

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		d

	Count	Per acre	Average Size
Total studied	35	\$ 19,310,384	\$ 6,800 81.13
Armada only total	11	\$ 4,817,300	\$ 8,487 51.60
EZ split only	3	\$ 1,544,000	\$ 13,012 39.55
Ag use 20-60 a	13	\$ 3,571,100	\$ 7,986 34.40
Ag use 60-100 a	12	\$ 6,240,200	\$ 6,514 79.83
Ag use>100 a	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	Base rate to equalize	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	untillable acreage 2300
Price per acre at 80 acres \$6500	base rate 1	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 to meet equalization Studied base rate factors were retained, base value at 80 acres was adjusted until 4023 ratio fell below 50