

**Casnovia Township
 Vacant Residential Land Sales
 4/1/2020 thru 3/31/2022**

Parcel	Location	Sale Date	Acres	Selling Price	Per Acre
13-005-400-0003-10	Shaw Rd	10/29/2020	2.50 acres	\$15,000	\$6,000
13-016-400-0003-10	Hall Rd	3/5/2020	4.97 acres	\$32,000	\$6,438
13-016-400-0003-20	Hall Rd	3/5/2020	4.97 acres	\$29,900	\$6,016
13-018-300-0008-13	John Kent	2/2/2021	5.07 acres	\$23,000	\$4,536
13-028-300-0001-20	Shaw Rd	2/4/2022	19.79 acres	\$90,000	\$4,547
13-016-100-0002-10	White Rd	3/16/2021	36.80 acres	\$168,500	\$4,578
13-023-200-0001-00	325 Newaygo Rd	1/18/2022	52.09 acres	\$290,000	\$5,567
13-025-100-0001-00	Apple Ave	3/4/2022	80 acres	\$456,000	\$5,700

Land Tables

	\$ per acre	total value
1 acre	20,000	20,000
1.50 acre	14,333	21,500
2 acre	11,500	23,000
2.50 acre	9,800	24,500
3 acre	8,833	26,500
4 acre	6,875	27,500
5 acre	5,800	29,000
7 acre	5,200	36,400
10 acre	5,000	50,000
15 acre	4,580	68,700
20 acre	4,450	89,000
25 acre	4,300	107,500
30 acre	4,200	126,000
40 acre	4,100	164,000
50 acre	4,000	200,000
100 acre	3,900	390,000

Current land sales support current values

Increase found to be necessary for properties 20 ac + based on recent sales