

Pierson Township		Entered					
TOWNSHIP VACANT LAND VALUES 2026 (2000-Commercial)							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	\$ PER SF	ROAD
015-033-017-20	4/20/2023		12.68	\$115,000	\$9,069	\$0.21	Long Rd
Not Used or Older Sales:							
777-002-004-20	11/13/2020	V Howard City	1.25	\$32,000	\$25,600	\$0.59	Lake Montcalm Rd
FOR 2025 ASSESSMENT YEAR							
Commercial Acreage							
1 ACRE	\$28,425	3 ACRES	\$47,462	10 ACRES	\$83,241	30 ACRES	\$138,989
1.5 ACRE	\$34,346	4 ACRES	\$54,280	15 ACRES	\$100,579	40 ACRES	\$158,957
2 ACRES	\$39,280	5 ACRES	\$60,237	20 ACRES	\$115,029	50 ACRES	\$176,402
2.5 ACRES	\$43,591	7 ACRES	\$70,478	25 ACRES	\$127,653	100 ACRES	\$243,767
Commercial Villages							
1 ACRE	\$20,520	3 ACRES	\$33,415	10 ACRES	\$57,019	30 ACRES	\$92,850
1.5 ACRE	\$24,566	4 ACRES	\$37,966	15 ACRES	\$68,261	40 ACRES	\$105,496
2 ACRES	\$27,912	5 ACRES	\$41,919	20 ACRES	\$77,558	50 ACRES	\$116,479
2.5 ACRES	\$30,818	7 ACRES	\$48,670	25 ACRES	\$85,633	100 ACRES	\$158,438
Site Value	\$28,425						
FOR 2026 ASSESSMENT YEAR							
Commercial Acreage							
1 ACRE	\$30,928	3 ACRES	\$45,738	10 ACRES	\$78,408	30 ACRES	\$130,680
1.5 ACRE	\$35,937	4 ACRES	\$52,272	15 ACRES	\$91,476	40 ACRES	\$139,392
2 ACRES	\$40,075	5 ACRES	\$56,628	20 ACRES	\$104,544	50 ACRES	\$152,460
2.5 ACRES	\$43,560	7 ACRES	\$67,082	25 ACRES	\$119,790	100 ACRES	\$217,800
Commercial Villages							
1 ACRE	\$24,787	3 ACRES	\$39,244	10 ACRES	\$64,933	30 ACRES	\$102,808
1.5 ACRE	\$29,368	4 ACRES	\$44,262	15 ACRES	\$76,934	40 ACRES	\$115,953
2 ACRES	\$33,123	5 ACRES	\$48,592	20 ACRES	\$86,771	50 ACRES	\$127,296
2.5 ACRES	\$36,363	7 ACRES	\$55,935	25 ACRES	\$95,259	100 ACRES	\$170,106
Site Value	\$30,928						
CONCLUSION:							
For 2026 Commercial properties, used values from sales in Montcalm County. A location adjustment was not made as I used sales from similar and/or nearby Township information. Site Value at 1/acre value. (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					
INDUSTRIAL VACANT LAND VALUES 2026							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	TOWNSHIP	
No Vacant Sales							
FOR 2026 ASSESSMENT YEAR							
Industrial Rural							
1 ACRE	\$30,928	3 ACRE	\$45,738	10 ACRE	\$78,408	30 ACRE	\$130,680
1.5 ACRE	\$35,937	4 ACRE	\$52,272	15 ACRE	\$91,476	40 ACRE	\$139,392
2 ACRE	\$40,075	5 ACRE	\$56,628	20 ACRE	\$104,544	50 ACRE	\$152,460
2.5 ACRE	\$43,560	7 ACRE	\$67,082	25 ACRE	\$119,790	100 ACRE	\$217,800
CONCLUSION:							
For 2026 Industrii al properties, used values from sales in Montcalm County. A location adjustment was not made as I used sales from similar and/or nearby Township information. There are three industrial parcels in Pierson. Two are manufacturing buildings with one of those vacant for several years and the other one a Consumers Energy station (Not famed). Values mostly stable. (Some sales used are confidential. Information is deemed reliable but not guaranteed.) For Sales used outside Plerson Township, please contact the Assessor to be directed to the local unit for details.							

Pierion Township		Entered																
TOWNSHIP VACANT LAND VALUES 2026 (4010-Rural Residential)																		
PARCEL NUMBER	SALE DATE	ROAD	ACRES	SALE PRICE	\$ PER ACRE	COMMENTS		SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	15-20	20-50	50+
004-010-00	11/2/2023	Kendaville Rd	70.00	\$410,000	\$5,857	Old Barn Demo after sale												\$410,000
005-021-60	10/24/2024	Waterwheel	21.95	\$208,000	\$9,476	Multi with -70										\$208,000	\$208,000	
005-021-80	6/28/2024	Waterwheel	6.00	\$83,900	\$13,983							\$83,900						
005-021-90	12/23/2024	W Waterwheel	12.01	\$118,000	\$9,825										\$118,000			
005-026-30	1/24/2025	W Kendaville Rd	3.50	\$115,430	\$32,980	3 Lots						\$115,430						
005-026-60	10/13/2023	Kendaville Rd	1.00	\$52,900	\$52,900				\$52,900									
005-027-02	2/28/2025		55.00	\$550,000	\$10,000													\$550,000
005-027-20	3/7/2025	N Bass Lake Rd	1.60	\$49,000	\$30,625					\$49,000								
017-004-10	6/1/2023	Wood Sorrel Rd	10.01	\$66,000	\$6,593										\$66,000			
017-018-01	9/21/2023	Wood Lake Rd	43.23	\$120,000	\$2,776	North Shore Assoc.												\$120,000
018-013-20	7/23/2024	Shorecrest Dr	3.08	\$51,500	\$16,721							\$51,500						
019-003-20	4/3/2024	Hooker Dr	1.34	\$21,000	\$15,672			\$21,000	\$21,000									
019-003-30	4/3/2024	Hooker Dr	1.01	\$21,000	\$20,792			\$21,000	\$21,000									
019-012-00	7/18/2023	Hillis Rd	39.64	\$130,000	\$3,280												\$130,000	
021-015-01	3/18/2025	Bass Lake Rd	27.08	\$275,000	\$10,155	Multi with -10											\$275,000	
021-015-01	12/4/2024	Bass Lake Rd	27.08	\$209,000	\$7,718	Multi with -10											\$209,000	
034-018-30	6/10/2024	Freedom Dr	1.30	\$22,500	\$17,308				\$22,500									
Not Used or Older Sales:																		
003-575-05	7/8/2022	Amy School Rd	2.11	\$28,000	\$13,258						\$28,000							
009-001-70	9/13/2022	Kendaville Rd	2.30	\$20,000	\$8,696					\$20,000								
015-578-26	1/12/2022	Lindy Sue Ln	9.64	\$30,000	\$3,112	Part of Wood Lake								\$30,000				
022-003-76 (Multi)	1/12/2022	Cannonsville Rd	101.10	\$355,000	\$3,511													\$355,000
023-005-32	2/7/2022	W Cannonsville Rd	5.27	\$32,000	\$6,072							\$32,000						
023-012-20 (Split)	1/23/2023	Pierson Rd	43.10	\$160,000	\$3,712													\$160,000
033-015-40	3/31/2022	Long Rd	1.58	\$27,500	\$17,405				\$27,500									
034-016-00 (Neighbor)	1/9/2023	Neve Rd	20.00	\$57,500	\$2,875	At 50% Low and Wet											\$57,500	
752-029-00 (MULTI W BWL BL)	7/18/2023	West Shore Dr/Hillis	39.64	\$130,000	\$3,279	BWL BL & Rural Res											\$130,000	
FOR 2025 ASSESSMENT YEAR																		
Rural Residential																		
1 ACRE	\$35,000	3 ACRE	\$43,000	10 ACRE	\$64,800	30 ACRE	\$117,000											
1.5 ACRE	\$37,000	4 ACRE	\$47,300	15 ACRE	\$71,400	40 ACRE	\$156,000											
2 ACRE	\$38,000	5 ACRE	\$53,900	20 ACRE	\$78,000	50 ACRE	\$195,000											
2.5 ACRE	\$40,500	7 ACRE	\$60,500	25 ACRE	\$97,500	100 ACRE	\$390,000											
Sm Parcels <.75A																		
1 ACRE	\$35,000	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		\$975																
FOR 2026 ASSESSMENT YEAR																		
Rural Residential								Conclusions for 2026:										
1 ACRE	\$42,300	3 ACRE	\$59,600	10 ACRE	\$89,900	30 ACRE	\$162,000	For 2026, looked at sales, b/l ratio and residuals. 25+ acres at \$5,400/acre. See Analysis in spreadsheets										
1.5 ACRE	\$48,100	4 ACRE	\$64,750	15 ACRE	\$109,900	40 ACRE	\$216,000											
2 ACRE	\$53,900	5 ACRE	\$68,900	20 ACRE	\$125,000	50 ACRE	\$270,000											
2.5 ACRE	\$56,750	7 ACRE	\$77,900	25 ACRE	\$135,000	100 ACRE	\$540,000											
Sm Parcels <.75A																		
1 ACRE	\$42,300	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		\$1,400																

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Piereson Township		Entered																	
TOWNSHIP VACANT LAND VALUES 2026 (4040-Rural Subdivision)																			
PARCEL NUMBER	SALE DATE	ROAD	ACRES	SALE PRICE	\$ PER ACRE	\$ PER SF	SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	15-20	20-50	50+		
005-036-50	11/20/2023	Norh Point	0.99	\$30,000	\$30,181	\$0.69	\$30,000	\$30,000											
009-657-13	11/9/2023	Kimberly Ln	1.48	\$45,000	\$30,405	\$0.70	\$45,000	\$45,000											
Not Used or Older Sales:																			
005-036-53	8/11/2022	Norh Point	2.12	\$35,000	\$16,509	\$0.38	\$35,000			\$35,000									
005-036-56	3/18/2021	North Point	1.19	\$25,000	\$21,008	\$0.48	\$25,000	\$25,000											
009-657-08	5/27/2022	W Kimberly Ln	1.81	\$50,000	\$27,624	\$0.63	\$50,000		\$50,000										
009-657-19	10/19/2021	Kristen Blvd	1.43	\$17,900	\$12,517	\$0.29	\$17,900	\$17,900											
018-820-09	3/18/2022	Shorecrest Dr	0.86	\$20,000	\$23,256	\$0.53	\$20,000												
032-785-06	3/5/2021	Dana Ln	1.11	\$25,000	\$22,523	\$0.52	\$25,000	\$25,000											
FOR 2025 ASSESSMENT YEAR																			
Plat Sub Standard																			
1 ACRE	\$35,000	3 ACRE	\$43,000	10 ACRE	x	30 ACRE	x												
1.5 ACRE	\$37,000	4 ACRE	\$47,300	15 ACRE	x	40 ACRE	x												
2 ACRE	\$38,000	5 ACRE	x	20 ACRE	x	50 ACRE	x												
2.5 ACRE	\$40,500	7 ACRE	x	25 ACRE	x	100 ACRE	x												
Plat Sub Premium																			
1 ACRE	\$45,000	3 ACRE	\$54,000	10 ACRE	x	30 ACRE	x												
1.5 ACRE	\$48,000	4 ACRE	\$56,000	15 ACRE	x	40 ACRE	x												
2 ACRE	\$50,000	5 ACRE	x	20 ACRE	x	50 ACRE	x												
2.5 ACRE	\$52,000	7 ACRE	x	25 ACRE	x	100 ACRE	x												
Plat Sub Lots																			
Stand Lots	\$45,000																		
Larger Lots	\$50,000																		
FOR 2026 ASSESSMENT YEAR																			
Plat Sub Standard							Conclusions for 2026:												
1 ACRE	\$42,300	3 ACRE	\$59,600	10 ACRE	x	30 ACRE	x	For 2026, analyzed if sf rates were best. Neighborhoods over an acre uses acreage rates. The highest acreage in this land table is 2.9. Only went up to 4 acres for analysis. Used B L Ratio for rate tables. B/L ratios were very low!											
1.5 ACRE	\$48,100	4 ACRE	\$64,750	15 ACRE	x	40 ACRE	x												
2 ACRE	\$53,900	5 ACRE	x	20 ACRE	x	50 ACRE	x												
2.5 ACRE	\$56,750	7 ACRE	x	25 ACRE	x	100 ACRE	x												
Plat Sub Premium																			
1 ACRE	\$49,600	3 ACRE	\$58,600	10 ACRE	x	30 ACRE	x												
1.5 ACRE	\$52,600	4 ACRE	\$66,500	15 ACRE	x	40 ACRE	x												
2 ACRE	\$54,600	5 ACRE	x	20 ACRE	x	50 ACRE	x												
2.5 ACRE	\$56,600	7 ACRE	x	25 ACRE	x	100 ACRE	x												
Plat Sub Lots																			
Stand Lots	\$49,600																		
Larger Lots	\$66,500																		

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Pierson Township		Entered																
TOWNSHIP VACANT LAND VALUES 2026 (4600-Other Lakes)																		
PARCEL NUMBER	SALE DATE	ROAD	EFF	SALE PRICE	\$ PER EFF	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 Sales																		
Outside Time																		
015-578-04 (Multi)	6/29/2022	Lindy Sue Ln	614.20	\$300,000	\$488													
FOR 2025 ASSESSMENT YEAR																		
Frontages	FF RATE	STAND DEPTH	STAND FRNT															
A: BL 50'	\$1,100	150	0	DEPTH FACTOR:														
B: BL 50' - 100'	\$1,100	150	0															
C: BL LARGE FF	\$450	150	0	FRONT FACTOR:														
D: SL 50'	\$1,100	160	0															
E: SL 50+	\$1,100	160	0															
F: SL LARGE FF	\$1,100	200	0															
G: WOOD LAKE/OTHER	\$900	0	0															
Sites																		
Back Lot Min	\$25,000																	
SL BL Lake Acc	\$45,000																	
Other Lakes Acreage																		
1 ACRE	\$35,000	3 ACRE	\$43,000	10 ACRE	\$64,800	30 ACRE	\$117,000											
1.5 ACRE	\$37,000	4 ACRE	\$47,300	15 ACRE	\$71,400	40 ACRE	\$156,000											
2 ACRE	\$38,000	5 ACRE	\$53,900	20 ACRE	\$78,000	50 ACRE	\$195,000											
2.5 ACRE	\$40,500	7 ACRE	\$60,500	25 ACRE	\$97,500	100 ACRE	\$390,000											
Low/Wet	\$975																	
FOR 2026 ASSESSMENT YEAR																		
Frontages	FF RATE	STAND DEPTH	STAND FRNT					Conclusions for 2026:										
A: BL 50'	\$1,300	150	0	DEPTH FACTOR:				For 2026, analysed B L ratios and Residuals. Land Values seemed stable. Focus in the future on adding front, back, and average depth to be able to use front and depth factors. Deleted F: SL Large FF. (Only one parcel being valued. Changed to similar lots next to it.)										
B: BL 50' - 100'	\$1,300	150	0															
C: BL LARGE FF	\$580	150	0	FRONT FACTOR:														
D: SL 50'	\$1,300	160	0															
E: SL 50+	\$1,300	160	0															
F: SL LARGE FF	\$1,300	200	0															
G: WOOD LAKE/OTHER	\$900	0	0															
Sites	\$0																	
Back Lot Min	\$25,000																	
SL BL Lake Acc	\$45,000																	
Other Lakes Acreage																		
1 ACRE	\$42,300	3 ACRE	\$59,600	10 ACRE	\$89,900	30 ACRE	\$162,000											
1.5 ACRE	\$48,100	4 ACRE	\$64,750	15 ACRE	\$109,900	40 ACRE	\$216,000											
2 ACRE	\$53,900	5 ACRE	\$69,900	20 ACRE	\$125,000	50 ACRE	\$270,000											
2.5 ACRE	\$56,750	7 ACRE	\$77,900	25 ACRE	\$135,000	100 ACRE	\$540,000											
Low/Wet	\$1,400																	