

2025 Newton Township Residential Land Table Average Per Acre	Parcel Number	Sale Date	Sale Price	Net Acres	Dollars/Acre	Other Parcels in Sale
Average Per Acre Rates <i>*Residential Per Acre Rates Also Used in Lake Michigan, Milakokia Lake, and South Manistique Lake Land Tables*</i>	Under 1 Acre					
	77004-475-018-00	3/4/2022	\$4,000	0.62	\$6,452	No
	77006-109-004-00	05/20/24	\$3,000	0.70	\$4,292	No
	49-004-590-005-00	10/17/23	\$13,000	0.73	\$17,808	No
	49-010-570-005-26	05/12/23	\$16,000	0.84	\$19,048	No
	Totals:		\$36,000	2.889	\$12,461	
	1-4.99 Acres					
	49-009-403-005-05	7/30/2022	\$7,000	1.40	\$5,000	No
	49-010-123-040-60	8/7/2023	\$15,000	1.46	\$10,274	49-010-123-040-70
	77006-108-024-00	12/30/24	\$10,800	1.90	\$5,684	No
49-009-412-001-40	09/30/22	\$20,000	2.00	\$10,000	No	
77006-108-045-10	10/3/2022	\$10,000	2.38	\$4,202	No	
49-003-436-016-10	8/10/2023	\$25,000	2.53	\$9,881	No	
49-003-431-002-20	8/5/2022	\$25,500	2.73	\$9,341	No	
77004-030-021-50	6/27/2022	\$25,000	4.00	\$6,250	No	
Totals:		\$138,300	18.40	\$7,516		
5-9.99 Acres						
49-007-129-009-00	9/1/2023	\$18,000	5.00	\$3,600	No	
49-010-117-003-00	10/26/2023	\$20,000	5.00	\$4,000	No	
49-003-429-017-20	2/28/2024	\$25,000	5.67	\$4,409	No	
77006-104-016-00	10/10/2022	\$11,000	6.00	\$1,833	No	
49-003-429-017-20	2/28/2024	\$25,000	6.06	\$4,125	No	
49-003-219-004-10	10/18/2023	\$22,500	7.20	\$3,125	No	
49-009-660-008-00	9/22/2023	\$20,000	7.5	\$2,667	No	
49-009-302-002-00	6/13/2022	\$10,000	8.5	\$1,176	No	
49-009-226-002-70	10/7/2024	\$35,000	9.96	\$3,514	No	
49-009-226-002-70	3/4/2022	\$31,000	9.96	\$3,112	No	
49-009-207-001-80	9/19/2023	\$32,500	9.9	\$3,283	No	
Totals:		\$250,000	80.75	\$3,096		
10-14.99 Acres						
77006-224-050-00	1/10/2022	\$20,000	10	\$2,000	No	
77004-021-009-00	3/24/2023	\$17,500	10	\$1,750	No	
77006-202-001-30	1/11/2023	\$20,000	10.1	\$1,980	No	
49-009-207-001-55	10/23/2023	\$32,000	10.04	\$3,189	No	
49-003-219-011-30	10/24/2023	\$15,000	12.00	\$1,250	No	
49-009-302-001-10	9/16/2023	\$18,000	12	\$1,500	No	
Totals:		\$122,500	64.14	\$1,910		
15 to 20 Acres						
49-009-412-001-40	9/30/2022	\$20,000	20	\$1,000	No	
49-010-015-001-20	12/4/2023	\$40,000	20	\$2,000	No	
77004-021-006-11	9/28/2023	\$35,000	20	\$1,750	No	
77006-217-002-00	03/13/24	\$22,500	20.00	\$1,125	No	
77004-133-006-10	1/13/2023	\$49,900	20.00	\$2,495	No	
77006-209-005-10	7/12/2023	\$37,000	20.00	\$1,850	No	
Totals:		\$204,400	120.00	\$1,703		
20.01 to 35 Acres						
49-003-233-018-00	5/4/2023	\$40,000	22.08	\$1,812	No	
49-009-434-002-20	5/17/2022	\$20,000	24	\$833	No	
49-009-207-001-30	11/05/24	\$64,000	20.87	\$3,067	49-009-207-001-70	
49-008-100-001-01	01/23/24	\$49,500	26.49	\$1,869	No	
49-009-426-005-00	6/21/2023	\$50,000	30.00	\$1,667	No	
49-009-426-005-00	5/11/2022	\$43,800	30.00	\$1,460	No	
49-006-106-010-00	2/9/2024	\$55,000	32.00	\$1,719	No	
49-002-004-0014-00	3/29/2024	\$59,000	35.00	\$1,686	No	
Totals:		\$381,300	220.44	\$1,730		
35.01 to 50 Acres						
49-008-003-007-00	11/13/2023	\$72,000	38.6	\$1,865	No	
49-003-408-011-00	8/16/2022	\$36,000	40	\$900	No	
49-003-409-015-00	6/27/2022	\$39,900	40	\$998	No	
49-010-133-002-00	5/13/2022	\$32,000	40	\$800	No	
77006-105-022-00	3/16/2023	\$45,000	40.00	\$1,125	No	
77006-208-016-00	10/23/2023	\$50,000	40.00	\$1,250	No	
77006-211-002-00	11/4/2023	\$55,000	40.00	\$1,375	No	
49-010-013-021-00	12/28/2023	\$60,100	40.00	\$1,503	No	
49-009-236-004-10	5/15/2023	\$44,000	40.00	\$1,100	No	
49-004-305-005-00	9/30/2022	\$45,000	40.00	\$1,125	No	
49-004-418-002-00	8/1/2022	\$45,000	40.00	\$1,125	No	
77006-208-001-00	10/11/2023	\$55,000	40.00	\$1,375	No	
77006-225-010-00	10/23/2023	\$49,000	40.00	\$1,225	No	

Acres	2025	*Applied for 2025
	Ave Sale \$	\$/Acre
1	12,460	12,460
1.5	15,000	10,000
2	17,000	8,500
2.5	19,375	7,750
3	21,000	7,000
4	24,000	6,000
5	25,000	5,000
7	28,000	4,000
10	30,000	3,000
15	33,750	2,250
20	35,000	1,750
25	37,500	1,500
30	39,000	1,300
40	48,000	1,200
50	60,000	1,200
100	100,000	1,000

49-007-129-012-00	7/1/2023	\$55,000	40.00	\$1,375	No
49-010-013-021-00	11/22/2023	\$55,000	40.00	\$1,375	No
77006-231-008-10	4/22/2022	\$40,000	40.00	\$1,000	No
49-003-220-001-00	6/10/2022	\$41,666	40.00	\$1,042	No
77006-212-003-00	3/3/2022	\$50,000	40.00	\$1,250	No
49-008-100-042-00	9/12/2023	\$58,000	42.41	\$1,368	No
Totals:		\$927,666	761.01	\$1,219	
50.01 to 99.9 Acres					
49-007-128-003-10	10/27/2023	\$85,000	55	\$1,545	No
49-007-114-009-00	7/24/2023	\$110,000	75.3	\$1,461	No
77004-017-016-00	8/19/2022	\$100,000	80.00	\$1,250	No
77006-208-016-00	4/6/2022	\$115,000	80.00	\$1,438	No
49-010-120-005-00	10/30/2023	\$124,000	80.00	\$1,550	No
77006-233-007-00	7/5/2022	\$100,000	80.00	\$1,250	No
49-009-221-005-00	12/23/2022	\$75,000	80.00	\$938	No
77006-201-003-00	5/26/2022	\$70,900	84.80	\$836	No
Totals:		\$779,900	615.10	\$1,268	
Over 100 Acres					
49-009-424-005-00	07/03/23	\$117,500	100.00	\$1,175	No
49-007-423-001-30	03/29/23	\$120,000	120.00	\$1,000	No
77006-208-003-00	02/18/22	\$105,000	120.00	\$875	No
49-007-422-001-10	5/15/2022	\$141,000	152.50	\$925	No
49-008-025-004-00	02/14/24	\$194,000	160.0	\$1,213	No
49-007-423-001-30	08/16/22	\$160,000	160.0	\$1,000	No
49-009-226-004-00	11/29/2024	\$175,000	160.00	\$1,094	No
49-009-800-001-02	5/23/2022	\$160,000	160.00	\$1,000	No
49-007-310-004-00	9/16/2022	\$130,000	200.00	\$650	No
77006-117-005-00	02/01/23	\$550,000	600.00	\$917	006-120-001-00, 120-012-00, 120-014-00, 121-003-00, 121-006-00
Totals:		\$1,852,500	1,932.50	\$959	

**2025 Newton Township
Residential Land Table
Prime Per Acre**

Prime Per Acre Rates

**Per Acre Rates Also Used in Lake Michigan,
Milakokia Lake, and South Manistique Lake Land Tables**

Parcel Number	Sale Date	Sale Price	Net Acres	Dollars/Acre	Other Parcels in Sale
Under 1 Acre					
49-004-590-005-00	10/17/23	\$13,000	0.73	\$17,808	No
49-010-570-005-26	05/12/23	\$16,000	0.84	\$19,048	
Totals:		\$29,000	1.57	\$18,471	
1-4.99 Acres					
49-010-123-040-60	8/7/2023	\$15,000	1.46	\$10,274	49-010-123-040-70
49-009-412-001-40	09/30/22	\$20,000	2.00	\$10,000	No
49-003-436-016-10	8/10/2023	\$25,000	2.53	\$9,881	No
49-003-431-002-20	8/5/2022	\$25,500	2.73	\$9,341	No
Totals:		\$85,500	8.72	\$9,805	
5-9.99 Acres					
49-007-129-009-00	9/1/2023	\$18,000	5.00	\$3,600	No
49-010-117-003-00	10/26/2023	\$20,000	5.00	\$4,000	No
49-003-429-017-20	2/28/2024	\$25,000	5.67	\$4,409	No
49-003-429-017-20	2/28/2024	\$25,000	6.06	\$4,125	No
49-009-226-002-70	10/7/2024	\$35,000	9.96	\$3,514	No
Totals:		\$123,000	31.69	\$3,881	
10-14.99 Acres					
77006-224-050-00	1/10/2022	\$20,000	10	\$2,000	No
77006-202-001-30	1/11/2023	\$20,000	10.1	\$1,980	No
49-009-207-001-55	10/23/2023	\$32,000	10.04	\$3,189	No
49-009-302-001-10	9/16/2023	\$18,000	12	\$1,500	No
Totals:		\$90,000	42.14	\$2,136	
15 to 20 Acres					
49-010-015-001-20	12/4/2023	\$40,000	20	\$2,000	No
77004-021-006-11	9/28/2023	\$35,000	20	\$1,750	No
77004-133-006-10	1/13/2023	\$49,900	20.00	\$2,495	No
77006-209-005-10	7/12/2023	\$37,000	20.00	\$1,850	No
Totals:		\$161,900	80.00	\$2,024	
20.01 to 35 Acres					
49-003-233-018-00	5/4/2023	\$40,000	22.08	\$1,812	No
49-009-207-001-30	11/05/24	\$64,000	20.87	\$3,067	49-009-207-001-70
49-008-100-001-01	01/23/24	\$49,500	26.49	\$1,869	No
49-009-426-005-00	6/21/2023	\$50,000	30.00	\$1,667	No
49-006-106-010-00	2/9/2024	\$55,000	32.00	\$1,719	No
49-002-004-0014-00	3/29/2024	\$59,000	35.00	\$1,686	No
Totals:		\$317,500	166.44	\$1,908	
35.01 to 50 Acres					
49-008-003-007-00	11/13/2023	\$72,000	38.6	\$1,865	No
77006-211-002-00	11/4/2023	\$55,000	40.00	\$1,375	No
49-010-013-021-00	12/28/2023	\$60,100	40.00	\$1,503	No
77006-208-001-00	10/11/2023	\$55,000	40.00	\$1,375	No
49-007-129-012-00	7/1/2023	\$55,000	40.00	\$1,375	No
49-010-013-021-00	11/22/2023	\$55,000	40.00	\$1,375	No
49-008-100-042-00	9/12/2023	\$58,000	42.41	\$1,368	No
Totals:		\$410,100	281.01	\$1,459	
50.01 to 99.9 Acres					
49-007-128-003-10	10/27/2023	\$85,000	55	\$1,545	No
49-007-114-009-00	7/24/2023	\$110,000	75.3	\$1,461	No
77004-017-016-00	8/19/2022	\$100,000	80.00	\$1,250	No
77006-208-016-00	4/6/2022	\$115,000	80.00	\$1,438	No
49-010-120-005-00	10/30/2023	\$124,000	80.00	\$1,550	No
77006-233-007-00	7/5/2022	\$100,000	80.00	\$1,250	No
Totals:		\$634,000	450.30	\$1,408	
Over 100 Acres					
49-009-424-005-00	07/03/23	\$117,500	100.00	\$1,175	No
49-008-025-004-00	02/14/24	\$194,000	160.0	\$1,213	No
49-009-226-004-00	11/29/2024	\$175,000	160.00	\$1,094	No
Totals:		\$486,500	420.00	\$1,158	

	2025	*Applied for 2025
Acres	Ave Sale \$	\$/Acre
1	18,470	18,470
1.5	22,500	15,000
2	25,000	12,500
2.5	26,250	10,500
3	28,500	9,500
4	30,000	7,500
5	32,500	6,500
7	35,000	5,000
10	37,500	3,750
15	41,250	2,750
20	45,000	2,250
25	47,500	1,900
30	49,500	1,650
40	58,400	1,460
50	67,500	1,350
100	116,000	1,160

**2025 Newton Township
Residential
Below AVG Acreage Per Acre
*Below Average Per Acre Rates***

Parcel Number	Sale Date	Sale Price	Net Acres	Dollars/Acre	Other Parcels in Sale
1 to 10 Acres					
77004-475-018-00	3/4/2022	\$4,000	0.62	\$6,452	No
77006-109-004-00	05/20/24	\$3,000	0.70	\$4,292	No
77006-108-045-10	10/3/2022	\$10,000	2.38	\$4,202	No
77006-104-016-00	10/10/2022	\$11,000	6.00	\$1,833	No
49-009-302-002-00	6/13/2022	\$10,000	8.5	\$1,176	No
Totals:		\$38,000	18.20	\$2,088	
1 to 25 Acres					
49-003-219-011-30	10/24/2023	\$15,000	12.00	\$1,250	No
49-009-302-001-10	10/21/22	\$10,000	12.00	\$833	No
49-009-412-001-40	9/30/2022	\$20,000	20	\$1,000	No
49-009-303-001-35	7/5/2022	\$18,000	23.5	\$766	No
49-009-434-002-20	05/17/22	\$20,000	24.00	\$833	No
Totals:		\$83,000	91.50	\$907	
25 to 40 Acres					
77006-233-009-00	1/18/2022	\$20,000	40.00	\$500	No
77006-225-010-00	1/5/2022	\$25,000	40.00	\$625	No
49-010-133-002-00	5/13/2022	\$32,000	40.00	\$800	No
49-010-133-002-00	5/13/2022	\$32,000	40	\$800	No
49-003-408-011-00	8/16/2022	\$36,000	40.00	\$900	No
77006-222-011-00	7/7/2023	\$30,000	40.00	\$750	No
49-003-409-015-00	6/27/2022	\$39,900	40.00	\$998	No
77006-225-010-00	1/14/2022	\$35,000	40.00	\$875	No
77006-233-009-00	1/18/2022	\$20,000	40.00	\$500	No
Totals:		\$269,900	360.00	\$750	
80 Acres & Above					
49-009-221-005-00	12/23/2022	\$75,000	80.00	\$938	No
77006-201-003-00	5/26/2022	\$70,900	84.80	\$836	No
77006-208-003-00	02/18/22	\$105,000	120.00	\$875	No
49-007-310-004-00	9/16/2022	\$130,000	200.00	\$650	
Totals:		\$380,900	484.80	\$786	

Acres	2025	*Applied for 2025
	Ave Sale \$	\$/Acre
1	5,000	5,000
1.5	6,000	4,000
2	7,000	3,500
2.5	7,500	3,000
3	8,250	2,750
4	9,000	2,250
5	10,000	2,000
7	10,500	1,500
10	11,000	1,100
15	14,250	950
20	18,000	900
25	22,500	900
30	24,000	800
40	30,000	750
50	37,500	750
100	75,000	750

2025 Newton Township Platted Areas FF Value Land Tables								
Parcel Number	Sale Date	Sale Price	Total Acres	Total FF	Dollars/Acre	Dollars/FF	Other Parcels in Sale	
49-010-117-003-00	10/26/2023	20,000	5.00	360	\$4,000	\$56	No	
49-010-114-031-30	7/5/2022	29,000	1.21	681	\$23,967	\$43	Yes	
49-010-123-040-70	8/7/2023	15,000	1.46	260	\$10,274	\$58	49-010-123-040-60	
Totals:		64,000	7.67	1,301.00	\$8,344	\$49	*Applied or 2025*	

2025 Newton Township South Manistique Lake								
Average FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Average FF Values	49-009-402-005-10	04/25/22	\$75,000	240.0	\$312	no	S. Manistique Lake	402
	49-010-300-001-00	03/14/23	\$130,000	200.0	\$650	no	S. Manistique Lake	402
	49-010-134-001-10	04/21/22	\$62,500	100.0	\$625	no	S. Manistique Lake	402
	49-010-111-014-00	12/21/22	\$110,000	85.0	\$1,294	no	Manistique Lake	402
	49-010-325-001-00	08/22/22	\$90,000	106.0	\$849	no	Manistique Lake	402
			\$467,500	731.0	\$640	*Applied for 2025*		

South Manistique Lake Prime FF Values								
Prime FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Prime FF Values	49-010-300-001-00	03/14/23	\$130,000	200.0	\$650	no	S. Manistique Lake	402
	49-010-111-014-00	12/21/22	\$110,000	85.0	\$1,294	no	Manistique Lake	402
	49-010-325-001-00	08/22/22	\$90,000	106.0	\$849	no	Manistique Lake	402
			\$330,000	391.0	\$844	*Applied for 2025*		

South Manistique Lake Below Average FF Values								
Below Average FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Below Average FF Values	49-009-402-005-10	04/25/22	\$75,000	240.0	\$312	no	S. Manistique Lake	402
	49-010-580-073-00	03/10/23	\$50,000	200.0	\$250	no	S. Manistique Lake	402
			\$125,000	440.0	\$284	*Applied for 2025*		

Excess Lakefront FF Values								
Excess FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Excess FF Values	49-009-428-032-00	11/14/23	\$65,000	425.00	\$153	No	Milakokia Lake	402
	49-009-428-032-00	01/26/22	\$50,000	425.00	\$118	No	Milakokia Lake	402
	49-009-428-032-00	01/28/22	\$40,000	425.00	\$94	No	Milakokia Lake	402
			\$155,000	1,275.0	\$122	*Applied for 2025*		

2025 Newton Township Milakokia Lake FF Values								
	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Average FF Values	49-009-428-025-00	09/19/22	\$42,000	100.00	\$420	No	Milakokia Lake	402
	49-009-428-034-00	01/26/22	\$50,000	53.00	\$943	No	Milakokia Lake	402
	49-009-429-011-25	06/06/22	\$29,500	91.11	\$324	No	Milakokia Lake	402
	49-009-429-011-25	06/27/22	\$78,500	91.11	\$862	No	Milakokia Lake	402
	49-009-303-009-00	07/02/24	\$100,000	100.00	\$1,000	No	Milakokia Lake	402
	49-009-303-011-10	03/27/24	\$75,000	100.00	\$750	No	Milakokia Lake	402
	49-009-433-002-10	08/08/22	\$68,000	126.77	\$536	No	Milakokia Lake	402
	49-009-434-007-00	09/23/23	\$30,000	100.00	\$300	No	Milakokia Lake	402
	49-009-434-010-25	08/26/22	\$75,000	367.00	\$204	No	Milakokia Lake	402
	Totals:		\$548,000	1,129.0	\$485	*Applied for 2025*		

Milakokia Lake Prime FF Values								
	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Prime FF Values	49-009-428-025-00	09/19/22	\$42,000	100.00	\$420	No	Milakokia Lake	402
	49-009-428-034-00	01/26/22	\$50,000	53.00	\$943	No	Milakokia Lake	402
	49-009-303-009-00	07/02/24	\$100,000	100.00	\$1,000	No	Milakokia Lake	402
	49-009-303-011-10	03/27/24	\$75,000	100.00	\$750	No	Milakokia Lake	402
	49-009-429-011-25	06/27/22	\$78,500	91.11	\$862	No	Milakokia Lake	402
	49-009-433-002-10	08/08/22	\$68,000	126.77	\$536	No	Milakokia Lake	402
	Totals:		\$413,500	570.9	\$724	*Applied for 2025*		

Milakokia Lake Below AVG FF Values								
	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
* Below Average FF Values*	009-428-032-00	01/26/22	\$50,000	425.00	\$118	No	Milakokia Lake	402
	009-428-032-00	11/14/23	\$65,000	425.00	\$153	No	Milakokia Lake	402
	009-428-032-00	01/28/22	\$40,000	425.00	\$94	No	Milakokia Lake	402
	009-434-010-25	08/26/22	\$75,000	367.00	\$204	No	Milakokia Lake	402
	Totals:		\$230,000	1,642.0	\$140	*Applied for 2025*		

Excess Lakefront FF Values								
	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Excess FF Values	009-428-032-00	11/14/23	\$65,000	425.00	\$153	No	Milakokia Lake	402
	009-428-032-00	01/26/22	\$50,000	425.00	\$118	No	Milakokia Lake	402
	009-428-032-00	01/28/22	\$40,000	425.00	\$94	No	Milakokia Lake	402
	Totals:		\$155,000	1,275.00	\$122	*Applied for 2025*		

2025 Newton Township Lake Michigan FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Average FF Values	49-009-262-001-83	9/23/2022	\$140,900	187.90	\$750	No	Lk Michigan	402
	49-009-022-006-00	8/31/2022	\$85,000	135.00	\$630	No	Lk Michigan	402
	49-004-550-047-00	1/27/2022	\$64,900	242.00	\$268	No	Lk Michigan	402
	49-004-550-047-00	2/10/2022	\$71,500	242.00	\$295	No	Lk Michigan	402
	49-004-550-045-00	1/5/2022	\$62,500	125.00	\$500	No	Lk Michigan	402
	49-004-550-047-00	1/27/2022	\$64,900	242.00	\$268	No	Lk Michigan	402
	77006-027-001-25	6/27/2023	\$158,000	369.63	\$427	No	Lk Michigan	402
	77006-022-002-00	5/15/2023	\$405,000	818.14	\$495	No	Lk Michigan	402
	77006-027-001-05	9/12/2022	\$145,000	525.17	\$276	No	Lk Michigan	402
	Totals:		\$1,197,700	2886.84	\$415	*Applied for 2025		

2025 Newton Township Lake Michigan FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Prime FF Values	49-009-262-001-83	9/23/2022	\$140,900	187.90	\$750	No	Lk Michigan	402
	49-009-022-006-00	8/31/2022	\$85,000	135.00	\$630	No	Lk Michigan	402
	49-004-550-045-00	1/5/2022	\$62,500	125.00	\$500	No	Lk Michigan	402
	Totals:		\$288,400	447.90	\$644	*Applied for 2025*		

2025 Newton Township Lake Michigan FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Below Average FF Values	49-004-550-047-00	1/27/2022	\$64,900	242.00	\$268	No	Lk Michigan	402
	49-004-550-047-00	2/10/2022	\$71,500	242.00	\$295	No	Lk Michigan	402
	49-004-550-047-00	1/27/2022	\$64,900	242.00	\$268	No	Lk Michigan	402
	77006-027-001-05	9/12/2022	\$145,000	525.17	\$276	No	Lk Michigan	402
	Totals:		\$346,300	1251.17	\$277	*Applied for 2025*		

Excess Lakefront FF Values	Parcel Number	Sale Date	Sale Price	Actual Front	Dollars/FF	Other Parcels in Sale	Body of Water	Class
Excess FF Values	009-428-032-00	11/14/23	\$65,000	425.00	\$153	No	Milakokia Lake	402
	009-428-032-00	01/26/22	\$50,000	425.00	\$118	No	Milakokia Lake	402
	009-428-032-00	01/28/22	\$40,000	425.00	\$94	No	Milakokia Lake	402
	Totals:		\$155,000	1,275.00	\$122	*Applied for 2025*		

2025 Newton Township Residential & Agricultural ECF <i>*Residential & Agricultural ECF's are combined for 2025*</i>	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
	009-006-004-00	17085 LEVEILLE	11/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,200	55.54	\$144,443	\$49,332	\$80,668	\$94,356	0.855	1,325	\$60.88	14.1898	\$48,000	No	401
	009-204-002-00		10/25/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$78,600	39.30	\$157,121	\$63,727	\$136,273	\$92,653	1.471	480	\$283.90	47.3963	\$63,250	009-204-002-10	402
	009-219-005-00	6545 CO RD H-33	08/18/23	\$309,360	WD	19-MULTI PARCEL ARM'S LENGTH	\$309,360	\$182,400	58.96	\$392,827	\$45,550	\$263,810	\$316,743	0.833	4,280	\$61.64	16.3946	\$45,550	009-424-003-00	401
	009-219-008-00		08/25/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$51,600	58.64	\$103,268	\$32,232	\$55,768	\$70,472	0.791	864	\$64.55	20.5482	\$31,920	No	401
	009-227-001-00		01/20/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,200	50.93	\$76,365	\$12,345	\$62,655	\$63,512	0.987	1,078	\$58.12	1.0321	\$11,000	No	401
	009-227-005-00		11/04/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,000	60.00	\$107,991	\$48,000	\$42,000	\$59,515	0.706	1,190	\$35.29	29.1123	\$48,000	No	401
	009-228-012-00	16329 MAIN ST	12/13/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$88,000	48.92	\$176,099	\$17,945	\$161,955	\$156,899	1.032	1,064	\$152.21	3.5397	\$9,800	No	401
	009-229-002-00	16495 US-2	11/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,200	34.10	\$136,435	\$38,139	\$161,861	\$97,516	1.660	1,308	\$123.75	66.3014	\$35,875	No	401
	009-230-012-10	16840 MARTHA	04/21/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,800	54.46	\$141,596	\$13,449	\$116,551	\$127,130	0.917	1,056	\$110.37	8.0043	\$12,460	No	401
	009-426-002-00	17785 W US RTE 2	10/19/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,400	53.38	\$170,281	\$23,421	\$136,579	\$146,190	0.934	1,473	\$92.72	6.2575	\$18,000	No	401
	009-429-020-12	6153 MILAKOKIA LAKE	08/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,800	53.82	\$177,612	\$25,000	\$140,000	\$151,401	0.925	1,515	\$92.41	7.2131	\$25,000	No	401
	009-550-078-00	16632 MAIN	06/01/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,800	57.82	\$63,517	\$8,493	\$46,507	\$54,587	0.852	956	\$48.65	14.4854	\$8,428	No	401
				Totals:			\$1,782,260	\$910,000		\$1,848,055		\$1,404,627	\$1,430,974			\$98.71	1.5241			
								Sale. Ratio =>	51.06				E.C.F. =>	0.982	*Applied for 2025*	Std. Deviation=>	0.282212783			
								Std. Dev. =>	8.01				Ave. E.C.F. =>	0.997	Ave. Variance=>	19.5396	Coefficient of Var=>	19.60171493		

2025 Newton Township
Watefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
009-302-005-00	5381 CHAMPS ELYSEES	07/19/23	\$369,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$369,900	\$155,700	42.09	\$340,767	\$126,380	\$243,520	\$159,797	1.524	960	\$253.67	47.8904	\$121,417	009-302-002-30	401
009-303-001-05	5469 CHAMPS ELYSESE	02/04/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$280,400	63.01	\$560,818	\$102,581	\$342,419	\$395,714	0.865	2,154	\$158.97	17.9710	\$97,000	No	401
009-401-008-00		09/15/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,800	51.04	\$127,669	\$59,230	\$65,770	\$59,101	1.113	816	\$80.60	6.7811	\$59,080	No	401
009-403-015-00	18185 BROTHERTON	06/07/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$123,600	56.44	\$247,106	\$105,667	\$113,333	\$122,141	0.928	1,210	\$93.66	11.7141	\$103,680	No	401
009-429-011-30	6060 E MILAKOKA LAKE RD	10/19/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$125,500	51.75	\$250,981	\$65,964	\$176,536	\$159,773	1.105	1,152	\$153.24	5.9889	\$65,964	No	401
009-433-001-10		07/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$274,300	63.06	\$548,587	\$168,610	\$266,396	\$328,132	0.812	3,072	\$86.72	23.3192	\$162,612	No	401
009-433-002-15		12/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,500	52.26	\$464,808	\$142,053	\$277,947	\$266,552	1.083	1,900	\$154.42	3.8366	\$142,053	009-433-002-30	401
009-433-002-30		12/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$216,800	51.62	\$475,415	\$136,441	\$283,559	\$256,552	1.105	1,800	\$157.53	6.0241	\$136,441	009-433-002-15	401
009-650-009-00		01/31/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,800	62.33	\$149,638	\$30,526	\$89,474	\$102,860	0.870	1,120	\$79.89	17.5168	\$30,012	No	401
			Totals:			\$2,796,400	\$1,534,400		\$3,165,789		\$1,858,948	\$1,840,622			\$135.41				
							Sale. Ratio =>	54.87				E.C.F. =>	1.010	*Applied for 2025*	Std. Deviation=>	0.216134952			
							Std. Dev. =>	7.04				Ave. E.C.F. =>	1.045		Ave. Variance=>	15.6713			

2025 Newton Township Commercial/Industrial Land Table <i>*Commercial & Industrial Land Tables combined into one for 2025*</i>	Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
1 to 5 Acres															
77004-031-002-00	07/29/22	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$103,400	44.00		\$206,801	\$43,141	\$14,942	0.62	\$69,582	No	201
49-003-006-001-10	08/01/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	n/a	n/a		n/a	\$15,000	\$15,000	1.00	\$15,000	No	202
77051-502-005-50	05/14/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$22,145	32.09	\$22,145	\$69,000	\$22,145	\$22,145	2.55	\$27,059	No	202
49-009-401-007-00	10/08/21	\$318,900	WD	03-ARM'S LENGTH	\$318,900	\$177,400	55.63	\$354,881	\$75,701	\$111,682	\$111,682	2.69	\$38,142	No	201
77004-031-012-20	06/01/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$80,928	59.51	\$80,928	\$82,897	\$27,825	\$27,825	3.30	\$25,120	No	201
77005-008-012-50	07/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,281	52.51	\$131,281	\$118,719	\$233,231	\$233,231	4.57	\$25,978	No	201
Totals:		\$1,023,900			\$1,023,900	\$515,154	50.31	\$796,036	\$404,458	\$424,825	\$424,825	14.73	\$27,458		
5 to 20 Acres															
77004-107-001-00	11/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$94,800	49.89	\$189,641	\$51,078	\$50,719	\$50,719	16.25	\$3,143	No	201
77006-108-042-00	05/17/22	\$64,500	LC	03-ARM'S LENGTH	\$64,500	\$15,000	23.26	\$30,000	\$64,500	\$30,000	\$30,000	20.00	\$3,225	No	202
77006-108-042-00	06/30/23	\$66,500	LC	03-ARM'S LENGTH	\$66,500	\$15,000	22.56	\$30,000	\$66,500	\$30,000	\$30,000	20.00	\$3,325	No	202
Totals:		\$321,000			\$321,000	\$124,800	38.88	\$249,641	\$182,078	\$110,719	\$110,719	56.25	\$3,237		
20 Acres & Above															
77004-031-003-00	02/07/23	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$17,100	26.35	\$34,240	\$64,900	\$34,240	\$34,240	21.20	\$3,061	No	201
77004-031-003-00	04/08/24	\$44,750	WD	03-ARM'S LENGTH	\$44,750	\$17,100	38.21	\$34,240	\$44,750	\$34,240	\$34,240	21.20	\$2,111	No	201
49-009-218-003-02	07/07/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$41,900	39.53	\$83,800	\$106,000	\$70,000	\$70,000	25.00	\$4,240	No	302
49-009-413-001-10	04/30/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$46,300	67.10	\$92,500	\$69,000	\$92,500	\$92,500	30.00	\$2,300	No	402/*202 at time of Sale
77008-064-013-10	03/14/23	\$83,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$83,000	\$59,900	72.17	\$119,308	\$83,000	\$119,308	\$119,308	31.14	\$2,665	008-065-012-10	202
Totals:		\$367,650			\$367,650	\$182,300	49.59	\$364,088	\$367,650	\$350,288	\$350,288	128.54	\$2,860		

	2025	*Applied for 2025*
Acres	Ave Sale \$	\$/Acre
1	28,365	28,365
1.5	35,250	23,500
2	40,000	20,000
2.5	42,500	17,000
3	43,500	14,500
4	44,000	11,000
5	45,000	9,000
7	47,250	6,750
10	49,500	4,950
15	52,500	3,500
20	65,000	3,250
25	68,750	2,750
30	75,000	2,500
40	80,000	2,000
50	87,500	1,750
100	120,000	1,200

2025 Industrial Gravel/Mining Pits Vacant Sales <i>*Gravel/Mining Pits*</i>	Parcel Number	Sale Date	Sale Price	Total Acres	Dollars/Acre	Other Parcels in Sale
Average Pit Per Acre						
77005-004-019-00	5/13/2022	\$145,000	97.38	\$1,491	Yes	
49-011-324-003-00	10/8/2019	\$48,800	34	\$1,435	no	
49-003-405-002-20	3/12/2018	\$16,500	11.6	\$1,422	no	
Totals:		\$210,300	142.88	\$1,472	*Applied for 2025*	
Prime Pit Per Acre						
49-009-218-003-02	7/7/2022	\$106,000	20	\$5,300	no	
49-009-413-001-10	4/30/2021	\$69,000	30	\$2,300	no	
77004-009-004-00	2/19/2020	\$31,000	2	\$15,500	no	
Totals:		\$206,000	52	\$3,962	*Applied for 2025*	

Smallest Parcel in the Industrial Land Table is 31.65 Acres

2025 Commercial/Industrial Utility Easement Acquisition Sales	Parcel Number	Sale Date	Sale Price	Total Acres	Dollars/Acre	Other Parcels in Sale
Utility Easements						
Avg Pit Per Acre						
49-008-100-064-50	10/13/2011	\$192,000	20.1	\$9,552	no	
49-008-100-068-00	10/13/2011	\$63,000	6.6	\$9,545	no	
49-008-100-072-00	10/10/2011	\$35,000	3.66	\$9,563	no	
Totals:		\$290,000	30.36	\$9,552	*Applied for 2025*	

2025 Newton Township Commercial & Industrial ECF	Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Other Parcels in Sale	Property Class	
Commercial & Industrial ECF's combined into one for 2025	49-004-540-035-00	W11595 CENTER ST	07/15/22	\$69,000	03-ARM'S LENGTH	\$69,000	\$33,649	48.76	\$67,298	\$8,177	\$60,823	\$60,624	1.003	\$8,177	No	201	
	49-003-500-001-10	15 S. KASPER ST	06/13/23	\$240,000	03-ARM'S LENGTH	\$240,000	\$98,100	40.87	\$196,200	\$63,306	\$176,694	\$159,913	1.105	\$63,306	No	201	
	49-004-029-006-10	14014 MELVILLE RD	3/29/2023	\$115,000	03-ARM'S LENGTH	\$115,000	\$53,935	46.90	\$107,870	\$8,877	\$106,123	\$117,889	0.900	\$8,877	No	201	
	49-004-029-006-20	W11650 US-3	03/24/23	\$240,000	03-ARM'S LENGTH	\$240,000	\$113,182	47.15	\$227,624	\$21,066	\$218,934	\$215,610	1.015	\$21,066	No	201	
	49-03-232-007-20	1332 E M-134	12/12/23	\$600,000	03-ARM'S LENGTH	\$600,000	\$348,500	58.08	\$697,000	\$102,033	\$497,967	\$477,928	1.042	\$102,033	No	201	
	77004-031-002-00	11798W US HWY 2	07/29/22	\$235,000	03-ARM'S LENGTH	\$235,000	\$103,400	44.00	\$206,801	\$42,951	\$192,049	\$219,933	0.873	\$14,942	No	201	
	77004-407-001-00	7584 N FF HWY 13	11/16/22	\$190,000	03-ARM'S LENGTH	\$190,000	\$94,800	49.89	\$189,641	\$56,414	\$133,586	\$178,828	0.747	\$50,719	No	201	
	77004-031-002-00	11798W US HWY 2	07/29/22	\$235,000	03-ARM'S LENGTH	\$235,000	\$103,400	44.00	\$206,801	\$42,951	\$192,049	\$219,933	0.873	\$14,942	No	201	
			Totals:		\$1,924,000		\$1,924,000	\$948,966		\$1,899,235		\$1,578,225	\$1,650,658				
								Sale. Ratio =>	47.46				E.C.F. =>	0.956		*Applied for 2025*	
												Ave. E.C.F. =>	0.945				

**2025 Newton Township
Agricultural Per Acre Values**
*Average Agricultural Land Table &
Residential Below Average Land Table
Are the Same Values for 2025*

Parcel Number	Sale Date	Sale Price	Net Acres	Dollars/Acre	Other Parcels in Sale
1 to 10 Acres					
77004-475-018-00	3/4/2022	\$4,000	0.62	\$6,452	No
77006-109-004-00	05/20/24	\$3,000	0.70	\$4,292	No
77006-108-045-10	10/3/2022	\$10,000	2.38	\$4,202	No
77006-104-016-00	10/10/2022	\$11,000	6.00	\$1,833	No
49-009-302-002-00	6/13/2022	\$10,000	8.5	\$1,176	No
	Totals:	\$38,000	18.20	\$2,088	
1 to 25 Acres					
49-003-219-011-30	10/24/2023	\$15,000	12.00	\$1,250	No
49-009-302-001-10	10/21/22	\$10,000	12.00	\$833	No
49-009-412-001-40	9/30/2022	\$20,000	20	\$1,000	No
49-009-303-001-35	7/5/2022	\$18,000	23.5	\$766	No
49-009-434-002-20	05/17/22	\$20,000	24.00	\$833	No
	Totals:	\$83,000	91.50	\$907	
25 to 40 Acres					
77006-233-009-00	1/18/2022	\$20,000	40.00	\$500	No
77006-225-010-00	1/5/2022	\$25,000	40.00	\$625	No
49-010-133-002-00	5/13/2022	\$32,000	40.00	\$800	No
49-010-133-002-00	5/13/2022	\$32,000	40	\$800	No
49-003-408-011-00	8/16/2022	\$36,000	40.00	\$900	No
77006-222-011-00	7/7/2023	\$30,000	40.00	\$750	No
49-003-409-015-00	6/27/2022	\$39,900	40.00	\$998	No
77006-225-010-00	1/14/2022	\$35,000	40.00	\$875	No
77006-233-009-00	1/18/2022	\$20,000	40.00	\$500	No
	Totals:	\$269,900	360.00	\$750	
80 Acres & Above					
49-009-221-005-00	12/23/2022	\$75,000	80.00	\$938	No
77006-201-003-00	5/26/2022	\$70,900	84.80	\$836	No
77006-208-003-00	02/18/22	\$105,000	120.00	\$875	No
49-007-310-004-00	9/16/2022	\$130,000	200.00	\$650	
	Totals:	\$380,900	484.80	\$786	

Acres	2025	*Applied for 2025
	Ave Sale \$	\$/Acre
1	5,000	5,000
1.5	6,000	4,000
2	7,000	3,500
2.5	7,500	3,000
3	8,250	2,750
4	9,000	2,250
5	10,000	2,000
7	10,500	1,500
10	11,000	1,100
15	14,250	950
20	18,000	900
25	22,500	900
30	24,000	800
40	30,000	750
50	37,500	750
100	75,000	750

*200+ acres using same per acre rate as 100+ (\$750/acre)