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2026 Ag Land-Thornapple

PCL NUMBER	ADDRESS	S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES		Net Acres	\$/Net Ac.
						LAND-Site	\$/Acre		
03-24-008-003-10	133RD AVE	\$440,000	5/25/2023	0	\$440,000	42.8	\$10,280	41.8	\$10,526
14-012-005-00	6115 MOE RD	\$690,000	8/31/2023	305287	\$384,713	39.8	\$9,666	36.46	\$10,552
13-026-007-00	BIDDLE RD	\$275,000	6/18/2024	\$0	\$275,000	39.19	\$7,017	39.19	\$7,017
14-031-004-00+	DAVIS RD	\$750,000	12/19/2024	\$0	\$750,000	106.480	\$7,044	105.64	\$7,100
					\$1,849,713	228.27	\$8,103	223.09	\$8,291
								USED:	\$8,200

Non-Tillable

PCL NUMBER	ADDRESS	ADJ S/P	DATE	SITE + IMP VAL+TILL	RES. LAND	Gross ACRES		Net Acres	\$/Net Ac.
						LAND-Site	\$/Acre		
08-010-009-00	WOOD SCHOOL RD	\$475,000	9/7/2023	0	\$475,000	117.98	\$4,026	117.08	\$4,057
13-015-021-00+		\$319,980	9/15/2023	0	\$319,980	63.9	\$5,008	59.7	\$5,360
03-24-010-008-20		\$617,000	2/7/2025	0	\$617,000	71.66	\$8,610	70.05	\$8,808
					\$1,411,980	253.54	\$5,569	246.83	\$5,720
								USED:	\$5,700

2026 COMM-IND LAND

PARCEL ID	ADDRESS	S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-046-001-00	118 W MAIN ST	\$103,000	9/11/2024	\$74,019	\$28,981	0.129	\$224,658.91	5619	\$5.16	56	\$517.52
41-027-110-00	215 BROADWAY	\$115,000	3/9/2024	\$0	\$115,000	0.803	\$143,212.95	34979	\$3.29	174.9	\$657.52
41-046-001-00	118 W MAIN ST	\$103,000	9/11/2024	\$74,019	\$28,981	0.129	\$224,658.91	5619	\$5.16	56	\$517.52
41-027-110-00	215 BROADWAY	\$115,000	3/9/2024	\$0	\$115,000	0.803	\$143,212.95	34979	\$3.29	174.9	\$657.52
41-013-011-00	120 E MAIN ST	\$180,000	1/8/2025	\$159,318	\$20,682	0.084	\$246,214.29	3659	\$5.65	30.05	\$688.25
					\$306,179	2.676	\$114,416.67	116567	\$2.63	425.95	\$718.81

USED \$700/FF FOR 2026

MAIN HWY FRTG

PARCEL ID	ADDRESS	S/P-ADJ S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-022-138-00	N M-37 HWY	\$1,188,000	11/24/2021	-	\$1,188,000	21.900	\$54,246.58	918463	\$1.29	701.65	\$1,693.15
16-019-005-20+	12175 W M-179 HWY	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	\$58,661.10	600910	\$1.38	510	\$1,631.81
16-020-023-00	11332 W M-179 HWY	\$300,000	10/20/2023	\$184,044	\$115,956	1.186	\$97,770.66	51662	\$2.24	123	\$942.73
13-013-008-00		\$645,000	7/19/2023	-	\$645,000	8.650	\$74,566.47	376794	\$1.71	718	\$898.33
					\$2,781,181	45.923	\$60,561.83			2052.65	\$1,354.92

USED \$1,400/FF FOR 2026

							net acres	\$/acre	FF	\$/FF
16-019-005-20+006-20	12175 w m-179 hwy	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	13.795	\$60,328	510.00	1631.81 m-179

DUNCAN LAKEFRONT 2 YR 4/1/23 TO 3/31/25

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-050-046-00	7715 N NOFFKE	\$493,000	3/22/2024	275,614	\$217,386	60	\$3,623.10	11,413	\$19.05
14-070-009-00	6881 N NOFFKE	\$725,000	8/16/2023	267,096	\$457,904	100	\$4,579.04	26,005	\$17.61
14-050-026-00	7431 N NOFFKEE	\$695,000	7/26/2024	213,782	\$481,218	90	\$5,346.87	15,115	\$31.84
14-050-050-00	7771 N NOFFKE	\$610,000	11/13/2024	320,203	\$289,797	75.3	\$3,848.57	14,680	\$19.74 EQUIV FF
				\$1,446,305		325.3	\$4,446.07	67,213	\$21.52
						USED:	\$4,400		

DUNCAN BACKLOT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-006-018-20	12398 NEAR LN	\$289,900	3/18/2019	131,841	\$158,059	138.57	\$1,140.65	43,559	\$3.63 TIME ADJUSTED
14-060-010-00	7370 N NOFFKE	\$285,600	8/4/2020	169,369	\$116,231	100	\$1,162.31	15,000	\$7.75 TIME ADJUSTED
					\$274,291	238.57	\$1,149.73	58,559	\$4.68
						USED:	\$1,100		

OLDER PLATS

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-090-003-00	5827 STIMSON	\$291,900	1/19/2022	249,231	\$42,669	132	\$323.25	15,028	\$2.84 TIME ADJUSTED
14-120-020-00	2092 FAWN AVE	\$251,895	11/30/2022	208,774	\$43,121	105.3	\$409.51	15,028	\$2.87 TIME ADJUSTED
14-090-013-00	5854 HILLTOP	\$264,900	8/25/2023	185,798	\$79,102	100	\$791.02	17,250	\$4.59
14-090-018-00	5787 HILLTOP	\$255,000	4/8/2024	191,970	\$63,030	130.005	\$484.83	17,250	\$3.65
14-090-009-00	9801 TARO	\$288,750	12/2/2022	194,536	\$94,214	136	\$692.75	20,299	\$4.64 TIME ADJUSTED
14-120-020-00	2092 FAWN AVE	\$251,895	11/30/2022	184,677	\$67,218	97.77	\$687.51	16,988	\$3.96 TIME ADJUSTED
				\$389,355		701.08	\$555.37	101,843.28	\$3.82
						USED:	\$550		

2026 Land

TOWNSHIP LAND 2 YR - 4/1/2023 to 3/31/2025

Date	Sale Price	Imp. Value	Land Residual	Class	Parcel ID	Address	Acres	Net Acres	\$/ACRE	
12/2/2024	\$68,000	0	\$68,000	402	14-019-008-06	schaad rd	1.653	1.501	\$45,303	development
5/16/2023	\$67,000	0	\$67,000	402	14-016-008-32	cherry valley rd	2.000	1.800	\$37,222	split
5/23/2024	\$80,000	0	\$80,000	402	14-012-003-00	parmalee rd	2.250	2.100	\$38,095	
			\$147,000					3.900	\$37,692	
8/18/2023	\$84,000	0	\$84,000	402	14-027-002-01	calming meadow ct	2.030	2.03	\$41,379	new development
8/16/2024	\$78,900	0	\$78,900	402	14-024-001-35	gibson farms dr	2.020	2.020	\$39,059	development
			\$162,900					4.05	\$40,222	
8/28/2023	\$79,000	0	\$79,000	402	14-032-002-97	spencer dr	3.000	2.316	\$34,111	older development
3/1/2024	\$100,000	0	\$100,000	402	14-012-005-05	garbow rd	3.090	2.900	\$34,483	
7/26/2024	\$115,000	0	\$115,000	402	14-012-005-06	garbow rd	3.090	2.900	\$39,655	
3/15/2024	\$100,000	0	\$100,000	402	14-012-005-07	garbow rd	3.510	2.920	\$34,247	
6/17/2024	\$115,000	0	\$115,000	402	14-027-002-04	calming meadows dr	3.030	3.030	\$37,954	development
			\$509,000				15.720	14.066	\$36,187	
5/31/2023	\$135,000	0	\$135,000	402	14-022-002-40	flat rock ct	4.270	4.270	\$31,616	small development
8/17/2023	\$110,310	0	\$110,310	402	14-030-201-00	reflection pond dr	4.300	4	\$25,653	development
12/27/2024	\$150,000	0	\$150,000	402	14-030-202-00	reflection pond dr	4.490	4.490	\$33,408	development
			\$395,310					13.060	\$30,269	
3/11/2024	\$140,000	0	\$140,000	402	14-012-005-02	moe rd	4.880	4.680	\$29,915	
3/8/2024	\$140,000	0	\$140,000	402	14-012-005-03	moe rd	5.030	4.830	\$28,986	
			\$280,000					9.510	\$29,443	
3/17/2021	\$177,905	0	\$177,905	402	14-011-034-10	garbow rd	7.011	6.315	\$28,172	split into 3 sites after sale-time adj
7/5/2023	\$175,000	0	\$175,000	402	14-032-028-00	11840 davis rd	10.000	9.50	\$18,421	unsure of exist well/septic
8/3/2022	\$270,000	0	\$270,000	402	14-018-006-30	duncan lk rd	9.955	9.706	\$27,818	
			\$445,000					19.206	\$23,170	
3/6/2024	\$209,000	0	\$209,000	402	14-030-204-00	reflection pond dr	9.850	9.850	\$21,218	development
6/14/2024	\$219,000	0	\$219,000	402	14-030-205-00	reflection pond dr	11.820	11.820	\$18,528	development
8/21/2024	\$229,000	0	\$229,000	402	14-024-001-33	gibson farms dr	14.460	14.460	\$15,837	development
10/11/2024	\$240,000	0	\$240,000	402	14-012-005-01	garbow rd	15.590	15.200	\$15,789	
			\$469,000					29.660	\$15,813	
12/7/2023	\$355,000	0	\$355,000	402	14-024-001-20	robertson rd	26.980	26.63	\$13,330	
10/27/2021	\$345,000	0	\$345,000	402	14-032-029-00	davis rd	27.220	26.99	\$12,783	time adjusted
			\$700,000					53.621	\$13,055	
OUTLIERS:										
7/20/2023	\$35,000	0	\$35,000	402	14-007-006-50	creekview dr	2.686	2.686	\$13,031	purch by adj landowner/employee
12/4/2023	\$37,000	0	\$37,000	402	14-016-004-50	garbow rd	1.500	1.35	\$27,448	lower sale price
7/20/2023	\$35,000	0	\$35,000	402	14-007-006-50	creekview dr	2.686	2.686	\$13,031	purch by adj landowner/employee
12/19/2024	\$425,001	0	\$425,001	402	14-031-004-20	harwood lake rd	21.400	21.000	\$20,238	family sale-harwood lkfrt

TOWNSHIP LAND - 1 YR+ 10/1/2024 to 12/31/2025

12/2/2024	\$68,000	0	\$68,000	402	14-019-008-06	schaad rd	1.653	1.501	\$45,303	development
8/26/2025	\$63,000	0	\$63,000	402	14-175-021-00	olivia dr	1.510	1.510	\$41,722	development-shallow/corner
			\$131,000					3.011	\$43,507	
7/29/2025	\$115,000	0	\$115,000	402	14-027-002-02	calming meadows dr	1.950	1.950	\$58,974	development
6/5/2025	\$145,000	0	\$145,000	402	14-030-202-00	reflection pond dr	2.260	2.260	\$64,159	development on small pond
			\$260,000					4.210	\$61,758	
12/8/2025	\$160,000	0	\$160,000	402	14-030-207-00	reflection pond dr	4.200	4.200	\$38,095	small development
12/5/2025	\$147,500	0	\$147,500	402	14-022-002-40	flat rock ct	4.270	4.270	\$34,543	sold 135,000 5/31/23
12/27/2024	\$150,000	0	\$150,000	402	14-030-202-00	reflection pond dr	4.490	4.490	\$33,408	development
			\$457,500					12.960	\$35,301	
12/9/2025	\$240,000	0	\$240,000	402	14-007-007-20	duncan lake rd	9.900	9.650	\$24,870	sold 115,000 4/3/2018
10/11/2024	\$240,000	0	\$240,000	402	14-012-005-01	garbow rd	15.590	15.200	\$15,789	
12/19/2024	\$425,001	0	\$425,001	402	14-031-004-20	harwood lake rd	21.400	21.000	\$20,238	family sale-harwood lkfrt
10/17/2025	\$299,900	0	\$299,900	402	14-015-019-20	m-37	22.900	21.200	\$14,146	
7/22/2025	\$1,800,000	0	\$1,800,000	102	14-018-005-00	patterson rd	76.779	74.090	\$24,295	potential development
Excess Land										
9/11/2025	\$50,000	0	\$50,000	402	14-001-015-00	robertson rd	2.500	2.500	\$20,000	located off main rd on esmt

RIVERFRONT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-040-001-60	7145 BOUMAN DR	\$402,500	11/30/2021	224,753	\$177,747	150	\$1,184.98	37810	\$4.70 TIME ADJUSTED
14-040-001-70	7075 BOUMAN DR	\$405,000	8/21/2024	224,347	\$180,653	149.8	\$1,205.96	41513	\$4.35
14-040-001-05	7055 BOUMAN DR	\$397,500	12/7/2022	211,748	\$185,752	149.8	\$1,240.00	41944	\$4.43 TIME ADJUSTED
					\$544,152	450	\$1,210.30	37810	\$14.39
						USED:	\$1,200		

<u>Acreage Parcels</u>									
PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	ACRES	\$/ACRE
14-010-002-60	6510 RIVERSIDE	\$519,800	8/24/2021	\$324,170	\$195,630			1.240	\$157,766 TIME ADJUSTED
14-011-016-10	6790 RIVERS EDGE	\$390,600	2/3/2020	\$266,045	\$124,555			1.320	\$94,360 TIME ADJUSTED
14-002-002-10	8695 PARMALEE	\$679,000	4/12/2023	\$563,984	\$115,016			0.892	\$128,942
					\$435,201			3.452	\$126,072
14-010-002-75	6364 RIVERSIDE	\$661,250	8/18/2021	\$364,490	\$296,760			11.80	\$25,149.15 TIME ADJUSTED

Village Residential

4/1/2023 to 3/31/2025

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
6/9/2023	41-084-003-00	0.4	132	\$240,000	\$138,240	\$101,760	\$5.84	\$771
6/29/2023	41-084-005-00	0.4	132	\$270,000	\$162,606	\$107,394	\$6.16	\$814
7/7/2023	41-058-007-00	0.2	66	\$310,000	\$243,981	\$66,019	\$7.58	\$1,000
8/24/2023	41-180-005-00	0.306	90	\$300,100	\$217,420	\$82,680	\$6.20	\$919
9/8/2023	41-085-010-00	0.272	99	\$225,000	\$142,694	\$82,306	\$6.95	\$831
2/16/2024	41-100-024-10	0.305	95	\$290,000	\$212,235	\$77,765	\$5.85	\$819
2/27/2024	41-024-004-00	0.2	66	\$329,900	\$264,652	\$65,248	\$7.49	\$989
6/28/2024	41-095-006-00	0.248	80	\$325,000	\$242,450	\$82,550	\$7.64	\$1,032
7/17/2024	41-095-005-00	0.248	80	\$42,500	\$0	\$42,500	\$3.93	\$531
9/10/2024	41-105-020-02	0.386	74	\$307,500	\$206,264	\$101,236	\$6.02	\$1,368
9/24/2024	41-062-006-00	0.318	105	\$270,000	\$202,628	\$67,372	\$4.86	\$642
10/15/2024	41-130-005-20	0.213	73.5	\$219,900	\$129,971	\$89,929	\$9.69	\$1,224
10/31/2024	41-095-008-00	0.232	75	\$260,000	\$171,264	\$88,736	\$8.78	\$1,183
2/5/2025	41-080-023-00	0.319	99	\$265,000	\$151,151	\$113,849	\$8.19	\$1,150
		4.047	1266.5			\$1,169,344	\$6.63	\$923

Used: \$900

7/6/2023	41-095-003-00	0.248	80	\$260,000	\$138,764	\$121,236	\$11.22	\$1,515
10/27/2023	41-009-007-00	0.138	66	\$264,000	\$157,891	\$106,109	\$17.65	\$1,608
12/19/2023	41-033-006-00	0.2	66	\$250,000	\$158,086	\$91,914	\$10.55	\$1,393
9/19/2024	41-090-024-00	0.248	80	\$327,500	\$214,238	\$113,262	\$10.48	\$1,416

MIDDLEVILLE DOWNS

4/1/2023 to 3/31/2025

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
2/28/2023	41-170-007-00	0.225	70	\$190,000	\$122,901	\$67,099	\$6.85	\$959
6/28/2023	41-160-022-00	0.207	60	\$246,000	\$169,159	\$76,841	\$8.52	\$1,281
9/29/2023	41-150-017-00	0.251	112.5	\$251,000	\$162,029	\$88,971	\$8.14	\$791
12/20/2023	41-175-021-00	0.186	60	\$270,000	\$209,885	\$60,115	\$7.42	\$1,002
3/22/2024	41-170-028-00	0.207	60	\$225,000	\$165,450	\$59,550	\$6.60	\$993
6/7/2024	41-170-001-00	0.225	70	\$257,000	\$171,216	\$85,784	\$8.75	\$1,225
11/6/2024	41-170-024-00	0.223	74	\$250,000	\$180,759	\$69,241	\$7.13	\$936
11/12/2024	41-175-025-00	0.186	60	\$260,000	\$204,292	\$55,708	\$6.88	\$928
3/20/2025	41-155-003-00	0.189	60	\$285,000	\$188,204	\$96,796	\$11.76	\$1,613
		1.899	626.5			\$660,105	\$7.98	\$1,054

Used: \$1000

NEWER PLATS

4/1/2023 to 3/31/2025

DATE	PARCEL ID	FF	Sale Price	imp value	site value	\$/FF	
11/21/2023	41-200-016-00	74.56	\$40,890	\$0	\$40,890	\$548.42	dev to bldr
3/4/2024	41-128-129-00	75	\$315,000	\$260,121	\$54,879	\$731.72	
3/19/2024	41-200-050-00	88.93	\$48,880	\$0	\$48,880	\$549.65	dev to bldr
3/19/2024	41-200-049-00	85	\$48,880	\$0	\$48,880	\$575.06	dev to bldr
7/2/2024	41-200-053-00	99.68	\$425,844	\$347,883	\$77,961	\$782.11	
8/28/2024	41-200-039-00	82	\$50,760	\$0	\$50,760	\$619.02	dev to bldr
9/10/2024	41-200-055-00	87.455	\$48,880	\$0	\$48,880	\$558.92	dev to bldr
10/11/2024	41-135-054-00	92.94	\$398,000	\$318,318	\$79,682	\$857.35	
10/25/2024	41-128-083-00	82.67	\$364,900	\$250,040	\$114,860	\$1,389.38	
10/25/2024	41-200-011-00	82	\$380,000	\$319,806	\$60,194	\$734.07	
10/28/2024	41-135-103-00	85	\$360,000	\$267,350	\$92,650	\$1,090.00	
11/12/2024	41-200-052-00	99.66	\$380,000	\$292,369	\$87,631	\$879.30	equiv ff
11/15/2024	41-128-117-00	82.96	\$378,000	\$293,950	\$84,050	\$1,013.14	
11/22/2024	41-135-094-00	121.015	\$364,900	\$263,898	\$101,002	\$834.62	
12/13/2024	41-128-163-00	76.57	\$345,000	\$283,192	\$61,808	\$807.21	equiv ff
1/22/2025	41-200-040-00	82	\$50,760	\$0	\$50,760	\$619.02	dev to bldr
1/28/2025	41-128-110-00	71	\$335,000	\$259,942	\$75,058	\$1,057.15	
		1468.44	\$4,335,694	\$3,156,869	\$1,178,825	\$802.77	

Used: \$800