

2026 Fruitland Township Land Analysis - Agricultural, Commercial, Residential

Parcel Number	Street Address	Sale Date	Adj. Sale \$	L Residual	Est. LV	Front	Net Acres	\$/Acre	\$/FF	Land Table	
06-134-200-0004-0C	3397 W MCMILLAN RD	06/21/24	\$273,000	\$122,735	\$148,220	0.0	39.88	\$3,078		AGRICULTURAL	
06-125-200-0001-2C	1640 W TYLER RD	02/27/24	\$337,500	\$333,827	\$143,655	0.0	40.00	\$8,346		AGRICULTURAL	
06-127-200-0005-01	3505 N WEBER RD	06/01/23	\$199,000	\$199,000	\$241,615	0.0	63.95	\$3,112		AGRICULTURAL	
06-128-400-0002-0C	W MCMILLAN RD	04/12/24	\$200,000	\$200,000	\$116,520	0.0	29.63	\$6,750		AGRICULTURAL	Ag Land - USE \$3750 Tillable USE \$2500 Non Till & \$2900 Wooded
06-101-100-0002-05	WHITEHALL RD	06/05/23	\$23,000	\$23,000	\$31,360	0.0	0.98	\$23,469		COMMERCIAL 1	Commercial Land USE \$24,000 - \$34,000 Per Acre Commercial Water \$344,000 Per Acre
06-418-000-0018-0C	5612 W DUCK LAKE RD	03/15/24	\$1,005,000	\$632,465	\$637,712	127.5	3.96	\$159,713	\$4,959	R.1.09 DUCK LAKE	USE \$5000 FF
06-404-067-0015-0C	1495 W LAKEWOOD RD	05/10/24	\$215,000	\$86,223	\$19,705	0.0	0.69	\$124,961		R.11.04 LAKEWOOD ADDITIONS	Use \$16100 - \$20200
06-570-000-0006-0C	4700 SANDY LN	01/31/25	\$350,000	\$56,851	\$40,420	100.0	0.69	\$82,512		R.21.04 SPRING VALLEY ESTATES	
06-570-000-0016-0C	6700 SHARI DR	02/09/24	\$355,000	\$107,016	\$35,368	100.0	0.34	\$311,093		R.21.04 SPRING VALLEY ESTATES	
06-571-000-0040-0C	6687 SHARI DR	03/03/25	\$48,950	\$48,950	\$40,420	0.0	0.50	\$97,900		R.21.04 SPRING VALLEY ESTATES	USE \$30300 - \$42400
06-137-000-0005-0C	3080 ANGELWOOD DR	07/18/24	\$24,900	\$24,900	\$31,000	125.0	0.87	\$28,555		R.30.09 NEWER SUBS	
06-102-200-0001-31	6867 CAYLA LN	01/16/24	\$40,000	\$40,000	\$36,060	0.0	1.01	\$39,604		R.30.09 NEWER SUBS	
06-650-000-0006-0C	1958 ANGLER CT	10/22/24	\$364,900	\$41,479	\$26,000	0.0	0.70	\$59,256		R.30.09 NEWER SUBS	
06-137-000-0001-0C	3014 ANGELWOOD DR	03/13/25	\$84,000	\$84,000	\$65,000	265.0	1.86	\$45,283		R.30.09 NEWER SUBS	
06-137-000-0017-0C	ANGELWOOD DR	05/18/23	\$25,000	\$25,000	\$31,000	125.0	0.88	\$28,571		R.30.09 NEWER SUBS	
06-243-000-0014-0C	DUCK CREEK LN	06/07/24	\$35,000	\$35,000	\$36,420	0.0	1.07	\$32,710		R.30.09 NEWER SUBS	USE \$26000 - \$36000
06-560-000-0053-0C	4477 SOUTH SHORE DR	06/20/23	\$550,000	\$250,876	\$250,140	40.0	0.42	\$597,324	\$6,272	R.3A09.WHITE LAKE	
06-170-000-0008-0C	6330 SOUTH SHORE DR	08/10/23	\$700,000	\$344,891	\$765,600	145.0	0.50	\$691,164	\$2,379	R.3A09.WHITE LAKE	
06-106-400-0013-0C	5552 CHANNEL VIEW DR	10/13/23	\$735,000	\$507,426	\$501,600	76.0	0.39	\$1,291,160	\$6,677	R.3A09.WHITE LAKE	
06-107-100-0027-0C	5972 SOUTH SHORE DR	04/30/24	\$799,000	\$511,584	\$660,000	100.0	0.36	\$1,409,322	\$5,116	R.3A09.WHITE LAKE	
06-107-100-0005-0C	6172 SOUTH SHORE DR	10/04/24	\$710,000	\$524,621	\$462,000	70.0	0.21	\$2,510,148	\$7,495	R.3A09.WHITE LAKE	
06-107-100-0029-0C	5952 SOUTH SHORE DR	11/01/24	\$1,030,000	\$563,266	\$528,000	80.0	0.25	\$2,226,348	\$7,041	R.3A09.WHITE LAKE	
06-148-000-0022-0C	5366 SOUTH SHORE DR	05/01/23	\$1,122,000	\$622,719	\$660,000	100.0	0.72	\$861,299	\$6,227	R.3A09.WHITE LAKE	

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06-105-300-0017-0C	5050 BLUFF RD	07/31/23	\$1,025,000	\$629,789	\$594,000	90.0	0.55	\$1,136,803	\$6,998	R.3A09.WHITE LAKE
06-148-000-0017-0C	5324 SOUTH SHORE DR	03/31/25	\$1,225,000	\$823,659	\$802,560	152.0	1.05	\$786,685	\$5,419	R.3A09.WHITE LAKE USE \$6600 FF
06-114-100-0004-0C	N WEBER RD	10/18/24	\$85,000	\$85,000	\$64,973	0.0	7.29	\$11,657		R.4.10 RURAL SEC 1-36
06-135-400-0007-1C	2576 W RIVER RD	10/04/24	\$302,000	\$56,959	\$52,740	0.0	4.79	\$11,891		R.4.10 RURAL SEC 1-36
06-121-100-0016-0C	4330 W DUCK LAKE RD	10/09/23	\$170,000	\$59,496	\$53,280	0.0	4.88	\$12,192		R.4.10 RURAL SEC 1-36
06-115-300-0002-2C	4650 SIMONELLI RD	01/24/25	\$220,000	\$77,983	\$60,550	0.0	6.31	\$12,359		R.4.10 RURAL SEC 1-36
06-103-400-0003-0E	W LAKEWOOD RD	04/10/24	\$105,000	\$105,000	\$68,500	0.0	8.35	\$12,575		R.4.10 RURAL SEC 1-36
06-132-100-0005-1C	5155 W MCMILLAN RD	02/21/25	\$535,000	\$127,481	\$74,080	0.0	10.04	\$12,697		R.4.10 RURAL SEC 1-36
06-128-300-0002-1C	JOHNSON DR	05/05/23	\$55,000	\$55,000	\$49,020	0.0	4.17	\$13,189		R.4.10 RURAL SEC 1-36
06-102-100-0002-0C	6968 DURHAM RD	04/20/23	\$180,000	\$13,586	\$24,000	0.0	0.96	\$14,152		R.4.10 RURAL SEC 1-36
06-131-400-0003-0C	NESTROM RD	09/04/24	\$310,000	\$310,000	\$83,480	0.0	21.16	\$14,650		R.4.10 RURAL SEC 1-36
06-129-100-0010-2C	3737 JAY RD	06/01/23	\$418,000	\$35,025	\$36,000	0.0	2.25	\$15,567		R.4.10 RURAL SEC 1-36
06-120-400-0009-0C	4824 W BARD RD	08/20/24	\$562,600	\$164,089	\$73,767	0.0	9.93	\$16,525		R.4.10 RURAL SEC 1-36
06-115-300-0002-0C	3646 W RILEY THOMPSON I	05/09/23	\$541,500	\$109,814	\$60,650	0.0	6.33	\$17,348		R.4.10 RURAL SEC 1-36
06-115-200-0002-2C	3011 W MICHILLINDA RD	07/26/24	\$300,000	\$156,509	\$70,633	0.0	8.99	\$17,409		R.4.10 RURAL SEC 1-36
06-113-200-0019-1C	5064 WHITEHALL RD	03/26/24	\$350,000	\$170,216	\$73,167	0.0	9.75	\$17,458		R.4.10 RURAL SEC 1-36
06-104-100-0019-3C	6892 HAIN RD	08/15/24	\$17,500	\$17,500	\$24,000	158.0	0.94	\$18,697		R.4.10 RURAL SEC 1-36
06-132-100-0009-22	5019 ANDREA DR	05/03/24	\$99,900	\$99,900	\$54,600	0.0	5.12	\$19,512		R.4.10 RURAL SEC 1-36
06-127-400-0002-21	3339 N WEBER RD	08/01/24	\$430,500	\$106,797	\$54,300	0.0	5.06	\$21,106		R.4.10 RURAL SEC 1-36
06-121-100-0011-02	4293 MYSTIC LN	04/18/23	\$26,900	\$26,900	\$27,280	0.0	1.16	\$23,190		R.4.10 RURAL SEC 1-36
06-114-100-0005-2C	5224 N WEBER RD	09/03/24	\$479,900	\$172,366	\$65,107	0.0	7.33	\$23,509		R.4.10 RURAL SEC 1-36
06-120-400-0004-01	W DUCK LAKE RD	03/21/24	\$80,000	\$80,000	\$44,340	0.0	3.39	\$23,599		R.4.10 RURAL SEC 1-36
06-122-200-0004-2C	4391 N WEBER RD	10/17/23	\$450,000	\$89,570	\$46,440	0.0	3.74	\$23,949		R.4.10 RURAL SEC 1-36
06-120-300-0012-3C	W BARD RD	09/28/23	\$50,000	\$50,000	\$34,240	0.0	2.03	\$24,631		R.4.10 RURAL SEC 1-36
06-112-400-0003-41	WHITEHALL RD	09/18/24	\$36,000	\$36,000	\$29,200	0.0	1.40	\$25,714		R.4.10 RURAL SEC 1-36
06-104-100-0019-4C	4367 CREEKSIDE DR	07/11/23	\$430,000	\$26,917	\$26,000	0.0	1.00	\$26,917		R.4.10 RURAL SEC 1-36
06-102-100-0007-0C	6767 DURHAM RD	06/28/24	\$201,000	\$67,171	\$36,080	0.0	2.26	\$29,722		R.4.10 RURAL SEC 1-36
06-108-300-0001-0C	5700 NESTROM RD	08/24/23	\$131,200	\$131,200	\$50,340	0.0	4.39	\$29,886		R.4.10 RURAL SEC 1-36
06-132-300-0014-0C	5210 W RIVER RD	11/17/23	\$240,000	\$49,810	\$30,720	0.0	1.59	\$31,327		R.4.10 RURAL SEC 1-36
06-108-300-0001-0C	5700 NESTROM RD	01/11/24	\$143,000	\$143,000	\$50,340	0.0	4.39	\$32,574		R.4.10 RURAL SEC 1-36
06-108-300-0001-0C	5700 NESTROM RD	12/27/24	\$145,000	\$145,000	\$50,340	0.0	4.39	\$33,030		R.4.10 RURAL SEC 1-36
06-102-100-0006-0C	6754 DURHAM RD	06/12/23	\$169,000	\$24,280	\$22,000	0.0	0.70	\$34,686		R.4.10 RURAL SEC 1-36
06-136-200-0006-3C	1601 W MCMILLAN RD	02/28/24	\$170,000	\$35,604	\$24,000	136.0	0.93	\$38,408		R.4.10 RURAL SEC 1-36
06-125-400-0017-3C	1688 W MCMILLAN RD	03/28/25	\$250,000	\$24,837	\$22,000	132.0	0.62	\$40,385		R.4.10 RURAL SEC 1-36
06-107-200-0007-0C	5897 NESTROM RD	09/07/23	\$25,000	\$25,000	\$22,000	100.0	0.61	\$40,783		R.4.10 RURAL SEC 1-36
06-129-100-0010-5C	3767 JAY RD	07/24/24	\$435,000	\$83,325	\$34,240	0.0	2.03	\$41,047		R.4.10 RURAL SEC 1-36
06-119-400-0002-12	5599 W DUCK LAKE RD	06/13/24	\$42,000	\$42,000	\$24,000	110.0	0.92	\$45,802		R.4.10 RURAL SEC 1-36
06-129-200-0002-2C	3601 ORSHAL RD	05/18/23	\$240,000	\$62,636	\$28,560	0.0	1.32	\$47,452		R.4.10 RURAL SEC 1-36 USE \$20000 - \$35000
06-012-400-0014-0C	5715 LAMOS RD	05/22/23	\$350,000	\$50,114	\$100,800	0.0	2.90	\$17,281		R.5.09 RESORT AREA
06-445-004-0001-0C	4882 SOUTH SHORE DR	08/31/23	\$248,000	\$57,643	\$52,000	0.0	0.28	\$205,868		R.5.09 RESORT AREA
06-012-400-0021-0C	6240 W MICHILLINDA RD	06/30/23	\$264,500	\$69,705	\$130,320	0.0	4.88	\$14,284		R.5.09 RESORT AREA
06-562-000-0003-0C	3996 SCENIC DR	06/12/24	\$410,000	\$73,249	\$87,884	151.6	1.66	\$44,206		R.5.09 RESORT AREA
06-012-400-0013-0C	5729 LAMOS RD	11/17/23	\$176,000	\$87,428	\$36,250	275.0	1.38	\$63,538		R.5.09 RESORT AREA
06-013-100-0011-0C	5275 SCENIC DR	03/13/25	\$260,000	\$96,870	\$86,000	0.0	1.50	\$64,580		R.5.09 RESORT AREA
06-130-300-0035-1C	3046 SCENIC DR	08/11/23	\$555,000	\$98,225	\$85,920	0.0	1.49	\$65,923		R.5.09 RESORT AREA
06-130-300-0035-1C	3046 SCENIC DR	11/03/23	\$555,000	\$98,225	\$85,920	0.0	1.49	\$65,923		R.5.09 RESORT AREA
06-261-000-0007-0C	5101 BROOKSIDE DR	04/07/23	\$355,000	\$102,517	\$52,000	84.0	0.44	\$230,894		R.5.09 RESORT AREA

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06-142-000-0030-01	SCENIC DR	03/12/24	\$30,000	\$30,000	\$47,240	0.0	2.31	\$12,987		R.5.09 RESORT AREA	
06-012-400-0012-1C	LAMOS RD	11/17/23	\$176,000	\$87,428	\$36,250	275.0	1.38	\$63,538		R.5.09 RESORT AREA	USE \$52000 - \$82000
06-433-000-0008-0C	4076 ORSHAL RD	09/29/23	\$222,000	\$26,435	\$20,000	100.0	0.69	\$38,535		R.6.09 STANDARD SUBS	
06-548-000-0015-0C	3864 W RIVER RD	01/17/24	\$234,000	\$29,664	\$24,528	0.0	2.38	\$12,464		R.6.09 STANDARD SUBS	
06-482-000-0006-0C	3740 W RIVER RD	07/15/24	\$249,000	\$33,188	\$28,112	0.0	1.51	\$21,921		R.6.09 STANDARD SUBS	
06-545-000-0008-0C	2270 NORD RD	08/16/23	\$165,000	\$38,482	\$37,040	0.0	2.63	\$14,632		R.6.09 STANDARD SUBS	
06-462-000-0004-0C	3870 ORSHAL RD	09/13/24	\$260,000	\$63,417	\$35,000	0.0	2.38	\$26,702		R.6.09 STANDARD SUBS	
06-548-000-0007-0C	2375 SIMONELLI RD	08/16/23	\$190,000	\$84,000	\$35,896	0.0	4.91	\$17,108		R.6.09 STANDARD SUBS	
06-462-000-0013-0C	W BARD RD	07/28/23	\$34,900	\$34,900	\$52,000	0.0	5.00	\$6,980		R.6.09 STANDARD SUBS	
06-462-000-0013-0C	W BARD RD	07/28/23	\$54,900	\$54,900	\$52,000	0.0	5.00	\$10,980		R.6.09 STANDARD SUBS	USE \$18000 - \$30000
06-155-000-0014-0C	6474 WOODTRAIL CT	11/16/23	\$58,000	\$58,000	\$58,000	0.0	0.97	\$59,794		R.9.10 BUTTERFIELD WOODS	
06-155-000-0027-0C	5575 OAKTREE LN	05/10/24	\$30,000	\$30,000	\$58,000	0.0	0.94	\$31,915		R.9.10 BUTTERFIELD WOODS	
06-155-000-0020-0C	OAKTREE LN	07/30/24	\$45,000	\$45,000	\$58,000	0.0	0.98	\$45,918		R.9.10 BUTTERFIELD WOODS	USE \$54000 or \$58000
06-011-400-0007-0C	5645 MURRAY RD	10/10/24	\$745,000	\$415,267	\$464,000	100.0	1.38	\$301,574	\$4,153	MICHIGAN	
06-024-400-0012-0C	3905 SCENIC DR	10/01/24	\$1,522,500	\$762,291	\$623,602	100.0	2.00	\$380,765	\$7,623	MICHIGAN	
06-025-200-0006-0C	3787 SCENIC DR	09/26/23	\$1,150,000	\$791,114	\$835,200	180.0	1.93	\$409,056	\$4,395	MICHIGAN	
06-130-300-0025-0C	3147 SCENIC DR	06/23/23	\$1,272,000	\$811,485	\$580,000	100.0	1.46	\$556,574	\$8,115	MICHIGAN	
06-130-300-0034-0C	3068 SCENIC DR	12/05/23	\$1,850,000	\$1,037,437	\$842,005	166.7	2.73	\$380,014	\$6,224	MICHIGAN	
06-245-001-0002-0C	MURRAY RD	03/24/25	\$400,000	\$400,000	\$419,536	125.0	1.32	\$303,030	\$3,200	MICHIGAN	
06-025-200-0010-0C	3767 SCENIC DR	03/28/24	\$550,000	\$550,000	\$509,574	79.7	1.25	\$440,000	\$6,903	MICHIGAN	USE \$5800 FF