

2026 Rose Twp Residential Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-32-426-047	7259 BIG TRAIL RD	8/29/23	\$55,000	0.55	\$100,182	Land Table SW1	1	0
R -06-32-426-003		12/28/23	\$50,000	0.64	\$78,125	Land Table LK6	1	0
		AVG	\$52,500	0.59	\$89,154			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-12-477-010	202 LINDA LN	4/4/24	\$62,000	1.00	\$62,312	HILLS OF DAVISBURG	0	1
R -06-12-477-046	310 SAMANTHA WAY	5/26/23	\$60,000	1.00	\$60,060	HILLS OF DAVISBURG	0	1
R -06-12-477-048	306 SAMANTHA WAY	5/27/23	\$60,000	1.00	\$60,000	HILLS OF DAVISBURG	0	1
R -06-12-477-049	304 SAMANTHA WAY	4/20/23	\$60,000	1.00	\$60,000	HILLS OF DAVISBURG	0	1
R -06-12-477-011	201 LINDA LN	12/27/23	\$62,000	1.00	\$61,815	HILLS OF DAVISBURG	0	1
R -06-12-477-047	308 SAMANTHA WAY	5/3/23	\$60,000	1.00	\$59,821	HILLS OF DAVISBURG	0	1
R -06-12-477-028	131 FOREST WAY	1/30/24	\$62,000	1.01	\$61,325	HILLS OF DAVISBURG	0	1
R -06-12-477-012	203 LINDA LN	5/3/24	\$62,000	1.02	\$60,547	HILLS OF DAVISBURG	0	1
R -06-12-477-013	205 LINDA LN	4/9/24	\$62,000	1.03	\$60,019	HILLS OF DAVISBURG	0	1
R -06-12-477-037	128 FOREST WAY	3/29/24	\$62,000	1.03	\$60,019	HILLS OF DAVISBURG	0	1
R -06-12-477-038	130 FOREST WAY	3/7/24	\$62,000	1.04	\$59,615	HILLS OF DAVISBURG	0	1
R -06-12-477-052	298 SAMANTHA WAY	5/26/23	\$60,000	1.08	\$55,659	HILLS OF DAVISBURG	0	1
R -06-12-477-015	117 FOREST WAY	12/10/24	\$62,000	1.18	\$52,365	HILLS OF DAVISBURG	0	1
R -06-12-477-018	118 FOREST WAY	8/28/24	\$62,000	1.19	\$51,926	HILLS OF DAVISBURG	0	1
R -06-12-477-043	311 SAMANTHA WAY	8/3/23	\$60,000	1.22	\$49,261	HILLS OF DAVISBURG	0	1
R -06-12-477-033	120 FOREST WAY	3/22/24	\$62,000	1.30	\$47,656	HILLS OF DAVISBURG	0	1
R -06-12-477-009	204 LINDA LN	2/23/24	\$62,000	1.32	\$47,005	HILLS OF DAVISBURG	0	1
R -06-16-478-031		11/14/23	\$60,000	1.33	\$45,113	Land Table L31	1	0
R -06-12-477-044	313 SAMANTHA WAY	10/26/23	\$60,000	1.35	\$44,510	HILLS OF DAVISBURG	0	1
		AVG	\$61,158	1.11	\$55,738			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
D -03-27-351-017	2735 Perry Lk Rd	1/5/24	\$70,000	2.50	\$28,000		1	0
G -02-05-400-027	Vacant Jacobs Dr	8/25/23	\$55,000	2.51	\$21,912		1	0
R -06-32-427-016		5/3/24	\$50,000	2.51	\$19,920	Land Table SW1	1	0
		AVG	\$58,333	2.51	\$23,278			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
G -02-36-200-033	8460 Oakhill Rd	9/1/23	\$80,000	2.70	\$29,630		1	0
D -03-33-300-051	Vacant Oakhill Rd	4/24/24	\$75,000	2.71	\$27,675		1	0
R -06-05-300-022		5/24/24	\$80,000	3.08	\$25,974	Land Table LW1	1	0
		AVG	\$78,333	2.83	\$27,760			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
G -02-36-100-037	Vacant Bird Rd	11/1/24	\$79,000	3.50	\$22,571		1	0
D -03-36-300-065	648 Creekside	2/28/23	\$79,000	3.57	\$22,129		1	0
R -06-14-300-026		10/25/24	\$75,000	4.59	\$16,340	Land Table RNE	0	0
		AVG	\$77,667	3.89	\$20,347			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
G -02-36-100-034	Vacant Oakhill Rd	2/14/25	\$150,000	5.00	\$30,000		1	0
G -02-25-100-049	Vacant Houghton Trl	3/21/24	\$87,500	5.10	\$17,157		1	0
D -03-12-276-017	2749 N Baldwin Rd	8/25/23	\$75,000	5.58	\$13,441		0	1
		AVG	\$104,167	5.23	\$20,199			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-10-126-020	4096 W RATTALEE LAKE RD	9/11/24	\$160,000	7.47	\$21,419.01	Land Table RNE	1	0

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
D -03-21-300-009	S Hadley Rd	8/11/23	\$155,000	10.01	\$15,485		1	0
D -03-31-100-033	Oakbrook Dr	2/16/24	\$180,000	10.10	\$17,822		1	0
D -03-01-300-008	Vacant Oakwood Rd	12/17/24	\$150,000	12.70	\$11,811		0	1
R -06-36-100-003	8646 PEPPER RD	11/6/24	\$110,000	9.92	\$11,089	Land Table SE1	1	0
		AVG	\$148,750	10.68	\$14,052			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-28-300-006		6/5/23	\$205,000	17.28	\$11,863.43	Land Table SW1	1	0

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
D -03-09-100-043	Oakwod Rd	5/16/24	\$215,000	20.09	\$10,702		0	1
R -06-20-100-006		6/3/24	\$255,000	24.69	\$10,328	Land Table SW1	1	0
R -06-33-201-004	950 W MUNGER RD	2/2/24	\$275,000	24.83	\$11,075	Land Table SW1	1	0
		AVG	\$248,333	23.20	\$10,702			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
D -03-32-151-006		12/14/21	\$372,000	30.19	\$12,322			
D -03-12-100-024	Vacant Hurd Rd	6/24/22	\$355,000	30.30	\$11,716		1	0
		AVG	\$363,500	30.25	\$12,019			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-06-326-002	1274 S HOLLY RD	12/12/24	\$885,000	37.00	\$23,919	Land Table RNE	0	0

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-21-226-009		12/15/23	\$375,000	39.31	\$9,540	Land Table RNE	0	0
		AVG	\$630,000	38.16	\$16,729			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
D -03-25-100-001	5000 Sherwood Rd	9/30/22	\$350,000	50.00	\$7,000		1	0
G -02-25-426-037	Vacant Bald Eagle Lk Rd	12/20/22	\$480,000	56.75	\$8,458		1	0
G -02-02-100-034	1664 N JOSSMAN RD	1/12/24	\$625,000	58.17	\$10,744		1	0
		AVG	\$485,000	54.97	\$8,734			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
R -06-21-401-001		11/20/23	\$525,000	79.01	\$6,645	Land Table SW1	1	0
G -02-07-326-005	12485 DIXIE HWY	1/12/24	\$975,000	80.92	\$12,049		0	1
R -06-14-400-012		10/16/25	\$500,000	86.27	\$5,796	Land Table LK2	0	0
		AVG	\$666,667	82.07	\$8,163			

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Land Table	Gravel	Paved
P -04-18-100-073	Vacant Baldwin Rd	4/28/21	\$600,000	100.62	\$5,963		0	1
R -06-14-100-023		6/24/24	\$650,000	164.22	\$3,958	Land Table RNE	0	1
		AVG	\$625,000	132	\$4,961			

2026 Rose Twp Lake Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Depr Cost Imp	Land Residual	ECF Area	Land Size	\$ per Acre	LK Code	Ln Ft	\$ per FF
R -06-08-377-003	1753 TANNOCK DR	6/7/23	\$185,000	\$50,066	\$134,934	RLK	0.165	\$817,782	LK1	44.28	\$3,047.29
R -06-22-302-010	499 BLUE WATER DR	11/12/24	\$300,000	\$137,027	\$162,973	RLK	0.220	\$740,786	L51	61.33	\$2,657.31
R -06-22-302-011	487 BLUE WATER DR	3/21/25	\$415,000	\$160,040	\$254,960	RLK	0.225	\$1,133,156	L51	61.33	\$4,157.18
R -06-08-377-004	1751 TANNOCK DR	6/21/24	\$490,000	\$212,846	\$277,154	RLK	0.263	\$1,053,817	LK1	72.00	\$3,849.36
R -06-22-302-005	547 BLUE WATER DR	3/10/25	\$313,000	\$110,312	\$202,688	RLK	0.328	\$617,951	L51	68.00	\$2,980.71
R -06-08-352-020	18465 PELLETT DR	3/18/25	\$435,000	\$145,027	\$289,973	RLK	0.328	\$884,064	LK1	68.00	\$4,264.31
R -06-08-377-022	1745 TANNOCK DR	7/12/23	\$335,000	\$165,492	\$169,508	RLK	0.345	\$491,328	LK1	90.00	\$1,883.42
R -06-16-477-037	9997 S BIG SCHOOL LOT	10/15/24	\$337,000	\$91,891	\$245,109	RLK	0.348	\$704,336	L31	68.86	\$3,559.53
R -06-16-478-026	9900 S BIG SCHOOL LOT	7/16/23	\$415,000	\$130,810	\$284,190	RLK	0.520	\$546,519	L31	120.00	\$2,368.25
R -06-21-477-003	8920 BUCKHORN LK Rd	10/11/24	\$575,000	\$216,542	\$358,458	RLK	1.500	\$238,972	L51	50.00	\$7,169.16
									AVG Size	70.38	
									MIN Size	44.28	
									MAX Size	120.00	
									AVG \$ per ff		\$3,593.65
									MIN \$ per ff		\$1,883.42
									MAX \$ per ff		\$7,169.16

2026 Rose Twp COMM Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
03-19-327-014	Vacant Ortonville Rd	08/30/23	\$66,667		0.43	\$155,040	18,731	\$3.56
03-19-327-013	Vacant Ortonville Rd	08/30/23	\$66,667		0.45	\$148,149	19,602	\$3.40
03-19-327-012	Vacant Ortonville Rd	08/30/23	\$66,667		0.47	\$141,845	20,473	\$3.26
03-18-376-017	875 S Ortonville Rd	10/30/24	\$142,567	Land Resid	0.81	\$176,009	35,284	\$4.04
03-30-226-005	2211 Allen Rd	04/05/22	\$175,525	Land Resid	0.99	\$175,525	43,124	\$4.07
			Avg			\$159,313		\$3.67

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
13-21-200-021	Vacant Vienna Rd	08/12/21	\$125,000		1.19	\$105,042	51,836	\$2.41
03-19-127-003	1237 S Ortonville Rd	04/29/22	\$125,000		1.35	\$92,593	58,806	\$2.13
U-07-14-176-033	9580 Dixie Hwy	05/26/23	\$250,000		1.55	\$161,290	67,518	\$3.70
			Avg		Avg	\$119,642		\$2.75

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
03-18-302-004	Vacant Ortonville Rd	09/10/21	\$150,000		1.82	\$82,418	79,279	\$1.89
03-19-126-011	Vacant Ortonville Rd	01/20/21	\$149,900		1.92	\$78,073	83,635	\$1.79
			Avg		Avg	\$80,245		\$1.84

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
White Lake Twp	Vacant Andersonville Rd	Listing	\$305,000		2.70	\$112,963	117,612	\$2.59
Orion Twp	Lapeer Rd	Listing	\$270,000		3.00	\$90,000	130,680	\$2.07
			Avg		Avg	\$101,481		\$2.33

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
PO-04-27-278-020		Listing	\$349,000		3.86	\$90,415	168,142	\$2.08
G-02-07-302-009	Vacant Dixie Hwy	Listing	\$302,000		4.30	\$70,233	187,308	\$1.61
W-13-16-352-033		Listing	\$285,000		4.88	\$58,402	212,573	\$1.34
G-02-18-351-014	Vacant Big Sky	08/30/22	\$350,000		5.11	\$68,493	222,592	\$1.57
			Avg		Avg	\$71,885		\$1.65

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
03-19-201-004	Vacant Ortonville Rd	Listing	\$400,000		9.65	\$41,451	420,354	\$0.95
Holly Twp	Vacant Dixie Hwy	Listing	\$599,000		12.51	\$47,882	544,936	\$1.10
03-27-476-005	3967 Seymour Lk Rd	04/25/19	\$499,000		12.89	\$38,712	561,488	\$0.89
09-05-301-016	Indianwood Rd	04/07/23	\$450,000		13.79	\$32,632	600,692	\$0.75
03-18-301-001	630 S Ortonville Rd	05/23/19	\$500,000		13.84	\$36,127	602,870	\$0.83
W-13-04-127-031		02/06/25	\$278,778		16.79	\$16,604	731,372	\$0.38
		Avg	\$454,463		Avg	\$35,568		\$0.82

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	\$ Per Acre	Per Acre	Sf	Per Sf
03-32-400-012	Vacant Ortonville Rd	07/10/24	\$260,000		42.08	6,179	1,833,005	\$0.14
U-07-36-401-012		12/29/23	\$1,600,000		84.49	18,937	3,680,384	\$0.43
P-04-04-200-001	Devils Ridge		\$1,250,000		157.52	7,936	6,861,571	\$0.00
		Avg	\$1,036,667		Avg	\$11,017		\$0.19

2026 Rose Twp IND Land Sales

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
24-25-35-327-003	7/31/2024	\$70,000	\$ 0.37	\$189,189
P-04-09-451-008	9/29/2023	\$90,000	\$ 0.91	\$98,901
	AVG	\$80,000	\$ 0.64	\$125,000

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
64-14-33-179-002	10/9/2024	\$175,000	\$ 1.83	\$95,628
P-04-09-451-010	1/6/2022	\$305,000	\$ 2.28	\$133,772
	AVG	\$240,000	\$ 2.06	\$116,788

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
53-34-200-006	5/14/2019	\$115,000	\$ 2.87	\$40,070
16-25-100-049	6/14/2018	\$55,000	\$ 2.91	\$18,900
	AVG	\$85,000	\$ 2.89	\$29,412

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
W-13-16-352-033	3/14/2025	\$285,000	\$ 4.88	\$58,402

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
P-04-22-477-003	1/22/2024	\$273,000	\$ 6.01	\$45,424
K-21-09-201-007	1/30/2024	\$250,000	\$ 6.34	\$39,432
	AVG	\$261,500	\$ 6.18	\$42,348

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
05-14-100-007	1/8/2024	\$52,500	\$ 10.00	\$5,250
P-04-09-300-024	9/19/2023	\$425,000	\$ 10.24	\$41,504
	AVG	\$238,750	\$ 10.12	\$23,377

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
O-09-05-301-016	4/7/2023	\$450,000	\$ 13.79	\$32,632

Parcel Number	Sale Date	Sale Price	Total Acres	\$ Per Acre
12-27-300-011	1/25/2022	\$900,000	\$ 69.92	\$12,872
07-36-401-012	12/29/2023	\$1,600,000	\$ 84.49	\$18,937
	AVG	\$1,250,000	\$ 77.21	\$15,905