

**VACANT LAND STUDY FOR RESIDENTIAL - 2022 ASSESSMENT YEAR**  
**Residential Vacant Land Sales**

<b>Parcel Number</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Location</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Acreage</b>	<b>Comments</b>	<b>Per Acre SP</b>
<b>130-023-100-040-02</b>	<b>Doerr</b>	<b>Miller</b>	<b>Germania Rd</b>	<b>3/2/2021</b>	<b>\$ 20,000</b>	<b>5.74</b>	<b>Farm Land</b>	<b>\$ 3,484.32</b> For 5 acres
<b>130-020-200-010-00</b>	<b>Stanich</b>	<b>Haugh</b>	<b>Seeger Rd</b>	<b>9/14/2021</b>	<b>\$ 109,900</b>	<b>40.00</b>	<b>100% WOODS</b>	<b>\$ 2,747.50</b> For 40 acres
<b>181-006-300-020-00</b>	<b>Woodrow</b>	<b>Heffel</b>	<b>Page</b>	<b>10/4/2019</b>	<b>\$ 170,000</b>	<b>61.08</b>	<b>Marlette Twp</b>	<b>\$ 2,783.24</b> for 50 acres

**Reconciliation**

	2021 Value	2022 Value		2021 Value	2022 Value
1 acre	\$ 7,167	\$ 7,150	10 acre	\$ 30,914	\$ 30,900
1.5 acre	\$ 8,624	\$ 8,600	15 acre	\$ 41,551	\$ 41,550
2 acre	\$ 10,082	\$ 10,100	20 acre	\$ 56,575	\$ 56,600
2.5 acre	\$ 10,090	\$ 11,200	25 acre	\$ 71,052	\$ 71,050
3 acre	\$ 12,458	\$ 12,450	30 acre	\$ 83,617	\$ 83,600
4 acre	\$ 15,400	\$ 15,400	40 acre	\$ 118,443	\$ 109,900
5 acre	\$ 18,297	\$ 18,300	50 acre	\$ 148,053	\$ 137,350
7 acre	\$ 21,853	\$ 21,850	100 acre	\$ 213,040	\$ 197,650

Only 2 sales of vacant land. 1 sale included only as being a good indication of value by another sale in Marlette Twp. Per acre values are almost identical .

It appears the lower acreage parcels are good but the higher acreage parcels need reducing. Reduced 40, 50, 100 acres by 7.22% based upon sale.

Rounded all values to nearest \$50.

