1 Acre: | <input type="text" value="28,000"/> | 3 Acre: | <input type="text" value="43,000"/> | 10 Acre: | <input type="text" value="57,000"/> | 30 Acre: | <input type="text" value="102,000"/> |
| 1.5 Acre: | <input type="text" value="34,000"/> | 4 Acre: | <input type="text" value="44,000"/> | 15 Acre: | <input type="text" value="74,000"/> | 40 Acre: | <input type="text" value="114,000"/> |
| 2 Acre: | <input type="text" value="39,000"/> | 5 Acre: | <input type="text" value="46,000"/> | 20 Acre: | <input type="text" value="85,000"/> | 50 Acre: | <input type="text" value="125,000"/> |
| 2.5 Acre: | <input type="text" value="42,000"/> | 7 Acre: | <input type="text" value="51,000"/> | 25 Acre: | <input type="text" value="97,000"/> | 100 Acre: | <input type="text" value="171,000"/> |

ATYPICAL \$17,000
 TYPICAL \$20,000
 LARGE \$25,000
 EXTRA LARGE \$28,000

**2026 Sullivan Township Land Tables
Agricultural Vacant Land Sales**

| Parcel Number | Street Address | Sale Date | Instr. | Sale Price | Land Residual | Net Acres | Dollars/Acre | Tillable | Wooded |
|--------------------|-----------------|-----------|--------|--------------------|--------------------|---------------|--------------|----------|--------|
| 12-012-300-0004-00 | GOEBEL RD | 02/28/24 | WD | \$80,000 | \$80,000 | 15.10 | \$5,298 | 96% | 4% |
| 12-021-300-0009-30 | E APPLE AVE | 04/06/23 | WD | \$75,000 | \$75,000 | 18.00 | \$4,167 | 93% | 7% |
| 13-018-200-0003-10 | BEHLER RD | 03/11/25 | WD | \$48,000 | \$48,000 | 8.43 | \$5,694 | 69% | 31% |
| 16-024-100-0006-00 | 8301 ELLIS RD | 11/04/24 | WD | \$300,000 | \$300,000 | 30.00 | \$10,000 | 84% | 16% |
| 16-025-100-0002-10 | S SULLIVAN RD | 05/01/23 | WD | \$160,000 | \$160,000 | 39.50 | \$4,051 | 0% | 100% |
| 16-036-100-0001-00 | S SULLIVAN RD | 05/03/24 | WD | \$400,000 | \$400,000 | 38.03 | \$10,519 | 50% | 50% |
| 17-016-200-0006-00 | 4555 BOSSETT RD | 11/17/23 | WD | \$220,000 | \$220,000 | 20.00 | \$11,000 | 74% | 26% |
| Totals: | | | | \$1,283,000 | \$1,283,000 | 169.06 | | | |

Study Time Frame 04/01/2023-03/31/2025

Extracted Sales from Moorland, Casnovia, Sullivan and Ravenna Townships

Land Values under 30 acres remained the same. Land over 30 acres increased 5% across the board for Agricultural (Tillable)

Land Values under 30 acres remained the same. Land over 30 acres increased 5% across the board for Agricultural (Wooded)

OUTLIER

13-015-300-0002-10 CANADA RD/HALL RD 07/11/24 WD \$915,600 \$915,600 54.81 \$16,705 96% 4%

Description: 2025 AGRICULTURAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

| | | | | | | | |
|-----------|--------|---------|--------|----------|---------|-----------|---------|
| 1 Acre: | 21,200 | 3 Acre: | 25,700 | 10 Acre: | 63,000 | 30 Acre: | 170,600 |
| 1.5 Acre: | 23,800 | 4 Acre: | 31,700 | 15 Acre: | 90,700 | 40 Acre: | 222,300 |
| 2 Acre: | 24,200 | 5 Acre: | 35,900 | 20 Acre: | 113,400 | 50 Acre: | 271,200 |
| 2.5 Acre: | 25,200 | 7 Acre: | 49,300 | 25 Acre: | 147,600 | 100 Acre: | 370,400 |

ATYPICAL \$15,000
TYPICAL \$16,500
LARGE \$17,000
XTRA LARGE \$18,500

2026 Sullivan Township Land Tables

Agricultural Vacant Land Sales

Description: 2025 WOODED

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

| | | | | | | | |
|-----------|--|---------|--|----------|--|-----------|---|
| 1 Acre: | <input style="width: 80px;" type="text" value="12,200"/> | 3 Acre: | <input style="width: 80px;" type="text" value="17,800"/> | 10 Acre: | <input style="width: 80px;" type="text" value="36,000"/> | 30 Acre: | <input style="width: 80px;" type="text" value="76,900"/> |
| 1.5 Acre: | <input style="width: 80px;" type="text" value="13,800"/> | 4 Acre: | <input style="width: 80px;" type="text" value="20,900"/> | 15 Acre: | <input style="width: 80px;" type="text" value="44,400"/> | 40 Acre: | <input style="width: 80px;" type="text" value="94,500"/> |
| 2 Acre: | <input style="width: 80px;" type="text" value="15,100"/> | 5 Acre: | <input style="width: 80px;" type="text" value="22,800"/> | 20 Acre: | <input style="width: 80px;" type="text" value="58,800"/> | 50 Acre: | <input style="width: 80px;" type="text" value="109,600"/> |
| 2.5 Acre: | <input style="width: 80px;" type="text" value="16,800"/> | 7 Acre: | <input style="width: 80px;" type="text" value="27,200"/> | 25 Acre: | <input style="width: 80px;" type="text" value="65,400"/> | 100 Acre: | <input style="width: 80px;" type="text" value="185,200"/> |

Rate Table

Description: OVER 100 ACRES

Rates

| Description | Rate |
|-----------------|----------|
| 125 AC TILLABLE | 2,750.00 |
| 150 AC TILLABLE | 2,700.00 |
| 200 AC TILLABLE | 2,400.00 |
| 250 AC TILLABLE | 2,300.00 |
| 300 AC TILLABLE | 2,200.00 |
| 125 AC WOODED | 1,300.00 |
| 150 AC WOODED | 1,200.00 |
| 200 AC WOODED | 1,100.00 |
| 300 AC WOODED | 1,000.00 |

2026 Sullivan Township Commercial Land Values

Sales From: Montague, Holton, Fruitland, Dalton, Muskegon, Egelston and Fruitport Townships

DATES ANALYZED: April 1, 2023 - March 31, 2025

| PARCELS | ADDRESS | DATE OF SALE | SALE PRICE | SIZE | CURRENT TCV (Per Land Table) |
|--------------------|-------------------|--------------|------------|---------|------------------------------|
| 07-031-200-0035-10 | Whitehall Rd | 5/20/2024 | \$8,000 | 0.51 A | \$12,000 |
| 10-007-100-0022-00 | W Giles Rd | 4/26/2024 | \$6,500 | 1.07 A | \$15,840 |
| 02-016-300-0007-00 | US 31 | 7/20/2023 | \$20,000 | 8.15 A | \$54,683 |
| 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) |
|--------------------|---------------------|--------------|------------|--------|---------------|------------------------------|
| 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 |
| 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 |

4 Vacant Land Sales during the time period in acreage size range, along with 6 Extracted Sales distributed throughout size classifications. These sales support current land table values and NO adjustments were made to the land table for 2026.

2026 LAND VALUE TABLE

Description: **COMMERCIAL**

| Estimated Land Values | | | |
|---|--------|-----------|---------|
| Enter the Estimated Land Value for each of these sizes. | | | |
| 1 Acre: | 15,000 | 3 Acre: | 35,000 |
| 1.5 Acre: | 21,000 | 4 Acre: | 40,000 |
| 2 Acre: | 26,000 | 5 Acre: | 45,000 |
| 2.5 Acre: | 30,000 | 7 Acre: | 52,000 |
| | | 10 Acre: | 59,000 |
| | | 15 Acre: | 76,000 |
| | | 20 Acre: | 95,000 |
| | | 25 Acre: | 105,000 |
| | | 30 Acre: | 114,000 |
| | | 40 Acre: | 125,000 |
| | | 50 Acre: | 135,000 |
| | | 100 Acre: | 200,000 |

ATYPICAL \$8000
 TYPICAL \$10000
 LARGE \$12000
 XTRA-LARGE \$14000