

Pierson Township		Entered																	
TOWNSHIP VACANT LAND VALUES 2026 (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				
200-038-01 (Split)	3/8/2024	Oak Dr	0.71	\$35,000	\$49,296			\$35,000											
Not Used or Older Sales:																			
FOR 2025 ASSESSMENT YEAR																			
Platted 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												
FOR 2026 ASSESSMENT YEAR																			
Platted Residential																			
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												

Pierson Township		Entered															
TOWNSHIP VACANT LAND VALUES 2026 (4500-Major 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 Sales																	
Not Used or Older Sales:																	
750-016-00	6/15/2020	West Shore	84.10	\$185,000	\$2,200	BWL											
FOR 2025 ASSESSMENT YEAR																	
Frontages	FF RATE	STAND DEPTH	STAND FRNT														
A: BW FF	\$3,200	175	0	DEPTH FACTOR:													
B: BW 60' - 100'	\$3,200	175	0														
C: BW 100'+	\$700	175	0	FRONT FACTOR:													
D: LW First 60'	\$2,000	150	0														
E: LW 60' - 100'	\$2,000	150	0														
F: LW OVER 100'	\$700	150	0														
H: BWL	\$3,200	175	0														
I: PREM BWF LAKE	\$5,100	175	0														
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										
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D: LW First 60'	\$2,300	150	0														
E: LW 60' - 100'	\$2,300	150	0														
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2.5 ACRE	\$56,750	7 ACRE	\$77,900	25 ACRE	\$135,000	100 ACRE	\$540,000										

Conclusions for 2026:

For 2026, analysed sales, B L Ratios and Residuals. BWL FF \$3,600 Standard and \$5,000 Premium. Analysis showed a strong separation. Over 100' kept \$700, LWFF \$2,300. Acreage from Township tables.

