

Pierson Township Commercial and Industrial Land Conclusions

Pierson Township Com Ind Land Value Conclusions for 2025																								
Square Foot Rates										Acreage Table Rates														
SqFt	Acres	\$/sf	\$/ac	Concluded \$		SqFt	Acres	\$/sf	\$/ac	Concluded \$		SqFt	Acres	\$/sf	\$/ac	Concluded \$								
2,500	0.057	\$ 3.00	130,521	\$7,491		43,560	1.00	0.65	\$28,425	\$28,425		43,560	1.00	0.65	\$28,425	\$28,425								
5,000	0.115	\$ 2.07	90,183	\$10,352		65,340	1.50	0.53	\$22,897	\$34,346		65,340	1.50	0.53	\$22,897	\$34,346								
7,500	0.172	\$ 1.67	72,645	\$12,508		87,120	2.00	0.45	\$19,640	\$39,280		87,120	2.00	0.45	\$19,640	\$39,280								
10,000	0.230	\$ 1.43	62,311	\$14,305		108,900	2.50	0.40	\$17,436	\$43,591		108,900	2.50	0.40	\$17,436	\$43,591								
12,500	0.287	\$ 1.27	55,319	\$15,874		130,680	3.00	0.36	\$15,821	\$47,462		130,680	3.00	0.36	\$15,821	\$47,462								
15,000	0.344	\$ 1.15	50,193	\$17,284		174,240	4.00	0.31	\$13,570	\$54,280		174,240	4.00	0.31	\$13,570	\$54,280								
20,000	0.459	\$ 0.99	43,053	\$19,767		217,800	5.00	0.28	\$12,047	\$60,237		217,800	5.00	0.28	\$12,047	\$60,237								
25,000	0.574	\$ 0.88	38,222	\$21,937		304,920	7.00	0.23	\$10,068	\$70,478		304,920	7.00	0.23	\$10,068	\$70,478								
30,000	0.689	\$ 0.80	34,681	\$23,885		435,600	10.00	0.19	\$8,324	\$83,241		435,600	10.00	0.19	\$8,324	\$83,241								
40,000	0.918	\$ 0.68	29,747	\$27,316		653,400	15.00	0.15	\$6,705	\$100,579		653,400	15.00	0.15	\$6,705	\$100,579								
50,000	1.148	\$ 0.61	26,410	\$30,314		871,200	20.00	0.13	\$5,751	\$115,029		871,200	20.00	0.13	\$5,751	\$115,029								
60,000	1.377	\$ 0.55	23,962	\$33,006		1,089,000	25.00	0.12	\$5,106	\$127,653		1,089,000	25.00	0.12	\$5,106	\$127,653								
87,120	2.000	\$ 0.45	19,640	\$39,280		1,306,800	30.00	0.11	\$4,633	\$138,989		1,306,800	30.00	0.11	\$4,633	\$138,989								
130,680	3.000	\$ 0.36	15,821	\$47,462		1,742,400	40.00	0.09	\$3,974	\$158,957		1,742,400	40.00	0.09	\$3,974	\$158,957								
174,240	4.000	\$ 0.31	13,570	\$54,280		2,178,000	50.00	0.08	\$3,528	\$176,402		2,178,000	50.00	0.08	\$3,528	\$176,402								
217,800	5.000	\$ 0.28	12,047	\$60,237		4,356,000	100.00	0.06	\$2,438	\$243,767		4,356,000	100.00	0.06	\$2,438	\$243,767								
435,600	10.000	\$ 0.19	8,324	\$83,241																				
653,400	15.000	\$ 0.15	6,705	\$100,579																				
871,200	20.000	\$ 0.13	5,751	\$115,029																				
1,089,000	25.000	\$ 0.12	5,106	\$127,653																				
Conclusions: Commercial and Industrial land for 2025. Sales used were from nearby Townships in Montcalm County. No location adjustment needed as they are considered the same market. Some sales are confidential. Please see the Assessor to be directed to the sales used in the conclusions and the local unit for details. Information deemed reliable but not guaranteed.																								
Acce Ranges					Vacant					Abstraction					Allocation					All Methods				
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF			
0.00	0.99	0	0.00%	\$0.00	\$0.00	5	20.25%	\$0.76	\$0.79	5	75.31%	\$1.12	\$0.81	10	48.68%	\$0.94	\$0.80	10	48.68%	\$0.94	\$0.80			
1.00	1.99	0	0.00%	\$0.00	\$0.00	4	73.45%	\$0.75	\$0.57	3	117.12%	\$0.72	\$0.37	7	111.65%	\$0.74	\$0.38	7	111.65%	\$0.74	\$0.38			
2.00	4.99	0	0.00%	\$0.00	\$0.00	8	21.07%	\$0.38	\$0.35	8	56.76%	\$0.49	\$0.43	16	44.44%	\$0.43	\$0.36	16	44.44%	\$0.43	\$0.36			
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00			
10.00	10000.00	0	0.00%	\$0.00	\$0.00	4	40.74%	\$0.15	\$0.14	2	10.34%	\$0.15	\$0.15	6	28.74%	\$0.15	\$0.15	6	28.74%	\$0.15	\$0.15			
0.00	10000.00	0	0.00%	\$0.00	\$0.00	21	64.41%	\$0.50	\$0.38	18	99.22%	\$0.66	\$0.43	39	85.90%	\$0.57	\$0.38	39	85.90%	\$0.57	\$0.38			
Curve Formula Pt 1: 194.50 Pt. 2: -0.53334																								

Pierson Township Village Commercial and Industrial Land Conclusions

Pierion Township Village Com Ind Land Value Conclusions for 2025																	
Square Foot Rates				Acreage Table Rates													
SqFt	Acres	\$/sf	\$/ac	Concluded \$	SqFt	Acres	\$/sf	\$/ac	Concluded \$								
2,500	0.057	\$ 2.31	100,566	\$5,772	43,560	1.00	0.47	\$20,520	\$20,520								
5,000	0.115	\$ 1.57	68,396	\$7,851	65,340	1.50	0.38	\$16,377	\$24,566								
7,500	0.172	\$ 1.25	54,588	\$9,399	87,120	2.00	0.32	\$13,956	\$27,912								
10,000	0.230	\$ 1.07	46,517	\$10,679	108,900	2.50	0.28	\$12,327	\$30,818								
12,500	0.287	\$ 0.94	41,088	\$11,791	130,680	3.00	0.26	\$11,138	\$33,415								
15,000	0.344	\$ 0.85	37,126	\$12,784	174,240	4.00	0.22	\$9,491	\$37,966								
20,000	0.459	\$ 0.73	31,637	\$14,526	217,800	5.00	0.19	\$8,384	\$41,919								
25,000	0.574	\$ 0.64	27,944	\$16,038	304,920	7.00	0.16	\$6,953	\$48,670								
30,000	0.689	\$ 0.58	25,250	\$17,390	435,600	10.00	0.13	\$5,702	\$57,019								
40,000	0.918	\$ 0.49	21,516	\$19,758	653,400	15.00	0.10	\$4,551	\$68,261								
50,000	1.148	\$ 0.44	19,005	\$21,815	871,200	20.00	0.09	\$3,878	\$77,558								
60,000	1.377	\$ 0.39	17,173	\$23,654	1,089,000	25.00	0.08	\$3,425	\$85,633								
87,120	2.000	\$ 0.32	13,956	\$27,912	1,306,800	30.00	0.07	\$3,095	\$92,850								
130,680	3.000	\$ 0.26	11,138	\$33,415	1,742,400	40.00	0.06	\$2,637	\$105,496								
174,240	4.000	\$ 0.22	9,491	\$37,966	2,178,000	50.00	0.05	\$2,330	\$116,479								
217,800	5.000	\$ 0.19	8,384	\$41,919	4,356,000	100.00	0.04	\$1,584	\$158,438								
435,600	10.000	\$ 0.13	5,702	\$57,019													
653,400	15.000	\$ 0.10	4,551	\$68,261													
871,200	20.000	\$ 0.09	3,878	\$77,558													
1,089,000	25.000	\$ 0.08	3,425	\$85,633													
Conclusions: Commercial and Industrial land for 2025. Sales used were from nearby Townships in Montcalm County. No location adjustment needed as they are considered the same market. Some sales are confidential. Please see the Assessor to be directed to the sales used in the conclusions and the local unit for details. Information deemed reliable but not guaranteed.																	
Acre Ranges				Vacant			Abstraction			Allocation			All Methods				
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$2.30	\$2.30	20	270.32%	\$3.68	\$1.10	20	85.08%	\$0.97	\$0.61	41	218.00%	\$2.33	\$0.82
1.00	1.99	1	0.00%	\$0.60	\$0.60	1	0.00%	\$0.45	\$0.45	1	0.00%	\$0.40	\$0.40	3	14.81%	\$0.45	\$0.45
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	2	5.75%	\$0.44	\$0.44	2	25.00%	\$0.08	\$0.08	4	69.61%	\$0.26	\$0.26
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	2	58.62%	\$1.45	\$1.45	23	279.27%	\$3.26	\$0.95	23	86.96%	\$0.87	\$0.58	48	207.82%	\$2.04	\$0.77
Curve Formula Pt 1: 179,13 Pt 2: -0.5562																	

Pierson Township Commercial and Industrial Land Conclusions

Pierson Township Com Ind Land Value Conclusions for 2025										Acreage Table Rates									
Square Foot Rates																			
Acre Ranges		Acres	\$/sf	\$/ac	Concluded \$	SqFt	Acres	\$/sf	\$/ac	Concluded \$									
Low	High																		
0.00	0.99	0.057	\$ 3.00	130,521	\$7,491	43,560	1.00	0.65	\$28,425	\$28,425									
1.00	1.99	0.115	\$ 2.07	90,183	\$10,352	65,340	1.50	0.53	\$22,897	\$34,346									
2.00	4.99	0.172	\$ 1.67	72,645	\$12,508	87,120	2.00	0.45	\$19,640	\$39,280									
5.00	9.99	0.230	\$ 1.43	62,311	\$14,305	108,900	2.50	0.40	\$17,436	\$43,591									
10.00	10000.00	0.287	\$ 1.27	55,319	\$15,874	130,680	3.00	0.36	\$15,821	\$47,462									
0.00	10000.00	0.344	\$ 1.15	50,193	\$17,284	174,240	4.00	0.31	\$13,570	\$54,280									
0.00	10000.00	0.459	\$ 0.99	43,053	\$19,767	217,800	5.00	0.28	\$12,047	\$60,237									
0.00	10000.00	0.574	\$ 0.88	38,222	\$21,937	304,920	7.00	0.23	\$10,068	\$70,478									
0.00	10000.00	0.689	\$ 0.80	34,681	\$23,885	435,600	10.00	0.19	\$8,324	\$83,241									
0.00	10000.00	0.918	\$ 0.68	29,747	\$27,316	653,400	15.00	0.15	\$6,705	\$100,579									
0.00	10000.00	1.148	\$ 0.61	26,410	\$30,314	871,200	20.00	0.13	\$5,751	\$115,029									
0.00	10000.00	1.377	\$ 0.55	23,962	\$33,006	1,089,000	25.00	0.12	\$5,106	\$127,653									
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0.00	10000.00	4.000	\$ 0.31	13,570	\$54,280	2,178,000	50.00	0.08	\$3,528	\$176,402									
0.00	10000.00	5.000	\$ 0.28	12,047	\$60,237	4,356,000	100.00	0.06	\$2,438	\$243,767									
0.00	10000.00	10.000	\$ 0.19	8,324	\$83,241														
0.00	10000.00	15.000	\$ 0.15	6,705	\$100,579														
0.00	10000.00	20.000	\$ 0.13	5,751	\$115,029														
0.00	10000.00	25.000	\$ 0.12	5,106	\$127,653														
Conclusions: Commercial and Industrial land for 2025. Sales used were from nearby Townships in Montcalm County. No location adjustment needed as they are considered the same market. Some sales are confidential. Please see the Assessor to be directed to the sales used in the conclusions and the local unit for details. Information deemed reliable but not guaranteed.																			
Acre Ranges				Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	0	0.00%	\$0.00	\$0.00	5	20.25%	\$0.76	\$0.79	5	75.31%	\$1.12	\$0.81	10	48.68%	\$0.94	\$0.80
1.00	1.99	0	0.00%	0	0.00%	\$0.00	\$0.00	4	73.45%	\$0.75	\$0.57	3	117.12%	\$0.72	\$0.37	7	111.65%	\$0.74	\$0.38
2.00	4.99	0	0.00%	0	0.00%	\$0.00	\$0.00	8	21.07%	\$0.38	\$0.35	8	56.76%	\$0.49	\$0.43	16	44.44%	\$0.43	\$0.36
5.00	9.99	0	0.00%	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	0	0.00%	\$0.00	\$0.00	4	40.74%	\$0.15	\$0.14	2	10.34%	\$0.15	\$0.15	6	28.74%	\$0.15	\$0.15
0.00	10000.00	0	0.00%	0	0.00%	\$0.00	\$0.00	21	64.41%	\$0.50	\$0.38	18	99.22%	\$0.66	\$0.43	39	85.90%	\$0.57	\$0.38
Curve Formula Pt 1: 194.50 Pt. 2: -0.53334																			

Pierson Township										Entered											
TOWNSHIP VACANT LAND VALUES 2025 (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+				
003-575-05	7/8/2022	Amy School Rd	2.11	\$28,000	\$13,258					\$28,000											
005-026-60	10/13/2023	Kendaville Rd	1.00	\$52,900	\$52,900			\$52,900													
009-001-70	9/13/2022	Kendaville Rd	2.30	\$20,000	\$8,696					\$20,000											
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				
023-012-20 (Split)	1/23/2023	Pierson Rd	43.10	\$160,000	\$3,712												\$160,000				
034-016-00 (Neighbor)	1/9/2023	Neve Rd	20.00	\$57,500	\$2,875	At 50% Low and Wet										\$57,500					
Not Used or Older Sales:																					
015-578-26	1/12/2022	Lindy Sue Ln	9.64	\$30,000	\$3,112	Part of Wood Lake							\$30,000				\$355,000				
022-003-76 (Multi)	1/12/2022	Cammonsville Rd	101.10	\$355,000	\$3,511							\$32,000									
023-005-32	2/7/2022	W Cammonsville Rd	5.27	\$32,000	\$6,072																
033-015-40	3/31/2022	Long Rd	1.58	\$27,500	\$17,405				\$27,500												
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 2024 ASSESSMENT YEAR																					
Rural Residential																					
1 ACRE	\$30,000		3 ACRE	\$37,500	10 ACRE	\$62,000	30 ACRE	\$111,000													
1.5 ACRE	\$32,500		4 ACRE	\$38,000	15 ACRE	\$68,000	40 ACRE	\$148,000													
2 ACRE	\$35,000		5 ACRE	\$40,000	20 ACRE	\$74,000	50 ACRE	\$185,000													
2.5 ACRE	\$36,000		7 ACRE	\$50,000	25 ACRE	\$92,500	100 ACRE	\$370,000													
Sm Parcels <.75A																					
1 ACRE	\$30,000		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																				
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																				
Conclusions for 2025: For 2025, looked at sales, b/l ratio and residuals 20+ acres at \$3,900/acre																					

Pierson Township		Entered															
TOWNSHIP VACANT LAND VALUES 2025 (4020-Village Residential)																	
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+
049-127-013-20 (Split)	5/26/2023	Grand St	10.73	\$40,000	\$3,728	\$0.09								\$40,000			
Not Used or Older Sales:																	
049-111-014-00	8/7/2021	Lane St	1.13	\$13,200	\$11,681	\$0.27	\$13,200										
049-127-012-40	10/12/2021	Stanton Rd	16.36	\$52,000	\$3,178	\$0.07									\$52,000		
FOR 2024 ASSESSMENT YEAR																	
Village Acreage																	
1 ACRE	\$15,000	3 ACRE	\$30,000	10 ACRE	\$50,000	30 ACRE	x										
1.5 ACRE	\$18,000	4 ACRE	\$32,000	15 ACRE	\$55,000	40 ACRE	x										
2 ACRE	\$20,000	5 ACRE	\$35,000	20 ACRE	\$60,000	50 ACRE	x										
2.5 ACRE	\$25,000	7 ACRE	\$40,000	25 ACRE	x	100 ACRE	x										
Village Lot Values																	
Small Lots	\$13,000																
Larger Lots	\$15,000																
Nominal/Excess	\$4,000																
FOR 2025 ASSESSMENT YEAR																	
Village Acreage																	
1 ACRE	\$18,000	3 ACRE	\$30,000	10 ACRE	\$37,000	30 ACRE	x										
1.5 ACRE	\$21,000	4 ACRE	\$32,000	15 ACRE	\$55,500	40 ACRE	x										
2 ACRE	\$25,000	5 ACRE	\$34,000	20 ACRE	\$74,000	50 ACRE	x										
2.5 ACRE	\$28,000	7 ACRE	\$36,000	25 ACRE	x	100 ACRE	x										
Village Lot Values																	
Small Lots	\$18,000																
Larger Lots	\$21,000																
Nominal/Excess	\$3,700																
Conclusions for 2025:																	
For 2025 Looked at sales, B L Ratios and Residuals. Used \$18,000 Small Lots and \$21,000 Larger Lots. \$3,700 Nominal/Excess.																	

[illegible]

Piereson Township										Entered										
TOWNSHIP VACANT LAND VALUES 2025 (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	North Point	0.99	\$30,000	\$30,181	\$0.69	\$30,000													
005-036-53	8/11/2022	North Point	2.12	\$35,000	\$16,509	\$0.38	\$35,000													
009-657-08	5/27/2022	Kimberly Ln	1.74	\$50,000	\$28,736	\$0.66	\$50,000		\$50,000	\$35,000										
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:																				
005-036-56	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	\$50,000											
009-657-19	10/19/2021	Kristen Blvd	1.43	\$17,900	\$12,517	\$0.29	\$17,900	\$17,900	\$17,900											
018-820-09	3/18/2022	Shorecrest Dr	0.86	\$20,000	\$23,256	\$0.53	\$20,000	\$20,000	\$20,000											
032-785-06	3/5/2021	Dana Ln	1.11	\$25,000	\$22,523	\$0.52	\$25,000	\$25,000	\$25,000											
FOR 2024 ASSESSMENT YEAR																				
Plat Sub Standard																				
1 ACRE	\$30,000	3 ACRE	\$37,500	10 ACRE	x	30 ACRE	x													
1.5 ACRE	\$32,500	4 ACRE	\$38,000	15 ACRE	x	40 ACRE	x													
2 ACRE	\$35,000	5 ACRE	x	20 ACRE	x	50 ACRE	x													
2.5 ACRE	\$36,000	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	\$40,000																			
Larger Lots	\$40,000																			
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																			
Conclusions for 2025: For 2025, 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!																				

Pierson Township				Entered													
TOWNSHIP VACANT LAND VALUES 2025 (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 2024 ASSESSMENT YEAR																	
Frontages	FF RATE	STAND DEPTH	STAND FRNT														
A: BW FF	\$3,100	175	0	DEPTH FACTOR:													
B: BW 60' - 100'	\$3,100	175	0	FRONT FACTOR:													
C: BW 100'+	\$700	175	0														
D: LW First 60'	\$1,900	150	0														
E: LW 60' - 100'	\$1,900	150	0														
F: LW OVER 100'	\$700	150	0														
H: BWL	\$3,100	175	0														
I: PREM BWF LAKE	\$5,500	175	0														
1 ACRE	\$30,000	3 ACRE	\$37,500	10 ACRE	\$62,000	30 ACRE	\$111,000										
1.5 ACRE	\$32,500	4 ACRE	\$38,000	15 ACRE	\$68,000	40 ACRE	\$148,000										
2 ACRE	\$35,000	5 ACRE	\$40,000	20 ACRE	\$74,000	50 ACRE	\$185,000										
2.5 ACRE	\$36,000	7 ACRE	\$50,000	25 ACRE	\$92,500	100 ACRE	\$370,000										
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	FRONT FACTOR:													
C: BW 100'+	\$700	175	0														
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										
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										
Conclusions for 2025: For 2025, analysed sales, B/L Ratios and Residuals: BWL FF \$3,200 Standard and \$5,100 Premium. Analysis showed a strong separation. Over 100' kept \$700, LWFF \$2,000. Acreage from Township tables.																	

Pierson Township			Entered								
TOWNSHIP VACANT LAND VALUES 2025 (4550-Lake Back Lots)											
PARCEL NUMBER	SALE DATE	ROAD	ACREAGE	SALE PRICE	\$ PER ACRE	\$ PER SF	BWF BL	LWF BL	Main/Lake BL	On a Bay BL	Sm BWF BL Lg BWF BL
008-065-20	9/15/2023	Lake Dr-LWL	0.46	\$30,000	\$65,217	\$1.50		\$1.50			
Not Used or Older Sales:											
008-065-20 (PAIRED)	1/29/2021	Lake Dr	0.46	\$25,000	\$54,348	\$1.25			\$1.25		
441-053-00	10/30/2020	Main St	0.28	\$11,000	\$39,286	\$0.90					\$0.90
752-029-00 (MULTI W RURAL RES)	7/18/2023	West Shore Dr/Hillis	39.64	\$130,000	\$3,279	\$0.08					
752-030-00	12/29/2020	West Shore Dr	0.45	\$22,500	\$50,000	\$1.15	\$1.15				
752-030-00 (PAIRED-MULTI)	2/11/2022	West Shore Dr	0.86	\$75,000	\$87,209	\$2.00	\$2.00				
FOR 2024 ASSESSMENT YEAR											
Lake Back Lots SF											
BWF Back Lot	\$0.90										
LWF Back Lot	\$1.35										
BL Main/Lake Dr	\$0.90										
On a Bay BL	\$3.00										
Sm BWF BL	\$2.05										
Lg BWF Back Lot	\$0.75										
FOR 2025 ASSESSMENT YEAR											
Lake Back Lots SF											
BWF Back Lot	\$1.25										
LWF Back Lot	\$1.50										
BL Main/Lake Dr	\$1.25										
On a Bay BL	\$3.00										
Sm BWF BL	\$3.00										
Lg BWF Back Lot	\$0.90										
Conclusions for 2025:							For 2025, analysed B L Ratios and Residuals. Lake properties will be a focus in the future to add all front, back and average depths to be able to use the front and depth factors and analyze better. (Only 1 lot valued on Sm BWF BL)				

