

2026 Township Residential Land Study

Parcel ID	Date	Acreage	Road	Frontage	Paved?	Price	Price/acre	Other characteristics	Cont
Building lots-site valued									
17-300-040	3/23	1.002	Oakview	99	G	\$ 100,000	\$99,800	open space development lot	
30-360-005	10/24	1.000	Hidden River	175.0	P	\$ 100,000	\$100,000	Riverfront site condo to builder	
30-360-005	1/25	1.000	Hidden River	175.0	P	\$ 150,000	\$150,000	Riverfront condo builder to individual	
30-360-007	2/25	1.290	Hidden River		P	\$ 80,000	\$62,016	Off-river condo to builder	
30-360-001	10/24	1.360	Hidden River	429.0	P	\$ 80,000	\$58,824	Off-river condo to builder	
30-300-037	4/25	1.410	Hidden River	350.0	P	\$ 80,000	\$56,738	Off-river lot to builder	
30-360-002	10/24	2.270	Hidden River	279.0	P	\$ 100,000	\$44,053	River Sale to Builder	
30-360-002	10/24	2.270	Hidden River	279.0	P	\$ 150,000	\$66,079	River sale builder to individual	
30-360-006	12/24	2.650	Hidden River	101.0	P	\$ 100,000	\$37,736	River sale to builder	
Building lots-acreage valued									
20-400-017	8/23	1.75	Castle Court	249.1	P	\$ 72,500	\$41,429	open field	
35-300-014	3/24	1.840	Camler	214.0	G	\$ 71,000	\$38,587	open, fencerow	
07-100-025	4/24	1.980	Reid	186.0	G	\$ 75,000	\$37,879	open, no splits	
32-100-031	6/23	2.000	33 Mile	165.0	G	\$ 86,000	\$43,000	some trees, mostly open	
32-300-038	5/24	2.100	Gilmore	193.0	P	\$ 92,500	\$44,048	builder to builder sale	
32-300-034	8/23	2.100	Gilmore	193.0	P	\$ 95,000	\$45,238	open	
32-300-036	9/23	2.100	Gilmore	193.0	P	\$ 90,000	\$42,857	open	
32-300-037	5/24	2.100	Gilmore	193.0	P	\$ 92,500	\$44,048	builder bought from buiilder	
32-300-035	3/24	2.096	Gilmore	193.0	P	\$ 50,000	\$23,855	open, large county drain	
29-200-014	6/24	2.130	Old Farm Trl	627.0	P	\$ 85,000	\$39,906	Corner lot, open	
02-200-029	7/25	2.500	Bordman Rd	240.8	G	\$ 60,000	\$24,000	Open field	
26-200-029	7/24	3.321	North Ave	273.0	P	\$ 68,000	\$20,476	3/4 low,wet small buildable area	
23-300-033	2/24	3.720	Arm. Ridge	231.0	P	\$ 100,000	\$26,882	open field	
23-300-034	6/24	4.784	Arm. Ridge	262.0	P	\$ 123,000	\$25,711	open field	
04-100-011	4/25	5.100	Capac	165.0	P	\$ 85,000	\$16,667	No splits, wood/wet	
24-201-012	01/24	6.120	Arm. Ridge	499.0	P	\$ 152,000	\$24,837	EZ split RM zoned edge of village	
21-400-013	1/25	6.930	Arm. Ridge	284.0	G	\$ 139,900	\$20,188	No split, creek back	
21-400-011	12/24	6.930	Arm. Ridge	283.0	G	\$ 115,000	\$16,595	No split, creek back	Multi-parcel
21-400-012	12/24	6.930	Arm. Ridge	283.0	G	\$ 115,000	\$16,595	No split, creek back	Multi-parcel
		80.78				\$ 2,707,400	\$33,514	Avg/acre	
Summary:									

Data Table

		Acreage	Mean size	Avg sale	Median	Sales \$	Unit-valued lots	
11	2-acre size	22.70	2.06	\$79,045	\$80,000	\$869,500	Oakview open space lots	\$80,000
8	3+ acre lots	43.84	5.48	\$112,238	\$115,000	\$897,900	Hidden Riverfront lots	\$100,000
19	Acreage lots	66.53	3.50	\$93,021	\$90,000	\$1,767,400	Hidden River off-river lots	\$80,000

Individual adjustments needed for lot characteristics, plus for woods, creeks and splittable lots, minus for wet woods

Unit values are used where size differences do not affect sale prices

9 - 15 acre

Expand time period for more vacant sales

Parcel ID	Date	Acreage	Frontage	Road	Sales Price	Price/Acre	Comments	Adjusted to 10A Size
03-200-017	10/22	8.50	246	Bordman	\$ 87,500	\$ 10,294	no trees, narrow lot	\$ 98,000
09-100-002	02/25	10.00	329	Capac	\$ 170,000	\$ 17,000	heavy woods, some wet	\$ 170,000
23-300-035	06/24	10.01	262	Arm. Ridge	\$ 177,000	\$ 17,682	Open field	\$ 177,000
13-100-028	9/22	10.01	270	Dayton	\$ 150,000	\$ 14,985	open, some trees	\$ 150,000
08-200-015	01/23	10.30	680	Capac	\$ 148,691	\$ 14,436	Arm most field little tree	\$ 150,800
17-100-020	08/25	10.39	340	Irwin	\$ 145,000	\$ 13,956	wet woods, fill hse site	\$ 142,300
17-100-019	10/23	10.40	340	Irwin	\$ 161,200	\$ 15,500	Arm woods some wet	\$ 164,000
		69.61			1,039,391	\$ 14,932		
							Avg/acre; 9.94 avg acres	\$ 149,316
							Equivalent 10-acre adjusted value	\$ 150,300
Summary:	Selected adjustment value per acre is \$7000. Ten-acre parcels have historically sold at a premium above regular adjustment							
	Armada sales support \$150,000 land value for 10 acre parcels. Increases are made for woods, lake, creek, and river. Decreases are made for wetland, irregular shape, pipeline, and front transmission lines.							

2026 Armada Residential Building Site Values (base rate examples)

2 acre	79,000	Base value	\$7000/acre adjustments up to 7-acre table size, down to 1-acre table size
5 acre	100,000		
10 acre	150,000	Base value	for larger parcels \$7000/acre adjustments continue to 50-acre size
20 acre	220,000		
40 acre	360,000		
50 acre	430,000		
100 acre	740,000	Residential table tops at 100 acres, land is set at \$740,000, an adjustment of \$6200 per acre over 50 acres, that will proportionately lower values above 50 Acres	

Larger non-ag use or ag competing with res market sales to support selected rates

Parcel ID	Acres	Price/Acre	Location	Value	Price/Acre	Description	TCV at std adj*
02-200-001	3/24	19.20	Bordman	\$180,000	\$9,375	Armada farmland, open	218,600
32-100-033	4/24	23.51	33 Mile Rd	\$329,000	\$13,992	Wooded Res, 1 possible split	244,570
03-200-016	12/24	24.01	Coon Creek	\$267,000	\$11,120	Armada Farmland, open field	248,570
13-200-026, -27	4/24	26.64	Dayton Rd	\$325,000	\$12,200	2 res bought to recombine	266,480
08-100-015	3/24	29.23	Romeo Plank	\$261,900	\$8,960	Armada Ag, open field wetland in back	284,610
07-200-026	3/24	29.78	Romeo Plank	\$360,000	\$12,089	Armada Ag EZ split	346,152
08-100-016	3/24	35.00	Romeo Plank	\$278,100	\$7,946	Armada farmland, wetland in back	292,500
32-100-034	6/24	35.74	Romeo Plank	\$493,000	\$13,796	Armada Ag 18-acre woods in back	363,200
32-300-033	4/25	53.69	32 Mile Rd	\$804,000	\$14,975	EZ develop farmland on primary hwy	592,580
Total				\$3,298,000			2,857,262

Uniform adjustments into the higher residential acreages are supported by the range of prices from 20 to 54 acres
 Size alone, or even with adjustments for characteristics, is not fully determinative of value

*incl. adj for parcel characteristics and \$7000/acre adj over 10 acres