2026 MEADE TOWNSHIP LAND VALUATION TABLES

**Land values are determined annually by classification for every taxable parcel of property in the local unit. Attached contain the land value determination and corresponding studies for each land table within the Township.

**Economic Condition Factors (ECF) adjust the assessor's use of the State Tax Commission's Assessor's Manual to the local market. The attached contain the studies that were completed to determine the ECF used for each neighborhood in the Township.

- Assessors must use an ECF or neighborhood in the valuation process to
- ensure consistent property valuations across the state.

1

- The ECF is calculated by analyzing verified property sales and comparing the
- appraised value of a property to its actual market value in a specific area.

2

- This method helps distinguish different markets in Michigan, ensuring that
- property values reflect the local economy.

2

- The ECF is applied to both residential, agricultural,
industrial and commercial properties, with specific adjustments made for
- building type and geographic location.

2

MEADE TOWNSHIP MASON COUNTY MI

2026 MEADE TOWNSHIP R1-RES RURAL LAND ANALYSIS

4-1-2023 TO 3-31-2025

Some vacant comparables sales are from outside of Meade Township were collected and used in this land analysis. No location adjustments needed as the comparables sales are similar to Meade Township. All properties are classed as 402 (Residential Vacant). No time adjustments or drain adjustments were needed.

Parcel Number key code:
004 – Eden Township
003 – Custer Township
005 – Free Soil Township
012 – Sheridan Township
013 – Sherman Township
015 – Victory Township
009 – Meade Township
002 – Weare Township

1-3 acre rate

Parcel Number	Sale Price	Sales Date	Valuation Method	Twp/County	Conf.	Other Parcels	Total Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr Value	Land Resid.	Res Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per SF	Time Adjus	R_ SF	Comments
002-016-300-20	$ 39,900.00	23-Mar	Allocation	Wear/Ocean	Y/WD	None	3.42	$ 11,666.00	148975	$ 3.73	0	$ 39,900.00	3.42	$ 11,666.00	148975	$ 3.73	0%	0	N/A
015-008-001-51	$ 12,050.00	22-Oct	Allocation	Vict/Mason	Y/WD	None	2.42	$ 12,050.00	105415	$ 8.74	0	$ 12,050.00	2.42	$ 12,050.00	105415	$ 8.74	0%	0	N/A
015-016-009-07	$ 20,000.00	23-Apr	Allocation	Vict/Mason	Y/WD	None	2.53	$ 7,905.00	110206	$ 5.51	0	$ 20,000.00	2.53	$ 7,905.00	110206	$ 5.51	0%	0	No Rd Frontag
009-003-018-10	$ 21,500.00	22-Aug	Allocation	Mead/Mason	Y/WD	None	1.8	$ 11,944.00	78408	$ 0.34	0	$ 21,500.00	1.8	$ 11,944.00	78408	$ 0.34	0%	0	N/A
012-008-015-00	$ 8,000.00	2/2025	Allocation	Sherid/Mason	Y/WD	None	1.9	$ 4,210.00	82764	$ 10.34	0	$ 8,000.00	1.9	$ 4,210.00	82764	$ 10.34	0%	0	Odd Shape
003-009-003-00	$ 20,000.00	5/2025	Allocation	Cust/Mason	Y/WD	None	3	$ 6,666.00	130680	$ 6.53	0	$ 20,000.00	3	$ 6,666.00	130680	$ 6.53	0%	0	N/A
				TOTALS				$ 54,441.00	656448	$ 35.19		$ 121,450.00		$ 54,441.00	656,448.00	$ 35.19			
	Used $9,000 PA							Avg Per Net Acre $9,000		Avgt Per Net SF $12.44									

	4 TO 7 Acre Rate																		
Parcel Number	Sales Price	Sale Date	Valuation Method	Twp/Count	Conf.	Other Parcels	Total Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr value	Land Residual	Resid Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per Sq Ft	Time Adjus	ROV SF	Comments
003 Visscher	$ 25,000.00	23-Jun	Allocation	Cust/Mason	Y/Wd	None	6.82	$ 3,665.00	297079	$ 11.88	0	$ 25,000.00	6.82	$ 3,665.00	297079	$ 11.88	0%	0	N/A
015-016-009-01	$ 15,000.00	24-Feb	Allocation	Vict/Mason	Y/Wd	None	3.76	$ 3,989.00	163785	$ 10.91	0	$ 15,000.00	3.76	$ 3,989.00	163785	$ 10.91	0%	0	N/A
005-003-011-53	$ 27,500.00	24-May	Allocation	FS/Mason	Y/Wd	None	6.6	$ 4,166.00	287496	$ 10.45	0	$ 27,500.00	6.6	$ 4,166.00	287496	$ 10.45	0%	0	N/A
005-003-011-52	$ 27,500.00	24-May	Allocation	FS/Mason	Y/Wd	None	6.6	$ 4,166.00	287496	$ 10.45	0	$ 27,500.00	6.6	$ 4,166.00	287496	$ 10.45	0%	0	N/A
009-034-004-00	$ 23,000.00	24-Jul	Allocation	Mead/Mason	Y/Wd	None	5	$ 4,600.00	217800	$ 9.46	0	$ 23,000.00	5	$ 4,600.00	217800	$ 9.46	0%	0	N/A
012-007-012-02	$ 35,000.00	24-Nov	Allocation	Sherid/Mason	Y/Wd	None	5.6	$ 6,250.00	243936	$ 6.96	0	$ 35,000.00	5.6	$ 6,250.00	243936	$ 6.96	0%	0	N/A
009-008-011-00	$ 42,000.00	24-Dec	Allocation	Mead/Mason	Y/Wd	None	5	$ 8,400.00	217800	$ 5.18	0	$ 42,000.00	5	$ 8,400.00	217800	$ 5.18	0%	0	N/A
	Used $5,000 PA			TOTALS				$ 35,236.00	1715392	$ 65.29		$ 195,000.00		$ 35,236.00	1715392	$ 65.29			
								Avg Per Net Acre $5,000		Avg Per Net SF $9.32									

	8 TO 15 Acre Rate																		
Parcel Number	Sale Price	Sale Date	Valuation Method	Twp/Count	Conf.	Other Parcels	Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr Value	Land Resid.	Resid Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per Sq Ft	Time Adjus	ROV SF	Comments
005-035-001-20	$ 35,000.00	24-May	Method	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	$ 12.44	0	$ 35,000.00	10	$ 3,500.00	435600	$ 12.44	0%	0	
015-024-007-05	$ 38,000.00	23-Apr	Allocation	Vict/Mason	Y/Wd	None	8.7	$ 4,367.00	378972	9.97	0	$ 38,000.00	8.7	$ 4,367.00	378972	9.97	0%	0	
013-024-007-02	$ 20,000.00	23-Feb	Allocation	Sherm/Mason	Y/Wd	None	10	$ 2,000.00	435600	12.44	0	$ 20,000.00	10	$ 2,000.00	435600	12.44	0%	0	

1

005-012-011-00	$ 40,000.00	23-Apr	Allocation	FS/Mason	Y/Wd	None	10	$ 4,000.00	435600	12.44	0	$ 40,000.00	10	$ 4,000.00	435600	12.44	0%	0	
009-008-005-00	$ 44,000.00	25-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 4,400.00	435600	12.44	0	$ 44,000.00	10	$ 4,400.00	435600	12.44	0%	0	
002-003-100-08	$ 35,000.00	23-Jan	Allocation	Weare/Ocean	Y/Wd	None	12.99	$ 2,695.00	565844	16.16	0	$ 35,000.00	12.99	$ 2,695.00	565844	16.16	0%	0	
003-012-001-20	$ 50,000.00	23-Feb	Allocation	Cust/Mason	Y/LC	None	8.4	$ 6,090.00	365904	7.31	0	$ 50,000.00	8.4	$ 6,090.00	365904	7.31	0%	0	
002-020-400-17	$ 90,000.00	23-Jun	Allocation	Weare/Ocean	Y/Wd	None	16	$ 5,625.00	696960	7.74	0	$ 90,000.00	16	$ 5,625.00	696960	7.74	0%	0	1 AC/33' ease
015-008-009-01	$ 50,000.00	23-Sep	Allocation	Vict/Mason	Y/Wd	None	10	$ 5,000.00	435600	12.44	0	$ 50,000.00	10	$ 5,000.00	435600	12.44	0%	0	
015-023-001-45	$ 55,000.00	24-May	Allocation	Vict/Mason	Y/Wd	None	10	$ 5,500.00	435600	7.92	0	$ 55,000.00	10	$ 5,500.00	435600	7.92	0%	0	
005-012-016-00	$ 35,000.00	23-Nov	Allocation	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	1.24	0	$ 35,000.00	10	$ 3,500.00	435600	1.24	0%	0	
005-013-003-00	$ 5,000.00	23-Nov	Allocation	FS/Mason	Y/Wd	None	10	$ 500.00	435600	8.71	0	$ 5,000.00	10	$ 500.00	435600	8.71	0%	0	
009-003-007-00	$ 23,000.00	23-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 2,300.00	435600	19.68	0	$ 23,000.00	10	$ 2,300.00	435600	19.68	0%	0	No Rd Front
009-009-009-00	$ 35,000.00	23-Feb	Allocation	Mead/Mason	Y/Wd	None	10	$ 3,500.00	435600	12.44	0	$ 35,000.00	10	$ 3,500.00	435600	12.44	0%	0	Remote 2-trac
009-032-006-00	$ 29,500.00	22-Dec	Allocation	Mead/Mason	Y/Wd	None	13.33	$ 2,213.00	580654	19.68	0	$ 29,500.00	13.33	$ 2,213.00	580654	19.68	0%	0	
005-035-001-30	$ 35,000.00	25-Mar	Allocation	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	12.44	0	$ 35,000.00	10	$ 3,500.00	435600	12.44	0%	0	6 Mts Late 72,
009-009-016-00	$ 31,400.00	25-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 3,140.00	435600	13.87	##	$ 31,400.00	10	$ 3,140.00	435600	13.87	0%	0	
				TOTALS				$ 61,830.00	7815534	$ 199.36		$ 650,900.00		$ 61,830.00	7815534	$ 199.36			
	Used $3,600 PA							Avg Per Net Acre $3637		Avg Per Net SF $11.72									

	16 TO 24.99 Acre Rate																		
			Valuation			Other	Acres	$ Per Acre	Total	$ Per SF	Impr	Land	Resid	Adjusted	Adjusted	Adjusted	Time	ROV	Comments
Parcel Number	Sale Price	Sale Date	Method	Twp/Count	Conf.	Parcels			Sq Ft		Value	Resid.	Acre	$ Per Acre	Total Sq Ft	$ Per Acre	Adjus	SF	
005-018-018-01	$ 80,250.00	24-Apr	Allocation	FS/Mason	Y/Wd	None	24	$ 3,838.00	1045440	$ 13.02	0	$ 80,250.00	24	$ 3,838.00	1045440	13.02	0%	0	
013-015-007-00	$ 75,000.00	22-Nov	Allocation	Sherm/Mason	Y/Wd	None	19.54	$ 4,550.00	851162	$ 11.34	0	$ 75,000.00	19.54	$ 4,550.00	851162	11.34	0%	0	
002-012-400-04	$ 91,000.00	23-Jul	Allocation	Weare/Ocean	Y/Wd	None	20	$ 3,950.00	871200	$ 9.57	0	$ 91,000.00	20	$ 3,950.00	871200	9.57	0%	0	
003-018-002-00	$ 79,000.00	23-Oct	Allocation	Cust/Mason	Y/Wd	None	20	$ 2,500.00	871200	$ 11.02	0	$ 79,000.00	20	$ 2,500.00	871200	11.02	0%	0	
005-011-021-00	$ 50,000.00	23-Dec	Allocation	FS/Mason	Y/Wd	None	20	$ 2,500.00	871200	$ 17.42	0	$ 50,000.00	20	$ 2,500.00	871200	17.42	0%	0	
004-003-001-01	$ 100,000.00	24-Aug	Allocation	Eden/Mason	Y/Wd	None	20	$ 5,000.00	871200	$ 8.71	0	$ 100,000.00	20	$ 5,000.00	871200	8.71	0%	0	
004-004-001-05	$ 118,900.00	24-Sep	Allocation	Eden/Mason	Y/Wd	None	24.59	$ 4,839.00	1084208	$9.11	0	$ 118,900.00	24.59	$ 4,839.00	1084208	9.11	0%	0	
				TOTALS				$ 27,177.00	6465610	$ 80.19		$ 594,150.00		$ 27,177.00	6465610	80.19			
	Used $3,800 PA							Avg Per Net Acre $3882		Avg Per Net SF $11.45									

	25 TO 49.99 Acre Rate		Valuation			Other	Acres	$ Per Acre	Total	$ Per SF	Impr	Land	Resid	Adjusted	Adjusted	Adjusted	Time	ROV	Comments
Parcel Number	Sale Price	Sale Date	Method	Twp/Count	Conf.	Parcels			Sq Ft		Value	Resid.	Acre	$ Per Acre	Total Sq Ft	$ Per Acre	Adjus	SF	
002-004-300-14	$ 67,500.00	23-Jul	Allocation	Weare/Ocean	Y/Wd	300 16	26.55	$ 2,542.00	1156518	$ 17.13	0	$ 67,500.00	26.55	$ 2,542.00	1156518	$ 17.13	0%	0	

005-030-008-10	$ 60,000.00	23-Oct	Allocation	FS/Mason	Y/Wd	None	33.38	$ 1,797.00	1454032	$ 24.23	0	$ 60,000.00	33.38	$ 1,797.00	1454032	$ 24.23	0%	0	
003-011-003-65	$ 90,000.00	23-Oct	Allocation	Cust/Mason	Y/Wd	None	30	$ 3,000.00	1306800	$ 14.52	0	$ 90,000.00	30	$ 3,000.00	1306800	$ 14.52	0%	0	ease for acces
002-013-400-01	$ 140,500.00	23-Aug	Allocation	Weare/Ocean	Y/Wd	None	40	$ 3,512.00	1742400	$ 12.40	0	$ 140,500.00	40	$ 3,512.00	1742400	$ 12.40	0%	0	
013-008-001-01	$ 115,000.00	23-Sep	Allocation	Sherm/Mason	Y/Wd	None	40	$ 2,875.00	1742400	$ 15.15	0	$ 115,000.00	40	$ 2,875.00	1742400	$ 15.15	0%	0	
009-012-005-00	$ 162,500.00	24-Jun	Allocation	Meade/Mason	Y/Wd	None	40	$ 3,062.00	1742400	$ 10.72	0	$ 162,500.00	40	$ 3,062.00	1742400	$ 10.72	0%	0	
005-009-003-00	$ 145,000.00	24-Feb	Allocation	FS/Mason	Y/Wd	010-00	48.93	$ 2,963.00	2131390	$ 14.69	0	$ 145,000.00	48.93	$ 2,963.00	2131390	$ 14.69	0%	0	
012-016-001-20	$ 107,500.00	24-Apr	Allocation	Sherid/Mason	Y/Wd	None	40	$ 2,687.00	1742400	$ 16.20	0	$ 107,500.00	40	$ 2,687.00	1742400	$ 16.20	0%	0	
015-015-001-00	$ 140,000.00	23-Oct	Allocation	Vict/Mason	Y/Wd	None	40	$ 3,500.00	1742400	$ 12.44	0	$ 140,000.00	40	$ 3,500.00	1742400	$ 12.44	0%	0	
013-016-011-00	$ 120,000.00	24-Jun	Allocation	Sherm/Mason	Y/Wd	None	40	$ 3,000.00	1742400	$ 14.52	0	$ 120,000.00	40	$ 3,000.00	1742400	$ 14.52	0%	0	Pr Rela w/sell
004-002-010-00	$ 120,000.00	24-Aug	Allocation	Eden/Mason	Y/Wd	None	40	$ 3,000.00	1742400	$ 14.52	0	$ 120,000.00	40	$ 3,000.00	1742400	$ 14.52	0%	0	
009-026-001-00	$ 140,000.00	22-Sep	Allocation	Meade/Mason	Y/Wd	None	40	$ 3,500.00	1742400	$ 12.44	0	$ 140,000.00	40	$ 3,500.00	1742400	$ 12.44	0%	0	
				TOTALS				$ 35,438.00	19987940	$ 178.96		$ 1,408,000.00		$ 35,438.00	19987940	$ 178.96			
	Used $2,900 PA Rate							Avg Per Net Acre $2953		Avg per Net SF $14.91									
	50 Plus Acre Rate		Valuation			Other	Acres	$ Per Acre	Total	$ Per SF	Impr	Land	Resid	Adjusted	Adjusted	Adjusted	Time	ROV	Comments
Parcel Number	Sale Price	Sale Date	Method	Twp/Count	Conf.	Parcels			Sq Ft		Value	Resid.	Acre	$ Per Acre	Total Sq Ft	$ Per Acre	Adjus	SF	
003-007-005-90	$ 199,000.00	23-Mar	Allocation	Cust/Mason	Y/Wd	None	65.5	$ 3,038.00	2853180	$ 14.33	0	$ 199,000.00	65.5	$ 3,038.00	2853180	$ 14.33	0%	0	Converse Ease
012-024-000-10	$ 124,900.00	24-Dec	Allocation	Sherid/Mason	Y/Wd	None	60	$ 2,081.00	2613600	$ 20.95	0	$ 124,900.00	60	$ 2,081.00	2613600	$ 20.95	0%	0	
012-024-000-00	$ 190,000.00	24-Jan	Allocation	Sherid/Mason	Y/Wd	None	80	$ 2,375.00	3484800	18.34	0	$ 190,000.00	80	$ 2,375.00	3484800	$ 18.34	0%	0	
004-021-011-00	$ 240,000.00	24-Dec	Allocation	Eden/Mason	Y/Wd	None	80	$ 3,000.00	3484800	14.52	0	$ 240,000.00	80	$ 3,000.00	3484800	$ 14.52	0%	0	
005-029-003-00	$ 230,000.00	25-Jan	Allocation	FS/Mason	Y/Wd	None	80	$ 2,875.00	3484800	15.15	0	$ 230,000.00	80	$ 2,875.00	3484800	$ 15.15	0%	0	
	Used $2,600 PA Rate			TOTALS				$ 13,369.00	15921180	$ 83.29		$ 983,900.00		$ 13,369.00	15921180	$ 83.29			
								Avg Per Net Acre $2673		Avg Per Net SF $16.65									

MEADE TOWNSHIP MASON COUNTY MI

2026 MEADE TOWNSHIP RES RRV3 LIL MAN/RV TRL/L-O-WDS LAND ANALYSIS

4-1-2023 TO 3-31-2025

Some vacant comparables sales are from outside of Meade Township were collected and used in this land analysis. No location adjustments needed as the comparables sales are similar to Meade Township. All properties are classed as 402 (Residential Vacant). No time adjustments or drain adjustments were needed.

Parcel Number key code:
004 – Eden Township
003 – Custer Township
005 – Free Soil Township
012 – Sheridan Township
013 – Sherman Township
015 – Victory Township
009 – Meade Township
002 – Weare Township

1 TO 3 Acre Rate

Parcel Number	Sale Price	Sales Date	Valuation Method	* Twp/County	Conf.	Other Parcels	Total Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr Value	Land Resid.	Res Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per SF	Time Adjus	RO SF	Comments
002-016-300-20	$ 39,900.00	23-Mar	Allocation	Wear/Ocean	Y/WD	None	3.42	$ 11,666.00	148975	$ 3.73	0	$ 39,900.00	3.42	$ 11,666.00	148975	$ 3.73	0%	0	N/A
015-008-001-51	$ 12,050.00	22-Oct	Allocation	Vict/Mason	Y/WD	None	2.42	$ 12,050.00	105415	$ 8.74	0	$ 12,050.00	2.42	$ 12,050.00	105415	$ 8.74	0%	0	N/A
015-016-009-07	$ 20,000.00	23-Apr	Allocation	Vict/Mason	Y/WD	None	2.53	$ 7,905.00	110206	$ 5.51	0	$ 20,000.00	2.53	$ 7,905.00	110206	$ 5.51	0%	0	No Rd Frontag
009-003-018-10	$ 21,500.00	22-Aug	Allocation	Mead/Mason	Y/WD	None	1.8	$ 11,944.00	78408	$ 0.34	0	$ 21,500.00	1.8	$ 11,944.00	78408	$ 0.34	0%	0	N/A
012-008-015-00	$ 8,000.00	2/2025	Allocation	Sherid/Mason	Y/WD	None	1.9	$ 4,210.00	82764	$ 10.34	0	$ 8,000.00	1.9	$ 4,210.00	82764	$ 10.34	0%	0	Odd Shape
003-009-003-00	$ 20,000.00	5/2025	Allocation	Cust/Mason	Y/WD	None	3	$ 6,666.00	130680	$ 6.53	0	$ 20,000.00	3	$ 6,666.00	130680	$ 6.53	0%	0	N/A
				TOTALS				$ 54,441.00	656448	$ 35.19		$ 121,450.00		$ 54,441.00	656,448.00	$ 35.19			
	Used $9,000 PA							Avg Per Net Acre $9,000		Avgt Per Net SF $12.44									

4 TO 7 Acre Rate

Parcel Number	Sales Price	Sale Date	Valuation Method	Twp/Count	Conf.	Other Parcels	Total Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr value	Land Residual	Resid Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per Sq Ft	Time Adjus	RO SF	Comments
003 Visscher	$ 25,000.00	23-Jun	Allocation	Cust/Mason	Y/Wd	None	6.82	$ 3,665.00	297079	$ 11.88	0	$ 25,000.00	6.82	$ 3,665.00	297079	$ 11.88	0%	0	N/A
015-016-009-01	$ 15,000.00	24-Feb	Allocation	Vict/Mason	Y/Wd	None	3.76	$ 3,989.00	163785	$ 10.91	0	$ 15,000.00	3.76	$ 3,989.00	163785	$ 10.91	0%	0	N/A
005-003-011-53	$ 27,500.00	24-May	Allocation	FS/Mason	Y/Wd	None	6.6	$ 4,166.00	287496	$ 10.45	0	$ 27,500.00	6.6	$ 4,166.00	287496	$ 10.45	0%	0	N/A
005-003-011-52	$ 27,500.00	24-May	Allocation	FS/Mason	Y/Wd	None	6.6	$ 4,166.00	287496	$ 10.45	0	$ 27,500.00	6.6	$ 4,166.00	287496	$ 10.45	0%	0	N/A
009-034-004-00	$ 23,000.00	24-Jul	Allocation	Mead/Mason	Y/Wd	None	5	$ 4,600.00	217800	$ 9.46	0	$ 23,000.00	5	$ 4,600.00	217800	$ 9.46	0%	0	N/A
012-007-012-02	$ 35,000.00	24-Nov	Allocation	Sherid/Mason	Y/Wd	None	5.6	$ 6,250.00	243936	$ 6.96	0	$ 35,000.00	5.6	$ 6,250.00	243936	$ 6.96	0%	0	N/A
009-008-011-00	$ 42,000.00	24-Dec	Allocation	Mead/Mason	Y/Wd	None	5	$ 8,400.00	217800	$ 5.18	0	$ 42,000.00	5	$ 8,400.00	217800	$ 5.18	0%	0	N/A
	Used $5,000 PA			TOTALS				$ 35,236.00	1715392	$ 65.29		$ 195,000.00		$ 35,236.00	1715392	$ 65.29			
								Avg Per Net Acre $5,000		Avg Per Net SF $9.32									

Parcel Number	8 TO 15 Acre Rate Sale Price	Sale Date	Valuation Method	Twp/Count	Conf.	Other Parcels	Acres	$ Per Acre	Total Sq Ft	$ Per SF	Impr Value	Land Resid.	Resid Acre	Adjusted $ Per Acre	Adjusted Total Sq Ft	Adjusted $ Per Sq Ft	Time Adjus	RO SF	Comments
005-035-001-20	$ 35,000.00	24-May	Method	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	$ 12.44	0	$ 35,000.00	10	$ 3,500.00	435600	$ 12.44	0%	0	
015-024-007-05	$ 38,000.00	23-Apr	Allocation	Vict/Mason	Y/Wd	None	8.7	$ 4,367.00	378972	9.97	0	$ 38,000.00	8.7	$ 4,367.00	378972	9.97	0%	0	
013-024-007-02	$ 20,000.00	23-Feb	Allocation	Sherm/Mason	Y/Wd	None	10	$ 2,000.00	435600	12.44	0	$ 20,000.00	10	$ 2,000.00	435600	12.44	0%	0	

005-012-011-00	$ 40,000.00	23-Apr	Allocation	FS/Mason	Y/Wd	None	10	$ 4,000.00	435600	12.44	0	$ 40,000.00	10	$ 4,000.00	435600	12.44	0%	0	
009-008-005-00	$ 44,000.00	25-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 4,400.00	435600	12.44	0	$ 44,000.00	10	$ 4,400.00	435600	12.44	0%	0	
002-003-100-08	$ 35,000.00	23-Jan	Allocation	Weare/Ocean	Y/Wd	None	12.99	$ 2,695.00	565844	16.16	0	$ 35,000.00	12.99	$ 2,695.00	565844	16.16	0%	0	
003-012-001-20	$ 50,000.00	23-Feb	Allocation	Cust/Mason	Y/LC	None	8.4	$ 6,090.00	365904	7.31	0	$ 50,000.00	8.4	$ 6,090.00	365904	7.31	0%	0	
002-020-400-17	$ 90,000.00	23-Jun	Allocation	Weare/Ocean	Y/Wd	None	16	$ 5,625.00	696960	7.74	0	$ 90,000.00	16	$ 5,625.00	696960	7.74	0%	0	
015-008-009-01	$ 50,000.00	23-Sep	Allocation	Vict/Mason	Y/Wd	None	10	$ 5,000.00	435600	12.44	0	$ 50,000.00	10	$ 5,000.00	435600	12.44	0%	0	1 AC/33' ease
015-023-001-45	$ 55,000.00	24-May	Allocation	Vict/Mason	Y/Wd	None	10	$ 5,500.00	435600	7.92	0	$ 55,000.00	10	$ 5,500.00	435600	7.92	0%	0	
005-012-016-00	$ 35,000.00	23-Nov	Allocation	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	1.24	0	$ 35,000.00	10	$ 3,500.00	435600	1.24	0%	0	
005-013-003-00	$ 5,000.00	23-Nov	Allocation	FS/Mason	Y/Wd	None	10	$ 500.00	435600	8.71	0	$ 5,000.00	10	$ 500.00	435600	8.71	0%	0	
009-003-007-00	$ 23,000.00	23-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 2,300.00	435600	19.68	0	$ 23,000.00	10	$ 2,300.00	435600	19.68	0%	0	No Rd Front
009-009-009-00	$ 35,000.00	23-Feb	Allocation	Mead/Mason	Y/Wd	None	10	$ 3,500.00	435600	12.44	0	$ 35,000.00	10	$ 3,500.00	435600	12.44	0%	0	Remote 2-trac
009-032-006-00	$ 29,500.00	22-Dec	Allocation	Mead/Mason	Y/Wd	None	13.33	$ 2,213.00	580654	19.68	0	$ 29,500.00	13.33	$ 2,213.00	580654	19.68	0%	0	
005-035-001-30	$ 35,000.00	25-Mar	Allocation	FS/Mason	Y/Wd	None	10	$ 3,500.00	435600	12.44	0	$ 35,000.00	10	$ 3,500.00	435600	12.44	0%	0	6 Mts Late 72,
009-009-016-00	$ 31,400.00	25-Mar	Allocation	Mead/Mason	Y/Wd	None	10	$ 3,140.00	435600	13.87	##	$ 31,400.00	10	$ 3,140.00	435600	13.87	0%	0	
				TOTALS				$ 61,830.00	7815534	$ 199.36		$ 650,900.00		$ 61,830.00	7815534	$ 199.36			
	Used $3,600 PA							Avg Per Net Acre $3637		Avg Per Net SF $11.72									

	16 TO 24.99 Acre Rate																		
			Valuation			Other	Acres	$ Per Acre	Total	$ Per SF	Impr	Land	Resid	Adjusted	Adjusted	Adjusted	Time	ROV	Comments
Parcel Number	Sale Price	Sale Date	Method	Twp/Count	Conf.	Parcels			Sq Ft		Value	Resid.	Acre	$ Per Acre	Total Sq Ft	$ Per Acre	Adjus	SF	
005-018-018-01	$ 80,250.00	24-Apr	Allocation	FS/Mason	Y/Wd	None	24	$ 3,838.00	1045440	$ 13.02	0	$ 80,250.00	24	$ 3,838.00	1045440	13.02	0%	0	
013-015-007-00	$ 75,000.00	22-Nov	Allocation	Sherm/Mason	Y/Wd	None	19.54	$ 4,550.00	851162	$ 11.34	0	$ 75,000.00	19.54	$ 4,550.00	851162	11.34	0%	0	
002-012-400-04	$ 91,000.00	23-Jul	Allocation	Weare/Ocean	Y/Wd	None	20	$ 3,950.00	871200	$ 9.57	0	$ 91,000.00	20	$ 3,950.00	871200	9.57	0%	0	
003-018-002-00	$ 79,000.00	23-Oct	Allocation	Cust/Mason	Y/Wd	None	20	$ 2,500.00	871200	$ 11.02	0	$ 79,000.00	20	$ 2,500.00	871200	11.02	0%	0	
005-011-021-00	$ 50,000.00	23-Dec	Allocation	FS/Mason	Y/Wd	None	20	$ 2,500.00	871200	$ 17.42	0	$ 50,000.00	20	$ 2,500.00	871200	17.42	0%	0	
004-003-001-01	$ 100,000.00	24-Aug	Allocation	Eden/Mason	Y/Wd	None	20	$ 5,000.00	871200	$ 8.71	0	$ 100,000.00	20	$ 5,000.00	871200	8.71	0%	0	
004-004-001-05	$ 118,900.00	24-Sep	Allocation	Eden/Mason	Y/Wd	None	24.59	$ 4,839.00	1084208	$9.11	0	$ 118,900.00	24.59	$ 4,839.00	1084208	9.11	0%	0	
				TOTALS				$ 27,177.00	6465610	$ 80.19		$ 594,150.00		$ 27,177.00	6465610	80.19			
	Used $3,800 PA							Avg Per Net Acre $3882		Avg Per Net SF $11.45									

	25 TO 49.99 Acre Rate		Valuation			Other	Acres	$ Per Acre	Total	$ Per SF	Impr	Land	Resid	Adjusted	Adjusted	Adjusted	Time	ROV	Comments
Parcel Number	Sale Price	Sale Date	Method	Twp/Count	Conf.	Parcels			Sq Ft		Value	Resid.	Acre	$ Per Acre	Total Sq Ft	$ Per Acre	Adjus	SF	
002-004-300-14	$ 67,500.00	23-Jul	Allocation	Weare/Ocean	Y/Wd	300 1(	26.55	$ 2,542.00	1156518	$ 17.13	0	$ 67,500.00	26.55	$ 2,542.00	1156518	$ 17.13	0%	0	

005-030-008-10	$ 60,000.00	23-Oct	Allocation	FS/Mason	Y/Wd	None	33.38	$ 1,797.00	1454032	$ 24.23	0	$ 60,000.00	33.38	$ 1,797.00	1454032	$ 24.23	0%	0	
003-011-003-65	$ 90,000.00	23-Oct	Allocation	Cust/Mason	Y/Wd	None	30	$ 3,000.00	1306800	$ 14.52	0	$ 90,000.00	30	$ 3,000.00	1306800	$ 14.52	0%	0	ease for acces
002-013-400-01	$ 140,500.00	23-Aug	Allocation	Weare/Ocean	Y/Wd	None	40	$ 3,512.00	1742400	$ 12.40	0	$ 140,500.00	40	$ 3,512.00	1742400	$ 12.40	0%	0	
013-008-001-01	$ 115,000.00	23-Sep	Allocation	Sherm/Mason	Y/Wd	None	40	$ 2,875.00	1742400	$ 15.15	0	$ 115,000.00	40	$ 2,875.00	1742400	$ 15.15	0%	0	
009-012-005-00	$ 162,500.00	24-Jun	Allocation	Meade/Mason	Y/Wd	None	40	$ 3,062.00	1742400	$ 10.72	0	$ 162,500.00	40	$ 3,062.00	1742400	$ 10.72	0%	0	
005-009-003-00	$ 145,000.00	24-Feb	Allocation	FS/Mason	Y/Wd	010-00	48.93	$ 2,963.00	2131390	$ 14.69	0	$ 145,000.00	48.93	$ 2,963.00	2131390	$ 14.69	0%	0	
012-016-001-20	$ 107,500.00	24-Apr	Allocation	Sherid/Mason	Y/Wd	None	40	$ 2,687.00	1742400	$ 16.20	0	$ 107,500.00	40	$ 2,687.00	1742400	$ 16.20	0%	0	
015-015-001-00	$ 140,000.00	23-Oct	Allocation	Vict/Mason	Y/Wd	None	40	$ 3,500.00	1742400	$ 12.44	0	$ 140,000.00	40	$ 3,500.00	1742400	$ 12.44	0%	0	
013-016-011-00	$ 120,000.00	24-Jun	Allocation	Sherm/Mason	Y/Wd	None	40	$ 3,000.00	1742400	$ 14.52	0	$ 120,000.00	40	$ 3,000.00	1742400	$ 14.52	0%	0	Pr Rela w/sell
004-002-010-00	$ 120,000.00	24-Aug	Allocation	Eden/Mason	Y/Wd	None	40	$ 3,000.00	1742400	$ 14.52	0	$ 120,000.00	40	$ 3,000.00	1742400	$ 14.52	0%	0	
009-026-001-00	$ 140,000.00	22-Sep	Allocation	Meade/Mason	Y/Wd	None	40	$ 3,500.00	1742400	$ 12.44	0	$ 140,000.00	40	$ 3,500.00	1742400	$ 12.44	0%	0	
				TOTALS				$ 35,438.00	19987940	$ 178.96		$ 1,408,000.00		$ 35,438.00	19987940	$ 178.96			
	Used $2,900 PA Rate							Avg Per Net Acre $2953		Avg per Net SF $14.91									

50 Plus Acre Rate			**Valuation**																
Parcel Number	**Sale Price**	**Sale Date**	**Method**	**Twp/Count**	**Conf.**	**Other Parcels**	**Acres**	**$ Per Acre**	**Total Sq Ft**	**$ Per SF**	**Impr Value**	**Land Resid.**	**Resid Acre**	**Adjusted $ Per Acre**	**Adjusted Total Sq Ft**	**Adjusted $ Per Acre**	**Time Adjus**	**ROY SF**	**Comments**
003-007-005-90	$ 199,000.00	23-Mar	Allocation	Cust/Mason	Y/Wd	None	65.5	$ 3,038.00	2853180	$ 14.33	0	$ 199,000.00	65.5	$ 3,038.00	2853180	$ 14.33	0%	0	Converse Ease
012-024-000-10	$ 124,900.00	24-Dec	Allocation	Sherid/Mason	Y/Wd	None	60	$ 2,081.00	2613600	$ 20.95	0	$ 124,900.00	60	$ 2,081.00	2613600	$ 20.95	0%	0	
012-024-000-00	$ 190,000.00	24-Jan	Allocation	Sherid/Mason	Y/Wd	None	80	$ 2,375.00	3484800	18.34	0	$ 190,000.00	80	$ 2,375.00	3484800	$ 18.34	0%	0	
004-021-011-00	$ 240,000.00	24-Dec	Allocation	Eden/Mason	Y/Wd	None	80	$ 3,000.00	3484800	14.52	0	$ 240,000.00	80	$ 3,000.00	3484800	$ 14.52	0%	0	
005-029-003-00	$ 230,000.00	25-Jan	Allocation	FS/Mason	Y/Wd	None	80	$ 2,875.00	3484800	15.15	0	$ 230,000.00	80	$ 2,875.00	3484800	$ 15.15	0%	0	
	Used $2,600 PA Rate			TOTALS				$ 13,369.00	15921180	$ 83.29		$ 983,900.00		$ 13,369.00	15921180	$ 83.29			
								Avg Per Net Acre $2673		Avg Per Net SF $16.65									

3

4-1-2023 to 3-31-2025

MEADE TOWNSHIP MASON COUNTY MI

2026 MEADE LITTLE M FULL LOT- R1-RES RURAL
2026 LAND ANALYSIS

PARCEL NUMBER	SALES PRICE	S DATE	# OF LOTS	# OFLOTS	$ PER LOT	Frontage	$ per FF	Valuation	Conf.	Impro Value	Notes/Other Pcls	Drain
012-280-037-00	$ 5,000.00	24-Sep	$ 1.00	$ 1.00	$ 5,000.00	85	$ 58.82	Y/WD	Y	$ -	Ford Lk est/Sheridan Twp	0
013-500-013-00	$ 9,300.00	23-Aug	$ 1.00	$ 1.00	$ 9,300.00	56	$ 166.00	Y/WD	Y	$ -	Clayes/Sherman Twp	0
005-750-015-00	$ 8,500.00	23-Jul	$ 1.00	$ 1.00	$ 8,500.00	85	$ 100.00	Y/WD	Y	$ -	River Forest/Free Soil Tw	0
041-109-011-00	$ 7,000.00	23-May	$ 1.00	$ 1.00	$ 7,000.00	90	$ 77.77	Y/WD	Y	$ -	Custer Twp Lot Twp	0
013-500-002-00	$ 38,000.00	24-Mar	$ 1.00	$ 1.00	$ 38,000.00	85	$ 447.00	Y/WD	Y	$ -	ClayesSherman Twp	0
012-011-001-01	$ 37,000.00	24-Nov	$ 1.00	$ 1.00	$ 37,000.00	85	$ 435.00	Y/WD	Y	$ -	Sheridan twp	0
012-280-037-00	$ 11,000.00	24-Sep	$ 1.00	$ 1.00	$ 11,000.00	85	$ 58.82	Y/WD	Y	$ -	Oaks Open/Sheridan twp	0
004-110-156-00	$ 5,000.00	25-Mar	$ 1.00	$ 1.00	$ 5,000.00	160	$ 31.25	Y/WD	Y	$ -	Eden Lake Back/Eden tw	0
005-505-011-00	$ 30,000.00	3-2025	$ 2.00	$ 2.00	$ 7,500.00	100	$ 75.00	Y/WD	Y	$ -	River Shores/Free Soil tw	0
004-700-208-00	$ 25,000.00	23-Jul	$ 1.00	$ 1.00	$ 25,000.00	33	$ 757.00	Y/WD	Y	$ -	Wcreek/Eden twp	0
	USED $15,300				$ 153,300.00		$ 2,206.66					

Averae Per Lot $15,330
Averae Per FF $220.00

No Time, Location, ROW Adjustments were made. Comparable sales were pulled from surrounding areas similar to Meade Township Little M, Mason County, MI.

All above comparables are classed 402 (Residential Vacant)