

2025 VACANT LAND STUDY
ACRE RATES
Mellen

Prepared by the Office of the Assessor
bpsassessing@gmail.com
04/01/2022 - 03/31/2024

Unit	Parcel	Date	Sale Price	Acres	Price per Acre
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1 ACRE (0-1.5)

Kingsford	022-052-487-012-00	2/27/2024	\$1,710	0.15	\$11,400
Kingsford	022-052-206-006-00	4/26/2022	\$6,250	0.43	\$14,535
Felch	022-003-081-009-10	3/23/2023	\$6,000	0.55	\$10,909
Felch	022-003-005-051-00	4/15/2022	\$8,000	1	\$8,000
Norway Twp	022-004-014-001-35	09/09/22	\$12,000	1.03	\$11,650
Brampton	021-004-200-002-00	9/18/2023	\$13,500	1.358	\$9,941.09
			\$47,460	4.518	\$10,505

2 ACRES (1.5+ - 2.5)

Brampton	21-004-260-001-00	11/18/22	\$18,000	1.92	\$9,375
Norway Twp	022-004-014-013-60	11/8/2023	\$18,500	2.195	\$8,428.25
Norway Twp	022-004-003-024-19	11/3/2023	\$32,000	1.82	\$17,582.42
	& -024-20				
			\$68,500	5.9	\$11,542

3 ACRES (2.5+ - 3.5)

Menominee, City	010-021-001-50	7/6/2023	\$25,000	2.96	\$8,446
Ingallston	007-333-004-00	7/25/2022	\$24,000	3.00	\$8,000
			\$49,000	6.0	\$8,221

4 ACRES (3.5+ - 4.5)

Norway Twp	22-004-003-024-16	07/20/22	\$30,500	4.03	\$7,568
			\$30,500	4.0	\$7,568

5 ACRES (4.5+ - 5.5)

Mellen	009-115-017-00	01/02/23	\$20,000	5	\$4,000
Breitung	22-002-105-009-60	7/13/2023	\$30,000	5.59	\$5,367
Breitung	22-002-105-009-20	12/5/2022	\$29,500	5.80	\$5,086
Norway, City	22-053-477-020-70	11/15/2023	\$31,000	5.02	\$6,175
Brampton	21-004-121-037-10	05/02/22	\$43,000	5.09	\$8,448

Parcel Size	\$ / Acre	Range
0-5	\$215,460	25.44 to \$11,650
5+ - 10	\$421,000	63.46 to \$9,520
10+ - 20	\$492,000	120.64 to \$7,540
20+ - 40	\$288,750	147.09 to \$2,532
40+	\$1,976,750	830.56 to \$2,233

Table in DB

Acres	Rate
1	9,600
1.5	12,750
2	17,000
2.5	21,250

*median of price per acre above
weighted by land tables

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Unit	Parcel	Date	Sale Price	Acres	Price per Acre
7 ACRES (5.5+ - 8.5)					
Lake Norway Twp*	008-210-005-20	7/26/2023	\$22,500	7.9	\$2,848.10
	22-004-022-026-03	8/15/2022	\$75,000	7.93	\$9,457.76
			\$97,500	15.8	\$6,159
10 ACRES (8.5+ - 11.5)					
Norway Twp	22-004-106-002-10	10/21/2022	\$79,000	8.298	\$9,520.37
Norway Twp	22-004-022-025-04	10/21/2022	\$75,000	8.64	\$8,680.56
Meyer	011-082-002-00	3/15/2024	\$36,000	9.19	\$3,918
			\$190,000	26.1	\$7,272
15 ACRES (11.5+ - 18.5)					
Ingallston	007-030-020-10	5/16/2023	\$95,000	12.6	\$7,540
Breitung	22-002-007-042-21	11/8/2022	\$60,000	15.16	\$3,958
Nadeau	012-018-015-00	5/17/2022	\$95,000	12.88	\$7,376
			\$250,000	40.6	\$6,152
20 ACRES (18.5+ - 25)					
Lake	008-234-009-10	2/2/2024	\$40,000	20	\$2,000.00
Mellen	009-123-028-00	6/20/2022	\$52,000	20.0	\$2,600
Nadeau	012-211-015-50	11/17/23	\$80,000	20.00	\$4,000
Ingallston	007-432-013-00	8/15/2022	\$70,000	20.0	\$3,500
			\$242,000	80.0	\$3,025
30 ACRES (25.5+ - 37.5)					
Nadeau	012-102-006-20	05/27/22	\$135,000	28.72	\$4,700
Ingallston	007-009-025-00	11/23/2022	\$69,900	27.6	\$2,532
			\$204,900	56.3	\$3,637

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Unit	Parcel	Date	Sale Price	Acres	Price per Acre
40 ACRES (37.5+ - 44.5)					
Meyer	011-011-007-10 & -007-75, -007-80, -165-004-10	06/29/22	\$81,000	39.477	\$2,052
Daggett*	002-124-009-20	04/28/22	\$69,900	40	\$1,748
Faithorn	003-215-003-20	03/24/23	\$67,950	40.0	\$1,699
			\$218,850	119.5	\$1,832
50 ACRES (44.5+ - 60)					
Spalding	013-219-007-00	10/4/2023	\$87,500	45.53	\$1,922
			\$87,500	45.5	\$1,922
100 ACRES (60+)					
Spalding	013-235-013-00 & -016-00	6/9/2022	\$160,000	80	\$2,000.00
Norway Twp	22-004-023-014-20 & -011-00, -016-00, -005-00, -024-00, -025-00	10/18/2023	\$290,000	141.86	\$2,044
Nadeau Lake	012-151-001-00	2/17/2023	\$765,400	203.17	\$3,767
Lake	008-224-001-00	8/9/2023	\$268,000	120.00	\$2,233
Lake	008-213-013-00 & -001-00	8/9/2023	\$268,000	160	\$1,675.00
			\$1,751,400	705.03	\$2,484

2025 VACANT LAND STUDY COMMERCIAL & INDUSTRIAL Mellen

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Unit	Parcel	Date	Sale Price*	Residual Land Value**	Front Foot	Acres	Price per FF	Price per A
COMMERCIAL-INDUSTRIAL								
Mellen	009-150-039-00 & -150-040-00, -150-041-00	12/1/2023	\$28,500	\$28,500	220.25	0.90	\$129	\$31,667
Nadeau	042-400-016-00	9/29/2022	\$5,000	\$5,000	64.0	0.30	\$78	\$16,611
Menominee, City	051-005-950-10	1/7/2023	\$98,000	\$98,000	134.25	0.37	\$730	\$264,865
Mellen	009-150-031-00**	02/28/18*	\$86,412	\$44,798	132	0.52	\$339	\$86,150
Mellen	009-122-010-00	10/17/2022	\$115,000	\$21,872	200	16.00	\$109	\$1,367
					\$198,170	750.5	18.1	\$264
					Range FF \$78 - \$730			

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

*time adjustments made at 0.33% per year to the median year of 2023

**the extraction method was used on improved commercial properties

2025 VACANT LAND STUDY LOTS & WATER Mellen

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04/01/2022 - 03/31/2024

Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
LOTS						
011-069-004-00	10/10/2023	\$21,900	440.190	1.77	\$50	\$12,373
21-002-227-036-00	03/01/23	\$20,000	208.0	0.99	\$96	\$20,202
21-004-260-001-00	11/18/22	\$18,000	209.0	1.92	\$86	\$9,375
22-001-400-001-00	07/26/23	\$16,000	200.0	2.82	\$80	\$5,674
042-400-016-00	10/03/22	\$5,000	60.0	0.576	\$83	\$8,681
Sums & Avgs				6.3	\$87	\$9,356
				Range FF \$50 - \$96		

Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
WATERFRONT						
007-009-002-00	11/16/2022	\$164,900	264.00	8.054	\$625	\$20,474
007-322-031-25	7/8/2022	\$85,000	136.72	0.863	\$622	\$98,494
001-031-005-20	4/29/2022	\$130,000	356.8	3.67	\$364	\$35,422
001-113-011-00	9/26/2023	\$115,000	382.83	2.81	\$300	\$40,925
003-207-002-21 & -207-002-20	05/13/22	\$65,000	225.0	2.88	\$289	\$22,569
009-320-052-00 & -053-00	06/10/22	\$22,250	127.4	0.6	\$175	\$35,829
Sums & Avgs				18.90	\$390	\$30,805
				Range FF \$175 - \$625		

2025 VACANT LAND STUDY SWAMP & CROPS/PASTURE Mellen

04/01/2022 - 03/31/2024

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Unit	Parcel	Date	Sale Price	Acres	Price per Acre
SWAMP					
Daggett	002-128-003-50	4/24/2023	\$37,500	40.00	\$937.50
Daggett	002-133-001-00	9/21/2023	\$42,000	40.00	\$1,050.00
Meyer	011-004-007-00	11/14/2023	\$240,000	163.21	\$1,470.50
Mellen	009-113-003-00	10/20/2023	\$62,500	40.00	\$1,562.50
Meyer	011-086-013-00	6/28/2022	\$45,000	40.00	\$1,125.00
Nadeau	012-027-008-00	8/11/2022	40000	40.00	\$1,000.00
Nadeau	012-215-003-00	10/21/2022	28000	40.00	\$700.00
Felch	22-003-001-010-00	11/7/22	25000	40.00	\$625.00
Spalding	013-529-002-10 & -004-10, -007-10,-008-10,-010-10	12/29/2022	\$260,000	375.00	\$693.33
				\$780,000	818.21
				Range \$625 - \$1563	

Unit	Parcel	Date	Sale Price	Acres	Price per Acre
CROPS/PASTURE					
Daggett	002-327-002-20	06/30/22	\$50,000	40.00	\$1,250
Mellen	009-102-025-15	2/2/2024	\$35,000	25.53	\$1,371
Nadeau	012-030-014-00	06/26/23	\$200,000	79.20	\$2,525
Daggett	002-327-002-10	6/30/2022	\$135,000	80.00	\$1,688
				\$420,000	224.73
				Range \$1250 - \$2525	

2025 VACANT LAND STUDY
COMBINED WOODS
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Timber Cutover parcels have no Ad Valorem value, therefore they are valued the same as Residential parcels

Unit	Parcel	Date	Sale Price	Acres	Price per Acre
WOODS (Hard, Soft, and Mixed)					
Mellen	009-127-007-00 & -127-008-00	9/29/2023	\$185,000	78.84	\$2,347
Faithorn	003-101-001-00 & -101-001-26	1/1/2024	\$230,000	160	\$1,438
Lake	008-029-004-00	11/13/2023	\$60,000	38	\$1,579
Lake	008-007-010-00	9/8/2023	\$72,000	36.00	\$2,000
Nadeau	012-102-006-20 & -007-00	5/27/2022	\$135,000	68.72	\$1,964
Lake	008-227-011-20	10/27/23	\$84,900	42.97	\$1,976
Spalding	013-418-009-21	3/22/2023	\$60,000	40	\$1,500
Mellen	009-101-007-10	3/18/2024	\$74,900	40	\$1,873
Spalding	013-219-007-00	10/4/2023	\$87,500	45.53	\$1,922

\$989,300	550.1	\$1,799
Range		\$1438 - \$2347

MELLEN RES ECF

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-135-003-50	6/15/2022	\$177,000	\$48,579	\$128,421	\$175,513	0.732
009-123-029-00	5/31/2023	\$80,000	\$60,156	\$19,844	\$26,877	0.738
009-109-020-00	8/15/2022	\$145,000	\$16,330	\$128,670	\$168,153	0.765
009-127-018-00	6/23/2023	\$250,000	\$73,762	\$176,238	\$224,061	0.787
009-035-011-00	9/6/2022	\$145,000	\$36,230	\$108,770	\$132,122	0.823
009-126-027-10	8/31/2023	\$160,000	\$17,695	\$142,305	\$167,800	0.848
009-125-011-00	7/6/2023	\$320,000	\$74,000	\$246,000	\$284,937	0.863
Totals:		\$1,277,000		\$950,248	\$1,179,463	
E.C.F. =>						0.806

MELLEN AG ECF W/TIME ADJUSTMENTS

Due to lack of sales in units, time adjusted sales used

Unit	Parcel	Sale Date	Adj Sale Price	Time Adj Rate	Comp Periods (1 yr)	Years to 2023	2023 Adj Sale Price	Land + Yard	Bldg. Residual	Cost Manual	E.C.F.
Holmes	006-004-002-10	1/4/2024	\$250,000					\$8,892	\$191,108	\$418,218	0.457
Norway Twp	004-001-002-00	10/28/2022	\$144,500					\$48,000	\$96,500	\$134,100	0.720
Faithorn	003-233-001-10	6/8/2022	\$160,000					\$4,670	\$155,330	\$194,926	0.797
Meyer	011-012-003-00	11/15/2022	\$275,000					\$60,342	\$214,658	\$236,348	0.908
Faithorn	003-209-006-00	02/22/13**	\$126,000	1.39%	1	10	\$144,651	\$56,000	\$88,651	\$146,501	0.605
Faithorn	003-207-002-50	06/01/04**	\$75,500	1.39%	1	19	\$98,142	\$18,480	\$79,662	\$128,528	0.620
Norway Twp	004-130-016-00	02/12/20**	\$172,000	1.39%	1	3	\$179,273	\$65,316	\$113,957	\$173,721	0.656
Norway Twp	004-011-001-15	10/30/09**	\$152,500	1.39%	1	13	\$182,476	\$14,000	\$168,476	\$243,211	0.693
Totals:										\$1,108,342	\$1,675,553
										E.C.F. =>	0.661

**time adjusted

MELLEN COMIN ECF w/ Time Adjustments

Due to lack of sales in units, time adjusted sales used

Unit	Parcel Number	Sale Date	Adj. Sale \$	Time Adj Rate	Comp Periods (1 yr)	Years to Median (2023)	2023 Adj Sale Price	Land + Yard	2023 Adj Bld. Residual	Cost Man. \$	E.C.F.
Mellen	009-115-001-51	10/13/2022	\$200,000					\$85,535	\$114,465	\$185,235	0.618
Norway, City	052-001-094-00	10/11/22	\$199,900					\$43,641	\$156,259	\$206,807	0.756
Norway, City	051-104-364-00	06/02/23	\$140,000					\$10,843	\$129,157	\$150,575	0.858
Norway, City	051-101-745-00	07/22/22	\$180,000					\$37,528	\$142,472	\$172,467	0.826
Time Adjusted											
Mellen	009-115-001-52	6/24/2020**	\$65,000	0.84%	1	3	\$66,652	\$40,675	\$25,977	\$63,368	0.410
Mellen	009-150-032-00	2/21/2020**	\$35,000	0.84%	1	3	\$35,889	\$9,569	\$26,320	\$59,423	0.443
Norway Twp	004-013-014-60	6/30/2015**	\$136,000	0.84%	1	8	\$145,412	\$14,240	\$131,172	\$233,256	0.562
Totals:			\$955,900				\$247,954	\$242,031	\$725,823	\$1,071,130	
										E.C.F. =>	0.678

**time adjusted sales

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:	0.8
ECF for AGRICULTURAL Properties is:	0.66
ECF for INDUSTRIAL Properties is:	0.68

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