

South Branch Twp 2026 ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Class
061-001-012-020-00		05/17/24	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,000	2.51	\$3,187	\$0.07		402
061-002-004-020-00		04/06/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$37,000	10.08	\$3,671	\$0.08		402
061-002-004-080-00		10/30/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.07	\$2,483	\$0.06		402
061-011-015-045-00	7761 S MCMASTERS BRIDGE RD	12/16/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	(\$201)	1.60	(\$126)	(\$0.00)		401
061-012-005-280-00	11288 OLD 144	02/08/25	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$51,000	10.00	\$5,100	\$0.12		402
061-020-010-040-00	7076 HICKEY CREEK RD	05/03/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	(\$260,396)	10.02	(\$25,988)	(\$0.60)		401
061-026-005-020-00	10490 HUNTER LAKE RD	12/23/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,037	1.00	\$38,037	\$0.87		401
061-031-009-020-13	6828 MONTGOMERY DR	08/05/24	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$87,000	39.62	\$2,196	\$0.05		402
061-031-015-010-00	6619 N M-18	11/14/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	(\$64,792)	10.00	(\$6,479)	(\$0.15)		401
061-032-013-020-00	7740 M-18	11/21/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,075	20.09	\$4,334	\$0.10	061-032-013-080-00	401
061-032-016-040-00	7939 SILSBY RD	04/19/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$24,907	1.00	\$24,907	\$0.57		401
061-032-016-060-00	7905 SILSBY RD	01/31/25	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$3,000	1.00	\$3,000	\$0.07		402
061-032-016-070-00	7869 SILSBY RD	09/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$9,602	0.59	\$16,302	\$0.37		401
061-035-001-020-04		07/05/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$38,000	9.87	\$3,850	\$0.09		402
061-035-001-020-22	10465 SAM ELLSWORTH	11/26/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$103,111	39.52	\$2,609	\$0.06		401
061-035-013-060-00		06/23/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	11.30	\$3,982	\$0.09		402
061-035-015-160-00	10601 SILSBY RD	03/03/25	\$80,000	WD	03-ARM'S LENGTH	\$80,000	(\$19,354)	2.35	(\$8,236)	(\$0.19)		401
062-004-006-100-01		02/07/24	\$29,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$29,500	\$29,500	5.78	\$5,104	\$0.12	062-004-006-100-02	402
062-004-006-100-03		02/09/24	\$34,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$34,500	\$34,500	5.78	\$5,969	\$0.14	062-004-006-100-04	402
062-004-008-060-00	6302 CHASE BRIDGE RD	12/26/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$13,317	10.00	\$1,332	\$0.03		401
062-006-006-020-00	164 E FOUR MILE RD	08/16/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$92,902	10.00	\$9,290	\$0.21		401
062-007-008-005-00	7279 ASHLEE TR	04/03/23	\$21,434	WD	03-ARM'S LENGTH	\$21,434	\$2,768	2.53	\$1,094	\$0.03		401
062-007-013-080-01		06/06/23	\$6,300	WD	03-ARM'S LENGTH	\$6,300	\$6,300	2.80	\$2,250	\$0.05		402
062-007-016-020-02	823 LAMB TRL	11/22/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,341	2.34	\$10,829	\$0.25		401
062-008-013-080-02	7571 HURON FOREST RD	11/01/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	(\$50,432)	5.00	(\$10,086)	(\$0.23)		401
062-008-013-080-02	7571 HURON FOREST RD	08/12/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$42,568	5.00	\$8,514	\$0.20		401
062-016-008-080-00		02/15/24	\$822,000	WD	03-ARM'S LENGTH	\$822,000	\$123,951	137.67	\$900	\$0.02	062-016-009-020-01	402
062-016-016-020-05	8818 CHASE BRIDGE RD	08/07/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000	4.00	\$4,500	\$0.10		402
062-019-001-080-00		09/06/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	10.04	\$4,980	\$0.11		402
062-020-006-040-00	1169 FINN TRL	03/21/24	\$12,500	WD	03-ARM'S LENGTH	\$12,500	(\$210,233)	2.45	(\$85,809)	(\$1.97)		401
062-020-011-020-00		11/20/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$53,000	10.01	\$5,295	\$0.12		402
062-021-001-020-03		08/09/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	12.00	\$4,167	\$0.10		402
062-022-006-040-00	9141 CHASE BRIDGE RD	12/18/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$32,884	10.01	\$3,285	\$0.08		401
062-026-011-040-00	4157 E PIONEER RD	07/14/23	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$28,045	2.53	\$11,085	\$0.25		401
062-027-002-020-02	3573 HICKEY CREEK RD	11/21/24	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$31,500	5.95	\$5,296	\$0.12		402
062-027-007-080-00	10353 CHASE BRIDGE RD	12/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	(\$7,492)	4.11	(\$1,823)	(\$0.04)		401
062-028-004-070-00	2844 OLIVE DR	07/17/24	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$67,206	10.05	\$6,687	\$0.15		401
062-028-010-080-00	10589 DEERHEART VALLEY ROAD	02/14/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,291	5.00	\$12,658	\$0.29		401
062-028-011-020-03	2195 E PIONEER RD	09/08/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$62,921	9.88	\$6,370	\$0.15		401
062-028-016-140-03	2973 PIONEER RD	01/31/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$4,142	2.34	\$1,770	\$0.04		401
062-028-016-140-03	2973 PIONEER RD	11/01/24	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$16,142	2.34	\$6,898	\$0.16		401
062-029-006-040-00	1061 GERMAN TRL	08/24/23	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$47,500	9.52	\$4,989	\$0.11		402
062-029-010-210-00	10619 STECKERT BRIDGE RD	07/03/24	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$16,766	2.75	\$6,097	\$0.14		401
062-029-014-050-00	10787 PINES TRL	03/22/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$36,263	5.00	\$7,253	\$0.17		401
062-029-015-085-00	10957 PINES TRL	08/02/24	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$48,151	1.25	\$38,521	\$0.88		401
062-032-005-060-00	11184 PINES TRL	07/06/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	(\$16,009)	4.00	(\$4,002)	(\$0.09)		401
062-032-007-070-01	11328 STECKERT BRIDGE RD	07/03/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	(\$81,992)	1.24	(\$66,123)	(\$1.52)		401
062-032-016-140-00	11926 E DEERHEART VALLEY RD	04/12/23	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$19,503	3.07	\$6,353	\$0.15	062-032-016-180-00	401
062-032-016-140-00	11926 E DEERHEART VALLEY RD	05/14/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$39,503	3.07	\$12,867	\$0.30	062-032-016-180-00	401
062-034-001-020-02		12/21/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	5.04	\$2,976	\$0.07		402
062-036-004-080-00		01/10/25	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,000	10.02	\$3,393	\$0.08		402
062-036-006-055-00	11115 WILLOWS RD	08/10/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$11,517	0.88	\$13,088	\$0.30		401
062-036-013-080-00	11744 S TOWNLINE RD	05/10/24	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$34,500	10.02	\$3,443	\$0.08		402

062-036-016-040-00		05/10/24	\$46,500	LC	19-MULTI PARCEL ARM'S LENGTH	\$46,500	\$46,500	16.21	\$2,869	\$0.07	062-036-016-020-00, 062-036-016-080-00	402
063-002-002-050-00	126 MCMASTERS BRIDGE RD	02/17/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$18,933	8.00	\$2,367	\$0.05		401
063-011-013-290-00	1732 EVANS TRL	06/29/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$34,926	1.75	\$19,958	\$0.46	063-011-013-300-00	402
064-360-000-008-00	7990 N M-18	12/12/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$3,219	1.20	\$2,683	\$0.06		401
064-520-000-035-00		04/19/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$12,848	4.85	\$2,649	\$0.06		401
064-520-000-035-00		04/23/24	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$22,782	4.85	\$4,697	\$0.11		401
064-830-000-011-00	11140 MANNING TRL	10/04/23	\$66,200	WD	03-ARM'S LENGTH	\$66,200	\$5,818	0.25	\$23,272	\$0.53		401

2025 was:		2026: USE AS APPLIED	
PER ACRE RATE	AS APPLIED	PER ACRE RATE	AS APPLIED
1	\$5,176	1	\$5,300
1.5	\$4,967	1.5	\$5,000
2	\$4,758	2	\$4,800
2.5	\$4,498	2.5	\$4,600
3	\$4,313	3	\$4,400
4	\$4,324	4	\$4,400
5	\$4,343	5	\$4,400
7	\$4,214	7	\$4,400
10	\$3,885	10	\$4,000
15	\$3,451	15	\$3,500
20	\$3,017	20	\$3,200
25	\$2,902	25	\$3,000
30	\$2,795	30	\$2,850
40	\$2,555	40	\$2,650
50	\$2,428	50	\$2,500
100	\$1,790	100	\$2,000