

2024 VACANT LAND STUDY S
04/01/2021 - 03/31/2023

Prepared by the Office of the Assessor
bpsassessing@gmail.com

Parcel	Date	Sale Price	Acres	Price per Acre
1 ACRE (0-1.5)				
006-609-006-00	09/20/22	\$2,100	0.646	\$3,251
012-007-024-00	09/20/22	\$1,200	1	\$1,200
21-004-133-034-00	02/15/22	\$2,000	1.03	\$1,942
013-109-008-00	05/19/22	\$4,000	1.55	\$2,581
		\$9,300	4.2	\$2,201

Parcel Size			\$ / Acre	Range		
0-5	\$52,150	32.676	\$1,596	\$836	to	\$3,251
5+ - 10	\$69,400	55.1	\$1,259	\$831	to	\$1,702
10+ - 20	\$126,500	84.0	\$1,506	\$1,100	to	\$1,985
20+ - 40	\$404,729	328.2	\$1,233	\$700	to	\$2,111
40+	\$571,900	567.0	\$1,009	\$659	to	\$1,367

2 ACRES (1.5+ - 2.5)				
21-004-021-001-06	10/07/22	\$3,000	1.49	\$2,013
012-008-009-20	12/30/21	\$3,800	1.73	\$2,197
21-004-021-001-97	10/04/22	\$1,750	1.9	\$921
		\$8,550	5.1	\$1,670

Table in DB

Acres	Rate	Acres	Rate	Acres	Rate	Acres	Rate
1	2000	3	4800	10	12500	30	36000
1.5	2400	4	6400	15	22500	40	44000
2	3200	5	7575	20	30000	50	50000
2.5	4500	7	8750	25	33000	100	100000

*grey figures median of price per acre above
blue weighted by land tables

3 ACRES (2.5+ - 3.5)				
006-212-012-00	08/22/22	\$6,000	3.0	\$2,000
002-126-010-10	08/17/21	\$3,100	3.71	\$836

\$9,100	6.7	\$1,356
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4 ACRES (3.5+ - 4.5)

012-024-004-30	12/30/22	\$5,000	4	\$1,250
006-607-001-00 & -607-010-00	06/02/22	\$5,000	4.13	\$1,211
001-004-028-00	7/28/2021	\$5,200	3.90	\$1,333
		<hr/>		
		\$15,200	12.0	\$1,264

5 ACRES (4.5+ - 5.5)

009-136-009-40	06/03/22	\$10,000	4.59	\$2,179
		<hr/>		
		\$10,000	4.6	\$2,179

7 ACRES (5.5+ - 8.5)

014-110-005-00	08/10/21	\$13,000	7.6	\$1,702
011-079-012-30	05/20/22	\$6,900	8.3	\$831
		<hr/>		
		\$19,900	15.9	\$1,248

10 ACRES (8.5+ - 11.5)

005-220-009-00	07/14/21	\$13,500	9.1	\$1,484
013-209-017-00	8/2/2021	\$9,000	9.2	\$980
013-335-006-35	8/17/2021	\$15,000	10.0	\$1,500
010-323-001-21 & -001-23	3/28/2022	\$12,000	10.9	\$1,101
		<hr/>		
		\$49,500	39.2	\$1,263

15 ACRES (11.5+ - 18.5)

014-019-017-00	08/12/22	\$30,000	15.94	\$1,882
001-031-012-20	02/04/22	\$20,000	18.19	\$1,100
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		\$50,000	34.1	\$1,465

20 ACRES (18.5+ - 21.5)

008-233-005-10	6/28/2021	\$38,500	19.4	\$1,985
012-211-016-00	4/22/2021	\$26,000	19.6	\$1,329
005-232-011-50	2/2/2022	\$30,000	20.00	\$1,500
007-105-014-00	5/12/2021	\$42,500	20.13	\$2,111
012-211-016-00 & 212-015-00	4/15/2021	\$26,000	21.13	\$1,230
		<hr/>		
		\$163,000	100.2	\$1,626

25 ACRES (21.5+ - 27.5)

012-166-002-10	7/30/2021	\$19,769	26.40	\$749
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\$19,769	26.4	\$749
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30 ACRES (27.5+ - 37.5)

004-031-003-00	2/17/2023	\$48,060	32.98	\$1,457
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001-029-001-00	5/19/2021	\$38,900	27.51	\$1,414
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\$86,960	60.5	\$1,438
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40 ACRES (37.5+ - 44.5)

009-113-009-00	5/19/21	\$62,500	40.0	\$1,563
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013-329-006-00	08/31/22	\$59,000	40	\$1,475
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012-162-004-00	10/14/22	\$40,000	40	\$1,000
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013-533-002-00	04/02/21	\$40,000	40.0	\$1,000
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012-215-003-00	10/21/22	\$28,000	40.0	\$700
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\$229,500	200.0	\$1,148
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50 ACRES (44.5+ - 60)

003-103-010-10	5/14/2021	\$62,000	47.8	\$1,297
013-403-013-10	5/26/2021	\$64,900	53.7	\$1,209
22-004-011-016-30	1/27/2023	\$30,000	45.5	\$659

		\$156,900	147.0	\$1,067
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100 ACRES (60+)

003-214-001-50	2/6/2023	\$123,000	90.0	\$1,367
011-005-009-00 & -009-25	5/19/2021	\$78,000	90.0	\$867
011-073-002-10 & -20	3/21/2022	\$117,000	120.0	\$975
013-520-012-00	4/26/2021	\$97,000	120.0	\$808

		\$415,000	420.0	\$988
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2024 VACANT LAND STUDY P
04/01/2021 - 03/31/2023

Prepared by the Office of the Assessor
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Parcel	Date	Sale Price	Acres	Price per Acre
1 ACRE (0-1.5)				
009-450-024-00	12/20/21	\$11,500	1.12	\$10,268
22-004-003-024-09	11/05/21	\$15,000	1.44	\$10,417
22-004-014-001-35	09/09/22	\$12,000	1.03	\$11,650
010-127-007-81	05/14/21	\$17,500	1.81	\$9,669
		\$56,000	5.4	\$10,370

Parcel Size			\$ / Acre	Range		
0-5	\$190,900	26.23	\$7,278	\$4,000	to	\$11,650
5+ - 10	\$258,250	55.6413	\$4,641	\$2,389	to	\$8,448
10+ - 20	\$466,000	124.6	\$3,739	\$2,600	to	\$6,696
20+ - 40	\$716,750	350.6	\$2,044	\$1,699	to	\$2,941
40+	\$851,000	404.2	\$2,106	\$1,500	to	\$3,075

2 ACRES (1.5+ - 2.5)				
012-036-014-20	02/17/23	\$8,900	1.64	\$5,427
010-213-008-21	4/22/2021	\$15,000	2.37	\$6,329
21-004-260-001-00	11/18/22	\$18,000	1.92	\$9,375
		\$41,900	5.9	\$7,066

Table in DB
Acre Rate

1	8900	3	21900	10	46000	30	60000
1.5	10950	4	29200	15	55500	40	80000
2	14600	5	30700	20	74000	50	105000
2.5	18250	7	32200	25	67000	100	210000

*median of price per acre above
weighted by land tables

3 ACRES (2.5+ - 3.5)				
22-004-130-009-28	09/22/21	\$12,500	2.69	\$4,647
22-004-130-009-03	09/22/21	\$30,000	3.18	\$9,434
		\$42,500	5.9	\$7,240

4 ACRES (3.5+ - 4.5)

22-004-003-024-16	07/20/22	\$30,500	4.03	\$7,568
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\$30,500	4.0	\$7,568
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5 ACRES (4.5+ - 5.5)

009-115-017-00	01/02/23	\$20,000	5	\$4,000
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21-004-121-037-10	05/02/22	\$43,000	5.09	\$8,448
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\$63,000	10.1	\$6,244
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7 ACRES (5.5+ - 8.5)

22-004-003-024-18	12/06/21	\$25,000	6.69	\$3,737
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006-436-001-16	10/11/21	\$25,000	6.97	\$3,587
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22-004-013-040-10	12/13/21	\$25,000	8.26	\$3,027
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\$75,000	21.9	\$3,422
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10 ACRES (8.5+ - 11.5)

003-215-016-20	8/23/2021	\$22,000	9.21	\$2,389
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004-002-009-00	8/24/2022	\$63,000	9.47	\$6,653
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001-113-014-00	8/3/2021	\$55,250	9.95	\$5,552
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\$140,250	28.6	\$4,898
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15 ACRES (11.5+ - 18.5)

014-112-006-10	09/14/22	\$58,000	16.90	\$3,432
010-213-008-22 & -23	11/04/22	\$65,000	12.05	\$5,394
010-014-082-50 & 082-25	3/22/2022	\$112,500	16.80	\$6,696

\$235,500	45.8	\$5,148
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20 ACRES (18.5+ - 25)

003-215-018-00	7/28/2021	\$56,000	18.88	\$2,966
009-123-028-00	6/20/2022	\$52,000	20.0	\$2,600
009-122-013-00	10/12/2021	\$52,500	20.0	\$2,625
007-432-013-00	8/15/2022	\$70,000	20.0	\$3,500
004-014-076-15	7/6/2021	\$61,000	20.7	\$2,941

\$291,500	99.6	\$2,926
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30 ACRES (25.5+ - 37.5)

004-003-024-00	5/18/21	\$70,000	33.19	\$2,109
002-121-005-30	8/5/2021	\$67,500	37.2	\$1,816
004-003-024-10	5/18/2021	\$70,000	32.5	\$2,157

007-009-025-00	11/23/2022	\$69,900	27.6	\$2,532
		<hr/>		
		\$277,400	130.4	\$2,127

40 ACRES (37.5+ - 44.5)

011-011-007-10	06/29/22	\$81,000	39.477	\$2,052
& -007-75, -80, -165-C				
002-130-003-50	01/04/22	\$87,500	40.0	\$2,188
003-225-001-25	01/11/22	\$72,000	40.0	\$1,800
002-124-009-20	04/28/22	\$69,900	40	\$1,748
003-215-003-20	03/24/23	\$67,950	40.0	\$1,699
		<hr/>		
		\$378,350	199.5	\$1,897

50 ACRES (44.5+ - 60)

009-133-005-00	4/14/2021	\$120,000	60.0	\$2,000
& -134-008-00				
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		\$120,000	60.0	\$2,000

100 ACRES (60+)

001-231-002-00	7/7/2021	\$165,000	68.1	\$2,423
& -230-009-00				
012-153-009-00	3/18/2022	\$246,000	80.0	\$3,075
012-032-015-00	8/24/2022	\$120,000	80.0	\$1,500
003-226-002-51	10/20/2021	\$200,000	116.1	\$1,723

\$731,000	344.2	\$2,124
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2024 VACANT LAND STUDY LOTS & WATER

04/01/2021 - 03/31/2023

Prepared by the Office of the Assessor

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Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
LOTS						
006-605-012-00	05/07/21	\$8,000	122.5	0.69	\$65	\$11,594
042-400-016-00	10/03/22	\$5,000	60.0	0.576	\$83	\$8,681
042-400-016-00	09/29/22	\$5,000	64.0	0.301	\$78	\$16,611
22-004-450-003-00	09/09/21	\$9,000	112.1	0.35	\$80	\$25,714
21-004-260-001-00	11/18/22	\$18,000	209.0	1.92	\$86	\$9,375
Sums & Avgs		\$45,000	567.6	3.8	\$79	\$11,728
Range FF			\$65 - 86			

Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
WATERFRONT						
006-436-001-21	01/03/22	\$83,000	166.5	1.60	\$498	\$51,875
003-207-002-21 & -207-002-20	05/13/22	\$65,000	225.0	2.88	\$289	\$22,569
008-600-001-10	07/22/22	\$34,000	181.4	1.0	\$187	\$32,661
003-207-002-11	06/02/21	\$61,000	106.0	1.7	\$575	\$35,260
009-320-052-00	06/10/22	\$22,250	127.4	0.6	\$175	\$35,829

& -053-00

Sums & Avgs	\$265,250	806.3	7.9	\$329	\$33,695
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Range FF	\$175 - 575
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2024 VACANT LAND STUDY WOODS

04/01/2021 - 03/31/2023

Prepared by the Office of the Assessor

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Parcel	Date	Sale Price	Acres	Price per Acre
WOODS (Hard)				
003-222-010-00 & 003-403-010-00	12/6/21	\$66,500	40.9	\$1,626
012-009-008-10 & -011-10	12/10/2021	\$100,000	77.7	\$1,287
012-033-014-00	12/28/21	\$45,000	40.0	\$1,125
008-220-012-00	04/11/22	\$57,000	40	\$1,425
006-007-004-00	6/16/2021	\$57,000	40.0	\$1,425
				\$325,500 238.6 \$1,364
WOODS (Mixed)				
				Range \$1,125 - 1,626
006-225-001-50	07/23/21	\$50,000	40.0	\$1,250
011-119-001-54 & -119-001-53	9/16/22	\$107,300	80	\$1,341
008-301-006-00 & -009-00	2/9/2023	\$80,000	80.0	\$1,000
008-221-002-00	04/09/21	\$37,000	40.0	\$925
011-005-009-00 & -005-009-25	5/19/21	\$78,000	90	\$867
				\$352,300 330.0 \$1,068
WOODS (Soft)				
				Range \$867 - 1,341
013-505-002-00	09/03/21	\$71,500	40	\$1,788
011-009-001-20 & -010-043-00	7/22/22	\$18,000	26.48	\$680
012-215-003-00	10/21/22	\$28,000	40.0	\$700

011-053-002-00	6/10/22	\$27,000	42	\$643
009-101-007-10	12/20/21	\$63,500	40	\$1,588

\$208,000 188.5 **\$1,104**

\$885,800 757.1 **\$1,170**

Range \$643 - 1,788

Range \$643 - 1,788

2024 VACANT LAND STUDY SWAMP & CROPS
 04/01/2021 - 03/31/2023

*Prepared by the Office of the Assessor
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Parcel	Date	Sale Price	Acres	Price per Acre
SWAMP				
013-522-001-23	9/23/2021	\$70,000	80.0	\$875
011-066-001-62	12/15/2021	\$54,000	40.0	\$1,350
006-227-003-00	11/1/2021	\$35,000	40.0	\$875
006-324-010-00	7/5/2021	\$42,000	40.0	\$1,050
011-086-013-00	6/28/2022	\$45,000	40.0	\$1,125
		\$246,000	240.0	\$1,025
		Range		\$875 - 1,350

Parcel	Date	Sale Price	Acres	Price per Acre
CROPS				
002-327-002-20	06/30/22	\$50,000	40.0	\$1,250
012-166-001-00&0	8/5/2021	\$93,567	46.8	\$2,000
012-127-005-70 & -127-006-75	8/16/2021	\$85,000	46.9	\$1,813
014-016-003-00	9/29/2022	\$80,000	40.0	\$2,000
002-327-002-10	6/30/2022	\$135,000	80.0	\$1,688

\$443,567	253.7	\$1,749
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Range	\$1,250 - 2,000
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2024 VACANT LAND STUDY COMM&IND & TIMBER CUTOVER
 04/01/2021 - 03/31/2023

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Parcel	Date	Sale Price*	Residual Land Value**	Front Foot	Acres	Price per FF	Price per A
COMMERCIAL-INDUSTRIAL							
009-150-039-00 & -040-00 & -041-00	12/1/23*	\$28,263	\$28,263	220	0.898	\$128	\$31,473
009-150-031-00**	02/28/18*	\$87,892	\$44,323	132	0.52	\$336	\$85,237
009-115-001-52	6/24/20*	\$66,097	\$13,534	200	2.01	\$68	\$6,733
009-122-010-00	10/17/22	\$115,000	\$21,872	200	16.00	\$109	\$1,367
				\$107,992	752.0	\$144	\$5,559
Range FF			\$68 - 336				

Due to lack of sales, the following adjustments were considered & used in the analysis:

*time adjustments made at 0.84% per year to the median year of 2022

**the extraction method was used on improved commercial properties

VACANT LAND STUDY

Parcel	Date	Sale Price	Acres	Price per Acre
Timber-Cutover				
011-030-012-40	7/1/21	\$76,000	80.0	\$950
011-053-002-00	6/10/22	\$27,000	42.0	\$643
003-215-003-10	2/22/22	\$100,000	80.0	\$1,250

003-215-003-20	2/22/22	\$52,000	40.0	\$1,300
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003-215-003-20	3/24/23	\$67,950	40.0	\$1,699
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\$322,950	282.0	\$1,145
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Range	\$643 - 1,699
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Economic Condition Factors – Faithorn Township, Michigan

An Economic Condition Factor (ECF) is used to adjust the assessor’s use of the Assessor’s Manual to the local market.

ECFs:

- represent the relationship between the appraised value of a building and the sale value of that building.
- are adjusted annually by the assessor to further refine these costs to the local market.
- must be determined and used in all cost appraisal situations where the Assessor’s Manual is used.

ECF for RESIDENTIAL Properties is: **0.74**

ECF for AGRICULTURAL Properties is: **0.30**

ECF for COMMERCIAL Properties is: **0.90**

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04/01/2021 - 03/31/2023*

Economic Condition Factors – Holmes Township, Michigan

An Economic Condition Factor (ECF) is used to adjust the assessor's use of the Assessor's Manual to the local market.

ECFs:

- represent the relationship between the appraised value of a building and the sale value of that building.
- are adjusted annually by the assessor to further refine these costs to the local market.
- must be determined and used in all cost appraisal situations where the Assessor's Manual is used.

ECF for RESIDENTIAL Properties is: **0.83**

ECF for AGRICULTURAL Properties is: **1.00**

ECF for INDUSTRIAL Properties is: **0.80**

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04/01/2021 - 03/31/2023*

Economic Condition Factors – Mellen Township, Michigan

An Economic Condition Factor (ECF) is used to adjust the assessor's use of the Assessor's Manual to the local market.

ECFs:

- represent the relationship between the appraised value of a building and the sale value of that building.
- are adjusted annually by the assessor to further refine these costs to the local market.
- must be determined and used in all cost appraisal situations where the Assessor's Manual is used.

ECF for RESIDENTIAL Properties is: **0.77**

ECF for AGRICULTURE Properties is: **1.00**

ECF for COMMERCIAL Properties is: **0.78**

ECF for INDUSTRIAL Properties is: **0.80**

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Economic Condition Factors – Meyer Township, Michigan

An Economic Condition Factor (ECF) is used to adjust the assessor's use of the Assessor's Manual to the local market.

ECFs:

- represent the relationship between the appraised value of a building and the sale value of that building.
- are adjusted annually by the assessor to further refine these costs to the local market.
- must be determined and used in all cost appraisal situations where the Assessor's Manual is used.

ECF for RESIDENTIAL Properties is: **0.65**

ECF for AGRICULTURE Properties is: **0.30**

ECF for COMMERCIAL Properties is: **0.65**

ECF for INDUSTRIAL Properties is: **0.80**

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Parcel	Date	Sale Price	Acres	Price per Acre
1 ACRE (0-1.5)				
009-450-024-00	12/20/21	\$11,500	1.12	\$10,268
22-004-003-024-09	11/05/21	\$15,000	1.44	\$10,417
22-004-014-001-35	09/09/22	\$12,000	1.03	\$11,650
010-127-007-81	05/14/21	\$17,500	1.81	\$9,669
		\$56,000	5.4	\$10,370

Parcel Size			\$ / Acre	Range		
0-5	\$190,900	26.23	\$7,278	\$4,000	to	\$11,650
5+ - 10	\$258,250	55.6413	\$4,641	\$2,389	to	\$8,448
10+ - 20	\$466,000	124.6	\$3,739	\$2,600	to	\$6,696
20+ - 40	\$629,250	310.6	\$2,026	\$1,699	to	\$2,941
40+	\$531,000	228.1	\$2,328	\$1,500	to	\$3,075

2 ACRES (1.5+ - 2.5)

012-036-014-20	02/17/23	\$8,900	1.64	\$5,427
010-213-008-21	4/22/2021	\$15,000	2.37	\$6,329
21-004-260-001-00	11/18/22	\$18,000	1.92	\$9,375
		\$41,900	5.9	\$7,066

Table in DB
Acres

*median of price per acre above

weighted by land tables

Rate							
1	8900	3	21900	10	46000	30	60000
1.5	10950	4	29200	15	55500	40	80000
2	14600	5	30700	20	74000	50	115000
2.5	18250	7	32200	25	67000	100	230000

3 ACRES (2.5+ - 3.5)

22-004-130-009-28	09/22/21	\$12,500	2.69	\$4,647
22-004-130-009-03	09/22/21	\$30,000	3.18	\$9,434
		\$42,500	5.9	\$7,240

4 ACRES (3.5+ - 4.5)

22-004-003-024-16	07/20/22	\$30,500	4.03	\$7,568
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\$30,500	4.0	\$7,568
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5 ACRES (4.5+ - 5.5)

009-115-017-00	01/02/23	\$20,000	5	\$4,000
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21-004-121-037-10	05/02/22	\$43,000	5.09	\$8,448
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\$63,000	10.1	\$6,244
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7 ACRES (5.5+ - 8.5)

22-004-003-024-18	12/06/21	\$25,000	6.69	\$3,737
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006-436-001-16	10/11/21	\$25,000	6.97	\$3,587
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22-004-013-040-10	12/13/21	\$25,000	8.26	\$3,027
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\$75,000	21.9	\$3,422
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10 ACRES (8.5+ - 11.5)

003-215-016-20	8/23/2021	\$22,000	9.21	\$2,389
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004-002-009-00	8/24/2022	\$63,000	9.47	\$6,653
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001-113-014-00	8/3/2021	\$55,250	9.95	\$5,552
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\$140,250	28.6	\$4,898
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15 ACRES (11.5+ - 18.5)

014-112-006-10	09/14/22	\$58,000	16.90	\$3,432
010-213-008-22 & -23	11/04/22	\$65,000	12.05	\$5,394
010-014-082-50 & 082-25	3/22/2022	\$112,500	16.80	\$6,696

\$235,500	45.8	\$5,148
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20 ACRES (18.5+ - 21.5)

003-215-018-00	7/28/2021	\$56,000	18.88	\$2,966
009-123-028-00	6/20/2022	\$52,000	20.0	\$2,600
009-122-013-00	10/12/2021	\$52,500	20.0	\$2,625
007-432-013-00	8/15/2022	\$70,000	20.0	\$3,500
004-014-076-15	7/6/2021	\$61,000	20.7	\$2,941

\$291,500	99.6	\$2,926
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30 ACRES (27.5+ - 37.5)

004-003-024-00	5/18/21	\$70,000	33.19	\$2,109
002-121-005-30	8/5/2021	\$67,500	37.2	\$1,816

004-003-024-10	5/18/2021	\$70,000	32.5	\$2,157
007-009-025-00	11/23/2022	\$69,900	27.6	\$2,532
		<u>\$277,400</u>	<u>130.4</u>	<u>\$2,127</u>

40 ACRES (37.5+ - 44.5)

011-011-007-10 & -007-75, -80, -165-C .	06/29/22	\$81,000	39.477	\$2,052
003-225-001-25	01/11/22	\$72,000	40.0	\$1,800
002-124-009-20	04/28/22	\$69,900	40	\$1,748
003-215-003-20	03/24/23	\$67,950	40.0	\$1,699
		<u>\$290,850</u>	<u>159.5</u>	<u>\$1,824</u>

50 ACRES (44.5+ - 60)

		<u>\$0</u>	<u>0.0</u>	<u>#DIV/0!</u>
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100 ACRES (60+)

001-231-002-00 & -230-009-00	7/7/2021	\$165,000	68.1	\$2,423
012-153-009-00	3/18/2022	\$246,000	80.0	\$3,075
012-032-015-00	8/24/2022	\$120,000	80.0	\$1,500

\$531,000	228.1	\$2,328
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2024 VACANT LAND STUDY LOTS & WATER Holmes
 04/01/2021 - 03/31/2023

*Prepared by the Office of the Assessor
 bpsassessing@gmail.com*

Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
LOTS						
006-605-012-00	05/07/21	\$8,000	122.5	0.69	\$65	\$11,594
006-603-008-00	09/20/22	\$7,100	257.2	1.446	\$28	\$4,910
042-400-016-00	10/03/22	\$5,000	60.0	0.576	\$83	\$8,681
22-004-450-003-00	09/09/21	\$9,000	112.1	0.35	\$80	\$25,714
Sums & Avgs		\$29,100	551.8	3.1	\$53	\$9,504

Range FF \$65 - 86

Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
WATERFRONT						
006-436-001-21	01/03/22	\$83,000	166.5	1.60	\$498	\$51,875
003-207-002-21 & -207-002-20	05/13/22	\$65,000	225.0	2.88	\$289	\$22,569
008-600-001-10	07/22/22	\$34,000	181.4	1.0	\$187	\$32,661
008-414-004-40	08/16/21	\$70,000	452.4	3.36	\$155	\$20,864
009-320-052-00	06/10/22	\$22,250	127.4	0.6	\$175	\$35,829

& -053-00

Sums & Avgs	\$274,250	1152.7	9.5	\$238	\$28,878
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Range FF	\$175 - 575
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2024 VACANT LAND STUDY WOODS Holmes
 04/01/2021 - 03/31/2023

*Prepared by the Office of the Assessor
 bpsassessing@gmail.com*

Parcel	Date	Sale Price	Acres	Price per Acre
WOODS				
009-133-005-00 & -134-008-00	4/14/2021	\$120,000	60.0	\$2,000
003-225-001-25	1/11/22	\$72,000	40	\$1,800
002-124-009-20	04/28/22	\$69,900	40	\$1,748
007-426-005-00	5/4/2021	\$76,500	39.00	\$1,962
		\$338,400	179.0	\$1,891
Range			\$643 - 1,788	

2024 VACANT LAND STUDY SWAMP & CROPS Holmes
 04/01/2021 - 03/31/2023

*Prepared by the Office of the Assessor
 bpsassessing@gmail.com*

Parcel	Date	Sale Price	Acres	Price per Acre
SWAMP				
009-113-009-00	5/19/21	\$62,500	40.0	\$1,563
011-066-001-62	12/15/2021	\$54,000	40.0	\$1,350
002-130-003-50	1/4/22	\$87,500	38.0	\$2,303
012-153-009-00	3/18/2022	\$246,000	80.0	\$3,075
		\$450,000	198.0	\$2,273
		Range \$1,050 - 2,188		

Parcel	Date	Sale Price	Acres	Price per Acre
CROPS				
001-231-002-00 & -230-009-00	7/7/21	\$165,000	68.1	\$2,423
012-127-009-00	12/1/2022	\$120,000	39.00	\$3,077
007-416-003-00	1/16/23	\$216,000	78.0	\$2,769
004-003-024-10	5/18/21	\$70,000	32.5	\$2,151
		\$571,000	217.6	\$2,624

Range	\$2,000 - 2,769
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