Clinton Township
"2025-2026" Land Value Guide
Based on Sales between 4/1/23-3/31/25

Residential – Commercial-Industrial

RESIDENTIAL	**Average**
1-4.99/A Parcels +/-	$5,500
5-9.99/A Parcels +/-	$3,600
10-29.99/A Parcel+/-	$2,600
20-39.99/A Parcel+/-	$2,600
40/A+ Parcels	$2,600

Mccollum Lake $900/FF

Mccollum Lake/Comins Back Lots $400

Saddleback/Bass Lake Back Lots $400

Woodland & Lee Nor-Oak Wood Subs $6,900/Per Lot

Harold's & Comins Subs $2,900/Per Lot

COMMERCIAL/INDUSTRAIL
Comins Front $195/FF

CLINTON TOWNSHIP LAND VALUE RESIDENTIAL/COMMERCIAL/INDUSTRAIL 0-4.99/A (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
002-001-018-00		02/06/24	$12,000	WD	03-ARM'S LENGTH	$12,000	$5,400	$13,450	$12,000	$13,450	2.69	2.69	$4,461	402
002-034-016-08		08/09/23	$19,900	WD	03-ARM'S LENGTH	$19,900	$8,400	$21,050	$19,900	$21,050	4.21	4.21	$4,727	402
		Totals:	**$31,900**			**$31,900**	**$13,800**	**$34,500**	**$31,900**	**$34,500**	**6.90**	**6.90**		
											per Net Acre=> 4,623.19			
											Use $5,500 Per/A			

CLINTON TOWNSHIP LAND VALUE RESIDENTIAL/COMMERCIAL/INDUSTRAIL 5-9.99/A (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
002-022-011-20	1841 BAILEY	04/08/24	$160,000	LC	03-ARM'S LENGTH	$160,000	$34,700	$122,132	$74,386	$36,518	9.86	9.86	$7,544	401
002-035-004-00		02/18/25	$25,000	WD	03-ARM'S LENGTH	$25,000	$10,700	$27,056	$25,000	$27,056	7.12	7.12	$3,511	402
002-035-012-11	2346 SUNNY RIDGE	12/19/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$11,600	$36,746	$30,000	$36,746	9.67	9.67	$3,102	402
002-035-012-13	2404 SUNNY RIDGE	07/10/24	$32,000	WD	03-ARM'S LENGTH	$32,000	$14,300	$36,100	$32,000	$36,100	9.50	9.50	$3,368	402
002-035-021-00	2995 N WEAVER	11/30/23	$21,750	WD	03-ARM'S LENGTH	$21,750	$9,500	$29,944	$21,750	$29,944	7.88	7.88	$2,760	402
002-035-022-00	2973 N WEAVER	11/30/23	$21,750	WD	03-ARM'S LENGTH	$21,750	$9,400	$29,906	$21,750	$29,906	7.87	7.87	$2,764	402
002-130-004-06		08/29/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$14,300	$45,520	$17,016	$37,536	8.98	8.98	$1,895	401
		Totals:	**$315,500**			**$315,500**	**$104,500**	**$327,404**	**$221,902**	**$233,806**	**60.88**	**60.88**		
											per Net Acre=> 3,644.91			
											USE $3,600 PER/A			

CLINTON TOWNSHIP LAND VALUE RESIDENTIAL/COMMERCIAL/INDUSTRAIL 10-29.99/A (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Class
002-001-006-20	2540 CAMPBELL	02/11/25	$41,000	WD	03-ARM'S LENGTH	$41,000	$16,700	$49,600	$41,000	$48,100	20.00	20.00	$2,050		402
002-022-009-10		07/24/23	$40,000	MLC	03-ARM'S LENGTH	$40,000	$17,100	$49,400	$40,000	$49,400	20.00	20.00	$2,000		402
002-035-018-00	2341 BOULDER	04/05/24	$59,000	WD	19-MULTI PARCEL ARM'S LENGTH	$59,000	$27,600	$55,286	$54,274	$50,560	15.80	7.90	$3,435	002-035-019-00	401
003-518-015-70		07/24/23	$56,175	WD	03-ARM'S LENGTH	$56,175	$24,000	$116,000	$56,175	$116,000	20.00	20.00	$2,809		402
003-520-008-50	3609 E MILLER	08/25/23	$54,000	WD	03-ARM'S LENGTH	$54,000	$22,600	$109,680	$54,000	$109,680	19.00	19.00	$2,842		402
		Totals:	**$250,175**			**$250,175**	**$108,000**	**$379,966**	**$245,449**	**$373,740**	**94.80**	**86.90**			
											per Net Acre=> 2,589.12				
											USE $2,600 PER/A				

CLINTON TOWNSHIP LAND VALUE RESIDENTIAL/COMMERCIAL/INDUSTRIAL 30-40+/A 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
002-012-022-10	5180 N WEAVER	08/08/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$106,700	$252,413	$127,537	$79,950	40.00	40.00	$3,188	401
002-015-002-00		10/02/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$62,300	$176,993	$184,379	$151,372	76.60	76.60	$2,407	401
002-015-002-00		11/25/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$75,500	$176,993	$214,379	$151,372	76.60	76.60	$2,799	401
002-031-002-00	3010 N MT TOM	05/30/24	$339,000	WD	03-ARM'S LENGTH	$339,000	$112,200	$276,538	$226,462	$164,000	80.00	80.00	$2,831	401
002-035-003-54	3335 N WEAVER	05/07/24	$92,500	WD	03-ARM'S LENGTH	$92,500	$53,800	$100,911	$68,198	$76,609	37.37	37.37	$1,825	401
003-015-018-00		04/27/23	$93,400	WD	03-ARM'S LENGTH	$93,400	$38,000	$180,000	$93,400	$180,000	40.00	40.00	$2,335	402
		Totals:	**$1,181,500**			**$1,274,900**	**$448,500**	**$1,163,848**	**$914,355**	**$803,303**	**350.57**	**350.57**		
											per Net Acre=> 2,608.20			
											USE $2,600 PER/A			

CLINTON TOWNSHIP FRONT FOOT VALUE COMMERCIAL/INDUSTRIAL (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Dollars/FF	Class
003-014-066-00	2029 E MILLER	06/22/23	$13,500	WD	03-ARMS LENGTH	$13,500	$27,000	$0	$13,500	66.0	$205	201
006-501-003-50	409 S MORENCI AVE	10/18/24	$70,000	WD	03-ARMS LENGTH	$70,000	$30,500	$85,611	$9,901	76.0	$130	201
006-420-008-10	302 N MORENCI AVE	01/31/24	$170,000	WD	03-ARMS LENGTH	$170,000	$82,000	$186,540	$26,685	121.0	$221	201
003-019-004-05	288 E MILLER	12/28/23	$320,000	WD	03-ARMS LENGTH	$320,000	$94,300	$287,415	$119,452	250.0	$478	201
001-226-037-10	2262 DEETER RD	07/27/24	$465,000	WD	03-ARMS LENGTH	$465,000	$170,000	$444,947	$152,647	325.0	$470	201
001-307-007-30	768 MAPES	04/01/24	$250,000	WD	03-ARMS LENGTH	$250,000	$196,400	$310,248	$32,206	328.0	$98	201
004-036-001-50	55 W KITTLE	05/03/24	$185,000	WD	03-ARMS LENGTH	$185,000	$34,500	$134,486	$83,378	330.0	$253	301
006-307-002-15	515 LOCKWOOD LN	04/05/24	$740,000	WD	03-ARMS LENGTH	$740,000	$319,500	$971,366	$25,333	350.0	$72	201
004-036-001-25	53 W KITTLE	06/20/23	$48,000	WD	03-ARMS LENGTH	$48,000	$8,500	$0	$48,000	660.0	$73	202
003-019011-25	48 E MILLER	10/07/24	$485,000	WD	03-ARMS LENGTH	$485,000	$160,700	$537,494	$107,679	660.0	$163	301
		Totals:	**$2,746,500**			**$2,746,500**	**$1,123,400**	**$2,958,107**	**$618,781**	**3,166.0**	**$195**	
										$195		
									USE $195 FF			

CLINTON TOWNSHIP LAND VALUE MCCOLLUM LAKE FF (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale	Class
002-136-001-60	4290 DOLLAR	09/16/24	$655,000	WD	19-MULTI PARCEL ARM'S LENGTH	$655,000	$239,600	$476,399	$265,701	$87,100	312.0	$852	002-136-001-27	401
		Totals:	**$655,000**			**$655,000**	**$239,600**	**$476,399**	**$265,701**	**$87,100**	**312.0**			
										per FF=>	**$852**			
										USE $900 FF				

CLINTON TOWNSHIP LAND VALUE SADDLEBACK/BASS LAKE FF & MCCOLLUM LAKE/COMINS/SADDLEBACK/BASS LAKE BACK LOTS (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Class
002-136-047-00	3274 MCNEELY	08/01/23	$109,000	WD	03-ARM'S LENGTH	$109,000	$21,800	$85,661	$43,179	$19,840	64.0	$675	401
002-136-059-10	3266 STITT	07/01/24	$75,000	WD	03-ARM'S LENGTH	$75,000	$31,600	$110,798	$31,422	$67,220	164.5	$191	401
002-240-005-50	5139 STARK	06/25/24	$190,000	WD	03-ARM'S LENGTH	$19,000	$59,500	$129,312	$82,388	$21,700	70.0	$1,177	401
002-240-013-60	5055 STARK	09/12/23	$208,000	WD	19-MULTI PARCEL ARM'S LENGTH	$208,000	$72,800	$150,622	$108,283	$50,905	376.3	$288	401
		Totals:	**$582,000**			**$411,000**	**$185,700**	**$476,393**	**$265,272**	**$159,665**	**674.8**		
										per FF=>	**$393**		
										USE $400 FF			

CLINTON TOWNSHIP HAROLD'S , COMINS, WOODLAND SPRINGS & LEE NOR-OAK SUBS (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Lots	Total Lots	Dollars/Lot	Class
002-050-009-00	4722 N M-33	05/24/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,200	$132,019	$13,781	$5,800	2.00	2.00	$6,891	401
		Totals:	**$140,000**			**$140,000**	**$42,200**	**$132,019**	**$13,781**	**$5,800**	**2.00**	**2.00**		
											per Net Lot=> 6,890.50			
											Use $6,900 PER/LOT			