

" 180 "

Unit: 01 - BINGHAM TOWNSHIP

Rates/Values for Neighborhood BAYVA.BAY VALLEY ESTATES, Last Edited: 01/16/2023

2022 WAS 2023 AS

Sites:

Site 'A':	Description: 'GOOD	'90,000	Value: 140,000
Site 'B':	Description: 'AVERAGE	'70,000	Value: 100,000
Site 'C':	Description: 'WEST BAY SHORE	'50,000	Value: 80,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

SOLD:

180-624-00 (GOOD) \$142,000 4/15/2021

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 181.BAY VIEW PINES, Last Edited: 01/25/2021

Sites:	Description:	Value:
Site 'A':	'GROUP 1	70,000
Site 'B':	'GROUP 2	80,000
Site 'C':	'GROUP 3	85,000
Site 'D':	'GROUP 4	90,000
Site 'E':	'GROUP 5	95,000
Site 'F':	'GROUP 6	110,000
Site 'G':	'GROUP 7	120,000
Site 'H':	'GROUP 8	125,000

2022  
WAS

2023 IS  
75000  
85000  
~~95000~~ 95000  
~~95000~~ 100000  
110000  
120000  
125000  
130000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

Sales -

181-002-00	7/29/2022	\$217,000	(Group 2) @ 150% (2 lots combined)
181-009-00	6/8/2022	\$108,000	(Group 4)
181-039-00	12/14/2021	\$100,000	(Group 6)
181-034-00	3/25/2021	\$125,000	(Group 8)
181-018-00	12/11/2020	\$80,000	(Group 2)
181-019-00	12/2/2020	\$92,000	(Group 2)
181-020-00	10/15/2020	\$82,500	(Group 3)
181-033-00	7/22/2020	\$119,500	(Group 7)
181-002-00	4/18/2020	\$110,000	(Group 2 x 150% 2 Lots Combined)

R  
S  
L  
E

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 176.BINGHAM RIDGE "190", Last Edited: 12/17/2018

Sites:	Description:	Value:
Site 'A':	'EXCELLENT VIEWS'	52,000
Site 'B':	'GREAT VIEWS'	50,000
Site 'C':	'GOOD VIEWS'	40,000
Site 'D':	'AVERAGE VIEWS'	30,000
Site 'E':	'FAIR VIEWS'	25,000
Site 'F':	'NO VIEW'	19,000

2022 WAS  
2023 IS  
75,000  
50,000  
40,000  
30,000  
27,500  
25,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre:	26,000	3 Acre:	34,500	10 Acre:	75,000	30 Acre:	180,000
1.5 Acre:	31,500	4 Acre:	36,000	15 Acre:	105,000	40 Acre:	240,000
2 Acre:	32,000	5 Acre:	40,000	20 Acre:	130,000	50 Acre:	275,000
2.5 Acre:	32,000	7 Acre:	56,000	25 Acre:	152,500	100 Acre:	540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre:	39,000	3 Acre:	56,100	10 Acre:	110,000	30 Acre:	258,000
1.5 Acre:	48,000	4 Acre:	64,000	15 Acre:	150,000	40 Acre:	344,000
2 Acre:	54,600	5 Acre:	67,500	20 Acre:	180,000	50 Acre:	410,000
2.5 Acre:	55,000	7 Acre:	91,000	25 Acre:	217,500	100 Acre:	800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

190-020-00	\$33,000	3/30/2022	Average View
190-017-00	\$110,000	3/29/2022	Excellent View
190-024-00	\$27,500	3/25/2022	Average View
190-015-00	\$34,500	12/30/2021	GOOD VIEW
190-003-00	\$26,000	8/17/2021	NO VIEW
190-021-00	\$29,000	5/24/2021	Average View
190-007-00	\$39,900	4/15/2021	Good view
190-005-00	\$22,000	3/19/2021	Average View

~~#344K Valley Ln~~ "Blake LN"

112-002-52	\$81,000	12/8/2021	2022 WAS \$65,000
112-002-52	\$64,500	4/15/2021	2023 IS \$75,000
112-002-30	\$65,000	3/15/2021	

These neighborhoods with others are part of same ECF Study/neighborhood. See other <sup>LOT</sup> sales w/ ECF neighborhood.

Shareview Hills from \$45,000 to ~~UNDEVELOPED~~ \$55,000 for 2023

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 610.MONTEREY HILLS, Last Edited: 12/23/2021

Sites:	Description:	Value:
Site 'A':	'UPPER LOTS'	85,000
Site 'B':	'SW LOTS'	40,000
Site 'C':	'SE LOTS'	80,000
Site 'D':	'NW LOTS'	45,000

2022 WAS

2023 IS  
115,000  
45,000  
90,000  
55,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----., Last Edited: / /

610-016-00 3/29/2022 \$73,750 NW LOTS  
 610-014-00 12/9/2021 \$34,900 NW LOTS  
 610-005-00 11/15/2021 \$125,000 Upper Lots

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 675.ROLLING HILLS ESTATES, Last Edited: 12/23/2021

Sites:	Description:	Value:
Site 'A':	'NO VIEW'	45,000
Site 'B':	'FAIR VIEW'	65,000
Site 'C':	'AVERAGE VIEW'	85,000
Site 'D':	'GOOD VIEW'	110,000
Site 'E':	'EXCELLENT VIEW'	145,000

*2022 WAS*  
*2023 IS*  
55000  
75000  
90000  
120000  
160000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

675-015-00	10/18/2021	\$125,000	* (Resale - See below) GOOD VIEW
675-005-00	9/10/2021	\$179,000	EXCELLENT VIEWS
675-009-00	8/27/2021	\$71,000	Fair View
675-008-00	7/14/2021	\$80,000	Fair View
675-007-00	6/2/2021	\$83,000	Average View
675-004-00	5/24/2021	\$145,000	Excellent View
675-018-00	5/3/2021	\$90,000	Average View
675-015-00	9/17/2020	\$124,000	62,000 * GOOD VIEW
675-016-00	9/17/2020	\$62,000	GOOD VIEW

SAME LAND & ECF NEIGHBORHOOD

210	BOONE AIRE			NO LAND SALES IN TIME FRAME
240	EDWARD M CUMMINGS			
	240-003-00	\$35,000	05/28/2021	
600	LEELANAU TERRACE			NO LAND SALES IN TIME FRAME
555/556	INDEPENDENCE HILLS & 2			NO LAND SALES IN TIME FRAME
750/755	SHORE VALLEY ESTATES & 2			NO LAND SALES IN TIME FRAME
770/775	WHISPERING HILLS & 2			
	775-020-00	\$55,000	11/01/2022	VIEW LOT
	775-019-01	\$60,000	8/19/2022	VIEW LOT
790	WOODSIDE HILLS			
	790-019-00	\$48,000	8/19/2021	

2023 LAND VALUES

STANDARD LOTS ALL NEIGHBORHOODS	\$35,000
VIEW LOTS/BOONE AIRE	\$35,000 TO \$40,000
VIEW LOTS/WHISPERING HILLS	\$55,000
VIEW LOTS/WOODSIDE HILLS	\$60,000

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ABOVE NEIGHBORHOODS SHARE THE SAME ECF NEIGHBORHOOD AS WELL.

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 230.DONNYBROOK FARMS, Last Edited: 01/30/2012

Sites:			
Site 'A':	Description: 'LOT VALUE A	'	Value: 29,100
Site 'B':	Description: 'LOT VALUE B	'	Value: 30,700

2022 WAS

2023 IS  
32,500  
35,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

730-003-00	\$ 32,500	11/4/2022	"A"
730-028-00	\$ 39,900	4/14/2022	"B"
730-013-00	\$ 30,000	3/30/2020	"B"

Unit: 01 - BINGHAM TOWNSHIP  
Rates/Values for Neighborhood 672.PATHWAYS SITE CONDO, Last Edited: 12/23/2021

Sites:			
Site 'A':	Description: 'SITE VALUE'	Value: 16,500	
Site 'B':	Description: 'LARGER THAN TYP'	Value: 17,500	
Site 'C':	Description: 'VERY LARGE SITE'	Value: 20,000	

*2022 WAS*

*2023 IS*  
20,000  
 22,500  
 25,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 26,000	3 Acre: 34,500	10 Acre: 75,000	30 Acre: 180,000
1.5 Acre: 31,500	4 Acre: 36,000	15 Acre: 105,000	40 Acre: 240,000
2 Acre: 32,000	5 Acre: 40,000	20 Acre: 130,000	50 Acre: 275,000
2.5 Acre: 32,000	7 Acre: 56,000	25 Acre: 152,500	100 Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'

1 Acre: 39,000	3 Acre: 56,100	10 Acre: 110,000	30 Acre: 258,000
1.5 Acre: 48,000	4 Acre: 64,000	15 Acre: 150,000	40 Acre: 344,000
2 Acre: 54,600	5 Acre: 67,500	20 Acre: 180,000	50 Acre: 410,000
2.5 Acre: 55,000	7 Acre: 91,000	25 Acre: 217,500	100 Acre: 800,000

Rates for Rate Table 'AGRIC', (Acres)

LG	: 5,750
LY	: 5,750
LR	: 5,750
LU	: 5,750
LW	: 5,750
LX - WETLANDS	: 1,200
VINEYARD	: 5,750
	: 0
	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

672-006-01	\$ 19,900	4/22/22	Standard
672-015-01	\$ 25,000	11/4/21	Standard
672-009-01	\$ 17,000	12/21/20	Standard
672-004-01	\$ 17,500	10/26/20	Large
672-017-01	\$ 17,900	8/21/20	Large