

2026 City of Muskegon Heights Residential Land Table Analysis for Land Table "Green"

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Total Acres	Dollars/FF
27-185-000-0010-00	2676 VALK ST	02/08/24	\$94,900	\$11,105	50.0	0.23	\$222
27-150-000-0087-00	2982 MCDERMOTT ST	03/29/24	\$155,000	\$14,853	61.7	0.28	\$241
27-519-000-0005-00	1451 CANTERBURY	05/05/23	\$107,000	\$16,318	67.0	0.31	\$244
27-519-000-0021-01	1520 SUNBURY AVE	04/04/24	\$17,500	\$17,500	68.0	0.32	\$257
27-150-000-0038-10	2959 MCDERMOTT ST	07/14/23	\$140,000	\$20,090	75.0	0.24	\$268
27-183-000-0012-00	3142 BAILEY	10/18/24	\$175,000	\$19,290	69.0	0.23	\$280

AVG FF
MEDIAN FF

\$252
\$250

Used \$250/FF for Land Table "Green" for 2026 (no change,) considering sales in nearby comparable Norton Shores neighborhood for support.

2026 City of Muskegon Heights Residential Land Table Analysis for General Residential

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Total Acres	Dollars/FF
26-635-269-0007-00	3118 PECK ST	08/03/23	\$113,500	\$3,501	125.0	0.29	\$28
26-185-114-0002-00	2405 RIORDAN ST	05/01/23	\$51,000	\$1,495	50.0	0.14	\$30
26-635-260-0018-00	2920 HOYT ST	05/30/23	\$45,350	\$1,660	40.0	0.12	\$42
26-822-002-0001-00	2304 ELWOOD ST	06/22/23	\$65,000	\$4,007	80.0	0.23	\$50
26-185-071-0015-00	2236 SANFORD ST	09/22/23	\$60,000	\$2,691	50.0	0.14	\$54
26-400-011-0012-00	3337 SEVENTH ST	12/01/23	\$40,000	\$3,142	50.0	0.12	\$63
26-185-098-0005-00	2317 HOYT ST	03/18/24	\$77,990	\$3,677	50.0	0.14	\$74
26-770-044-0017-00	3133 MONA ST	10/31/23	\$64,000	\$3,885	50.0	0.13	\$78
26-770-025-0023-00	3366 SIXTH ST	08/16/24	\$82,000	\$4,231	50.0	0.12	\$85
26-185-097-0017-00	2328 BAKER ST	06/06/23	\$67,500	\$3,450	40.0	0.12	\$86
26-770-004-0032-00	3316 SANFORD ST	08/06/24	\$45,000	\$8,833	100.0	0.24	\$88
26-615-001-0008-00	3232 LEAHY ST	06/21/24	\$70,000	\$4,472	50.0	0.14	\$89
26-540-004-0005-00	2646 REYNOLDS ST	11/03/23	\$59,000	\$3,664	38.0	0.11	\$96
26-185-101-0017-00	2328 HOWDEN ST	03/14/25	\$44,805	\$4,909	50.0	0.14	\$98
26-185-111-0011-10	464 E HUME AVE	06/30/23	\$121,000	\$8,263	83.0	0.19	\$100
26-770-004-0038-00	3304 SANFORD ST	03/05/25	\$35,000	\$8,556	75.0	0.18	\$114
26-650-004-0007-00	2015 MANZ ST	12/06/24	\$45,000	\$8,672	75.0	0.22	\$116
26-636-244-0005-00	3117 TEMPLE ST	06/27/23	\$135,000	\$9,666	75.0	0.22	\$129
26-185-225-0011-00	2936 FIFTH ST	06/07/24	\$6,500	\$6,500	50.0	0.14	\$130

AVG FF
MEDIAN FF

\$82
\$86

Used \$85 FF value (no change) for all other Residential Land Table in the City of Muskegon Heights

2026 City of Muskegon Heights Land Table Analysis for Commercial/Industrial General

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Size	Residual	Comments
12-020-400-0001-00	10380 E Apple Ave	02/25/25	\$150,000	0.34 A	Typical	\$ 4,733	
06-112-400-0003-15	5706 Whitehall Rd	08/08/24	\$50,000	0.41 A	Typical	\$ 7,792	
07-031-200-0035-10	Whitehall Rd	05/20/24	\$8,000	0.51 A	Large	\$ 8,000	
26-185-128-0006-00	2441 Ninth St	04/26/24	\$51,000	0.86 A	Ex Large	\$ 2,558	
10-007-100-0022-00	W Giles Rd	04/26/24	\$6,500	1.07 A	Acreage	\$ 6,500	
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	1.07 A	Acreage	\$ 25,847	
11-023-300-0004-00	S Maple Island Rd	05/31/24	\$55,000	1.81 A	Acreage	\$ 55,000	
05-031-400-0006-00	6951 Holton Rd	10/11/24	\$154,000	3.33 A	Acreage	\$ 37,061	
07-024-300-0006-10	Holton Rd	05/03/24	\$53,000	4.86 A	Acreage	\$ 40,957	125% Location
15-017-200-0007-00	4289 S WOLF LAKE RD	09/14/23	\$315,000	5.94 A	Acreage	\$ 87,732	
02-016-300-0007-00	US 31	07/20/23	\$20,000	8.15 A	Acreage	\$ 20,000	
11-031-200-0015-01	E Evanston Ave	02/04/25	\$175,000	9.28 A	Acreage	\$ 175,000	75% Location
07-031-400-0003-00	2566 Whitehall Rd	12/12/24	\$274,000	38.03 A	Acreage	\$ 274,000	125% Corner

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.

\$8,000 ATYPICAL		\$10,000 TYPICAL		\$12,000 LARGE		\$14,000 EX LARGE	
Size	Value (\$)	Size	Value (\$)	Size	Value (\$)	Size	Value (\$)
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

2026 City of Muskegon Heights Land Table Analysis for Commercial/Industrial Prime

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Size	Residual	Comments
43-725-002-0001-30	12434 STAFFORD ST	07/16/24	\$45,000	0.04 A	Atypical	\$ 8,030	50% Size
24-205-072-0001-00	1061 S GETTY ST	10/17/23	\$98,000	0.10 A	Atypical	\$ 24,543	75% Size
24-675-023-0022-00	1922 PECK ST	02/21/24	\$120,000	0.14 A	Atypical	\$ 30,308	
27-440-000-0027-50	2504 Peck St	04/06/23	\$6,000	0.14 A	Atypical	\$ 6,000	50% Location
26-170-000-0009-00	2029 NINTH ST	06/13/23	\$90,000	0.15 A	Atypical	\$ 35,410	
27-615-001-0037-00	1055 E BROADWAY	10/26/23	\$40,000	0.17 A	Atypical	\$ 8,754	
24-660-000-0004-00	1784 OAK AVE	12/02/24	\$90,000	0.22 A	Atypical	\$ 30,204	50% Location
27-185-000-0021-00	1306 E Broadway Ave	02/01/24	\$16,000	0.23 A	Atypical	\$ 16,000	
27-440-000-0010-00	2747 Vulcan St	09/27/24	\$12,000	0.30 A	Typical	\$ 12,000	
27-333-002-0006-00	4477 GRAND HAVEN	03/20/24	\$191,920	0.36 A	Typical	\$ 23,403	110% Corner
27-108-200-0046-00	3680 AIRLINE	02/21/25	\$130,000	0.47 A	Typical	\$ 21,464	
10-007-100-0001-00	1390 Whitehall Rd	06/20/23	\$269,000	0.52 A	Large	\$ 27,083	
27-104-100-0013-00	886 E Broadway Ave	10/24/24	\$15,000	0.70 A	Large	\$ 15,000	
06-101-100-0002-05	Whitehall Rd	06/05/23	\$23,000	0.98 A	Ex Large	\$ 23,000	50% Rear (no Whitehall)
24-760-000-0003-01	2055 Marquette	10/18/24	\$115,000	1.01 A	Acreage	\$ 115,000	
10-004-200-0006-00	2112 N Roberts Rd	01/01/25	\$170,000	1.17 A	Acreage	\$ 79,200	
02-016-400-0005-20	US 31	07/09/24	\$15,000	1.20 A	Acreage	\$ 15,000	50% Shape/Access
27-121-300-0005-00	5417 Grand Haven	10/19/23	\$85,000	1.38 A	Acreage	\$ 85,000	110% Corner
15-293-000-0029-00	Hts Ravenna Rd	04/07/23	\$44,900	1.95 A	Acreage	\$ 44,900	75% Loc
26-032-400-0006-00	2345 Getty St	06/28/24	\$14,500	2.25 A	Acreage	\$ 14,500	75% Loc
27-133-100-0016-00	891 S Mill Iron Rd	06/23/23	\$29,000	2.60 A	Acreage	\$ 29,000	50% Loc
27-675-000-0012-01	6250 Grand Haven	08/28/23	\$242,500	4.00 A	Acreage	\$ 242,500	
07-024-300-0006-10	Holton Rd	05/03/24	\$53,000	4.86 A	Acreage	\$ 53,000	
27-133-100-0016-00	2139 S Mill Iron Rd	12/08/23	\$325,000	5.27 A	Acreage	\$ 325,000	
15-112-100-0026-00	3523 HTS RAVENNA RD	08/04/23	\$269,000	19.48 A	Acreage	\$ 116,982	75% Location

\$ 23,625	ATYPICAL	\$ 28,350	TYPICAL	\$33,075	LARGE	\$ 37,800	EX LARGE
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Size	Value (\$)	Size	Value (\$)	Size	Value (\$)	Size	Value (\$)
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