

Kinross Charter Township 2024 Vacant Land Study

2023 STUDY - IMPACTS 2024 ASSESSMENTS

	PIN	SEC/TWN/RANGE	SALEDATE	LIBER/PAGE	SALE \$	ACRE/RD	CLASS	ROAD	TOPO	COVER	PWR	\$/UNIT	COMMENT
ARBOR RIDGE ESTATES	008-230-062-00	SEC 35 T45N R1W	02/09/21	1338-1118	5,500	130.00	407	PA-S Deer Run	LE	HW	YES	42	
	008-240-015-00	SEC 35 T45N R1W	07/20/23	1391-103	10,000	220.00	407	PA- Deer Run	LE	HW	YES	45	
	008-240-017-00	SEC 35 T45N R1W	07/12/23	1391-499	5,000	110.00	407	PA-Daisy's Way	LE	HW	YES	45	
	008-240-018-00	SEC 35 T45N R1W	06/01/22	1369-1008	6,000	111.44	407	PA-Daisy's Way	LE	HW	YES	54	
	008-240-019-00	SEC 35 T45N R1W	09/08/22	1376-167	6,000	120.87	407	PA-Daisy's Way	LE	HW	YES	50	
	008-240-021-00	SEC 35 T45N R1W	08/13/21	1352-937	10,000	220.00	407	PA-Daisy's Way	LE	HW	YES	45	
	008-240-027-00	SEC 35 T45N R1W	08/31/21	1253-471	10,000	220.00	407	PA-Daisy's Way	LE	MI	YES	45	
					52,500	1132.3							
ARBOR RIDGE ESTATES ROADS									FINAL AVERAGE PER FF			\$ 47	
				WEIGHTED AVERAGE		\$ 46			MINIMUM PRICE PER FF		\$ 42		
				NUMBER OF SALES		7			MAXIMUM PRICE PER FF		\$ 54		
SMALL ACREAGE	004-111-023-40	SEC 11 T46N R1W	3/2/22	1364-675	7,500	2.06	402	W 7 3/4 MILE	LVL	WOODED	YES	3,650	
	008-029-001-85	SEC 29 T45N R1W	4/15/21	1343-444	10,000	3.84	402	PA- M-80	LE/ROL	WOODED	YES	2,601	
	008-035-004-20	SEC 35 T45N R1W	12/1/22	1386-1195	14,000	3.88	402	PA-DARRINS WAY	LVL	WOODED	YES	3,608	
	008-035-004-45	SEC 45 T45N R1W	6/16/20	1322-340	10,000	2.16	402	PA-DARRINS WAY	LE	WOODED	YES	4,630	
	008-069-017-50	SEC 19 T45N R2W	01/08/21	1337-202	22000	4.1	402	STRAWBERRY LANE	LE	WOODED	YES	5366	
	008-075-004-00	SEC 25 T45N R2W	05/11/21	1345-150	12,000	2.67	202	W M-80	LVL	OPEN	YES	4,496	
	008-075-026-75	SEC 25 T45N R2W	10/15/21	1356-42	18,000	3.81	402	LAKEVIEW RD	ROLL	WOODED	YES	4,723	
	015-223-039-00	SEC 23 T44N R6W	08/25/21	1352-1007	14,000	3.95	402	PA M-123	ROLL	WOODED	YES	3,544	
				85,500	22.37								
SMALL ACREAGE									FINAL AVERAGE PER ACRE			\$ 3,893	
				WEIGHTED AVERAGE		\$ 3,822			MINIMUM PRICE PER ACRE		\$ 2,601		
				NUMBER OF SALES		4			MAXIMUM PRICE PER ACRE		\$ 4,723		
10 ACRES M/L	008-076-019-35	SEC 26 T45N R2W	11/19/21	1358-451	17,000	9.82	402	W KALLIO RD	LVL	WD	YES	1,731	
	008-076-019-40	SEC 26 T45N R2W	1/12/22	1362-1048	27000	9.82	402	W KALLIO RD	LVL	WD	YES	2749	
	009-017-005-50	SEC 17 T43N R1E	9/30/21	354-1020	15,000	9.75	402	E M-48	LVL	WD	YES	1,538	
	009-084-006-50	SEC 34 T44N R1E	7/21/22	1372-731	25,000	9.50	402	PA-GOGOMAIN	LVL	WD	YES	2,632	
	011-101-005-00	SEC 1 T44N R3W	6/16/22	1370-1229	25,000	9.30	402	GR/TURNER RD	LVL	WD	YES	2,687	
	014-184-005-00	SEC 34 T46N R4W	11/1/21	1357/55	22,000	10.00	402	N/A	LVL	WD	NO	2,200	
					104,000	48.37							
10 ACRES M/L									FINAL AVERAGE PER ACRE			\$ 2,158	
				WEIGHTED AVERAGE		\$ 2,150			MINIMUM PRICE PER ACRE		\$ 1,538		
				NUMBER OF SALES		6			MAXIMUM PRICE PER ACRE		\$ 2,687		

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20 ACRES M/L	004-107-002-00	SEC 1 T46N R1W	1/17/2023	1383-46	29,000	20.00	402	GR- 7 MILE RD	ROLL	OP/WD	NO	1,450		
	008-076-019-35 ETC	SEC 26 T45N R2W	02/07/21	1340-251	18,000	19.50	402	PA-W KALLIO	LVL	OP/WD	YES	923		
	011-101-012-40	SEC 1 T44N R3W	09/06/22	1375-445	27,000	17.59	402	PA- H-40	LVL	WD	YES	1,535		
	011-114-009-00	SEC 14 T44N R3W	09/27/22	1376/951	33,000	20.00	402	N/A	LVL/ROL	WD	NO	1,650		
	015-133-010-00	SEC 33 T44N R5W	10/27/22	1378-990	32,000	19.00	402	GR- OZARK RD	ROLL	WD	YES	1,684		
						139,000	96.09							
	20 ACRES M/L										FINAL AVERAGE PER ACRE		\$ 1,448	
					WEIGHTED AVERAGE		\$ 1,447			MINIMUM PRICE PER ACRE		\$ 923		
					NUMBER OF SALES		5			MAXIMUM PRICE PER ACRE		\$ 1,684		
40 + ACRES M/L	008-071-002-00	SEC 21 T45N R2W	08/23/22	1374-736	115,000	119.00	402	W THOMPSON RD	LVL	WOODED	YES	966	008-071-003-00	
	008-071-002-00 +	SEC 21 T45N R2W	08/23/22	1374-736	115,000	119.00	402	POSTMA/JOHNSON	LVL	OP/WD	NO	966		
	008-071-011-00	SEC 21 T45N R2W	01/06/21	1342-672	30,000	39.50	402	PA-PLOEGSTRA RD	LVL	WOODED	YES	759		
	009-012-017-00	SEC 12 T43N R1E	03/23/22	1365-1135	90,000	79.00	402	GR- 2 26 MILE RD	ROLL	WOODED	YES	1,139		
	009-057-005-00	SEC 7 T44N R1E	03/24/23	1385-1181	45,000	40.00	402	GR-E 19 MILE	ROLL	WOODED	YES	1,125		
	011-006-004-00	SEC 6 T44N R2W	06/08/20	1322-609	32,500	30.55	402	2 TRK- W 23 MILE	LVL	WD/OP	YES	1,064		
	011-019-002-00 +	SEC 19 T44N R2W	06/30/22	1371-839	45,000	45.00	402	N/A	LVL/ROLL	WOODED	NO	1,000		
	011-081-007-00	SEC 31 T45N R2W	08/16/21	1352-493	80,000	80.00	402	W 18 MILE RD	LVL	WOODED	YES	1,000		
						552,500	552.05							
40 ACRES M/L										FINAL AVERAGE PER ACRE		\$ 1,003		
					WEIGHTED AVERAGE		\$ 1,001			MINIMUM PRICE PER ACRE		\$ 759		
					NUMBER OF SALES		8			MAXIMUM PRICE PER ACRE		\$ 1,139		
AGRICULTURE ACRES	009-174-001-00	SEC 24 T44N R1E	04/30/20	1319-1053	72,000	77.00	102	PA- M-129	LVL	OP/WD	YES	935		
	009-186-011-00	SEC 36 T44N R1W	02/26/21	1340-244	75,000	73.30	102	PA W TOWNLINE RD	LVL	OP	YES	1,023		
	011-005-007-00	SEC 5 T44N R2W	05/08/20	1320-827	65,500	69.80	102	PAV- TLSON RD	LVL	OPEN	YES	938		
	011-080-005-00	SEC 30 T45N R2W	06/14/21	1347-541	45,000	51.54	102	W PLOEGSTRA RD	LVL	OPEN	YES	873		
	011-025-005-35	SEC 25 T44N R2W	07/08/22	1372-56	85,000	64.50	102	S STEINBECK RD	LVL	OPEN	YES	1,318		
	011-121-007-00	SEC 21 T44N R3W	05/13/22	1368-899	282,000	117.00	102	BISCUIT RD	LVL	OPEN	YES	2,410		
	011-186-003-00	SEC 26 T45N R3W	09/01/22	1375-136	168,000	158.00	102	W 17 MILE RD	LVL	OPEN	YES	1,063		
						510,500	494.14							
	AGRICULTURAL ACRES										FINAL AVERAGE PER AG ACRE		\$ 1,025	
					WEIGHTED AVERAGE		\$ 1,033			MINIMUM PRICE PER ACRE		\$ 1,318		
					NUMBER OF SALES		6			MAXIMUM PRICE PER ACRE		\$ 873		

Kinross Charter Township 2024 Vacant Land Study

	PIN	SEC/TWN/RANGE	SALEDATE	LIBER/PAGE	SALE \$	ACRE/RD	CLASS	ROAD	TOPO	COVER	PWR	\$/UNIT	COMMENT
401 RURAL ROAD FRONT	002-325-066-00	SEC 7 T45N R2E	11/12/21	1357-184	8,000	150.0	402	PA-SCENIC DR	LVL	WOODED	YES	53	
	008-034-012-00	SEC 34 T455N R1W	09/24/19	1310-294	8,500	132.0	402	M-80	LVL	WOODED	YES	64	
	008-034-012-10	SEC 34 T455N R1W	02/13/20	1316-269	10,000	150.0	402	M-80	LVL	WOODED	YES	67	
	008-240-018-00	SEC 35 T45N R1W	06/01/22	1369-1008	6,000	111.44	407	PA-Daisy's Way	LVL	HW	YES	54	
	008-025-004-40	SEC 35 T45N R1W	07/01/20	1324-78	9,000	175.0	402	PA S DARRINS WAY	LVL	WOODED	YES	51	
	008-073-025-00	SEC 23 T45N R2W	09/24/13	1166/793	8,000	102.0	402	PA-Kinross Rd	LVL	MI/OP	YES	78	
	009-163-001-60	SEC 13 T44N R1W	10/04/21	1355-631	14,000	266.3	402	PA-W 20 MILE	LVL	WOODED	YES	53	
	401 RURAL ROAD FRONT					63,500	1086.75						
FINAL AVERAGE PER ROAD FF											\$ 60		
WEIGHTED AVERAGE							\$ 58	MINIMUM PRICE PER FF					\$ 51
NUMBER OF SALES							7	MAXIMUM PRICE PER FF					\$ 78
301- AGGREGATE	PARCEL #	LOCATION	SALE DATE	LIBBE / PAGE	SALE PRICE		IMPROVE- MENTS	RESID VACANT LAND VALUES			TOTAL ACRES		PRICE PER ACRE
	014-066-007-00	M221 / M28	7/19/2018	1284-848	75,000		0	80,000			14.74 AC		5,427
	008-065-008-00	8870 THOMPSON	7/21/2000	1144-609	50000		0	50,000			37.00 AC		1,351
	301 -IND AGGREGATE PIT ACREAGE								130,000		51.74 AC		
FINAL AVERAGE PER ACRE											2,513		
310- LEASE LAND	PARCEL #	LOCATION	SALE DATE	LIBBE / PAGE	SALE PRICE		MINUS IMPROVE- MENTS	RESIDUAL VACANT LAND VALUES			TOTAL ACRES		PRICE PER ACRE
	008-789-500-018-00	17461 S MORRIS	9/21/2014	BILL OF SALE	325,814		302,457	23,357			2.40 AC		9,732
	008-789-500-022-00	17422 S DOLAN	7/1/2022	1371-1212	345,000		330,596	14,404			2.95 AC		4,883
	008-075-073-00	6067 W M80	9/10/2018	1289-59	40,000		26,845	13,155			2.02 AC		6,512
	008-030-001-85	5030 W KINCHELOE	8/9/2009	1076-862	238,000		192,727	45,273			8.63 AC		5,246
310 - LEASED LAND ACREAGE								96,189		16.00 AC			
FINAL AVERAGE PER LEASED ACI											\$ 6,012		
WF - KINROSS LAKE	PARCEL #	LOCATION	SALE DATE	LIBRE/ PAGE	SALE PRICE		MINUS IMPROV'MNT	RESID VAC LAND VALUE			TOTAL FRONT FT		PRICE PER FRONT FT
	075-044-00	6518 Feole Rd	8/6/19	1308-572	160,000		133,407	26,593			82.86		320.94
	075-041-00	6488 Feole Rd	3/13/22	1364-755	215,000		96,749	118,251			282.97		417.89
	450-022-00	6452 Feole Rd	10/15/21	1355-1030	200,000		116,989	83,011			166.26		499.28
	450-007-00	6571 Lakeview	4/27/22	1368-512	129,900		43,348	86,552			185.28		467.14
	450-017-00	6292 Lakeview	7/3/23	1391-520	77,500		38,307	39,193			72.00		544.35
	450-018-00	6344 Feole Rd	10/13/23	1397/375	193,000		112,229	80,771			112.50		717.96
	450-014-00	4463 W M-80	4/14/23	1386-1019	135,000		110,540	24,460			76.00		321.84
	450-003-00	6599 Lakeview	8/17/22	1352-140	120,000		73,319	46,681			83.20		561.07
KINROSS LAKE FRONTAGE								505,512		1061.07			
FINAL AVERAGE PER WF FT											\$ 481		

Kinross Charter Township 2024 Vacant Land Study

	PARCEL #	LOCATION	SALE DATE	LIEER / PAGE	SALE PRICE		MINUS IMPROVE-MENTS	RESIDUAL VACANT LAND VALUE	ROAD FRONT/ ACRE	PICE PER FRONT FOOT	
201-COMM & 301-IND & 401-RES VAC LAND	PRIMARY M-80 COMMERCIAL & IND										
	005-260-001-00	E M-134	3/18/2021	1341-357	31,000			31,000	155.00 RD	200	
	005-220-005-00	E M-134	3/18/2021	1341-358	28,500			28,500	132.70 RD	215	
	008-300-027-00	4914 W M80	04/16/19	1300-533	55,000		0	55,000	186.62 RD	295	
	009-186-022-74	M-129	09/10/20	1328-1110	45,000			45,000	200.00 RD	225	
	011-240-020-10	S MACKINAC TR	11/02/20	1332/615	21,557			21,557	50.00 RD	431	
								181,057	724.32		
							WEIGHTED AVERAGE	250	PER FF	FINAL AVERAGE PER FF	\$ 273
	SECONDARY COMMERCIAL& IND & RES ROAD FRONT										
	270-733-00	24 Shadowood	8/26/22	1374-998	61,000	Duplex x 1		50,562	10,438	68.40	153
	270-946-00	56 Partridge	8/5/22	1373-802	135,000	SF/RenDup		111,553	23,447	151.80	154
	260-449-00	1 Sheila	6/30/22	1371-551	52,000	Duplex x1		36,740	15,260	68.40	223
	271-013-00	19 Erin PI	6/21/22	1371-24	55,000	Duplex x 1		41,827	13,173	58.56	225
	271-016-00	29 ERIN PL	11/11/22	1379-658	55,000	Duplex x 1		37,136	17,864	57.00	313
	260-349-00	11 Monteray	5/12/22	1368-1119	150,000	Sing Fam		131,626	18,374	92.16	199
271-012-00	17 Erin PI	6/18/22	1371-22	67,000	Duplex x 1		52,761	14,239	56.4	252	
							112,795	552.72			
								FINAL AVERAGE RD FRONT RATE	204		
KINCHELOE RES RD FRONT	270-733-00	24 Shadowood	8/26/22	1374-998	61,000	Duplex x 1	50,562	10,438	68.40	153	
	270-946-00	56 Partridge	8/5/22	1373-802	135,000	SF/RenDup	111,553	23,447	151.80	154	
	260-449-00	1 Sheila	6/30/22	1371-551	52,000	Duplex x1	36,740	15,260	68.40	223	
	271-013-00	19 Erin PI	6/21/22	1371-24	55,000	Duplex x 1	41,827	13,173	58.56	225	
	271-016-00	29 ERIN PL	11/11/22	1379-658	55,000	Duplex x 1	37,136	17864	57	313	
	260-349-00	11 Monteray	5/12/22	1368-1119	150,000	Sing Fam	131,626	18,374	92.16	199	
	260-355-00	23 Monteray	11/16/21	1357-1259	155,000	Sing Fam	123,388	31612	88.27	358	
	271-012-00	17 Erin PI	6/18/22	1371-22	67,000	Duplex x 1	52,761	14,239	56.4	252	
								94,931	495.72		
								FINAL AVERAGE RD FRONT RATE	192		
BIRCH	250-047-00	2 BIRCH PLACE	9/29/22	1379-33	165,000	Sing Fam	120,376	44,624	150.96	296	
	250-045-00	6 BIRCH PLACE	11/17/22	1379-943	182,500	Sing Fam	136,590	45,910	140.05	328	
							90,534	291.01			
								FINAL AVERAGE RD FRONT RATE	311		

Kinross Charter Township 2024 Vacant Land Study

GOLF COURSE	PARCEL #	LOCATION	SALE DATE	LIBBE / PAGE	SALE PRICE	IMPROVE-MENTS	RESID VACANT LAND VALUES	TOTAL ACRES	PRICE PER ACRE	
	260-306 & 307	23 & 24 PARKSII	9/16/22	1276-386	142,000	Duplex x 2	111,632	30,368	111.14	273
	260-316 & 317	1 & 3 Parkside	3/2/22	1364-710	130,000	Duplex x 2	104,065	25,935	100.61	258
	270-961-00	15 Fairway	5/31/22	1369-888	150,000	Sing Fam	131,163	18,837	53.73	351
	270-862 & 863	9 & 11 Partridge	9/9/22	1375-945	128,000	Duplex x 2	99,727	75,140	265.48	283
							150,280	530.96		
	FINAL AVERAGE RD FRONT RATE								283	

201- COMMERCIAL	PARCEL #	LOCATION	SALE DATE	LIBBE / PAGE	SALE PRICE	IMPROVE-MENTS	RESID VACANT LAND VALUES	TOTAL ACRES	PRICE PER ACRE
	012-026-045-15	RVERSIDE DR	10/25/18	1292/125	30,000	0	30,000	9.75 AC	3,077
	012-026-045-15	RIVERSIDE DR	03/03/17	1250/757	28,500	0	28,500	9.8 AC	2,908
							58,500	19.55 AC	
	FINAL AVERAGE PER ACRE								\$2,992