

WILLIAMS TOWNSHIP - COMMERCIAL PER ACRE LAND FOR 2024

WILLIAMS TOWNSHIP - COMMERCIAL ACREAGE LAND TABLE FOR 2024

Due to lack of local commercial sales, data was obtained from Bay & Midland Counties and analyzed.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	
USED FOR 1 - 1.5 AC																			
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	ARMS LENGTH	\$55,000	\$21,800	39.64	\$53,936	\$10,064	\$9,000	100.0		0.80	0.80	\$101	\$12,580	\$0.29	
081-024-300-235-00	369 W SAGINAW RD	09/21/20	\$23,500	WD	ARMS LENGTH	\$23,500	\$43,200	183.83	\$36,288	\$23,500	\$22,014	330.0	132.0	1.00	1.00	\$71	\$23,500	\$0.54	
081-024-400-375-00	231 W SAGINAW RD	08/21/20	\$19,000	WD	ARMS LENGTH	\$19,000	\$48,800	256.84	\$12,420	\$19,000	\$12,420	138.0		0.55	0.55	\$138	\$34,545	\$0.79	
030-011-200-050-00	6579 WESTSIDE SAGINAW RD	07/15/22	\$12,000	WD	03-ARMS LENGTH	\$12,000	\$13,400	111.67	\$18,790	\$12,000	\$17,028	115.8	335.4	0.77	0.77	\$104	\$15,584	\$0.36	
010-032-100-080-00	2739 N EUCLID AVE	11/03/21	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$14,550	48.50	\$32,787	\$5,133	\$7,920	120.0	100.0	0.47	0.47	\$43	\$10,921	\$0.25	
010-032-400-305-00	402 STATE PARK DR	09/19/19	\$15,000	WD	WARRANTY DEED	\$15,000	\$9,450	63.00	\$22,423	\$15,000	\$22,423	138.0	228.8	0.83	0.83	\$109	\$18,072	\$0.41	
030-810-000-005-01	WESTSIDE SAGINAW RD	08/29/23	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$74,350	53.11	\$154,034	\$48,245	\$62,279			1.96	1.96	\$24,615	\$0.57		
140-025-300-040-02	S 9 MILE RD	07/16/19	\$15,000	WD		\$15,000				\$15,000		78.0	172.0	0.45	0.45	\$192	\$33,333	\$0.77	

Totals: \$309,500 \$309,500 \$225,550 \$757 \$330,678 \$147,942 \$153,084 \$1,019.80 \$968.25 6.83 6.83
 Average per Net Acre=> **21,660.61**

\$21,650 PER AC USED FOR 1 AC RATE = \$21,650

USED FOR 2 - 2.5 AC

170-006-100-152-00	4952 N DICKENSON RD	05/26/20	\$67,500	MLC	LAND CONTRACT	\$67,500	\$8,300	12.30	\$25,550	\$67,500	\$25,550	365.0		2.77	2.77	\$185	\$24,368	\$0.56
030-810-000-005-01	WESTSIDE SAGINAW RD	08/29/23	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$74,350	53.11	\$154,034	\$48,245	\$62,279			1.96	1.96	\$24,615	\$0.57	
100-014-100-870-00	511 W ISABELLA RD	05/06/21	\$34,000	WD	03-ARMS LENGTH	\$34,000	\$32,400	95.29	\$68,180	\$22,268	\$56,448	264.0		2.00	2.00	\$84	\$11,134	\$0.26
090-021-300-160-00	2502 N EASTMAN RD	7/13/2020	\$200,000	MLC	03-ARMS LENGTH	\$200,000	\$96,200	48.10	\$209,217	\$46,423	\$55,640	428.0	0.0	2.93	2.93	\$108	\$15,844	\$0.36
160-019-100-010-00	5445 N COLEMAN RD	06/30/20	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$48,000	35.56	\$136,842	\$30,138	\$31,980	410.0	0.0	2.07	2.07	\$74	\$14,559	\$0.33

Totals: \$576,500 \$576,500 \$259,250 \$244 \$593,823 \$214,574 \$231,897 \$1,467.00 \$0.00 11.73 11.73
 Average per Net Acre=> **18,292.75**

\$18,300 PER AC USED FOR 2 AC RATE = \$36,600

USED FOR 3 - 4 AC

140-021-400-045-09	S 11 MILE RD	11/01/19	\$55,500	LCM		\$55,500				\$55,500		173.7	625.7	4.04	4.04	\$320	\$13,738	\$0.32
140-026-100-025-01	S GARFIELD RD	08/28/18	\$85,000	WD		\$85,000				\$85,000		413.9	490.8	4.42	4.66	\$205	\$19,231	\$0.44
010-032-400-395-00	STATE PARK DR	07/27/22	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$38,250	63.75	\$112,800	\$60,000	\$112,800			3.55	3.55	\$169	\$16,901	\$0.39
090-021-300-160-00	2502 N EASTMAN RD	7/13/2020	\$200,000	MLC	03-ARMS LENGTH	\$200,000	\$96,200	48.10	\$209,217	\$46,423	\$55,640	428.0	0.0	2.93	2.93	\$108	\$15,844	\$0.36
040-016-400-611-00	463 E ISABELLA RD	12/06/21	\$30,000	WD	03-ARMS LENGTH	\$30,000				\$30,000		150.0	0.0	3.00	3.00	\$200	\$10,000	\$0.23
080-036-200-050-01	E BEAVER RD	09/24/21	\$68,000	WD	03-ARMS LENGTH	\$68,000	\$28,750	42.28	\$114,707	\$68,000	\$114,707			3.61	3.61	\$188	\$18,837	\$0.43
160-032-376-001-00	1301 EVERGREEN DR	11/20/18	\$115,000	LCM		\$115,000				\$115,000		715.0	315.0	4.09	4.09	\$161	\$28,117	\$0.65

Totals: \$613,500 \$613,500 \$163,200 \$154 \$436,724 \$459,923 \$283,147 \$1,880.59 \$1,431.41 25.64 25.88
 Average per Net Acre=> **17,937.71**

\$17,950 PER AC USED FOR 3 AC RATE = \$53,850

USED FOR 5 AC

170-007-000-012-00	N DICKENSON RD	12/23/19	\$90,000	WD	WARRANTY DEED	\$90,000	\$11,500	12.78	\$56,880	\$90,000	\$56,880	360.0		5.39	5.39	\$250	\$16,698	\$0.38
030-011-400-190-00	WESTSIDE SAGINAW RD	09/29/21	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$42,200	32.71	\$174,762	\$129,000	\$174,762	0.0	0.0	6.50	6.50	\$19,846	\$0.46	
080-005-300-015-05	E COTTAGE GROVE RD	06/12/20	\$55,000	WD	WARRANTY DEED	\$55,000	\$15,400	28.00	\$73,373	\$55,000	\$73,373			6.87	6.87	\$8,006	\$0.18	
090-008-400-117-00	3577 N EASTMAN RD	03/06/21	\$1,150,000	WD	03-ARMS LENGTH	\$1,150,000	\$610,200	53.06	\$1,083,037	\$131,963	\$65,000	500.0	0.0	5.08	5.08	\$264	\$25,977	\$0.60
100-019-400-050-01	MIDLAND RD	04/26/21	\$68,250	WD	03-ARMS LENGTH	\$68,250	\$36,900	54.07	\$166,405	\$68,250	\$166,405	254.4	929.8	5.24	5.43	\$268	\$13,032	\$0.30

Totals: \$1,492,250 \$1,492,250 \$716,200 \$181 \$1,554,457 \$474,213 \$536,420 \$1,114.40 \$929.76 29.08 29.27
 Average per Net Acre=> **16,308.87**

\$16,300 PER AC USED FOR 5 AC RATE = \$81,500

USED FOR 7 AC																	
140-019-200-020-01	W MIDLAND RD	06/03/21	\$110,000	CD	03-ARMS LENGTH	\$110,000	\$54,250	49.32	\$108,489	\$110,000	\$108,489			8.41	8.41	\$13,080	\$0.30
140-019-200-020-01	W MIDLAND RD	03/10/22	\$115,000	PTA	03-ARMS LENGTH	\$115,000	\$54,200	47.17	\$108,489	\$115,000	\$108,489			8.41	8.41	\$13,674	\$0.31
030-011-400-190-00	WESTSIDE SAGINAW RD	09/29/21	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$42,200	32.71	\$174,762	\$129,000	\$174,762	0.0	0.0	6.50	6.50	\$19,846	\$0.46
080-005-300-015-05	E COTTAGE GROVE RD	06/12/20	\$55,000	WD	WARRANTY DEED	\$55,000	\$15,400	28.00	\$73,373	\$55,000	\$73,373			6.87	6.87	\$8,006	\$0.18
070-026-400-045-00	1590 W YOUNGS DITCH RD	06/08/22	\$109,900	WD	03-ARMS LENGTH	\$109,900	\$37,000	33.67	\$204,778	\$109,900	\$204,778			9.56	9.46	\$11,496	\$0.26
Totals:			\$518,900			\$518,900	\$203,050	\$191	\$669,891	\$518,900	\$669,891	\$0.00	\$0.00	39.75	39.65		
Average per Net Acre=> 13,054.09 USED FOR 7 AC																	

\$13,050 PER AC USED FOR 7 AC RATE = \$91,3

USED FOR 10 AC																	
140-019-200-020-01	W MIDLAND RD	03/10/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000			\$108,489	\$115,000	\$108,489			8.41	8.41	\$13,674	\$0.31
140-019-200-020-01	W MIDLAND RD	06/03/21	\$110,000	CD	03-ARM'S LENGTH	\$110,000			\$108,489	\$110,000	\$108,489			8.41	8.41	\$13,080	\$0.30
060-010-200-095-00	E SOUTHGATE RD	09/01/21	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$100,000			\$100,000	\$100,000			10.00	10.00	\$10,000	\$0.23
090-007-300-190-00	N PERRINE RD	02/28/22	\$125,000	WD	03-ARMS LENGTH	\$125,000				\$125,000		330.0	0.0	12.50	12.50	\$379	\$10,000
110-033-300-180-00	1710 N MERIDIAN RD	11/13/20	\$58,000	WD	ARMS LENGTH	\$58,000	\$60,150	373.0	1471.0	\$58,000	\$60,150			10.05	10.05	\$155	\$5,771
070-026-400-045-00	1590 W YOUNGS DITCH RD	06/08/22	\$109,900	WD	03-ARMS LENGTH	\$109,900	\$37,000	33.67	\$204,778	\$109,900	\$204,778			9.56	9.56	\$11,496	\$0.26
060-010-200-095-00	E SOUTHGATE RD	09/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000				\$100,000				10.00	10.00	\$10,000	\$0.23
110-036-200-075-00	E LETTIS	03/23/21	\$69,500	WD	ARMS LENGTH	\$69,500	\$65,670	66.0		\$69,500	\$65,670	66.0		11.89	11.89	\$1,053	\$5,845
110-025-400-190-00	N DUBLIN RD	11/13/20	\$71,000	WD	ARMS LENGTH	\$71,000	\$60,060	441.2		\$71,000	\$60,060	441.2		10.02	10.02	\$161	\$7,086
090-028-100-300-00	2331 N JEFFERSON RD	08/28/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000				\$105,000		204.0	0.0	11.28	11.28	\$515	\$9,309
090-028-100-300-00	N JEFFERSON RD	08/28/20	\$105,000	WD	ARMS LENGTH	\$105,000	\$69,936	204.0		\$105,000	\$69,936	204.0		11.28	11.28	\$515	\$9,309
090-007-300-190-00	N PERRINE RD	02/28/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000				\$125,000		330.0	0.0	12.50	12.50	\$379	\$10,000
120-023-100-040-05	N HURON RD	06/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,000	32.41	\$351,048	\$145,000	\$351,048	776.6	619.7	11.77	11.77	\$12,325	\$0.28
Totals:			\$1,338,400			\$3,898,500	\$1,317,100	33.78	\$307,290	\$1,338,400	\$1,028,620	2,724.8		137.67	137.67		
Average per Net Acre=> 9,722.15 Average per SqFt=> \$0.22																	

\$9,700 PER AC USED FOR 10 AC RATE = \$97,0

USED FOR 15 AC																	
090-035-400-055-00	4413 E WACKERLY RD	11/19/20	\$170,000	WD	32-SPLIT VACANT	\$170,000			\$170,000	\$170,000	721.9	0.0		15.60	15.60	\$235	\$10,897
130-035-200-055-00	N SWEDE RD	11/28/18	\$40,000	WD	WARRANTY DEED	\$40,000	\$11,700	29.25	\$36,000	\$40,000	\$36,000	660.0	0.0	15.00	15.00	\$61	\$2,667
030-018-100-355-00	5667 W ISABELLA RD	08/21/19	\$53,000	WD	WARRANTY DEED	\$53,000	\$23,300	43.96	\$60,008	\$53,000	\$60,008	270.2	0.0	11.54	11.54	\$196	\$4,593
110-028-400-088-00	2165 N FIVE MILE RD	04/30/19	\$118,000	WD	ARMS LENGTH	\$118,000	\$99,370	433.2		\$118,000	\$99,370	433.2		15.79	15.79	\$272	\$7,473
050-009-200-002-00	E SAIKO RD	01/08/20	\$52,000	WD	WARRANTY DEED	\$52,000	\$28,300	54.42	\$92,620	\$52,000	\$56,060	0.0	0.0	13.60	13.60	#DIV/0!	\$3,824
030-018-100-355-00	5667 W ISABELLA RD	08/21/19	\$53,000	WD	WARRANTY DEED	\$53,000	\$23,300	43.96	\$60,008	\$53,000	\$60,008	270.2	0.0	11.54	11.54	\$196	\$4,593
23-12-4-10-3014-000	3155 SHATTUCK ARMS	10/31/17	\$5,750,000	WD	ARMS LENGTH	\$5,750,000	\$3,608,100	62.75	\$222,921	\$222,921	\$222,921			14.57	14.57		\$15,300
23-12-4-17-3002-000	5955 WEISS	04/17/17	\$12,800,000	WD	ARMS LENGTH	\$12,800,000	\$4,183,200	32.68	\$282,859	\$282,859	\$282,859			14.79	14.79		\$19,125
Totals:			\$19,036,000			\$18,748,000	\$7,877,900	42.02	\$754,416	\$991,780	\$311,446	2,355.5		112.43	112.43		
Average per Net Acre=> 8,821.31 Average per SqFt=> \$0.20																	

\$8,800 PER AC USED FOR 15 AC RATE = \$132,000

USED FOR 20 AC																	
090-021-400-030-00	E MONROE RD	12/15/21	\$240,000	WD	03-ARMS LENGTH	\$240,000			\$240,000	\$240,000	660.0	0.0		20.06	20.06	\$364	\$11,964
040-002-300-200-00	1215 TITTABAWASSEE RIVER RC	06/30/21	\$120,000	WD	03-ARMS LENGTH	\$120,000			\$120,000	\$120,000				17.43	17.43		\$6,885
090-009-200-006-00	3198 E HURLEY RD	08/11/20	\$125,000	WD	ARMS LENGTH	\$125,000	\$104,502	630.0		\$125,000	\$104,502	630.0		17.13	17.13	\$198	\$7,297
040-024-300-095-00	E PRAIRIE RD	09/09/20	\$200,000	WD	03-ARMS LENGTH	\$200,000			\$200,000	\$200,000				18.00	18.00		\$11,111
150-020-200-050-00	W ODD RD	01/02/20	\$54,540	WD	WARRANTY DEED	\$54,540	\$20,500	37.59	\$38,000	\$54,540	\$38,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,727
110-022-400-120-00	840 E BEAMISH RD	07/30/21	\$180,000	WD	32-SPLIT VACANT	\$180,000			\$180,000	\$180,000	825.0	0.0		25.00	25.00	\$218	\$7,200
110-014-400-560-00	N STARK RD	1/28/2022	\$90,000	WD	03-ARMS LENGTH	\$90,000			\$90,000	\$90,000	70.9	0.0		19.99	19.99	\$1,269	\$4,502
030-013-200-106-00	W ISABELLA RD	02/13/20	\$54,000	WD	SPLIT-VACANT	\$54,000	\$0	0.00	\$56,616	\$54,000	\$56,616	855.0	0.0	26.01	26.01	\$63	\$2,076
Totals:			\$1,063,540			\$89,540	\$35,500	\$80	\$84,000	\$1,063,540	\$199,118	3,040.90	0.00	163.62	163.62		
Average per Net Acre=> 6,500.06 Average per SqFt=> \$0.15																	

\$6,500 PER AC USED FOR 20 AC RATE = \$130,000

USED FOR 25 - 30 AC

010-004-300-180-00	4087 WHEELER RD	08/29/19	\$300,000	WD		\$300,000			\$300,000	66.0	IRREG	25.77	25.77	\$4,545	\$11,641	\$0.27		
090-300-500-526-00	E HUBBARD RD	05/21/21	\$145,000	WD	03-ARMS LENGTH			\$145,000		283.7	0.0	31.09	31.09	\$511	\$4,664	\$0.11		
140-014-300-111-00	2859 S HOMER RD	07/15/21	\$100,000	WD	03-ARMS LENGTH			\$100,000		180.0	0.0	30.00	30.00	\$556	\$3,333	\$0.08		
130-032-300-440-00	E BOMBAY RD	03/17/22	\$135,000	WD				\$135,000		660.0	0.0	30.00	30.00	\$205	\$4,500	\$0.10		
120-031-400-152-00	2373 E GORDONVILLE RD	12/30/21	\$120,000	WD	03-ARMS LENGTH			\$120,000		336.0	0.0	30.04	30.04	\$357	\$3,995	\$0.09		
090-016-300-010-00	3216 N EASTMAN RD	01/05/21	\$182,000	WD	ARMS LENGTH			\$182,000	\$197,700	1,320.0		39.00	39.00	\$138	\$4,667	\$0.11		
110-022-400-120-00	840 E BEAMISH RD	07/30/21	\$180,000	WD	32-SPLIT VACANT			\$180,000		825.0	0.0	25.00	25.00	\$218	\$7,200	\$0.17		
030-013-200-106-00	W ISABELLA RD	02/13/20	\$54,000	WD	SPLIT-VACANT	\$54,000	\$0	0.00	\$56,616	\$54,000	\$56,616	855.0	0.0	26.01	26.01	\$63	\$2,076	\$0.05

Totals:			\$2,333,540			\$354,000	\$0	\$0	\$56,616	\$1,216,000	\$254,316	4,525.70	0.00	236.91	236.91	
											Average			Average		Average
											per FF=>	\$269		per Net Acre=>	5,132.75	per SqFt=>
																\$0.12

\$5,150 PER AC USED FOR 25 AC RATE = \$128,750

USED FOR 40 AC

090-010-100-050-00	3810 E HURLEY RD	05/18/21	\$180,000	LC				\$180,000		1,320.0	0.0	40.00	40.00	\$136	\$4,500	\$0.10		
090-016-300-010-00	3216 N EASTMAN RD	01/05/21	\$182,000	WD	ARMS LENGTH			\$182,000	\$197,700	1,320.0		39.00	39.00	\$138	\$4,667	\$0.11		
110-028-100-010-00	N FIVE MILE RD	11/27/20	\$180,000	WD	03-ARMS LENGTH			\$180,000		528.0	0.0	48.01	48.01	\$341	\$3,749	\$0.09		
110-028-100-010-00	N FIVE MILE RD	11/27/20	\$180,000	WD	03-ARMS LENGTH			\$180,000		528.0	0.0	48.01	48.01	\$341	\$3,749	\$0.09		
150-004-300-020-00	S TEN MILE RD	08/21/19	\$110,000	WD	WARRANTY DEED	\$110,000	\$35,400	32.18	\$76,000	\$110,000	\$76,000	1,320.0	0.0	40.00	40.00	\$83	\$2,750	\$0.06

Totals:			\$832,000	\$0	\$0	\$110,000	\$35,400	\$32	\$76,000	\$832,000	\$273,700	\$5,016	\$0	215.02	215.02	
											Average			Average		Average
											per FF=>	\$166		per Net Acre=>	3,869.41	per SqFt=>
																\$0.09

\$3,850 PER AC USED FOR 40 AC RATE = \$154,000

USED FOR 50 - 100 AC

110-023-100-010-00	2903 N STARK RD	04/03/19	\$265,000	MLC	ARMS LENGTH			\$265,000		1,320.0		80.00	80.00	\$201	\$3,313	\$0.08		
003-0-009-100-005-00	SHENFIELD RD	11/16/19	\$269,500	WD				\$269,500				79.00	80.00		\$3,411	\$0.08		
130-002-300-010-00	N SWEDE RD	07/15/20	\$160,000	WD	WARRANTY DEED	\$160,000	\$89,600	56.00	\$170,000	\$160,000	\$170,000	0.0	0.0	100.00	100.00	#DIV/0!	\$1,600	\$0.04
140-014-200-200-00	S HOMER RD	05/01/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$75,900	39.95	\$145,400	\$190,000	\$145,400	1,188.0	0.0	78.00	78.00	\$160	\$2,436	\$0.06
150-013-100-205-00	S MERIDIAN RD	02/14/20	\$160,000	WD	WARRANTY DEED	\$160,000	\$55,400	34.63	\$119,200	\$160,000	\$119,200	490.0	0.0	62.00	62.00	\$327	\$2,581	\$0.06
110-028-100-010-00	N FIVE MILE RD	11/27/20	\$180,000	WD	03-ARMS LENGTH			\$180,000		528.0	0.0	48.01	48.01	\$341	\$3,749	\$0.09		
010-004-400-020-00	3370 PATTERSON RD	05/24/18	\$130,000	WD	WARRANTY DEED	\$130,000	\$37,400	28.77	\$95,199	\$130,000	\$95,199	825.0	1287.0	25.00	25.00	\$158	\$5,200	\$0.12

Totals:			\$1,354,500			\$640,000	\$258,300		\$529,799	\$1,354,500	\$529,799	4,351.0		472.01	473.01	
											Average			Average		Average
											per FF=>	\$311		per Net Acre=>	2,869.63	per SqFt=>
																\$0.07

\$2,850 PER AC USED FOR 50 AC RATE = \$142,500

1 AC	\$21,650	3 AC	\$53,850	10 AC	\$97,500	30 AC	\$154,500
1.5 AC	\$32,475	4 AC	\$71,800	15 AC	\$132,000	40 AC	\$154,000
2 AC	\$36,600	5 AC	\$81,500	20 AC	\$130,000	50 AC	\$142,500
2.5 AC	\$45,750	7 AC	\$91,350	25 AC	\$128,750	100 AC	\$285,000