

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-008-065-20	LAKE DR	09/15/23	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$13,600	45.33	\$30,317	\$15,200	\$13,600	\$30,317
015-200-038-01	OAK DR	03/08/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$24,850	\$12,400	\$0	\$24,850
015-005-036-50	5305 NORTH POINT DR	11/20/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,400	41.33	\$381,753	\$190,900	\$186,700	\$44,730
015-005-026-60	22580 W KENDAVILLE RD	10/13/23	\$52,900	WD	32-SPLIT VACANT	\$52,900	\$0	0.00	\$30,170	\$43,400	\$0	\$30,170
015-019-003-30	23493 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$35,040	\$17,500	\$0	\$35,040
015-034-018-30	20398 FREEDOM DR	06/10/24	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$15,800	70.22	\$36,200	\$18,100	\$15,800	\$36,200
015-019-003-20	23517 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$36,360	\$18,200	\$0	\$36,360
015-005-027-20	5263 N BASS LAKE RD	03/07/25	\$49,000	WD	32-SPLIT VACANT	\$49,000	\$0	0.00	\$36,520	\$18,300	\$0	\$36,520
015-018-013-20	3063 SHORECREST DR	07/23/24	\$51,500	WD	32-SPLIT VACANT	\$51,500	\$0	0.00	\$49,521	\$24,800	\$0	\$43,344
015-005-026-30	22728 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-021-80	WATERWHEEL	06/28/24	\$83,900	PTA	32-SPLIT VACANT	\$83,900	\$0	0.00	\$56,375	\$28,200	\$0	\$56,375
015-017-004-10	WOOD SORREL RD	06/01/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$31,000	46.97	\$64,813	\$32,400	\$31,000	\$64,813
049-127-013-20	GRAND ST	05/26/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$0	0.00	\$39,701	\$0	\$0	\$39,701
015-005-021-90	22791 W WATERWHEEL	12/23/24	\$118,000	WD	32-SPLIT VACANT	\$118,000	\$0	0.00	\$67,123	\$33,600	\$0	\$67,123
015-033-017-20	171 LONG RD	04/20/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$70,400	61.22	\$92,534	\$46,300	\$40,400	\$92,534
015-005-021-60	WATERWHEEL	10/24/24	\$208,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$208,000	\$0	0.00	\$131,480	\$65,800	\$0	\$131,480
015-021-015-01	2576 BASS LAKE RD	03/18/25	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$114,100	41.49	\$226,867	\$113,500	\$114,100	\$161,122
015-021-015-01	2576 BASS LAKE RD	12/04/24	\$209,000	WD	32-SPLIT VACANT	\$209,000	\$0	0.00	\$228,412	\$114,100	\$0	\$161,122
015-019-012-00	HILLIS RD	07/18/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$54,700	42.08	\$122,795	\$61,400	\$53,200	\$122,795
015-017-008-01	WOOD LAKE RD	09/21/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$142,565	\$71,300	\$66,800	\$142,565
015-005-027-02		02/28/25	\$550,000	WD	32-SPLIT VACANT	\$550,000	\$0	0.00	\$160,040	\$80,100	\$0	\$160,040
015-004-010-00	21898 W KENDAVILLE RD	11/02/23	\$410,000	WD	03-ARM'S LENGTH	\$406,500	\$125,700	30.92	\$269,100	\$134,600	\$125,700	\$269,100
015-026-002-00	STANTON RD	10/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,800	48.23	\$397,500	\$198,800	\$168,800	\$397,500
015-017-009-01	WOOD LAKE RD	10/26/23	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$156,200	45.08	\$297,141	\$148,600	\$156,200	\$297,141
015-022-022-00	MAPLE HILL RD	04/26/24	\$350,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$176,100	50.31	\$414,778	\$207,400	\$176,100	\$442,526
Totals:			\$3,799,730			\$3,796,230	\$1,059,500		\$3,471,445	\$1,744,600	\$1,191,300	\$3,022,958
							Sale. Ratio =>	27.91		\$69,784	\$47,652	\$120,918
							Std. Dev. =>	25.77				

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-005-026-30	22728 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-026-40	22672 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-026-60	22580 W KENDAVILLE RD	10/13/23	\$52,900	WD	32-SPLIT VACANT	\$52,900	\$0	0.00	\$30,170	\$43,400	\$0	\$30,170
015-034-018-30	20398 FREEDOM DR	06/10/24	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$15,800	70.22	\$36,200	\$18,100	\$15,800	\$36,200
015-005-026-50	22650 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490

015-005-027-20	5263 N BASS LAKE RD	03/07/25	\$49,000	WD	32-SPLIT VACANT	\$49,000	\$0	0.00	\$36,520	\$18,300	\$0	\$36,520
015-018-013-20	3063 SHORECREST DR	07/23/24	\$51,500	WD	32-SPLIT VACANT	\$51,500	\$0	0.00	\$49,521	\$24,800	\$0	\$43,344
015-005-021-80	WATERWHEEL	06/28/24	\$83,900	PTA	32-SPLIT VACANT	\$83,900	\$0	0.00	\$56,375	\$28,200	\$0	\$56,375
015-017-004-10	WOOD SORREL RD	06/01/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$31,000	46.97	\$64,813	\$32,400	\$31,000	\$64,813
015-005-021-90	22791 W WATERWHEEL	12/23/24	\$118,000	WD	32-SPLIT VACANT	\$118,000	\$0	0.00	\$67,123	\$33,600	\$0	\$67,123
015-005-021-60	WATERWHEEL	10/24/24	\$208,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$208,000	\$0	0.00	\$131,480	\$65,800	\$0	\$131,480
015-021-015-01	2576 BASS LAKE RD	03/18/25	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$114,100	41.49	\$226,867	\$113,500	\$114,100	\$161,122
015-021-015-01	2576 BASS LAKE RD	12/04/24	\$209,000	WD	32-SPLIT VACANT	\$209,000	\$0	0.00	\$228,412	\$114,100	\$0	\$161,122
015-019-012-00	HILLIS RD	07/18/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$54,700	42.08	\$122,795	\$61,400	\$53,200	\$122,795
015-017-008-01	WOOD LAKE RD	09/21/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$142,565	\$71,300	\$66,800	\$142,565
015-005-027-02		02/28/25	\$550,000	WD	32-SPLIT VACANT	\$550,000	\$0	0.00	\$160,040	\$80,100	\$0	\$160,040
015-004-010-00	21898 W KENDAVILLE RD	11/02/23	\$410,000	WD	03-ARM'S LENGTH	\$406,500	\$125,700	30.92	\$269,100	\$134,600	\$125,700	\$269,100
Totals:			\$2,051,230			\$2,457,730	\$462,000		\$1,721,471	\$889,300	\$449,500	\$1,582,259
							Sale. Ratio =>	18.80		\$53,907	\$29,967	\$93,797
							Std. Dev. =>	26.39				

Outliers/Multi Separated Above												
015-005-026-30	22728 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-019-003-30	23493 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$35,040	\$17,500	\$0	\$35,040
015-019-003-20	23517 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$36,360	\$18,200	\$0	\$36,360

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Platted

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-200-038-01	OAK DR	03/08/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$24,850	\$12,400	\$0	\$24,850
Totals:			\$35,000			\$35,000	\$0		\$24,850	\$12,400	\$0	\$24,850
							Sale. Ratio =>	0.00		\$12,400	\$0	\$24,850
							Std. Dev. =>	#DIV/0!				

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Residential & Platted

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-200-038-01	OAK DR	03/08/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$24,850	\$12,400	\$0	\$24,850
015-005-026-30	22728 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-026-40	22672 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-026-60	22580 W KENDAVILLE RD	10/13/23	\$52,900	WD	32-SPLIT VACANT	\$52,900	\$0	0.00	\$30,170	\$43,400	\$0	\$30,170
015-034-018-30	20398 FREEDOM DR	06/10/24	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$15,800	70.22	\$36,200	\$18,100	\$15,800	\$36,200
015-005-026-50	22650 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-005-027-20	5263 N BASS LAKE RD	03/07/25	\$49,000	WD	32-SPLIT VACANT	\$49,000	\$0	0.00	\$36,520	\$18,300	\$0	\$36,520
015-018-013-20	3063 SHORECREST DR	07/23/24	\$51,500	WD	32-SPLIT VACANT	\$51,500	\$0	0.00	\$49,521	\$24,800	\$0	\$43,344

015-005-021-80	WATERWHEEL	06/28/24	\$83,900	PTA	32-SPLIT VACANT	\$83,900	\$0	0.00	\$56,375	\$28,200	\$0	\$56,375
015-017-004-10	WOOD SORREL RD	06/01/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$31,000	46.97	\$64,813	\$32,400	\$31,000	\$64,813
015-005-021-90	22791 W WATERWHEEL	12/23/24	\$118,000	WD	32-SPLIT VACANT	\$118,000	\$0	0.00	\$67,123	\$33,600	\$0	\$67,123
015-005-021-60	WATERWHEEL	10/24/24	\$208,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$208,000	\$0	0.00	\$131,480	\$65,800	\$0	\$131,480
015-021-015-01	2576 BASS LAKE RD	03/18/25	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$114,100	41.49	\$226,867	\$113,500	\$114,100	\$161,122
015-021-015-01	2576 BASS LAKE RD	12/04/24	\$209,000	WD	32-SPLIT VACANT	\$209,000	\$0	0.00	\$228,412	\$114,100	\$0	\$161,122
015-019-012-00	HILLIS RD	07/18/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$54,700	42.08	\$122,795	\$61,400	\$53,200	\$122,795
015-017-008-01	WOOD LAKE RD	09/21/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$142,565	\$71,300	\$66,800	\$142,565
015-005-027-02		02/28/25	\$550,000	WD	32-SPLIT VACANT	\$550,000	\$0	0.00	\$160,040	\$80,100	\$0	\$160,040
Totals:			\$2,317,090			\$2,317,090	\$422,100		\$1,676,201	\$866,500	\$409,600	\$1,536,989
							Sale. Ratio =>	18.22		\$50,971	\$24,094	\$90,411
							Std. Dev. =>	25.75				

Outliers:

015-005-026-30	22728 W KENDAVILLE RD	01/24/25	\$115,430	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,430	\$42,900	37.17	\$99,490	\$49,700	\$42,900	\$99,490
015-019-003-30	23493 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$35,040	\$17,500	\$0	\$35,040
015-019-003-20	23517 HOOKER DR	04/03/24	\$21,000	WD	32-SPLIT VACANT	\$21,000	\$0	0.00	\$36,360	\$18,200	\$0	\$36,360

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Plat Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-005-036-50	5305 NORTH POINT DR	11/20/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,400	41.33	\$381,753	\$190,900	\$186,700	\$44,730
015-009-657-13	4781 Kimberly Ln	11/09/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,700	30.44	\$270,801	\$135,400	\$132,800	\$47,880
Totals:			\$75,000			\$75,000	\$26,100		\$652,554	\$326,300	\$319,500	\$92,610
							Sale. Ratio =>	34.80		\$163,150	\$159,750	\$44,730
							Std. Dev. =>	#DIV/0!				

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Platted & Rural Plat Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-200-038-01	OAK DR	03/08/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$24,850	\$12,400	\$0	\$24,850
015-005-036-50	5305 NORTH POINT DR	11/20/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,400	41.33	\$381,753	\$190,900	\$186,700	\$44,730
015-009-657-13	4781 Kimberly Ln	11/09/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,700	30.44	\$270,801	\$135,400	\$132,800	\$47,880
Totals:			\$110,000			\$110,000	\$26,100		\$677,404	\$338,700	\$319,500	\$117,460
							Sale. Ratio =>	23.73		\$112,900	\$106,500	\$39,153
							Std. Dev. =>	#REF!				

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Lake Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value
015-008-065-20	LAKE DR	09/15/23	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$13,600	45.33	\$30,317	\$15,200	\$13,600	\$30,317
Totals:			\$30,000			\$30,000	\$13,600		\$30,317	\$15,200	\$13,600	\$30,317

							Sale. Ratio =>	45.33	\$15,200		\$13,600	\$30,317	
							Std. Dev. =>	#DIV/0!					
Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Village Residential													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	
049-127-013-20	GRAND ST	05/26/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$0	0.00	\$39,701	\$0	\$0	\$39,701	
Totals:			\$40,000			\$40,000	\$0		\$39,701	\$0	\$0	\$39,701	
							Sale. Ratio =>	0.00	\$0		\$0	\$39,701	
							Std. Dev. =>	#DIV/0!					
Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Commercial													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	
015-033-017-20	171 LONG RD	04/20/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$70,400	61.22	\$92,534	\$46,300	\$40,400	\$92,534	
Totals:			\$115,000			\$115,000	\$70,400		\$92,534	\$46,300	\$40,400	\$92,534	
							Sale. Ratio =>	61.22	\$46,300		\$40,400	\$92,534	
							Std. Dev. =>	#DIV/0!					
Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Agricultural													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	
015-026-002-00	STANTON RD	10/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,800	48.23	\$397,500	\$198,800	\$168,800	\$397,500	
015-017-009-01	WOOD LAKE RD	10/26/23	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$156,200	45.08	\$297,141	\$148,600	\$156,200	\$297,141	
015-022-022-00	MAPLE HILL RD	04/26/24	\$350,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$176,100	50.31	\$414,778	\$207,400	\$176,100	\$442,526	
Totals:			\$1,046,500			\$1,046,500	\$501,100		\$1,109,419	\$554,800	\$501,100	\$1,137,167	
							Sale. Ratio =>	47.88	\$184,933		\$167,033	\$379,056	
							Std. Dev. =>	2.64					

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0	LAND CONTRACT	402	4032	Conventional	2023R-10034	WESSEL THOMAS L/CYNTHIA K	CHRISTIE BRENT & ANGELA
0.0	0.0	0.0		402	4030	Not Used	2024R-07293	PALASEK JACQUELYN	JONES JOHNNIE L
0.0	0.0	0.0		402	4040	Conventional	2023R-11661	JAEDYN BUILDERS LLC	SOCIA SHERYL D ET AL
0.0	0.0	0.0		402	4000	Not Used	2023R-09994	TERRA FIRMA GROUP LLC	TERHORST TYLER & MILLIS HANNAH
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402	4000	Not Used	2024R-03372	FORNER FRANKLIN C ESTATE	EAST SPARTA LLC
0.0	0.0	0.0		402	4000	Conventional	2024R-05500	CAMPBELL NICOLE	R & J INVESTMENTS LLC
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402	4000	Not Used	2024R-03371	FORNER FRANKLIN C ESTATE	POINTE NORTH HOMES LLC
0.0	0.0	0.0		402	4000	Not Used	2025R-02909	TERRA FIRMA GROUP LLC	BERGERS BRIAN
0.0	0.0	0.0		402	4000	Not Used	2024R-07043	FRAUNGRUBER SCOTT R/MICHELLE L	HAMEL NATHANIEL R & ALEXANDRA A
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Not Used	2024R-05981	TERRA FIRMA GROUP LLC	DURANTE NICOLE & JOHN
0.0	0.0	0.0		402	4000	Conventional	2023R-05984	BAKER TYLER/ROXANNE	DURHAM BRIAN
0.0	0.0	0.0	2023R-05618&11962 SCRVNRS ERR	402	4020	Not Used	2023R-05335	STOUT LEWIS L/NANCY C	VANDENBERG JOSIAH S
0.0	0.0	0.0		402	4000	Not Used	2024R-11639	TERRA FIRMA GROUP LLC	LEYDER THOMAS & SANDRA
0.0	0.0	0.0		202	2000	Conventional	2023R-04141	BRYANT JEROLD TRUST	DNM HOLDINGS LLC
0.0	0.0	0.0		402	4000	Not Used	2024R-09723	TERRA FIRMA GROUP LLC	STRATA TRUST FBO
0.0	0.0	0.0		402	4000	Not Used	2025R-03934	TERRA FIRMA GROUP LLC	GOLLER JOHN & MARY
0.0	0.0	0.0	2024R-10894 TRUST 27.08 ACRES	402	4000	Not Used	2024R-10896	DREYER KENNETH L TRUST	TERRA FIRMA GROUP LLC
20.0	25.2	277.9		402	4000	Conventional	2023R-07054	VELTKAMP ZACHARY	HENDRICKSON ERIC & ANNETTE
0.0	0.0	0.0		402	4000	Conventional	2023R-09340	WHITEFISH LAKE PROPERTIES LLC	NORTH SHORE ASSOCIATION OF BIG
0.0	0.0	0.0		402	4000	Not Used	2025R-03129	TERRA FIRMA GROUP LLC	FABER JESSE & AMANDA LIVING TRUST
0.0	0.0	0.0	OLD BARN DEMO AFTER SALE \$3,500	402	4010	Conventional	2025R-10872	PARQUETTE JEANNE M TRUST	TRI-COUNTY GRAVEL LLC
0.0	0.0	0.0	\$4545/ACRE	102	1000	Conventional	2024R-09973	ST JUDE CHILDRENS RESEARCH HOSPITAL	PORTER GRAIN FARMS LLC
0.0	0.0	0.0	TIC	402	1000	Conventional	2023R-10391	WHITEFISH LAKE PROPERTIES LLC	KROPF ANTHONY J & ROWLAND ROBERT JR
0.0	0.0	0.0		102	1000	Conventional	2024R-04251	FEDERAL MAPLE HILL LLC	FRAHM LYLE DF
20.0	25.2	277.9							
0.8	1.0	11.1							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Not Used	2023R-09994	TERRA FIRMA GROUP LLC	TERHORST TYLER & MILLIS HANNAH
0.0	0.0	0.0		402	4000	Conventional	2024R-05500	CAMPBELL NICOLE	R & J INVESTMENTS LLC
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE

0.0	0.0	0.0		402 4000	Not Used	2025R-02909	TERRA FIRMA GROUP LLC	BERGERS BRIAN
0.0	0.0	0.0		402 4000	Not Used	2024R-07043	FRAUNGRUBER SCOTT R/MICHELLE L	HAMEL NATHANIEL R & ALEXANDRA A
0.0	0.0	0.0		402 4000	Not Used	2024R-05981	TERRA FIRMA GROUP LLC	DURANTE NICOLE & JOHN
0.0	0.0	0.0		402 4000	Conventional	2023R-05984	BAKER TYLER/ROXANNE	DURHAM BRIAN
0.0	0.0	0.0		402 4000	Not Used	2024R-11639	TERRA FIRMA GROUP LLC	LEYDER THOMAS & SANDRA
0.0	0.0	0.0		402 4000	Not Used	2024R-09723	TERRA FIRMA GROUP LLC	STRATA TRUST FBO
0.0	0.0	0.0		402 4000	Not Used	2025R-03934	TERRA FIRMA GROUP LLC	GOLLER JOHN & MARY
0.0	0.0	0.0	2024R-10894 TRUST 27.08 ACRES	402 4000	Not Used	2024R-10896	DREYER KENNETH L TRUST	TERRA FIRMA GROUP LLC
20.0	25.2	277.9		402 4000	Conventional	2023R-07054	VELTKAMP ZACHARY	HENDRICKSON ERIC & ANNETTE
0.0	0.0	0.0		402 4000	Conventional	2023R-09340	WHITEFISH LAKE PROPERTIES LLC	NORTH SHORE ASSOCIATION OF BIG
0.0	0.0	0.0		402 4000	Not Used	2025R-03129	TERRA FIRMA GROUP LLC	FABER JESSE & AMANDA LIVING TRUST
0.0	0.0	0.0	OLD BARN DEMO AFTER SALE \$3,500	402 4010	Conventional	2025R-10872	PARQUETTE JEANNE M TRUST	TRI-COUNTY GRAVEL LLC

20.025.2277.9

1.41.819.8

0.0	0.0	0.0		402 4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402 4000	Not Used	2024R-03372	FORNER FRANKLIN C ESTATE	EAST SPARTA LLC
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402 4000	Not Used	2024R-03371	FORNER FRANKLIN C ESTATE	POINTE NORTH HOMES LLC

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		402	4030	Not Used	2024R-07293	PALASEK JACQUELYN	JONES JOHNNIE L
0.0	0.0	0.0							
0.0	0.0	0.0							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		402	4030	Not Used	2024R-07293	PALASEK JACQUELYN	JONES JOHNNIE L
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Not Used	2023R-09994	TERRA FIRMA GROUP LLC	TERHORST TYLER & MILLIS HANNAH
0.0	0.0	0.0		402	4000	Conventional	2024R-05500	CAMPBELL NICOLE	R & J INVESTMENTS LLC
0.0	0.0	0.0		402	4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0		402	4000	Not Used	2025R-02909	TERRA FIRMA GROUP LLC	BERGERS BRIAN
0.0	0.0	0.0		402	4000	Not Used	2024R-07043	FRAUNGRUBER SCOTT R/MICHELLE L	HAMEL NATHANIEL R & ALEXANDRA A

0.0	0.0	0.0		402 4000	Not Used	2024R-05981	TERRA FIRMA GROUP LLC	DURANTE NICOLE & JOHN
0.0	0.0	0.0		402 4000	Conventional	2023R-05984	BAKER TYLER/ROXANNE	DURHAM BRIAN
0.0	0.0	0.0		402 4000	Not Used	2024R-11639	TERRA FIRMA GROUP LLC	LEYDER THOMAS & SANDRA
0.0	0.0	0.0		402 4000	Not Used	2024R-09723	TERRA FIRMA GROUP LLC	STRATA TRUST FBO
0.0	0.0	0.0		402 4000	Not Used	2025R-03934	TERRA FIRMA GROUP LLC	GOLLER JOHN & MARY
0.0	0.0	0.0	2024R-10894 TRUST 27.08 ACRES	402 4000	Not Used	2024R-10896	DREYER KENNETH L TRUST	TERRA FIRMA GROUP LLC
20.0	25.2	277.9		402 4000	Conventional	2023R-07054	VELTKAMP ZACHARY	HENDRICKSON ERIC & ANNETTE
0.0	0.0	0.0		402 4000	Conventional	2023R-09340	WHITEFISH LAKE PROPERTIES LLC	NORTH SHORE ASSOCIATION OF BIG
0.0	0.0	0.0		402 4000	Not Used	2025R-03129	TERRA FIRMA GROUP LLC	FABER JESSE & AMANDA LIVING TRUST
20.0	25.2	277.9						
1.2	1.5	16.3						

0.0	0.0	0.0		402 4000	Conventional	2025R-00931	TERRA FIRMA GROUP LLC	EMMONS TIMOTHY & JACQUELINE
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402 4000	Not Used	2024R-03372	FORNER FRANKLIN C ESTATE	EAST SPARTA LLC
0.0	0.0	0.0	2024R-03368 & 2024R-03369	402 4000	Not Used	2024R-03371	FORNER FRANKLIN C ESTATE	POINTE NORTH HOMES LLC

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		402	4040	Conventional	2023R-11661	JAEDYN BUILDERS LLC	SOCIA SHERYL D ET AL
0.0	0.0	0.0		402	4040	Conventional	2023R-11676	ANDERSON KRISTINE	SAGE STACY
0.0	0.0	0.0							
0.0	0.0	0.0							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		402	4030	Not Used	2024R-07293	PALASEK JACQUELYN	JONES JOHNNIE L
0.0	0.0	0.0		402	4040	Conventional	2023R-11661	JAEDYN BUILDERS LLC	SOCIA SHERYL D ET AL
0.0	0.0	0.0		402	4040	Conventional	2023R-11676	ANDERSON KRISTINE	SAGE STACY
0.0	0.0	0.0							
0.0	0.0	0.0							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0	LAND CONTRACT	402	4032	Conventional	2023R-10034	WESSEL THOMAS L/CYNTHIA K	CHRISTIE BRENT & ANGELA
0.0	0.0	0.0							

0.0 0.0 0.0

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0	2023R-05618&11962 SCRVRNRS ERR	402	4020	Not Used	2023R-05335	STOUT LEWIS L/NANCY C	VANDENBERG JOSIAH S
0.0	0.0	0.0							
0.0	0.0	0.0							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0		202	2000	Conventional	2023R-04141	BRYANT JEROLD TRUST	DNM HOLDINGS LLC
0.0	0.0	0.0							
0.0	0.0	0.0							

Actual Front	Effec. Front	Ave. Depth	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0	\$4545/ACRE	102	1000	Conventional	2024R-09973	ST JUDE CHILDRENS RESEARCH HOSPITAL	PORTER GRAIN FARMS LLC
0.0	0.0	0.0	TIC	402	1000	Conventional	2023R-10391	WHITEFISH LAKE PROPERTIES LLC	KROPF ANTHONY J & ROWLAND ROBERT JR
0.0	0.0	0.0		102	1000	Conventional	2024R-04251	FEDERAL MAPLE HILL LLC	FRAHM LYLE DF
0.0	0.0	0.0							
0.0	0.0	0.0							

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 All

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	LAKE BACK LOTS		\$30,000	0.46	\$64,655			\$1.48		
	PLATTED RESIDENTIAL		\$35,000	0.71	\$49,296			\$1.13		
	RURAL PLAT SUB		\$30,000	0.99	\$30,181			\$0.69		
	RURAL RESIDENTIAL		\$52,900	1.00	\$52,900			\$1.21		
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.01	\$20,792			\$0.48		
	RURAL RESIDENTIAL		\$22,500	1.30	\$17,308			\$0.40		
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.34	\$15,672			\$0.36		
	RURAL RESIDENTIAL		\$49,000	1.60	\$30,625	\$36,567	\$40,827	\$0.70		
	RURAL RESIDENTIAL		\$51,500	3.08	\$16,721	\$51,500	\$16,721			
015-005-026-40	RURAL RESIDENTIAL	3 Lots	\$115,430	3.50	\$32,980	\$83,465	\$24,850			
	RURAL RESIDENTIAL		\$83,900	6.00	\$13,983					
	RURAL RESIDENTIAL		\$66,000	10.01	\$6,593					
	VILLAGE RESIDENTIAL		\$40,000	10.73	\$3,728					
	RURAL RESIDENTIAL		\$118,000	12.01	\$9,825					
	COMMERCIAL		\$115,000	12.68	\$9,069	\$84,750	\$7,304			
015-005-021-70	RURAL RESIDENTIAL		\$208,000	21.95	\$9,476					
015-021-015-10	RURAL RESIDENTIAL		\$275,000	27.08	\$10,157					
015-021-015-10	RURAL RESIDENTIAL		\$209,000	27.08	\$7,719	\$230,667	\$9,117			
015-752-029-00	RURAL RESIDENTIAL		\$130,000	39.64	\$3,279					
	RURAL RESIDENTIAL		\$120,000	43.23	\$2,776					
015-005-026-03	RURAL RESIDENTIAL		\$550,000	55.00	\$10,000					
	RURAL RESIDENTIAL	Old Barn Demo	\$406,500	70.00	\$5,807					
	AGRICULTURAL		\$350,000	77.00	\$4,545					
	AGRICULTURAL		\$346,500	77.09	\$4,495	\$259,300	\$3,830			
015-022-001-01	AGRICULTURAL		\$350,000	86.37	\$4,052	\$321,857	\$4,994			
			\$3,796,230	590.86						
				23.63						

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Residential

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre		Per Acre Analysis
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$32,980	1.00	\$32,980				
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$32,980	1.00	\$32,980				
	RURAL RESIDENTIAL		\$52,900	1.00	\$52,900	\$39,620	\$39,620	1.00 Acre	\$39,620
	RURAL RESIDENTIAL		\$22,500	1.30	\$17,308				
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$49,470	1.50	\$32,980				

	RURAL RESIDENTIAL		\$49,000	1.60	\$30,625	\$40,323	\$26,971	2.00 Acres	\$53,942
	RURAL RESIDENTIAL		\$51,500	3.08	\$16,721	\$51,500	\$16,721	3.00 Acres	\$50,162
	RURAL RESIDENTIAL		\$83,900	6.00	\$13,983	\$83,900	\$13,983	5.00 Acres	\$69,917
	RURAL RESIDENTIAL		\$66,000	10.01	\$6,593				
	RURAL RESIDENTIAL		\$118,000	12.01	\$9,825	\$92,000	\$8,209	10.00 Acres	\$82,093
015-005-021-70	RURAL RESIDENTIAL		\$208,000	21.95	\$9,476				
015-021-015-10	RURAL RESIDENTIAL		\$275,000	27.08	\$10,157				
015-021-015-10	RURAL RESIDENTIAL		\$209,000	27.08	\$7,719	\$230,667	\$9,117	20.00 Acres	\$182,345
015-752-029-00	RURAL RESIDENTIAL		\$130,000	39.64	\$3,279				
	RURAL RESIDENTIAL		\$120,000	43.23	\$2,776	\$125,000	\$3,028	30-40 Acres	40.00 Acres
015-005-026-03	RURAL RESIDENTIAL		\$550,000	55.00	\$10,000	\$266,667	\$5,352	30-55 Acres	50.00 Acres
	RURAL RESIDENTIAL	Old Barn Demo	\$406,500	70.00	\$5,807	\$301,625	\$5,466	30-70 Acres	100.00 Acres

\$2,391,770
320.48
21.37

015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$115,430	3.50	\$32,980				
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.01	\$20,792				
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.34	\$15,672				

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Platted

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	PLATTED RESIDENTIAL		\$35,000	0.71	\$49,296	\$35,000	\$49,296	\$1.13	\$1.13	
			\$35,000	0.71						
				0.71						

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Residential & Platted

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	Per Site	Per Acre Analysis
	PLATTED RESIDENTIAL		\$35,000	0.71	\$49,296				
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$32,980	1.00	\$32,980				
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$32,980	1.00	\$32,980				
	RURAL RESIDENTIAL		\$52,900	1.00	\$52,900	\$38,465	\$42,039	1.00 Acre	\$42,039
	RURAL RESIDENTIAL		\$22,500	1.30	\$17,308				
015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$49,470	1.50	\$32,980				
	RURAL RESIDENTIAL		\$49,000	1.60	\$30,625	\$40,323	\$26,971	2.00 Acres	\$53,942
	RURAL RESIDENTIAL		\$51,500	3.08	\$16,721	\$51,500	\$16,721	3.00 Acres	\$50,162

	RURAL RESIDENTIAL		\$83,900	6.00	\$13,983	\$83,900	\$13,983	5.00 Acres	\$69,917
	RURAL RESIDENTIAL		\$66,000	10.01	\$6,593				
	RURAL RESIDENTIAL		\$118,000	12.01	\$9,825	\$92,000	\$8,209	10.00 Acres	\$82,093
015-005-021-70	RURAL RESIDENTIAL		\$208,000	21.95	\$9,476				
015-021-015-10	RURAL RESIDENTIAL		\$275,000	27.08	\$10,157				
015-021-015-10	RURAL RESIDENTIAL		\$209,000	27.08	\$7,719	\$230,667	\$9,117	20.00 Acres	\$182,345
015-752-029-00	RURAL RESIDENTIAL		\$130,000	39.64	\$3,279				
	RURAL RESIDENTIAL		\$120,000	43.23	\$2,776	\$125,000	\$3,028	40.00 Acres	\$121,101
015-005-026-03	RURAL RESIDENTIAL		\$550,000	55.00	\$10,000	\$266,667	\$5,352	50.00 Acres	\$267,584
			\$2,086,230	253.19					
				14.89					

015-005-026-40	RURAL RESIDENTIAL	3 Lots-Separated	\$115,430	3.50	\$32,980		\$32,980	\$38,477	
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.01	\$20,792			\$0.48	
	RURAL RESIDENTIAL	Estate-Not Used	\$21,000	1.34	\$15,672			\$0.36	

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Rural Plat Sub

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	RURAL PLAT SUB	Premium	\$30,000	0.99	\$30,181			\$0.69		
	RURAL PLAT SUB	Premium	\$45,000	1.48	\$30,405	\$37,500	\$30,293	\$0.70	\$0.70	
			\$75,000	2.47						
				1.24						

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Platted & Rural Plat Sub

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	PLATTED RESIDENTIAL		\$35,000	0.71	\$49,296			\$1.13		
	RURAL PLAT SUB	Premium	\$30,000	0.99	\$30,181			\$0.69		
	RURAL PLAT SUB	Premium	\$45,000	1.48	\$30,405	\$36,667	\$36,627	\$0.70	\$0.84	
			\$110,000	3.18						
				1.06						

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Lake Back Lots

Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	LAKE BACK LOTS		\$30,000	0.46	\$64,655	\$30,000	\$64,655	\$1.48	\$1.48	
			\$30,000	0.46						

0.46

Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Village Residential										
Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	VILLAGE RESIDENTIAL		\$40,000	10.73	\$3,728	\$40,000	\$3,728			3,700
			\$40,000	10.73						
				10.73						
Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Commercial										
Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	COMMERCIAL		\$115,000	12.68	\$9,069	\$115,000	\$9,069			
			\$115,000	12.68						
				12.68						
Pierson Township Vacant Land Sales 4/01/2023 - 3/31/2025 Agricultural										
Other Parcels in Sale	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre	Average Adj Sale	Average/Acre	\$/SF	Average/SF	Per Acre Analysis
	AGRICULTURAL		\$350,000	77.00	\$4,545					
	AGRICULTURAL		\$346,500	77.09	\$4,495					
015-022-001-01	AGRICULTURAL		\$350,000	86.37	\$4,052	\$348,833	\$4,364			
			\$1,046,500	240.46						
				80.15						