

Pierson Township		Entered		TOWNSHIP VACANT LAND VALUES 2024 (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							
009-001-70	9/13/2022	Kendaville Rd	2.30	\$20,000	\$8,696					\$20,000							
015-578-26	1/12/2022	Lindy Sue Ln	9.64	\$30,000	\$3,112	Part of Wood Lake							\$30,000				
017-003-50	5/11/2022	Wood Sorrel Rd	0.84	\$7,500	\$8,918		\$7,500										
017-004-10	7/26/2021	Wood Sorrel Rd	10.01	\$62,500	\$6,244								\$62,500				
017-014-00	5/28/2021	Bass Lake Rd	16.90	\$68,000	\$4,024					\$40,000				\$68,000			
018-012-21 (Mult)	6/9/2021	Wood Lake Dr	2.03	\$40,000	\$19,704												
022-003-76 (Mult)	1/12/2022	Cannonsville Rd	101.10	\$355,000	\$3,511							\$32,000					\$355,000
023-005-32	2/7/2022	W Cannonsville Rd	5.27	\$32,000	\$6,072												
023-012-20 (Split)	1/23/2023	Pierson Rd	43.10	\$160,000	\$3,712												\$160,000
033-015-40	3/31/2022	Long Rd	1.58	\$27,500	\$17,405				\$27,500								
034-016-00 (Neighbor)	1/9/2023	Neve Rd	20.00	\$57,500	\$2,875	At 50% Low and Wet										\$57,500	
Older Sales																	
003-555-12	4/10/2020	Montcalm Rd	5.32	\$34,000	\$6,391												
003-575-08	4/15/2020	Rice Ln	3.10	\$20,000	\$6,452						\$20,000						
015-578-19	11/30/2020	Cannonsville Rd	4.20	\$30,000	\$7,143						\$30,000						
016-003-05	7/30/2020	Center Dr	2.60	\$12,000	\$4,615					\$12,000							
FOR 2023 ASSESSMENT YEAR																	
Platted Residential																	
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000										
1.5 ACRE	\$27,500	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000										
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000										
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000										
Sm Parcels <.75A																	
1 ACRE	\$25,000	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 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																

Conclusions for 2024:

For 2024, looked at sales, b/l ratio and residuals. 20+ acres at 3,700/acre.

Pierson Township		Entered		TOWNSHIP VACANT LAND VALUES 2024 (4020-Village Residential)														
PARCEL NUMBER	SALE DATE	ROAD	ACRES	SALE PRICE	SALE PRICE \$ PER ACRE	\$ 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+
049-111-014-00	8/7/2021	Lane St	1.13	\$13,200	\$11,681	\$0.27	\$0.27	\$13,200										
049-127-012-40	10/12/2021	Stanton Rd	16.36	\$62,000	\$3,178	\$0.07	\$0.07										\$52,000	
FOR 2023 ASSESSMENT YEAR																		
Village Acreage <.5A																		
1 ACRE	\$13,200	3 ACRE	\$22,000	10 ACRE	x	30 ACRE	x											
1.5 ACRE	\$16,000	4 ACRE	x	15 ACRE	x	40 ACRE	x											
2 ACRE	\$18,000	5 ACRE	x	20 ACRE	x	50 ACRE	x											
2.5 ACRE	\$20,000	7 ACRE	x	25 ACRE	x	100 ACRE	x											
Village >.5A																		
1 ACRE	\$12,500	3 ACRE	\$21,000	10 ACRE	\$35,000	30 ACRE	x											
1.5 ACRE	\$15,000	4 ACRE	\$25,000	15 ACRE	\$42,000	40 ACRE	x											
2 ACRE	\$17,000	5 ACRE	\$28,000	20 ACRE	\$50,000	50 ACRE	x											
2.5 ACRE	\$19,000	7 ACRE	\$30,000	25 ACRE	\$60,000	100 ACRE	x											
Utility SF	\$0.30	1.04 Acre Parcel																
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																	
Conclusions for 2024:																		
For 2024, Looked at sales, B L Ratios and Residuals. Changed to Village Acreage and Lot Values																		

Entered														
Pierson Township														
TOWNSHIP VACANT LAND VALUES 2024 (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
009-657-08	5/27/2022	W Kimberly Ln	1.81	\$50,000	\$27,624				\$50,000					
009-657-19	10/19/2021	Kristen Blvd	1.43	\$17,900	\$12,517				\$17,900					
016-020-09	5/26/2021	Rumur Ln	5.15	\$37,110	\$7,206							\$37,110		
752-030-00 (PAIRED-MULTI)	2/11/2022	West Shore Dr	0.86	\$75,000	\$87,209			\$75,000						
Older Sales:														
005-036-56	3/18/2021	North Point Dr	1.19	\$25,000	\$21,079			\$25,000		\$18,000				
016-020-03	8/17/2020	Rumur Ln	2.32	\$18,000	\$7,759						\$30,450			
016-020-05 (MULTI)	10/8/2020	Rumur Ln	4.35	\$30,450	\$7,000									
FOR 2023 ASSESSMENT YEAR														
Platted Residential														
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000							
1.5 ACRE	\$27,500	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000							
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000							
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000							
FOR 2024 ASSESSMENT YEAR														
Platted 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							
Conclusions for 2024:														
For 2024, looked at sales, b/l ratio and residuals. 20+ acres at 3,700/acre.														

Pierison Township		Entered		TOWNSHIP VACANT LAND VALUES 2024 (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+
005-036-53	8/11/2022	North Point	2.12	\$35,000	\$16,509	\$0.38	\$35,000										
018-820-09	3/18/2022	Shorecrest Dr	0.86	\$20,000	\$23,256	\$0.53 WFW SHCREST Mid	\$20,000										
Older Sales:																	
032-785-06	3/5/2021	Dana Ln	1.11	\$25,000	\$22,523	\$0.52 WFIELD EST >1	\$25,000										
FOR 2023 ASSESSMENT YEAR																	
Rural Subdivision																	
1 ACRE	\$20,000	3 ACRE	\$32,500	10 ACRE													
1.5 ACRE	\$25,000	4 ACRE	\$33,750	15 ACRE													
2 ACRE	\$27,500	5 ACRE		20 ACRE													
2.5 ACRE	\$30,000	7 ACRE		25 ACRE													
Rural Sub SF																	
LWFISH W - > 6	\$0.73 WFW SHCREST Sm		\$0.65														
L WFIELD WOODS	\$0.71 WFWoods SHCREST		\$0.46														
WestField Est	\$0.53 WFW SHCREST Mid		\$0.53														
WFIELD Est >1	\$0.53																
FOR 2024 ASSESSMENT YEAR																	
Plat Sub Standard																	
1 ACRE	\$30,000	3 ACRE	\$37,500	10 ACRE													
1.5 ACRE	\$32,500	4 ACRE	\$38,000	15 ACRE													
2 ACRE	\$35,000	5 ACRE		20 ACRE													
2.5 ACRE	\$36,000	7 ACRE		25 ACRE													
Plat Sub Premium																	
1 ACRE	\$45,000	3 ACRE	\$54,000	10 ACRE													
1.5 ACRE	\$48,000	4 ACRE	\$56,000	15 ACRE													
2 ACRE	\$50,000	5 ACRE		20 ACRE													
2.5 ACRE	\$52,000	7 ACRE		25 ACRE													
Plat Sub Lots																	
Stand Lots	\$40,000																
Larger Lots	\$48,000																

Conclusions for 2024:

For 2024, analyzed if sf rates were best. Determined that lots around 1 acre and below were better with a lot value. Got rid of sf rates. (There was an overlap anyway where smaller of lots were valued higher than bigger lots.) Neighborhoods over an acre uses acreage rated. The highest acreage in this land table is 2.9. Only went up to 4 acres for analysts. Used B L Ratio for rate tables. B/L ratios were very low!

Pierson Township		Entered		TOWNSHIP VACANT LAND VALUES 2024 (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																	
Older Sales:																	
750-016-00	6/15/2020	West Shore	84.10	\$185,000	\$2,200	BWL											
FOR 2023 ASSESSMENT YEAR																	
Frontages																	
A: BW FF	\$3,700	STAND DEPTH	STAND FRNT	DEPTH FACTOR:													
B: BW 60' - 100'	\$3,700	175	0	0													
C: BW 100'+	\$700	175	0	0													
D: LW First 60'	\$1,900	150	0	0													
E: LW 60' - 100'	\$1,900	150	0	0													
F: LW OVER 100'	\$700	150	0	0													
H: BWL	\$3,700	175	0	0													
I: PREM BWF LAKE	\$3,700	175	0	0													
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000										
1.5 ACRE	\$27,000	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000										
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000										
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000										
FOR 2024 ASSESSMENT YEAR																	
Frontages																	
A: BW FF	\$3,100	STAND DEPTH	STAND FRNT	DEPTH FACTOR:													
B: BW 60' - 100'	\$3,100	175	0	0													
C: BW 100'+	\$700	175	0	0													
D: LW First 60'	\$1,900	150	0	0													
E: LW 60' - 100'	\$1,900	150	0	0													
F: LW OVER 100'	\$700	150	0	0													
H: BWL	\$3,100	175	0	0													
I: PREM BWF LAKE	\$5,500	175	0	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										
Conclusions for 2024:																	
For 2024, analysed sales, B L Ratios and Residuals. BWL FF \$3,100 Standard and \$5,500 Premium. Analysis showed a strong separation. Over 100 \$700, LWF FF \$1,900. Acreage from township tables																	

Pierson Township		Entered		TOWNSHIP VACANT LAND VALUES 2024 (4600-Other Lakes)														
PARCEL NUMBER	SALE DATE	ROAD	EFF	SALE PRICE	\$ PER EFF	NEIGHBORHOOD	SITE	1-1.5	1.5-2	2-2.5	3-5	5-7	7-10	10-15	15-20	20-50	50+	
015-578-04 (Multi)	6/29/2022	Lindy Sue Ln	614.20	\$300,000	\$488													
FOR 2023 ASSESSMENT YEAR																		
Frontages																		
A: BL 50'	FF RATE	STAND DEPTH	STAND FRNT															
B: BL 50' - 100'	\$1,500	150	0	DEPTH FACTOR:														
C: BL LARGE FF	\$350	150	0	FRONT FACTOR:														
D: SL 50'	\$1,500	160	0															
E: SL 50+	\$1,500	160	0															
F: SL LARGE FF	\$1,000	200	0															
G: WOOD LAKE/OTHER	\$800	0	0															
Sites																		
Back Lot Min	\$25,000																	
SL BL Lake Acc	\$45,000																	
Other Lakes Acreage																		
1 ACRE	\$25,000	3 ACRE	\$35,000	10 ACRE	\$62,000	30 ACRE	\$108,000											
1.5 ACRE	\$27,000	4 ACRE	\$37,500	15 ACRE	\$68,000	40 ACRE	\$144,000											
2 ACRE	\$30,000	5 ACRE	\$40,000	20 ACRE	\$72,000	50 ACRE	\$180,000											
2.5 ACRE	\$32,500	7 ACRE	\$50,000	25 ACRE	\$90,000	100 ACRE	\$360,000											
Low/Wet																		
	\$750																	
FOR 2024 ASSESSMENT YEAR																		
Frontages																		
A: BL 50'	FF RATE	STAND DEPTH	STAND FRNT															
B: BL 50' - 100'	\$600	150	0	DEPTH FACTOR:														
C: BL LARGE FF	\$350	150	0	FRONT FACTOR:														
D: SL 50'	\$1,500	160	0															
E: SL 50+	\$1,500	160	0															
F: SL LARGE FF	\$1,000	200	0															
G: WOOD LAKE/OTHER	\$800	0	0															
Sites																		
Back Lot Min	\$25,000																	
SL BL Lake Acc	\$45,000																	
Other Lakes Acreage																		
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											
Low/Wet																		
	\$750																	

Conclusions for 2024:

For 2024, analysed B L ratios and Residuals. Land Values seemed stable. Focus in the future on adding front, back, and average depth to be able to use front and depth factors. Analysed B L Ratios and Residuals.

Pierson TOWNSHIP		Entered					
TOWNSHIP VACANT LAND VALUES 2024 (2000-Commercial)							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	\$ PER SF	ROAD
No Vacant Sales							
Older Sales:							
777-002-004-20	11/13/2020	V Howard City	1.25	\$32,000	\$25,600	\$0.59	Lake Montcalm Rd
FOR 2023 ASSESSMENT YEAR							
Commercial Acreage							
1 ACRE	\$26,243	3 ACRES	\$41,573	10 ACRES	\$68,827	30 ACRES	\$109,032
1.5 ACRE	\$31,099	4 ACRES	\$46,895	15 ACRES	\$81,564	40 ACRES	\$122,990
2 ACRES	\$35,081	5 ACRES	\$51,488	20 ACRES	\$92,006	50 ACRES	\$135,037
2.5 ACRES	\$38,517	7 ACRES	\$59,278	25 ACRES	\$101,017	100 ACRES	\$180,512
Commercial Villages							
1 ACRE	\$15,632	3 ACRES	\$25,147	10 ACRES	\$42,338	30 ACRES	\$68,106
1.5 ACRE	\$18,630	4 ACRES	\$28,480	15 ACRES	\$50,458	40 ACRES	\$77,134
2 ACRES	\$21,100	5 ACRES	\$31,367	20 ACRES	\$57,146	50 ACRES	\$84,953
2.5 ACRES	\$23,239	7 ACRES	\$36,283	25 ACRES	\$62,939	100 ACRES	\$114,667
Site Value							
	\$27,500						
FOR 2024 ASSESSMENT YEAR							
Commercial Acreage							
1 ACRE	\$24,021	3 ACRES	\$40,688	10 ACRES	\$72,495	30 ACRES	\$122,799
1.5 ACRE	\$29,178	4 ACRES	\$46,710	15 ACRES	\$88,061	40 ACRES	\$140,971
2 ACRES	\$33,496	5 ACRES	\$51,987	20 ACRES	\$101,092	50 ACRES	\$156,899
2.5 ACRES	\$37,281	7 ACRES	\$61,094	25 ACRES	\$112,515	100 ACRES	\$218,792
Commercial Villages							
1 ACRE	\$17,600	3 ACRES	\$28,480	10 ACRES	\$48,260	30 ACRES	\$78,091
1.5 ACRE	\$21,021	4 ACRES	\$32,305	15 ACRES	\$57,641	40 ACRES	\$88,580
2 ACRES	\$23,845	5 ACRES	\$35,622	20 ACRES	\$65,383	50 ACRES	\$97,676
2.5 ACRES	\$26,293	7 ACRES	\$41,279	25 ACRES	\$72,097	100 ACRES	\$132,331
Site Value							
	\$27,500						
CONCLUSION:							
For 2024 Commercial properties, used values from sales in Montcalm County as well as similar residential values. A location adjustment was not made as I used sales from similar and/or nearby Township information. Values mostly stable. (Some sales used are confidential. Information is deemed reliable but not guaranteed.) For Sales used outside Pierson Township, please contact the Assessor to be directed to the local unit for details.							

Pierson Township Commercial and Industrial Land Conclusions

Pierson Township Com Ind Land Value Conclusions for 2024										
Square Foot Rates					Acreage Table Rates					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	SqFt	Acres	\$/sf	\$/ac	Concluded \$	Concluded \$
2,500	0.057	\$ 2.44	106,249	\$6,098	43,560	1.00	0.55	\$24,021	\$24,021	
5,000	0.115	\$ 1.70	74,081	\$8,503	65,340	1.50	0.45	\$19,452	\$29,178	
7,500	0.172	\$ 1.38	59,991	\$10,329	87,120	2.00	0.38	\$16,748	\$33,496	
10,000	0.230	\$ 1.19	51,652	\$11,858	108,900	2.50	0.34	\$14,912	\$37,281	
12,500	0.287	\$ 1.06	45,990	\$13,197	130,680	3.00	0.31	\$13,563	\$40,688	
15,000	0.344	\$ 0.96	41,828	\$14,404	174,240	4.00	0.27	\$11,677	\$46,710	
20,000	0.459	\$ 0.83	36,014	\$16,535	217,800	5.00	0.24	\$10,397	\$51,987	
25,000	0.574	\$ 0.74	32,066	\$18,403	304,920	7.00	0.20	\$8,728	\$61,094	
30,000	0.689	\$ 0.67	29,164	\$20,086	435,600	10.00	0.17	\$7,249	\$72,495	
40,000	0.918	\$ 0.58	25,110	\$23,058	653,400	15.00	0.13	\$5,871	\$88,061	
50,000	1.148	\$ 0.51	22,358	\$25,663	871,200	20.00	0.12	\$5,055	\$101,092	
60,000	1.377	\$ 0.47	20,334	\$28,009	1,089,000	25.00	0.10	\$4,501	\$112,515	
87,120	2.000	\$ 0.38	16,748	\$33,496	1,306,800	30.00	0.09	\$4,093	\$122,799	
130,680	3.000	\$ 0.31	13,563	\$40,688	1,742,400	40.00	0.08	\$3,524	\$140,971	
174,240	4.000	\$ 0.27	11,677	\$46,710	2,178,000	50.00	0.07	\$3,138	\$156,899	
217,800	5.000	\$ 0.24	10,397	\$51,987	4,356,000	100.00	0.05	\$2,188	\$218,792	
435,600	10.000	\$ 0.17	7,249	\$72,495						
653,400	15.000	\$ 0.13	5,871	\$88,061						
871,200	20.000	\$ 0.12	5,055	\$101,092						
1,089,000	25.000	\$ 0.10	4,501	\$112,515						

Conclusions: Commercial and Industrial land for 2024. 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.

Pierson Township Village Commercial and Industrial Land Conclusions

Square Foot Rates					Acreage Table Rates				
SqFt	Acres	\$/sf	\$/ac	Concluded \$	SqFt	Acres	\$/sf	\$/ac	Concluded \$
2,500	0.057	\$ 2.01	87,692	\$5,033	43,560	1.00	0.40	\$17,600	\$17,600
5,000	0.115	\$ 1.36	59,402	\$6,818	65,340	1.50	0.32	\$14,014	\$21,021
7,500	0.172	\$ 1.09	47,299	\$8,144	87,120	2.00	0.27	\$11,922	\$23,845
10,000	0.230	\$ 0.92	40,239	\$9,238	108,900	2.50	0.24	\$10,517	\$26,293
12,500	0.287	\$ 0.81	35,497	\$10,186	130,680	3.00	0.22	\$9,493	\$28,480
15,000	0.344	\$ 0.74	32,040	\$11,033	174,240	4.00	0.19	\$8,076	\$32,305
20,000	0.459	\$ 0.63	27,257	\$12,515	217,800	5.00	0.16	\$7,124	\$35,622
25,000	0.574	\$ 0.55	24,045	\$13,800	304,920	7.00	0.14	\$5,897	\$41,279
30,000	0.689	\$ 0.50	21,704	\$14,947	435,600	10.00	0.11	\$4,826	\$48,260
40,000	0.918	\$ 0.42	18,464	\$16,955	653,400	15.00	0.09	\$3,843	\$57,641
50,000	1.148	\$ 0.37	16,288	\$18,696	871,200	20.00	0.08	\$3,269	\$65,383
60,000	1.377	\$ 0.34	14,702	\$20,251	1,089,000	25.00	0.07	\$2,884	\$72,097
87,120	2.000	\$ 0.27	11,922	\$23,845	1,306,800	30.00	0.06	\$2,603	\$78,091
130,680	3.000	\$ 0.22	9,493	\$28,480	1,742,400	40.00	0.05	\$2,214	\$88,580
174,240	4.000	\$ 0.19	8,076	\$32,305	2,178,000	50.00	0.04	\$1,954	\$97,676
217,800	5.000	\$ 0.16	7,124	\$35,622	4,356,000	100.00	0.03	\$1,323	\$132,331
435,600	10.000	\$ 0.11	4,826	\$48,260					
653,400	15.000	\$ 0.09	3,843	\$57,641					
871,200	20.000	\$ 0.09	3,269	\$65,383					
1,089,000	25.000	\$ 0.07	2,884	\$72,097					

Conclusions: Commercial and Industrial land for 2024. 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.

Pierson TOWNSHIP		Entered					
TOWNSHIP VACANT LAND VALUES 2024 (1000-Agricultural)							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	Road	
No Vacant Sales							
Older or Not used Sales:							
015-027-002-10	1/18/2022	Multi w ag bldg (003-00)	111.53	\$402,500	\$3,609	Stanton Rd	
FOR 2023 ASSESSMENT YEAR							
Agricultural							
1 ACRE	\$25,000	3 ACRES	\$35,000	10 ACRES	\$62,000	30 ACRES	\$123,000
1.5 ACRE	\$27,500	4 ACRES	\$37,500	15 ACRES	\$68,000	40 ACRES	\$164,000
2 ACRES	\$30,000	5 ACRES	\$40,000	20 ACRES	\$82,000	50 ACRES	\$205,000
2.5 ACRES	\$32,500	7 ACRES	\$50,000	25 ACRES	\$102,500	100 ACRES	\$410,000
Low/Wet	\$750						
FOR 2024 ASSESSMENT YEAR							
Agricultural							
1 ACRE	\$4,500	3 ACRES	\$13,500	10 ACRES	\$45,000	30 ACRES	\$135,000
1.5 ACRE	\$6,750	4 ACRES	\$18,000	15 ACRES	\$67,500	40 ACRES	\$180,000
2 ACRES	\$9,000	5 ACRES	\$22,500	20 ACRES	\$90,000	50 ACRES	\$225,000
2.5 ACRES	\$11,250	7 ACRES	\$31,500	25 ACRES	\$112,500	100 ACRES	\$450,000
Low/Wet	\$750						
CONCLUSION:							
For 2024 Agricultural properties, \$4,500/acre. les were used from Pierson Township and nearby Townships. No location adjustment as all sales are nearby in Montcalm County and same market for agricultural. Please see Assessor to be referred to parcels in other Townships/areas that were used in conclusions. (Some sales are confidential. Information is deemed reliable but not guaranteed.)							

Pierson Township Ag Land Values for 2024 Roll:									
Parcel Number	Sale Date	Liber/Page	Total Acres	Non-Value	Net Acreage	Adj Sale Price	\$/Acre	% Tillable	Unit
007-004-010-00	12/7/2021	2021-17878	39.57	1.62	37.95	*	4,084	96%	Douglass
007-006-008-00	9/22/2021	2021-13551	20.92	1.51	19.41	*	4,869	93%	Douglass
013-017-013-02	12/16/2021	2021-17726	79.42	1.78	77.64	*	3,531	98%	Maple Valley
013-032-014-02	11/19/2022	2022-13175	83.15	7.18	75.97	*	5,181	91%	Maple Valley
016-024-015-10	10/24/2022	2022-12333	59.64	1.40	58.24	*	5,168	98%	Pine
					269.21	1,218,269	4,525	Weighted Mean	
Outlier:									
016-026-005-01	1/27/2023	2023-00819	9.50	0.49	9.01	*	7,214	95%	Pine
For 2024, used vacant land sales in Townships around Pierson Township. No location adjustment as considered the same market. Used \$4,500/acre. Information is deemed reliable but not guaranteed. Some information is confidential. Please see each local Assessor for sales information.									

Pierson Township Commercial and Industrial Land Conclusions

Pierson Township Com Ind Land Value Conclusions for 2024										
Square Foot Rates					Acreage Table Rates					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	SqFt	Acres	\$/sf	\$/ac	Concluded \$	Concluded \$
2,500	0.057	\$ 2.44	106,249	\$6,098	43,560	1.00	0.55	\$24,021	\$24,021	
5,000	0.115	\$ 1.70	74,081	\$8,503	65,340	1.50	0.45	\$19,452	\$29,178	
7,500	0.172	\$ 1.38	59,991	\$10,329	87,120	2.00	0.38	\$16,748	\$33,496	
10,000	0.230	\$ 1.19	51,652	\$11,858	108,900	2.50	0.34	\$14,912	\$37,281	
12,500	0.287	\$ 1.06	45,990	\$13,197	130,680	3.00	0.31	\$13,563	\$40,688	
15,000	0.344	\$ 0.96	41,828	\$14,404	174,240	4.00	0.27	\$11,677	\$46,710	
20,000	0.459	\$ 0.83	36,014	\$16,535	217,800	5.00	0.24	\$10,397	\$51,987	
25,000	0.574	\$ 0.74	32,066	\$18,403	304,920	7.00	0.20	\$8,728	\$61,094	
30,000	0.689	\$ 0.67	29,164	\$20,086	435,600	10.00	0.17	\$7,249	\$72,495	
40,000	0.918	\$ 0.58	25,110	\$23,058	653,400	15.00	0.13	\$5,871	\$88,061	
50,000	1.148	\$ 0.51	22,358	\$25,663	871,200	20.00	0.12	\$5,055	\$101,092	
60,000	1.377	\$ 0.47	20,334	\$28,009	1,089,000	25.00	0.10	\$4,501	\$112,515	
87,120	2.000	\$ 0.38	16,748	\$33,496	1,306,800	30.00	0.09	\$4,093	\$122,799	
130,680	3.000	\$ 0.31	13,563	\$40,688	1,742,400	40.00	0.08	\$3,524	\$140,971	
174,240	4.000	\$ 0.27	11,677	\$46,710	2,178,000	50.00	0.07	\$3,138	\$156,899	
217,800	5.000	\$ 0.24	10,397	\$51,987	4,356,000	100.00	0.05	\$2,188	\$218,792	
435,600	10.000	\$ 0.17	7,249	\$72,495						
653,400	15.000	\$ 0.13	5,871	\$88,061						
871,200	20.000	\$ 0.12	5,055	\$101,092						
1,089,000	25.000	\$ 0.10	4,501	\$112,515						

Conclusions: Commercial and Industrial land for 2024. 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.