

Land Value Analysis

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. The attached pages contain the analysis performed by the Burt Township assessor to determine current land values. These land value conclusions have been used in the determination of 2026 assessed values. As required, the sales gathered and analyzed cover the period from 4/1/2023 – 3/31/2025. Sales used have been determined to be arm's length transactions and do not include outliers that possibly have unusual sales circumstances or do not represent current market values adequately.

LAND TABLE: ACREAGE						
PARCEL NUMBER	ADDRESS	DATE SOLD	SALE PRICE	ACRE	\$/ACRE	NOTE
1-2 ACRE						
162-019-400-010-00	5009 ONAWAY RD	04/05/24	\$5,500	0.81	\$6,790	
162-019-400-010-00	DEVEREAUX LK RD	01/30/24	\$13,000	1.00	\$13,000	
2.5-4 ACRES						
130-027-300-017-00	N EAST MULLETT LK RD	04/21/23	\$20,000	2.78	\$7,194	
130-026-400-011-00	1082 OLD SCHOOL RD	09/21/23	\$25,000	3.57	\$7,003	
130-024-313-122-01	644 W DEVEREAU LK RD	05/17/24	\$44,000	3.60	\$12,222	
5 ACRES						
120-008-400-006-02	4376 W BURT LAKE RD	04/10/23	\$55,000	5.00	\$11,000	
120-013-400-004-00	TOPINBEE MAIL RTE	05/02/24	\$35,000	5.00	\$7,000	
130-020-100-001-00	WOODMANSEE	12/22/23	\$36,000	5.00	\$7,200	
130-024-300-013-01		05/17/24	\$44,000	5.00	\$8,800	
120-013-400-003-02	S EXTENSION RD	12/31/24	\$29,911	5.40	\$5,539	RV
120-024-200-009-00	2845 S EXTENSION RD	06/17/24	\$35,000	5.69	\$6,151	
7-10 ACRE						
130-024-300-013-01		01/08/24	\$55,000	9.50	\$5,789	
161-025-400-018-00		05/03/24	\$35,000	9.84	\$3,557	
120-025-100-007-04	6654 NUMBERS RD	12/11/24	\$40,124	10.00	\$4,012	
120-019-115-141-00	PENNY R	08/28/23	\$66,000	10.10	\$6,535	
120-024-200-008-04	S EXTENSION RD	03/06/25	\$26,741	7.20	\$3,714	RV
120-036-203-021-00	848 PIPELINE ED	08/08/24	\$25,000	8.61	\$2,904	
120-036-203-021-01	PIPELINE RD	09/04/24	\$37,500	8.61	\$4,355	
161-025-400-018-00		05/30/24	\$35,000	9.84	\$3,557	
15-20 ACRE						
161-C09-000-097-00	1717 WAH BEE AVE	10/23/23	\$82,500	13.73	\$6,009	
120-036-400-001-04	118 HORIZON TR	06/24/24	\$80,000	16.52	\$4,843	
120-018-100-002-02	HARDWOOD RD	09/12/24	\$49,900	20.00	\$2,495	
041-035-100-015-00		04/13/23	\$34,500	19.00	\$1,816	
200-036-200-006-00		05/15/23	\$47,000	22.00	\$2,136	
25-30 ACRE						
161-025-400-015-00	4728 CLUB RD	05/10/24	\$99,900	24.86	\$4,019	
120-019-114-131-01	PENNY RD	02/28/25	\$132,000	30.80	\$4,286	
161-030-100-001-01	4061 BANWELL RD	06/07/23	\$87,500	24.00	\$3,646	
161-025-400-015-00	4728 CLUB RD	05/10/24	\$99,900	24.86	\$4,019	
130-003-100-003-00		06/27/24	\$181,000	31.24	\$5,794	
40 ACRE						
120-036-100-005-00	NEEDLES RD	07/15/24	\$201,000	37.40	\$5,374	
130-026-200-008-01	1440 COOK RD	07/20/23	\$160,000	41.20	\$3,883	
103-032-300-004-00		01/11/24	\$55,000	42.00	\$1,310	
50 ACRE						
02-05-24-200-003	MUNGER RD	03/06/24	\$105,000	60.00	\$1,750	
140-015-400-008-00	MANN RD	03/22/24	\$180,000	69.00	\$2,609	
011-034-300-001-00		01/17/24	\$111,200	70.00	\$1,589	
231-002-200-001-00		05/01/23	\$165,000	79.00	\$2,089	

100 ACRE						
091-021-400-001-00	CARLSON RD	07/20/23	\$360,000	80.00	\$4,500	
030-003-100-002-00	HEBRON MAIL RTE	10/22/24	148000	98.00	\$1,510	
080-023-200-004-00	W DOTSKI RD	12/30/24	175000	100.00	\$1,750	
091-010-300-001-00	WALLACE RD	08/20/24	125000	115.88	\$1,079	

RV=RESIDUAL LAND VALUE

ACRE	RANGE PER ACRE	2026 VALUE
1	\$5500-\$13,000	\$7,500
1.5		\$8,200
2	\$7003-\$12,222	\$14,000
2.5		\$16,000
3		\$22,000
4		\$24,000
5	\$5539-\$11,000	\$32,500
7	\$2904-\$5789	\$28,000
10		\$40,000
15	\$1816-\$6009	\$52,500
20		\$70,000
25	\$3646-\$5794	\$72,000
30		\$82,000
40	\$1310-\$5374	\$80,000
50	\$1589-\$2609	\$100,000
100	\$1079-\$4500	\$200,000

Due to limited vacant land sales of various size acreage parcels, sales from neighboring townships as well as several residual land values were used in the calculations.

LAND TABLES: PLATTED LOTS & UNPLATTED LOTS						
Parcel Number	Street Address	Sale Date	Sale Price	Front Ft	\$/FF	NOTE
RURAL						
120-013-406-060-00	S EXTENSION RD	07/27/24	\$10,473.00	163.00	\$64	RV
120-002-200-002-00	W BIRCHWOOD RD	06/26/23	\$9,473.00	300.00	\$32	RV
130-N11-004-025-00	1260 NEWELL	12/19/23	\$11,740.00	100.00	\$117	
130-N11-001-013-00	ARTHUR ST	03/27/24	\$19,500.00	250.00	\$78	
LOT						
120-R37-000-001-00	277 RANCH RD	07/19/24	\$10,612.00	100.00	\$106	RV
120-024-200-008-01	S EXTENSION RD	05/03/24	\$23,354.00	220.00	\$106	RV
130-027-300-017-00	OLD SCHOOL RD	04/21/23	\$20,000.00	180.00	\$111	
120-E19-000-005-00	654 EAGLES NEST RD	04/18/23	\$35,000	470.00	\$74	
120-M31-000-004-00	1931 SHIAWASSEE RD	12/11/23	\$18,000	200.00	\$90	
120-M31-000-008-00	1851 SHIAWASSEE RD	01/08/24	\$16,000	100.00	\$160	
130-N11-006-001-00	E GRAND BLVD	07/14/23	\$23,100	225.00	\$103	
WATER INF-UNPLATTED						
130-P15-012-008-00	MULLETT TWP	05/08/23	\$16,000	50.00	\$320	
161-L65-000-115-00	TUSC TWP	06/23/23	\$39,000	130.00	\$300	
130-031-200-036-00	5277 WOODSIDE PARK	10/08/24	\$40,000	120.00	\$333	
161-L65-000-090-00	6171 FOXWOOD CT	10/31/24	\$35,000	160.00	\$219	
WATER INF-PLATTED						
162-006-200-001-11	INDIAN WOOD TRLS	07/20/23	\$219,900	500.00	\$440	
120-C11-000-006-03		07/12/24	\$90,000	200.0	\$450	
130-016-100-020-00	3845 MIAMI BEACH DR	06/07/24	\$38,000	109.0	\$349	
161-L47-000-032-00	LINK ESTATES	12/31/24	\$45,000	120.0	\$375	
RV=RESIDUAL LAND VALUE						
	RANGE	2026 VALUE				
LOTS	\$74-\$160	\$95				
RURAL	\$32-\$117	\$60				
WATER INF UNPLATTED	\$219-\$333	\$275				
WATER INF PLATTED	\$349-\$450	\$375				

Due to limited vacant land sales, sales from neighboring townships as well as several residual land values were used in the calculations.

LAND TABLES: E BURT LAKE & W BURT LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Front Ft	\$/FF	NOTE
EAST BURT LAKE						
120-W41-000-007-00	7521 FEATHER LN	12/15/23	\$245,305	89	\$2,756	RV
120-014-200-019-00	3707 WHITE GOOSE DR	07/24/23	\$252,980	100	\$2,530	RV
120-G25-000-015-00	3711 GREENMAN'S PT	07/07/23	\$313,957	135	\$2,326	RV
120-026-200-018-00	1553 NIPPISSING TR	05/26/23	\$307,455	100	\$3,075	
WEST BURT LAKE						
120-008-400-012-00	4720 W BURT LK RD	02/01/24	\$397,860	100	\$3,979	RV
120-017-100-012-02	10546 BURT LK TRL	08/30/23	\$357,128	100	\$3,571	
120-008-400-005-01	4552 W BURT LK RD	03/20/23	\$344,013	104	\$3,308	
120-H34-000-005-00	3216 W BURT LK RD	09/06/24	\$168,337	50	\$3,367	RV
120-003-413-126-00	5090 NORTHBAY WAY	12/03/24	\$408,437	135	\$3,025	RV
WATER INF/LAKEVIEW						
120-B09-000-003-00	10634 CHICKAGAMI TRL	11/03/23	\$92,930	150	\$620	
162-006-200-001-11	W INDIAN WDS TRL	7/20/2023	\$219,900	500	\$440	
161-L65-000-115-00	LINK BLVD	6/23/2023	\$39,000	130	\$300	
BACK LOT						
120-E19-000-005-00	654 EAGLES NEST RD	04/18/23	\$35,000	470	\$74	
120-014-100-006-00	3750 GREENMAN'S PT	06/30/23	\$33,167	206	\$161	RV
120-M31-000-004-00	1931 SHIAWASSEE RD	12/11/23	\$18,000	200	\$90	
120-M31-000-008-00	1851 SHIAWASSEE RD	01/08/24	\$16,000	100	\$160	

RV=RESIDUAL LAND VALUE

	RANGE	2025 VALUE
E BURT LK	\$2326-\$3075	\$2,800
W BURT LK/INDIAN PTE	\$3025-\$3979	\$3,750
WATER INF/LKVIEW	\$300-\$620	\$375
BK LOT	\$74-\$161	\$80

Due to limited vacant land sales, sales from neighboring townships as well as several residual land values were used in the calculations.