

2026 Agricultural Land Study Time period extended for additional Armada data points

Parcel ID	Date	Acres	Road/Section	Sale	\$/acre	Comments	Comments2	Comments3
02-200-001	3/24	19.20	Bordman	\$	180,000	\$	9,375	Armada farmland, open
29-025-2003-201	9/24	19.39	Lambs Rd	\$	125,000	\$	6,447	Riley Twp Ag
03-200-016	12/24	24.01	Coon Creek	\$	267,000	\$	11,120	Armada Farmland, open field
26-100-001+	8/25	25.4	Armada Ridge	\$	265,000	\$	10,433	Armada Farmland, open field w/access strip parcels
001-035-013-00	11/24	26.40	Hough Rd	\$	295,000	\$	11,174	Almont Twp Ag 4-a woods
07-200-026	3/24	29.78	Romeo Plank	\$	360,000	\$	12,089	Armada Ag EZ split
29-008-1003-000	8/24	30.00	Riley Center Rd	\$	140,000	\$	4,667	Riley Twp Ag
005-125-005-00	8/24	33.00	Gosline	\$	285,000	\$	8,636	Burnside Twp Ag
29-002-3002-000	2/25	35.19	Kinney Rd	\$	380,000	\$	10,799	Riley Twp-5 splits taken (EZ Split)
32-100-034	6/24	35.74	Romeo Plank	\$	493,000	\$	13,796	Armada Ag 18-acre woods in back
015-003-003-00	2/24	40.24	Stock Rd	\$	305,000	\$	7,580	Metamora Twp Ag 4-a woods
29-005-2001-000	10/23	42.80	Braidwood Rd	\$	188,100	\$	4,395	Riley Twp Ag
005-033-003-00	3/25	45.00	Van Dyke	\$	359,000	\$	7,978	Burnside Twp Ag 12-a woods
35-200-006	8/25	48.00	North Ave	\$	380,000	\$	7,917	Armada farmland
32-300-033	4/25	53.69	32 Mile Rd	\$	804,000	\$	14,975	EZ develop farmland on primary hwy
26-007-4001-000	3/24	57.99	Dudley Rd	\$	289,000	\$	4,984	St. Clair cnty farmland
011-012-012-00	11/24	62.15	Petz Rd	\$	389,000	\$	6,259	Imlay Twp Ag 10-a woods
08-100-015/016	3/24	72.72	Romeo Plank	\$	540,000	\$	7,426	Armada Ag splittable, divided frontage
09-023-1001-000	2/24	75.00	Sperry Rd	\$	525,000	\$	7,000	Berlin farmland
005-002-005-00	9/24	78.00	Gosline	\$	546,000	\$	7,000	Burnside Twp Ag 8-a woods
005-008-007-00	10/23	79.00	Burnside Rd	\$	533,000	\$	6,747	Burnside Twp Ag
007-010-007-20	11/23	79.08	Hollow Corners	\$	553,000	\$	6,993	Dryden Twp Ag 14 a woods
25-100-005	8/22	79.70	North Ave	\$	321,300	\$	4,031	Armada no frontage 10.5 a wetland
29-015-4001-000	7/24	80.00	Braidwood Rd	\$	422,000	\$	5,275	Riley Twp ag
005-015-006-00	7/23	80.00	Churchill	\$	560,000	\$	7,000	Burnside Twp Ag
03-300-009	1/24	81.00	Coon Creek	\$	687,000	\$	8,481	Armada farmland, net of barn value
007-001-037-00	7/24	93.00	Hollow Corners	\$	643,900	\$	6,924	Dryden Twp Ag 31 a woods
11-300-007	11/25	98.34	Irwin Rd	\$	520,000	\$	5,288	Armada farm, 40-acres woods reduces value
27-015-3002-000	11/23	100.00	Imlay City Rd	\$	575,000	\$	5,750	Hadley Twp farmland
011-028-024-00	3/24	127.07	Bowman Rd	\$	1,000,000	\$	7,870	Imlay Twp Ag 28-a woods
005-018-007-00	10/23	146.83	Burnside Rd	\$	1,059,559	\$	7,216	Burnside Twp Ag
005-019-002-00	4/23	210.04	Linck Rd	\$	1,210,000	\$	5,761	Burnside Twp Ag
04-034-007-01	3/23	220.64	Center Rd	\$	1,000,000	\$	4,532	Lapeer Twp farmland
004-004-006-00	12/24	241.23	Clifford Rd	\$	1,350,000	\$	5,596	Burlington Twp Ag
09-005-1001-000	1/25	270.00	Burt Rd	\$	1,760,525	\$	6,520	Berlin Twp farmland

	Count	Per acre	Average Size
Total studied	35	\$ 19,310,384	6,800
Armada only total	11	\$ 4,817,300	8,487

EZ split only	118.66	3	\$	1,544,000	\$	13,012	39.55
Ag use 20-60 a	447.17	13	\$	3,571,100	\$	7,986	34.40
Ag use 60-100 a	957.99	12	\$	6,240,200	\$	6,514	79.83
Ag use>100 a	1315.81	7	\$	7,955,084	\$	6,046	187.97

Ag use does not include EZ split ag

2026 Armada Agricultural Class land base rates for tillable land

	Base rate factor		EZ split adj plus 30% max	
Price per acre at 10 acres \$12000	1.8		wooded acreage	3900
Price per acre at 30 acres \$8000	1.2	Base rate to equalize	untillable acreage	2300
Price per acre at 80 acres \$6500	1	\$5,650	floodplain acreage	1000
Price per acre 200 acres \$6000	0.92		Utility easement	3900

Rates between the break points are computer-adjusted between the two rates based on total acreage owned

Macomb county Agricultural class appraisal study resulted in much lower values than a conservative sales study-downward adjustment required to meet equalization
 Studied base rate factors were retained, base value at 80 acres was adjusted until 4023 ratio fell below 50