

**2026 SPRING ARBOR TOWNSHIP COMMERCIAL LAND STUDIES
RURAL COMMERCIAL VACANT LAND VALUES**

RURAL & LOCAL 1 Acre										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
3/31/2017	BLACKMAN	000-08-20-401-002-06		2097/626	\$ 12,500	0.26	\$ 48,077	11326	\$ 1.10	0
1/29/2020	COLUMBIA	000-20-19-356-008-00		2155-1037	\$ 42,000	0.57	\$ 73,684	24829	\$ 1.69	120
11/1/2017	LEONI	000-09-31-176-002-01		2110-0005	\$ 45,000	1.34	\$ 33,582	58370	\$ 0.77	260
10/16/2017	LEONI	000-14-05-351-001-07		2108-1203	\$ 34,900	1.50	\$ 23,267	65340	\$ 0.53	0
2/27/2017	NAPOLEON	000-14-36-427-015-00	202	2094-536	\$ 65,000	1.00	\$ 65,000	43560	\$ 1.49	100
6/18/2018	SPRING ARBOR	000-12-11-476-001-06		2123-1092	\$ 85,000	1.76	\$ 48,295	76666	\$ 1.11	170
4/13/2018	SUMMIT	000-13-11-309-037-10		2119-0334	\$ 3,500	0.25	\$ 14,000	10890	\$ 0.32	47
/ ACRE					\$ 287,900	6.68	\$ 43,099	290981	\$ 0.99	697
							1 Acre	\$ 47,300	.87 / SqFt	

RURAL & LOCAL 3 Acre										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
9/4/2019	BLACKMAN	000-08-27-178-001-01		2147-1225	\$ 110,000	3.64	\$ 30,220	158558	\$ 0.69	177
9/4/2019	BLACKMAN	000-08-27-178-001-01 000- 08-27-178-001-02		2147-1225	\$ 110,000	3.30	\$ 33,333	143748	\$ 0.77	0
8/31/2017	LEONI	000-14-06-327-005-00		2106-577	\$ 35,000	2.07	\$ 16,908	90169	\$ 0.39	0
9/13/2018	SUMMIT	000-13-24-151-045-08	201	2128-597	\$ 50,000	3.00	\$ 16,667	130680	\$ 0.38	0
/ ACRE					\$ 305,000	12.01	\$ 25,396	523,156	\$ 0.58	177
							3 Acres	\$ 77,000	.65 / SqFt	

RURAL & LOCAL 5 Acres										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
9/1/2018	BLACKMAN	000-08-32-327-001-03	202	2127-1080	\$ 185,000	4.97	\$ 37,223	216493	\$ 0.85	0

10/23/2017	LEONI	000-09-24-176-001-00			\$ 80,000	4.21	\$ 19,002	183388	\$ 0.44	0
8/10/2017	LIBERTY	000-18-13-276-001-08		2105-705	\$ 47,500	5.42	\$ 8,764	236095	\$ 0.20	0
8/2/2019	PULASKI	000-16-27-300-001-17		2146-796	\$ 37,330	6.51	\$ 6,187	283576	\$ 0.14	366
6/29/2020	SPRING ARBOR	000-12-11-476-001-03	202	2165/0620	\$ 36,000	5.00	\$ 7,200	217800	\$ 0.17	0
6/18/2018	SPRING ARBOR	000-12-11-476-001-05		2123-1092	\$ 85,000	4.82	\$ 17,635			0

/ ACRE \$ 470,830 30.93 \$ 15,222 1,137,352 \$ 0.41 366

5 Acres \$ 115,500

.45 / SqFt

RURAL & LOCAL 10 Acres+										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
12/8/2017	BLACKMAN	000-08-20-401-002-06 000-08-20-401-002-10	202	2111-810	\$ 322,500	24.03	\$ 13,421	1,046,747	\$ 0.31	665
1/23/2019	BLACKMAN	000-08-20-426-001-00 000- 08-20-401-002-08		2134-385	\$ 415,000	35.48	\$ 11,697	1,545,509	\$ 0.27	0
5/10/2017	BLACKMAN	000-08-21-301-001-20	202		\$ 110,000	10.02	\$ 10,978	436471	\$ 0.25	301
5/8/2017	COLUMBIA	000-19-07-301-001-03		2100-129	\$ 205,000	22.40	\$ 9,152	975,744	\$ 0.21	0
				/ACRE	\$ 1,052,500	91.93	\$ 11,449	4,004,471	\$ 0.26	665

10+ Acres 12650/Acre

.30 / SqFt

PRIME COMMERCIAL VACANT LAND VALUES

Standard Local 1 Acre										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
6/15/2021	COLUMBIA	000-20-30-103-001-03		2190-914	\$ 210,000	1.32	\$ 158,850	57586	\$ 3.65	
1/6/2022	CITY	7-081700000		2203-1072	\$ 50,000	0.18	\$ 277,778	7841	\$ 6.38	
1/17/2022	LEONI	000-14-06-301-015-01		2204-338	\$ 125,000	1.02	\$ 122,549	44431	\$ 2.81	
4/22/2022	LEONI	000-09-31-252-002-02		2211-562	\$ 63,500	0.16	\$ 396,875	6970	\$ 9.11	
7/29/2022	BLACKMAN	000-08-31-276-001-01		2217-0064	\$ 146,500	1.69	\$ 86,686	73616	\$ 1.99	
9/20/2022	CITY	6-038300000		2224-0784	\$ 5,000	0.05	\$ 100,000	2178	\$ 2.30	
9/29/2022	CITY	5-000400000		2219-753	\$ 15,000	0.05	\$ 300,000	2178	\$ 6.89	
				/ACRE	\$ 615,000	4.47	\$ 137,522	194800	\$ 3.16	0

1 Acre \$ 137,500

2.50 / SqFt

Standard Local 3 Acres										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
2/15/2017	LIBERTY	000-18-13-276-001-05	201	2093-431	\$ 125,000	2.40	\$ 52,083	104544	\$ 1.20	0
1/15/2021	LEONI	000-09-21-426-005-02		2179-450	\$ 182,000	2.57	\$ 70,817	111949	\$ 1.63	

5/4/2018	LEONI	09-31-251-001-00		2112-1239	\$ 399,000	2.72	\$ 146,691	118483	\$ 3.37	0
2/22/2018	LEONI	000-09-29-376-002-02	202		\$ 500,000	3.00	\$ 166,667	130680	\$ 3.83	
9/4/2019	BLACKMAN	08-27-178-001-02		2147-1225	\$ 110,000	3.30	\$ 33,333	143748	\$ 0.77	0
4/26/2017	BLACKMAN	000-08-21-456-011-03	202	2099-667	\$ 500,000	3.46	\$ 144,509	150718	\$ 3.32	0
9/4/2019	BLACKMAN	000-08-27-178-001-01		2147-1225	\$ 110,000	3.64	\$ 30,220	158558	\$ 0.69	177
9/22/2017	COLUMBIA	000-19-25-227-001-10	202	2108-635	\$ 250,000	3.97	\$ 62,972	172933	\$ 1.45	0

/ ACRE \$ 2,176,000 25.06 \$ 86,832 1091614 \$ 1.99 177

3 Acre \$ 260,400

2.00 / SqFt

HWY SERVICE COMMERCIAL LAND VALUES

Standard Local 1 Acre										
DATE	UNIT	PARCEL CODE	CLASS	LIBER/PAGE	SALE PRICE	TOTAL ACRES	O/A \$ PER AC	SQUARE FOOT	\$ PER SQUARE FOOT	Front Feet
1/12/2024	SPRING ARBOR	000-12-16-430-014-10	202	2190-914	\$ 325,000	1.68	\$ 193,452	73181	\$ 4.44	

/ ACRE \$ 325,000 1.68 \$ 193,452 73181 \$ 4.44 0

1 Acre \$ 190,000

4.44 / SqFt