

Pierson TOWNSHIP		Entered						
TOWNSHIP VACANT LAND VALUES 2023 (1000-Agricultural)								
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	Road		
015-027-002-10	1/18/2022		70.53	\$402,500	\$5,707	Stanton Rd		
FOR 2022 ASSESSMENT YEAR								
Agricultural								
1 ACRE	\$10,800	3 ACRES	\$18,600	10 ACRES	\$36,000	30 ACRES	\$108,000	
1.5 ACRE	\$13,200	4 ACRES	\$21,500	15 ACRES	\$54,000	40 ACRES	\$144,000	
2 ACRES	\$15,200	5 ACRES	\$24,000	20 ACRES	\$72,000	50 ACRES	\$180,000	
2.5 ACRES	\$17,000	7 ACRES	\$28,400	25 ACRES	\$90,000	100 ACRES	\$360,000	
Low	\$750							
FOR 2023 ASSESSMENT YEAR								
Agricultural								
1 ACRE	\$25,000	3 ACRES	\$35,000	10 ACRES	\$62,000	30 ACRES	\$123,000	
1.5 ACRE	\$27,500	4 ACRES	\$37,500	15 ACRES	\$68,000	40 ACRES	\$164,000	
2 ACRES	\$30,000	5 ACRES	\$40,000	20 ACRES	\$82,000	50 ACRES	\$205,000	
2.5 ACRES	\$32,500	7 ACRES	\$50,000	25 ACRES	\$102,500	100 ACRES	\$410,000	
Low/Wet	\$750							
CONCLUSION:								
For 2023 Agricultural properties, \$4,100/acre for properties 20+ acres and Res rates for under 20 acres. Sales were used from Pierson Township and nearby Townships. No location adjustment as all sales are nearby in Montcalm County and same market for agricultural. Please see Assessor to be referred to parcels in other Townships/areas that were used in conclusions. (Some sales are confidential. Information is deemed reliable but not guaranteed.)								

Pierson TOWNSHIP		Entered					
TOWNSHIP VACANT LAND VALUES 2023 (2000-Commercial)							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	\$ PER SF	ROAD
777-002-004-20	11/13/2020	V Howard City	1.25	\$32,000	\$25,600	\$0.59	Lake Montcalm Rd
FOR 2022 ASSESSMENT YEAR							
Commercial, >.99A							
1 ACRE	\$25,520	3 ACRES	\$60,000	10 ACRES	\$77,500	30 ACRES	\$90,000
1.5 ACRE	\$36,250	4 ACRES	\$65,000	15 ACRES	\$80,000	40 ACRES	\$95,000
2 ACRES	\$46,250	5 ACRES	\$70,000	20 ACRES	\$82,500	50 ACRES	\$110,000
2.5 ACRES	\$55,000	7 ACRES	\$75,000	25 ACRES	\$85,000	100 ACRES	\$225,000
Commercial							
1 ACRE	\$27,500	3 ACRES	\$60,000	10 ACRES	\$77,500	30 ACRES	\$90,000
1.5 ACRE	\$37,500	4 ACRES	\$65,000	15 ACRES	\$80,000	40 ACRES	\$95,000
2 ACRES	\$46,250	5 ACRES	\$70,000	20 ACRES	\$82,500	50 ACRES	\$110,000
2.5 ACRES	\$55,000	7 ACRES	\$75,000	25 ACRES	\$85,000	100 ACRES	\$225,000
Commercial, <1.00A SF							
0.01-0.10 ACRES	\$40.00	Village .11-.5	\$1.57	HC COMM	\$14,000		
0.11-0.50 ACRES	\$4.75	Village .51-.75	\$0.87	ROW	\$0		
0.51-0.75 ACRES	\$3.50	Village .76-.99	\$0.58				
0.76-0.99 ACRES	\$1.75	Village 1/3 .51	\$1.15				
BL Commercial							
	\$27,500						
FOR 2023 ASSESSMENT YEAR							
Commercial Acreage							
1 ACRE	\$26,243	3 ACRES	\$41,573	10 ACRES	\$68,827	30 ACRES	\$109,032
1.5 ACRE	\$31,099	4 ACRES	\$46,895	15 ACRES	\$81,564	40 ACRES	\$122,990
2 ACRES	\$35,081	5 ACRES	\$51,488	20 ACRES	\$92,006	50 ACRES	\$135,037
2.5 ACRES	\$38,517	7 ACRES	\$59,278	25 ACRES	\$101,017	100 ACRES	\$180,512
Commercial Villages							
1 ACRE	\$15,632	3 ACRES	\$25,147	10 ACRES	\$42,338	30 ACRES	\$68,106
1.5 ACRE	\$18,630	4 ACRES	\$28,480	15 ACRES	\$50,458	40 ACRES	\$77,134
2 ACRES	\$21,100	5 ACRES	\$31,367	20 ACRES	\$57,146	50 ACRES	\$84,953
2.5 ACRES	\$23,239	7 ACRES	\$36,283	25 ACRES	\$62,939	100 ACRES	\$114,667
Site Value							
	\$27,500						
CONCLUSION:							
For 2023 Commercial properties, used values from sales in Montcalm County as well as similar residential values. A location adjustment was not made as I used sales from similar and/or nearby Township information. Values mostly stable. (Some sales used are confidential. Information is deemed reliable but not guaranteed.) For Sales used outside Pierson Township, please contact the Assessor to be directed to the local unit for details.							

Pierson Township		Entered															
TOWNSHIP VACANT LAND VALUES 2023 (4010-Rural Residential)																	
PARCEL NUMBER	SALE DATE	ROAD	ACRES	SALE PRICE	\$ PER FF	NEIGHBORHOOD	SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	15-20	20-50	50+
003-555-12	4/10/2020	Montcalm Rd	5.32	\$34,000	\$6,391							\$34,000					
003-575-08	4/15/2020	Rice Ln	3.10	\$20,000	\$6,452						\$20,000						
009-657-19	10/19/2021	Kristen Blvd	1.43	\$17,900	\$12,517			\$17,900									
015-578-19	11/30/2020	Cannonsville Rd	4.20	\$30,000	\$7,143						\$30,000						
015-578-26	1/12/2022	Lindy Sue Ln	9.64	\$30,000	\$3,112								\$30,000				
016-003-05	7/30/2020	Center Dr	2.60	\$12,000	\$4,615					\$12,000							
017-004-10	7/26/2021	Wood Sorrel Rd	10.01	\$62,500	\$6,244								\$62,500	\$62,500			
017-014-00	5/28/2021	Bass Lake Rd	16.90	\$68,000	\$4,024										\$68,000		
018-012-21 (Multi)	6/9/2021	Wood Lake Dr	2.03	\$40,000	\$19,704				\$40,000	\$40,000							
022-003-76 (Multi)	1/12/2022	Cannonsville Rd	101.10	\$355,000	\$3,511												\$355,000
023-005-32	\$44,599	W Cannonsville Rd	5.27	\$32,000	\$6,072							\$32,000					
033-015-40	3/31/2022	Long Rd	1.58	\$27,500	\$17,405			\$27,500	\$27,500								
FOR 2022 ASSESSMENT YEAR																	
Platted Residential																	
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE	\$45,000	30 ACRE	\$108,000										
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE	\$63,750	40 ACRE	\$144,000										
2 ACRE	\$27,500	5 ACRE	\$35,000	20 ACRE	\$80,000	50 ACRE	\$180,000										
2.5 ACRE	\$30,000	7 ACRE	\$37,500	25 ACRE	\$90,000	100 ACRE	\$360,000										
Sm Parcels <.75A																	
1 ACRE	\$20,000	3 ACRE	\$0	10 ACRE	\$0	30 ACRE	\$0										
1.5 ACRE	\$0	4 ACRE	\$0	15 ACRE	\$0	40 ACRE	\$0										
2 ACRE	\$0	5 ACRE	\$0	20 ACRE	\$0	50 ACRE	\$0										
2.5 ACRE	\$0	7 ACRE	\$0	25 ACRE	\$0	100 ACRE	\$0										
Swamp																	
	\$750																
FOR 2023 ASSESSMENT YEAR																	
Platted Residential																	
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000										
1.5 ACRE	\$27,500	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000										
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000										
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000										
Sm Parcels <.75A																	
1 ACRE	\$25,000	3 ACRE	x	10 ACRE	x	30 ACRE	x										
1.5 ACRE	x	4 ACRE	x	15 ACRE	x	40 ACRE	x										
2 ACRE	x	5 ACRE	x	20 ACRE	x	50 ACRE	x										
2.5 ACRE	x	7 ACRE	x	25 ACRE	x	100 ACRE	x										
Low/Wet																	
	\$750																
							Conclusions for 2023:										
							For 2023, looked at sales, b/l ratio and residuals. 20+ acres at 3,600/acre.										

Pierson Township		Entered													
TOWNSHIP VACANT LAND VALUES 2023 (4030-Platted Residential)															
PARCEL NUMBER	SALE DATE	ROAD	ACREAGE	SALE PRICE	\$ PER ACRE	COMMENTS	SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	
005-036-56	3/18/2021	North Point Dr	1.19	\$25,000	\$21,079			\$25,000							
016-020-03	8/17/2020	Rumur Ln	2.32	\$18,000	\$7,759					\$18,000					
016-020-05 (MULTI)	10/8/2020	Rumur Ln	4.35	\$30,450	\$7,000						\$30,450				
016-020-09	5/26/2021	Rumur Ln	5.15	\$37,110	\$7,206						\$37,110	\$37,110			
752-030-00 (PAIRED-MULTI)	2/11/2022	West Shore Dr	0.86	\$75,000	\$87,209										
FOR 2022 ASSESSMENT YEAR															
SITES:															
A: LK B LOT MIN	\$20,000														
B: SL BL LAKE ACC	\$45,000														
Platted Residential															
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE	\$45,000	30 ACRE	\$108,000								
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE	\$63,750	40 ACRE	\$144,000								
2 ACRE	\$27,500	5 ACRE	\$35,000	20 ACRE	\$80,000	50 ACRE	\$180,000								
2.5 ACRE	\$30,000	7 ACRE	\$37,500	25 ACRE	\$90,000	100 ACRE	\$360,000								
Developer Lots															
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE	\$45,000	30 ACRE	\$108,000								
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE	\$63,750	40 ACRE	\$144,000								
2 ACRE	\$27,500	5 ACRE	\$35,000	20 ACRE	\$80,000	50 ACRE	\$180,000								
2.5 ACRE	\$30,000	7 ACRE	\$37,500	25 ACRE	\$90,000	100 ACRE	\$360,000								
Platted Residential SF															
All Sizes	\$0.65	WF Woods	\$0.55	LG BWF Back Lot	\$0.70										
All Sizes	\$46.00	LWF Back Lot	\$1.30	SM BWF BL	\$2.00										
On a Bay BL	\$2.95	WestF Est >1 AC	\$0.46												
BL Main/Lake Dr	\$0.75	WestF Est <1AC	\$0.46												
BWF Back Lot	\$0.85	WF Woods SM	\$0.75												
FOR 2023 ASSESSMENT YEAR							Conclusions for 2023:								
Platted Residential							<p>For 2023, analysed how Platted Residential was being valued and found that plats and back lot land table and a lot of the sf rates were not being used. I separated, organized the rates, and g Also, developer lots and platted lots were being valued the same and made no sense to be sep will probably separate plats/subdivisions further. The minimum sites were for back lots on Sand parcels to the Other Lakes land table. Larger parcels at \$3,600/acre. Smaller per Township B analysis.</p>								
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE									\$108,000
1.5 ACRE	\$27,500	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE									\$144,000
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE									\$180,000
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE									\$360,000

Pierson Township		Entered																	
TOWNSHIP VACANT LAND VALUES 2023 (4600-Other Lakes)																			
PARCEL NUMBER	SALE DATE	ROAD	EFF	SALE PRICE	\$ PER FF	NEIGHBORHOOD	SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	15-20	20-50	50+		
No Vacant Land Sales				#VALUE!															
FOR 2022 ASSESSMENT YEAR																			
Frontages	FF RATE	STAND DEPTH	STAND FRNT																
A: BL 50'	\$1,400	150	0	DEPTH FACTOR:															
B: BL 50' - 100'	\$575	150	0																
C: BL LARGE FF	\$300	150	0	FRONT FACTOR:															
D: SL 50'	\$1,500	160	0																
E: SL 50+	\$1,500	160	0																
F: SL LARGE FF	\$1,000	200	0																
G: WOOD LAKE/OTHER	\$750	0	0																
Other Lakes																			
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE	\$45,000	30 ACRE	\$108,000												
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE	\$63,750	40 ACRE	\$144,000												
2 ACRE	\$27,500	5 ACRE	\$35,000	20 ACRE	\$80,000	50 ACRE	\$180,000												
2.5 ACRE	\$30,000	7 ACRE	\$37,500	25 ACRE	\$90,000	100 ACRE	\$360,000												
Back Acreage																			
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE	\$45,000	30 ACRE	\$108,000												
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE	\$63,750	40 ACRE	\$144,000												
2 ACRE	\$27,500	5 ACRE	\$35,000	20 ACRE	\$80,000	50 ACRE	\$180,000												
2.5 ACRE	\$30,000	7 ACRE	\$37,500	25 ACRE	\$90,000	100 ACRE	\$360,000												
Low Land																			
	\$750																		
FOR 2023 ASSESSMENT YEAR																			
Frontages	FF RATE	STAND DEPTH	STAND FRNT																
A: BL 50'	\$1,500	150	0	DEPTH FACTOR:															
B: BL 50' - 100'	\$600	150	0																
C: BL LARGE FF	\$350	150	0	FRONT FACTOR:															
D: SL 50'	\$1,500	160	0																
E: SL 50+	\$1,500	160	0																
F: SL LARGE FF	\$1,000	200	0																
G: WOOD LAKE/OTHER	\$800	0	0																
Sites																			
Back Lot Min	\$25,000																		
SL BL Lake Acc	\$45,000																		
Other Lakes Acreage																			
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000												
1.5 ACRE	\$27,000	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000												
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000												
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000												
Low/Wet																			
	\$750																		
				Conclusions for 2023:															
				Got rid of Acreage Table "Back Acreage" after confirming that no parcels were using that rate, and the rate was the same as Other Lakes. Changed title to "Other Lakes Acreage" and used Township acreage rates. Analysed B L ratios and Residuals. Focus in the future on adding front, back, and average depth to be able to use front and depth factors. Analysed B L Ratios and Residuals.															

Pierson TOWNSHIP		Entered 2023						
INDUSTRIAL VACANT LAND VALUES 2023								
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	TOWNSHIP		
No Vacant Sales								
FOR 2023 ASSESSMENT YEAR								
Industrial Rural								
1 ACRE	\$26,243	3 ACRE	\$51,573	10 ACRE	\$68,827	30 ACRE	\$109,032	
1.5 ACRE	\$31,099	4 ACRE	\$46,895	15 ACRE	\$81,564	40 ACRE	\$122,990	
2 ACRE	\$35,081	5 ACRE	\$51,488	20 ACRE	\$92,006	50 ACRE	\$135,037	
2.5 ACRE	\$38,517	7 ACRE	\$59,278	25 ACRE	\$101,017	100 ACRE	\$180,512	
CONCLUSION:								
For 2023 Industriial properties, used values from sales in Montcalm County as well as similar residential values. A location adjustment was not made as I used sales from similar and/or nearby Township information. Values mostly stable. (Some sales used are confidential. Information is deemed reliable but not guaranteed.) For Sales used outside Pierson Township, please contact the Assessor to be directed to the local unit for details.								