

**Marilla Township
INDUSTRIAL
LAND VALUE GUIDE
2022-2023**

Marilla Industrial Land Table Used

1 acre	\$4,500
1.5 acre	\$6,750
2 acre	\$9,000
2.5 acres	\$11,250
3 acre	\$13,500
4 acre	\$18,000
5 acre	\$18,500
7 acre	\$19,000
10 acre	\$21,000
15 acre	\$31,500
20 acre	\$42,000
25 acre	\$52,500
30 acre	\$56,250
40 acre	\$60,000
50 acre	\$75,000
100 acre	\$151,000

There is no Commercial Class in Marilla.

Wexford Co Commercial Sale
Wexford Co Commercial Sale
Wexford Co Commercial Sale

Wexford Co Commercial Sale

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/ACRE
1 ACRE						
052-241-002-00	114 N MAIN ST	1/24/2022	\$13,000	\$13,000	0.78	\$16,667
2209-27-3101-08	CASA RD	7/9/2020	\$25,000	\$25,000	2.90	\$8,621
10-106-00-005-03	S MITCHELL ST	6/30/2021	\$25,000	\$25,000	3.13	\$7,987

Mason Co Commercial Sale
Wexford Co Commercial Sale
Wexford Co Commercial Sale

2022 Value \$11,092
2021 Value \$10,000

5 ACRES

10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900	4.64	\$5,151
12-004-200-24	TAYLOR	10/30/20	\$14,000	\$14,000	4.82	\$2,905
04-010-475-20	17056 LITZEN	01/05/21	\$18,005	\$18,005	4.91	\$3,667
04-024-150-15	15584 HARLAN	04/28/20	\$14,900	\$14,900	4.98	\$2,992
04-014-100-01	22955 FAYLOR	07/23/20	\$10,000	\$10,000	5.00	\$2,000
04-026-475-15	CADILLAC	11/03/21	\$20,500	\$20,500	5.00	\$4,100
04-036-400-20	HARLAN	01/06/21	\$19,000	\$19,000	5.00	\$3,800
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000	5.00	\$4,600
10-032-400-04	PEACOCK	06/24/20	\$15,000	\$15,000	5.00	\$3,000
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000	5.00	\$5,000
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$5,000
07-690-005-00	RENAISSANCE DR	07/13/21	\$16,565	\$16,565	5.20	\$3,186
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387
07-118-014-05	LAKESHORE	07/10/20	\$23,000	\$23,000	5.25	\$4,381
09-033-325-03	MARILLA	08/19/21	\$22,500	\$22,500	5.28	\$4,261

Manistee Commercial Sale

Double rate \$3,895
2022 VALUE \$7,791
2021 VALUE \$7,800

7 ACRES

05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600	5.63	\$2,416
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000	5.68	\$3,169
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000	6.17	\$4,538
07-111-006-35	KERRY	04/13/20	\$25,000	\$25,000	6.26	\$3,994
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834
07-123-005-00	FISK	11/06/20	\$20,000	\$20,000	7.06	\$2,833
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000	7.81	\$3,841
03-025-014-00	2438 INDIAN VILLAGE	05/07/21	\$24,500	\$24,500	8.00	\$3,063
07-005-029-25	OLSON	01/13/22	\$32,000	\$32,000	8.10	\$3,951
02-021-275-15	MAIDENS	10/30/20	\$22,000	\$22,000	8.30	\$2,651
04-036-125-15	23607 VALENCOURT	04/23/21	\$24,900	\$24,900	8.66	\$2,875
01-022-007-10	CHAMBERLAIN	07/27/20	\$45,000	\$45,000	9.23	\$4,875
09-020-150-20	MCCLISH	10/22/20	\$23,500	\$23,500	9.50	\$2,474

Double rate \$3,535
2022 VALUE \$7,069
2021 VALUE \$7,000

10 ACRES

13-021-325-10	15445 BIG BEAR	07/08/20	\$16,500	\$16,500	10.00	\$1,650
02-022-400-01	CHIEF	06/25/20	\$20,000	\$20,000	10.00	\$2,000
04-001-450-20	ADAMS	03/09/21	\$23,000	\$23,000	10.00	\$2,300
05-120-150-01	SKIDMORE	01/04/21	\$23,000	\$23,000	10.00	\$2,300
10-110-200-02	CEDAR CREEK	09/08/20	\$24,000	\$24,000	10.00	\$2,400
03-004-011-10	ADAMSON LAKE	10/19/20	\$25,000	\$25,000	10.00	\$2,500
13-011-225-10	VONDRA	07/01/20	\$25,000	\$25,000	10.00	\$2,500
07-129-003-00	DONTZ	07/29/20	\$26,000	\$26,000	10.00	\$2,600
03-005-022-00	FELDHAK	10/28/21	\$27,000	\$27,000	10.00	\$2,700
04-032-175-02	ERWIN	08/20/21	\$27,000	\$27,000	10.00	\$2,700
04-012-225-10	VIADUCT	06/23/21	\$27,500	\$27,500	10.00	\$2,750
08-036-325-20	CLEMENTS	12/29/20	\$28,000	\$28,000	10.00	\$2,800
03-004-007-10	8373 LYMAN	01/20/21	\$28,900	\$28,900	10.00	\$2,890
03-028-008-10	KETTLE HOLE	10/02/20	\$29,900	\$29,900	10.00	\$2,990
05-129-300-05	RIVER	08/07/20	\$30,000	\$30,000	10.00	\$3,000
10-011-400-20	HUSIER	11/20/20	\$32,000	\$32,000	10.00	\$3,200
03-003-016-30	KERRY	12/18/20	\$34,900	\$34,900	10.00	\$3,490
05-121-125-40	3854 SWIHART	10/04/21	\$35,000	\$35,000	10.00	\$3,500
12-028-300-02	NORCONK	08/24/20	\$35,000	\$35,000	10.00	\$3,500
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500	10.00	\$3,750
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850
05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000	10.00	\$3,900
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990
14-003-004-35	741 KETTLE HOLE	05/07/21	\$39,900	\$39,900	10.00	\$3,990
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000	10.00	\$4,000
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000	10.00	\$4,600
09-008-175-15	11588 ERWIN	07/10/20	\$20,000	\$20,000	10.01	\$1,997
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500	10.04	\$2,739
05-019-175-10	SHIVERLY	04/20/21	\$23,000	\$23,000	10.10	\$2,277
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000	10.18	\$3,438
10-027-475-20	LAVERNE	09/15/20	\$25,900	\$25,900	10.24	\$2,529
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000	10.28	\$3,113
03-019-003-05	6127 RIVER	08/15/20	\$32,000	\$32,000	10.30	\$3,107
09-014-200-45	HULLS	08/12/21	\$17,000	\$17,000	10.59	\$1,605

Double rate \$3,101
2022 VALUE \$6,203
2021 VALUE \$6,200

Acreage	\$/ACRE	AV	TCV
5	\$7,800	\$39,000	\$78,000
7	\$7,000	\$49,000	\$98,000
10	\$6,200	\$62,000	\$124,000
15	\$5,500	\$82,500	\$165,000
20	\$5,000	\$100,000	\$200,000
25	\$4,000	\$100,000	\$200,000
30	\$3,700	\$111,000	\$222,000
40	\$3,600	\$144,000	\$288,000
50	\$3,200	\$160,000	\$320,000
100	\$3,000	\$300,000	\$600,000

Acreage	2021		2022		\$ CHG/AC
	Value	\$/AC	Value	\$/AC	
5	41,500	\$8,300	39,000	\$7,800	-\$500
7	50,400	\$7,200	49,000	\$7,000	-\$200
10	56,000	\$5,600	62,000	\$6,200	\$600
15	75,000	\$5,000	82,500	\$5,500	\$500
20	96,000	\$4,800	100,000	\$5,000	\$200
25	100,000	\$4,000	100,000	\$4,000	\$0
30	108,000	\$3,600	111,000	\$3,700	\$100
40	136,000	\$3,400	144,000	\$3,600	\$200
50	165,000	\$3,300	160,000	\$3,200	-\$100
100	320,000	\$3,200	300,000	\$3,000	-\$200

15 ACRES

08-013-375-00	17474 BIGGE RD	07/30/20	\$35,000	\$35,000	11.12	\$3,147
04-027-200-20	CADILLAC	04/29/21	\$28,000	\$28,000	11.39	\$2,458
02-027-425-10	9511 TANNERVILLE	05/28/20	\$25,000	\$25,000	12.12	\$2,063
02-016-475-05	8760 MAIDENS	04/22/21	\$16,000	\$16,000	12.36	\$1,294
05-135-350-15	SEAMAN	04/27/21	\$28,500	\$28,500	12.69	\$2,246
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000	12.87	\$4,274
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	\$45,500	12.94	\$3,516
06-114-325-07	MERKEY	04/09/20	\$45,000	\$45,000	13.77	\$3,268
02-023-375-01	NINE MILE	03/12/21	\$33,000	\$33,000	14.00	\$2,357
05-135-350-01	N SEAMAN	04/15/21	\$39,900	\$39,900	14.50	\$2,752
02-025-125-10	NINE MILE	01/29/21	\$35,000	\$35,000	14.97	\$2,338
02-011-475-01	10922 ELEVEN MILE	02/14/22	\$21,890	\$21,890	15.00	\$1,459
03-005-022-05	FELDHAK	01/25/22	\$45,000	\$45,000	15.00	\$3,000
04-025-250-01	14545 VIADUCT	11/17/20	\$28,000	\$28,000	15.03	\$1,863
05-135-350-10	SEAMAN	04/30/21	\$41,000	\$41,000	15.16	\$2,704
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000	15.38	\$4,876
04-015-350-01	READ	03/09/22	\$46,000	\$46,000	15.55	\$2,958
03-034-004-00	SKOCELAS	09/28/20	\$39,500	\$39,500	16.00	\$2,469
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	16.53	\$2,777
06-029-225-04	3335 LINKE	07/07/20	\$45,000	\$45,000	16.66	\$2,701
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000	17.87	\$2,518
02-023-475-01	NINE MILE	11/24/20	\$64,000	\$64,000	17.94	\$3,567

Double rate \$5,510
2022 VALUE \$5,500
2021 VALUE \$5,000

20 ACRES

05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000	18.45	\$3,198
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	18.60	\$2,468
07-116-009-10	BENTOSKI	03/19/21	\$68,500	\$68,500	19.25	\$3,558
08-017-125-01	10877 IOUPPI	06/15/20	\$36,000	\$36,000	19.68	\$1,829
04-024-200-10	READ	07/08/21	\$23,400	\$23,400	20.00	\$1,170
04-011-175-01	VIADUCT	09/29/20	\$34,500	\$34,500	20.00	\$1,725
02-022-425-01	CHIEF	03/08/21	\$40,000	\$40,000	20.00	\$2,000
02-026-350-01	CHIEF	08/10/21	\$40,000	\$40,000	20.00	\$2,000
08-022-425-01	CREAMERY	08/06/21	\$40,000	\$40,000	20.00	\$2,000
13-003-325-20	DZUIBANEK	09/18/20	\$42,000	\$42,000	20.00	\$2,100
09-009-475-10	20858 HULLS	08/20/20	\$44,000	\$44,000	20.00	\$2,200
04-030-475-10	YATES	11/03/21	\$50,000	\$50,000	20.00	\$2,500
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	\$55,000	20.00	\$2,750
05-110-325-01	5437 SWIHART	10/27/20	\$56,000	\$56,000	20.00	\$2,800
10-121-150-40	PINE LAKE	10/02/20	\$58,900	\$58,900	20.00	\$2,945
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000	20.00	\$3,000
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	\$60,500	20.00	\$3,025
14-018-010-00	STEINBERG	05/21/21	\$62,000	\$62,000	20.00	\$3,100
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863
10-115-425-01	STAR LAKE	05/22/20	\$35,000	\$35,000	20.25	\$1,728
09-004-450-01	BENTON	10/15/21	\$45,000	\$45,000	20.30	\$2,217
10-135-375-05	BOSSCHEM	04/02/21	\$40,000	\$40,000	20.55	\$1,946
10-135-300-10	BOSSCHEM	06/04/21	\$42,000	\$42,000	20.55	\$2,044
01-025-003-01	NELSON	04/06/21	\$84,000	\$84,000	21.21	\$3,960
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	\$42,500	21.25	\$2,000

Double rate \$2,485
2022 VALUE \$4,970
2021 VALUE \$4,800

25 ACRES

12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200	24.47	\$1,684
08-017-150-00	10694 PAHKANEN	11/04/20	\$38,000	\$38,000	24.94	\$1,524
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723

Double rate \$1,977
2022 VALUE \$3,954
2021 VALUE \$4,000

30 ACRES

08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	\$62,500	30.00	\$2,083
04-028-450-01	VALENCOURT	12/18/20	\$55,000	\$55,000	30.00	\$1,833
07-110-007-00	ORCHARD	08/04/21	\$52,000	\$52,000	30.00	\$1,733
04-010-400-01	LITZEN	10/27/21	\$60,500	\$60,500	30.00	\$2,017
08-034-375-01	15410 JOHNSON	08/07/20	\$58,000	\$58,000	31.88	\$1,819
03-013-008-00	FARNSWORTH	03/19/21	\$59,000	\$59,000	36.86	\$1,601
04-016-350-01	READ	12/22/20	\$80,000	\$80,000	38.50	\$2,078
08-029-200-01	NINE MILE	05/27/20	\$60,000	\$60,000	37.02	\$1,621

Double rate \$1,848
2022 VALUE \$3,696
2021 VALUE \$3,700

40 ACRES

08-003-275-01	POTTER	10/29/20	\$50,000	\$50,000	40.00	\$1,250
10-120-300-01	UDELL HILLS	08/27/20	\$60,000	\$60,000	40.00	\$1,500
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	40.00	\$1,550
08-008-200-01	POTTER	06/30/20	\$69,000	\$69,000	40.00	\$1,725
09-009-175-01	MARILLA	07/14/20	\$73,500	\$73,500	40.00	\$1,838
07-112-002-00	5851 SCOTT	12/29/21	\$75,000	\$75,000	40.00	\$1,875
09-005-250-01	YATES	09/30/20	\$75,000	\$75,000	40.00	\$1,875
12-009-400-05	8780 GLOVERS LAKE	08/07/20	\$75,000	\$75,000	40.00	\$1,875
03-004-009-00	8916 FELDHAK RD	10/07/20	\$76,500	\$76,500	40.00	\$1,913
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000	40.00	\$2,000
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103

Double rate \$1,835
2022 VALUE \$3,670
2021 VALUE \$3,600

50 ACRES

12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000	46.80	\$1,709
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	48.94	\$1,267
04-008-225-02	NESSEN CITY	10/07/20	\$70,000	\$70,000	53.51	\$1,308
08-025-225-01	NINE MILE	08/12/20	\$82,500	\$82,500	58.00	\$1,422
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000	63.02	\$2,095
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415	64.52	\$1,525
04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000	66.38	\$2,034
						\$1,623
					Double rate	\$3,246
					2022 VALUE	\$3,200
					2021 VALUE	\$3,300

100 ACRES						
04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000	74.00	\$1,081
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900	74.94	\$1,867
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000	80.00	\$1,788
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020	80.00	\$1,925
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000	83.94	\$1,489
03-001-010-10	KERRY	01/05/21	\$100,000	\$100,000	110.87	\$902
10-027-100-01	HOXYVILLE	07/07/20	\$115,000	\$115,000	145.98	\$788
						\$1,463
					Double rate	\$2,926
					2022 VALUE	\$3,000
					2021 VALUE	\$3,200
