

2025 Sales Data Banks Township, Antrim County

Antrim County Equalization and the Michigan State Tax Commission established a ratio from the 24-month sales study period for the 2026 property valuation. The analysis included verified sales occurring between April 1, 2023, and March 31, 2025. Tax Day for the 2026 tax year is set for December 31, 2025. The sales analysis on the following pages was used to determine the assessed values for the 2026 property tax assessment roll.

MCL 211.10g(d) requirements:

POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS IN LIEU OF CUSTOMARY BUSINESS HOURS

Requests for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and/or authorized individual will respond within 5 business days from the date of the request. The establishment of the date and time of the public inspection of the requested public records will be at the discretion of assessor. Inspection between the usual business hours of 9:AM and 5:00 PM, Monday through Friday unless a holiday, and unless mutually agreed to by the assessor and the requesting party. The place designated for the requested inspection shall be at the township hall. Any verbal or email requests will be replied no later than 5 business days.

Property Search & Mapping can be found at:

[Antrim County BSA Data](#)

Property Record Card Information can be found at <https://bsaonline.com>

Select "Banks Township Record Card Information" from Municipal Directory

For written requests:

Robert Englebrecht, Banks Twp Assessor
PO Box 68
Ellsworth, MI 49729

For verbal requests:

Robert Englebrecht, Banks Twp Assessor
Phone: (231) 883-4141

For email requests:

renglebrecht@gmail.com

Assessing records are officially retained at:

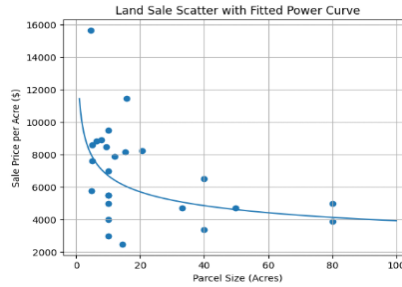
Banks Twp Hall
6520 Center Street
Ellsworth, MI 49729

Vacant Land Analysis
Agricultural and Residential Classed Properties
Acreage Base Rates (Non Waterfront)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table	Class
05-01-113-001-10		08/25/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	4.47	\$15,656	2023-7643		4001 ANTRIM DELLS	402
05-02-034-003-10	8608 SISSON RD	02/25/25	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	4.84	\$5,785	2.025E+11		4000 ACREAGE	402
05-01-124-003-70	8311 TIPPERARY LN	09/08/23	\$42,900	WD	03-ARM'S LENGTH	\$42,900	\$42,900	4.98	\$8,614	2023-6984		4001 ANTRIM DELLS	402
05-01-123-007-00		06/09/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$38,000	5.00	\$7,600	2023-4813		4002 WEST US 31	402
05-01-006-005-50		06/24/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	5.37	\$9,311	2024-4965	101-018-10	4000 ACREAGE	402
10000 view 05-01-124-014-10		09/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$55,000	6.24	\$8,814	2023-7310		4001 ANTRIM DELLS	402
05-01-124-008-87		07/25/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	7.85	\$8,917	2.024E+11		4001 ANTRIM DELLS	402
20000 view 05-01-124-008-26	8018 GLENBEIGH LN (VACANT)	03/27/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$79,900	9.42	\$8,482	2024-2641		4001 ANTRIM DELLS	402
05-01-124-008-45		01/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	10.00	\$5,000	2.025E+11		4001 ANTRIM DELLS	402
05-01-125-002-10		12/21/24	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$70,000	10.00	\$7,000	2.024E+11		4002 WEST US 31	402
05-01-031-003-10		05/17/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	10.00	\$4,000	2023-4066		4000 ACREAGE	402
05-01-124-008-50		05/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.00	\$3,000	2023-3839		4001 ANTRIM DELLS	402
05-01-125-002-30		09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	10.00	\$9,500	2023-7176		4002 WEST US 31	402
05-01-125-008-00		07/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	\$5,500	2023-6015		4001 ANTRIM DELLS	402
30000 View 05-01-112-007-10		07/28/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,000	10.01	\$5,495	2023-5879		4002 WEST US 31	402
05-01-113-018-00		02/14/25	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$95,500	12.10	\$7,893	2.025E+11		4001 ANTRIM DELLS	402
05-01-002-005-10		06/12/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	14.51	\$2,481	2023-4742		4000 ACREAGE	402
05-02-013-013-01	3248 KNIPE RD	08/28/23	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$124,500	15.25	\$8,164	2.023E+11		4000-ACREAGE	402
05-01-008-004-20		03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	15.70	\$11,465	2024-1367		4000 ACREAGE	402
05-02-009-012-10	N M-88 HWY	11/20/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$170,000	20.65	\$8,232	2.023E+11		4000-ACREAGE	402
05-01-009-005-20		03/01/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$155,000	33.00	\$4,697	2024-1306		1001 AGRICULTURAL	102
05-01-136-020-00		05/02/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$135,000	40.00	\$3,375	2024-3718		4002 WEST US 31	402
05-01-136-021-00		03/20/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$260,000	40.00	\$6,500	PTA		4002 WEST US 31	402
05-01-008-008-10	10196 CHURCH RD	06/22/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$235,000	49.76	\$4,723	2023-4695		4000 ACREAGE	402
05-01-018-016-00		07/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	80.00	\$5,000	2023-5647		1001 AGRICULTURAL	402
05-01-029-006-00	10903 ESSEX RD	05/10/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$310,000	80.00	\$3,875	2023-4271		1001 AGRICULTURAL	402

Calculated Rate

County Rate	Acres	Sales	2026 RATES	All
\$ 6,300	5.00	6	\$ 15,126	\$ 75,630
	7.00	1	\$ 10,932	\$ 76,524
\$ 4,300	10.00	9	\$ 6,789	\$ 67,890
	15.00	3	\$ 7,490	\$ 112,352
\$ 3,000	20.00	1	\$ 8,232	\$ 164,649
	25.00	0	\$ -	\$ -
	30.00	1	\$ 4,697	\$ 140,909
	40.00	2	\$ 4,938	\$ 197,500
	50.00	1	\$ 4,723	\$ 236,133
	80.00	2	\$ 4,438	\$ 355,000



Banks Township

County Rate	2024 RATES	Acres	2025 Rate	Acres	2026 Rate	All
	\$ 11,000	1.00	\$15,000	1.00	\$15,000	0%
	\$ 8,000	1.50	\$10,900	1.50	\$10,900	0%
	\$ 6,600	2.00	\$9,000	2.00	\$9,700	8%
	\$ 5,800	2.50	\$7,900	2.50	\$8,500	8%
	\$ 5,800	3.00	\$7,900	3.00	\$8,500	8%
	\$ 5,800	4.00	\$7,900	4.00	\$8,500	8%
\$ 6,300	\$ 5,800	5.00	\$7,900	5.00	\$7,900	0%
	\$ 5,000	7.00	\$7,900	7.00	\$7,900	0%
\$ 4,300	\$ 4,200	10.00	\$6,000	10.00	\$6,500	8%
	\$ 4,100	15.00	\$5,800	15.00	\$6,100	5%
\$ 3,000	\$ 4,000	20.00	\$5,700	20.00	\$5,700	0%
	\$ 3,800	25.00	\$4,500	25.00	\$4,500	0%
	\$ 3,600	30.00	\$4,000	30.00	\$4,000	0%
	\$ 3,500	40.00	\$4,000	40.00	\$4,000	0%
	\$ 3,300	50.00	\$4,000	50.00	\$4,000	0%
	\$ 2,600	100.00	\$3,400	100.00	\$3,400	0%

An analysis of vacant land sales was conducted to examine the relationship between parcel size and sale price per acre. The data indicates a consistent inverse relationship, whereby smaller parcels command higher per-acre prices and larger parcels sell at progressively lower per-acre rates, reflecting typical market economies of scale. A power-curve regression was applied to the sales data to quantify this relationship and develop market-supported per-acre estimates. No single sale was relied upon exclusively; conclusions reflect the overall trend of the market.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Libre/Page	Other Parcels in Sale	Land Table	NOTES/COMMENTS		
05-01-013-008-20	9633 COLBY AVE	06/22/23	\$37,500	WD	\$37,500	\$37,500	0.0	0.0	1.00	1.00	#DIV/0!	\$37,463	\$0.86	0.00	2023-5034		4000 ACREAGE	vacant off Slough rd		
05-01-113-001-10		08/25/23	\$70,000	WD	\$70,000	\$70,000	0.0	0.0	4.47	4.47	#DIV/0!	\$15,656	\$0.36	0.00	2023-7643		4001 ANTRIM DELLS	Antrim Dells		
05-01-113-007-00		03/28/24	\$72,500	WD	\$72,500	\$72,500	0.0	0.0	3.04	3.04	#DIV/0!	\$23,849	\$0.55	0.00	2024-4082		4001 ANTRIM DELLS	Antrim Dells		
05-01-113-010-35		05/31/24	\$22,000	WD	\$22,000	\$22,000	0.0	0.0	0.77	0.77	#DIV/0!	\$28,571	\$0.66	0.00	2024-4456		4001 ANTRIM DELLS	Antrim Dells		
05-01-124-003-70	8311 TIPPERARY LN	09/08/23	\$42,900	WD	\$42,900	\$42,900	0.0	0.0	4.98	4.98	#DIV/0!	\$8,614	\$0.20	0.00	2023-6984		4001 ANTRIM DELLS	W US 31		
05-01-150-027-00	9020 DUNGANNON LN (VACANT)	06/06/24	\$24,000	WD	\$24,000	\$24,000	137.7	277.0	0.87	0.87	\$174	\$27,555	\$0.63	139.00	2024-4703		4001 ANTRIM DELLS	Antrim Dells GC		
05-01-150-028-00		08/05/24	\$20,000	WD	\$20,000	\$20,000	136.3	304.5	0.95	0.95	\$147	\$21,030	\$0.48	137.00	2.024E+11		4001 ANTRIM DELLS	Antrim Dells GC		
05-01-123-007-00		06/09/23	\$38,000	WD	\$38,000	\$38,000	0.0	0.0	5.00	5.00	#DIV/0!	\$7,600	\$0.17	0.00	2023-4813		4002 WEST US 31	W US 31		
05-01-125-004-40		08/27/24	\$64,400	PTA	\$64,400	\$64,400	0.0	0.0	0.90	0.90	#DIV/0!	\$71,556	\$1.64	0.00	2.024E+11		4002 WEST US 31	W US 31		
05-01-125-004-55		01/30/25	\$19,000	WD	\$19,000	\$19,000	0.0	0.0	1.00	1.00	#DIV/0!	\$19,000	\$0.44	0.00	2.025E+11		4002 WEST US 31	W US 31		
05-01-136-010-70	LORE RD	09/01/23	\$30,000	WD	\$30,000	\$30,000	232.8	221.9	1.00	1.00	\$129	\$29,910	\$0.69	279.00	2023-6855		4002 WEST US 31	W US 31		
05-01-210-015-00		06/29/23	\$29,500	WD	\$29,500	\$29,500	499.0	332.5	1.76	1.06	\$59	\$16,790	\$0.39	499.00	05-01-210-006-00		4003 TWP SUBDIVISION	Twp Subdivision		
05-01-300-031-00		12/15/23	\$17,000	WD	\$17,000	\$17,000	300.0	0.0	0.00	0.00	\$57	#DIV/0!	#DIV/0!	300.00	2023-9456	05-01-300-032-00, 05-01-300-033-00	4003 TWP SUBDIVISION	Spring Valley Sub		
05-01-225-009-00	10553 ORCHARD RIDGE LN	02/01/24	\$46,000	WD	\$46,000	\$46,000	0.0	0.0	1.41	1.41	#DIV/0!	\$32,740	\$0.75	0.00	2024-0691		4004 ORCHARD RIDGE	View		
05-01-325-048-00		10/18/24	\$14,000	WD	\$14,000	\$14,000	95.0	260.0	0.57	0.57	\$147	\$24,691	\$0.57	95.00	2.024E+11		4005 OFF H2O SUB LK MI	Timberlane Trrc		
05-01-325-050-00		03/06/25	\$45,000	WD	\$45,000	\$45,000	95.0	213.0	0.47	0.47	\$474	\$96,774	\$2.22	95.00	2.025E+11		4005 OFF H2O SUB LK MI	Timberlane Trrc		
05-44-110-018-00	9079 BLUE GILL RD	05/16/23	\$12,500	WD	\$12,500	\$12,500	165.0	157.5	0.61	0.61	\$76	\$20,593	\$0.47	159.00	2023-4039		4009 VILLAGE SUB	Blue Gill Sub		
05-44-110-027-00	9132 9132 BLUE GILL RD	12/29/23	\$15,000	WD	\$15,000	\$15,000	102.7	214.5	0.51	0.51	\$146	\$29,412	\$0.68	101.00	2024-0159		4009 VILLAGE SUB	Blue Gill Sub		
05-01-325-024-00	13527 TIMBERLANE DR	08/01/23	\$449,000	WD	\$449,000	\$449,000	80.0	202.0	0.37	0.37	\$5,613	\$1,210,243	\$27.78	80.00	2023-5875	05-01-325-064-00, 05-01-325-067-00	4101 LK MICH MARGINAL	Lake Mich		
05-01-013-059-00		07/02/24	\$455,900	PTA	\$455,900	\$455,900	251.0	120.5	1.36	0.31	\$1,816	\$336,458	\$7.72	112.00	2.024E+11	05-01-013-059-00, 05-01-013-060-00	4201 LAKE ST CLAIR	lake St Claire		
05-44-023-002-40		10/23/23	\$145,000	WD	\$145,000	\$145,000	158.8	398.0	1.65	1.65	\$913	\$87,932	\$2.02	158.80	2023-9624		4202 ELLSWORTH LK	Ellsworth/Wilson Lake		
05-01-035-026-15		05/25/23	\$52,500	WD	\$52,500	\$52,500	150.0	358.0	1.23	1.23	\$350	\$42,579	\$0.98	150.00	2023-4406		4203 WILSON	Wilson Lake (Iron horse)		
Totals:			\$1,721,700		\$1,721,700	\$1,721,700			33.91	32.16										
										Average per Net Acre=>	50,778.62	Average per SqFt=>	\$1.17							

Valuation Analysis – Limited Sales Support

The listed market data was derived from verified vacant land sales occurring within the State Tax Commission–approved sales study period. Due to the limited number of sales and the absence of sufficient data points, no statistically reliable trend could be established from the sales sample alone.

Consistent with accepted mass appraisal practices and State Tax Commission guidance, the sales data was reviewed in conjunction with the established **Acres Base Rate**,

Building Residual Method and historical market trends within the area. When considered collectively, the available market evidence supports reliance on the Acres Base Rate as the primary valuation indicator.

Based on this analysis, and exercising sound appraisal judgment, the following valuation conclusions were developed for the 2026 assessment roll.

Acres Base Rate:

Acres	2026 Rate	All
1.00	\$15,000 0%	\$15,000
1.50	\$10,900 0%	\$16,350
2.00	\$9,700 8%	\$19,400
2.50	\$8,500 8%	\$21,250
3.00	\$8,500 8%	\$25,500
4.00	\$8,500 8%	\$34,000
5.00	\$7,900 0%	\$39,500
7.00	\$7,900 0%	\$55,300
10.00	\$6,500 8%	\$65,000
15.00	\$6,100 5%	\$91,500
20.00	\$5,700 0%	\$114,000
25.00	\$4,500 0%	\$112,500
30.00	\$4,000 0%	\$120,000
40.00	\$4,000 0%	\$160,000
50.00	\$4,000 0%	\$200,000
100.00	\$3,400 0%	\$340,000

Description	Price	Unit of Measure	Land Table Code	Comments
Inland Lakes	\$300	Frontfoot	4000	
Site Value	\$4,000-\$18,000	site	4000, 4001, 4002	depending on location
Antrim Dell Lot	\$100-\$122	Frontfoot	4001	depending on location
Wilson Shores/Westview	\$12,500	Site	4003	
Spring Valley	\$10,500	site	4003	
Spring Valley#2	\$7,500	site	4003	
Hillman View	\$21,000	site	4003	
Hillman Std	\$12,500	site	4003	
View Site	\$40,000	site	4004	
Back Lot	\$25,000	site	4004	
Lake Michigan off water	\$75	Frontfoot	4005	
Timberland Terrace	\$25,000	site	4005	
White Pine	\$20,000	site	4005	
Terrell Beach	\$18,000	site	4005	
Heavy Soils ? Perk	\$5,000	site	4005	
low site	\$14,200	site	4005	
swamp	\$1,500	Acre	4005	
Lake Michigan	\$3,400	Frontfoot	4100	
Off water/Subdivision	\$75	Frontfoot	4100	
Excess frtg	\$2,000	Frontfoot	4100	
White Pine Off	\$18,500	site	4100, 4101, 4102	
Steep-low-150'	\$40,000	site	4100, 4101, 4102	
Steep-low-250'	\$80,000	site	4100, 4101, 4102	
Lake Michigan	\$3,000	Frontfoot	4101	
Off water/Subdivision	\$125	Frontfoot	4101	
Excess frtg	\$1,400	Frontfoot	4101	
poor frontage	\$800	Frontfoot	4101	
Lake Michigan	\$1,200	Frontfoot	4102	
Off water/Subdivision	\$125	Frontfoot	4102	
Excess frtg	\$900	Frontfoot	4102	
Little Torch	\$200-\$350	Frontfoot	4200	
St Clair	\$800	Frontfoot	4200, 4201, 4202, 4203	depending on location
Offwater View	\$25,000	site	4200, 4201, 4202, 4203	
Westview	\$10,000	site	4200, 4201, 4202, 4203	
Ellsworth-Wilson	\$200-\$400	Frontfoot	4200, 4201, 4202, 4203	depending on location
Access-not buildable	\$6,000	site	4201	
DHD Permit/Rd Cut	\$100	Frontfoot	4202, 4203	
Canal	\$250	Frontfoot	4203	
canal excess	\$100	Frontfoot	4203	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Rate Group 1	
4008 VILLAGE Blg Residual																		
05-44-010-114-00	9117 PARK ST	02/12/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$1,291	239.0	66.0	0.20	0.20	\$5	\$6,455	\$0.15	2.025E+11		SHALLOW/BACK LO	
05-44-010-125-01	9073 MAIN ST	11/02/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$15,979	225.0	76.0	0.39	0.22	\$71	\$41,504	\$0.95	2023-8067		RESIDENTIAL	
05-44-013-022-20	9543 LAKE ST	07/22/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$42,600	100.0	267.0	0.58	0.58	\$426	\$73,958	\$1.70	2.024E+11		RESIDENTIAL	
05-44-014-017-00	6980 CHURCH ST	07/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$50,456	250.0	467.0	2.44	2.44	\$202	\$20,679	\$0.47	2023-5820			
Totals:			\$797,500			\$797,500	\$110,326	814.0		3.60	3.44							
								Average/FF-->	\$136	Average per Net Acre-->	30,637.60	Average per SqFt-->	\$0.70					
4009 VILLAGE SUB-Vacant																		
05-44-110-018-00	9079 BLUE GILL RD	05/16/23	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$12,500	165.0	157.5	0.61	0.61	\$76	\$20,593	\$0.47	2023-4039		ESSEX RD EST.	
05-44-110-027-00	9132 9132 BLUE GILL RD	12/29/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	102.7	214.5	0.51	0.51	\$146	\$29,412	\$0.68	2024-0159		ESSEX RD EST.	
4009 VILLAGE SUB-Blg Residual																		
05-44-125-028-00	9693 CIRCLE DR	11/08/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$19,393	225.0	359.0	1.85	0.02	\$86	\$10,458	\$0.24	2023-8467			
05-44-125-035-00	6930 FOREST HILL DR	11/01/24	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$81,479	100.0	200.0	0.46	0.00	\$815	\$177,461	\$4.07	2.024E+11			
05-44-150-007-00	9103 STEEPLE VIEW DR	08/19/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$75,894	132.0	100.0	0.19	0.19	\$575	\$405,850	\$9.32	2.024E+11	05-44-014-030-10	CIRCLE VIEW	
Totals:			\$835,000			\$835,000	\$176,766	457.0		2.50	0.20							
								Average/FF-->	\$387	Average per Net Acre-->	70,692.95	Average per SqFt-->	\$1.62					

Historically, the Village of Ellsworth is analyzed using two separate land tables based on location. Due to an insufficient number of vacant land sales within the approved study period, no reliable market trend could be established. As a result, a Building Residual method was applied to support land value conclusions. The following land values reflect the results of that analysis:

Land Table 4009

- Circle View: \$12,000 per site
- Essex Road Estates: \$10,000 per site
- Steeple View: \$8,500 per site

Land Table 4008

- Residential: \$100 per front foot
- Residential Secondary: \$50 per front foot
- Shallow/Back Lot: \$25 per front foot

Acres	2026 Rate		All
1.00	\$15,000	0%	\$15,000
1.50	\$10,900	0%	\$16,350
2.00	\$9,700	8%	\$19,400
2.50	\$8,500	8%	\$21,250
3.00	\$8,500	8%	\$25,500
4.00	\$8,500	8%	\$34,000
5.00	\$7,900	0%	\$39,500
7.00	\$7,900	0%	\$55,300
10.00	\$6,500	8%	\$65,000
15.00	\$6,100	5%	\$91,500
20.00	\$5,700	0%	\$114,000
25.00	\$4,500	0%	\$112,500
30.00	\$4,000	0%	\$120,000
40.00	\$4,000	0%	\$160,000
50.00	\$4,000	0%	\$200,000
100.00	\$3,400	0%	\$340,000

Unit 05-01 - BANKS TOWNSHIP - 2025 FOR 2026 ECF

Code	Description	RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
1001	1001 AGRICULTURE	0.97	N/O	2.25	0.78	0.59	N/C
2001	2001 COMMERCIAL	1.37	N/O	2.25	0.78	0.59	N/C
4000	4000 DWMH	2.25	N/O	2.25	0.78	0.59	N/C
4001	4001 WEST US 31	1.34	N/O	2.25	0.78	0.59	N/C
4002	4002 ANTRIM DELLS	1.42	N/O	2.25	0.78	0.59	N/C
4003	4003 ACREAGE	1.37	1.03*	2.25	0.78	0.59	N/C
4004	4004 TWP SUB	1.34	N/O	2.25	0.78	0.59	N/C
4005	4005 INLAND LAKES	1.37	N/O	2.25	0.78	0.59	N/C
4006	4006 LAKE MICHIGAN	2.33	N/O	2.25	0.78	0.59	N/C
4007	4007 VILLAGE	1.33	1.03*	2.25	0.78	0.59	N/C

N/C-Not classed in Township

N/O-No occupancy in class

* estimated

Barndominium occupancy is being tracked beginning in 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
1001 AGRICULTURE													
05-01-035-024-00	6310 ELLSWORTH RD	12/20/24	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$411,284	\$88,716	\$627,582	0.141	1001	RANCH	
05-01-025-013-00	6926 SINCLAIR RD	02/19/24	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$155,392	\$517,108	\$427,677	1.209	1001	1 1/2 STY	
								\$605,824	\$1,055,258	0.574			
Ag Blg										Used---->		0.970	
05-01-025-017-00	6172 SINCLAIR RD	08/02/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$335,000	\$15,000	\$19,511	0.769	1001	Ag Blg	
05-02-005-004-00	5525 CHURCH RD	01/30/25	\$373,000	PTA	03-ARM'S LENGTH	\$373,000	\$147,000	\$226,000	\$249,785	0.905	1001	Ag Blg	05-02-005-008-00
								\$241,000	\$269,296	0.905			
4000 MANUFACTURED										Used---->		0.780	
05-01-009-007-00	10910 DOCTOR RD	03/03/25	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$13,368	\$76,632	\$61,290	1.250	4000	HUD	
05-01-017-013-01	9452 CHURCH RD	09/23/24	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$22,100	\$226,900	\$113,574	1.998	4000	HUD	
05-01-007-032-00	10033 CHURCH RD	12/04/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,871	\$205,129	\$91,212	2.249	4000	HUD	
05-44-013-022-20	9543 LAKE ST	07/22/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$11,979	\$253,021	\$110,463	2.291	4000	HUD	
05-01-006-004-10	11050 N US 31	08/06/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,500	\$210,500	\$89,536	2.351	4000	HUD	
05-01-325-045-00	13255 TIMBERLANE DR	08/23/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,348	\$53,652	\$22,149	2.422	4000	HUD	
05-01-006-004-20	11130 N US 31	09/09/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,360	\$225,640	\$92,496	2.439	4000	HUD	
05-01-425-003-01	7109 WILSON DR	05/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,549	\$131,451	\$51,269	2.564	4000	HUD	
05-01-010-011-31	8101 ATWOOD RD	10/18/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$17,326	\$207,674	\$72,669	2.858	4000	HUD	
								\$1,590,599	\$704,658	2.257			
4001 WEST US 31 & 4004 ORCHARD RIDGE										Used---->		2.250	
05-01-136-002-10	12403 SCOTT RD	06/16/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$77,826	\$357,174	\$343,366	1.040	4001	2 STY	
05-01-111-009-01	13256 REX BEACH RD	07/12/23	\$501,300	WD	03-ARM'S LENGTH	\$501,300	\$286,733	\$214,567	\$72,327	2.967	4001	1 1/2 STY	
								\$571,741	\$415,693	1.375			
4002 ANTRIM DELLS										Used---->		1.340	
05-01-113-019-55	12259 ANTRIM DELLS DR	01/31/25	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$36,507	\$176,993	\$169,003	1.047	4002	BI-LEVEL	
05-01-113-016-00	9415 N US 31	10/31/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,781	\$78,219	\$71,092	1.100	4002	1 1/2 STY	
05-01-113-019-55	12259 ANTRIM DELLS DR	05/10/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,507	\$188,493	\$169,003	1.115	4002	BI-LEVEL	
05-01-113-013-60	9108 SHANNON LN	05/19/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$72,329	\$212,671	\$168,871	1.259	4002	RANCH	
05-01-113-013-10	9065 SHANNON LN	12/05/24	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$72,515	\$567,485	\$434,303	1.307	4002	1 1/2 STY	
05-01-124-001-20	8975 N US 31	05/30/24	\$474,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$474,900	\$59,488	\$415,412	\$206,649	2.010	4002	2 STY	05-01-124-001-70
05-01-113-016-00	9415 N US 31	03/26/25	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$41,781	\$202,719	\$71,092	2.852	4002	1 1/2 STY	
								\$1,841,992	\$1,290,013	1.428			
4003 ACREAGE										Used---->		1.420	
05-01-032-007-00	10796 BENNETT HILL RD	06/22/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$160,000	\$19,900	\$46,904	0.424	4003	RANCH	
05-01-013-001-00	9982 SLOUGH RD	07/21/23	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$81,670	\$50,830	\$97,163	0.523	4003	RANCH	
05-01-011-019-10	7530 ATWOOD RD	03/15/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$114,925	\$410,075	\$335,345	1.223	4003	RANCH	
05-01-031-004-00	6384 FARRELL RD	06/17/24	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$39,500	\$138,000	\$105,117	1.313	4003	RANCH	
05-01-014-002-10	7324 ATWOOD RD	06/23/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$56,484	\$218,516	\$163,498	1.337	4003	RANCH	
05-01-024-014-00		10/13/23	\$45,000	QC	03-ARM'S LENGTH	\$45,000	\$31,100	\$13,900	\$9,669	1.438	4003	RANCH	05-01-375-030-00
05-01-031-008-00	6632 FARRELL RD	02/18/25	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$119,508	\$350,492	\$233,131	1.503	4003	RANCH	
05-01-006-004-01	11108 N US 31	05/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$31,522	\$218,478	\$137,039	1.594	4003	1 1/2 STY	
05-01-027-002-10	7711 ELLSWORTH RD	08/12/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$68,180	\$201,820	\$123,919	1.629	4003	RANCH	
05-01-013-001-00	9982 SLOUGH RD	01/16/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$81,670	\$183,330	\$97,163	1.887	4003	RANCH	
								\$1,805,341	\$1,348,947	1.338			
										Used---->		1.370	

4006 LAKE MICHIGAN

05-01-250-009-00	8793 SIMMONS BLUFF DR	06/20/24	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$771,118	\$1,928,882	\$927,897	2.079	4006 RANCH	05-01-250-010-00, 05-01-123-002-00
05-01-103-025-10	11009 LAKESHORE DR	08/30/24	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$329,523	\$620,477	\$225,229	2.755	4006 RANCH	05-01-102-009-10
05-01-325-002-00	13743 TIMBERLANE DR	09/06/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$240,000	\$550,000	\$251,047	2.191	4006 2 STY	
05-01-136-013-00	12899 LORE LN	07/31/24	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$540,000	\$760,000	\$336,542	2.258	4006 2 STY	
05-01-325-032-00	13459 TIMBERLANE DR	02/08/24	\$825,000	PTA	03-ARM'S LENGTH	\$825,000	\$150,000	\$675,000	\$257,801	2.618	4006 RANCH	
									\$4,534,359	\$1,998,516	2.354	

4007 VILLAGE

05-44-013-034-00	9661 LAKE ST	09/19/23	\$1,240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,240,000	\$533,498	\$706,502	\$775,958	0.910	4007	05-44-013-035-10, 05-01-013-043-00
05-44-013-032-10	9510 LAKE ST	04/17/24	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$5,528	\$272,972	\$213,727	1.277	4007 2 1/4 STY	
05-44-010-114-00	9117 PARK ST	02/12/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$7,049	\$122,951	\$93,955	1.309	4007 RANCH	
05-44-125-028-00	9693 CIRCLE DR	11/08/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$26,747	\$283,253	\$216,436	1.309	4007 RANCH	
05-44-010-125-01	9073 MAIN ST	11/02/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$8,868	\$163,632	\$117,685	1.390	4007 1 1/2 STY	
05-44-014-017-00	6980 CHURCH ST	07/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$27,851	\$202,149	\$129,383	1.562	4007 1 1/4 STY	
05-44-014-023-00	6927 E FOREST HILL DR	09/01/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$63,534	\$431,466	\$267,725	1.612	4007 2 STY	
05-44-125-035-00	6930 FOREST HILL DR	11/01/24	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$17,514	\$251,486	\$136,847	1.838	4007 RANCH	
05-44-150-007-00	9103 STEEPLE VIEW DR	08/19/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$21,307	\$234,693	\$115,522	2.032	4007 RANCH	05-44-014-030-10
									\$2,669,104	\$2,067,238	1.291	
										Used---->	1.300	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
05-01-013-051-00	9396 SIX MILE LAKE RD	07/02/24	\$455,900	PTA	03-ARM'S LENGTH	\$455,900	\$281,978	\$173,922	\$164,788	1.055	4005	1 1/4 STY	05-01-013-059-00, 05-01-013-060-00
05-01-013-058-00	6220 RESORT DR	11/15/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$115,000	\$295,000	\$380,787	0.775	4005	1.3/4 STY	
05-01-023-002-00	8790 ELLSWORTH RD	05/30/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$139,670	\$1,260,330	\$726,125	1.736	4005	RANCH	
05-01-035-007-01	6814 RUSHTON RD	08/01/24	\$234,500	PTA	03-ARM'S LENGTH	\$234,500	\$61,009	\$173,491	\$119,414	1.453	4005	RANCH	
05-01-035-035-00	6397 RUSHTON RD	08/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$32,925	\$187,075	\$133,484	1.401	4005	RANCH	
05-01-425-009-01	7035 RUSHTON RD	04/26/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$46,340	\$242,660	\$174,161	1.393	4005	RANCH	
Totals:			\$3,009,400			\$3,009,400		\$2,332,478	\$1,698,759				
										E.C.F. =>		1.373	
										Used---->		1.370	

Highway Frontage

PIN	UNIT	CLASS	ADDRESS	SALE DATE	INST	LIBER/PAGE	TERMS	CONFIDENTIAL	ADJ SALE \$	NET ACRES	EFF	COM BLDG \$	RES BLDG \	LAND IMP	LAND RESII	PRICE/FF		
004-035-010-30	4	201	6483 M-66 N	6/1/2023	CD	1380/479	03-ARM'S I	Yes		0.617	100	282215	0	0	67785	678		
004-760-002-00	4	201	US 31 N	7/24/2024	WD	1411/210	19-MULTI F	No	219000	0.084	132	39419	0	0	179581	1360		
004-033-020-30	4	201	6300 US 31 S	6/1/2023	WD	1379/302	03-ARM'S I	Yes		2.8	293.6667	218145	0	0	154305	525		
041-016-011-00	2	201	2670 US 131 S	10/11/2024	WD	1418/514	19-MULTI F	Yes		0.2	140	134524	0	0	5476	39		
051-452-011-15	51	201	302 FRONT ST	6/22/2023	WD	1381/221	22-OUTLIEI	No	100000	0.544	131.667	69360	0	0	30640	233		
002-008-020-25	2	201	1701 M-75 S	2/28/2025	WD	1428/25	03-ARM'S I	Yes		2.3	304.77	177583	0	0	272417	894		
																Average	622	
																	Median	602

Non-Highway (Village)

PIN	UNIT	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	TERMS	CONFIDENTIAL	ADJ SALE P	NET ACRES	EFF	COM BLDG VA	RES BLDG \	LAND IMP	LAND RESII	PRICE/FF
051-452-011-15	51	201	302 FRONT ST	6/22/2023	WD	1381/221	22-OUTLIEI	No	100000	0.544	131.667	69360	0	0	30640	233
051-300-002-00	51	301	200 AIR INDUSTRIAL I	12/27/2024	WD	1424/340	03-ARM'S I	No	290000	0.782	180.76	299938	0	0	-9938	-55

The immediate market area and surrounding jurisdictions were researched to identify comparable commercial land sales; however, sales activity within the township was extremely limited. This office reviewed multiple listing service data, neighboring County Equalization records, and consulted with other assessing and valuation professionals familiar with the regional market. While commercial sales from the broader area were verified and analyzed, limited weight was assigned as most occurred in larger population centers with materially different market influences, including greater labor availability, infrastructure, utilities, and access to transportation, which are not reflective of the subject township. Given the absence of sufficient locally comparable commercial sales, established residential vacant land sales within the township were also analyzed and used in conjunction with the broader commercial market data to provide market context and support in developing reliable commercial land values for the 2026 assessment roll.

General Land Value:

Acres	2026 Rate	All
1.00	\$15,000 0%	\$15,000
1.50	\$10,900 0%	\$16,350
2.00	\$9,700 8%	\$19,400
2.50	\$8,500 8%	\$21,250
3.00	\$8,500 8%	\$25,500
4.00	\$8,500 8%	\$34,000
5.00	\$7,900 0%	\$39,500
7.00	\$7,900 0%	\$55,300
10.00	\$6,500 8%	\$65,000
15.00	\$6,100 5%	\$91,500
20.00	\$5,700 0%	\$114,000
25.00	\$4,500 0%	\$112,500
30.00	\$4,000 0%	\$120,000
40.00	\$4,000 0%	\$160,000
50.00	\$4,000 0%	\$200,000
100.00	\$3,400 0%	\$340,000

Unit: 05-01 - BANKS TOWNSHIP
Rates/Values for Neighborhood 2001.2001 COMMERCIAL, Last Edited: 03/19/2024

Frontages:
Frontage 'A': Description: 'US 31 ' FF Rate: 131
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'LK ST CLAIR ' FF Rate: 700
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'LK ST CLAIR EX ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 0

Sites:
Site 'A': Description: 'SMALL SITE ' Value: 8,500
Site 'B': Description: '<.50 ACRES ' Value: 4,000

Unit: 05-01 - BANKS TOWNSHIP
Rates/Values for Neighborhood 2002.2002 VILLAGE COM, Last Edited: 03/19/2024

Frontages:
Frontage 'A': Description: 'VILLAGE C/I FF ' FF Rate: 129
Standard Frontage: 0 Standard Depth : 122
Frontage 'B': Description: 'B' FRONTAGE ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'C' FRONTAGE ' FF Rate: 45
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'LK ST CLAIR ' FF Rate: 700
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'LK ST CLAIR EX ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'D/D PRMT/RD CUT' FF Rate: 100
Standard Frontage: 0 Standard Depth : 250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
015-001-003-15	1490 M-75 S	05/25/23	\$555,000	WD	\$555,000	\$399,478	\$155,522	\$169,820	0.920	
015-001-013-00	1176 M-75 S	05/09/24	\$450,000	LC	\$450,000	\$70,000	\$380,000	\$519,282	0.730	
041-016-011-00	2670 US 131 S	10/11/24	\$140,000	WD	\$140,000	\$63,000	\$77,000	\$140,232	0.550	
05-02-020-006-02	2379 N EAST TORCH LAKE DR	12/20/24	\$315,000	PTA	\$315,000	\$52,785	\$262,215	\$397,408	0.660	
05-42-090-002-00	2461 N MAIN ST	03/08/24	\$150,000	WD	\$150,000	\$83,600	\$66,400	\$113,879	0.583	
05-42-090-022-00	2427 N MAIN ST	01/10/25	\$135,000	LC	\$135,000	\$27,500	\$107,500	\$140,310	0.766	
05-42-150-011-00	7984 NORTH ST	04/24/23	\$250,000	PTA	\$250,000	\$125,975	\$124,025	\$166,079	0.747	05-42-150-010-00
Totals:			\$1,995,000		\$1,995,000		\$1,172,662	\$1,647,010		
									E.C.F. =>	0.712
									Ave. E.C.F. =>	0.708
									Used---->	0.590

The immediate market area as well as the surrounding area has been researched for the most comparative commercial classed facilities. Little to no sales activity is noted. This office has reviewed multiple listing databases, neighboring County Equalization files and discussed with other property valuation experts. The above chart of sales and listing surrounding the area is compiled.

Although the commercial sales were listed, labeled, and analyzed, not much weight was considered on the analysis due to the fact most sales occurred in and around larger populations which experienced labor, better infrastructure, utilities, and access. Based on this information, and the availability of enough commercial sales in the area, my decision to arrive at a reliable ECF is to use the established commercial sales to weigh my decision on the improved commercial market.