

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 001.SECTION 1-12, Last Edited: 12/24/2023

Frontages:
Frontage 'A': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'ROCKWELL NONPAV' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'SUB' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'FF' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 1', (Acres)

RESIDENTIAL : 2,700
RESIDENTIAL : 2,700
BACK ACREAGE : 2,700
LOW / WET : 2,700
TILLABLE : 2,700
RES-AG : 2,700
COUNTY DRAIN/RW: 0
ROW/DRAIN : 0

2024 LAND VALUE DETERMINATION

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 028.SECTION 28, Last Edited: 12/24/2023

Frontages:
Frontage 'A': Description: 'POSEYVILLE RD' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'FREEMAN-PRIVATE' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 7', (Acres)

ACCESS RD. : 2,700
DOW DUMP : 2,700
BACK ACERAGE : 2,700
TILLABLE : 2,700
LOW/ BRUSH : 2,700
RESIDENTIAL : 2,700
COMMERCIAL : 2,700

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 029.SECTION 29/11, Last Edited: 12/24/2023

Frontages:
Frontage 'A': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'SUB' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'SUB' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'COMM FRONT' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'G': Description: 'COM DRIVE' ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'H': Description: 'SUB' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'I': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 8', (Acres)

IND PARK UNIP : 2,700
ACREAGE : 2,700
RESIDENTIAL : 2,700
BRUSH : 2,700
LOW / WET : 2,700
TILLABLE : 2,700
ROW PRIVATE : 2,700
COMM PARK : 2,700
IND/DEV : 2,700
DRAIN/RW : 0

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 030.SECTION 30-31, Last Edited: 12/25/2023

Frontages:
Frontage 'A': Description: '129' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: '129' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: '129' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'EXCESS LAND(A)' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'RURAL' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: '129' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'G': Description: '129' ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 9', (Acres)

BACK ACREAGE : 2,700
RESIDENTIAL : 2,700
LOW / BRUSH : 2,700
LADNER ACCESS : 2,700
LOW / WET : 2,700
TILLABLE : 2,700
DRAIN/ROW : 0

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 036.SEC COMM, Last Edited: 12/25/2023

Frontages:
Frontage 'A': Description: '150FF ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: '150 FF ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: '150 FF ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: '150 ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: '150 ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'G': Description: '150 ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'H': Description: 'INDUST FF ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0
Frontage 'I': Description: '150 ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 15', (Acres)
RESIDENTIAL : 2,700
LOW / BRUSH : 2,700
C&I ACERAGE : 2,700
COMMERCIAL/IND : 2,700
INDUSTRIAL : 2,700
DEVELOPMENT : 0
RW/DRAIN : 0

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 200.ALL SUBS, Last Edited: 12/25/2023

Frontages:
Frontage 'A': Description: '129 FF ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'ROMANDA ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: '129 FF ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'FF 129 ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 580.NICHOLAS ESTATES, Last Edited: 12/24/2023

Frontages:
Frontage 'A': Description: 'JORDON WAY ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'GREY RD ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 11', (Acres)
RESIDENTIAL : 2,700
RESIDENTIAL : 2,700
BACK ACERAGE : 2,700
RESIDENTIAL : 2,700
TILLABLE : 2,700

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 700.SIEBERT SUB 1, Last Edited: 12/07/2022

Frontages:
Frontage 'A': Description: 'TEXAS LANE ' FF Rate: 95
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'RUMBAUGH ' FF Rate: 95
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'KELLY LANE ' FF Rate: 95
Standard Frontage: 0 Standard Depth : 0

Unit: 120 - MIDLAND CHARTER TOWNSHIP
Rates/Values for Neighborhood 750.TISLAND SUB 1-2, Last Edited: 12/24/2023

Frontages:

Frontage 'A':	Description: 'LOIS & FREDER	'	FF Rate: 129
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'BULLOCK CREEK	'	FF Rate: 129
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'POSEYVILLE RD	'	FF Rate: 129
	Standard Frontage: 0		Standard Depth : 0

24 LAND VALUE ALL CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	When Sold/Adj. Sale Date	Appraisals and Residue st.	Land Value/Effort From	Depth	Net Acres	Total Acres	FF	\$/ACRE	\$SQ FT	Time/Year	Other Parcel In Sale
120-029-400-875-00	MIRTLE DR	01/13/21	\$7,000	WD	\$7,000		\$0	0.00		2.41	2.41	\$19	\$2,905	\$0.07		
120-031-100-145-00	S GREY RD	12/17/21	\$95,000	WD	\$95,000		\$20,000	21.05		5.54	5.54	\$262	\$17,160	\$0.39	1652/1490	
120-031-400-305-00	S PATTERSON RD	01/05/23	\$13,000	WD	\$13,000		\$9,100	70.00		0.50	0.50	\$79	\$26,000	\$0.60		
120-032-200-090-00	E MILLER RD	02/11/22	\$15,000	CC	\$15,000		\$11,900	79.33		2.00	2.00	\$57	\$7,500	\$0.17	1884/190	
120-580-500-010-00	2315 E JORDANS WAY	01/25/21	\$38,000	WD	\$38,000		\$14,100	37.11		0.00	0.00	\$253	#DIV/0!	#DIV/0!	1641/283	120-035-400-038-00
Totals:			\$168,000		\$168,000		\$55,100	\$109,997		10.45	10.45					

Average per FF=> \$129 per Net Acre== 16,082.71 Average per 50FF=> \$0.37

INDICATED \$129 FF

24 LAND VALUE COMMERCIAL/INDUSTRIAL \$2,700 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Adj. Sale \$	st. when Sold/Adj. Sale/Cur. Appraisal	Land Residual	st. Land Value/Effec. From Depth	Ver. Acre	ACRES	\$/Ft	\$/Acre	\$/SqrFt	FF	Year/Rate	
090-031-100-011-00	1999 N STURGEON	01/31/17	\$4,400	WD	\$4,400	\$2,500	\$4,400	\$4,400	99.0	313.5	0.71	\$44	\$6,171	\$0.14	0.99	189/724
060-011-200-100-00	S THAYER RD	08/01/16	\$210,000	WD	\$210,000	\$86,900	\$210,000	\$267,400	2,640.0	0.0	80.00	\$80	\$2,625	\$0.06	2,640.00	189/725
060-006-200-043-00	S BADOUR RD	10/17/14	\$13,500	WD	\$13,500	\$6,700	\$13,500	\$18,770	49.63	0.73	3.86	\$38	\$3,497	\$0.08	355.00	184/157
Totals:			\$227,900		\$227,900	\$96,100	\$227,900	\$331,170	3,094.0	84.57	81.71					

AVG

PER ACRE \$2,789

INDICATED \$2,700

24 LAND VALUE COMMERCIAL \$150 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Acq. When Sold	Acq/Adj	Sale Ctr	Appraisal	Land Residual	Est. Land Value	Effect	Front	Depth	Total Area	FFE	Actual Front	Area	Libert/Page	Other Parcel In Sale
120-029-400-875-00	MYRTLE DR	01/13/21	\$7,000	WD	\$0		0.00	\$6,507	\$7,000	\$6,507		363.0	288.0	2.41	\$19	363.00	029		
120-030-400-038-00	S GREY RD	01/25/21	\$38,000	WD	\$700		1.84	\$20,250	\$38,000	\$20,250		66.0	300.0	0.23	\$576	66.00	600	1641/1363	120-580-500-010-00
120-031-100-145-00	S GREY RD	12/17/21	\$95,000	WD	\$20,000		21.05	\$34,485	\$95,000	\$34,485		363.0	664.3	5.54	\$262	363.00	029	1652/1490	
120-031-400-305-00	S PATTERSON RD	01/05/23	\$13,000	WD	\$9,100		70.00	\$15,675	\$13,000	\$15,675		165.0	192.0	0.50	\$79	165.00	029		
120-032-200-030-00	E MILLER RD	02/11/22	\$15,000	QC	\$11,900		79.33	\$25,080	\$15,000	\$25,080		264.0	297.0	2.00	\$57	264.00	029	1654/1190	
120-580-500-010-00	2315 E JORDANS WA.	01/25/21	\$38,000	WD	\$14,100		37.11	\$28,250	\$38,000	\$20,250		150.0	0.0	0.00	\$253	150.00	600	1641/1363	120-530-400-038-00
Totals:			\$206,000		\$55,800			\$130,247	\$206,000	\$122,247		1,371.0		10.68	Average				

per FF=> \$150

INDICATED \$150

2024 LAND VALUE FF 700 SIEBERT SUB 1

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Advs Sale \$	Acq. When Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	ACRES	S/FF	Actual Front	Liberty/Feet	Other Streets In Sale	Class
120-030-100-095-00	559 S GREY RD	11/09/22	\$124,900	WD	\$124,900		\$9,175	\$159,305	\$9,095	\$43,500	290.0	508.0	0.89	\$91	290.00	1651/333	120-030-100-095-00	401
120-030-100-114-00	2885 CARUSO	01/30/23	\$262,000	WD	\$262,000		\$74,505	\$246,398	\$74,505	\$58,903	620.0	476.6	1.05	\$120	620.03	1657/336	120-030-100-114-00	401
120-030-100-115-00	CARUSO	01/30/23	\$262,000	WD	\$262,000		\$74,505	\$246,398	\$74,505	\$58,903	620.0	476.6	1.05	\$120	620.03	1657/336	120-030-100-115-00	402
120-030-100-116-00	CARUSO	01/30/23	\$262,000	WD	\$262,000		\$74,505	\$246,398	\$74,505	\$58,903	620.0	476.6	1.05	\$120	620.03	1657/336	120-030-100-116-00	402
120-030-100-117-00	600 MARLEWOOD DRIVE	08/19/22	\$260,200	WD	\$260,200		\$25,807	\$266,118	\$25,807	\$37,725	211.5	290.0	1.12	\$122	211.50	1659/752	120-030-100-117-00 120-030-100-118-00 120-030-100-119-00	401
120-031-400-065-00	1441 S GREY RD	11/09/22	\$202,500	WD	\$202,500		\$45,075	\$215,005	\$45,075	\$17,683	154.0	267.0	2.19	\$85	154.00	1657/510		401
120-031-400-065-00	SPATTERSON RD	01/05/23	\$130,000	WD	\$130,000		\$35,675	\$150,000	\$35,675	\$15,675	165.0	132.0	0.50	\$79	165.00	1659/423		402
120-032-100-620-00	1088 S POSEYVILLE RD	07/04/22	\$30,000	WD	\$30,000		\$3,891	\$33,891	\$3,891	\$6,455	89.0	452.0	1.01	\$51	89.00	1659/423		401
120-033-300-465-00	3185 S GORDONVILLE RD	06/23/22	\$174,900	WD	\$174,900		\$119,454	\$170,569	\$34,969	\$30,638	322.5	257.0	2.22	\$108	322.50			401
120-033-300-465-00	1375 S POSEYVILLE RD	01/09/23	\$120,000	WD	\$120,000		\$9,951	\$119,049	\$9,951	\$9,405	99.0	627.0	1.50	\$101	99.00			401
120-033-300-660-00	3040 E STEWART RD	01/20/23	\$388,000	WD	\$388,000		\$140,288	\$247,712	\$140,288	\$12,540	132.0	297.0	1.00	\$78	132.00			401
120-036-400-020-00	4745 E BAILEY BRIDGE RD	08/28/22	\$14,500	QC	\$14,500		\$3,747	\$28,239	\$3,747	\$17,480	184.0	138.0	0.90	\$20	184.00	1659/594		401
120-400-500-110-00	2438 GINTER RD	05/19/22	\$175,000	WD	\$175,000		\$17,196	\$192,196	\$13,444	\$10,640	112.0	0.0	0.00	\$120	112.00	1657/148		401
120-500-500-020-00	4674 E WACKERLY RD	11/04/22	\$220,000	WD	\$220,000		\$225,518	\$225,518	\$4,932	\$10,450	110.0	0.0	0.00	\$45	110.00	1657/390		401
120-551-500-210-00	655 PINWOOD DR	02/17/23	\$523,000	WD	\$523,000		\$329,707	\$329,707	\$8,778	\$15,485	153.0	0.0	0.00	\$54	153.00	1659/418		401
120-600-500-240-00	2900 NOLD RD	07/18/22	\$150,000	WD	\$150,000		\$143,625	\$143,625	\$21,100	\$14,725	155.0	0.0	0.00	\$136	155.00	1659/915		401
120-700-500-080-00	1323 RUMBALUGH LANE	11/21/22	\$73,245	WD	\$73,245		\$73,458	\$73,458	\$10,712	\$10,925	115.0	0.0	0.00	\$95	115.00	1657/1055		401
Totals:			\$2,810,245		\$2,810,245		\$1,213,700	\$2,832,227	\$404,051	\$426,033	4,162.1	0.0	13.46	\$95	Average			

per FF=> \$95
INDICATED \$95 FF