

2018

2018 RESIDENTIAL LAND VALUES

\*\*\* DONE

4/1/2015 TO 3/31/2017

CONVIS TOWNSHIP

PARCEL NUMBER	LIBER/PAGE	SALE DATE	SALE PRICE	ADJ PRICE	ACRES	value Per Acre	ACRES	TOTAL VALUE
10-028-031-02	4113/900	1/20/2017	\$10,000	\$10,000	0.50	\$20,000		
07-002-033-02	3896/902	8/24/2015	16000	16000	1.00	\$16,000		
024-05 & pt of 09-071-003-00	3859/928	4/1/2015	\$15,000	\$15,000	1.06	\$14,218		
			\$41,000		2.56	\$16,047	1 ACRE	\$16,000
							1.5 ACRES	\$16,675
15-230-012-10 (Part of)	3875-767	4/30/2015	\$26,000	\$26,000	1.80	\$14,444		
09-181-014-00	4109/400	11/18/2016	\$17,500	\$17,500	1.83	\$9,563		
09-181-013-00	4103/658	11/18/2016	\$15,000	\$15,000	1.85	\$8,108		
			\$58,500		5.48	\$10,875	2.0 ACRES	\$21,350
09-030-003-07	4001/372	9/10/2015	\$16,500	\$16,500	2.75	\$6,000		
09-090-012-03	4018/206	12/11/2015	\$12,000	\$12,000	2.80	\$4,286	2.5 ACRES	\$21,587
10-021-006-13	unrec	8/21/2015	\$32,900	\$32,900	2.89	\$11,384		
			\$61,400		8.44	\$7,275	3.0 ACRES	\$21,825
10-003-011-12, 13 & 14	4078/895	9/1/2016	\$20,000	\$20,000	3.85	\$5,195		
10-001-004-13	4008/835	9/18/2015	\$22,000	\$22,000	4.25	\$5,178		
09-110-027-03	4068/941	7/15/2016	\$23,000	\$23,000	4.41	\$5,215		
			\$65,000		12.51	\$5,198	4.0 ACRES	\$20,784
15-050-003-10	4012/632	6/1/2015	\$20,000	\$20,000	4.68	\$4,277		
17-040-012-02	4082/606	8/6/2016	\$35,000	\$35,000	4.70	\$7,452		
15-320-006-07	3955/891	3/13/2015	\$27,000	\$27,000	4.79	\$5,640		
18-014-384-21	4103/477	11/15/2016	\$17,500	\$17,500	4.81	\$3,639		
09-060-019-00	4070/170	7/14/2016	\$20,000	\$20,000	5.53	\$3,620		
10-026-008-03	4132/18	3/30/2017	\$45,250	\$45,250	5.57	\$8,124		
			\$154,750		30.06	\$5,460	5.0 ACRES	\$27,400
18-034-150-30	4060/733	10/21/2016	\$34,500	\$34,500	6.02	\$5,733		
15-285-007-00	3994/831	9/2/2015	\$26,200	\$26,200	6.14	\$4,271		
15-050-003-04	4103/249	12/7/2016	\$30,000	\$30,000	6.23	\$4,815		
10-018-009-01	4128-126	3/9/2017	\$20,000	\$20,000	6.33	\$3,160		
08-350-033-01	4066-723	8/8/2016	\$22,000	\$22,000	6.67	\$3,298		
			\$192,700		31.38	\$4,228	7.0 ACRES	\$29,596
11-110-030-40	3992/536	8/13/2015	\$38,000	\$38,000	9.59	\$3,962		
09-101-018-05	4065/4	6/29/2016	\$42,000	\$42,000	10.00	\$4,200		
15-042-015-02	4138/1	4/14/2017	\$61,500	\$61,500	10.42	\$5,902		
11-128-003-01	4062/513	6/23/2016	\$54,900	\$54,900	10.97	\$5,005		
08-070-018-00	4120/528	2/9/2017	\$31,000	\$31,000	10.00	\$3,100		
			\$227,400		50.98	\$4,461	10 ACRES	\$44,610
							15 ACRES	\$54,285
08-181-060-00	3985/230	4/17/2015	\$56,340	\$56,340	18.78	\$3,000		
15-200-027-06	4122/624	3/3/2017	\$68,000	\$68,000	20.10	\$3,383		
			\$124,340		38.88	\$3,198	20 ACRES	\$63,960
16-080-003-10	4110/405	12/21/2016	\$71,000	\$71,000	24.20	\$2,934	25 ACRES	\$73,350
07-003-006-01	4068/247	7/21/2016	\$103,950	\$103,950	31.51	\$3,299		
07-028-027-04	4048/666	4/21/2016	\$100,000	\$100,000	34.00	\$2,941		
			\$203,950		65.51	\$3,113	30 ACRES	\$93,390
							40 ACRES	\$99,600
07-023-027-00	TA	1/30/2015	\$115,000	\$115,000	61.60	\$1,867	60 ACRES	\$112,020

\*\* Green numbers are actual validated land values

IRRIGATED SALES

ALL UNITS

Parcel Number	Liter / Page Sale Date	Price	Adjusted Sale Price	Improvement Value	Site Value	Non-Tillage Value	Residual to Tillable Land	Total Acres	Site Acres	Non-Tillage Acres	Tillable Acres	Total Price Per Acre (NE)
07-007-003-00 & 008-006-00	12/28/13	1,000,000	\$1,008,749	\$0	\$0	\$0	\$1,008,749	157.94		0.00	157.94	\$6,387
20-121-045-00, 20-120-054-00, 20-129-003-00 & 20-128-006-00	12/26/13	1,225,000	\$1,225,000	\$0	\$0	\$0	\$1,225,000	224.83		25.39	199.44	\$6,142
16-091-006-008, 16-091-003-06 & 08 & 08 & 16-050-003-00	6/10/15	1,657,067	\$1,657,067	\$0	\$0	\$0	\$1,657,067	285.10		12.36	252.74	\$6,556
	3979/687		\$3,890,816	\$0	\$0	\$0	\$3,890,816	647.87			610.12	\$6,006

TOTAL SALE DIV BY TOTAL ACRES \$6,100 PER ACRE

NON TILLABLES SALES

2018 AGRICULTURAL SALES -- CONVIS TOWNSHIP 4/1/2015 to 3/31/2017

Parcel Number	Leaf / Page	Sale Date	Price	Adjusted Sale Price	Total Acres	Site Acres	Tillage Acres	Price Per Acre
15-052-003-00	4040/36	3/25/16	\$50,000	\$50,000	21.16			\$2,363
10-021-007-00	4110/694	9/22/16	\$95,000	\$95,000	35.48			\$2,677
16-180-015-00	4018/784	12/14/15	\$178,000	\$178,000	68.24			\$2,579
17-080-012-00	4121/183	2/28/17	\$65,000	\$65,000	22.80			\$2,852
17-250-018-01	4084/547	9/15/16	\$90,000	\$90,000	38.12			\$2,099
TOTAL SALE DIV BY TOTAL ACRES			\$466,000	\$466,000	185.81			\$2,508
			\$2,500					PER ACRE

TILLABLE, NOT IRRIGATED

Convis Township

Parcel Number	Leaf / Page	Sale Date	Price	Adjusted Sale Price	Total Acres	Site Acres	Tillage Acres	Price Per Acre (net)
15-151-012 & 15-150-003-00	3988/631	7/9/15	\$403,850	\$403,850	95.68			\$4,221
09-110-027-07 & 09-140-010-00 & 09-140-011-00	4114/524	1/17/2017	\$228,532	\$228,532	46.19			\$4,952
09-180-009-10	3975/886	4/23/15	\$55,800	\$55,800	15.49			\$3,602
09-232-009-00	3990/103	5/23/15	\$133,000	\$133,000	39.22			\$3,391
09-271-024-00	3988/944	6/24/15	\$183,000	\$183,000	49.50			\$3,697
09-140-003-02	3987/196	7/21/15	\$72,000	\$72,000	19.57			\$3,679
09-010-006-00	4077/402	8/25/16	\$350,000	\$350,000	74.19			\$4,718
09-300-027-00 & 027-01	4000/144	9/18/15	\$377,000	\$377,000	98.60			\$3,824
			\$1,802,182	\$1,802,182	438.41			\$4,113

TOTAL SALE DIV BY TOTAL ACRES \$4,060 PER ACRE

CALHOUN COUNTY  
2018 EQUALIZATION

TO COMPLY WITH MCL 211.34a OF THE GENERAL PROPERTY TAX ACT OF THE STATE OF MICHIGAN, THE FOLLOWING ARE THE TENTATIVE RATIOS AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED VALUES OF EACH CLASSIFICATION OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN CALHOUN COUNTY TO ACHIEVE COUNTY EQUALIZED VALUES FOR 2018.

Township or City	Agricultural Real Ratio	Agricultural Real Factor	Commercial Real Ratio	Commercial Real Factor	Industrial Real Ratio	Industrial Real Factor	Residential Real Ratio	Residential Real Factor	Developmental Real Ratio	Developmental Real Factor	Personal Property Ratio	Personal Property Factor
01 Albion Township	46.06%	1.08554	53.28%	0.93844	46.07%	1.08530	51.89%	0.96358	0.00%	NA	50.00%	1.00000
02 Athens Township	49.46%	1.00000	54.16%	0.92319	48.22%	1.03691	46.80%	1.06838	0.00%	NA	50.00%	1.00000
04 Bedford Township	50.47%	0.99069	44.18%	1.13173	51.94%	0.96265	48.83%	1.02396	0.00%	NA	50.00%	1.00000
05 Burlington Township	48.28%	1.03563	50.14%	0.99721	40.69%	1.22880	50.53%	0.98951	0.00%	NA	50.00%	1.00000
06 Clarence Township	47.22%	1.05887	54.97%	0.90959	46.29%	1.08015	48.11%	1.03928	0.00%	NA	50.00%	1.00000
07 Clarendon Township	48.65%	1.02775	49.96%	1.00000	48.47%	1.03157	47.89%	1.04406	0.00%	NA	50.00%	1.00000
08 Corvix Township	47.80%	1.04603	52.88%	0.94554	50.46%	0.99088	45.46%	1.09987	0.00%	NA	50.00%	1.00000
09 Eckford Township	46.86%	1.06701	48.01%	1.04145	48.05%	1.04058	46.23%	1.08155	0.00%	NA	50.00%	1.00000
10 Emmett Township	47.27%	1.05775	52.58%	0.95093	52.50%	0.95238	49.47%	1.00000	0.00%	NA	50.00%	1.00000
11 Fredonia Township	53.46%	0.93528	49.95%	1.00000	51.13%	0.97790	49.09%	1.00000	0.00%	NA	50.00%	1.00000
12 Horner Township	50.59%	0.98834	50.40%	0.99206	49.56%	1.00000	49.46%	1.00000	0.00%	NA	50.00%	1.00000
13 Lee Township	47.71%	1.04800	0.00%	NA	43.82%	1.14103	52.60%	0.95057	0.00%	NA	50.00%	1.00000
14 Leroy Township	50.35%	0.99305	49.28%	1.00000	49.13%	1.00000	49.00%	1.00000	0.00%	NA	50.00%	1.00000
15 Marengo Township	45.19%	1.10644	50.09%	0.99820	51.02%	0.98001	47.67%	1.04888	0.00%	NA	50.00%	1.00000
16 Marshall Township	49.15%	1.00000	50.02%	0.99960	50.06%	0.99880	49.70%	1.00000	0.00%	NA	50.00%	1.00000
17 Newton Township	46.93%	1.06542	49.23%	1.00000	50.42%	0.99167	48.97%	1.02703	0.00%	NA	50.00%	1.00000
18 Penfield Township	49.33%	1.00000	46.88%	1.06655	51.63%	0.96843	48.81%	1.02438	0.00%	NA	50.00%	1.00000
19 Sherdan Township	45.94%	1.08838	53.10%	0.94162	53.21%	0.93967	51.46%	0.97163	0.00%	NA	50.00%	1.00000
20 Tekonsha Township	44.71%	1.11832	49.27%	1.00000	49.32%	1.00000	44.37%	1.12689	0.00%	NA	50.00%	1.00000
51 City of Albion	0.00%	NA	49.30%	1.00000	47.07%	1.06225	49.74%	1.00000	0.00%	NA	50.00%	1.00000
52 City of Battle Creek	48.30%	1.03520	49.11%	1.00000	50.52%	0.98971	48.86%	1.02333	0.00%	NA	50.00%	1.00000
53 City of Marshall	0.00%	NA	48.64%	1.02796	47.82%	1.04559	48.97%	1.02103	0.00%	NA	50.00%	1.00000
54 City of Springfield	0.00%	NA	49.66%	1.00000	50.05%	0.99900	49.39%	1.00000	0.00%	NA	50.00%	1.00000

*Agricultural Land values increasing*

*Residential values increasing  
Due to SALES!*

# Legend 2018 Vacant Land Study 2018 Database

- AGRICULTURAL .80 ECF
- COMMERCIAL .82 ECF
- INDUSTRIAL .83 ECF
- Residential .863 ECF

## CONVIS

