

Dewitt land value study for 2023 Roll

1 acre site and 1 acre river

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
150-012-100-050-07	12478 AIRPORT RD	08/17/20	\$210,000	\$210,000	\$82,600	39.33	\$172,282
150-013-100-020-00	4083 W HERBISON RD	11/08/21	\$250,000	\$250,000	\$86,850	34.74	\$180,028
150-013-300-041-00	4740 W CLARK RD	05/21/20	\$170,000	\$170,000	\$67,800	39.88	\$133,995
150-025-100-005-00	4061 W STOLL RD	06/04/21	\$285,000	\$285,000	\$118,450	41.56	\$234,773
Totals:			\$915,000	\$915,000	\$355,700		\$721,078
Sale. Ratio =>						38.87	
Std. Dev. =>						2.92	

Parcels in study = 4

Average 1st Acre @22% = \$46,969

Dewitt land value study for 2023 Roll

1 acre site and 1 acre river

Land Residual	Est. Land Value	Net Acres	acres over 1	extra acre value	22% of sales price	1st acre @20%
\$80,269	\$42,551	1.03	0.03	\$117	\$46,200	\$46,083
\$114,935	\$44,963	0.92	(0.08)	(\$311)	\$55,000	\$55,311
\$81,601	\$45,596	2.00	1.00	\$3,891	\$37,400	\$33,509
\$105,145	\$54,918	3.50	2.50	\$9,728	\$62,700	\$52,973
\$381,950	\$188,028	7.45				\$187,876

land to building ratio study

2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
150-007-300-025-00	9800 HERBISON RD	05/22/20	\$210,000	\$95,750	45.60	\$191,512	\$53,484
150-017-300-051-60	8504 CLARK RD	11/06/20	\$211,000	\$106,100	50.28	\$210,232	\$47,692
150-019-200-003-01	9503 W CLARK RD	04/09/20	\$340,000	\$156,850	46.13	\$313,722	\$71,130
150-025-200-015-00	4777 STOLL RD	02/16/22	\$175,000	\$85,800	49.03	\$175,399	\$43,229
150-025-200-033-00	15089 GROVE RD	10/25/21	\$334,000	\$153,200	45.87	\$316,447	\$60,092
Totals:			\$1,270,000	\$597,700		\$1,207,312	\$275,627

Sale. Ratio =>

47.06

Std. Dev. =>

2.13

Parcels in study =

5

Ave ratio Land/sale Price

0.22

land to building ratio study
2023 Roll

Est. Land Value	Total acres	acres over 1	land % of Sale price
\$34,996	1.20	0.20	0.25
\$46,924	5.00	4.00	0.23
\$44,852	4.34	3.34	0.21
\$43,628	2.90	1.90	0.25
\$42,539	2.57	1.57	0.18
\$212,939	16.01	11.01	1.12

Dewitt, Rosewood Nottingham Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
150-215-003-001-00	4126 ERNEST WAY	01/04/22	\$45,000	\$22,500	50.00	\$44,963
150-215-003-003-00	4130 KEEPSAKE LANE	10/18/21	\$45,000	\$22,500	50.00	\$44,963
150-215-003-014-00	4145 KEEPSAKE LANE	06/12/20	\$42,800	\$18,500	43.22	\$37,000
150-215-003-017-00	4139 KEEPSAKE LANE	06/24/20	\$37,000	\$64,750	175.00	\$274,778
150-215-003-019-00	4135 KEEPSAKE LANE	10/25/21	\$45,000	\$22,500	50.00	\$44,963
150-215-003-020-00	4133 KEEPSAKE LANE	06/29/21	\$40,000	\$22,500	56.25	\$44,963
Totals:			\$254,800	\$173,250		\$491,630
					Sale. Ratio =>	67.99
					Std. Dev. =>	51.24

Parcels in study = 6

Average site value = \$42,467

Dewitt, Rosewood Nottingham Study for 2023 Roll

Land Residual	Est. Land Value	Net Acres	Rosewood notingham site	Liber/Page
\$45,000	\$44,963	1.00	\$45,000	5320327
\$45,000	\$44,963	1.00	\$45,000	5316866
\$42,800	\$37,000	1.00	\$42,800	5293936
\$37,000	\$37,000	1.00	\$37,000	5294803
\$45,000	\$44,963	1.00	\$45,000	5317282
\$40,000	\$44,963	1.00	\$40,000	5312108
\$254,800	\$253,852	6.00	\$254,800	

Dewitt land value additional acres after 1st
2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
150-017-300-051-60	8504 CLARK RD	11/06/20	\$211,000	\$106,100	50.28	\$210,232	\$47,692
150-019-400-025-51	14748 WACOUSTA RD	06/11/21	\$400,000	\$210,450	52.61	\$425,307	\$263,644
150-030-100-010-60	9198 GRAND RIVER AVE	03/29/21	\$308,100	\$138,100	44.82	\$295,075	\$104,133
150-036-100-010-50	4165 W STATE RD	06/29/20	\$120,000	\$44,750	37.29	\$89,489	\$120,000
Totals:			\$1,039,100	\$499,400		\$1,020,103	\$535,469
					Sale. Ratio =>	48.06	
					Std. Dev. =>	6.81	

Parcel in study = 4

dollars per acre after 1st \$3,980

Dewitt land value additional acres after 1st
2023 Roll

Est. Land Value	Total Acres	acres over 1	1st acre value	\$ per acre after 1st	Liber/Page
\$46,924	5.00	4.00	\$36,497	\$2,799	5301284
\$288,951	65.43	64.43	\$36,497	\$3,525	5311462
\$91,108	14.96	13.96	\$36,497	\$4,845	5310097
\$89,489	18.57	17.57	\$36,497	\$4,753	5294717
\$516,472	103.96	99.96		\$15,922	

Dewitt Durham/premium for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
150-001-300-011-00	4790 W HOWE RD	10/15/20	\$74,900	\$22,500	30.04	\$42,457	\$74,900
150-002-400-005-15	5260 HOWE RD	09/08/20	\$355,000	\$161,950	45.62	\$317,293	\$83,523
150-012-100-057-00	12370 AIRPORT RD	06/30/21	\$282,000	\$111,850	39.66	\$230,748	\$100,436
Totals:			\$711,900	\$296,300		\$590,498	\$258,859
					Sale. Ratio =>	41.62	
					Std. Dev. =>	7.86	

Parcels in study = 3

Average \$83,524

Dewitt Durham/premium for 2023 Roll

Est. Land Value	Net Acres	acres over 1	Extra acre \$	1st Acre Value	Liber/Page
\$42,457	1.00	0.00	\$0	\$74,900	5299496
\$45,816	2.07	1.07	\$4,163	\$79,360	5297871
\$49,184	2.06	1.06	\$4,124	\$96,312	5312212
\$137,457	5.13	2.13		\$250,571	
Average					
per Net Acre:		50,459.84			

Grand Ledge 1st acre land value
Res 1 acre site, Bunker Lot, Site Value 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
150-007-100-026-00	12260 WACOUSTA RD	06/16/21	\$40,000	\$19,850	49.63	\$36,777	\$40,000
150-009-100-060-15	W HOWE RD	03/19/21	\$50,000	\$23,700	47.40	\$52,692	\$50,000
150-016-200-025-01	7875 W HERBISON RD	12/13/21	\$39,000	\$21,050	53.97	\$42,147	\$39,000
150-017-400-005-54	13592 FOREST HILL RD	02/09/21	\$60,000	\$20,350	33.92	\$44,284	\$60,000
150-022-300-025-11	STOLL RD	12/15/20	\$34,900	\$20,150	57.74	\$37,507	\$34,900
150-030-200-055-07	9820 GRAND RIVER AVE (	07/09/21	\$33,000	\$20,150	61.06	\$40,305	\$33,000
Totals:			\$256,900	\$125,250		\$253,712	\$256,900

Sale. Ratio => 48.75
Std. Dev. => 9.60

Parcels in study = 6

Average 1st acre value = \$36,497

Grand Ledge 1st acre land value
Res 1 acre site, Bunker Lot, Site Value 2023 Roll

Est. Land Value	Total acres	acres over 1	\$ Extra acres	1st acre value	land % of Sale price
\$36,777	1.10	0.10	\$389	\$39,611	1.00
\$52,692	5.16	4.16	\$16,187	\$33,813	1.00
\$42,147	2.47	1.47	\$5,720	\$33,280	1.00
\$44,284	3.02	2.02	\$7,840	\$52,160	1.00
\$37,507	2.00	1.00	\$3,891	\$31,009	1.00
\$40,305	2.00	1.00	\$3,891	\$29,109	1.00
\$253,712	15.75	9.75		\$218,982	

Grand Ledge land value additional acres after 1st
2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
150-017-300-051-60	8504 CLARK RD	11/06/20	\$211,000	\$106,100	50.28	\$210,232	\$47,692
150-019-400-025-51	14748 WACOUSTA RD	06/11/21	\$400,000	\$210,450	52.61	\$425,307	\$263,644
150-030-100-010-60	9198 GRAND RIVER AVE	03/29/21	\$308,100	\$138,100	44.82	\$295,075	\$104,133
150-036-100-010-50	4165 W STATE RD	06/29/20	\$120,000	\$44,750	37.29	\$89,489	\$120,000
Totals:			\$1,039,100	\$499,400		\$1,020,103	\$535,469
					Sale. Ratio =>	48.06	
					Std. Dev. =>	6.81	

Parcel in study = 4

dollars per acre after 1st \$3,980

Grand Ledge land value additional acres after 1st
2023 Roll

Est. Land Value	Total Acres	acres over 1	1st acre value	\$ per acre after 1st	Liber/Page
\$46,924	5.00	4.00	\$36,497	\$2,799	5301284
\$288,951	65.43	64.43	\$36,497	\$3,525	5311462
\$91,108	14.96	13.96	\$36,497	\$4,845	5310097
\$89,489	18.57	17.57	\$36,497	\$4,753	5294717
\$516,472	103.96	99.96		\$15,922	

Subdivision Land Value Study 2023 Roll study
All lots Off and on Water, The Links

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$
150-120-000-039-00	9129 RIVERSIDE DR	06/30/20	\$210,000	WD	\$210,000
150-208-001-001-00	9135 KLEIN FARM LANE (VACANT	10/28/21	\$65,500	WD	\$65,500
150-208-001-002-00	9133 KLEIN FARM LN	11/03/20	\$69,900	WD	\$69,900
150-208-001-010-00	9254 LOOKOUT CIRCLE	12/23/20	\$62,900	WD	\$62,900
150-250-000-054-00	7895 W HERBISON RD	12/23/20	\$163,000	CD	\$163,000
Totals:			\$571,300		\$571,300

Parcels in Study = 5
Average Lot Value = \$58,005

Acreage table uses rates determined in Grand Ledge Study

Subdivison Land Value Study 2023 Roll study

All lots Off and on Water, The Links

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Acres	Extra land value
\$101,250	48.21	\$200,455	\$57,605	\$48,060	0.74	\$0
\$27,500	41.98	\$55,021	\$65,500	\$55,021	1.76	\$2,957
\$26,050	37.27	\$52,110	\$69,900	\$52,110	2.29	\$5,020
\$25,250	40.14	\$50,477	\$62,900	\$50,477	1.77	\$2,996
\$78,250	48.01	\$169,948	\$45,094	\$52,042	0.42	\$0
\$258,300		\$528,011	\$300,999	\$257,710	6.98	
Sale. Ratio =>	45.21					
Std. Dev. =>	4.85					

Subdivison Land Value Study 2023 Roll study
All lots Off and on Water, The Links

Lot Value	Class	Rate Group 1
57,605	401	OFF WATER
62,543	402	OFF WATER
64,880	401	OFF WATER
59,904	402	OFF WATER
45,094	401	OFF WATER
290,026		

Lakeside Land Study for 2023 Roll
Standard lots 1-20, 47-101, 119-151, 183-207

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale
150-210-000-067-00	12810 CHARTREUSE DR	06/15/20	WD	\$385,000	\$194,450	50.51
150-210-000-091-00	12704 OSPREYS WAY	09/03/20	WD	\$395,000	\$197,900	50.10
150-210-000-097-00	12709 OSPREYS WAY	06/21/21	WD	\$409,000	\$199,400	48.75
150-210-000-130-00	4360 CHANCELLOR DR	05/01/20	WD	\$379,500	\$186,350	49.10
150-210-000-140-00	12705 MAHOGANY WAY	01/25/21	WD	\$315,000	\$147,950	46.97
150-210-000-192-00	12475 WARM CREEK DR	07/22/21	WD	\$63,500	\$25,800	40.63
150-210-000-193-00	12495 WARM CREEK DR	06/10/21	WD	\$63,500	\$25,800	40.63
150-210-000-202-00	12877 WARM CREEK DR	04/23/20	WD	\$349,400	\$164,500	47.08
150-210-000-205-00	12869 WARM CREEK DR	03/29/22	WD	\$432,334	\$206,500	47.76
Totals:				\$2,792,234	\$1,348,650	
Sale. Ratio =>						48.30
Std. Dev. =>						3.72

Parcels in Study = 9

Average Lot Value = \$59,868

Lakeside Land Study for 2023 Roll
Standard lots 1-20, 47-101, 119-151, 183-207

Cur. Appraisal	Land Residual/Lot Value	Est. Land Value	Liber/Page	Class
\$380,259	\$53,519	\$48,778		401
\$386,386	\$57,392	\$48,778	5298204	401
\$412,959	\$47,630	\$51,589	5312203	401
\$372,739	\$55,539	\$48,778	5292257	401
\$299,994	\$66,595	\$51,589	5304193	401
\$51,589	\$63,500	\$51,589		401
\$379,138	\$63,500	\$51,589	5311208	401
\$328,970	\$69,208	\$48,778	5291945	401
\$421,769	\$61,931	\$51,366	5323325	401
\$3,033,803	\$538,814	\$452,834		

Lakeside land Study for 2023 Roll
Premium Lots 21-46, 102-118, 152-167, 168-182, 208-235, condo on water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold
150-210-000-106-00	12726 OSPREYS WAY	02/09/22	\$65,000	WD	\$65,000	\$34,800
150-210-000-106-00	12726 OSPREYS WAY	02/25/22	\$83,500	WD	\$83,500	\$34,800
150-210-000-108-00	12730 OSPREYS WAY	11/24/20	\$65,000	WD	\$65,000	\$34,700
150-210-000-108-00	12730 OSPREYS WAY	12/10/20	\$83,500	WD	\$83,500	\$34,700
150-210-000-209-00	4140 STILLBROOK LN	06/18/20	\$70,000	WD	\$70,000	\$34,700
150-210-000-211-00	4160 STILLBROOK LN	02/11/21	\$70,000	WD	\$70,000	\$34,700
150-210-000-213-00	4180 STILLBROOK LN	02/25/21	\$70,000	WD	\$70,000	\$34,700
150-210-000-222-00	4205 STILLBROOK LN	01/03/22	\$75,000	WD	\$75,000	\$34,800
150-210-007-002-00	12920 Serenity Place	03/18/21	\$70,000	WD	\$70,000	\$22,100
150-210-007-003-00	12925 Serenity Place	06/24/21	\$70,000	WD	\$70,000	\$23,100
Totals:			\$582,000		\$582,000	\$277,900
						Sale. Ratio =>
						Std. Dev. =>

Parcels in Study = 10
Average Lot Value = \$72,200

Lakeside land Study for 2023 Roll
Premium Lots 21-46, 102-118, 152-167, 168-182, 208-235, condo on water

Asd/Adj. Sale	Cur. Appraisal	Lot Value	Est. Land Value	Liber/Page	Class
53.54	\$276,763	\$65,000	\$70,530		401
41.68	\$276,763	\$83,500	\$70,530	5322166	401
53.38	\$69,391	\$65,000	\$69,391	5301398	401
41.56	\$69,391	\$83,500	\$69,391	5302207	401
49.57	\$499,617	\$70,000	\$69,391	5294006	401
49.57	\$220,520	\$70,000	\$69,593	5305188	401
49.57	\$188,514	\$70,000	\$69,593	5305852	401
46.40	\$480,265	\$75,000	\$69,593	5320218	401
31.57	\$80,514	\$70,000	\$74,447	5307002	402
33.00	\$74,447	\$70,000	\$74,447	5311880	403
	\$2,081,224	\$722,000	\$558,012		
47.75					
4.64					

Lakeside Land Value Study 2023 Roll
Condo off water. Vacant parcels sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold
150-210-005-026-00	4108 PRESIDENTS WAY	02/24/22	\$50,000	WD	\$50,000	\$23,100
150-210-007-013-00	12925 SERENITY PLACE	09/09/21	\$46,000	WD	\$46,000	\$23,100
150-210-007-013-00	12925 SERENITY PLACE	09/30/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-015-00	12945 SERENITY PLACE	09/02/21	\$46,000	WD	\$46,000	\$23,100
150-210-007-015-00	12945 SERENITY PLACE	11/10/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-016-00	12955 SERENITY PLACE	12/15/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-017-00	4185 PRESIDENTS WAY	11/12/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-018-00	4155 PRESIDENTS WAY	07/29/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-021-00	4149 PRESIDENTS WAY	01/25/21	\$50,000	WD	\$50,000	\$22,100
150-210-007-030-00	4131 PRESIDENTS WAY	08/06/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-031-00	4129 PRESIDENTS WAY	08/20/21	\$46,000	WD	\$46,000	\$23,100
150-210-007-031-00	4129 PRESIDENTS WAY	09/23/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-032-00	4127 PRESIDENTS WAY	05/20/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-034-00	4123 PRESIDENTS WAY	03/26/21	\$50,000	WD	\$50,000	\$22,100
150-210-007-035-00	4121 PRESIDENTS WAY	03/14/22	\$46,000	WD	\$46,000	\$23,100
150-210-007-038-00	4115 PRESIDENTS WAY	08/06/21	\$46,000	WD	\$46,000	\$23,100
150-210-007-039-00	4113 PRESIDENTS WAY	08/26/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-043-00	4118 PRESIDENTS WAY	06/15/20	\$46,000	WD	\$46,000	\$22,100
150-210-007-045-00	4122 PRESIDENTS WAY	07/01/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-046-00	4124 PRESIDENTS WAY	06/03/21	\$50,000	WD	\$50,000	\$23,100
150-210-007-049-00	4140 PRESIDENTS WAY	02/11/21	\$50,000	WD	\$50,000	\$22,100
150-210-007-050-00	4142 PRESIDENTS WAY	03/14/22	\$50,000	WD	\$50,000	\$23,100
150-210-007-053-00	4148 PRESIDENTS WAY	01/14/21	\$50,000	WD	\$50,000	\$22,100
150-210-007-054-00	4150 PRESIDENTS WAY	12/03/21	\$50,000	WD	\$50,000	\$23,100

Totals: \$1,176,000 \$1,176,000 \$549,400

Sale. Ratio =>

Std. Dev. =>

Parcels in Study = 24

Average Lot Value = \$49,000

Lakeside Land Value Study 2023 Roll
Condo off water. Vacant parcels sales

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
46.20	\$212,501	\$50,000	\$45,951	022	5322118
50.22	\$46,170	\$46,000	\$46,170	022	5315197
46.20	\$46,170	\$50,000	\$46,170	022	5316016
50.22	\$46,170	\$46,000	\$46,170	022	5314873
46.20	\$386,366	\$50,000	\$46,170	022	5317934
46.20	\$315,289	\$50,000	\$46,170	022	5319557
46.20	\$46,170	\$50,000	\$46,170	022	5318101
46.20	\$46,170	\$50,000	\$46,170	022	5313483
44.20	\$46,170	\$50,000	\$46,170	022	5304274
46.20	\$381,308	\$50,000	\$46,170	022	5313841
50.22	\$46,170	\$46,000	\$46,170	022	5314346
46.20	\$382,119	\$50,000	\$46,170	022	5315703
46.20	\$412,206	\$50,000	\$46,170	022	5310249
44.20	\$149,959	\$50,000	\$46,170	022	5307534
50.22	\$60,604	\$46,000	\$45,951	022	5322776
50.22	\$46,170	\$46,000	\$46,170	022	5313808
46.20	\$347,084	\$50,000	\$46,170	022	5314576
48.04	\$44,189	\$46,000	\$44,189	022	5293825
46.20	\$363,490	\$50,000	\$46,170	022	5312343
46.20	\$46,170	\$50,000	\$46,170	022	5310805
44.20	\$66,945	\$50,000	\$46,170	022	5305237
46.20	\$45,951	\$50,000	\$45,951	022	5322722
44.20	\$46,170	\$50,000	\$46,170	022	5303774
46.20	\$335,814	\$50,000	\$46,170	022	5318984
	\$3,965,525	\$1,176,000	\$1,105,442		
46.72					
2.00					

Lakeside Land Value Study 2023 Roll
Condo off water. Vacant parcels sales

[illegible]

Ag Land Value Study 2023 Roll
Watertown Township

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale
120-012-200-005-50	E Kinley Rd	05/18/21	WD	\$475,000	\$190,600	40.13
130-007-400-005-00	Church Rd	01/28/22	WD	\$215,400	\$87,600	40.67
150-005-200-025-00	11437 S WACOUSTA RD	04/30/21	WD	\$354,000	\$140,850	39.79
Totals:				\$1,044,400	\$419,050	
Sale. Ratio =>						40.12
Std. Dev. =>						0.44

Parcels in Study = 3
Value per acre = \$5,885

sales from outside Township included in study due to lack of sales

Value of \$46,969 determined in Residential Dewitt study used for residential site acres on Ag table parcels

Value of development rights sold acres based on appraisal provided by owner at the time rights were sold indicating value at 70% of Tillable Develop Rights \$4,119

Ag Land Value Study 2023 Roll
Watertown Township

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$545,156	\$475,000	\$545,156	81.53	81.53	\$5,826
\$166,800	\$215,400	\$166,800	37.00	37.00	\$5,822
\$281,700	\$354,000	\$244,000	58.94	58.94	\$6,006
\$993,656	\$1,044,400	\$955,956	177.47	177.47	\$17,654
Average per Net Acre=>				5,885	

Ag Land Value Study 2023 Roll
Watertown Township

Liber/Page	Other Parcels in Sale
531087	
\$5,321,283	
5309359	150-005-300-005-00 combined here

Commercial land value study for 2023

Watertown Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
010-035-300-010-52	8416 E SAGINAW/OLD M-78	12/07/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,000
030-022-200-015-02	V/L S US 27	07/08/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$62,400
300-000-029-004-00	408 E RAILROAD	12/19/20	\$25,225	QC	03-ARM'S LENGTH	\$25,225	\$17,300
050-130-000-001-51	15851 S US 27	01/20/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$188,500
061-190-001-025-00	145 E MAIN ST	10/29/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$106,000
Totals:			\$764,225			\$764,225	\$458,200

Sale. Ratio =>

Std. Dev. =>

sales from outside Watertown used due to lack of sales

Parcels in study 5

Commercial site = \$40,640

Ag land value of \$5885 used for non-site acres. This is land that would be ag if it were not on a commercial class property

050-004-100-105-00	11530 S US 27	10/06/21	\$105,755	WD	03-ARM'S LENGTH	\$105,755	\$81,400
050-026-300-016-00	WOOD RD VACANT	01/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,200

Commercial land value study for 2023

Watertown Township

Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	building value	land residual
48.00	\$165,476	\$84,000	\$79,400	\$45,738	\$113,062	\$61,938
78.99	\$81,936	\$62,400	\$62,400	\$81,936	\$42,864	\$36,136
68.58	\$31,940	\$17,300	\$16,300	\$13,887	\$18,713	\$6,512
60.81	\$305,614	\$188,500	\$169,500	\$54,363	\$284,637	\$25,363
60.57	\$180,828	\$106,000	\$94,500	\$26,129	\$162,871	\$12,129
	\$765,794	\$458,200	\$422,100	\$222,053		
59.96		\$91,640	\$84,420	\$44,411		
11.42						

76.97	\$193,300	\$81,400	\$76,400	\$124,866	\$27,934	\$77,821
50.25	\$186,219	\$40,200	\$40,200	\$186,219	\$0	\$80,000

Commercial land value study for 2023
Watertown Township

Net Acreage	dollars/acre	Class	L-4015 Type	Liber/Page	Grantor
1.50	41,292	301	Conventional	5302591	PITTSLEY, RICHARD A
1.14	31,698	202	Conventional	5312611	SJ RUDONI
0.13	50,092	201	Conventional	5302715	GREEN NORMAN
0.52	48,775	201	Conventional	5304688	CROWN POINTE INVESTMENTS
0.39	31,341	201	Conventional	5300046, 47,	ESTATE OF DAVID KURKA
3.68	203,199				
0.74					

3.48	22,369	201	Conventional	5316439	LANGDON, KELLY & TERRI LEE
1.14	70,175	202	Conventional	5303898	SHAHEEN, CAROL A

Commercial land value study for 2023
Watertown Township

Grantee	Verified by	Is Impr.	# C/I Bldgs
SUMMIT HOLDING GROUP LLC	PROPERTY TRANSFER AFFIDAVIT	YES	1
ALYA LLC	DEED	NO	0
WILLEFORD, JOHN JR	PROPERTY TRANSFER AFFIDAVIT	YES	.13 acres
KYLE SHAW COMMERCIAL PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	YES	1
BUSH, VICTORIA	DEED	YES	1

SIMTECH PROPERTY MGMT LLC	DEED	YES	large parcel
OPTIMAL MEDICAL STAFFING	DEED	NO	outlier

Commercial land value study for 2023
Watertown Township

Occupancy	Class	Stories	Yr Blt	Eff.Age	Floor Area
Warehouses - Storage	D,Pole	1	2003	9	3,840
Shed - Utility Light Commercial Building	C	1	0	22	1,440
Office Buildings	D,Frame	1	1996	25	4,956
Bars (Taverns)	D,Pole	1	2008	15	2,400

Shed - Utility Light Commercial Building	D,Pole	1	1950	26	3,902
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Commercial land value study for 2023
Watertown Township

City	Use Code	Land Table
HASLETT		IND BATH
SAINT JOHNS		COM BINGHAM
ST JOHNS	WAREHOUSES	COM ST JOHNS
LANSING		COM DEWITT TWP
ELSIE		COM DUPLAIN

DEWITT	COM DEWITT TWP
LANSING	COM DEWITT TWP

Industrial land value study for 2023

Watertown Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010-035-300-010-52	8416 E SAGINAW/OLD M-78	12/07/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000
030-022-200-015-02	V/L S US 27	07/08/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000
050-130-000-001-51	15851 S US 27	01/20/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000
061-190-001-025-00	145 E MAIN ST	10/29/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000
Totals:			\$739,000			\$739,000

sales from outside Watertown used due to lack of sales

Parcels in study 4

Commercial site = \$38,277

Ag land value of \$5885 used for non-site acres. This is land that would be ag if it were not on Industrial class property

050-004-100-105-00	11530 S US 27	10/06/21	\$105,755	WD	03-ARM'S LENGTH	\$105,755
050-026-300-016-00	WOOD RD VACANT	01/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000

Industrial land value study for 2023

Watertown Township

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	building value
\$84,000	48.00	\$165,476	\$84,000	\$79,400	\$45,738	\$113,062
\$62,400	78.99	\$81,936	\$62,400	\$62,400	\$81,936	\$42,864
\$188,500	60.81	\$305,614	\$188,500	\$169,500	\$54,363	\$284,637
\$106,000	60.57	\$180,828	\$106,000	\$94,500	\$26,129	\$162,871
\$440,900		\$733,854	\$440,900	\$405,800	\$208,166	
Sale. Ratio =>	59.66		\$110,225	\$101,450	\$52,042	
Std. Dev. =>	12.75					

\$81,400	76.97	\$193,300	\$81,400	\$76,400	\$124,866	\$27,934
\$40,200	50.25	\$186,219	\$40,200	\$40,200	\$186,219	\$0

Industrial land value study for 2023

Watertown Township

land residual	Net Acreage	dollars/acre	Class	L-4015 Type	Liber/Page	Grantor
\$61,938	1.50	41,292	301	Conventional	5302591	PITTSLEY, RICHARD A
\$36,136	1.14	31,698	202	Conventional	5312611	SJ RUDONI
\$25,363	0.52	48,775	201	Conventional	5304688	CROWN POINTE INVESTMENTS
\$12,129	0.39	31,341	201	Conventional	5300046, 47,	ESTATE OF DAVID KURKA
	3.55	153,106				
	0.89					

\$77,821	3.48	22,369	201	Conventional	5316439	LANGDON, KELLY & TERRI LEE
\$80,000	1.14	70,175	202	Conventional	5303898	SHAHEEN, CAROL A

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Watertown Township

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Occupancy	Class	Stories	Yr Blt	Eff.Age	Floor Area
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Shed - Utility Light Commercial Building	D,Pole	1	1950	26	3,902
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Industrial land value study for 2023
Watertown Township

City	Use Code	Land Table
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SAINT JOHNS		COM BINGHAM
LANSING		COM DEWITT TWP
ELSIE		COM DUPLAIN

DEWITT		COM DEWITT TWP
LANSING		COM DEWITT TWP