

Ravenna Agricultural Sales: Land Table (Dates Analyzed: 4/1/23-3/31/25)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Till	Non-Till
17-022-400-0002-20	BLACKMER RD	03/07/25	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	4.00	\$23,756	4.00	0.00
17-022-400-0002-30	BLACKMER RD	03/14/25	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$119,000	4.00	\$29,750	4.00	0.00
17-027-300-0004-30	BOSSETT RD	11/29/23	\$68,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$68,000	\$68,000	13.64	\$4,985	0.00	8.34
17-016-200-0006-00	4555 BOSSETT RD	11/17/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$220,000	20.00	\$11,000	12.12	6.38
17-036-400-0005-00	SQUIRES RD	11/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$480,000	56.70	\$8,466	32.13	5.00
Totals:			\$982,000			\$982,000	\$982,000	98.34			
									Average		
									per Net Acre=>	\$9,986	

Sales still considerably lower than current acreage table values. Land table values raised based on market and posted below.

Outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
17-028-400-0005-00	PONTALUNA RD	10/29/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$480,000	39.00	\$12,308 (residential class now)

Acreage Table 'A'

Description: AG-TILLABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="20,167"/>	3 Acre:	<input type="text" value="25,493"/>	10 Acre:	<input type="text" value="61,182"/>	30 Acre:	<input type="text" value="156,354"/>
1.5 Acre:	<input type="text" value="21,414"/>	4 Acre:	<input type="text" value="28,552"/>	15 Acre:	<input type="text" value="88,374"/>	40 Acre:	<input type="text" value="203,940"/>
2 Acre:	<input type="text" value="22,660"/>	5 Acre:	<input type="text" value="33,990"/>	20 Acre:	<input type="text" value="113,300"/>	50 Acre:	<input type="text" value="249,260"/>
2.5 Acre:	<input type="text" value="23,793"/>	7 Acre:	<input type="text" value="45,207"/>	25 Acre:	<input type="text" value="135,960"/>	100 Acre:	<input type="text" value="441,870"/>

Close

Acreage Table 'B'

Description: AG-NON TILL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="13,200"/>	3 Acre:	<input type="text" value="18,810"/>	10 Acre:	<input type="text" value="42,900"/>	30 Acre:	<input type="text" value="94,600"/>
1.5 Acre:	<input type="text" value="14,850"/>	4 Acre:	<input type="text" value="22,000"/>	15 Acre:	<input type="text" value="55,000"/>	40 Acre:	<input type="text" value="100,100"/>
2 Acre:	<input type="text" value="15,400"/>	5 Acre:	<input type="text" value="26,950"/>	20 Acre:	<input type="text" value="69,300"/>	50 Acre:	<input type="text" value="114,400"/>
2.5 Acre:	<input type="text" value="15,950"/>	7 Acre:	<input type="text" value="36,960"/>	25 Acre:	<input type="text" value="81,400"/>	100 Acre:	<input type="text" value="209,000"/>

Close

Ravenna Township Commercial General

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)

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

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE				CURRENT TCV (Per Land Table)	COMMENTS
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ATYPICAL

TYPICAL

LARGE

07-031-200-0035-10	Whitehall Rd	5/20/2024	\$8,000	0.51 A				\$12,000	
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EX LARGE

ACREAGE

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	75 Location
07-031-400-0003-00	2566 Whitehall Rd	12/12/2024	\$274,000	38.03 A				\$153,541	125 Corner

EXTRACTED									
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE			LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS

ATYPICAL

TYPICAL

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	

LARGE

EX LARGE

26-185-128-0006-00	2441 Ninth St	04/26/24	\$51,000	0.86 A			\$2,558	\$14,000	
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ACREAGE

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	125 Location
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 in acreage size range, along with 7 extracted sales distributed throughout size classifications.

Table values are bracketed high and low by vacant land sales and extracted land values. These sales support current land table values and no adjustment to land table was made for 2026.

2026 LAND VALUE TABLE								
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	8000	TYPICAL	10000	LARGE	12000	EX LARGE	14000	

EQC02 - COMMERCIAL/INDUSTRIAL - PRIME

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

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
ATYPICAL									
27-440-000-0027-50	2504 Peck St	4/6/2023	\$6,000	0.14 A				\$11,813	50 Loc
27-185-000-0021-00	1306 E Broadway Ave	2/1/2024	\$16,000	0.23 A				\$23,625	
TYPICAL									
27-440-000-0010-00	2747 Vulcan St	9/27/2024	\$12,000	.30 A				\$28,350	
LARGE									
27-104-100-0013-00	886 E Broadway Ave	10/24/2024	\$15,000	0.70 A				\$16,538	
EX LARGE									
06-101-100-0002-05	Whitehall Rd	6/5/2023	\$23,000	0.98 A				\$18,900	50 Rear - no Whitehall
ACREAGE									
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	50 Shape/Access
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
26-032-400-0006-00	2345 Getty St	6/28/2024	\$14,500	2.25 A				\$44,651	75 Loc
27-133-100-0016-00	891 S Mill Iron Rd	6/23/2023	\$29,000	2.60 A				\$31,537	50 Loc
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)	COMMENTS
ATYPICAL									
43-725-002-0001-30	12434 STAFFORD ST	07/16/24	\$45,000	0.04 A			\$8,030	\$11,813	50 Size
24-205-072-0001-00	1061 S GETTY ST	10/17/23	\$98,000	0.10 A			\$24,543	\$17,719	75 Size
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	50 Location
24-660-000-0004-00	1784 OAK AVE	12/02/24	\$90,000	0.22 A			\$30,204	\$23,625	
TYPICAL									
27-333-002-0006-00	4477 GRAND HAVEN	03/20/24	\$191,920	0.36 A			\$23,403	\$31,185	110 Corner
27-108-200-0046-00	3680 AIRLINE	02/21/25	\$130,000	0.47 A			\$21,464	\$28,350	
LARGE									
10-007-100-0001-00	1390 Whitehall Rd	6/20/2023	\$269,000	0.52 A			\$27,083	\$38,036	
EX LARGE									
ACREAGE									
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	75 Location

CURRENT LISTINGS

27-700-001-0007-00	839 E Broadway Ave	Current Listing	\$99,000 - Listing	0.26 A				\$14,175	50 Location
26-185-160-0010-00	2545 Getty St	Current Listing	\$125,000 - Listing	0.43 A				\$24,098	85 Location/Cor
10-008-100-0019-00	1353 Holton Rd	Current Listing	\$59,000 - Listing	0.76 A				\$47,250	125 Location
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. Sales' values bracket land table values higher and lower. 4 current listings also considered. No adjustment to vacant land table was deemed required for 2026.

2026 LAND VALUE TABLE

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	23625	TYPICAL	28350	LARGE	33075	EX LARGE	37800

Ravenna General Residential Sales: Land Table (Dates Analyzed: 4/1/23-3/31/25)

Parcel Number	Sale Date	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
43-150-003-0006-00	10/31/24	\$35,873	59.4	121.6	0.18	\$604	\$194,962	\$4.48
43-650-001-0006-01	08/08/23	\$35,000	92.5	129.7	0.28	\$378	\$127,273	\$2.92
17-480-000-0008-00	12/22/23	\$30,000	75.0	373.0	0.64	\$400	\$46,729	\$1.07
17-480-000-0008-00	10/29/24	\$40,000	75.0	373.0	0.64	\$533	\$62,305	\$1.43
43-683-000-0055-00	09/19/23	\$35,726	202.2	162.2	0.75	\$177	\$47,445	\$1.09
43-481-000-0031-00	06/21/23	\$46,022	0.0	0.0	1.10	\$0	\$41,838	\$0.96
17-005-100-0001-00	01/31/25	\$56,343	0.0	0.0	2.12	\$0	\$26,577	\$0.61
17-027-200-0005-00	08/19/24	\$79,287	0.0	0.0	4.17	\$0	\$19,014	\$0.44
17-022-200-0004-01	03/20/24	\$65,000	0.0	0.0	4.39	\$0	\$14,806	\$0.34
17-022-100-0004-00	04/19/24	\$90,133	0.0	0.0	5.01	\$0	\$18,063	\$0.41
17-014-100-0010-00	05/17/24	\$98,187	0.0	0.0	6.26	\$0	\$15,685	\$0.36
17-018-300-0005-00	03/07/24	\$110,000	0.0	0.0	10.00	\$0	\$11,000	\$0.25
17-029-100-0008-30	09/13/23	\$100,000	0.0	0.0	10.19	\$0	\$9,814	\$0.23
17-029-100-0008-10	08/08/24	\$105,000	0.0	0.0	10.20	\$0	\$10,294	\$0.24
17-029-100-0008-20	03/27/24	\$109,900	0.0	0.0	10.20	\$0	\$10,775	\$0.25
17-027-300-0001-00	12/08/23	\$165,760	0.0	0.0	20.00	\$0	\$8,288	\$0.19
Totals:		\$1,202,231	504.1		86.14			
	per FF=>		#DIV/0!	per Net Acre=?	10,294.12		per SqFt=>	\$0.24
	Average			Average			Average	

Parcels under 1 acre are now a flat rate of \$35,000 for site value based on recent sales (up \$5,000 from last year)
 Market showed need for raise. New land table values posted below.

Outliers

Parcel Number	Sale Date	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
43-650-005-0019-00	11/22/23	\$12,500	66.0	129.7	0.20	\$189	\$63,452	\$1.46

Acreage Table 'A' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80px;" type="text" value="51,400"/>	3 Acre: <input style="width: 80px;" type="text" value="62,200"/>	10 Acre: <input style="width: 80px;" type="text" value="100,000"/>	30 Acre: <input style="width: 80px;" type="text" value="170,300"/>
1.5 Acre: <input style="width: 80px;" type="text" value="54,100"/>	4 Acre: <input style="width: 80px;" type="text" value="73,000"/>	15 Acre: <input style="width: 80px;" type="text" value="124,300"/>	40 Acre: <input style="width: 80px;" type="text" value="210,800"/>
2 Acre: <input style="width: 80px;" type="text" value="56,800"/>	5 Acre: <input style="width: 80px;" type="text" value="78,400"/>	20 Acre: <input style="width: 80px;" type="text" value="137,800"/>	50 Acre: <input style="width: 80px;" type="text" value="256,800"/>
2.5 Acre: <input style="width: 80px;" type="text" value="59,500"/>	7 Acre: <input style="width: 80px;" type="text" value="86,500"/>	25 Acre: <input style="width: 80px;" type="text" value="156,800"/>	100 Acre: <input style="width: 80px;" type="text" value="486,500"/>

Ravenna Haymeadow Sales: Land Table (Dates Analyzed: 4/1/23-3/31/25)

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF
43-380-000-0103-00	06/20/24	\$258,000	\$20,054	76.2	150.0	0.26	\$263
43-380-000-0091-00	06/23/23	\$259,900	\$26,851	75.0	139.9	0.24	\$358
43-380-000-0095-00	09/29/23	\$268,500	\$29,850	75.0	139.9	0.24	\$398
43-380-000-0096-00	03/01/24	\$273,000	\$30,212	75.0	140.0	0.24	\$403
43-380-000-0098-00	03/06/24	\$275,280	\$33,666	82.7	150.0	0.29	\$407
43-380-000-0092-00	12/05/23	\$280,000	\$35,048	75.0	139.9	0.24	\$467
43-380-000-0126-00	07/14/23	\$288,400	\$60,878	100.0	150.0	0.34	\$609
43-380-000-0025-00	11/06/23	\$285,000	\$57,374	87.5	190.0	0.38	\$656
43-380-000-0146-00	08/24/23	\$245,000	\$46,171	70.0	144.0	0.23	\$660
43-380-000-0090-00	04/07/23	\$269,500	\$58,635	75.0	139.9	0.24	\$782
43-380-000-0041-00	07/12/24	\$265,000	\$87,502	75.0	140.0	0.24	\$1,167
43-380-000-0063-00	04/16/24	\$298,000	\$88,172	75.0	139.8	0.24	\$1,176
43-380-000-0074-00	08/12/24	\$240,000	\$89,647	75.0	139.7	0.24	\$1,195
43-380-000-0132-00	07/26/23	\$275,000	\$87,539	72.0	144.0	0.24	\$1,216
Totals:		\$4,675,580	\$1,100,822	1,305.5		4.38	
			Average				
			per FF=>		\$843	251,329.22	

Land Residual Study indicates a front foot rate of \$843. Adjusted rates from \$504 to \$630 for 2026.

Outliers

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF
43-380-000-0005-00	08/30/23	\$40,000	\$40,000	341.0	562.5	0.30	\$117
43-380-000-0005-00	10/20/23	\$275,000	\$18,129	107.1	122.6	0.30	\$169
43-380-000-0135-00	12/04/24	\$275,000	\$101,155	72.0	144.0	0.24	\$1,405
43-380-000-0148-00	03/28/24	\$300,000	\$108,927	70.0	144.0	0.23	\$1,556
43-380-000-0071-00	09/24/24	\$320,000	\$139,141	75.0	139.7	0.24	\$1,855