

LAND VALUE DETERMINTAION DOCUMENTATION

**2025 BERLIN TOWNSHIP
RESIDENTIAL LAND STUDY - study period 4/1/22-3/31/24**

Sales used in these studies are arm's length transactions, typically vacant land sales in line with the county study period, unless otherwise noted. Vacant and improved land sales inside Berlin Township and neighboring townships were used to gather sufficient sale data - allocated values of vacant land used for Berlin Township - allocation and extraction methods used

*red lettering=vacant sales *per acre and front foot rates calculated

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front				
010-100-000-030-00	1462 W TUTTLE RD	11/03/23	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$17,800	46.79	\$27,242	\$26,500	\$27,242	155.3				
011-025-000-040-03	725 W GRAND RIVER /	04/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,500	29.55	\$87,548	\$48,686	\$26,234	0.0				
011-006-000-070-01	5631 W RIVERSIDE DR	06/27/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$130,200	45.68	\$307,029	\$5,327	\$27,356	0.0				
010-100-000-080-00	1638 NAOMA DR	01/31/23	\$182,400	WD	03-ARM'S LENGTH	\$182,400	\$66,100	36.24	\$153,821	\$57,409	\$28,830	0.0				
Totals:											\$603,900	\$241,200	\$575,640	\$137,922	\$109,662	185.3
Average																
per Net Acre=>													\$25,018			

1 ACRE: used \$25000/ac as calculated
 1.5 ACRES = used \$28100 = \$18733/ac interpolated between 1 and 2.5 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front				
010-170-000-006-00	1683 ODLAND WAY	04/22/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$14,600	47.10	\$32,040	\$31,000	\$32,040	0.0				
010-170-000-013-00	NIERMSTAD DR	12/15/22	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$15,200	43.55	\$35,016	\$34,900	\$35,016	0.0				
010-170-000-002-00	1566 ODLAND WAY	06/13/23	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$16,400	41.10	\$35,520	\$39,900	\$35,520	0.0				
Totals:											\$105,800	\$46,200	\$102,576	\$105,800	\$102,576	0.0
Average																
per Net Acre=>													\$13,740			

2 ACRES = \$31200 = used \$15600/ac interpolation between 1 and 2.5 acres
 2.5 ACRES = \$34250 = used \$13700/ac as calculated

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front				
011-023-000-060-00	1023 W PECK LAKE RD	07/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,200	48.49	\$290,267	\$25,369	\$30,636	0.0				
011-005-000-055-00	4726 W DAVID HWY	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,300	34.35	\$187,199	\$103,221	\$30,420	0.0				
011-011-000-060-22	1356 BENNETT RD	04/21/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$180,000	41.38	\$381,207	\$91,581	\$37,788	0.0				
Totals:											\$899,000	\$325,400	\$804,875	\$242,649	\$148,524	0.0
Average																
per Net Acre=>													\$13,451			

3 acres = \$40800 = used \$13600/ac interpolated between 2.5 and 5 acres
 4 acres = \$53900 = used \$13475/ac interpolation between 2.5 and 5 acres
 5 acres = \$67000 = used \$13400/ac as calculated

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front				
010-170-000-008-00	ODLAND WAY	12/07/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$18,300	37.35	\$44,459	\$49,000	\$44,459	0.0				
011-027-000-020-38		11/17/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$176,200	41.46	\$434,628	\$45,872	\$55,500	0.0				
010-036-000-145-01	345 W TUTTLE RD	10/18/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$130,900	36.87	\$325,788	\$77,777	\$48,565	0.0				
011-019-000-035-00	6931 JACKSON RD	06/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$89,000		\$89,000	\$242,649	\$148,524	0.0				
Totals:											\$899,000	\$325,400	\$804,875	\$242,649	\$148,524	0.0
Average																
per Net Acre=>													\$13,451			

outliers:
 011-011-000-060-22 1356 BENNETT RD 04/21/23 \$435,000 WD 03-ARM'S LENGTH \$180,000 \$381,207 \$91,581 \$37,788 0.0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
150-030-000-010-20		06/03/22	\$59,900		671/3117					\$59,300			
150-024-000-030-20		11/07/22	\$75,000		673/1897					\$75,000			
051-022-000-045-22		05/19/23	\$85,000		675/1900					\$85,000			
011-014-000-030-20	5161 AINSWORTH RD	08/25/23	\$340,212	WD	03 ARM'S LENGTH	\$340,212	\$123,300	36.24	\$319,876	\$29,466	\$69,130		
Totals:											\$560,112	\$309,366	
Average per Net Acre=>											\$11,536		

7 acres = \$80500 = used 11500/acre

Outliers:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
010-036-000-040-01	2365 HARWOOD RD	05/13/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$238,700	48.22	\$565,386	(\$1,286)	\$67,100	0.0
070-028-000-050-11		12/23/2023	\$98,000		677/2046					\$98,000		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
140-022-000-025-30		2/28/2023	\$85,000		674/2398					\$85,000			
051-012-000-135-11		6/9/2022	\$90,000		671/3669					\$90,000			
051-012-000-135-12		6/9/2022	\$86,500		671/3752					\$86,500			
060-006-000-155-12		7/22/2022	\$85,000		671/8304					\$85,000			
011-014-000-030-40		11/15/22	\$98,000		673/2278					\$98,000			
Totals:											\$444,500	\$9,218	
Average per Net Acre=>											\$9,218		

10 acres = \$92000 = \$9200/acre as calculated

15 acres = \$113000 = \$7533/acre interpolated between 10 & 20ac

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
060-170-000-005-10		2/18/2023	\$70,000		674/1274					\$70,000			
130-022-000-015-02		7/22/2022	\$86,000		671/8488					\$86,000			
150-014-000-060-20		12/9/2022	\$95,000		673/5531					\$95,000			
060-006-000-155-13		7/11/2023	\$105,000		675/5014					\$105,000			
150-005-000-020-30		8/22/2023	\$121,250		675/9959					\$121,250			
130-016-000-140-00		2/23/2024	\$175,000		677/8574					\$175,000			
120-018-000-025-43		9/13/2023	\$214,500		676/2659					\$214,500			
Totals:											\$866,750	\$5,972	
Average per Net Acre=>											\$5,972		

20 acres = \$134000 = \$6700/acre interpolated

25 acres = \$155000 = \$6200/acre interpolated

30 acres = \$183000 = \$6100/acre as calculated

40 acres = \$240000 = \$6000 as calculated

50 acres = \$300000 = \$6000/acre as calculated

100 acres = \$600000 = \$6000/acre as calculated

over 100 acres

OUTLIER'S NOT USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
011-033-000-045-02	JORDAN LAKE RD	05/05/23	\$1,093,800	WD	19-MULTI PARCEL AR	\$1,093,800	\$354,700	32.43	\$758,305	\$1,093,800	\$758,305	0.0	
011-034-000-015-00	W PORTLAND RD	05/05/23	\$1,175,325	WD	03-ARM'S LENGTH	\$1,175,325	\$387,600	32.98	\$902,346	\$1,175,325	\$902,346	0.0	
Totals:											\$2,269,125	\$7,500	
Average per Net Acre=>											\$7,500		

say \$6000

LAKE FRONT PROPERTIES

NO SALES - ONLY FOUR PROPERTIES ON small lake-unique area- not like other lake front in county. Rural

land updated from previous ff value by using the ratio increase of R 06%.

(conclusion: 290/ff 2024 value x R 06% (ratio increase) = 313/ff used for 2025 lakefront value

2025 CONCLUSION RESIDENTIAL LAND PER ACRE: paved and gravel acreage value-no value difference

Description: GRAVEL ACREAGE

Enter the Estimated Land Value for each of these sizes.

1 Acre:	25,000	3 Acre:	40,800	10 Acre:	92,000	30 Acre:	183,000
1.5 Acre:	28,100	4 Acre:	56,500	15 Acre:	113,000	40 Acre:	240,000
2 Acre:	31,200	5 Acre:	67,000	20 Acre:	134,000	50 Acre:	300,000
2.5 Acre:	34,250	7 Acre:	80,500	25 Acre:	155,000	100 Acre:	600,000

Enter the Estimated Land Value for each of these sizes.

1 Acre:	25,000	3 Acre:	40,800	10 Acre:	92,000	30 Acre:	183,000
1.5 Acre:	28,100	4 Acre:	56,500	15 Acre:	113,000	40 Acre:	240,000
2 Acre:	31,200	5 Acre:	67,000	20 Acre:	134,000	50 Acre:	300,000
2.5 Acre:	34,250	7 Acre:	80,500	25 Acre:	155,000	100 Acre:	600,000

RESIDENTIAL NEIGHBORHOOD - FRONT FOOT (FF)STUDY

subdivisions are noted in the parcel number: example: (example: -34-xxx-050-xxx-xxx-xx)

NEIGHBORHOOD SUBDIVISIONS: 050&060&130&140&150&160

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
010-130-000-035-00	180 W TUTTLE RD	09/20/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,300	48.24	\$199,721	\$47,410	\$37,131	103.1	
010-050-000-070-00	193 HOLIDAY DR	08/08/24	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$128,700	41.65	\$278,169	\$74,016	\$43,185	120.0	
010-050-000-075-00	179 HOLIDAY DR	03/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$229,989	\$14,568	\$44,557	123.8	
010-050-000-025-00	106 HOLIDAY DR	05/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,900	32.72	\$227,099	\$54,098	\$46,197	128.3	
010-050-000-090-00	99 HOLIDAY DR	05/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,200	47.60	\$214,278	\$44,194	\$58,472	162.4	
010-060-000-030-00	87 HOLIDAY DR	08/10/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$93,000	45.59	\$207,537	\$67,995	\$71,532	198.7	
Totals:							\$1,358,000	\$590,900	43.51	\$1,356,793	\$302,281	\$301,074	836.3
							Sale. Ratio =>		Average				
							Std. Dev. =>		per FF=>				

USED \$361 FF for SUB 050,060,130,140,150,160

outlier

010-060-000-070-00	2237 WESTOVER DR	01/18/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49	\$203,133	\$115,225	\$43,358	120.4
010-150-000-110-00	2320 WESTOVER DR	11/02/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$90,100	35.75	\$214,511	\$72,927	\$35,438	98.4

NEIGHBORHOOD SUB 70 FF VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	
010-110-000-050-00	214 HART ST	04/13/22	\$118,000	WD	19-MULTI PARCEL AR	\$118,000	\$47,800	40.51	\$114,301	\$23,367	\$19,668	106.6	
010-120-000-105-00	544 GRANT ST	01/09/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$59,400	28.15	\$226,082	\$32,621	\$47,703	148.1	
010-090-000-005-00	1850 HERRITY LN	09/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,200	45.42	\$222,882	\$37,003	\$34,885	140.1	
010-120-000-065-00	120 HOSFORD DR	09/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,500	33.25	\$189,312	\$53,534	\$42,846	172.1	
010-080-000-050-00	1741 NOTTINGHAM TI	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,100	35.88	\$240,339	\$52,114	\$52,453	210.7	
010-090-000-115-00	1859 HERRITY LN	12/16/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$99,200	34.56	\$254,985	\$87,071	\$55,056	221.1	
010-090-000-055-00	1686 HERRITY LN	01/09/24	\$270,000	WD	19-MULTI PARCEL AR	\$270,000	\$123,200	45.63	\$279,252	\$88,400	\$97,652	392.2	
Totals:							\$1,551,000	\$584,400	37.68	\$1,527,153	\$374,110	\$350,263	1,390.9
							Sale. Ratio =>		Average				
							Std. Dev. =>		per FF=>				

\$269

USED \$269 FF for SUB70

Outliers

010-090-000-100-00	205 KATHERINE CT	09/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$89,600	36.57	\$204,008	\$73,167	\$32,175	129.2
010-120-000-025-00	535 W RIVERSIDE DR	08/05/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$43,100	36.53	\$97,446	\$39,652	\$19,098	76.7

RESIDENTIAL RURAL FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front
010-100-000-030-00	1662 W TUTTLE RD	11/03/23	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$12,400	46.79	\$27,742	\$26,500	\$27,742	185.3
011-005-000-010-10	4020 W DAVID HWY	04/11/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$101,100	51.32	\$199,518	\$23,618	\$26,136	177.8
Totals:						\$223,500	\$113,500	50.78	\$226,760	\$50,118	\$53,378	363.1
						Sale. Ratio =>		3.20	Average			
							Std. Dev. =>					\$138

USED 138/FF for RESIDENTIAL RURAL FF

Outliers

010-036-000-195-00	91 W TUTTLE RD	08/24/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,400	40.76	\$158,169	\$42,476	\$15,645	106.4
011-170-000-030-00	245 W GRAND RIVER /	10/26/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,900	34.31	\$154,661	\$70,021	\$29,682	201.9
011-180-000-007-00	5174 EMILEE DR	10/12/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$63,900	29.31	\$172,394	\$69,870	\$24,264	165.1
011-021-000-010-00	6040 JORDAN LAKE RC	10/19/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$101,500	40.12	\$227,947	\$46,475	\$21,372	145.4

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class
291.0	0.86	0.86	\$143	\$30,742	\$0.71	129.00	011115_0670/7689			RESIDENTIAL - TOWNSHIP	402
0.0	1.29	1.29	#DIV/0!	\$37,770	\$0.87	0.00	BERES 0674/6799			RESIDENTIAL - TOWNSHIP	401
0.0	1.60	1.60	#DIV/0!	\$3,338	\$0.08	0.00	BERES 0671/7759			RESIDENTIAL - TOWNSHIP	401
0.0	1.77	1.77	#DIV/0!	\$32,508	\$0.75	0.00	BERES 0673/9083			RESIDENTIAL - TOWNSHIP	401
	5.51	5.51									
Average per Net Acre=>		25,017.59			\$0.57						

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class
0.0	2.34	2.34	#DIV/0!	\$13,248	\$0.30		BERES 670/7689			RESIDENTIAL - TOWNSHIP	402
0.0	2.66	2.66	#DIV/0!	\$13,120	\$0.30		BERES 0673/5211			RESIDENTIAL - TOWNSHIP	402
0.0	2.70	2.70	#DIV/0!	\$14,778	\$0.34		BERES 0673/2507			RESIDENTIAL - TOWNSHIP	401
	7.70	7.70									
Average per Net Acre=>		13,740.26			\$0.32						

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class
0.0	2.29	2.29	#DIV/0!	\$11,098	\$0.25		BERES 0675/6988			RESIDENTIAL - TOWNSHIP	401
0.0	2.59	2.59	#DIV/0!	\$39,854	\$0.91		BERES 0676/5919			RESIDENTIAL - TOWNSHIP	401
0.0	3.03	3.03	#DIV/0!	\$30,225	\$0.69		BERES 0674/9745			RESIDENTIAL - TOWNSHIP	401
	3.77	3.77	#DIV/0!	\$12,997	\$0.30		BERES 0673/5072			RESIDENTIAL - TOWNSHIP	001
	4.22	4.22	#DIV/0!	\$16,588	\$0.38		BERES 0673/2573			RESIDENTIAL - TOWNSHIP	401
	5.00	5.00	#DIV/0!	\$9,174	\$0.21		BERES 0672/9008			RESIDENTIAL - TOWNSHIP	401
	5.05	5.05	#DIV/0!	\$15,401	\$0.35		BERES 0671/5079			RESIDENTIAL - TOWNSHIP	401
	18.04	18.04									
Average per Net Acre=>		13,450.61			\$0.31						

0.0	3.03	3.03	#DIV/0!	\$30,225	\$0.69	0.00	BERES 0674/9745			RESIDENTIAL - TOWNSHIP	401
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Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
	6.300	6.300		\$9,508	\$0.27	#REF!	#REF!	#REF!	#REF!	#REF!	
	6.378	6.378		\$11,759	\$0.27	#REF!	#REF!	#REF!	#REF!	#REF!	
	7.010	7.010		\$12,126	\$0.28	#REF!	#REF!	#REF!	#REF!	#REF!	
	7.13	7.13		\$12,548	\$0.29	0.00	BERES 0676/0454		RESIDENTIAL - TOWNSHIP		401
26.82											
Average per Net Acre=> 11,535.76 Average per SqFt=> \$0.26											

0.0	7.04	7.04	#DIV/0!	(\$467)	(\$0.01)	0.00	BERES 0671/0681		#REF!	RESIDENTIAL - TOWNSHIP	401
	7.313	7.313		\$13,401	\$0.31	#REF!	#REF!	#REF!	#REF!	#REF!	
48.22											
Average per Net Acre=> 9,217.78 Average per SqFt=> \$0.21											

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
	12.710	12.710	69987.29	\$5,507	\$0.13	0	69,987	5,506			
	15.000	15.000	85985	\$5,733	\$0.13	0	85,985	5,732			
	15.504	15.504	94984.496	\$6,127	\$0.14	0	94,984	6,126			
	15.520	15.520	104984.48	\$6,765	\$0.16	0	104,984	6,764			
	20.097	20.097	0.000	\$6,033	\$0.14	121249.8615	0	0	0	121,250	
	29.000	29.000	0.000	\$6,034	\$0.14	174999.8615	0	0	0	175,000	
	37.293	37.293	0.000	\$5,752	\$0.13	214499.868	0	0	0	214,500	
145.12											
Average per Net Acre=> 5,972.48 Average per SqFt=> \$0.14											
say \$6000											

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
0.0	145.84	47.94	#DIV/0!	\$7,500	\$0.17	0.00	BEAG 0674/8706		011-033-000-040-00, 011-03	AGRICULTURE - TOWNSHIP	102
0.0	156.71	156.71	#DIV/0!	\$7,500	\$0.17	0.00	BEAG 0674/8615		011-033-000-040-00, 011-03	AGRICULTURE - TOWNSHIP	102
302.55											
Average per Net Acre=> 7,500.00 Average per SqFt=> \$0.17											

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
150.0	0.34	0.34	\$460	\$137,820	\$3.16	100.00	SUB50 0680/2640			050&060&130&140&150&160	401
140.9	0.39	0.39	\$617	\$190,763	\$4.38	120.00	SUB50 0679/7824			050&060&130&140&150&160	401
150.0	0.41	0.41	\$118	\$35,274	\$0.81	120.00	SUB50 0674/4688			050&060&130&140&150&160	401
185.1	0.48	0.48	\$422	\$113,651	\$2.61	112.00	SUB50 0671/0998			050&060&130&140&150&160	401
140.0	0.52	0.52	\$272	\$84,340	\$1.94	163.00	SUB50 0671/0446			050&060&130&140&150&160	401
223.0	0.81	0.81	\$342	\$84,048	\$1.93	158.00	SUB50 0672/0930			050&060&130&140&150&160	401
	2.95	2.95									

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
181.0	0.44	0.44	\$957	\$260,690	\$5.98	106.30	SUB50 0677/5237			050&060&130&140&150&160	401
115.0	0.29	0.29	\$741	\$253,219	\$5.81	109.00	SUB50 0676/7957			050&060&130&140&150&160	401
187.0	0.27	0.16	\$219	\$87,190	\$2.00	146.30	SUB70 0670/6404		010-120-000-130-10	070&080&090&110&120	401
283.3	0.48	0.32	\$220	\$67,960	\$1.56	148.00	SUB70 0673/8007		010-120-000-110-00	070&080&090&110&120	401
220.0	0.57	0.57	\$264	\$65,376	\$1.50	112.16	SUB70 0676/3654			070&080&090&110&120	401
213.0	0.69	0.69	\$311	\$78,152	\$1.79	140.00	SUB70 0672/5314			070&080&090&110&120	401
233.0	0.88	0.88	\$247	\$59,423	\$1.36	163.87	SUB70 0671/2370			070&080&090&110&120	401
306.4	1.06	1.06	\$394	\$82,532	\$1.89	150.00	SUB70 0673/5322			070&080&090&110&120	401
608.0	1.86	0.89	\$225	\$47,425	\$1.09	267.20	SUB70 0677/4725		010-090-000-060-00	070&080&090&110&120	401
	5.80	4.55									

163.0 0.45 0.45 \$566 \$162,593 \$3.73 120.18 5UR70 0676/1568 070&080&090&110&120 401
 160.0 0.26 0.26 \$517 \$150,197 \$3.45 72.00 5UR70 0672/0612 070&080&090&110&120 401

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
293.0	0.86	0.86	\$194	\$30,792	\$0.71	179.00	BERES 0676/1925		RESIDENTIAL - TOWNSHIP		402
212.0	1.00	1.00	\$133	\$23,713	\$0.54	145.00	BERES 0678/1472		RESIDENTIAL - TOWNSHIP		401
	1.86	1.86									

132.0 0.33 0.33 \$399 \$127,556 \$2.93 110.00 BERES 0676/0626 RESIDENTIAL - TOWNSHIP 401
 139.5 0.65 0.65 \$347 \$107,725 \$2.47 203.00 BERES 0673/0844 RESIDENTIAL - TOWNSHIP 401
 196.0 0.63 0.63 \$423 \$110,905 \$2.55 140.00 BERES 0676/5569 RESIDENTIAL - TOWNSHIP 401
 175.0 0.63 0.63 \$319 \$73,226 \$1.68 130.50 BERES 0676/6731 RESIDENTIAL - TOWNSHIP 401

2025 BERLIN TOWNSHIP

AGRICULTURAL LAND STUDY - study period: 4/1/22-3/31/24

Limited Agricultural (ag) land sales within Berlin Township Used vacant ag land sales in neighboring townships to gather sufficient data allocation method used - allocated values to Berlin Township's agricultural land values

IN YEAR TIMEFRAME

4/1/2023 TO 3/31/2024

TIME ADJUSTMENT TO

4/1/2022

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Topology	Irrigated	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre
130-007-000-050-10	9/16/2022	\$157,500		672/4594	\$5,265					31.167	1.746	0.000	29.916
060-017-000-050-20	9/14/2022	\$178,000		672/4909	\$4,791					39.000	1.847	0.000	37.153
060-010-000-030-14	5/10/2022	\$400,000		670/9967	\$5,914					67.662	0.025	0.000	67.637
060-017-000-050-20	9/14/2022	\$178,000		672/4909	\$4,791					39.000	1.847	0.000	37.153
060-021-000-050-00	4/29/2022	\$120,000		670/9495	\$3,991					30.070	0.000	0.000	30.070
030-034-000-040-01	5/13/2022	\$300,000		671/0944	\$5,840					54.022	2.654	0.000	51.368
030-036-000-025-02	6/17/2022	\$440,046		673/5054	\$5,923					75.681	0.659	0.729	74.293
130-076-000-015-20	11/18/2022	\$102,000		673/3217	\$5,404					20.200	0.505	0.821	18.874
		\$1,875,546			\$5,395								346.464

For time adjustment necessary - all sales fell within study time period

scrub

011-027-000-020-38	11/17/2022	\$190,000		673/2573	\$3,830					0.000	0.000	49.610	0.000
020-006-000-035-02	5/11/2022	\$122,500		671/0257	\$2,621					0.791	0.000	46.739	0.000

wet

150-006-000-040-00	6/25/2023	\$75,000		667/2414	\$1,469.58					1.675	0	51.035	51.035
060-005-000-005-10	8/26/2023	\$141,000		666/9030	\$3,109.36					0	0	45.347	23.7

BUILDABLE SITE - 1ST ACRE PRICE

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Topology	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre	Building Value
060-013-000-095-12	3/28/2023	\$10,000		674/5770	\$22,624				0.500	0.058	0.000	0.442	\$0
060-029-000-210-21	12/16/2022	\$7,000		673/5286	\$16,279				0.530	0.100	0.000	0.430	\$0
160-017-000-055-00	11/1/2023	\$6,500		676/7666	\$15,588				0.648	0.231	0.000	0.417	\$0
060-017-000-030-23	6/27/2023	\$16,000		675/3981	\$18,433				1.000	0.132	0.000	0.868	\$0
150-022-000-065-12	1/2/2023	\$15,000		673/7042	\$15,789				1.102	0.152	0.000	0.950	\$0
160-024-000-060-40	9/12/2023	\$24,900		676/3574	\$22,554				1.240	0.136	0.000	1.104	\$0
140-006-000-100-52	3/1/2023	\$19,900		674/3317	\$17,595				1.251	0.120	0.000	1.131	\$0
080-012-000-030-13	5/1/2023	\$30,000		674/8182	\$25,467				1.301	0.123	0.000	1.178	\$0
040-007-000-008-11	10/28/2022	\$30,000		673/1631	\$18,215				2.000	0.353	0.000	1.647	\$0
130-013-000-065-13	2/12/2024	\$29,900		677/7272	\$17,224				2.029	0.293	0.000	1.736	\$0
130-013-000-065-14	2/16/2024	\$29,900		677/7599	\$17,557				2.030	0.327	0.000	1.703	\$0
011-027-000-020-38	11/17/2022	\$70,000		673/2573	\$17,292				4.220	0.172	0.000	4.048	\$0
													15.654

PER MONTH

Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	NON TILL	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre	Non-Till Per Acre	
													Wet Acre	All Ag Land Combined/acre
1.890	0.000	6.32%	\$6,048	28,026	1.890	\$0	\$151,452	0	0	0	151,452	\$5,404	\$3,200	\$5,265
8.535	3.641	32.77%	\$30,953	24,977	12.176	\$0	\$147,047	0	0	0	147,047	\$5,887	\$2,542	\$4,791
4.635	2.840	11.05%	\$17,672	60,162	7.475	\$0	\$382,328	0	0	0	382,328	\$6,355	\$2,364	\$5,914
8.535	3.641	32.77%	\$30,953	24,977	12.176	\$0	\$147,047	0	0	0	147,047	\$5,887	\$2,542	\$4,791
4.420	0.000	32.16%	\$30,944	20,400	9.670	\$0	\$89,056	0	0	0	89,056	\$4,365	\$3,200	\$3,991
2.416	0.000	8.60%	\$14,144	46,948	4.420	\$6,535	\$279,321	0	0	0	279,321	\$5,950	\$3,200	\$5,840
2.722	0.000	3.25%	\$7,731	71,877	2.416	\$0	\$432,315	0	0	0	432,315	\$6,015	\$3,200	\$5,923
		14.42%	\$8,710	16,152	2.722	\$0	\$93,290	0	0	0	93,290	\$5,776	\$3,200	\$5,404
			\$147,156	293,519	52.945	\$6,535					1,721,855	\$5,866	\$2,951	\$5,413

USE \$5900/AC TILLABLE - ALL OTHER LAND=\$5400/AC

0 \$0 \$0 49,610 190,000 0 0 0 0 0 0 190,000 \$3,830
 0 \$0 \$0 46,739 122,500 0 0 0 0 0 0 122,500 \$2,621
 96,349 \$312,500 \$3,243 Use \$3,200 Per Acre

Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Buildable Price Per Acre	Comments
10000	0	0	0	10,000	22,624	
7000	0	0	0	7,000	16,279	
6500	0	0	0	6,500	15,588	
16000	0	0	0	16,000	18,433	
15000	0	0	0	15,000	15,789	
24900	0	0	0	24,900	22,554	
19900	0	0	0	19,900	17,595	
30000	0	0	0	30,000	25,467	Twice sold
30000	0	0	0	30,000	18,215	old N/V barn
29900	0	0	0	29,900	17,224	
29900	0	0	0	29,900	17,557	
70000	0	0	0	70,000	17,292	
				289,100	18,468	Used: \$18500 site

2025 AG LAND VALUE:
 CONCLUSION:
 Tiltable land noted as 1 - 8: \$5900/ac
 All other land: \$5400/ac
 Buildable: \$18500- site
 Road = ROW

BLDG SITE	18,500.00
1	5,900.00
2	5,900.00
3	5,900.00
4	5,900.00
5	5,900.00
6	5,900.00
7	5,900.00
8	5,900.00
STREAM	5,400.00
POND	5,400.00
RIVER	5,400.00
WOODS	5,400.00
BRUSH	5,400.00
PASTURE	5,400.00
SWAMP	5,400.00
DITCH	5,400.00
ROAD	0.00

2025 BERLIN TOWNSHIP

COMMERCIAL -PRIME LAND VALUE STUDY -study period 4/1/22 - 3/31/24

PRIME LAND STUDY= ALONG S-STATE RD - Due to few sales within Berlin Township - to gather sufficient data, commercial sales within Berlin Township and along other PRIME areas within the county were studied inside and outside the study period - with a time analysis calculated if necessary - allocation/abstraction methods were used if no vacant sales were available
 Vacant/Abstraction/Allocation methods used

Valuation Mt	Parcel Number	Address	Sale Date	Sale Price	Conf.	Librer/ Page	Total Acre	Total Sq Ft	Total Front Ft	FI ROW (Sq Ft)	Value	Imprvmts	Land
Vacant	34-011-001-000-085-42	M-66	11/4/2005	\$485,000	n	592/9829	1.870	81,457	323	0	0	0	\$485,000
Abstraction	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	0	\$166,192
Allocation	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	0	\$80,860
Allocation	34-401-250-000-335-10	1525 W. Stat	2/7/2014	\$297,000	n	632/9262	0.504	21,944	249	0	0	0	\$120,077
Abstraction	34-401-250-000-350-00	1439 W. Stat	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	51893	0	\$28,107
Allocation	34-401-250-000-350-00	1439 W. Stat	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	0	0	\$32,344
Abstraction	34-300-110-000-070-00	1320 E. Gran	7/9/2014	\$364,600	n	634/5648	0.641	27,922	275	0	228195	0	\$136,405
Allocation	34-300-110-000-070-00	1320 E. Gran	7/9/2014	\$364,600	n	634/5648	0.641	27,922	275	0	0	0	\$147,408
Abstraction	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	140849	0	\$107,802
Allocation	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	0	0	\$100,530
Vacant	34-010-036-000-160-70	M-66	5/14/2015	\$450,000	n	637/8662	1.971	85,857	255	7,623	0	0	\$450,000
Abstraction	34-201-030-000-045-17	431 Swartz C	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	572709	0	\$77,709
Allocation	34-201-030-000-045-17	431 Swartz C	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	0	0	\$262,964
Vacant	34-060-140-000-020-00	2731 State R	10/30/2017	\$320,000	n	648/0772	1.446	62,988	300	0	0	0	\$320,000
Abstraction	34-401-250-000-350-10	1437 W State	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	113419	0	\$36,581
Allocation	34-401-250-000-350-10	1437 W State	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	0	0	\$60,645
Abstraction	34-060-031-000-045-11	2541 S State	5/30/2018	\$1,293,750	n	650/5240	3.760	163,786	522	25,962	803414	0	\$490,336
Abstraction	34-401-250-000-365-00	1331 W State	12/5/2018	\$338,000	n	652/9992	16.460	716,998	151	0	129314	0	\$208,686
Abstraction	34-300-110-000-050-00	1328 E Granc	3/14/2019	\$535,000	n	653/8847	0.630	27,443	225	0	298263	0	\$236,737
Allocation	34-300-110-000-050-00	1328 E Granc	3/14/2019	\$535,000	n	653/8847	0.630	27,443	225	0	0	0	\$216,301
Vacant	34-010-036-000-170-21	2598 S State	6/24/2020	\$650,000	n	660/1614	2.198	95,745	295	18,644	0	0	\$650,000
Vacant	34-060-031-000-140-01	2983 S State	8/26/2021	\$105,000	n	667/7365	1.000	43,560	120	7,928	0	0	\$105,000
Abstraction	34-401-250-000-335-10	1525 W State	10/7/2022	\$330,000	n	672/8330	0.504	21,954	249	0	179757	0	\$150,243
Allocation	34-401-250-000-335-10	1525 W State	10/7/2022	\$330,000	n	672/8330	0.504	21,954	249	0	0	0	\$133,419

USED \$934 PRIME FF RATE

TIME ADJUSTMENT DATA:

Time adjustments are used if sale fell outside study period. If sale fall within the study period - a time adjustment does not needed to be calculated.

Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front Ft	Improvements Value	Land Residual	Indicated In Ratio	Unadjusted \$/acre	Unadjusted \$/Sq Ft	# of Days	# of Months	% Change	% per Month	% per Year
1	Allocation	34-300-110-000-070-1320 E. Grand River Ave	7/9/2014	\$364,000	0.641	275.00	50	\$147,408	0.4043	0.4043	\$279,965	\$5.28	2,968	99	15.11%	0.15%	1.83%
		34-401-250-000-331-1525 W State St	10/7/2022	\$330,000	0.504	249.36	50	\$133,419	0.4043	0.4043	\$264,720	\$6.08					
2	Vacant	060-031-000-115-20-2615 S State Rd	10/14/2022	\$325,000	1.325	202.64	50	\$125,000	N/A	N/A	\$245,283	\$5.63	1,784	59	10.84%	0.18%	2.20%
		34-060-140-000-022-2731 State Rd Ionia	10/30/2017	\$120,000	1.446	300.00	50	\$120,000	N/A	N/A	\$221,309	\$5.68					
3	Abstraction	300-110-000-070-011320 E Grand River Ave	10/27/2022	\$1,225,000	1.000	144.00	\$1,021,225	\$203,775	0.1663	0.1663	\$203,775	\$4.68	3,251	108	15.75%	0.15%	1.75%
		34-060-006-000-085-2260 M-66	10/16/2013	\$200,000	0.944	235.00	\$33,808	\$166,192	0.8310	0.8310	\$176,051	\$4.04					
4																	
5																	
6																	

Indicated % time adjustment per month: 0.16%

PRIME LAND/AC CONCLUSION

extrapolation and interpolation data using data set of sales of Prime Land to conclude acreage value

SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$4.47	\$194,721	\$194,721
65,340	1.5	\$3.64	\$158,533	\$237,799
87,120	2.0	\$3.15	\$137,014	\$274,027
108,900	2.5	\$2.81	\$122,355	\$305,887
130,680	3.0	\$2.56	\$111,550	\$334,650
174,240	4.0	\$2.21	\$96,408	\$385,633
217,800	5.0	\$1.98	\$86,094	\$430,469
304,920	7.0	\$1.67	\$72,589	\$508,124
435,600	10.0	\$1.39	\$60,579	\$605,790
653,400	15.0	\$1.13	\$49,321	\$739,808
871,200	20.0	\$0.98	\$42,626	\$852,516
1,089,000	25.0	\$0.87	\$38,065	\$951,634
1,306,800	30.0	\$0.80	\$34,704	\$1,041,116
1,742,400	40.0	\$0.69	\$29,993	\$1,199,728
2,178,000	50.0	\$0.61	\$26,784	\$1,339,216
4,356,000	100.0	\$0.43	\$18,847	\$1,884,651

Indicated LB Ratio	Resid Acres	Resid Sq Ft	Unadjst \$/acre	Unadjst \$/ Sq Ft	Months To Mid-Point	Time Adjst	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale
N/A	1.870	81,457	\$259,358	\$5.95	209	32.76%	\$643,900	\$344,331	\$7.90	\$1,993.19	
0.8310	0.944	41,132	\$176,051	\$4.04	114	17.87%	\$195,892	\$207,512	\$4.76	\$833.58	
0.4043	0.944	41,132	\$85,657	\$1.97	114	17.87%	\$95,310	\$100,964	\$2.32	\$405.58	
0.4043	0.504	21,944	\$238,248	\$5.47	110	17.24%	\$140,783	\$279,331	\$6.42	\$564.58	
0.3513	1.615	70,347	\$17,404	\$0.40	106	16.62%	\$32,777	\$20,296	\$0.47	\$269.77	
0.4043	1.615	70,347	\$20,027	\$0.46	106	16.62%	\$37,718	\$23,355	\$0.54	\$310.44	
0.3741	0.641	27,922	\$212,800	\$4.89	105	16.46%	\$158,857	\$247,827	\$5.69	\$577.66	
0.4043	0.641	27,922	\$229,965	\$5.28	105	16.46%	\$171,671	\$267,817	\$6.15	\$624.26	
0.4335	0.572	24,916	\$188,465	\$4.33	99	15.52%	\$124,532	\$217,713	\$5.00	\$943.42	
0.4043	0.572	24,916	\$175,751	\$4.03	99	15.52%	\$116,131	\$203,026	\$4.66	\$879.78	
N/A	1.796	78,234	\$250,557	\$5.75	95	14.89%	\$517,015	\$287,870	\$6.61	\$2,027.51	
0.1195	0.991	43,168	\$78,415	\$1.80	80	12.54%	\$87,454	\$88,249	\$2.03	\$441.69	
0.4043	0.991	43,168	\$265,352	\$6.09	80	12.54%	\$295,942	\$298,629	\$6.86	\$1,494.66	
N/A	1.446	62,988	\$221,300	\$5.08	65	10.19%	\$352,606	\$243,849	\$5.60	\$1,175.35	34-060-140-000-025-00
0.2439	0.273	11,892	\$133,996	\$3.08	63	9.88%	\$40,194	\$147,230	\$3.38	\$321.55	
0.4043	0.273	11,892	\$222,143	\$5.10	63	9.88%	\$66,634	\$244,081	\$5.60	\$533.07	
0.3790	3.164	137,824	\$154,973	\$3.56	58	9.09%	\$534,918	\$169,064	\$3.88	\$1,024.59	34-060-031-000-045-11
0.6174	16.460	716,998	\$12,678	\$0.29	52	8.15%	\$225,697	\$13,712	\$0.31	\$1,494.68	
0.4425	0.630	27,443	\$375,773	\$8.63	49	7.68%	\$254,921	\$404,637	\$9.29	\$1,132.98	
0.4043	0.630	27,443	\$343,334	\$7.88	49	7.68%	\$232,915	\$369,706	\$8.49	\$1,035.18	
N/A	1.770	77,101	\$367,232	\$8.43	33	5.17%	\$683,625	\$386,229	\$8.87	\$2,317.37	
N/A	0.818	35,632	\$128,362	\$2.95	19	2.98%	\$108,127	\$132,185	\$3.03	\$901.06	
0.4553	0.504	21,954	\$298,101	\$6.84	6	0.00%	\$150,243	\$298,101	\$6.84	\$602.51	
0.4043	0.504	21,954	\$264,720	\$6.08	6	0.00%	\$133,419	\$264,720	\$6.08	\$535.05	
											\$934.98

2025 BERLIN TOWNSHIP

COMMERCIAL/INDUSTRIAL - RURAL LAND VALUE - study period 4/1/22 - 3/31/24

RURAL LAND=land not along M-66. Due to limited sales of commercial/Industrial land within Berlin Township- sales in neighboring townships were studied
 Vacant/Abstraction/Allocation methods used

Valuation Method	Parcel Number	Address	Sale Price	Conf.	Libers/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual
Abstraction	082-050-000-075-00	184 W Superior St	\$190,000	n	670/3804	0.092	4,008	50	0	178505	\$11,495
Vacant	080-033-000-040-10	Peckins Rd	\$167,000	n	671/1768	42.400	1,846,944	839	26,789	0	\$167,000
Abstraction	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	388322	\$61,678
Allocation	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	0	\$63,135
Abstraction	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	599547	\$36,153
Allocation	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	0	\$89,189
Abstraction	110-007-000-080-20	4963 S State Rd	\$125,000	n	673/5169	4.170	181,645	568	18,744	5121	\$119,879
Abstraction	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	57208	\$12,692
Allocation	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	0	\$9,807
Allocation	110-007-000-045-01	460 E David Hwy	\$400,000	n	675/6750	10.000	435,600	330	10,890	0	\$56,120
Allocation	031-050-000-090-00	125 W Cross St	\$85,000	n	677/6348	0.188	8,189	83	0	0	\$11,926
Abstraction	011-033-000-020-00	3823 W Portland Rd	\$635,000	n	676/2691	46.800	2,038,608	3,586	116,143	231634	\$403,366

USED: \$185 RURAL FF RATE

NO TIME ANALYSIS REQUIRED- ALL SALES WITHIN STUDY TIME PERIOD

RURAL LAND/AC CONCLUSION

extrapolation and interpolation data using data set of sales of Rural Commercial/Industrial Land to conclude acreage value

SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.71	\$30,854	\$30,854
65,340	1.5	\$0.58	\$25,426	\$38,139
87,120	2.0	\$0.51	\$22,165	\$44,330
108,900	2.5	\$0.46	\$19,926	\$49,816
130,680	3.0	\$0.42	\$18,266	\$54,798
174,240	4.0	\$0.37	\$15,923	\$63,693
217,800	5.0	\$0.33	\$14,315	\$71,575
304,920	7.0	\$0.28	\$12,192	\$85,342
435,600	10.0	\$0.24	\$10,284	\$102,838
653,400	15.0	\$0.19	\$8,475	\$127,123
871,200	20.0	\$0.17	\$7,388	\$147,757
1,089,000	25.0	\$0.15	\$6,642	\$166,041
1,306,800	30.0	\$0.14	\$6,088	\$182,649
1,742,400	40.0	\$0.12	\$5,307	\$212,295
2,178,000	50.0	\$0.11	\$4,771	\$238,567
4,336,000	100.0	\$0.08	\$3,428	\$342,770

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
0.0605	0.092	4,008	\$124,946	\$2.87	12	0.00%	\$11,495	\$124,946	\$2.87	\$729.90		
N/A	41.785	1,820,155	\$3,997	\$0.09	10	0.00%	\$167,000	\$3,997	\$0.09	\$199.09		
0.1371	5.350	233,046	\$11,529	\$0.26	6	0.00%	\$61,678	\$11,529	\$0.26	\$232.75		
0.1403	5.350	233,046	\$11,801	\$0.27	6	0.00%	\$63,135	\$11,801	\$0.27	\$238.25		
0.0569	1.770	77,101	\$20,425	\$0.47	5	0.00%	\$36,153	\$20,425	\$0.47	\$120.51		
0.1403	1.770	77,101	\$50,389	\$1.16	5	0.00%	\$89,189	\$50,389	\$1.16	\$297.30		
0.9590	3.740	162,901	\$32,053	\$0.74	4	0.00%	\$119,879	\$32,053	\$0.74	\$211.05		
0.1816	0.077	3,354	\$164,831	\$3.78	2	0.00%	\$12,692	\$164,831	\$3.78	\$149.32		
0.1403	0.077	3,354	\$127,363	\$2.92	2	0.00%	\$9,807	\$127,363	\$2.92	\$115.38		
0.1403	9.750	424,710	\$5,756	\$0.13	-4	0.00%	\$56,120	\$5,756	\$0.13	\$170.06		Vacant w/land improvements
0.1403	0.188	8,189	\$63,434	\$1.46	-10	0.00%	\$11,926	\$63,434	\$1.46	\$144.55		
0.6352	44.134	1,922,465	\$9,140	\$0.21	-5	0.00%	\$403,366	\$9,140	\$0.21	\$112.49		Sold w/011-032-000-005-12
												\$185.05

2025 BERLIN TOWNSHIP

COMMERCIAL/INDUSTRIAL - RURAL LAND VALUE - study period 4/1/22 - 3/31/24

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Vacant	080-033-000-040-10	Peckins Rd	\$167,000	n	671/1768	42.400	1,846,944	839	26,789	388322	\$167,000
Abstraction	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	0	\$61,678
Allocation	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	0	\$63,135
Abstraction	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	599547	\$36,153
Allocation	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	0	\$89,189
Abstraction	110-007-000-080-20	4963 S State Rd	\$125,000	n	673/5169	4.170	181,645	568	18,744	5121	\$119,879
Abstraction	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	57208	\$12,692
Allocation	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	0	\$9,807
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0.1403	0.188	8,189	\$63,434	\$1.46	-10	0.00%	\$11,926	\$63,434	\$1.46	\$144.55		Sold w/011-032-000-005-12
0.6352	44.134	1,922,465	\$9,140	\$0.21	-5	0.00%	\$403,366	\$9,140	\$0.21	\$112.49		
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