

2026 vacant com/ind vacant land analysis

Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front	ROW	Sq Ft Imprmnts	V Residual	Land \$	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft
101-051-000-095-00	Jordan Lake St	7/25/2023	\$32,000	n	675/7520	0.544	23,697	100	0	0	0	\$32,000	N/A	0.544	23,697	\$58,824	\$1.35	8	0.00%	\$32,000	\$58,824	\$1.35	\$320.00
110-007-000-045-01	460 E David Hwy	7/25/2023	\$400,000	n	675/6750	10	435,600	330	10,890	296632	\$103,368	0.2584	9.75	424,710	\$10,602	\$0.24	8	0.00%	\$103,368	\$10,602	\$0.24	\$313.24	
020-027-000-070-35	8533 Sterling Heights Dr	8/29/2023	\$132,500	n	676/0797	2.347	102,235	733	0	85381	\$47,119	0.3556	2.347	102,235	\$20,076	\$0.46	7	0.00%	\$47,119	\$20,076	\$0.46	\$64.28	
011-033-000-020-00	3823 W Portland Rd	9/8/2023	\$635,000	n	676/2691	46.8	2,038,608	3,586	116,143	231634	\$403,366	0.6352	44.134	1,922,465	\$9,140	\$0.21	7	0.00%	\$403,366	\$9,140	\$0.21	\$112.49	
020-025-000-100-00	6260 W Portland Rd	9/12/2023	\$195,000	n	676/3207	0.95	41,382	276	9,104	150005	\$44,995	0.2307	0.741	32,278	\$60,722	\$1.39	7	0.00%	\$44,995	\$60,722	\$1.39	\$163.03	
120-150-000-025-00	5460 Orleans Rd	1/17/2024	\$15,000	n	677/5146	0.181	7,884	50	0	0	\$2,849	0.1899	0.181	7,884	\$15,738	\$0.36	2	0.00%	\$2,849	\$15,738	\$0.36	\$56.97	
011-024-000-105-00	128 W Grand River Ave	2/20/2024	\$270,000	n	677/8233	2.987	130,114	701	23,161	0	\$51,273	0.1899	2.455	106,952	\$20,885	\$0.48	1	0.00%	\$51,273	\$20,885	\$0.48	\$73.18	
101-150-000-465-00	1211 Sherman St	3/20/2024	\$300,000	n	678/1494	1.308	56,976	97	0	0	\$56,970	0.1899	1.308	56,976	\$43,555	\$1.00	0	0.00%	\$56,970	\$43,555	\$1.00	\$587.32	
020-001-000-210-10	6196 W Riverside Dr	4/19/2024	\$175,000	n	678/4609	2.17	94,525	102	3,354	138216	\$36,784	0.2102	2.093	91,171	\$17,575	\$0.40	-1	0.00%	\$36,784	\$17,575	\$0.40	\$360.01	
101-200-000-515-00	1032 Fourth Ave	6/21/2024	\$250,000	n	679/0840	0.125	5,445	44	0	238357	\$11,643	0.0466	0.125	5,445	\$93,144	\$2.14	-3	0.00%	\$11,643	\$93,144	\$2.14	\$264.61	
051-001-000-100-01	2275 N State Rd	9/10/2024	\$175,000	n	679/9977	1.1	47,916	110	3,630	127166	\$47,834	0.2733	1.017	44,286	\$47,034	\$1.08	-5	0.00%	\$47,834	\$47,034	\$1.08	\$434.85	
040-011-000-016-30	10350 Peake Rd	11/14/2024	\$525,000	n	680/7221	2	87,120	176	5,793	478325	\$46,675	0.0889	1.867	81,327	\$25,000	\$0.57	-7	0.00%	\$46,675	\$25,000	\$0.57	\$265.20	
020-002-000-055-20	7145 W Bluewater Hwy	3/21/2025	\$11,000	n	681/9550	0.739	32,191	82	4,008	0	\$11,000	N/A	0.647	28,183	\$17,002	\$0.39	-12	0.00%	\$11,000	\$17,002	\$0.39	\$134.43	

NOTES:

For 2026 Keene Township has prepared and developed a vacant com/ind land analysis by utilizing and analyzing the Ionia County Equalization Study due to no of v-l sales in Keene Twp during the study period.

County Wide Sales used in the study were purged and selected as follows:

Some of the criteria used but not limited to in the selection process for the Keene Township ag study are sales in the same school district, utilizing rural location sales close to the same geographical area as Keene Township and sales of similar use of properties in the Keene Township com/ind class

### Acreage Table Details 🏠

Description ★ COMMERCIAL/INDUSTRIA

**ESTIMATED LAND VALUES**

i Enter the Estimated Land Value for each of these sizes.

1 Acre	30,854.00	10 Acres	102,838.00
1.5 Acres	38,139.00	15 Acres	127,123.00
2 Acres	44,330.00	20 Acres	147,757.00
2.5 Acres	49,816.00	25 Acres	166,041.00
3 Acres	54,798.00	30 Acres	182,649.00
4 Acres	63,693.00	40 Acres	212,295.00
5 Acres	71,575.00	50 Acres	235,867.00
7 Acres	85,342.00	100 Acres	342,770.00