

Unit: 04 - GREENLAND

Rates/Values for Neighborhood ., Last Edited: 11/30/2018

Unit: 04 - GREENLAND

Rates/Values for Neighborhood 00001.AGRICULTURAL, Last Edited: 01/07/2026

Values for Acreage Table 1: 'AGRICULTURAL'

1 Acre: 1,000	3 Acre: 3,000	10 Acre: 13,000	30 Acre: 35,000
1.5 Acre: 1,500	4 Acre: 4,000	15 Acre: 17,500	40 Acre: 40,000
2 Acre: 1,875	5 Acre: 6,500	20 Acre: 22,500	50 Acre: 47,500
2.5 Acre: 2,250	7 Acre: 9,000	25 Acre: 30,000	100 Acre: 75,000

Unit: 04 - GREENLAND

Rates/Values for Neighborhood 00002.TOWNSHIP, Last Edited: 02/06/2026

Values for Acreage Table 1: 'TOWNSHIP'

1 Acre: 1,500	3 Acre: 4,250	10 Acre: 12,000	30 Acre: 30,000
1.5 Acre: 2,000	4 Acre: 5,250	15 Acre: 17,500	40 Acre: 38,500
2 Acre: 3,000	5 Acre: 6,500	20 Acre: 18,500	50 Acre: 42,500
2.5 Acre: 3,500	7 Acre: 9,500	25 Acre: 24,500	100 Acre: 70,000

Values for Acreage Table 2: 'FRONTAGE'

1 Acre: 3,250	3 Acre: 5,450	10 Acre: 12,600	30 Acre: 22,500
1.5 Acre: 3,400	4 Acre: 6,250	15 Acre: 16,500	40 Acre: 30,000
2 Acre: 3,900	5 Acre: 7,800	20 Acre: 19,500	50 Acre: 36,000
2.5 Acre: 4,550	7 Acre: 10,000	25 Acre: 21,000	100 Acre: 70,000

Unit: 04 - GREENLAND

Rates/Values for Neighborhood 00003.TIMBER CUTOVER, Last Edited: 01/07/2026

Values for Acreage Table 1: 'TIMBER CUTOVER'

1 Acre: 2,250	3 Acre: 7,000	10 Acre: 22,000	30 Acre: 42,000
1.5 Acre: 3,375	4 Acre: 9,000	15 Acre: 25,500	40 Acre: 44,000
2 Acre: 4,500	5 Acre: 11,250	20 Acre: 32,500	50 Acre: 50,000
2.5 Acre: 5,625	7 Acre: 14,000	25 Acre: 37,500	100 Acre: 75,000

Values for Acreage Table 2: 'FRONTAGE'

1 Acre: 2,500	3 Acre: 75,000	10 Acre: 22,000	30 Acre: 42,000
1.5 Acre: 3,750	4 Acre: 10,000	15 Acre: 25,000	40 Acre: 44,000
2 Acre: 5,000	5 Acre: 12,500	20 Acre: 30,000	50 Acre: 50,000
2.5 Acre: 6,250	7 Acre: 18,000	25 Acre: 37,500	100 Acre: 75,000

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Rates/Values for Neighborhood 00007.LANDFILL, Last Edited: 02/06/2026

Values for Acreage Table 1: 'LANDFILL 1'

1 Acre: 0	3 Acre: 0	10 Acre: 35,000	30 Acre: 96,000
1.5 Acre: 0	4 Acre: 0	15 Acre: 49,500	40 Acre: 132,000
2 Acre: 0	5 Acre: 0	20 Acre: 57,500	50 Acre: 165,000
2.5 Acre: 0	7 Acre: 24,000	25 Acre: 78,500	100 Acre: 300,000

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Rates/Values for Neighborhood 00008.GREENLAND/MASS CITY, Last Edited: 01/14/2026

Frontages:

Frontage 'A': Description: 'GREENLAND'	FF Rate: 18
Standard Frontage: 0	Standard Depth : 120
Frontage 'B': Description: 'MASS CITY'	FF Rate: 18
Standard Frontage: 0	Standard Depth : 110
Frontage 'C': Description: 'GREENLAND/UNDEV'	FF Rate: 18
Standard Frontage: 0	Standard Depth : 150

Values for Acreage Table 1: 'BACK ACREAGE'

1 Acre: 1,500	3 Acre: 4,500	10 Acre: 15,000	30 Acre: 30,000
1.5 Acre: 2,250	4 Acre: 6,000	15 Acre: 18,000	40 Acre: 40,000
2 Acre: 3,000	5 Acre: 7,500	20 Acre: 20,000	50 Acre: 50,000
2.5 Acre: 3,750	7 Acre: 10,500	25 Acre: 25,000	100 Acre: 75,000

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Rates/Values for Neighborhood 00009.COMMERCIAL/INDUSTRIAL, Last Edited: 01/14/2026

Frontages:

Frontage 'A': Description: 'HWY FRONTAGE' ' FF Rate: 30
Standard Frontage: 300 Standard Depth : 200
Frontage 'B': Description: 'GREENLAND LOTS' ' FF Rate: 16
Standard Frontage: 0 Standard Depth : 120
Frontage 'C': Description: 'MASS CITY LOTS' ' FF Rate: 16
Standard Frontage: 0 Standard Depth : 110

Values for Acreage Table 1: 'TOWNSHIP'

1 Acre: 1,000	3 Acre: 2,750	10 Acre: 10,000	30 Acre: 30,000
1.5 Acre: 1,250	4 Acre: 3,750	15 Acre: 15,000	40 Acre: 40,000
2 Acre: 1,750	5 Acre: 4,750	20 Acre: 20,000	50 Acre: 42,500
2.5 Acre: 2,250	7 Acre: 7,000	25 Acre: 25,000	100 Acre: 70,000

Values for Acreage Table 2: 'FRONTAGE'

1 Acre: 2,750	3 Acre: 4,750	10 Acre: 11,000	30 Acre: 27,500
1.5 Acre: 3,000	4 Acre: 5,250	15 Acre: 17,500	40 Acre: 37,500
2 Acre: 3,250	5 Acre: 6,500	20 Acre: 20,000	50 Acre: 40,000
2.5 Acre: 3,750	7 Acre: 8,250	25 Acre: 25,000	100 Acre: 75,000

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

VACANT LAND - ONTONAGON COUNTY

Date of Sale	Sale Price	Acres	Price per Acre	Parcel Code
4/8/2021	\$32,500	19.34	\$1,680	05 134 011 40
10/26/2022	\$21,650	19.5	\$1,110	11 032 002 00
1/12/2022	\$28,000	34	\$824	04 213 010 20
6/4/2021	\$30,000	40	\$750	09 101 014 00
3/9/2023	\$45,800	43.33	\$1,057	11 215 005 10
11/1/2024	\$68,000	48.9	\$1,391	04 212 007 00 & 008 00
7/25/2024	\$50,000	58	\$862	09 153 011 00
4/14/2023	\$48,000	63.34	\$758	04 229 001 00
7/8/2021	\$84,800	79	\$1,073	04 212 004 00
4/29/2024	\$85,000	111.86	\$760	11 210 004 10
4/15/2021	\$92,000	108	\$852	11 029 002 00 & others
10/22/2021	\$81,200	116.97	\$694	11 210 004 10

TOTALS	\$666,950	742.24	\$899	AVG PER ACRE
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\$93,000	122.9	\$1,135	30-50A AVG
\$326,600	332.57	\$982	40-80A AVG
\$391,000	479.17	\$833	>50 AVG
\$173,200	224.97	\$773	>80 AVG

Acreage Rates
Residential - Commercial - Industrial

Acres	Date of Sale	Sale Price	Acres	Price per Acre	Parcel Code
0-5	7/21/2023	\$9,000	1.50	\$6,000	09 324 009 01
	11/1/2023	\$9,000	2.00	\$4,500	04 315 009 00
	12/26/2023	\$4,500	5.00	\$900	09 109 002 15
	2/14/2024	\$25,000	4.95	\$5,051	09 204 017 10
	2/14/2024	\$25,000	4.75	\$5,263	09 204 017 10
	9/5/2024	\$9,000	5.00	\$1,800	06 112 025 00
TOTALS		\$81,500	23.20	\$3,513	Total Avg
				\$3,919	Average

5.01-10	5/10/2024	\$39,900	9.80	\$4,071	09 141 001 40
	8/15/2024	\$15,000	9.92	\$1,512	09 055 007 00
	8/15/2024	\$15,000	10.00	\$1,500	09 055 007 00
	2/26/2025	\$18,000	9.00	\$2,000	04 209 014 00
	12/31/2024	\$8,000	7.50	\$1,067	11 227 010 00
TOTALS		\$95,900	46.22	\$2,075	Total Avg
				\$2,030	Average

10.01-38	5/17/2023	\$39,900	18.52	\$2,154	11 236 001 00
	10/7/2024	\$35,000	20.00	\$1,750	01 133 023 00
	8/2/2024	\$18,000	19.50	\$923	09 132 005 10
	10/8/2024	\$48,500	27.56	\$1,760	04 033 010 01
	6/7/2023	\$29,500	35.00	\$843	04 226 007 00
	11/22/2024	\$65,000	35.76	\$1,818	03 014 007 11
TOTALS		\$235,900	\$156	\$1,509	Total Avg
				\$1,541	Average

38.01-40	12/18/2024	\$39,000	38.90	\$1,003	09 155 014 00
	1/24/2025	\$45,000	40.00	\$1,125	09 205 009 30
	5/9/2023	\$53,000	46.43	\$1,142	04 033 010 03
	6/15/2023	\$56,000	40.00	\$1,400	04 211 013 00
	6/27/2023	\$46,000	38.00	\$1,211	04 315 008 00
	12/28/2023	\$48,500	39.00	\$1,244	04 222 011 00
	1/4/2024	\$30,000	40.00	\$750	04 216 020 00
TOTALS		\$317,500	282.33	\$1,125	Total Avg
				\$1,125	Average

41-80	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	7/25/2024	\$50,000	58.00	\$862	09 153 011 00
	4/14/2023	\$48,000	63.34	\$758	04 229 001 00
TOTALS		\$240,500	275.34	\$873	Total Avg
				\$869	Average

Acreage Rates

Residential - Commercial - Industrial

over 70	4/29/2024	\$85,000	111.86	\$760	07 020 006 11
	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	TOTALS	\$227,500	265.86	\$856	Total Avg
				\$872	Average

**TIMBER CUTOVER
ONTONAGON COUNTY**

	Sale Date	Sale Price	Acres	\$ Per Acre	Parcel Code
<25					
	9/12/2024	\$40,000	20	\$2,000	09 028 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 004 10
	TOTALS	\$100,000	50	\$2,000	
25-40					
	4/25/2023	\$ 36,000	38.86	\$926	11 216 005 00
	6/22/2023	\$ 32,000	40	\$800	09 020 006 00
	7/7/2023	\$ 35,000	39	\$897	04 222 010 00
	8/22/2023	\$ 51,000	38	\$1,342	03 018 001 80
	10/9/2023	\$ 50,001	39	\$1,282	05 227 008 00
	12/1/2023	\$ 30,000	39	\$769	01 133 003 00
	2/16/2024	\$ 54,900	39	\$1,408	07 015 002 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/18/2024	\$ 29,000	34.68	\$836	04 204 009 00
	5/21/2024	\$ 40,000	40	\$1,000	04 226 002 00
	7/24/2024	\$ 50,000	39	\$1,282	05 227 004 00
	9/12/2024	\$ 30,000	40	\$750	09 134 008 00
	9/13/2024	\$ 57,000	39	\$1,462	05 007 002 00
	10/16/2024	\$ 32,000	39	\$821	04 234 012 00
	11/2/2024	\$ 57,000	40	\$1,425	03 071 002 00
	12/19/2024	\$ 52,000	40	\$1,300	11 220 001 00
	2/20/2025	\$ 28,000	37	\$757	05 127 006 00
	3/27/2025	\$ 45,000	40	\$1,125	07 002 003 00
	4/9/2025	\$ 59,000	37	\$1,595	04 033 015 00
	TOTALS	\$857,901	776.54	\$1,104	
41-80					
	1/29/2024	\$56,976	71.22	\$800	06 102 001 00 & other
	3/12/2024	\$72,000	79	\$911	07 136 008 10
	8/26/2024	\$51,000	57.22	\$891	09 337 001 30
	1/10/2025	\$105,000	76.5	\$1,373	10 004 003 30
	TOTALS	\$284,976	283.94	\$994	
>80					
	5/25/2023	\$135,000	187.3	\$721	09 230 004 00 & others
	7/12/2023	\$149,900	275.5	\$544	09 099 007 00 & others
	11/14/2023	\$76,300	166.86	\$457	03 017 001 30

**TIMBER CUTOVER
ONTONAGON COUNTY**

11/17/2023	\$54,000	86.3	\$626	03 023 001 40
12/19/2023	\$150,000	95	\$1,579	03 014 006 00
5/23/2024	\$105,000	119.8	\$876	09 175 003 00 & others
9/10/2024	\$150,000	160	\$938	04 203 004 00

TOTALS	\$820,200	1090.76	\$820	
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**LANDFILL ACREAGE SALES
GREENLAND**

Parcel Number	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
04 327 002 10	12/15/09	WD	\$31,720	\$31,720	7.90	7.90	\$4,015
04 328 005 10	12/11/07	CVD	\$122,500	\$122,500	40.00	40.00	\$3,063
04 328 006 01	12/26/13	WD	\$273,875	\$273,875	76.53	76.53	\$3,579
Totals:			\$428,095	\$428,095	124.43	124.43	
					Average		
					per Net Acre=	3,440.45	

RESIDENTIAL VACANT LOT SALES

For 4/1/23-3/31/25 study period

GREENLAND & MASS CITY

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
2/9/2016	\$1,500	75	110	\$20	66 04 773 014 00
10/19/2016	\$2,500	120	120	\$21	66 04 405 001 00
1/22/2018	\$2,500	180	120	\$14	66 04 420 010 00
8/15/2018	\$5,500	180	120	\$31	66 04 420 007 00
8/7/2018	\$1,600	60	120	\$27	66 04 423 006 00
6/3/2019	\$1,000	62.5	110	\$16	66 04 742 013 00
9/25/2019	\$500	25	110	\$20	66 04 774 006 00
7/20/2019	\$1,000	50	110	\$20	66 04 775 001 00
9/8/2020	\$3,900	205.7	145	\$19	66 04 334 022 00
1/20/2021	\$3,500	94.1	113	\$37	66 04 351 020 00
1/21/2021	\$6,500	359.8	300	\$18	66 04 717 017 00
2/22/2024	\$4,500	97	113	\$46	66 04 351 020 00
4/17/2024	\$7,000	200	110	\$35	66 04 770 005 00 & other
TOTAL	\$41,500	1709.1	1701	\$24	

**HIGHWAY FRONTAGE
COMMERCIAL-INDUSTRIAL
CARP LAKE-GREENLAND-ONTONAGON**

2026 Tax Year

Parcel #	Sale Date	Adj. Sale \$	Land Resid.	Effec. Front	Depth	\$/FF
03 007 006 00	01/18/02	\$25,000	\$25,000	416.3	200.0	\$60
09 285 027 00	05/05/03	\$20,000	\$20,000	399.0	420.0	\$50
09 152 028 40	04/02/07	\$22,200	\$22,200	454.0	200.0	\$49
03 007 035 00	04/16/07	\$13,000	\$13,000	348.2	200.0	\$37
03 007 005 10	08/13/07	\$25,000	\$25,000	529.2	200.0	\$47
04 501 001 01	08/31/20	\$20,000	\$20,000	306.2	300.0	\$65
09 285 030 00	11/23/20	\$55,000	\$45,200	996.0	200.0	\$47
09 285 030 20	11/04/21	\$16,000	\$16,000	200.0	200.0	\$80
Totals:		\$196,200	\$186,400	\$3,649		
				Avg /FF =	\$51	