

Taymouth Land Value Analysis  
 2025 roll  
 Residential & commercial & industrial  
 Vacant land sales

Parcel(s)	sale date	price	l/Avg bldgs	Land Residual	acres	price/acre	time adj (1%/mth)	1st acre	additional acres	notes
27-10-5-29-3005-000	8/9/2023	\$ 15,000		\$ 15,000	1	15,000		15,000		
20-09-4-03-1001-029	8/9/2023	\$ 15,000	0	\$ 15,000	0.68	22,059		22,059		
						avg		18,530		
						USE		18,500		
27-10-5-08-4001-006	12/21/2022	\$ 37,500	-	\$ 37,500	2	18,750		18,500		
27-10-5-07-4007-000	5/2/2023	\$ 50,000	11,500	\$ 38,500	2.1	18,333		18,500		rectangular
						avg		18,500		18,182
						USE		18,500		18,591
27-10-5-28-2002-004	3/2/2023	\$ 35,000		\$ 35,000	2.5	14,000		18,500		
27-10-5-27-2001-004	9/13/2023	\$ 43,000		\$ 43,000	2.75	15,636		18,500		
						avg		18,500		
						USE		18,500		
						avg		18,500		
27-10-5-26-2001-007	5/3/2024	\$ 46,500	-	\$ 46,500	3.48	13,362		18,500		
27-10-5-12-4004-001	4/11/2024	\$ 45,000		\$ 45,000	3.5	12,857		18,500		rectangular
						avg		18,500		10,600
						USE		18,500		10,945
						avg		18,500		
27-10-5-28-1002-001	11/21/2022	\$ 50,000	8,600	\$ 41,400	3.73	11,099		18,500		
27-10-5-30-3005 & 3006	1/22/2022	\$ 40,000		\$ 40,000	4	10,000		18,500		8,388
27-10-5-21-2010-000	3/29/2023	\$ 38,500		\$ 38,500	4.5	8,556		18,500		7,167
						avg		18,500		5,714
						USE		18,500		7,090
						avg		18,500		9,926
27-10-5-27-3001-005	5/12/2021	\$ 58,500	0	\$ 58,500	5.03	11,630		18,500		
27-10-5-10-4001-000	7/3/2024	\$ 49,900	0	\$ 49,900	5.41	9,224		18,500		7,120
27-10-5-31-3007-000	3/21/2024	\$ 57,000		\$ 57,000	6	9,500		18,500		7,700
27-10-5-14-4001-008	8/1/2022	\$ 52,000		\$ 52,000	6.72	7,738		18,500		5,857
27-10-5-26-2001-006	10/29/2021	\$ 90,000		\$ 90,000	6.96	12,931		18,500		11,997
						avg		18,500		8,520
						USE		18,500		
27-10-5-30-1005-000	10/10/2024	\$ 90,000	-	\$ 90,000	11.82	7,614		18,500		6,608
27-10-5-33-2001-003	5/16/2024	\$ 119,900	5,238	\$ 114,662	12.58	9,115		18,500		8,304
27-10-5-14-3003-001	5/4/2022	\$ 100,000	4,099	\$ 95,901	15.12	6,343		18,500		5,482
						avg		18,500		6,798
						USE		18,500		
27-10-5-08-1003-000	10/19/2023	\$ 128,000		\$ 128,000	19.31	6,629		18,500		5,980
27-10-5-15-1001-007	12/21/2022	\$ 120,000		\$ 120,000	20.04	5,988		18,500		5,331
27-10-5-13-1001-000	12/20/2021	\$ 94,000	-	\$ 94,000	20	4,700		18,500		3,974
27-10-5-01-3004-001	4/12/2024	\$ 92,900		\$ 92,900	20.49	4,534		18,500		3,817
						avg		18,500		4,776

27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000	30	3,300	18500	2,776	Woods
27-10-5-20-1003-002	6/27/2024	\$ 155,000	\$ -	\$ 155,000	30.01	5,165	18500	4,705	Woods
							avg	3,741	
27-10-5-05-2004-000	5/21/2021	\$ 102,500	\$ -	\$ 102,500	40	2,563	18500	2,785	Woods
27-10-5-15-1001 & 4001-001	3/21/2021	\$ 180,000	\$ -	\$ 180,000	76.3	2,359	223,200	18500	2,718

Taymouth Land Value Analysis  
2024 roll  
Industrial Utility r/w land

Taymouth Land Value Analysis  
2025 roll  
Large commercial acreage

Use % of ag land rate

Use \$13,000 / acre

Avg tillable rate

See chart below

5294  
0.67  
3546.98  
USE 3,550/acre

**Taymouth Land Value Analysis  
2025 roll  
Residential & commercial & industrial**

acres	1st	additional	each add acre	total add	total used	value/acre
1	18500				<b>18,500</b>	
1.5	18500	0.5	18500	9250	<b>27,750</b>	18,500
2	18500	1	14700	14700	<b>33,200</b>	16,600
2.5	18500	1.5	12500	18750	<b>37,250</b>	14,900
3	18500	2	11000	22000	<b>40,500</b>	13,500
4	18500	3	9750	29250	<b>47,750</b>	11,938
5	18500	4	8500	34000	<b>52,500</b>	10,500
7	18500	6	8500	51000	<b>69,500</b>	9,929
10	18500	9	7500	67500	<b>86,000</b>	8,600
15	18500	14	6100	85400	<b>103,900</b>	6,927
20	18500	19	4800	91200	<b>109,700</b>	5,485
25	18500	24	4200	100800	<b>119,300</b>	4,772
30	18500	29	3700	107300	<b>125,800</b>	4,193
40	18500	39	3200	124800	<b>143,300</b>	3,583
50	18500	49	2700	132300	<b>150,800</b>	3,016
100	18500	99	2700	267300	<b>285,800</b>	2,858

# Taymouth Township 2024 Large Acreage Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre
29-13-3-15-4002-007	GARFIELD RD	3/23/2024	100,000	WD	03-ARM'S LENGTH	100,000		8.60	8.14	0.46	\$12,285
18-13-4-27-1001-003	PIERCE RD	7/13/2022	585,000	MLC	19-MULTI PARCEL ARM'S LENGTH	585,000	18-13-4-27-1006-000	42.35	40.00	2.35	\$14,625
23-12-4-19-4029-000	MIDLAND RD	3/20/2024	120,000	WD	03-ARM'S LENGTH	120,000		11.83	7.47	4.36	\$16,064
23-12-4-05-2014-001	TITTABAWASSEE RD	9/27/2022	540,000	WD	19-MULTI PARCEL ARM'S LENGTH	540,000	23-12-4-05-2014-000	32.35	31.85	0.50	\$16,954
AVG Median Use											\$14,982
											\$15,345
											\$15,000