

Franklin Township									
2024 Land Value Analysis & Determination									
Parcel Number	Owner Name	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollar/Acre	Other Parcels in Sale		
							\$/Acre	Land Value is applied	
003-120-004-00	1212 LAWRENCE	08/05/21	\$7,500	\$7,500	0.29	\$26,596			
007-015-100-24	N GRANT AVE	08/24/21	\$10,500	\$10,500	0.63	\$16,800			
003-635-016-00	VACANT	09/30/22	\$21,000	\$21,000	0.96	\$21,784			
015-061-026-00		11/29/21	\$13,000	\$11,000	1.00	\$13,000			
015-260-310-00		09/20/21	\$4,500	\$4,500	1.00	\$4,500			
015-280-380-00		07/08/21	\$5,250	\$5,250	1.00	\$5,250			
015-320-014-00		07/23/21	\$9,500	\$9,500	1.00	\$9,500	1 ACRE-66400	\$6,400	
004-007-100-14		01/31/22	\$6,500	\$6,500	1.49	\$4,362			
003-035-400-13	4867 E ARNOLD LAKE	09/26/22	\$12,000	\$12,000	1.60	\$7,500	1.5 ACRES-6300	\$9,450	
011-200-030-00	TIMBERLANE RD	03/10/23	\$8,000	\$8,000	1.81	\$4,417	2 ACRES-5500	\$11,800	
015-389-036-00		03/24/23	\$13,000	\$13,000	2.00	\$6,500	015-389-037-00	2.5 ACRES-5400	\$13,500
015-200-010-00		07/08/21	\$10,000	\$10,000	3.00	\$3,333	015-200-009-00, 015-200-011-00	8 ACRES-5300	\$15,900
007-015-200-14	3321 HAMILTON	11/09/22	\$10,000	\$10,000	3.24	\$3,086			
015-021-200-04	2947 E ELM	04/08/22	\$65,000	\$65,000	3.96	\$16,414			
002-014-300-09	9152 HILL RD	05/26/21	\$16,000	\$16,000	4.00	\$4,000	4 ACRES-5200	\$20,800	
003-017-300-10	VACANT	05/20/22	\$20,000	\$20,000	4.90	\$4,082			
015-017-200-13	8048 WHITE BIRCH	09/07/22	\$37,500	\$37,500	4.97	\$7,545			
007-018-300-03	435 E TOWNLINE LAKE RD	05/19/21	\$23,500	\$23,500	5.00	\$4,700	5 ACRES-5000	\$25,000	
007-019-300-15	51 E CLARENCE RD	01/13/23	\$30,000	\$30,000	5.05	\$5,941			
002-036-300-28	6280 ELDOS DR	03/21/22	\$27,500	\$27,500	5.43	\$5,064	002-036-300-29		
002-012-200-03		05/05/22	\$35,000	\$35,000	6.81	\$5,140	7 ACRES-4200	\$29,400	
015-022-100-08	3394 OLD SURREY	01/28/22	\$33,500	\$33,500	8.00	\$4,188			
007-017-100-04	E CRANBERRY LAKE RD	06/21/22	\$32,999	\$32,999	9.19	\$3,592	007-165-322-00, 007-165-323-00		
005-014-300-05	3136 PIPEMAN RD	03/21/22	\$28,000	\$28,000	9.43	\$2,969			
005-007-100-18		03/22/22	\$20,000	\$20,000	9.75	\$2,051			
005-007-200-04		09/16/22	\$25,000	\$25,000	9.85	\$2,538			
003-023-200-14	8700 TIMBERLANE	07/13/22	\$38,000	\$38,000	10.00	\$3,800			
003-029-100-10	VACANT	05/06/21	\$22,000	\$22,000	10.00	\$2,200			
005-032-200-07		04/23/21	\$15,000	\$15,000	10.00	\$1,500			
002-020-400-05		06/03/21	\$19,000	\$19,000	10.00	\$1,900			
007-018-300-14		02/08/23	\$23,000	\$23,000	10.00	\$2,300			
012-004-300-08		03/17/22	\$23,000	\$23,000	10.00	\$2,300			
002-012-300-10		08/05/22	\$25,000	\$25,000	10.00	\$2,500	10 ACRES-3200	\$32,000	
001-032-400-08		06/18/21	\$26,500	\$26,500	10.00	\$2,650			
007-015-400-02	1363 N BALL AVE	07/26/21	\$27,000	\$27,000	10.00	\$2,700			
007-003-400-07		03/17/22	\$30,000	\$30,000	10.00	\$3,000			
007-010-300-19		02/07/22	\$31,500	\$31,500	10.00	\$3,150			
009-017-300-03	10670 W ASHARD	09/30/21	\$32,000	\$32,000	10.00	\$3,200			
007-006-400-13		07/12/22	\$32,000	\$32,000	10.00	\$3,200			
010-009-400-22		04/18/22	\$33,800	\$33,800	10.00	\$3,380			
003-031-400-05	6195 N HARRISON AVE	11/17/21	\$40,000	\$40,000	10.00	\$4,000			
009-015-400-11		03/23/22	\$15,000	\$15,000	10.01	\$1,499			
009-015-400-03		03/23/22	\$15,000	\$15,000	10.01	\$1,499			
009-015-200-08		11/23/22	\$33,000	\$33,000	10.01	\$2,298			
009-015-200-26		08/07/21	\$27,500	\$27,500	10.01	\$2,747			
003-029-300-13		12/29/22	\$33,000	\$33,000	10.01	\$3,297			
010-032-400-20		01/03/22	\$22,000	\$22,000	10.02	\$2,196			
010-032-400-20		04/05/22	\$29,000	\$29,000	10.02	\$2,894			
010-032-400-20		11/22/22	\$29,900	\$29,900	10.02	\$2,984			
010-029-300-10		01/27/22	\$34,000	\$34,000	10.02	\$3,393			
007-024-200-13		09/29/22	\$25,000	\$25,000	10.04	\$2,490			
005-029-200-08		06/09/22	\$35,000	\$35,000	10.05	\$3,483			
010-010-200-12		11/12/21	\$25,000	\$25,000	10.05	\$2,488			
010-016-200-09	3260 TICE	08/13/21	\$32,985	\$32,985	10.09	\$3,269			
010-009-200-19	3142 WOODVIEW TRAIL	12/01/22	\$40,000	\$40,000	10.09	\$3,964			
007-018-100-16		07/07/22	\$30,000	\$30,000	10.10	\$2,970			
007-018-100-19	POCAHONTAS	12/17/21	\$30,000	\$30,000	10.10	\$2,970			
003-035-300-14	6373 BIRCH DR	03/14/23	\$30,800	\$30,800	10.10	\$3,050			
010-008-101-07	718 PINE ST	07/29/22	\$33,000	\$33,000	10.10	\$3,267			
006-035-100-12	1220 PEASLEY	05/21/21	\$35,000	\$35,000	10.10	\$3,465			
006-035-100-11	PEASLEY BLVD	11/18/22	\$37,000	\$37,000	10.10	\$3,663			
010-010-300-10	1651 DUKES TRAIL	03/09/22	\$30,000	\$30,000	10.13	\$2,962			
010-010-300-06		03/17/23	\$30,000	\$30,000	10.15	\$2,956			
003-023-200-17		08/27/22	\$34,000	\$34,000	10.22	\$3,327			
004-024-300-09	9075 E ARNOLD LAKE RD	04/26/22	\$45,800	\$45,800	10.30	\$4,369			
010-007-300-10		12/14/22	\$21,000	\$21,000	11.00	\$1,909			
005-015-400-11		09/10/21	\$23,000	\$23,000	11.00	\$2,091			
008-016-400-08		05/09/22	\$45,900	\$45,900	11.92	\$3,851	008-040-016-00, 008-040-017-00		
016-033-200-10		08/31/21	\$43,900	\$43,900	12.65	\$3,470			
008-017-100-20	7180 E CRANBERRY LAK	07/22/22	\$30,000	\$30,000	14.00	\$2,143			
005-015-300-25	8587 FIR	07/16/21	\$80,000	\$66,135	14.63	\$4,521			
004-013-201-02	11842 MEREDITH GRAND	08/23/22	\$70,000	\$70,000	14.82	\$4,723			
013-016-400-05		02/25/22	\$36,000	\$36,000	15.00	\$2,400			
010-007-200-21		10/25/21	\$58,000	\$58,000	15.00	\$3,867	15 ACRES-3100	\$46,500	
014-006-200-23	5690 HALF MOON TRAIL	04/02/21	\$30,000	\$30,000	16.04	\$1,771			
009-700-077-01		10/18/22	\$40,000	\$40,000	17.42	\$2,296			
016-031-100-15		08/19/22	\$65,000	\$65,000	17.70	\$3,672			
004-016-400-09		10/20/21	\$66,900	\$66,900	17.92	\$3,733	004-016-400-10		
007-007-200-02	DAK	10/01/21	\$54,000	\$54,000	18.50	\$2,919			
013-035-300-06		10/27/22	\$74,500	\$74,500	19.26	\$3,869			
016-036-300-07		08/25/22	\$48,000	\$48,000	19.50	\$2,462	016-036-300-08		
001-029-300-10	7323 N PARTIDGE AVE	12/13/21	\$45,000	\$45,000	20.00	\$2,250			
007-018-300-11		06/25/21	\$50,000	\$50,000	20.00	\$2,500	007-018-300-10		
007-018-300-11		11/19/21	\$55,000	\$55,000	20.00	\$2,750	007-018-300-10		
002-008-100-02		03/28/22	\$67,250	\$67,250	20.00	\$3,363			
005-029-100-07		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-08		
010-010-200-13		11/12/21	\$50,000	\$50,000	20.10	\$2,488	010-010-200-14		
010-032-400-14		10/13/22	\$45,000	\$45,000	21.51	\$2,092	010-032-400-15		
008-029-300-09	1134 DODGE LAKE RD	09/28/21	\$70,000	\$70,000	22.20	\$3,153	008-029-300-08		
007-018-400-16		06/28/21	\$68,000	\$68,000	23.08	\$2,946	007-018-400-23		
041-026-402-28		08/12/21	\$62,900	\$62,900	23.40	\$2,688			
007-023-300-22		05/12/21	\$46,000	\$46,000	23.41	\$1,965			
010-005-100-07		01/18/23	\$65,000	\$65,000	24.60	\$2,642			
011-004-400-09		11/09/21	\$60,000	\$60,000	25.00	\$2,400			
003-027-300-42		05/21/21	\$75,000	\$75,000	25.00	\$3,000	25 ACRES-2600	\$65,000	
005-034-400-13		12/23/21	\$69,000	\$69,000	26.68	\$2,586			
005-014-400-06	3287 N MCKINLEY AVE	10/01/21	\$70,000	\$70,000	30.00	\$2,333			
009-015-200-25		02/08/23	\$67,000	\$67,000	30.02	\$2,232	009-014-300-15		
007-012-200-05	E CRANBERRY LAKE RD	03/11/22	\$115,000	\$115,000	30.70	\$3,746	007-012-200-06, 007-012-200-14	30 ACRES-2500	\$75,000
010-021-400-06		08/06/22	\$83,000	\$83,000	32.00	\$2,563			
002-010-401-17	2349 MUSKOGON RD	03/04/22	\$80,000	\$80,000	32.29	\$2,478			
013-013-400-09	8756 S HEMLOCK	02/25/22	\$56,000	\$56,000	36.22	\$1,546			
007-006-200-08		09/30/21	\$73,000	\$73,000	37.20	\$1,962			
010-014-100-15		09/14/21	\$92,000	\$92,000	37.70	\$2,440			
003-016-400-18	9291 N CLARE AVE	03/11/22	\$95,000	\$95,000	38.00	\$2,500			
005-003-200-03		04/12/22	\$110,500	\$110,500	39.00	\$2,833			
001-033-300-18	9625 W PINE RD	04/25/22	\$74,800	\$74,800	39.40	\$1,898			
008-015-100-22		08/26/21	\$94,900	\$94,900	39.50	\$2,403			
005-024-200-15	6225 W TEMPLE	04/09/21	\$78,000	\$78,000	39.98	\$1,951			
007-003-400-03	3595 E STOCKWELL RD	01/20/22	\$96,000	\$96,000	40.00	\$2,400	40 ACRES-2400	\$96,000	
009-016-100-01		10/28/22	\$52,000	\$52,000	40.00	\$1,300			
011-003-300-03		09/20/22	\$76,000	\$76,000	40.00	\$1,900			
005-029-100-01		12/23/21	\$79,900	\$79,900	40.00	\$1,998			
016-027-200-15		07/26/22	\$160,000	\$160,000	41.67	\$3,840			
008-004-300-13		01/17/22	\$75,250	\$75,250	42.44	\$1,773	008-004-300-10		
009-036-100-05		06/30/21	\$115,200	\$115,200	48.00	\$2,			

Franklin Township				Waterfront					
2024 Land Value Analysis & Determination				(All classes)					
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale	Land Table
004-550-018-00	741 WEST ROAD	02/02/22	\$98,000	\$36,178	93.9	307.5	\$385		WATERFRONT PARCELS
004-602-012-00	201 PINE VIEW RD	06/18/21	\$100,000	\$4,973	204.1	398.5	\$24	004-601-006-00	WATERFRONT PARCELS
004-604-008-00	131 OAK LANE	07/11/22	\$185,000	\$88,715	137.3	400.0	\$646	004-604-007-00	WATERFRONT PARCELS
Totals:			\$383,000	\$129,866	435.3				
				\$/FF	\$298				