

Unit: 27 - Taymouth Township
Rates/Values for Neighborhood AG.AGRICULTURAL, Last Edited: 01/19/2026

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 18,500	3 Acre: 42,500	10 Acre: 85,100	30 Acre: 140,300
1.5 Acre: 27,350	4 Acre: 50,000	15 Acre: 105,300	40 Acre: 174,500
2 Acre: 36,200	5 Acre: 54,500	20 Acre: 111,600	50 Acre: 214,500
2.5 Acre: 40,700	7 Acre: 65,900	25 Acre: 126,500	100 Acre: 414,500

Rates for Rate Table 'AG LAND', (Acres)

ROAD RIGHT WAY : 0
DRAIN RT WAY : 0
#1 TILLABLE-100: 6,900
#2 TILLABLE 95%: 6,600
#3 TILLABLE-90%: 6,200
#4 TILLABLE-85%: 5,900
#5 TILLABLE-80%: 5,500
#6 & BELOW-75% : 5,200
RESERVE : 0
RESERVE : 0
WOODS FRONT : 5,700
WOODS BACK : 5,700
BRUSH : 3,450
UNUSABLE WASTE : 3,450
MARSH : 3,450
TILE 4 TO 6 RDS: 500 (Not included in total acreage calculation)
TILE 2 TO 3 RDS: 700 (Not included in total acreage calculation)
TILE 8 TO RANDO: 300 (Not included in total acreage calculation)
DIKE PROPERTY : 0

Unit: 27 - Taymouth Township
Rates/Values for Neighborhood GECOM.GENERAL COMMERCIAL, Last Edited: 01/18/2026

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 18,500	3 Acre: 42,500	10 Acre: 85,100	30 Acre: 140,300
1.5 Acre: 27,350	4 Acre: 50,000	15 Acre: 105,300	40 Acre: 174,500
2 Acre: 36,200	5 Acre: 54,500	20 Acre: 111,600	50 Acre: 214,500
2.5 Acre: 40,700	7 Acre: 65,900	25 Acre: 126,500	100 Acre: 414,500

Unit: 27 - Taymouth Township
Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 01/19/2026

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 18,500	3 Acre: 42,500	10 Acre: 85,100	30 Acre: 140,300
1.5 Acre: 27,350	4 Acre: 50,000	15 Acre: 105,300	40 Acre: 174,500
2 Acre: 36,200	5 Acre: 54,500	20 Acre: 111,600	50 Acre: 214,500
2.5 Acre: 40,700	7 Acre: 65,900	25 Acre: 126,500	100 Acre: 414,500

Rates for Rate Table 'IND. UTILITY LAND', (Acres)

ROAD RIGHT WAY : 0
DRAIN RT WAY : 0
UTILITY R/W : 5,200
: 0
: 0
: 0 (Not included in total acreage calculation)
: 0

Unit: 27 - Taymouth Township
Rates/Values for Neighborhood PRCOM.PRIME COMMERCIAL, Last Edited: 01/18/2026

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 70,000	3 Acre: 140,100	10 Acre: 225,000	30 Acre: 501,000
1.5 Acre: 100,500	4 Acre: 144,800	15 Acre: 250,500	40 Acre: 668,000
2 Acre: 120,000	5 Acre: 150,000	20 Acre: 334,000	50 Acre: 835,000
2.5 Acre: 137,500	7 Acre: 175,000	25 Acre: 417,500	100 Acre: 1,670,000

Unit: 27 - Taymouth Township
Rates/Values for Neighborhood RES.RESIDENTIAL, Last Edited: 01/19/2026

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 18,500	3 Acre: 42,500	10 Acre: 85,100	30 Acre: 140,300
1.5 Acre: 27,350	4 Acre: 50,000	15 Acre: 105,300	40 Acre: 174,500
2 Acre: 36,200	5 Acre: 54,500	20 Acre: 111,600	50 Acre: 214,500
2.5 Acre: 40,700	7 Acre: 65,900	25 Acre: 126,500	100 Acre: 414,500

Rates for Rate Table 'AG LAND', (Acres)

ROAD RIGHT WAY : 0
DRAIN RT WAY : 0
#1 TILLABLE-100: 6,900
#2 TILLABLE-100: 6,600
#3 TILLABLE-100: 6,200
#4 TILLABLE-85%: 5,900
#5 TILLABLE-80%: 5,500
#6 & BELOW-75% : 5,200
RESERVE : 0
RESERVE : 0
WOODS FRONT : 5,700
WOODS BACK : 5,700
BRUSH : 3,450
UNUSABLE WASTE : 3,450
MARSH : 3,450
TILE 4 TO 6 RDS: 500 (Not included in total acreage calculation)
TILE 2 TO 3 RDS: 700 (Not included in total acreage calculation)
TILE 8 TO RANDO: 300 (Not included in total acreage calculation)
DIKE PROPERTY : 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Agricultural Land Analysis 2026
Taymouth Township

Used for AG Land Rate Table in Neighborhoods 4000 & AG
Sales from Maple Grove, Swan Creek, Chesaning & Taymouth

Unit	parcel	date	price	total acre	row & drl	Lj/bldgs	woods & i	Non till @	\$ crop	\$/crop	#1 equiv c	#1
Maple Grove	20-09-4-07-3002-000	2/6/2023	\$ 469,848	58.04	2.16	60,900	-	5,700	408,948	7,318	53.09	7,703
Maple Grove	20-09-4-35-1002-002	5/5/2023	\$ 446,000	76.00	0.65	-	7.00	39,900	406,100	5,941	61.52	6,601
Maple Grove	20-09-4-18-4003-000	8/22/2023	\$ 154,125	34.25	1.30	-	6.40	36,480	117,645	4,431	21.75	5,409
Maple Grove	20-09-4-19-3002-004	7/10/2025	\$ 531,000	83.05	2.72	-	13.00	74,100	456,900	6,786	61.94	7,376
Swan Creek	26-11-3-07-3002-000 & 2005-000	6/29/2023	\$ 340,000	58.09	0.76	-	0	57.33	340,000	5,931	54.31	6,260
Swan Creek	26-11-3-09-1002-001	2/14/2025	\$ 215,000	38.00	3.00	-	-	35.00	215,000	6,143	32.20	6,677
Taymouth	27-10-5-36-2002,2003,3001-006,4001-002	4/24/2025	\$ 1,571,850	226.13	8.74	321,000	0.33	1,881	1,248,969	5,754	188.59	6,623
Chesaning	13-09-3-13-1001-004	12/7/2023	\$ 244,801	31.83	2.28	-	2.13	12,141	232,660	8,485	26.96	8,630
Chesaning	13-09-3-19-1001-004& 20-2001-006	12/30/2024	\$ 445,000	79.34	5.57	-	0	73.77	445,000	6,032	59.77	7,445
Chesaning	13-09-3-04-4001-000	3/27/2025	\$ 150,000	30.22	0.71	-	1.91	10,887	139,113	5,040	21.42	6,495
									656.29	\$ 4,010,335	6,111	581.55
									Use 6,900/acre for #1			

large wooded/non-tillable parcels

Unit	Parcel(s)	sale date	price	time adj	Lj/Ag bldgs	Land Resid	acres	price/acre	notes
Taymouth	27-10-5-08-1003-000	10/19/2023	128,000	128,000	-	128,000	19.31	6,629	woods
Taymouth	27-10-5-01-3004-001	4/12/2024	92,900	92,900	-	92,900	20.49	4,534	woods
Taymouth	27-10-5-30-1005-000	10/10/2024	90,000	90,000	-	90,000	11.82	7,614	woods
Taymouth	27-10-5-20-1003-002	6/27/2024	155,000	155,000	-	155,000	30.01	5,165	woods
						465,900	81.63	5,707	
						Use	81.63	5,700	

Rate Table	Use
#1 land - 100%	6,900
#2 95%	6,555
#3 90%	6,210
#4 85%	5,865
#5 80%	5,520
#6 and below 75%	5,175
Brush, Waste, Marsh 50%	3,450
woods/non till	5,700

Taymouth Township Land Value Analysis

2026 roll

Used for acreage tables for the following land table codes: RES, AG, GECOM, IND

acres	1st	additional	each add acre	total add	total	value/acre
1	18500				18,500	18,500
1.5	18500	0.5	17700	8850	27,350	18,233
2	18500	1	17700	17700	36,200	18,100
2.5	18500	1.5	14800	22200	40,700	16,280
3	18500	2	12000	24000	42,500	14,167
4	18500	3	10500	31500	50,000	12,500
5	18500	4	9000	36000	54,500	10,900
7	18500	6	7900	47400	65,900	9,414
10	18500	9	7400	66600	85,100	8,510
15	18500	14	6200	86800	105,300	7,020
20	18500	19	4900	93100	111,600	5,580
25	18500	24	4500	108000	126,500	5,060
30	18500	29	4200	121800	140,300	4,677
40	18500	39	4000	156000	174,500	4,363
50	18500	49	4000	196000	214,500	4,290
100	18500	99	4000	396000	414,500	4,145

Taymouth Township Land Value Analysis
2026

Sales from 4/1/23-3/31/25

Used for acreage tables for the following land table codes: RES, AG, GECOM, IND

Vacant land sales - Chesaning, Maple Grove & Taymouth Townships

Parcel(s)	sale date	price	time adj	LI/Ag bldgs	Land Resid	acres	price/acre	1st acre	additional	notes
20-09-4-03-1001-029	6/14/2024	15,000	15,000	-	15,000	0.68	22,059		-	
27-10-5-29-3005-000	8/9/2023	15,000	15,000		15,000	1.00	15,000			
					-	avg	18,529	18,500		
27-10-5-13-4006-001	12/31/2024	30,000	30,000	1,710	28,290	1.73	16,353	18,500	13,411	
27-10-5-27-2007-003	1/3/2025	50,000	50,000	-	50,000	2.00	25,000	18,500	31,500	
27-10-5-28-2002-004	3/2/2023	35,000	36,050		36,050	2.50	14,420	18,500	11,700	
27-10-5-27-2001-004	9/13/2023	43,000	43,000		43,000	2.75	15,636	18,500	14,000	
					-			avg	17,653	
27-10-5-26-2001-007	5/3/2024	46,500	46,500	-	46,500	3.48	13,362	18,500	11,290	rectangular
20-09-4-09-1006-000 & 1008-001	9/14/2023	55,000	55,000		55,000	3.00	18,333	18,500	18,250	
27-10-5-12-4004-001	4/11/2024	45,000	45,000		45,000	3.50	12,857	18,500	10,600	
20-09-4-07-3002-002	11/21/2023	40,000	40,000		40,000	3.75	10,667	18,500	7,818	
					-			avg	11,990	
20-09-4-25-1001-002	6/18/2025	68,000	61,880	-	61,880	5.00	12,376	18,500	10,845	
27-10-5-10-4001-000	7/3/2024	49,900	49,900	-	49,900	5.41	9,224	18,500	7,120	
13-09-3-11-3007-000	1/3/2024	35,000	35,000		35,000	4.51	7,761	18,500	4,701	
13-09-3-19-4005-000	6/2/2023	60,000	60,000		60,000	5.14	11,673	18,500	10,024	
					-			avg	8,173	
27-10-5-14-4001-008	8/1/2022	52,000	64,480		64,480	6.72	9,595	18,500	8,038	
27-10-5-31-3007-000	3/21/2024	57,000	57,000		57,000	6.00	9,500	18,500	7,700	
13-09-3-08-2001-007	11/13/2024	60,000	60,000	-	60,000	6.71	8,942	18,500	7,268	
					-			avg	7,669	
20-09-4-21-1002-011	10/14/2022	72,500	81,200	-	81,200	10.36	7,838	18,500	6,699	
27-10-5-30-1005-000	10/10/2024	90,000	90,000	-	90,000	11.82	7,614	18,500	6,608	
27-10-5-33-2001-003	5/16/2024	119,900	119,900	-	119,900	12.58	9,531	18,500	8,756	
					-			avg	7,354	
20-09-4-01-2005-000	4/22/2022	62,000	84,320	-	84,320	19.00	4,438	18,500	3,657	woods
27-10-5-08-1003-000	10/19/2023	128,000	128,000	-	128,000	19.31	6,629	18,500	5,980	woods
27-10-5-15-1001-007	12/21/2022	120,000	134,400		134,400	20.04	6,707	18,500	6,087	woods
27-10-5-01-3004-001	4/12/2024	92,900	92,900	-	92,900	20.49	4,534	18,500	3,817	woods
					-				4,885	
27-10-5-31-4004-001	8/21/2022	99,000	122,760	-	122,760	30.00	4,092	18,500	3,595	woods
27-10-5-20-1003-002	6/27/2024	155,000	155,000	-	155,000	30.01	5,165	18,500	4,705	
								avg	4,150	

time adjustment

<u>Parcel(s)</u>	<u>sale date</u>	<u>price</u>	<u>L/Ag bldgs</u>	<u>Land Residual</u>	<u>acres</u>	<u>price/acre</u>
27-10-5-33-2001-003	9/8/2022	\$ 80,000		\$	80,000	12.58 6,359
27-10-5-33-2001-003	5/16/2024	\$ 119,900		\$	119,900	12.58 9,531
	20 mths					50%
						2.5%/mth
27-10-5-01-3004-001	9/14/2022	\$ 52,000		\$	52,000	20.49 2,538
27-10-5-01-3004-001	4/12/2024	\$ 92,900		\$	92,900	20.49 4,534
	19 mths					78%
						4%/mth

Use 3%/month for older sales

**Taymouth Township 2026
Land Analysis - Prime Commercial**

acres	Ind. Value	Ind. Value/Acre	Use Per Acre	Value Used
1	\$67,762	\$67,762	\$70,000	\$70,000
1.5	\$137,481	\$91,654	\$67,000	\$100,500
2	\$155,959	\$77,980	\$60,000	\$120,000
2.5	\$134,042	\$53,617	\$55,000	\$137,500
3	\$136,023	\$45,341	\$46,700	\$140,100
4	\$131,185	\$32,796	\$36,200	\$144,800
5	\$71,309	\$14,262	\$30,000	\$150,000
7	\$120,605	\$17,229	\$25,000	\$175,000
10	\$173,439	\$17,344	\$22,500	\$225,000
15	\$263,489	\$17,566	\$16,700	\$250,500
20	\$129,870	\$6,494	\$16,700	\$334,000
25	\$296,560	\$11,862	\$16,700	\$417,500
30		\$0	\$16,700	\$501,000
40		\$0	\$16,700	\$668,000
50		\$0	\$16,700	\$835,000
100		\$0	\$16,700	\$1,670,000

Taymouth Township 2026 Land Value Analysis
Used for Acreage Table for neighborhood PRCOM

1 acre parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	1 Acre Ind.
10-12-5-32-3103-000	5/9/2023	32,000	\$ 32,000		0.40	\$ 80,000	\$80,000
09-11-5-16-0414-700	11/27/2024	10,000	\$ 10,000		0.33	\$ 30,303	\$30,303
13-09-3-16-0540-002	3/27/2025	10,000	\$ 10,000		0.27	\$ 37,037	\$37,037
23-12-4-10-3005-101	5/19/2023	40,000	\$ 40,000		0.52	\$ 76,923	\$76,923
29-13-3-16-2003-009	12/4/2023	100,000	\$ 100,000		1.09	\$ 91,743	\$91,743
40-11-351-001	3/28/2024	100,000	\$ 100,000		1.09	\$ 91,743	\$91,743
59-30-551-055/056	11/5/2023			Garage	0.87	\$ 79,260	\$79,260
59-33-501-028	11/22/2024				1.18	\$ 55,085	\$55,085
							\$67,762

1.5 acre parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	1.5 Acre Ind.
29-13-3-16-2003-009	12/4/2023	100,000	\$ 100,000		1.09	\$ 91,743	\$ 137,615
15-02-676-003	11/22/2023	\$ 165,000	\$ 165,000		1.80	\$ 91,565	\$ 137,347
							\$ 91,654
							\$ 137,481

2 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	2 Acre Ind.
11-10-576-031	4/3/2024	\$ 170,000	\$ 170,000		2.056	\$ 82,685	\$ 165,370
15-02-676-003	11/22/2023	\$ 165,000	\$ 165,000		1.80	\$ 91,565	\$ 183,130
59-29-400-017	3/8/2024	\$ 150,000	\$ 120,572	Land Imp	2.02	\$ 59,689	\$ 119,378
							\$ 155,959

2.5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	2.5 Acre Ind.
41-09-151-011	4/12/2023	\$ 144,765	\$ 144,765		2.70	\$ 53,617	\$ 134,042

3 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	3 Acre Ind.
91-30-2-98-1000-000 etal	6/16/2023	110,000	\$ 110,000		3.38	\$ 32,544	\$ 97,633
12-16-100-019	10*11*2023	145,000	\$ 145,000		2.91	\$ 49,862	\$ 149,587
41-09-151-011	4/12/2023	\$ 144,765	\$ 144,765		2.70	\$ 53,617	\$ 160,850
							\$ 136,023

4 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	4 Acre Ind.
91-30-2-98-1000-000 etal	6/16/2023	110,000	\$ 110,000		3.38	\$ 32,544	\$ 130,178
08-12-200-014	6/12/2023	\$ 139,000	\$ 139,000		4.21	\$ 33,048	\$ 132,192
							\$ 32,796
							\$ 131,185

5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	5 Acre Ind.
02-13-5-31-1005-003(conf.)	3/12/2025				5.96	\$ 14,262	\$ 71,309

7 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	7 Acre Ind.
29-13-3-15-4002-007	3/23/2024	100,000	\$ 100,000		8.14	\$ 12,285	\$ 85,995
13-09-3-16-0635-000 (improved)	11/30/2023	220,000	\$ 127,885	Hanger	6.49	\$ 19,705	\$ 137,935
23-12-4-19-4029-000	3/20/2024	120,000	\$ 120,000		7.47	\$ 16,064	\$ 112,450
02-13-5-31-1005-003(conf.)	3/12/2025				5.96	\$ 14,262	\$ 99,832
06-03-100-070	8/20/2024	150,000	\$ 150,000		6.99	\$ 21,459	\$ 150,215
07-35-100-006	8/8/2024	127,500	\$ 127,500		6.51	\$ 19,600	\$ 137,202
							\$ 120,605

10 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	10 Acre Ind.
29-13-3-15-4002-007	3/23/2024	100,000	\$ 100,000		8.14	\$ 12,285	\$ 122,850
23-12-4-19-4029-000	3/20/2024	120,000	\$ 120,000		7.47	\$ 16,064	\$ 160,643
11-14-100-050	3/21/2024	120,000	\$ 120,000		8.99	\$ 13,347	\$ 133,467
59-22-100-041	6/2/2023	210,000	\$ 210,000		12.30	\$ 17,079	\$ 170,787
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000		12.71	\$ 17,305	\$ 173,051
41-06-176-043/041	6/6/2024			land imp	10.08	\$ 27,984	\$ 279,838
							\$ 173,439

15 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	15 Acre Ind.
18-16-300-028/030	6/14/2024				16.38	\$ 18,314	\$ 274,709
59-22-100-041	6/2/2023	210,000	\$ 210,000		12.30	\$ 17,079	\$ 256,181
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000		12.71	\$ 17,305	\$ 259,577
							\$ 263,489

20 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	20 Acre Ind.
10-12-5-16-1004-001 etal	1/14/2025	\$125,000	\$ 125,000		19.25	6,494	\$ 129,870
							\$ 129,870

25 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	25 Acre Ind.
10-12-5-04-3001-007	11/6/2024	\$300,000	\$ 300,000		25.29	\$11,862	\$ 296,560
							\$ 296,560

Sales over 10 acres to be used for all rates over 10 acres

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	
59-22-100-041	6/2/2023	210,000	\$ 210,000		12.30	\$17,079	
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000		12.71	\$17,305	
41-06-176-043/041	6/6/2024			land imp	10.08	\$27,984	
18-16-300-028/030	6/14/2024				16.38	\$18,314	
59-22-100-041	6/2/2023	210,000	\$ 210,000		12.30	\$17,079	
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000		12.71	\$17,305	
10-12-5-16-1004-001 etal	1/14/2025	\$125,000	\$ 125,000		19.25	\$6,494	
10-12-5-04-3001-007	11/6/2024	\$300,000	\$ 300,000		25.29	\$11,862	
						\$16,678	
					Use	\$16,700	

30 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	30 Acre Ind.
27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000	30	3,300	99000

40 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	40 Acre Ind.
27-10-5-05-2004-000	5/21/2021	\$ 102,500	\$ -	\$ 102,500	40	2,563	102500

100 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Net Acres	Rate/Acre	100 Acre Ind.
27-10-5-15-1001 & 4001-001	3/21/2021	\$ 180,000	\$ -	\$ 180,000	76.3	2,359	235,911