

## 2024 BENTON CHARTER TOWNSHIP 400 RESIDENTIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	Comments
<b>2024 1 ACRE PARCELS</b>					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	1.02	PAVED
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	0.99	PAVED
070-021-300-020-03	OTTO RD	05/06/22	\$8,000	1.60	PAVED
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	1.10	PRIVATE
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	0.87	PAVED
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	1.78	PAVED
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	1.78	GRAVEL
090-030-100-065-00	CURTIS RD	06/28/23	\$29,900	1.84	PRIVATE
100-004-300-070-00	WHITE BIRCH	11/30/21	\$17,000	0.80	PAVED
100-019-400-010-01	S AINGER	04/25/22	\$16,000	0.98	PRIVATE
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	1.61	PRIVATE
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	1.59	PRIVATE
110-013-400-052-05	JOSHUA	02/17/23	\$33,000	1.98	GRAVEL
110-014-300-025-03	S PERKEY	06/21/22	\$32,000	1.82	GRAVEL
120-026-100-055-01	S MICHIGAN RD	09/12/22	\$15,000	1.04	GRAVEL
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	1.63	GRAVEL
120-026-400-170-04	HILLTOP LN	11/23/22	\$20,500	1.22	GRAVEL
140-008-100-002-08	S AINGER	11/11/21	\$17,000	0.88	PAVED
140-024-300-050-01	MATTHEWS RD	05/12/21	\$15,900	1.79	PRIVATE
160-005-200-065-00	WHITTUM RD	08/03/22	\$15,000	1.21	GRAVEL
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	1.96	GRAVEL
160-022-100-035-13	EAGLE PASS DR	10/17/22	\$34,500	1.77	includes -12
160-022-300-020-06	STONE LN	05/14/21	\$18,000	1.82	GRAVEL
160-022-300-020-16	STONE LN	09/14/21	\$12,900	1.44	GRAVEL
160-022-300-093-07	E BELLEVUE HWY	02/24/22	\$13,000	1.41	PAVED
			\$564,600	35.93	
			22,584		
<b>2024 2 ACRE PARCELS</b>					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	2.02	PRIVATE
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	2.74	PAVED
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	2.23	PAVED

110-013-400-052-04	JOSHUA	08/09/22	\$32,000	2.15	GRAVEL
110-061-600-002-00	GUERNSEY	10/28/21	\$26,900	2.79	GRAVEL
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	2.42	PAVED
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	2.97	PAVED
140-020-400-002-15	RYON DR	07/02/22	\$38,000	2.39	PRIVATE
150-031-100-091-02	LARRY LN	05/04/23	\$35,000	2.90	GRAVEL
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	2.11	GRAVEL
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	2.41	GRAVEL
160-015-300-067-15	S CLINTON TR	12/21/22	\$20,000	2.66	PAVED
			\$347,800	29.79	

12

\$28,983

**2024 3 AND 4 ACRE PARCELS**

060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	3.05	PAVED
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	4.16	PRIVATE
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	3.80	PAVED
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	3.26	GRAVEL
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	4.93	PAVED
090-025-300-093-07	S LACEY LAKE RD	04/21/23	\$30,000	4.06	PAVED
100-012-300-030-07	N WHEATON	02/02/22	\$29,000	4.71	PAVED
100-015-300-141-00	CARLISLE	08/03/22	\$50,000	4.67	PAVED
110-001-200-015-00	E KINSEL	11/18/22	\$50,000	4.39	GRAVEL
110-013-400-052-01	JOSHUA	04/14/23	\$35,000	3.55	GRAVEL
110-013-400-052-07	JOSHUA	11/18/22	\$37,000	3.15	GRAVEL
110-013-400-052-08	JOSHUA	05/18/23	\$35,000	3.00	GRAVEL
110-024-400-151-02	S ROYSTON	07/08/21	\$44,900	4.76	PAVED
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	3.14	PRIVATE
120-035-400-020-02	SMITHVILLE RD	10/24/22	\$70,000	3.86	GRAVEL
140-003-300-001-01	HORN LN	07/21/23	\$29,900	3.09	PAVED
140-003-300-001-02	HORN LN	04/15/21	\$25,000	3.02	PRIVATE
160-010-400-100-05	HOUSTON RD	09/15/22	\$35,000	4.94	PAVED
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	3.41	GRAVEL
			\$731,385	72.95	

19

\$38,494

**2024 5 AND 6 ACRE PARCELS**

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	5.26	PRIVATE
060-033-400-120-00	W KINSEL HWY	04/07/22	\$35,000	5.79	PAVED
070-023-100-020-00	E GRESHAM HWY	04/02/21	\$45,500	5.34	PAVED
070-032-200-101-00	MCCONNELL HWY	10/18/22	\$60,000	6.66	GRAVEL
090-027-400-076-02	WILDT HWY	07/11/22	\$60,500	6.78	PRIVATE
090-036-400-111-01	W FIVE POINT HWY	10/05/22	\$50,000	6.53	PRIVATE
110-024-400-060-01	S ROYSTON	06/20/23	\$50,000	5.36	PAVED
140-003-300-001-05	HORN LN	07/07/21	\$30,000	5.98	PRIVATE
140-004-400-060-03	W SPICERVILLE HWY	10/07/22	\$33,938	5.40	PRIVATE
140-011-300-770-15	MARSHALL RD	05/03/23	\$30,000	5.73	PRIVATE
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	6.33	PAVED
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	6.74	PAVED
			\$522,938	71.90	

12

\$43,578

**2024 7 THRU 10 ACRE PARCELS**

030-028-300-004-01	E STRANGE HWY	05/23/23	\$88,155	9.88	PAVED
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	9.75	PAVED
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	9.50	PAVED
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	9.66	PRIVATE
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	PAVED
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	8.84	PAVED
090-035-400-060-00	W FIVE POINT HWY	06/14/23	\$60,000	8.84	PRIVATE
100-002-100-054-07	MILLERBURG	04/03/23	\$55,000	9.77	PRIVATE
100-014-400-045-02	BULLING	02/02/22	\$40,000	9.72	PRIVATE
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	9.06	PRIVATE
100-029-400-065-00	THORNTON	07/22/21	\$40,000	9.75	PRIVATE
100-029-400-065-00	THORNTON	07/25/23	\$59,000	9.75	PRIVATE
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	PAVED
130-023-400-010-00	HALL RD	04/01/22	\$45,000	9.89	PRIVATE
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	7.09	PRIVATE
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.45	PAVED

			<b>\$867,155</b>	<b>152.55</b>	
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			16	305.10	
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			\$54,197		
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**2024 11 THRU 15 ACRE PARCELS**

110-003-300-065-00	PACKARD HWY	07/15/21	\$52,000	15	PAVED
			\$52,000	15	

**2024 16 THRU 20 ACRE PARCELS**

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00	PAVED
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	20.00	GRAVEL
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	16.10	PAVED
			\$230,000	56.10	

	TTL PARCEL		3		
	AVG SITE		\$76,667		

**2024 BLUME LAKE**

070-040-600-025-00	NELLIES LANE	04/14/21	\$87,000	1.05	
			\$87,000	1.05	
			1		
			\$87,000	AVERAGE SITE UNDER 2 ACRES	

**2024 EXCESS LAND OVER 2 ACRES BLUME LAKE**

Price per acre

050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	20.00	\$4,200
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	16.10	\$4,720
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	\$3,835
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	\$6,391
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.72	\$6,996
			\$340,000	67.42	
			AVERAGE	\$5,043	USE \$5000

**2024 PRICE PER ACRE OVER 20 ACRES**

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00	
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	30.00	
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	34.30	
			\$315,900	84.30	
			AVERAGE	\$3,747	USE \$3750

**2024 PRICE PER ACRE WET/WASTE/EXCESS LAND**

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00	
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060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	30.00
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	34.30
			\$315,900	84.30
		AVERAGE		\$3,747 USE \$3750

**2024 SUMMARY FOR RESIDENTIAL SITES**

SUMMARY	AVG SITE VALUE	USED 2024
1 ACRE SITES	\$22,584	22,600
1.5 ACRE SITES	22,584	25,800 interpolated
2 ACRE SITES	28,983	29,000
2.5 ACRE SITES	<b>28,983</b>	33,750 interpolated
3 ACRE SITES	38,494	38,500
4 ACRE SITES	38,494	38,500
5 ACRE SITES	43,578	43,600
6 ACRE SITES	43,578	48,900 interpolated
7 ACRE SITES	54,197	54,200
8 ACRE SITES	54,197	54,200
9 ACRE SITES	54,197	54,200
10 ACRE SITES	54,197	54,200
11 ACRE SITES	52,000	56,450 interpolated
12 ACRE SITES	52,000	58,700 interpolated
13 ACRE SITES	52,000	60,950 interpolated
14 ACRE SITES	52,000	63,200 interpolated
15 ACRE SITES	52,000	65,450 interpolated
16 ACRE SITES	76,667	67,700 interpolated
17 ACRE SITES	76,667	69,950 interpolated
18 ACRE SITES	76,667	72,200 interpolated
19 ACRE SITES	76,667	74,450 interpolated
20 ACRE SITES	76,667	76,700
BLUME LAKE SITE	87,000	87,000
BLUME LAKE EXCESS PER ACRE	5,043	5,000
OVER 20 ACRES, PER ACRE	3,747	3,750
WET/WASTE/EXCESS PER ACRE	3,747	3,750

# 2024 BENTON CHARTER TOWNSHIP 100 AGRICULTURAL LAND VALUE STUDIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5
160-006-400-001-03	E SPICERVILLE HWY	11/18/22	\$143,000	\$143,000	35.00	18.94	16.1
160-010-100-044-00	E SPICERVILLE HWY	05/06/22	\$525,000	\$525,000	96.63	54.72	41.9
070-003-300-014-09	ONEIDA RD	01/28/22	\$100,000	\$100,000	29.30	16.80	12.5
090-008-300-010-03	N MASON RD	07/07/22	\$90,000	\$90,000	27.60	16.00	11.6
030-017-400-002-02	ST JOE HWY	09/22/22	\$367,000	\$367,000	73.00	42.87	30.1
140-008-200-011-00	W SPICERVILLE HWY	02/01/22	\$300,000	\$300,000	67.37	48.9	18.4
130-003-100-020-00	W FIVE POINT HWY	10/01/21	\$140,000	\$140,000	42.94	31.6	11.3
140-024-300-061-03	MILLER HWY	11/01/21	\$310,000	\$310,000	76.65	57.3	19.3
060-009-400-025-00	MULLIKEN ROAD	09/01/21	\$376,000	\$376,000	70.00	53.00	17.0
160-001-100-018-19	PLAINS HWY	05/28/21	\$59,000	\$59,000	10.20	7.94	2.3
090-021-300-050-00	W KALAMO HWY	10/28/21	\$152,000	\$152,000	39.00	30.50	8.5
030-026-400-001-00	HARTEL RD	04/01/21	\$232,840	\$232,840	58.21	46.21	12.0
070-002-200-001-01	HARTEL RD	01/21/22	\$100,000	\$100,000	36.14	28.72	7.4
130-021-300-061-00	S PEASE RD	07/01/22	\$586,634	\$586,634	120.01	96.40	23.6
070-009-200-002-01	ONEIDA RD	01/06/23	\$545,440	\$545,440	77.92	64.78	13.1
020-006-200-023-01	E EATON HWY	03/02/22	\$99,900	\$99,900	27.59	23.29	4.3
160-011-200-080-00	TUCKER RD	05/05/22	\$2,000,000	\$2,000,000	361.24	310.80	50.4
110-017-200-001-02	ISLAND HWY	02/23/22	\$365,000	\$365,000	134.33	120.00	14.3
160-006-200-140-00	E FIVE POINT HWY	11/01/22	\$25,000	\$25,000	5.80	5.20	0.6
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	\$84,000	20.00	18.00	2.0
070-005-200-002-00	E NEEDMORE HWY	01/31/22	\$425,205	\$425,205	77.31	73.66	3.7
070-010-100-001-12	BLUE JAY WAY	05/27/21	\$40,000	\$40,000	10.39	10.07	0.3
120-030-200-003-02	LONG HWY	03/04/22	\$150,000	\$150,000	40.01	39.52	0.5
010-029-300-026-00	BISMARK HWY	08/18/21	\$386,450	\$386,450	69.65	69.7	0.0
060-029-100-032-00	W VERMONTVILLE HWY	03/01/23	\$425,000	\$425,000	94.30	94.30	0.0
070-011-200-081-00	HARTEL RD	12/02/21	\$45,750	\$45,750	12.77	12.77	0.0
110-031-100-003-00	S COCHRAN	07/14/22	\$433,500	\$433,500	59.50	59.50	0.0
160-001-400-061-04	S WAVERLY RD	04/21/22	\$72,500	\$72,500	18.00	18.00	0.0
160-022-300-093-11	S CLINTON TRAIL	07/19/22	\$88,000	\$88,000	18.50	18.50	0.0

Totals:	\$8,853,219	1859.36	1509.99	349.37
	Avg Acre	4,761		
	USE	4,700		

## 2024 BENTON CHARTER TOWNSHIP 100 AGRICULTURAL LAND STUDIES 1 - 10 ACRES SITES

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	Comments
<b>2024 1 ACRE PARCELS</b>					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	1.02	PAVED
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	0.99	PAVED
070-021-300-020-03	OTTO RD	05/06/22	\$8,000	1.60	PAVED
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	1.10	PRIVATE
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	0.87	PAVED
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	1.78	PAVED
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	1.78	GRAVEL
090-030-100-065-00	CURTIS RD	06/28/23	\$29,900	1.84	PRIVATE
100-004-300-070-00	WHITE BIRCH	11/30/21	\$17,000	0.80	PAVED
100-019-400-010-01	S AINGER	04/25/22	\$16,000	0.98	PRIVATE
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	1.61	PRIVATE
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	1.59	PRIVATE
110-013-400-052-05	JOSHUA	02/17/23	\$33,000	1.98	GRAVEL
110-014-300-025-03	S PERKEY	06/21/22	\$32,000	1.82	GRAVEL
120-026-100-055-01	S MICHIGAN RD	09/12/22	\$15,000	1.04	GRAVEL
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	1.63	GRAVEL
120-026-400-170-04	HILLTOP LN	11/23/22	\$20,500	1.22	GRAVEL
140-008-100-002-08	S AINGER	11/11/21	\$17,000	0.88	PAVED
140-024-300-050-01	MATTHEWS RD	05/12/21	\$15,900	1.79	PRIVATE
160-005-200-065-00	WHITTUM RD	08/03/22	\$15,000	1.21	GRAVEL
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	1.96	GRAVEL
160-022-100-035-13	EAGLE PASS DR	10/17/22	\$34,500	1.77	includes -12
160-022-300-020-06	STONEY LN	05/14/21	\$18,000	1.82	GRAVEL
160-022-300-020-16	STONEY LN	09/14/21	\$12,900	1.44	GRAVEL
160-022-300-093-07	E BELLEVUE HWY	02/24/22	\$13,000	1.41	PAVED
			\$564,600	35.93	
			22,584		

### 2024 2 ACRE PARCELS

010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	2.02	PRIVATE
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	2.74	PAVED
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	2.23	PAVED
110-013-400-052-04	JOSHUA	08/09/22	\$32,000	2.15	GRAVEL
110-061-600-002-00	GUERNSEY	10/28/21	\$26,900	2.79	GRAVEL
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	2.42	PAVED
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	2.97	PAVED
140-020-400-002-15	RYON DR	07/02/22	\$38,000	2.39	PRIVATE
150-031-100-091-02	LARRY LN	05/04/23	\$35,000	2.90	GRAVEL
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	2.11	GRAVEL
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	2.41	GRAVEL
160-015-300-067-15	S CLINTON TR	12/21/22	\$20,000	2.66	PAVED
			\$347,800	29.79	
			12		
			\$28,983		

**2024 3 AND 4 ACRE PARCELS**

060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	3.05	PAVED
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	4.16	PRIVATE
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	3.80	PAVED
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	3.26	GRAVEL
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	4.93	PAVED
090-025-300-093-07	S LACEY LAKE RD	04/21/23	\$30,000	4.06	PAVED
100-012-300-030-07	N WHEATON	02/02/22	\$29,000	4.71	PAVED
100-015-300-141-00	CARLISLE	08/03/22	\$50,000	4.67	PAVED
110-001-200-015-00	E KINSEL	11/18/22	\$50,000	4.39	GRAVEL
110-013-400-052-01	JOSHUA	04/14/23	\$35,000	3.55	GRAVEL
110-013-400-052-07	JOSHUA	11/18/22	\$37,000	3.15	GRAVEL
110-013-400-052-08	JOSHUA	05/18/23	\$35,000	3.00	GRAVEL
110-024-400-151-02	S ROYSTON	07/08/21	\$44,900	4.76	PAVED
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	3.14	PRIVATE
120-035-400-020-02	SMITHVILLE RD	10/24/22	\$70,000	3.86	GRAVEL
140-003-300-001-01	HORN LN	07/21/23	\$29,900	3.09	PAVED
140-003-300-001-02	HORN LN	04/15/21	\$25,000	3.02	PRIVATE
160-010-400-100-05	HOUSTON RD	09/15/22	\$35,000	4.94	PAVED

160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	3.41	GRAVEL
			\$731,385	72.95	
			19		
			\$38,494		

**2024 5 AND 6 ACRE PARCELS**

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	5.26	PRIVATE
060-033-400-120-00	W KINSEL HWY	04/07/22	\$35,000	5.79	PAVED
070-023-100-020-00	E GRESHAM HWY	04/02/21	\$45,500	5.34	PAVED
070-032-200-101-00	MCCONNELL HWY	10/18/22	\$60,000	6.66	GRAVEL
090-027-400-076-02	WILDT HWY	07/11/22	\$60,500	6.78	PRIVATE
090-036-400-111-01	W FIVE POINT HWY	10/05/22	\$50,000	6.53	PRIVATE
110-024-400-060-01	S ROYSTON	06/20/23	\$50,000	5.36	PAVED
140-003-300-001-05	HORN LN	07/07/21	\$30,000	5.98	PRIVATE
140-004-400-060-03	W SPICERVILLE HWY	10/07/22	\$33,938	5.40	PRIVATE
140-011-300-770-15	MARSHALL RD	05/03/23	\$30,000	5.73	PRIVATE
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	6.33	PAVED
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	6.74	PAVED
			\$522,938	71.90	
			12		
			\$43,578		

**2024 7 THRU 10 ACRE PARCELS**

030-028-300-004-01	E STRANGE HWY	05/23/23	\$88,155	9.88	PAVED
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	9.75	PAVED
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	9.50	PAVED
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	9.66	PRIVATE
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	PAVED
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	8.84	PAVED
090-035-400-060-00	W FIVE POINT HWY	06/14/23	\$60,000	8.84	PRIVATE
100-002-100-054-07	MILLERBURG	04/03/23	\$55,000	9.77	PRIVATE
100-014-400-045-02	BULLING	02/02/22	\$40,000	9.72	PRIVATE
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	9.06	PRIVATE
100-029-400-065-00	THORNTON	07/22/21	\$40,000	9.75	PRIVATE
100-029-400-065-00	THORNTON	07/25/23	\$59,000	9.75	PRIVATE
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	PAVED

130-023-400-010-00	HALL RD	04/01/22	\$45,000	9.89	PRIVATE
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	7.09	PRIVATE
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.45	PAVED
			<b>\$867,155</b>	<b>152.55</b>	
			16	305.10	
			\$54,197		

## 2024 BENTON CHARTER TOWNSHIP NON CROP, WET/WASTE , WOODED LOTS & NO DEVELOPMENT RIGH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	\$129,900	34.30		34.3
				\$315,900	84.30		
			AVERAGE		3,747	USE \$3750	

### 2024 SUMMARY FOR 101 AGRICULTURAL SITES

SUMMARY	AVG SITE VALUE	USED 2024
1 ACRE SITES	\$22,584	22,600
1.5 ACRE SITES	22,584	25,800 interpolated
2 ACRE SITES	28,983	29,000
2.5 ACRE SITES	<b>28,983</b>	33,750 interpolated
3 ACRE SITES	38,494	38,500
4 ACRE SITES	38,494	38,500
5 ACRE SITES	43,578	43,600
6 ACRE SITES	43,578	48,900 interpolated
7 ACRE SITES	54,197	54,200
8 ACRE SITES	54,197	54,200
9 ACRE SITES	54,197	54,200
10 ACRE SITES	54,197	54,200
NON CROP PER ACRE	3,747	3,750
WET/WASTE PER ACRE	3,747	3,750
WOODED PER ACRE	3,747	3,750
NO DEVL RIGHTS PER ACRE	3,747	3,750
AG LAND PER ACRE	4,761	4,700

# 2024 BENTON CHARTER TOWNSHIP 201 COMMERCIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	Comments
<b>2024 1 ACRE PARCELS</b>					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	1.02	PAVED
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	0.99	PAVED
070-021-300-020-03	OTTO RD	05/06/22	\$8,000	1.60	PAVED
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	1.10	PRIVATE
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	0.87	PAVED
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	1.78	PAVED
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	1.78	GRAVEL
090-030-100-065-00	CURTIS RD	06/28/23	\$29,900	1.84	PRIVATE
100-004-300-070-00	WHITE BIRCH	11/30/21	\$17,000	0.80	PAVED
100-019-400-010-01	S AINGER	04/25/22	\$16,000	0.98	PRIVATE
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	1.61	PRIVATE
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	1.59	PRIVATE
110-013-400-052-05	JOSHUA	02/17/23	\$33,000	1.98	GRAVEL
110-014-300-025-03	S PERKEY	06/21/22	\$32,000	1.82	GRAVEL
120-026-100-055-01	S MICHIGAN RD	09/12/22	\$15,000	1.04	GRAVEL
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	1.63	GRAVEL
120-026-400-170-04	HILLTOP LN	11/23/22	\$20,500	1.22	GRAVEL
140-008-100-002-08	S AINGER	11/11/21	\$17,000	0.88	PAVED
140-024-300-050-01	MATTHEWS RD	05/12/21	\$15,900	1.79	PRIVATE
160-005-200-065-00	WHITTUM RD	08/03/22	\$15,000	1.21	GRAVEL
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	1.96	GRAVEL
160-022-100-035-13	EAGLE PASS DR	10/17/22	\$34,500	1.77	includes -12
160-022-300-020-06	STONEY LN	05/14/21	\$18,000	1.82	GRAVEL
160-022-300-020-16	STONEY LN	09/14/21	\$12,900	1.44	GRAVEL
160-022-300-093-07	E BELLEVUE HWY	02/24/22	\$13,000	1.41	PAVED
			\$564,600	35.93	
			22,584		
<b>2024 2 ACRE PARCELS</b>					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	2.02	PRIVATE
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	2.74	PAVED

080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	2.23	PAVED
110-013-400-052-04	JOSHUA	08/09/22	\$32,000	2.15	GRAVEL
110-061-600-002-00	GUERNSEY	10/28/21	\$26,900	2.79	GRAVEL
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	2.42	PAVED
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	2.97	PAVED
140-020-400-002-15	RYON DR	07/02/22	\$38,000	2.39	PRIVATE
150-031-100-091-02	LARRY LN	05/04/23	\$35,000	2.90	GRAVEL
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	2.11	GRAVEL
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	2.41	GRAVEL
160-015-300-067-15	S CLINTON TR	12/21/22	\$20,000	2.66	PAVED
			\$347,800	29.79	
			12		
			\$28,983		

**2024 3 AND 4 ACRE PARCELS**

060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	3.05	PAVED
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	4.16	PRIVATE
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	3.80	PAVED
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	3.26	GRAVEL
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	4.93	PAVED
090-025-300-093-07	S LACEY LAKE RD	04/21/23	\$30,000	4.06	PAVED
100-012-300-030-07	N WHEATON	02/02/22	\$29,000	4.71	PAVED
100-015-300-141-00	CARLISLE	08/03/22	\$50,000	4.67	PAVED
110-001-200-015-00	E KINSEL	11/18/22	\$50,000	4.39	GRAVEL
110-013-400-052-01	JOSHUA	04/14/23	\$35,000	3.55	GRAVEL
110-013-400-052-07	JOSHUA	11/18/22	\$37,000	3.15	GRAVEL
110-013-400-052-08	JOSHUA	05/18/23	\$35,000	3.00	GRAVEL
110-024-400-151-02	S ROYSTON	07/08/21	\$44,900	4.76	PAVED
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	3.14	PRIVATE
120-035-400-020-02	SMITHVILLE RD	10/24/22	\$70,000	3.86	GRAVEL
140-003-300-001-01	HORN LN	07/21/23	\$29,900	3.09	PAVED
140-003-300-001-02	HORN LN	04/15/21	\$25,000	3.02	PRIVATE
160-010-400-100-05	HOUSTON RD	09/15/22	\$35,000	4.94	PAVED
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	3.41	GRAVEL
			\$731,385	72.95	

19

\$38,494

**2024 5 AND 6 ACRE PARCELS**

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	5.26	PRIVATE
060-033-400-120-00	W KINSEL HWY	04/07/22	\$35,000	5.79	PAVED
070-023-100-020-00	E GRESHAM HWY	04/02/21	\$45,500	5.34	PAVED
070-032-200-101-00	MCCONNELL HWY	10/18/22	\$60,000	6.66	GRAVEL
090-027-400-076-02	WILDT HWY	07/11/22	\$60,500	6.78	PRIVATE
090-036-400-111-01	W FIVE POINT HWY	10/05/22	\$50,000	6.53	PRIVATE
110-024-400-060-01	S ROYSTON	06/20/23	\$50,000	5.36	PAVED
140-003-300-001-05	HORN LN	07/07/21	\$30,000	5.98	PRIVATE
140-004-400-060-03	W SPICERVILLE HWY	10/07/22	\$33,938	5.40	PRIVATE
140-011-300-770-15	MARSHALL RD	05/03/23	\$30,000	5.73	PRIVATE
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	6.33	PAVED
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	6.74	PAVED
			\$522,938	71.90	

12

\$43,578

**2024 7 THRU 10 ACRE PARCELS**

030-028-300-004-01	E STRANGE HWY	05/23/23	\$88,155	9.88	PAVED
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	9.75	PAVED
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	9.50	PAVED
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	9.66	PRIVATE
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	PAVED
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	8.84	PAVED
090-035-400-060-00	W FIVE POINT HWY	06/14/23	\$60,000	8.84	PRIVATE
100-002-100-054-07	MILLERBURG	04/03/23	\$55,000	9.77	PRIVATE
100-014-400-045-02	BULLING	02/02/22	\$40,000	9.72	PRIVATE
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	9.06	PRIVATE
100-029-400-065-00	THORNTON	07/22/21	\$40,000	9.75	PRIVATE
100-029-400-065-00	THORNTON	07/25/23	\$59,000	9.75	PRIVATE
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	PAVED
130-023-400-010-00	HALL RD	04/01/22	\$45,000	9.89	PRIVATE
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	7.09	PRIVATE

160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.45	PAVED
			<b>\$867,155</b>	<b>152.55</b>	
			16	305.10	
			\$54,197		
<b>2024 11 THRU 15 ACRE PARCELS</b>					
110-003-300-065-00	PACKARD HWY	07/15/21	\$52,000	15	PAVED
			\$52,000	15	
<b>2024 16 THRU 20 ACRE PARCELS</b>					
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00	PAVED
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	20.00	GRAVEL
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	16.10	PAVED
			\$230,000	56.10	
		TTL PARCEL	3		
		AVG SITE	\$76,667		

## 2024 BENTON CHARTER TOWNSHIP EXCESS PER ACRE OVER 20 ACRES & WET/WASTE LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	\$129,900	34.30		34.3
				\$315,900	84.30		
				AVERAGE	3,747	USE \$3750	

### 2024 SUMMARY FOR RESIDENTIAL SITES

SUMMARY	AVG SITE VALUE	USED 2024
1 ACRE SITES	\$22,584	22,600
1.5 ACRE SITES	22,584	25,800 interpolated
2 ACRE SITES	28,983	29,000
2.5 ACRE SITES	<b>28,983</b>	33,750 interpolated
3 ACRE SITES	38,494	38,500
4 ACRE SITES	38,494	38,500
5 ACRE SITES	43,578	43,600
6 ACRE SITES	43,578	48,900 interpolated
7 ACRE SITES	54,197	54,200
8 ACRE SITES	54,197	54,200
9 ACRE SITES	54,197	54,200

10 ACRE SITES	54,197	54,200
11 ACRE SITES	52,000	56,450 interpolated
12 ACRE SITES	52,000	58,700 interpolated
13 ACRE SITES	52,000	60,950 interpolated
14 ACRE SITES	52,000	63,200 interpolated
15 ACRE SITES	52,000	65,450 interpolated
16 ACRE SITES	76,667	67,700 interpolated
17 ACRE SITES	76,667	69,950 interpolated
18 ACRE SITES	76,667	72,200 interpolated
19 ACRE SITES	76,667	74,450 interpolated
20 ACRE SITES	76,667	76,700
EXCESS OVR 20 PER ACRE	3,747	3,750
WET/WASTE PER ACRE	3,747	3,750