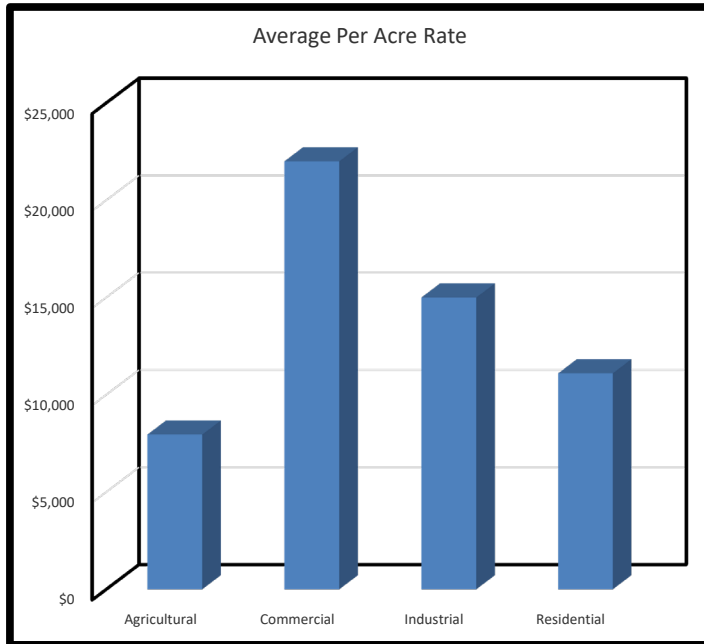


Sparta Township 2026 Average Per Acre Rate			
Agricultural	Commercial	Industrial	Residential
\$7,950	\$22,000	\$15,000	\$11,100



SPARTA TOWNSHIP

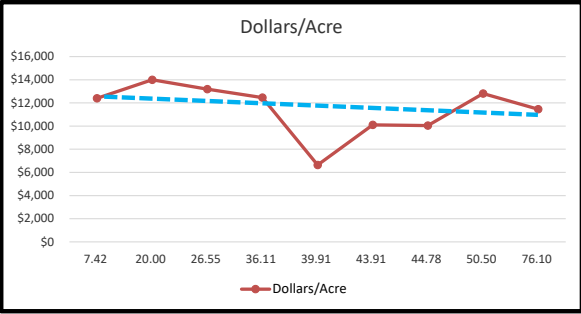
160 E. Division St, Sparta MI 49345
(616) 887-8863 Fax (616) 887-3823
www.spartatownship.org

TYPICAL LAND VALUE ADJUSTMENT REASONS

- SUPERIOR LOCATION-POSITIVE ADJUSTMENT
- LAKE INFLUENCE-POSITIVE ADJUSTMENT
- RIVER INFLUENCE-POSITIVE ADJUSTMENT
- CREEK INFLUENCE-POSITIVE ADJUSTMENT
- POND INFLUENCE-POSITIVE ADJUSTMENT
- SUPERIOR ACCESS-POSITIVE ADJUSTMENT
- SUPERIOR LOCATION-POSITIVE ADJUSTMENT
- ZONING ENTITLEMENTS-POSITIVE ADJUSTMENT
- ADVERSE TOPOGRAPHY-NEGATIVE ADJUSTMENT
- INFERIOR LOCATION-NEGATIVE ADJUSTMENT
- INFERIOR ACCESS-NEGATIVE ADJUSTMENT
- NON-CONFORMING-NEGATIVE ADJUSTMENT
- ADVERSE SHAPE-NEGATIVE ADJUSTMENT
- NO ROAD FRONTAGE-NEGATIVE ADJUSTMENT
- SUPERIOR ACCESS-POSITIVE ADJUSTMENT
- INFERIOR LOCATION-NEGATIVE ADJUSTMENT
- ENCUMBERED BY EASEMENTS-NEGATIVE ADJUSTMENT

2026
Sparta Township
Agricultural
Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
41-05-16-400-010	2787 13 MILE RD NW	12/04/24	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$26,800	29.13	\$88,648	\$92,000	\$88,648	290.0	0.0	7.42	\$317	\$12,399	\$0.28	290.00	ST01	PTA	
41-09-30-100-022	4500 6 MILE RD NW	04/17/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$57,100	20.39	\$136,495	\$280,000	\$136,495	900.0	0.0	20.00	\$311	\$14,000	\$0.32	900.00	0.00	202304180020734	
41-09-29-200-034	5118 HENDERSHOT AVE NW	11/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,000	26.59	\$195,685	\$350,000	\$194,775	833.4	1283.1	26.55	\$420	\$13,183	\$0.30	833.35	833.35	202312110070061	
41-09-08-100-015	7320 FRUIT RIDGE AVE NW	10/14/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$121,400	26.98	\$242,856	\$450,000	\$242,856	66.0	0.0	36.11	\$6,818	\$12,462	\$0.29	66.00	0.00	202410240060221	
41-01-29-300-005	14200 FRUIT RIDGE AVE	08/18/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,200	38.94	\$206,335	\$265,000	\$206,335	940.0	0.0	39.91	\$282	\$6,640	\$0.15	940.00	TT01	PTA	
41-05-08-200-006	3450 15 MILE RD NW	11/04/24	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$131,700	29.66	\$276,633	\$444,000	\$276,633	1,932.0	990.0	43.91	\$230	\$10,112	\$0.23	1,932.00	ST01	20241113-0064247	
41-05-05-300-023	12480 FRUIT RIDGE AVE NW	05/31/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$130,400	28.98	\$273,861	\$450,000	\$273,861	1,735.0	0.0	44.78	\$259	\$10,049	\$0.23	1,735.00	ST01	PTA	
41-09-12-200-033	7436 VINTON AVE NW	10/16/24	\$646,560	WD	03-ARM'S LENGTH	\$646,560	\$171,900	26.59	\$343,795	\$646,560	\$343,795	497.2	0.0	50.50	\$1,300	\$12,803	\$0.29	497.21	0.00	202410210059069	
41-05-26-200-019	1104 12 MILE RD NW	06/13/23	\$872,000	WD	03-ARM'S LENGTH	\$872,000	\$205,500	23.57	\$426,160	\$872,000	\$426,160	840.0	0.0	76.10	\$1,038	\$11,459	\$0.26	840.00	ST01	PTA	
Totals:			\$3,849,560			\$3,849,560	\$1,108,000		\$2,190,468	\$3,849,560	\$2,189,558	8,033.6		345.28							
Average per Acre @ 10 Acre Equivalent:	\$7,950	Count:	9				Sale Ratio => Std. Dev. =>	28.78 5.09			Average per FF=>	\$479		Average per Acre=>	\$11,149		Average per SqFt=>	0.26		Average Parcel Size (Acres)	38.36



Sparta Township

2026 Sparta Township Agricultural Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	16,400
Small	60%	> = .25 Acres < .40	24,600
Typical	75%	> = .40 Acres < .70	30,700
Large	85%	> = .70 Acres < 1	34,800

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	40,900	40,900
1.5	260%	28,700	43,050
2	184%	22,600	45,200
2.5	138%	19,000	47,500
3	107%	16,500	49,500
4	82%	14,500	58,000
5	57%	12,500	62,500
7	24%	9,900	69,300
10	Base	7,950	79,500
15	0%	7,950	119,250
20	0%	7,950	159,000
25	0%	7,950	198,750
30	0%	7,950	238,500
40	0%	7,950	318,000
50	0%	7,950	397,500
100	0%	7,950	795,000

2026
Sparta Township
Commercial
Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Adjustments	Reason
41-01-28-353-008	28 N MAIN ST	11/28/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,400	60.89	\$54,850	\$45,000	\$39,800	266.0	0.0	0.51	\$169	\$88,235	\$2.03	266.00	TT01 PTA		0%	
41-05-22-126-028	43 APPLEWOOD DR NW	08/07/25	\$375,000	WD	03-ARM'S LENGTH	\$93,750	\$163,000	43.47	\$102,037	\$93,750	\$96,200	129.8	0.0	0.80	\$722	\$117,188	\$2.69	129.76	ST01 PTA		25% ENTITLEMENTS	
41-06-12-452-004	11795 CEDAR ROCK DR NE	1/27/2025	\$90,000	WD	03-ARM'S LENGTH	\$67,500	\$44,800	49.78	\$89,600	\$67,500	\$89,600	107.7	0.0	1.03	\$627	\$65,534	\$1.50	107.68	AG01 PTA		75% LOCATION	
41-23-21-152-004	6470 CHERRY MEADOW DR	12/6/2023	\$285,000	WD	03-ARM'S LENGTH	\$71,250	\$110,500	38.77	\$153,989	\$71,250	\$153,989	432	0.0	1.219	\$165	\$58,450	\$1.34	432.16	CA03 PTA		25% LOCATION	
41-23-21-152-009	6451 CHERRY MEADOW DR	12/20/2023	\$480,000	WD	03-ARM'S LENGTH	\$120,000	\$230,900	48.10	\$163,969	\$120,000	\$163,969	248	234.5	1.298	\$484	\$92,450	\$2.12	247.81	CA02 PTA		25% LOCATION	
41-01-32-228-003	6 N BALL CREEK RD	10/02/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$41,300	41.34	\$82,601	\$99,900	\$82,601	322.7	0.0	1.39	\$310	\$71,871	\$1.65	322.65	TT01 PTA		0%	
41-09-26-427-031	4749 ALPINE AVE NW	1/30/2024	\$700,000	WD	03-ARM'S LENGTH	\$175,000	\$252,000	36.00	\$850,000	\$175,000	\$504,000	189.0	418.0	3.230	\$926	\$54,180	\$1.24	189.00	AL01 PTA		25% LOCATION	
41-06-34-300-017	8590 ALGOMA AVE NE	1/26/2023	\$575,000	WD	03-ARM'S LENGTH	\$143,750	\$268,800	46.75	\$537,600	\$143,750	\$537,600	66.0	0.0	4.480	\$2,178	\$32,087	\$0.74	66.00	AG01 PTA		25% LOCATION	
41-09-14-200-015	6701 ALPINE AVE NW	2/15/2023	\$225,000	WD	03-ARM'S LENGTH	\$56,250	\$118,200	52.53	\$236,400	\$56,250	\$225,000	453.0	500.0	5.165	\$124	\$10,891	\$0.25	453.00	AL01 PTA		25% LOCATION	
41-23-33-100-007	10344 CHERRY VALLEY AVE	10/5/2023	\$565,000	WD	03-ARM'S LENGTH	\$141,250	\$255,900	45.29	\$442,859	\$141,250	\$442,859	366	0.0	5.280	\$386	\$26,752	\$0.61	366.00	CA04 PTA		25% LOCATION	
41-23-08-300-036	7330 KRAFT AVE SE	2/21/2024	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$337,900	43.60	\$669,855	\$775,000	\$669,855	973	0.0	17.49	\$797	\$44,311	\$1.02	973.00	CA01 PTA			
Totals:			\$4,214,900			\$1,788,650	\$1,850,700		\$3,383,760	\$1,788,650	\$3,005,473	3,553.1		41.89								
Average per Acre @ 10 Acre Equivalent:	\$22,000	Count:	11					Sale Ratio => Std. Dev. =>	103.47 6.57			Average per FF=>	\$503		Average per Acre=>	\$42,697		Average per SqFt=>	0.98		Average Parcel Size (Acres)	3.81

Sparta Township

2026 Sparta Township Commercial Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	45,300
Small	60%	> = .25 Acres < .40	67,900
Typical	75%	> = .40 Acres < .70	84,900
Large	85%	> = .70 Acres < 1	96,200

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	113,100	113,100
1.5	260%	79,200	118,800
2	184%	62,500	125,000
2.5	138%	52,400	131,000
3	107%	45,600	136,800
4	82%	40,100	160,400
5	57%	34,600	173,000
7	24%	27,300	191,100
10	Base	22,000	220,000
15	-17%	18,300	274,500
20	-31%	15,200	304,000
25	-37%	13,900	347,500
30	-43%	12,600	378,000
40	-47%	11,700	468,000
50	-49%	11,300	565,000
100	-51%	10,800	1,080,000

2026
Sparta Township
Industrial
Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acro	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Adjustments	Reason
41-23-07-100-045	6982 PATTERSON AVE SE	2/28/2023	200,000	WD	03-ARM'S LENGTH	\$50,000	\$76,600	153.20	\$153,200	\$200,000	\$153,200	298.0	0.0	1.895	\$168	\$26,385	\$0.61	298.00	CA01 PTA		25%	LOCATION
41-16-34-426-011	995 O E BIERI IND DR SE	7/28/2023	130,000	WD	03-ARM'S LENGTH	\$65,000	\$58,500	90.00	\$117,000	\$130,000	\$117,000	298.0	0.0	2.02	\$218	\$32,178	\$0.74	298.00	VE01 PTA		50%	LOCATION
41-09-24-176-007	5720 COMSTOCK PARK DR NW	02/16/24	\$315,000	WD	03-ARM'S LENGTH	\$78,750	\$97,200	123.43	\$194,400	\$315,000	\$194,400	382.7	551.7	3.99	\$206	\$19,737	\$0.45	382.74	AL01 202402190008362		25%	LOCATION
41-01-33-105-007	2152 17 MILE RD	04/08/2025	\$95,000	LTG	CURRENT LISTING	\$85,500	\$32,000	37.43	\$200,000	\$200,000	\$200,000	600.0	0.0	4.11	\$333	\$48,662	\$1.12	600.00	TT01 CURRENT LISTING		90%	CURRENT LISTII
41-01-34-100-027	2154 17 MILE RD	04/08/2025	\$110,000	LTG	CURRENT LISTING	\$99,000	\$44,000	44.44	\$45,843	\$99,000	\$45,843	66.0	0.0	5.50	\$1,500	\$18,000	\$0.41	67.00	TT01 CURRENT LISTING		90%	CURRENT LISTII
41-05-23-176-006	252 GARDNER ST E NW	10/24/2025	250,000	WD	03-ARM'S LENGTH	\$125,000	\$102,000	81.60	\$204,000	\$250,000	\$204,000	374.0	0.0	5.68	\$334	\$21,999	\$0.51	374.00	ST01 PTA		50%	ALLOCATION
41-01-34-100-026	2150 17 MILE RD	04/08/2025	\$160,000	LTG	CURRENT LISTING	\$144,000	\$64,000	44.44	\$45,842	\$144,000	\$45,842	66.0	0.0	8.11	\$2,182	\$17,756	\$0.41	66.00	TT01 CURRENT LISTING		90%	CURRENT LISTII

Sparta Township

2026 Sparta Township Industrial Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	30,900
Small	60%	> = .25 Acres < .40	46,300
Typical	75%	> = .40 Acres < .70	57,900
Large	85%	> = .70 Acres < 1	65,600

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	77,100	77,100
1.5	260%	54,000	81,000
2	184%	42,600	85,200
2.5	138%	35,700	89,250
3	107%	31,100	93,300
4	82%	27,300	109,200
5	57%	23,600	118,000
7	24%	18,600	130,200
10	Base	15,000	150,000
15	-17%	12,500	187,500
20	-31%	10,400	208,000
25	-37%	9,500	237,500
30	-43%	8,600	258,000
40	-47%	8,000	320,000
50	-49%	7,700	385,000
100	-51%	7,400	740,000

2026
Sparta Township
Residential
Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels	Adjustments	Reason
41-05-15-427-005	333 DORIS ST NW	02/05/24	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$16,100	32.26	\$25,700	\$49,900	\$25,700	127.3	214.8	0.33	\$392	\$150,755	\$3.46	127.26	ST01 PTA			0%	
41-05-01-476-045	12555 WINTER PINES DR NW	10/10/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,300	32.17	\$42,743	\$60,000	\$42,743	208.7	0.0	1.01	\$288	\$59,406	\$1.36	208.68	ST01 PTA			0%	
41-05-11-100-038	12251 STEBBINS AVE NW	12/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,600	32.67	\$39,132	\$60,000	\$39,132	150.0	0.0	1.14	\$400	\$52,632	\$1.21	150.00	ST01 PTA			0%	
41-05-12-200-062	12195 DIVISION AVE NW	05/16/25	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$23,400	27.37	\$49,091	\$85,500	\$49,091	150.0	330.0	1.15	\$570	\$74,348	\$1.71	150.00	ST01 20250523-0033196			0%	
41-05-16-400-049	11095 PHELPS AVE NW	08/07/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,400	57.09	\$62,734	\$55,000	\$59,478	299.2	0.0	1.41	\$184	\$39,007	\$0.90	299.21	ST01 PTA			0%	
41-05-12-326-009	11909 LONG LAKE DR NW	07/02/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,700	36.93	\$55,433	\$75,000	\$55,433	155.0	417.5	1.48	\$484	\$50,676	\$1.16	155.00	ST02 PTA			0%	
41-05-12-401-015	167 TOBY RD NW	07/10/25	\$65,000	QC	03-ARM'S LENGTH	\$65,000	\$27,700	42.62	\$61,664	\$65,000	\$61,664	90.0	0.0	1.76	\$722	\$36,932	\$0.85	90.00	ST01 20250710-0044189			0%	
41-05-12-401-016	189 TOBY RD NW	07/10/25	\$65,000	QC	03-ARM'S LENGTH	\$65,000	\$27,700	42.62	\$61,664	\$65,000	\$61,664	90.0	0.0	1.76	\$722	\$36,932	\$0.85	90.00	ST01 20250710-0044189			0%	
41-05-01-476-047	12575 WINTER PINES DR NW	03/03/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$18,900	21.24	\$42,096	\$89,000	\$42,096	90.0	0.0	1.88	\$989	\$47,340	\$1.09	90.00	ST01 PTA			0%	
41-05-25-200-030	9999 DIVISION AVE NW	09/30/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$23,000	24.21	\$52,978	\$95,000	\$52,978	183.0	550.0	2.31	\$519	\$41,126	\$0.94	0.00	ST01 PTA			0%	
41-05-13-300-041	10947 LONG LAKE DR NW	04/27/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$24,600	30.00	\$49,200	\$82,000	\$49,200	300.0	435.9	3.00	\$273	\$27,333	\$0.63	300.00	ST01 PTA			0%	
41-05-26-300-039	1484 YOST PARKWAY NW	04/28/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,900	47.90	\$100,752	\$100,000	\$100,752	230.0	595.0	3.14	\$435	\$31,847	\$0.73	230.00	ST01 PTA			0%	
41-05-26-300-039	1484 YOST PARKWAY NW	09/19/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,600	53.00	\$141,416	\$120,000	\$141,416	230.0	595.0	3.14	\$522	\$38,217	\$0.88	230.00	ST01 PTA			0%	
41-05-27-100-048	2169 SPARTY LANE NW	11/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,000	34.44	\$137,050	\$180,000	\$137,050	317.4	0.0	3.35	\$567	\$53,731	\$1.23	317.44	ST01 PTA			0%	
41-05-27-100-049	2133 SPARTY LANE NW	05/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,100	36.06	\$132,660	\$175,000	\$132,660	454.6	0.0	3.46	\$385	\$50,578	\$1.16	454.58	ST01 PTA			0%	
41-05-27-100-043	2150 SPARTY LANE NW	05/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,000	47.14	\$147,080	\$140,000	\$147,080	645.0	0.0	4.96	\$217	\$28,226	\$0.65	644.98	ST01 20220517-0041057			0%	
41-05-26-300-038	1481 YOST PARKWAY NW	03/28/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,300	34.00	\$167,208	\$195,000	\$167,208	384.0	595.0	5.24	\$508	\$37,214	\$0.85	384.01	ST01 PTA			0%	
41-05-16-400-010	2787 13 MILE RD NW	12/04/24	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$26,800	29.13	\$88,648	\$92,000	\$88,648	290.0	0.0	7.42	\$317	\$12,399	\$0.28	290.00	ST01 PTA			0%	
41-05-24-176-011	10434 ALPINE AVE NW	03/17/25	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,800	43.40	\$103,315	\$94,000	\$103,315	330.0	0.0	9.62	\$285	\$9,771	\$0.22	330.00	ST01 PTA			0%	
41-05-24-176-011	10434 ALPINE AVE NW	10/03/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$49,200	19.68	\$109,176	\$250,000	\$109,176	330.0	0.0	9.62	\$758	\$25,988	\$0.60	330.00	ST01 PTA			0%	
41-05-03-100-016	13009 BALL CREEK RD NW	11/08/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$49,800	71.14	\$99,600	\$70,000	\$99,600	1,670.0	0.0	13.30	\$42	\$5,263	\$0.12	1,670.00	ST01 PTA		41-05-03-100-013	0%	
41-05-05-300-023	12480 FRUIT RIDGE AVE NW	05/31/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$130,400	28.98	\$273,861	\$450,000	\$273,861	1,735.0	0.0	44.78	\$259	\$10,049	\$0.23	1,735.00	ST01 PTA			0%	
41-05-26-200-019	1104 12 MILE RD NW	06/13/23	\$872,000	WD	03-ARM'S LENGTH	\$872,000	\$205,500	23.57	\$426,160	\$872,000	\$426,160	840.0	0.0	76.10	\$1,038	\$11,459	\$0.26	840.00	ST01 PTA			0%	
Totals:			\$3,519,400			\$3,519,400	\$1,130,800		\$2,469,361	\$3,519,400	\$2,466,105	9,299.2		201.36									
Average per Acre @ 10 Acre Equivalent:		\$11,100	Count:	18			Sale Ratio => Std. Dev. =>	32.13 12.42			Average per FF=>	\$378	Average per Acre=>	\$17,478	Average per SqFt=>	0.40	Average Parcel Size (Acres)	11.19					

Sparta Township

2026 Sparta Township Residential Land Value Table

Sites	Percentage Of An Acre	Range	Total Value
Atypical	40%	.25 Acres <	22,900
Small	60%	> = .25 Acres < .40	34,300
Typical	75%	> = .40 Acres < .70	42,900
Large	85%	> = .70 Acres < 1	48,600

Acreage	Proportions/Iterations	Price Per Acre	Total Value
1	414%	57,100	57,100
1.5	260%	40,000	60,000
2	184%	31,600	63,200
2.5	138%	26,500	66,250
3	107%	23,000	69,000
4	82%	20,300	81,200
5	57%	17,500	87,500
7	24%	13,800	96,600
10	Base	11,100	111,000
15	-17%	9,300	139,500
20	-31%	7,700	154,000
25	-37%	7,000	175,000
30	-43%	6,400	192,000
40	-47%	5,900	236,000
50	-49%	5,700	285,000
100	-51%	5,500	550,000