

2025 Land Values for property in Manchester Township

00700 Columbia

Parcel Number	Street Address	Sale Date	Sale Price	Land			
				Residual	Effec. Front	Net Acres	Dollars/FF
P-16-31-363-024	ROUND CT	3/26/2024	\$27,000	27,000	67.35	0.312	\$400.87
Totals:			\$27,000	27,000	67.35	0.312	
						Average per FF=>	\$400.87

chose \$400 per FF for Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Land			
				Residual	Effec. Front	Net Acres	Dollars/FF
P-16-31-360-009	608 VALLEY CT	4/6/2023	\$215,000	30,399	141.92	0.718	\$214.19
P-16-31-360-010	612 LAKE CT	4/19/2023	\$160,000	37,716	116.49	0.495	\$323.78
P-16-31-364-004	AYRES HWY	5/4/2022	\$20,000	20,000	181.36	1.097	\$110.28
P-16-31-364-005	AYRES HWY	2/9/2023	\$22,500	22,500	181.36	1.097	\$124.07
Totals:			\$417,500	110,615	621.12	3.407	
						Average per FF=>	\$178.09

chose \$150 per FF for NON-Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Residual	Net Acres	Dollars/Acre	
P-16-31-420-008	1525 MULL RD	4/8/2022	\$44,000	25,324	5	\$5,064.80	
P-16-30-300-012	11937 MULVANEY RD	4/12/2022	\$218,000	90,332	5.5	\$16,424.00	
P-16-31-200-028	14880 WELLWOOD RD	5/4/2022	\$365,000	41,015	5.84	\$7,023.12	
P-16-30-200-022	11501 WATKINS RD	6/3/2022	\$275,000	53,681	8.43	\$6,367.85	
P-16-31-200-021	12175 WATKINS RD	7/31/2023	\$1,200,000	276,763	12.35	\$22,409.96	
P-16-29-300-007	WOLFF RD	10/2/2023	\$100,000	100,000	35.54	\$2,813.73	
Totals:					72.66		
						Average per Net Acre=>	\$8,080.31

acres	value	acres	value	acres	value	acres	value
1	\$14,200	3	\$37,500	10	\$94,800	30	\$171,400
1.5	\$16,500	4	\$47,100	15	\$107,100	40	\$224,400
2	\$25,000	5	\$54,100	20	\$118,500	50	\$280,500
2.5	\$31,300	7	\$71,800	25	\$142,800	100	\$561,000

acres	value	acres	value	acres	value	acres	value
1	\$12,800	3	\$33,800	10	\$85,300	30	\$154,300
1.5	\$14,900	4	\$42,400	15	\$96,400	40	\$202,000
2	\$22,500	5	\$48,700	20	\$106,700	50	\$252,500
2.5	\$28,200	7	\$64,600	25	\$128,500	100	\$504,900

2025 Land Values for property in Manchester Township

00800 Clinton

Parcel Number	Street Address	Sale Date	Land		Net Acres	Dollars/Acre
			Sale Price	Residual		
P -16-35-100-001	14200 HUDSON RD	4/27/2022	\$422,500	98,688	7	\$14,098.29
P -16-21-300-022	SHARON HOLLOW RD	2/9/2024	\$127,500	127,500	10.25	\$12,439.02
P -16-20-400-003	16801 ENGLISH RD	11/17/2023	\$390,000	119,862	11.15	\$10,749.96
P -16-31-300-013	14615 AYRES HWY	4/28/2023	\$625,000	75,558	20.34	\$3,714.75
P -16-29-400-009	SHARON HOLLOW RD	2/7/2023	\$320,750	320,750	76.832	\$4,174.69
Totals:			\$1,885,750	742,358	125.572	
Average per Net Acre=>						\$5,911.81

acres	value	acres	value	acres	value	acres	value
1	\$15,800	3	\$42,100	10	\$93,300	30	\$188,400
1.5	\$22,400	4	\$52,300	15	\$117,800	40	\$246,700
2	\$29,200	5	\$59,100	20	\$130,300	50	\$308,300
2.5	\$36,200	7	\$84,100	25	\$157,000	100	\$616,700

acres	value	acres	value	acres	value	acres	value
1	\$14,200	3	\$37,900	10	\$84,000	30	\$169,600
1.5	\$20,200	4	\$47,100	15	\$106,000	40	\$222,000
2	\$26,300	5	\$53,200	20	\$117,300	50	\$277,500
2.5	\$32,600	7	\$75,700	25	\$141,300	100	\$555,000

10923 Iron Mill Pond

Parcel Number	Street Address	Sale Date	Land		Effec. Front	Net Acres	Dollars/FF	Dollars/Acre
			Sale Price	Residual				
P -16-20-400-005	SHARON HOLLOW RD	2/29/2024	\$600,000	600,000	2365.82	30.29	253.61	\$19,808.52
P -16-28-260-014	13568 SHARON HOLLOW RD	1/13/2023	\$155,000	79,555	88.57	0.526	898.17	\$151,245.25
Totals:			\$755,000	679,555	2454.40	30.816		
Average per FF=>				\$898.17	Average per Net Acre=>		\$22,052.02	

Chose \$680 per FF

acres	value	acres	value	acres	value	acres	value
1	\$92,800	3	\$116,100	10	\$130,800	30	\$330,000
1.5	\$97,000	4	\$116,600	15	\$147,500	40	\$386,200
2	\$101,300	5	\$117,500	20	\$196,600	50	\$470,300
2.5	\$105,500	7	\$118,400	25	\$245,700	100	\$940,500

11814 Country Lane & Sunfield

Parcel Number	Street Address	Sale Date	Land		Net Acres	Dollars/Acre
			Sale Price	Residual		
P -16-09-301-006	17180 COUNTRY DR	1/24/2024	\$42,000	42,000	2.67	\$ 15,730.34
P -16-09-301-020	17121 COUNTRY DR	3/31/2023	\$350,700	15,216	2.16	\$ 7,044.44
P -16-09-301-024	17105 COUNTRY DR	1/6/2023	\$65,000	65,000	13.7	\$ 4,744.53
P -16-09-301-026	17110 COUNTRY DR	8/11/2022	\$15,000	15,000	2.42	\$ 6,198.35
Totals:			\$472,700	137,216	20.95	
Average per Net Acre=>						\$ 6,549.69

2025 Land Values for property in Manchester Township

12011 Twp

Parcel Number	Street Address	Sale Date	Sale Price	Land		Dollars/Acre
				Residual	Net Acres	
P -16-18-400-004	9891 NOGGLES RD	10/19/2023	\$350,000	28,857	2.00	\$14,428.50
P -16-09-401-030	1022 DEER VALLEY DR	11/23/2022	\$329,000	38,347	2.05	\$18,705.85
P -16-17-100-040	16671 HERMAN RD	5/9/2022	\$30,000	30,000	2.06	\$14,563.11
P -16-06-400-014	7756 SUNSET DR	12/2/2022	\$371,000	27,762	2.14	\$12,972.90
P -16-05-300-017	LAMB RD	4/7/2023	\$37,500	37,500	2.54	\$14,763.78
P -16-12-400-028	20785 HOGAN RD	4/12/2022	\$35,000	35,000	2.57	\$13,618.68
P -16-09-401-004	1010 DEER VALLEY DR	10/5/2022	\$36,000	36,000	3.03	\$11,881.19
P -16-09-401-004	1010 DEER VALLEY DR	4/19/2023	\$42,000	42,000	3.03	\$13,861.39
P -16-16-400-009	17910 MAHRLE RD	11/22/2022	\$336,000	57,263	3.11	\$18,412.54
P -16-16-300-033	WALKOWE LN	5/26/2022	\$27,000	27,000	3.21	\$8,411.21
P -16-09-200-012	17118 NOLLAR LN	4/14/2023	\$38,500	38,500	3.22	\$11,956.52
P -16-02-200-011	536 ANN ARBOR ST	1/3/2023	\$180,000	37,348	3.84	\$9,726.04
P -16-10-100-033	8269 MANN DR	10/10/2023	\$60,000	60,000	4.02	\$14,925.37
P -16-14-400-010	19655 KIRK RD	4/26/2023	\$320,000	71,598	4.12	\$17,378.16
P -16-09-401-003	1006 DEER VALLEY DR	10/13/2022	\$445,000	47,133	4.15	\$11,357.35
P -16-19-200-001	10120 NOGGLES RD	1/25/2023	\$285,000	15,595	4.50	\$3,465.56
P -16-17-400-001	9670 SHARON HOLLOW RD	7/21/2022	\$230,000	74,337	5.00	\$14,867.40
P -16-04-100-013	SHARON HOLLOW LN	2/5/2024	\$105,000	105,000	5.00	\$21,000.00
P -16-23-300-011	SCHLEWEIS RD	3/18/2024	\$45,000	45,000	5.34	\$8,426.97
P -16-09-300-012	SHARON HOLLOW RD	8/29/2023	\$55,000	55,000	5.79	\$9,499.14
P -16-12-200-008	20310 LOGAN RD	8/30/2023	\$393,000	209,422	9.69	\$21,612.18
P -16-23-300-004	19100 STONEFIELD DR	8/18/2023	\$290,000	44,546	10.00	\$4,454.60
P -16-16-300-012	17090 MAHRLE RD	6/8/2022	\$501,000	103,586	10.01	\$10,348.25
P -16-15-300-016	9670 GROSSMAN RD	7/15/2023	\$375,000	108,945	10.02	\$10,872.75
P -16-14-400-009	13575 SCHLEWEIS RD	8/12/2022	\$315,000	104,418	10.09	\$10,348.66
P -16-19-100-017	ENGLISH RD	10/26/2023	\$105,000	105,000	10.34	\$10,154.74
P -16-04-100-002	17850 SHARON HOLLOW LN	9/23/2022	\$415,000	120,826	10.52	\$11,485.36
P -16-09-400-014	18100 HERMAN RD	11/23/2022	\$291,000	99,373	11.75	\$8,457.28
P -16-23-300-016	19300 BOWENS RD	4/28/2023	\$121,000	121,000	12.27	\$9,861.45
P -16-04-400-003	17590 W AUSTIN RD	3/15/2024	\$175,000	116,539	17.76	\$6,561.88
P -16-06-300-026	15135 W AUSTIN RD	5/17/2022	\$585,000	95,871	19.90	\$4,817.64
P -16-06-300-026	15135 W AUSTIN RD	12/29/2023	\$640,000	150,871	19.90	\$7,581.46
Totals:			\$7,563,000	\$2,289,637	222.97	
					Average per Net Acre=>	\$10,268.81

acres	value	acres	value	acres	value	acres	value
1	\$15,100	3	\$38,600	10	\$112,700	30	\$ 186,000
1.5	\$22,700	4	\$44,900	15	\$121,000	40	\$ 248,000
2	\$30,300	5	\$66,100	20	\$124,000	50	\$ 310,000
2.5	\$35,500	7	\$85,700	25	\$155,000	100	\$ 620,000

acres	value	acres	value	acres	value	acres	value
1	\$13,600	3	\$34,700	10	\$101,400	30	\$167,400
1.5	\$20,400	4	\$40,400	15	\$108,900	40	\$223,200
2	\$27,300	5	\$59,500	20	\$111,600	50	\$279,000
2.5	\$32,000	7	\$77,100	25	\$139,500	100	\$558,000

2025 Land Values for property in Manchester Township

12030 Timberhill_12040 Timber Lake

Parcel Number	Street Address	Sale Date	Sale Price	Land		Dollars/Acre
				Residual	Net Acres	
P -16-09-100-017	10390 TIMBERHILL RD	5/12/2023	\$160,000	160,000	19.05	\$8,398.95
P -16-09-100-019	10455 TIMBERHILL RD	6/23/2022	\$95,000	95,000	6.37	\$14,913.66
P -16-03-476-003	664 GRAT STRASSE	6/3/2022	\$16,530	16,530	1.462	\$11,306.43
Totals:			\$271,530	271,530	26.882	
					Average per Net Acre=>	\$10,100.81

12030 Timberhill							
acres	value	acres	value	acres	value	acres	value
1	\$38,200	3	\$60,300	10	\$111,400	30	\$283,900
1.5	\$43,200	4	\$65,000	15	\$162,500	40	\$365,200
2	\$47,200	5	\$74,500	20	\$168,000	50	
2.5	\$57,200	7	\$97,400	25	\$245,800	100	

12040 TimberLk/Duetschgrat							
acres	value	acres	value	acres	value	acres	value
1	\$42,000	3	\$66,800	10	\$105,800	30	\$273,900
1.5	\$50,200	4	\$76,700	15	\$153,300	40	\$365,200
2	\$54,600	5	\$79,300	20	\$197,100	50	
2.5	\$66,000	7	\$103,700	25	\$245,800	100	

00525 & 00527 Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Land		Net Acres	Dollars/Acre
				Residual			
P -16-01-400-023	20351 SCHWAB RD	12/7/2023	\$450,000	233,225		57.02	\$4,090.23
P -16-04-200-002 & P -							
16-04-200-015	17600 SHARON HOLLOW LN	4/6/2022	\$720,000	251,086		22.41	\$11,204.19
P -16-27-400-004	BURTLESS RD	1/30/2024	\$650,000	650,000		84.89	\$7,656.97
P -16-06-300-027	BUSS RD	3/17/2023	\$105,000	105,000		20.21	\$5,195.45
P -16-22-100-006	ENGLISH RD	9/22/2022	\$300,000	300,000		54.16	\$5,539.14
Totals:			\$2,225,000	1,539,311		238.69	
					Average per Net Acre=>		\$6,449.00

Ag land value chosen	per ac rate		per ac rate
Homestead	\$38,900		
Till #2A	\$5,700	Till #2B	\$4,600
Till #3A	\$5,400	Till #3B	\$4,300
Till #4A	\$4,800	Till #4B	\$3,800
Till #5A	\$4,500	Till #5B	\$3,600
Till #6A	\$3,900	Till #6B	\$3,100
Till #7A	\$3,300	Till #7B	\$2,600
Woods (Dry)	\$5,600	Woods (Wet)	\$2,900
Pond/Lake, Swamp/Low/Marsh, Scrub, Wetlands			\$400
Ag/Rec	\$6,000	Ag/Water	\$6,300