

2100P COM MFG HOME PARKS 2026 LAND RATES

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed within neighborhoods.
*Included sales from all classes within specific areas.

MHP MAIN ROADS 2026 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$298,277	\$137,008	\$35,285	165.0	230.0	0.87	0.87	\$830	\$157,300	\$3.61	165.00
28-005-2012-000	2712 MICHIGAN	09/20/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$124,914	\$81,406	\$46,320	84.7	312.6	0.46	0.46	\$961	\$177,355	\$4.07	64.00
28-006-1003-000	4445 W WATER	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,200	48.07	\$292,833	\$95,992	\$88,825	200.0	656.9	3.02	3.02	\$480	\$31,828	\$0.73	100.00
28-006-1005-000	4383 W WATER	01/28/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,400	42.00	\$236,258	\$155,183	\$121,441	353.1	778.4	6.31	6.31	\$439	\$24,593	\$0.56	353.11
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$329,130	\$53,113	\$112,243	162.7	1391.9	5.20	5.20	\$326	\$10,214	\$0.23	162.74
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$177,410	\$72,575	\$39,985	73.1	186.4	0.34	0.34	\$993	\$212,208	\$4.87	80.00
28-006-1013-000	4275 W WATER	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,600	38.24	\$196,126	\$112,180	\$58,306	106.6	317.0	0.73	0.73	\$1,052	\$154,093	\$3.54	100.00
28-006-1015-026	2882 N RANGE	04/26/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$45,500	113.75	\$310,479	\$40,000	\$115,912	648.6	693.7	10.33	10.33	\$62	\$3,873	\$0.09	121.00
28-006-1019-000	2846 N RANGE	08/27/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,900	48.50	\$133,636	\$47,619	\$41,255	75.4	264.5	0.36	0.36	\$631	\$130,821	\$3.00	60.00
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$135,117	\$91,373	\$59,490	108.8	330.0	0.76	0.76	\$840	\$120,545	\$2.77	100.00
28-006-2011-100	BEACH	11/22/24	\$60,000	OTH	03-ARM'S LENGTH	\$60,000	\$39,200	65.33	\$84,938	\$60,000	\$84,938	607.5	576.5	8.04	8.04	\$99	\$7,463	\$0.17	431.51
28-006-2016-001	2865 BEACH	05/31/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$111,500	37.17	\$240,717	\$115,590	\$56,307	148.0	618.1	2.10	2.10	\$781	\$55,043	\$1.26	148.00
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$227,869	\$64,099	\$66,968	122.4	148.8	0.96	0.96	\$524	\$66,770	\$1.53	281.00
28-006-2027-000	2864 BEACH	09/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,200	45.94	\$165,881	\$79,672	\$90,553	165.5	660.0	1.76	1.76	\$481	\$45,397	\$1.04	115.85
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$229,387	\$50,008	\$88,395	100.0	1306.8	3.00	3.00	\$500	\$16,669	\$0.38	100.00
28-006-2040-000	2961 MICHIGAN	08/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$265,057	\$29,522	\$59,579	108.9	343.0	0.76	0.76	\$271	\$38,845	\$0.89	96.50
28-006-2043-000	2921 MICHIGAN	08/05/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$105,700	35.23	\$217,218	\$156,836	\$74,054	135.4	376.0	1.17	1.17	\$1,158	\$133,591	\$3.07	136.00
28-006-2061-000	2767 BEACH	03/10/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$102,800	43.38	\$207,428	\$104,799	\$75,227	83.2	1326.6	2.50	2.50	\$1,259	\$41,920	\$0.96	83.23
28-006-3013-000	4198 LAPEER	11/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$159,081	\$97,641	\$46,722	110.5	420.7	0.84	0.84	\$884	\$116,239	\$2.67	87.00
28-006-3025-021	2601 BEACH	08/14/23	\$287,450	WD	03-ARM'S LENGTH	\$287,450	\$110,200	38.34	\$296,720	\$65,324	\$74,594	336.4	952.0	10.97	10.97	\$194	\$5,955	\$0.14	74.28
28-006-4013-000	4408 LAPEER	07/31/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$311,406	\$122,550	\$104,956	248.1	923.3	4.24	4.24	\$494	\$28,903	\$0.66	200.04
28-006-4016-000	4446 LAPEER	04/09/24	\$10	CD	03-ARM'S LENGTH	\$3,292,950	\$196,700	5.97	\$470,437	\$2,903,388	\$80,875	200.0	453.0	2.08	2.08	\$14,517	\$1,395,860	\$32.04	200.00
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$352,466	\$149,861	\$152,327	200.0	453.0	2.08	2.08	\$749	\$72,049	\$1.65	200.00
28-006-4026-000	2668 N RANGE	10/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$216,625	\$88,694	\$55,319	157.5	690.7	2.37	2.37	\$563	\$37,424	\$0.86	157.50
28-007-3013-501	4100 GRISWOLD	07/26/24	\$355,960	WD	03-ARM'S LENGTH	\$355,960	\$215,700	60.60	\$38,867	\$331,553	\$14,460	150.0	990.0	3.37	3.37	\$2,210	\$98,296	\$2.26	150.00
28-007-3015-000	4118 GRISWOLD	03/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$314,759	\$51,942	\$186,701	426.1	1330.0	13.10	13.10	\$122	\$3,965	\$0.09	426.06
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$321,460	\$93,323	\$141,783	1,230.0	1506.9	42.55	42.55	\$76	\$2,193	\$0.05	1,230.00
28-032-3003-000	3730 W WATER	08/02/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,500	38.21	\$170,822	\$132,392	\$74,214	126.0	250.0	0.72	0.72	\$1,051	\$183,115	\$4.20	126.00
28-032-4040-000	4244 W WATER	02/21/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,900	39.96	\$234,346	\$122,546	\$96,892	264.5	356.7	2.17	2.17	\$463	\$56,473	\$1.30	265.00
28-164-0013-000	4672 W WATER	09/30/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$87,100	36.37	\$208,525	\$90,187	\$59,212	100.5	171.8	0.46	0.46	\$897	\$194,369	\$4.46	117.65
28-170-0022-000	2074 HENRY	09/05/24	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$79,300	52.87	\$153,571	\$52,258	\$55,829	102.1	333.0	0.80	0.80	\$512	\$65,651	\$1.51	104.18
28-176-0016-000	1955 YEAGER	06/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,800	49.88	\$153,841	\$61,940	\$55,781	102.0	333.0	0.80	0.80	\$607	\$77,912	\$1.79	104.00
28-178-0006-000	1603 CAMPAU	02/07/25	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$76,700	32.78	\$165,572	\$103,358	\$34,930	63.9	159.8	0.31	0.31	\$1,619	\$331,276	\$7.61	85.00
28-178-0027-001	1938 CAMPAU	08/25/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$18,400	63.45	\$40,497	\$29,000	\$40,497	74.0	156.0	0.42	0.42	\$392	\$69,212	\$1.59	117.00
28-178-0027-001	1938 CAMPAU	02/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,400	8.56	\$224,584	\$30,913	\$40,497	74.0	156.0	0.42	0.42	\$418	\$73,778	\$1.69	117.00
28-178-0036-100	2439 CAMPAU	02/28/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,600	32.68	\$172,828	\$132,766	\$40,594	74.2	159.8	0.42	0.42	\$1,789	\$315,359	\$7.24	114.80
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,800	125.14	\$110,012	\$35,000	\$110,012	240.0	1136.5	6.30	6.30	\$146	\$5,556	\$0.13	90.00
28-190-0102-000	2194 MICHIGAN	11/21/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$87,900	43.30	\$196,512	\$94,497	\$88,009	161.5	1163.5	4.30	4.30	\$585	\$21,976	\$0.50	81.50
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LEN	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161	\$23,373	\$0.54	600.00
28-250-0037-000	2485 BEACH	08/20/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$67,700	40.54	\$135,829	\$73,522	\$42,351	100.1	300.7	0.69	0.69	\$734	\$106,554	\$2.45	100.00
28-275-0001-000	2930 W WATER	05/29/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,800	42.84	\$264,935	\$88,893	\$71,828	119.7	190.0	0.58	0.58	\$743	\$154,328	\$3.54	132.00
28-277-0018-000	2532 MICHIGAN	07/23/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,300	41.70	\$144,882	\$57,868	\$31,750	58.0	100.0	0.22	0.22	\$997	\$267,907	\$6.15	94.00
28-525-0005-000	2800 CAMPAU	09/30/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$68,900	33.77	\$139,936	\$99,667	\$35,603	65.1	156.8	0.32	0.32	\$1,531	\$307,614	\$7.06	90.00
28-666-0005-000	2435 MICHIGAN	01/08/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$81,978	\$75,061	\$27,039	74.9	187.0	0.52	0.52	\$1,002	\$145,750	\$3.35	120.00
28-756-0012-000	2140 N RANGE	10/11/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,800	42.24	\$156,870	\$75,139	\$62,009	146.6	490.3	1.48	1.48	\$513	\$50,770	\$1.17	131.49
28-764-0054-001	3334 W WATER	10/23/2																	

2025 2100P MAIN ROADS PER ACRE RATE: \$40,665

2100P MAIN ROADS PER ACRE RATE FOR 2026 USED: **\$44,818**

MHP MAJOR/PRIME 2026 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
28-006-3013-000	4198 LAPEER	11/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$159,081	\$97,641	\$46,722	110.5	420.7	0.84	0.84	\$884	\$116,239	\$2.67	87.00		
28-006-4013-000	4408 LAPEER	07/31/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$311,406	\$122,550	\$104,956	248.1	923.3	4.24	4.24	\$494	\$28,903	\$0.66	200.04		
28-006-4016-000	4446 LAPEER	04/09/24	\$10	CD	03-ARM'S LENGTH	\$3,292,950	\$196,700	5.97	\$470,437	\$2,903,388	\$80,875	200.0	453.0	2.08	2.08	\$14,517	\$1,395,860	\$32.04	200.00		
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$352,466	\$149,861	\$152,327	200.0	453.0	2.08	2.08	\$749	\$72,049	\$1.65	200.00		
28-190-0046-000	3220 LAPEER	03/14/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,600	54.43	\$131,508	\$31,891	\$48,399	83.0	140.0	0.37	0.37	\$384	\$87,134	\$2.00	114.00		
28-190-0078-000	3663 LAPEER	12/06/24	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$71,400	57.12	\$164,116	\$893	\$40,009	126.4	122.7	0.36	0.36	\$7	\$2,508	\$0.06	126.38		
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LEN	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161	\$23,373	\$0.54	600.00		
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$296,553	\$69,011	\$105,564	132.1	310.0	0.94	0.94	\$522	\$73,416	\$1.69	132.09		
28-253-0014-000	2508 GRISWOLD	02/26/25	\$148,000	MLC	03-ARM'S LENGTH	\$148,000	\$49,100	33.18	\$105,670	\$65,366	\$23,036	39.5	100.0	0.10	0.10	\$1,654	\$647,188	\$14.86	44.00		
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$124,341	\$67,197	\$21,638	37.1	100.0	0.10	0.10	\$1,810	\$707,337	\$16.24	41.33		
28-360-0045-000	2403 GRISWOLD	02/03/25	\$0	MLC	03-ARM'S LENGTH	\$290,000	\$77,400	26.69	\$187,794	\$176,734	\$74,528	140.0	100.0	0.32	0.32	\$1,262	\$550,573	\$12.64	140.00		
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$177,479	\$92,030	\$34,509	59.2	370.0	0.43	0.43	\$1,555	\$216,541	\$4.97	50.00		
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$294,431	\$78,538	\$122,969	95.0	504.4	1.10	1.10	\$827	\$71,398	\$1.64	95.00		
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$191,312	\$133,056	\$44,368	104.9	332.1	0.76	0.76	\$1,269	\$175,536	\$4.03	99.38		
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LEN	\$155,000	\$66,900	43.16	\$139,463	\$50,490	\$34,953	185.9	594.0	1.22	0.41	\$272	\$41,250	\$0.95	180.10		
28-825-0040-000	4461 LAPEER	05/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,500	76.33	\$191,468	\$124,237	\$165,705	308.5	680.0	4.82	4.82	\$403	\$25,797	\$0.59	308.50		
28-825-0042-000	4487 LAPEER	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	268.6	424.7	5.09	1.37	\$745	\$39,331	\$0.90	931.90		
06-675-0001-000	3529 24TH	02/01/24	\$0	WD	19-MULTI PARCEL ARM'S LEN	\$3,750,000	\$1,193,000	31.81	\$2,783,606	\$1,537,449	\$571,055	2,107.4	580.2	28.07	28.07	\$730	\$54,780	\$1.26	2,107.40		
Totals:			\$3,072,010			\$10,834,850	\$3,068,400		\$6,962,758	\$5,996,909	\$2,124,817	5,046.2		57.03	50.43						
							Sale. Ratio ==>	28.32						Average				Average			
							Std. Dev. ==>	16.72						per FF==>	\$1,188			Average			
																	per Net Acre==>	105,162.81			
																		per SqFt==>	\$2.41		

2025 2100P MAJOR/PRIME PER ACRE RATE: \$112,520

2100P MAJOR/PRIME PER ACRE RATE FOR 2026 USED: **\$105,163**

2025 2100P MAJOR/PRIME PER SF RATE: \$2.58

2100P MAJOR/PRIME PER SF RATE FOR 2026 USED: **\$2.41**