

2026 MOORLAND TOWNSHIP RESIDENTIAL LAND TABLES 4/01/2023 -03/31/25

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	
12-422-000-0010-00	E APPLE AVE	02/25/25	\$25,000	03-ARM'S LENGTH	\$25,000	\$16,200	\$25,000	\$16,200	0.47	\$53,191	
12-010-400-0009-00	11638 WHITE RD	04/24/23	\$35,000	03-ARM'S LENGTH	\$35,000	\$23,200	\$35,000	\$23,200	2.40	\$14,583	
12-011-100-0008-00	N RAVENNA RD	11/01/24	\$30,000	03-ARM'S LENGTH	\$30,000	\$37,400	\$30,000	\$37,400	4.80	\$6,250	
12-005-200-0001-10	2141 N MASON RD	12/15/23	\$72,500	03-ARM'S LENGTH	\$72,500	\$38,344	\$72,500	\$37,125	5.00	\$14,500	
12-021-300-0009-00	E APPLE AVE	10/16/24	\$80,000	03-ARM'S LENGTH	\$80,000	\$83,414	\$80,000	\$83,414	16.83	\$4,753	
12-028-300-0005-00	S MOORLAND RD	01/09/24	\$150,000	03-ARM'S LENGTH	\$150,000	\$92,435	\$150,000	\$92,435	27.93	\$5,371	
							\$392,500	\$289,774	57.43		
							Average				
							per Net Acre=>		6,834.41		

MOORLAND TOWNSHIP RESIDUAL LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
12-023-300-0011-00	986 S RAVENNA RD	04/17/23	\$125,000	03-ARM'S LENGTH	\$125,000	\$112,486	\$25,514	\$13,000	0.49	\$51,858
12-010-100-0004-00	11323 BAILEY RD	09/10/24	\$230,000	03-ARM'S LENGTH	\$230,000	\$207,653	\$47,227	\$24,880	2.20	\$21,467
12-010-400-0017-00	11948 E WHITE RD	09/27/24	\$260,000	03-ARM'S LENGTH	\$260,000	\$167,203	\$117,847	\$25,050	2.25	\$52,376
12-021-100-0009-00	516 S MOORLAND RD	08/15/24	\$219,000	03-ARM'S LENGTH	\$219,000	\$192,344	\$59,216	\$32,560	3.90	\$15,184
12-021-400-0003-00	10812 E APPLE AVE	10/25/23	\$277,500	03-ARM'S LENGTH	\$277,500	\$241,703	\$81,657	\$45,860	9.62	\$8,488
12-016-400-0004-30	11044 HALL RD	04/25/24	\$487,000	03-ARM'S LENGTH	\$487,000	\$445,149	\$103,671	\$61,820	14.60	\$7,101
12-010-400-0005-00	11801 IRWIN DR	01/17/25	\$300,000	03-ARM'S LENGTH	\$300,000	\$287,139	\$110,261	\$97,400	25.00	\$4,410

Increased .01 acres to 10 acres 15% and increased all other acreage above 10 acres 10% due to sale analysis.

2026 TILLABLE AGRICULTURAL VACANT LAND TABLE ANALYSIS 04/01/2023 - 3/31/2025

Analyzed sales study area: Fruitport Twp, Ravenna Twp, Sullivan Twp, Moorland Twp,Casnovia Twp FruitlandTwp

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
17-033-300-0006-01	WILSON ST	12/15/23	\$30,000	\$30,000.00	45000.00	\$30,000	45,000.00	300.00%	3.00	\$10,000
17-022-400-0002-20	BLACKMER RD	03/07/25	\$95,000	\$95,000.00	27937.00	\$95,000	27,937.00	399.90%	4.00	\$23,756
17-022-400-0002-30	BLACKMER RD	03/14/25	\$119,000	\$119,000.00	27937.00	\$119,000	27,937.00	400.00%	4.00	\$29,750
15-018-300-0003-30	4763 CLOVERVILLE RD	11/22/23	\$65,000	\$65,000.00	88386.00	\$65,000	76,600.00	432.00%	4.32	\$15,046
13-018-200-0003-10	BEHLER RD	03/11/25	\$48,000	\$48,000.00	41642.00	\$48,000	41,642.00	843.00%	8.43	\$5,694
17-027-300-0004-30	BOSSETT RD	11/29/23	\$68,000	\$68,000.00	117346.00	\$68,000	117,346.00	1364.00%	8.34	\$4,985
12-012-300-0004-00	GOEBEL RD	02/28/24	\$80,000	\$80,000.00	71736.00	\$80,000	71,736.00	1510.00%	15.10	\$5,298
12-021-300-0009-30	E APPLE AVE	04/06/23	\$75,000	\$75,000.00	73276.00	\$75,000	73,276.00	1800.00%	18.00	\$4,167
13-001-400-0003-00	BAILEY RD	08/09/24	\$255,000	\$255,000.00	92245.00	\$255,000	92,245.00	4000.00%	20.00	\$6,375
17-016-200-0006-00	4555 BOSSETT RD	11/17/23	\$220,000	\$220,000.00	91748.00	\$220,000	91,748.00	2000.00%	20.00	\$11,000
13-012-100-0012-20	NEWAYGO RD	06/26/24	\$152,500	\$152,500.00	99825.00	\$152,500	99,825.00	2378.00%	23.78	\$6,413
06-128-400-0002-00	W MCMILLAN RD	04/12/24	\$200,000	\$200,000.00	115742.00	\$200,000	115,742.00	2963.00%	29.63	\$6,750
16-024-100-0006-00	8301 ELLIS RD	11/04/24	\$300,000	\$300,000.00	150947.00	\$300,000	150,947.00	3000.00%	30.00	\$10,000
17-026-200-0003-00	S RAVENNA RD	12/31/24	\$739,900	\$739,900.00	158363.00	\$739,900	158,363.00	3375.00%	33.75	\$21,923
01-102-300-0003-00	CHASE RD	04/19/23	\$88,400	\$88,400.00	102424.00	\$88,400	102,424.00	3768.30%	37.68	\$2,346
16-036-100-0001-00	S SULLIVAN RD	05/03/24	\$400,000	\$400,000.00	152058.00	\$400,000	152,058.00	3802.50%	38.03	\$10,519
16-025-100-0002-10	S SULLIVAN RD	05/01/23	\$160,000	\$160,000.00	93620.00	\$160,000	93,620.00	3950.00%	39.50	\$4,051
15-124-100-0001-00	S DANGL RD	11/29/23	\$400,000	\$400,000.00	160000.00	\$400,000	200,000.00	4000.00%	40.00	\$10,000
13-025-300-0004-01	LAKETON AVE	02/09/24	\$650,000	\$650,000.00	202850.00	\$650,000	202,850.00	5277.00%	52.77	\$12,318
13-015-300-0002-10	CANADA RD/ HALL RD	07/11/24	\$915,600	\$915,600.00	218652.00	\$915,600	218,652.00	5481.00%	57.00	\$16,705
17-036-400-0005-00	SQUIRES RD	11/17/23	\$480,000	\$480,000.00	255191.00	\$480,000	255,191.00	5670.00%	37.13	\$8,466
		Totals:	\$5,541,400	\$5,541,400.00	2386925.00	\$5,541,400	2,415,139.00	56713.70%	524.46	
								Average		
								per Net Acre=>	9,770.83	

Analyzed data indicates increase in tillable land values.

Review of agricultural tillable land sales supports increase of tillable land value tables for 2026.

2026 WOODED AGRICULTURAL VACANT LAND TABLE ANALYSIS 04/01/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre	Wooded Acres	% Wooded
07-210-000-0016-00	CUYAHOGA CT	11/03/23	\$29,900	\$29,900.00	1.00	\$29,900.00	1.00	100.00%
15-114-300-0009-00	S SHERIDAN RD	12/20/23	\$35,000	\$35,000.00	1.00	\$35,000.00	1.00	100.00%
15-318-000-0011-00	3878 DEGRAVES CT	02/28/25	\$30,000	\$30,000.00	1.00	\$30,000.00	1.00	100.00%
06-280-000-0017-00	HERITAGE DR	05/16/23	\$36,000	\$36,000.00	1.01	\$35,750	0.06	63.00%
06-243-000-0007-00	4445 DUCK CREEK LN	08/30/24	\$35,000	\$35,000.00	1.05	\$33,333	1.05	100.00%
06-243-000-0014-00	DUCK CREEK LN	06/07/24	\$35,000	\$35,000.00	1.07	\$32,710	1.07	100.00%
42-501-022-0017-00	VACANT	04/08/24	\$19,000	\$19,000.00	1.15	\$16,551	1.15	100.00%
06-121-100-0011-02	4293 MYSTIC LN	04/18/23	\$26,900	\$26,900.00	1.16	\$23,190	1.16	100.00%
07-033-400-0013-00	928 E RIVER RD	06/07/24	\$18,000	\$18,000.00	1.18	\$15,319	1.18	100.00%
07-646-000-0147-00	DANC DR	10/01/24	\$21,500	\$21,500.00	1.30	\$16,513	1.30	100.00%
06-280-000-0029-00	HERITAGE DR	09/29/23	\$35,500	\$35,500.00	1.48	\$24,019	1.31	88.00%
06-120-300-0012-30	W BARD RD	09/28/23	\$50,000	\$50,000.00	2.03	\$24,631	1.48	73.00%

07-033-400-0015-00	980 E RIVER RD	08/09/24	\$30,000	\$30,000.00	2.16	\$13,882	2.16	100.00%
16-011-200-0004-10	3487 BARNES RD	08/04/23	\$37,000	\$37,000.00	2.70	\$13,704	2.70	100.00%
07-001-200-0001-80	6860 BLUE LAKE RD	06/12/24	\$47,000	\$47,000.00	2.98	\$15,793	2.98	100.00%
06-128-300-0002-10	JOHNSON DR	05/05/23	\$55,000	\$55,000.00	4.17	\$13,189	4.17	100.00%
16-007-200-0016-00	S CARR RD	06/26/23	\$55,000	\$55,000.00	4.77	\$11,533	4.77	89.00%
06-129-200-0004-00	JAY RD	09/30/24	\$46,950	\$46,950.00	4.84	\$9,700	4.84	100.00%
06-133-400-0004-00	SIMONELLI RD	08/16/23	\$45,000	\$45,000.00	4.93	\$9,128	4.93	100.00%
16-001-200-0005-20	2883 ENSLEY RD	03/06/25	\$40,000	\$40,000.00	5.00	\$8,000	3.80	76.00%
06-462-000-0013-00	W BARD RD	07/28/23	\$54,900	\$54,900.00	5.00	\$10,980	5.00	100.00%
07-019-300-0013-00	WHITEHALL RD	02/07/25	\$52,000	\$52,000.00	5.38	\$9,662	5.38	100.00%
06-108-200-0001-30	W LAKEWOOD RD	04/30/24	\$55,000	\$55,000.00	5.99	\$9,182	5.99	100.00%
16-015-100-0015-00	S HILTON PARK RD	08/29/23	\$77,000	\$77,000.00	6.79	\$11,340	6.79	100.00%
06-114-100-0004-00	N WEBER RD	10/18/24	\$85,000	\$85,000.00	7.29	\$11,657	5.65	77.00%
06-103-400-0003-08	W LAKEWOOD RD	04/10/24	\$105,000	\$105,000.00	8.35	\$12,575	6.19	74.00%
06-110-200-0001-40	3055 W LAKEWOOD RD	08/01/23	\$97,500	\$97,500.00	9.75	\$10,000	9.75	100.00%
06-129-400-0008-00	ORSHAL RD	10/23/24	\$106,000	\$106,000.00	9.75	\$10,872	9.75	100.00%
15-113-300-0007-00	3473 E HILE	02/11/25	\$125,000	\$125,000.00	9.75	\$12,821	9.75	100.00%
15-113-300-0008-00	E HILE	02/26/25	\$125,000	\$125,000.00	9.75	\$12,821	9.75	100.00%
06-119-300-0011-40	SCENIC DR	03/18/25	\$70,000	\$70,000.00	10.00	\$7,000	7.58	76.00%
07-010-100-0018-00	PUTNAM RD	02/11/25	\$60,000	\$60,000.00	10.12	\$5,931	9.32	92.00%
06-135-100-0003-20	2965 N GREEN CREEK RD	11/15/24	\$130,000	\$130,000.00	18.69	\$6,956	18.69	100.00%
06-102-300-0003-00	DURHAM RD	09/14/23	\$110,750	\$110,750.00	19.50	\$5,679	19.50	100.00%
16-025-100-0002-10	S SULLIVAN RD	05/01/23	\$160,000	\$160,000.00	40.00	\$4,000	37.69	94.00%
13-005-400-0002-00	1955 SHAW RD	12/12/23	\$264,000	\$264,000.00	42.00	\$6,286	42.00	100.00%
07-004-400-0001-00	PUTNAM RD	09/04/24	\$175,000	\$175,000.00	49.52	\$3,534	49.52	100.00%

Average
per Net Acre=> **7,789.00**

Thirty seven usable sales during time frame.

Review of residential wooded land sales supports increase of wooded land values table.

Wooded land table values increased 30% based on sales data.

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

Moorland 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 20% increase in current land tables.

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

Includes sales from Egeslton, City of Whitehall, Moorland Twp

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 25% increase to current land tables.