

2023 HAMLIN TOWNSHIP RESIDENTIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$ Per Acre
2023 1 ACRE PARCELS						
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	\$17,000	0.99	\$17,172
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	\$25,000	1.10	\$22,727
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	\$20,000	0.87	\$22,989
070-035-400-060-01	E KINSEL HWY	02/03/21	\$16,000	\$16,000	1.41	\$11,348
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	\$38,000	1.78	\$21,348
080-026-400-080-00	N MICHIGAN RD	10/20/20	\$18,000	\$18,000	1.31	\$13,740
100-004-300-070-00	VALLEY HWY	11/30/21	\$17,000	\$17,000	0.80	\$21,250
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	\$30,000	1.63	\$18,405
120-026-200-006-00	PETRIEVILLE HWY	11/17/20	\$19,500	\$19,500	0.93	\$20,968
140-008-100-002-08	S AINGER RD	11/11/21	\$17,000	\$17,000	0.88	\$19,318
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	\$26,900	1.96	\$13,724
160-022-300-020-06	STONEY LN	05/14/21	\$18,000	\$18,000	1.82	\$9,890
160-034-400-002-02	S CLINTON TR	06/09/20	\$15,000	\$15,000	1.44	\$10,417
				\$277,400	16.92	
		TTL PARCELS		13		
		AVG SITE		\$21,338		

2023 2 ACRE PARCELS						
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	\$20,000	2.02	\$9,901
010-033-200-040-08	ROUND LAKE RD	06/30/20	\$15,000	\$15,000	2.82	\$5,319
020-023-200-083-06	STONE OAK LN	01/12/21	\$22,000	\$22,000	2.16	\$10,185
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	\$35,000	2.74	\$12,774
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	\$38,500	2.23	\$17,265
080-019-400-040-02	OLD POND TR	10/23/20	\$35,900	\$35,900	2.28	\$15,746
110-061-600-002-00	GUERNSEY DR	10/28/21	\$26,900	\$26,900	2.79	\$9,642
120-026-100-076-03	DAWN MARIE LANE	08/06/20	\$38,000	\$38,000	2.90	\$13,103
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	\$24,000	2.97	\$8,081
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	\$25,000	2.53	\$9,881
160-013-100-076-06	OMARA DR	12/23/20	\$24,900	\$24,900	2.16	\$11,528
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	\$27,900	2.11	\$13,223
160-022-300-020-16	STONEY LN	09/14/21	\$12,900	\$12,900	2.03	\$6,355
				\$346,000	31.74	
		TTL PARCELS		13		
		AVG SITE		\$26,615		

2023 3 AND 4 ACRE PARCELS						
020-023-200-083-1,2	STONE OAK LN	12/10/20	\$40,000	\$40,000	4.06	\$9,852
030-019-200-051-00	BENTON RD	11/25/20	\$34,900	\$34,900	3.10	\$11,258
060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	\$36,285	3.05	\$11,897
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	\$26,300	4.16	\$6,322
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	\$28,000	3.80	\$7,368
080-030-400-046-00	ROSSMAN HWY	12/07/20	\$45,000	\$45,000	3.80	\$11,842
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	\$45,000	4.93	\$9,128
100-012-300-030-07	N WHEATON RD	02/02/22	\$29,000	\$29,000	4.71	\$6,157
110-024-400-151-02	S ROYSTON RD	07/08/21	\$44,900	\$44,900	4.76	\$9,433
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	\$40,000	3.14	\$12,739
140-003-300-001-02	HORN LN	04/15/21	\$25,000	\$25,000	3.02	\$8,278
160-001-100-040-02	PLAINS HWY	05/19/20	\$39,500	\$39,500	3.13	\$12,620
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	\$40,000	3.41	\$11,730
				\$473,885	49.07	
		TTL PARCELS		13		
		AVG SITE		\$36,453		

2023 5 AND 6 ACRE PARCELS						
010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	\$38,000	5.26	\$7,224
100-017-400-075-03	CARLISLE HWY	08/06/20	\$25,000	\$25,000	5.74	\$4,355
140-003-300-001-05	HORN LN	07/07/21	\$30,000	\$30,000	5.98	\$5,017
140-011-300-770-15	MARSHALL RD	08/28/20	\$27,900	\$27,900	5.74	\$4,861
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	\$45,000	6.61	\$6,808
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	\$45,000	6.83	\$6,589
				\$210,900	36.16	
		TTL PARCELS		6		
		AVG SITE		\$35,150		

2023 7 THRU 10 ACRE PARCELS						
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	\$65,000	9.75	\$6,667
070-032-200-205-00	GLASS DRIVE	07/10/20	\$42,000	\$42,000	10.40	\$4,038
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	\$60,000	9.50	\$6,316
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	\$35,000	9.66	\$3,623
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	\$40,000	10.43	\$3,835
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	\$38,500	8.84	\$4,355
100-014-400-045-02	BULLING LN	02/02/22	\$40,000	\$40,000	9.72	\$4,115
100-029-400-065-00	THORNTON HWY	07/22/21	\$40,000	\$40,000	9.75	\$4,103

120-028-200-001-08	KEMLER RD	02/19/21	\$45,000	\$45,000	10.53	\$4,274
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	\$65,000	10.17	\$6,391
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	\$75,000	10.72	\$6,996
160-022-400-065-00	E BELLEVUE HWY	08/03/20	\$42,500	\$42,500	10.00	\$4,250
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	\$45,000	7.00	\$6,429
				\$633,000	126.47	
TTL PARCELS				13	252.94	
AVG SITE				\$48,692		

2023 11 THRU 15 ACRE PARCELS

060-003-100-091-00	MULLIKEN RD	05/18/20	\$38,000	\$38,000	13.71	\$2,772
110-003-300-065-00	PACKARD HWY	07/15/21	\$52,000	\$52,000	15.00	\$3,467
150-008-300-061-05	E NYE HWY	03/12/21	\$40,000	\$40,000	11.00	\$3,636
				\$130,000	39.71	
TTL PARCELS				3		
AVG SITE				\$43,333		

2023 16 THRU 20 ACRE PARCELS

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	\$3,500
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	\$84,000	20.00	\$4,200
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	\$76,000	16.10	\$4,720
130-023-400-024-00	HALL RD	01/01/22	\$45,000	\$45,000	17.98	\$2,503
				\$275,000	74.08	
TTL PARCELS				4		
AVG SITE				\$68,750		

2023 OVER 20 ACRES NON CROP

080-033-400-022-02	N CANAL RD	12/01/20	\$165,000	\$165,000	40.62	\$4,062
090-001-300-050-05	VALLEY HWY	12/11/20	\$118,000	\$118,000	25.23	\$4,677
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	\$3,698
				\$545,000	136.69	
AVG PER ACRE				\$3,987		

2023 NON CROP, WET WASTE & WOODED LOTS

080-033-400-022-02	N CANAL RD	12/01/20	\$165,000	\$165,000	40.62	\$4,062
090-001-300-050-05	VALLEY HWY	12/11/20	\$118,000	\$118,000	25.23	\$4,677
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	\$3,698
				\$545,000	136.69	
				Avg Acre	\$3,987	

2023 RIVERFRONT

200-079-000-640-00	3572 E DARYLS WAY	06/25/21	\$55,000	\$55,000	0.33	\$166,667
200-079-000-660-00	3498 E DARLYS WAY	05/19/21	\$53,000	\$53,000	0.39	\$135,897
070-040-600-025-00	BLUME LAKE	04/14/21	\$87,000	\$87,000	1.05	\$82,857
200-008-200-082-11	CHADS WAY	03/12/21	\$100,000	\$100,000	2.42	\$41,322
				\$295,000	4.19	
TTL PARCELS				4		
AVG PER SITE				\$73,750		

2023 EXCESS RIVERFRONT LAND OVER 10 ACRES

050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	\$84,000	20.00	\$4,200
070-032-200-205-00	GLASS DRIVE	07/10/20	\$42,000	\$42,000	10.40	\$4,038
080-033-400-022-02	N CANAL RD	12/01/20	\$165,000	\$165,000	40.62	\$4,062
090-001-300-050-05	VALLEY HWY	12/11/20	\$118,000	\$118,000	25.23	\$4,677
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	\$76,000	16.10	\$4,720
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	\$40,000	10.43	\$3,835
120-028-200-001-08	KEMLER RD	02/19/21	\$45,000	\$45,000	10.53	\$4,274
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	\$65,000	10.17	\$6,391
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	\$3,698
150-008-300-061-05	E NYE HWY	03/12/21	\$40,000	\$40,000	11.00	\$3,636
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	\$75,000	10.72	\$6,996
160-022-400-065-00	E BELLEVUE HWY	08/03/20	\$42,500	\$42,500	10.00	\$4,250
				\$1,054,500	246.04	
				Avg Acre	4,286	LAST YR 5900

SUMMARY FOR RESIDENTIAL SITES

SUMMARY	AVG SITE VALUE	USED 2023
1 ACRE SITES	21,338	21,300
1.5 ACRE SITES		24,000 Interpolated
2 ACRE SITES	26,615	26,600
2.5 ACRE SITES		31,600 Interpolated
3 ACRE SITES	36,453	36,500
4 ACRE SITES	36,453	36,500
5 ACRE SITES	35,150	40,700 Interpolated
6 ACRE SITES	35,150	44,900 Interpolated
7 ACRE SITES	48,692	49,000
8 ACRE SITES	48,692	49,000

9 ACRE SITES	48,692	49,000
10 ACRE SITES	48,692	49,000
11 ACRE SITES	43,333	52,300 Interpolated
12 ACRE SITES	43,333	55,600 Interpolated
13 ACRE SITES	43,333	58,900 Interpolated
14 ACRE SITES	43,333	62,200 Interpolated
15 ACRE SITES	43,333	65,500 Interpolated
16 ACRE SITES	68,750	68,700
17 ACRE SITES	68,750	71,500 Interpolated
18 ACRE SITES	68,750	74,400 Interpolated
19 ACRE SITES	68,750	77,200 Interpolated
20 ACRE SITES	3,987 PER ACRE	80,000 USE \$4000
NON CROP PER ACRE	3,987	4,000
WOODS/BRUSH	3,987	4,000
RIVERFRONT 1-10A SITES	73,750	73,700
RIVERFRONT EXCESS	4,286 PER ACRE	4,300