

## 2026 WHITE RIVER TOWNSHIP TYPICAL RESIDENTIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale
01-002-200-0004-00	BAYOU RD	08/07/23	\$12,000	\$12,000	\$12,000	0.48	\$25,000	
01-126-200-0003-60	8561 CHANNELS EDGE DR	03/15/24	\$40,000	\$40,000	\$40,000	1.58	\$25,316	
01-115-200-0016-10	PEPPERS TR	07/02/24	\$58,000	\$58,000	\$58,000	1.92	\$30,208	
01-123-100-0003-10	CHASE RD	05/19/23	\$47,000	\$47,000	\$47,000	2.05	\$22,927	
01-101-400-0002-00	WILLIAMS RD	04/10/23	\$240,000	\$240,000	\$240,000	53.14	\$4,516	
01-110-200-0005-00	MEINERT RD	07/12/23	\$382,000	\$382,000	\$382,000	64.05	\$5,964	01-110-200-0007-00
					<b>\$779,000</b>	<b>123.22</b>		
							<b>Average</b>	
							<b>per Net Acre=&gt;</b>	<b>6,322.03</b>

## 2026 WHITE RIVER TOWNSHIP RESIDUAL LAND SALE ANALYSIS

01-135-200-0007-00	7745 CARLSON CT	03/28/25	\$130,000	\$130,000	\$33,029	1.00	\$33,029
01-111-200-0002-00	10726 CHASE RD	05/30/23	\$239,900	\$239,900	\$34,079	2.00	\$17,040
01-112-300-0004-10	6676 FRUITVALE RD	03/25/25	\$277,900	\$277,900	\$94,106	3.31	\$28,465
01-111-200-0010-00	10736 OLD HWY 99	08/26/24	\$280,000	\$280,000	\$61,660	4.96	\$12,431
01-125-200-0002-00	6543 HANCOCK RD	04/17/24	\$365,000	\$365,000	\$89,683	5.90	\$15,201
01-103-300-0011-00	8391 FLOWER CREEK RD	05/20/24	\$328,000	\$328,000	\$147,289	10.48	\$14,054
01-103-400-0006-00	8132 MEINERT RD	03/08/24	\$535,000	\$535,000	\$116,712	23.38	\$4,992

Increase of 10% for all acreage per sales analysis

**2026 WHITE RIVER TOWNSHIP TILLABLE AGRICULTURAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
05-026-100-0019-10	MARVIN RD	08/21/24	\$15,500	\$15,500	2.56	\$6,055
06-128-400-0002-00	W MCMILLAN RD	04/12/24	\$200,000	\$200,000	29.63	\$6,750
01-102-300-0003-00	CHASE RD	04/19/23	\$88,400	\$88,400	37.68	\$2,346
06-125-200-0001-20	1640 W TYLER RD	02/27/24	\$337,500	\$337,500	40.00	\$8,438

No adjustments will be made to tillable agricultural vacant land due to lack of sales.

**2026 WHITE RIVER TOWNSHIP WOODED AGRICULTURAL LAND ANALYSIS**

01-110-400-0002-07	DUNEWOOD TR	07/24/24	\$75,000	\$75,000	1.49	\$50,336
01-110-300-0007-02	10304 LOST VALLEY RD	07/03/24	\$75,000	\$75,000	1.76	\$42,614
08-006-400-0004-00	NASH RD	06/20/24	\$30,000	\$30,000	1.76	\$17,026
11-026-200-0032-20	S SULLIVAN RD	07/10/24	\$37,000	\$37,000	3.04	\$12,171
11-026-400-0011-00	S BARNES RD	08/30/23	\$45,000	\$45,000	3.49	\$12,894
08-025-100-0001-00	7435 SWEETER RD	12/18/24	\$70,000	\$70,000	5.00	\$14,008
02-004-100-0024-00	US 31	01/17/24	\$35,000	\$35,000	5.00	\$7,000
08-007-300-0013-00	E MICHILLINDA RD	06/18/24	\$98,000	\$98,000	10.00	\$9,800
02-002-100-0005-00	SKEELS RD	08/16/24	\$69,500	\$69,500	14.79	\$4,699
08-023-400-0003-10		09/27/24	\$147,000	\$147,000	19.99	\$7,354
05-020-400-0002-00	4910 E HOLTON WHITEH/	10/14/24	\$70,000	\$70,000	25.50	\$2,745
02-021-200-0003-00	WALSH RD	05/14/24	\$90,000	\$90,000	41.89	\$2,148
08-016-400-0002-00	RUPRECHT RD	01/31/25	\$250,000	\$250,000	80.00	\$3,125

Wooded agricultural land will be increased by 10% due to sales in the area.

**2026 LAKE MICHIGAN FRONT FOOTAGE VACANT LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Dollars/FF
01-135-100-0013-00	7573 N OLD CHANNEL TR	08/16/24	\$699,999	\$699,999	\$240,500	\$666,000	\$699,999	200.0	\$3,500

**2026 LAKE MICHIGAN FRONT FOOTAGE RESIDENTIAL RESIDUAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Dollars/FF
01-122-400-0006-00	8789 LEHMAN RD	09/01/23	\$1,400,000	\$1,400,000	\$369,600	\$917,377	\$1,008,023	142.0	\$7,099
01-330-000-0018-00	18 LILY POND RD	11/15/23	\$1,500,000	\$1,500,000	\$463,300	\$1,042,040	\$827,960	100.0	\$8,280
01-330-000-0029-00	29 SAND PIPER TR	08/13/24	\$775,000	\$775,000	\$334,000	\$670,360	\$456,140	95.0	\$4,801
01-860-000-0018-00	8910 BEECH RIDGE DR	02/16/24	\$2,365,550	\$2,365,550	\$1,051,100	\$2,071,936	\$848,614	150.0	\$5,657

NO CHANGES IN FRONT FOOTAGE AT THIS TIME

**2026 NEAR LAKE MICHIGAN VACANT LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre
01-110-300-0011-00	LOST VALLEY RD	12/27/23	\$67,500	\$67,500	\$27,500	\$55,000	\$67,500	0.46	\$148,026
01-160-000-0010-00	8554 CHUCKANUT DR	07/05/23	\$379,900	\$379,900	\$144,700	\$337,109	\$102,791	0.47	\$217,317
01-170-000-0006-00	UPPER RIDGE TR	02/09/24	\$50,000	\$50,000	\$32,500	\$65,000	\$50,000	0.81	\$61,728
01-110-400-0002-10	DUNEWOOD TR	07/21/23	\$67,000	\$67,000	\$32,500	\$65,000	\$67,000	0.90	\$74,444
01-110-400-0002-07	DUNEWOOD TR	07/24/24	\$75,000	\$75,000	\$32,500	\$74,900	\$75,000	1.49	\$50,336
01-110-300-0007-02	10304 LOST VALLEY RD	07/03/24	\$75,000	\$75,000	\$38,800	\$77,600	\$75,000	1.76	\$42,614
01-115-100-0010-30	LONTS LANE	09/22/23	\$89,800	\$89,800	\$43,800	\$85,500	\$89,800	2.55	\$35,216

**OUTLIERS**

01-110-400-0003-00	FRUITVALE RD	03/13/25	\$10,000	\$10,000	\$10,100	\$20,225	\$10,000	2.09	\$4,785
01-110-300-0014-00	LOST VALLEY RD	05/17/23	\$29,000	\$29,000	\$30,000	\$30,000	\$29,000	0.54	\$53,704
01-555-000-0006-00	LOST LAKE DR	07/12/23	\$110,000	\$110,000	\$56,100	\$114,950	\$110,000	0.91	\$120,879
01-562-000-0046-00	10524 LOST VALLEY RD	01/04/24	\$405,000	\$405,000	\$212,500	\$346,033	\$246,847	0.7	\$602,066

Adj. due to terrain

NO CHANGES IN LAND VALUE AT THIS TIME

Due to lack of sales no changes to Lake Michigan front footage.

**2026 WHITE LAKE FRONT FOOTAGE LAND RESIDUAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	N/A	Rate Group 1
01-001-100-0015-00	6466 INDIAN BAY RD	05/19/23	\$1,100,000	\$1,100,000	\$619,600	\$460,738	\$598,300	193.0	0.97	\$2,387		WHITE LAKE
01-001-200-0006-00	6275 OLD CHANNEL TR	02/06/25	\$1,800,000	\$1,800,000	\$897,200	\$271,347	\$337,900	109.0	1.12	\$2,489		WHITE LAKE
01-415-000-0005-00	6250 INDIAN POINT RD	10/18/23	\$975,000	\$975,000	\$332,400	\$517,519	\$300,700	97.0	0.47	\$5,335		WHITE LAKE
<b>Totals:</b>			<b>\$3,875,000</b>	<b>\$3,875,000</b>	<b>\$1,849,200</b>	<b>\$1,249,604</b>	<b>\$1,236,900</b>	<b>399.0</b>	<b>2.56</b>			
								<b>Average</b>	<b>Average</b>			
								<b>per FF=&gt;</b>	<b>\$3,132</b>	<b>per Net Acre=&gt;</b>		

**2026 WHITE LAKE NEAR LAKE LAND RESIDUAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/Acre	N/A	Rate Group 1
01-410-000-0004-00	6540 INDIAN POINT RD	05/23/23	\$350,000	\$350,000	\$146,800	\$137,246	\$60,500	100.0	0.29	\$479,881		TYPICAL-NL

Due to lack of sales for analysis no chnages have been made to land in this area.

**2026 WHITE RIVER TOWNSHIP GENERAL COMMERCIAL & INDUSTRIAL LAND ANALYSIS**

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE			
07-031-200-0035-10	Whitehall Rd	5/20/2024	\$8,000	0.51 A			
10-007-100-0022-00	W Giles Rd	4/26/2024	\$6,500	1.07 A			
11-023-300-0004-00	S Maple Island Rd	5/31/2024	\$55,000	1.81 A			
02-016-300-0007-00	US 31	7/20/2023	\$20,000	8.15 A			
11-031-200-0015-01	E Evanston Ave	2/4/2025	\$175,000	9.28 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
12-020-400-0001-00	10380 E Apple Ave	02/25/25	\$150,000	0.34 A			\$4,733
06-112-400-0003-15	5706 Whitehall Rd	08/08/24	\$50,000	0.41 A			\$7,792
26-185-128-0006-00	2441 Ninth St	04/26/24	\$51,000	0.86 A			\$2,558
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

6 general vacant land sales during time period in acreage size range, along with 7 extracted sales distributed throughout size classifications. These sales support current land table values and no adjustment to land tables were made for 2026.

**2026 WHITE RIVER TOWNSHIP PRIME COMMERCIAL & INDUSTRIAL LAND ANALYSIS**

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE			
27-440-000-0027-50	2504 Peck St	4/6/2023	\$6,000	0.14 A			
27-185-000-0021-00	1306 E Broadway Ave	2/1/2024	\$16,000	0.23 A			
27-440-000-0010-00	2747 Vulcan St	9/27/2024	\$12,000	.30 A			
27-104-100-0013-00	886 E Broadway Ave	10/24/2024	\$15,000	0.70 A			
06-101-100-0002-05	Whitehall Rd	6/5/2023	\$23,000	0.98 A			

02-016-400-0005-20	US 31	7/9/2024	\$15,000	1.20 A
15-293-000-0029-00	Hts Ravenna Rd	4/7/2023	\$44,900	1.95 A
26-032-400-0006-00	2345 Getty St	6/28/2024	\$14,500	2.25 A
27-133-100-0016-00	891 S Mill Iron Rd	6/23/2023	\$29,000	2.60 A
07-024-300-0006-10	Holton Rd	5/3/2024	\$53,000	4.86 A

**10 vacant land sales within the studied time period were considered. No adjustments to the prime commercial and industrial vacant land tables were made.**