

Grim Township-2024 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class
090-035-100-007-00	2208 KLENDER RD	10/9/2020	40000	WD	21-NOT USED/OTHER	40000	45597	12698	18295	Improved	350	589.200012	5	\$ 36.28	2539.6	350	090	1191-083		SOUTH GRIM	401
090-025-100-002-00	6909 BAY GLADWIN CO LINE R	5/6/2020	30000	LC	03-ARM'S LENGTH	30000	84969	13617	40739	Improved	208.8	417.600006	8.004	\$ 65.22	1701.274363	208.8	090	1181/962	090-025-10	SOUTH GRIM	401
091-020-200-001-01	SECORD DAM ROAD	7/3/2020	30000	WD	03-ARM'S LENGTH	30000	27491	30000	27491	Vacant	331.62	1322	10.06	\$ 90.46	2982.107356	331.98	091	1183/172		NORTH GRIM	402
														\$	63.99						

For 2024, no new sales.

Review 2023 Study

	2023	2024	
1 Acre Rate	8000	10600	32.5%

Grim Twp Res Back Lot FF Rate

64 2023 rate

132.5% Percentage increase on 1 acre rate from 2023 to 2024

\$ 84.80 For 2024, use \$85/foot for Grim Twp Res Lots

Grim Township-2024 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel:	Land Table	Class
130-016-300-003-06	55 SECORD DAM RD	11/23/2021	24000	WD	03-ARM'S LENGTH	24000	33910	24000	13330	Improved	0	0	3	\$ 8,000			1228-750		Residential	201
For 2024, use \$8,000/acre for 3 acres																				
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	03-ARM'S LENGTH	124500	134034	22590	32124	Improved	0	0	9.52	\$ 2,373	0	401	1262-406		Residential	401
130-013-204-003-00	2810 THREE RIVERS RD	9/20/2022	40000	WD	03-ARM'S LENGTH	40000	32765	40000	32765	Vacant	0	0	10.02	\$ 3,992	0	401	1253-053		Residential	402
130-012-202-002-00	THREE RIVERS RD	8/17/2021	50000	WD	03-ARM'S LENGTH	50000	35517	50000	32527	Improved	0	0	10.1	\$ 4,950	0	401	1221-005		Residential	401
130-003-103-001-40	PINELANDS PT RD	12/20/2022	225000	WD	19-MULTI PARCEL AF	225000	280044	59958	115002	Improved	67.906667	143.985	10.226	\$ 5,863	66.86	401	1258-752	130-137-000	Residential	401
For 2024, use \$4,295/acre for 10 acres																				
090-031-200-002-13	2065 E HIGHWOOD RD	7/16/2021	50000	WD	03-ARM'S LENGTH	50000	43218	50000	43218	Vacant	0	0	14.04	\$ 3,561	0	090	1216-692			402
For 2024, use \$3,561/acre for 15 acre																				
090-016-200-001-04		11/23/2022	74900	WD	03-ARM'S LENGTH	74900	98536	74900	65550	Improved	0	0	19.98	\$ 3,749	0	090	1256-982	090-016-200	Residential	402
130-012-200-003-00	THREE RIVERS RD	8/9/2022	82000	WD	08-ESTATE	82000	59686	82000	59686	Vacant	0	0	20	\$ 4,100	0	401	1250-422		Residential	402
130-012-200-003-03	3366 THREE RIVERS RD	12/17/2021	162500	WD	03-ARM'S LENGTH	162500	146440	75746	59686	Improved	0	0	20	\$ 3,787	0	401	1231-794		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	8/13/2021	234000	WD	03-ARM'S LENGTH	234000	233151	59619	58770	Improved	0	0	20.01	\$ 2,979	0	401	1220-834		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	4/6/2021	215000	WD	03-ARM'S LENGTH	215000	233151	40619	58770	Improved	0	0	20.01	\$ 2,030	0	401	1207/687		Residential	401
For 2024, use \$3,329/acre for 20 acre																				
091-005-400-001-08	HOOK RD	9/3/2021	133500	WD	19-MULTI PARCEL AF	133500	189115	108047	98186	Improved	0	0	30.02	\$ 3,599	0	091	1221-494	091-005-400	Residential	401
090-035-400-002-21	2374 KLENDER RD	3/2/2023	442000	WD	03-ARM'S LENGTH	442000	242586	287921	88507	Improved	0	0	30.14	\$ 9,553	0	090	1262-056		Residential	401
For 2024, blend 30 acre rate from 25-40, sales for reference																				
130-012-200-001-00	1672 WIRTZ RD	4/6/2021	80000	WD	03-ARM'S LENGTH	80000	117562	56198	93760	Improved	0	0	40	\$ 1,405	0	401	1208/438		Residential	401
130-033-301-001-00	270 YOUNGS RD	9/20/2021	288750	WD	03-ARM'S LENGTH	288750	252933	129045	93228	Improved	0	0	40	\$ 3,226	0	401	1224-788		Residential	401
For 2024, use \$2,316 for 40-50 acre																				
091-021-200-001-00	SECORD DAM RD	6/4/2021	355000	WD	03-ARM'S LENGTH	355000	356814	323192	325006	Improved	0	0	160	\$ 2,020	0	091	1212-871		Residential	401
130-026-100-002-00	RIDGE RD	8/5/2021	505000	WD	03-ARM'S LENGTH	505000	479384	505000	479384	Vacant	0	0	240	\$ 2,104	0	401	1218-751		Residential	402
For 2024, use \$2,062 for 100+ acre																				

**2024 Assessment Roll Acreage Table
RESIDENTIAL PROPERTIES - Secord/Grim Land Values**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,600	\$10,600	3	\$ 8,000	\$24,000	10	\$ 4,295	\$ 42,950	30	\$ 2,500	\$ 75,000
1.5	\$ 9,000	\$13,500	4	\$ 7,000	\$28,000	15	\$ 3,561	\$ 53,415	40	\$ 2,316	\$ 92,640
2	\$ 9,000	\$18,000	5	\$ 6,000	\$30,000	20	\$ 3,329	\$ 66,580	50	\$ 2,316	\$ 115,800
2.5	\$ 9,000	\$22,500	7	\$ 5,000	\$35,000	25	\$ 3,000	\$ 75,000	100	\$ 2,062	\$ 206,200

No direct sales average, using higher/lower category
 Values set by supporting study/category of sales
 Ag Study: smaller tracts are set by the higher of the Ag rate or the Res Rate

2023 Assessment Roll Acreage Table*

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,000	\$ 8,000	3	\$ 5,800	\$17,400	10	\$ 3,271	\$ 32,710	30	\$ 2,948	\$ 88,440
1.5	\$ 6,600	\$ 9,900	4	\$ 5,258	\$21,032	15	\$ 3,100	\$ 46,500	40	\$ 2,344	\$ 93,760
2	\$ 6,200	\$12,400	5	\$ 4,700	\$23,500	20	\$ 3,019	\$ 60,380	50	\$ 2,057	\$ 102,850
2.5	\$ 6,200	\$15,500	7	\$ 4,150	\$29,050	25	\$ 3,019	\$ 75,475	100	\$ 2,057	\$ 205,700

*values are taken in general from prior year BSA land table, slight variations could exist

Grim Township-2024 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce	Land Table	Class
090-035-101-001-03	2044 KLENDER RD	5/3/2022	750000	WD	03-ARM'S LENGTH	750000	497188	567219	314407	Improved	0	0	138.63	#DIV/0!	4091.603549	0	AG	1243-020		AGRICULTURAL	101

For 2024, use \$2,875 per acre for Ag Land.

Residential 100+ Acre Rate 2062