

Unit: 020 - BENGAL TOWNSHIP
Rates/Values for Neighborhood 101.101 AGRICULTURAL, Last Edited: 12/06/2024

Rates for Rate Table '101 AGRICULTURAL', (Acres)
SITE : 25,000
TILLABLE : 7,400
NONTILLABLE : 7,400
WOODS : 7,400
RURAL RESIDENTI: 7,400
PCND : 7,400
ROW ROAD : 0
ROW DRAIN : 0

Unit: 020 - BENGAL TOWNSHIP
Rates/Values for Neighborhood 201.201 COMMERCIAL, Last Edited: 12/06/2024

Rates for Rate Table '201 COMMERCIAL', (Acres)
COMMERCIAL : 30,000
RURAL COMMERCIA: 9,500
ROW : 0

Unit: 020 - BENGAL TOWNSHIP
Rates/Values for Neighborhood 301.301 INDUSTRIAL, Last Edited: 12/06/2024

Rates for Rate Table '301 INDUSTRIAL', (Acres)
INDUSTRIAL SITE: 28,000
GRAVEL PIT : 5,000
ROW : 0

Unit: 020 - BENGAL TOWNSHIP
Rates/Values for Neighborhood 401.401 RESIDENTIAL , Last Edited: 12/06/2024

Rates for Rate Table '401 RESIDENTIAL', (Acres)
SITE UP TO 1 AC: 25,000
ADDITL ACRES : 7,400
TILLABLE : 7,400
WOODS : 7,400
POND : 7,400
ROW : 0

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

2025 Vacant Ag Land Sales Analysis- Bengal Township

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Total Acres | Dollars/Acre | Liber/Page |
|--------------------|----------------|------------|------------|--------|-----------------|---------------|------------------|------------|
| 160-029-400-010-00 | W Chadwick | 11/12/21 | \$280,000 | WD | 03-ARM'S LENGTH | 40.00 | \$7,000 | 5318545 |
| 160-032-200-010-00 | W Chadwick | 11/12/21 | \$553,000 | WD | 03-ARM'S LENGTH | 79.00 | \$7,000 | 5319263 |
| 040-011-200-005-00 | Tallman&Walker | 02/03/22 | \$666,400 | LC | 03-ARM'S LENGTH | 80.00 | \$8,330 | 5322126 |
| 020-002-300-010-00 | W WALKER ROAD | 01/27/23 | \$360,000 | WD | 03-ARM'S LENGTH | 80.00 | \$4,500 | 5332565 |
| 020-009-200-009-00 | W WALKER ROAD | 04/06/23 | \$183,424 | WD | 03-ARM'S LENGTH | 30.28 | \$6,058 | 5334437 |
| 020-028-200-005-00 | PARKS ROAD | 4/21/2023 | \$806,300 | WD | 03-ARM'S LENGTH | 73.00 | \$11,045 | 5334789 |
| 020-026-300-010-60 | W TAFT RD | 10/21/2024 | \$210,000 | WD | 03-ARM'S LENGTH | 27.30 | \$7,692 | 5349114 |
| Totals: | | | | | | 409.58 | 51,625.11 | |

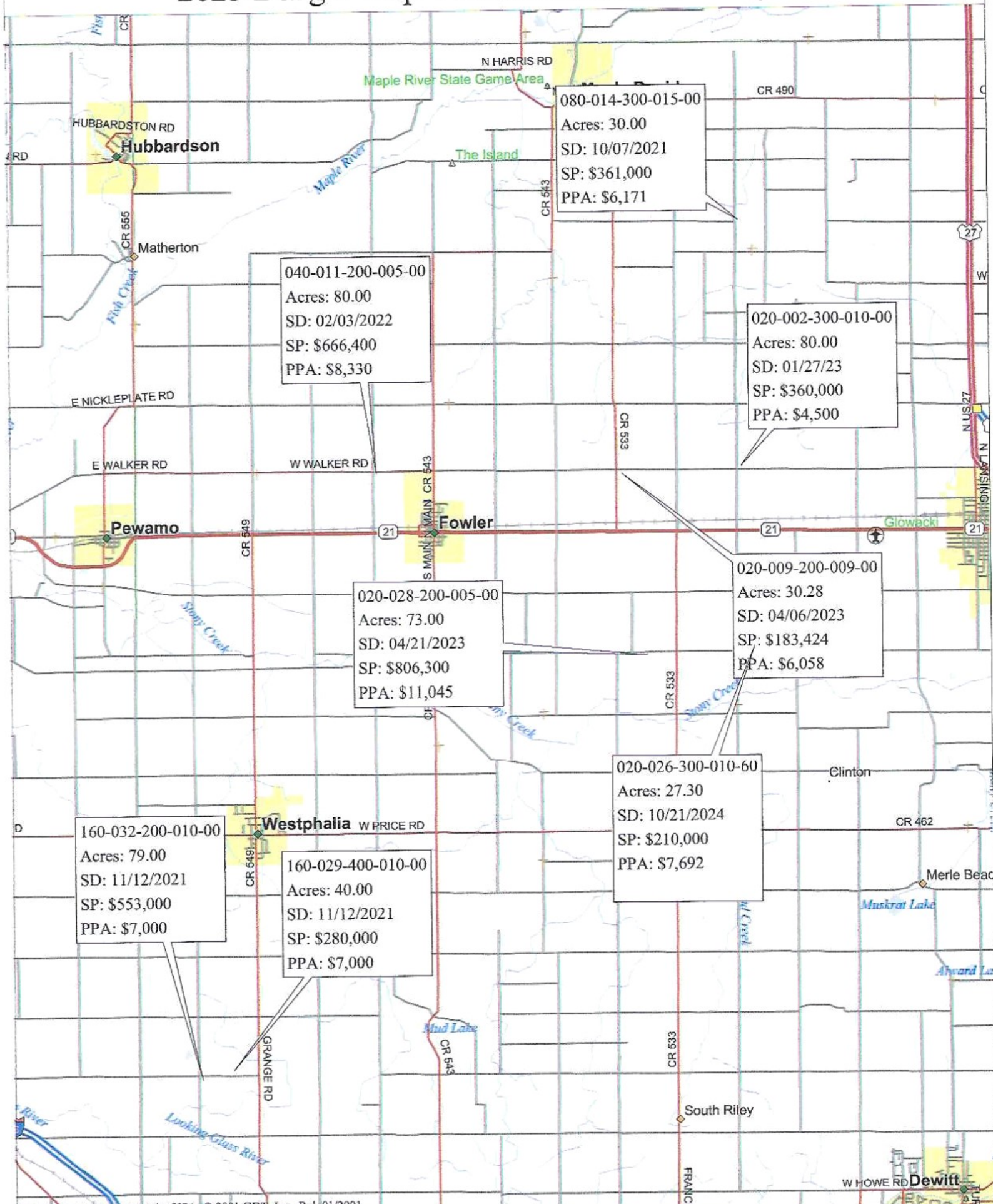
Average
per Net Acre=>

\$7,375.02

Used:

\$7,400

2025 Bengal Twp Vacant Land Sales Analysis



2025 Bengal Township Commercial Land Study

Vacant Land Commercial Sales

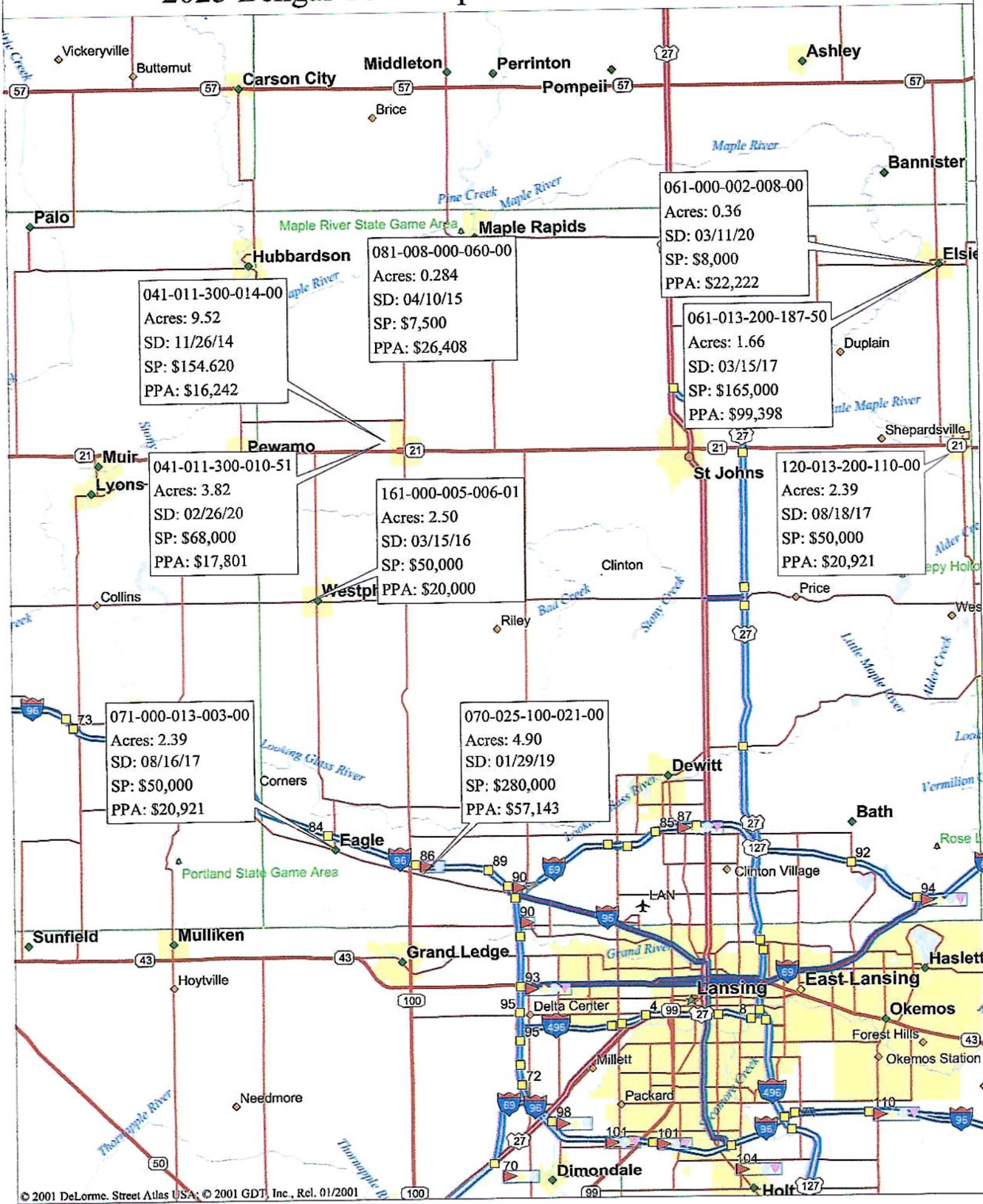
| Parcel Number | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller | Buyer | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|-------------|-------------|-------|-------|-------------|------------|----------------|---------------|
| 041-011-300-014-00 | 5222216 | lc | 11/26/2014 | yes | Central Mid | Henri Fin S | 202 | 9.52 | 414,691 | 154,620 | 16,242 | 0.373 |
| 081-008-000-060-00 | 5226902 | wd | 4/10/2015 | yes | SFHP LLC | Leiby, M & | 202 | 0.284 | 12,371 | 7,500 | 26,408 | 0.606 |
| 161-000-005-006-01 | 5238652 | wd | 3/15/2016 | yes | S Larkins | Pung Foun | 201 | 2.50 | 108,900 | 50,000 | 20,000 | 0.459 |
| 061-013-200-187-50 | 5251791 | wd | 3/15/2017 | yes | Harvest R/L | United Prof | 201 | 1.66 | 72,310 | 165,000 | 99,398 | 2.282 |
| 071-000-013-003-00 | 5257366 | wd | 8/18/2017 | yes | Journey Fe | Applebee C | 202 | 2.39 | 104,108 | 50,000 | 20,921 | 0.480 |
| 120-013-200-110-00 | 5257366 | wd | 8/18/2017 | yes | Cilinton FC | Applebee C | 202 | 2.39 | 104,108 | 50,000 | 20,921 | 0.480 |
| 070-025-100-021-00 | 5275645 | wd | 1/29/2019 | yes | just johnny | Cons Energ | 202 | 4.90 | 213,444 | 280,000 | 57,143 | 1.312 |
| 041-011-300-012-00 | 5289719 | wd | 2/25/2020 | yes | m Roberts | Central Mid | 202 | 3.82 | 166,399 | 68,000 | 17,801 | 0.409 |
| 061-000-002-008-00 | 5290444 | wd | 3/11/2020 | yes | Reha, K | Sturgis, D | 202 | 0.36 | 15,682 | 8,000 | 22,222 | 0.510 |

Totals: 27.824 833,120

Price Per Acre: **\$29,942**

Used: **\$30,000**

2025 Bengal Township Commerical Land Study



2025 Bengal Township Rural Commercial Land Study

Vacant Land Sales Rural Commercial

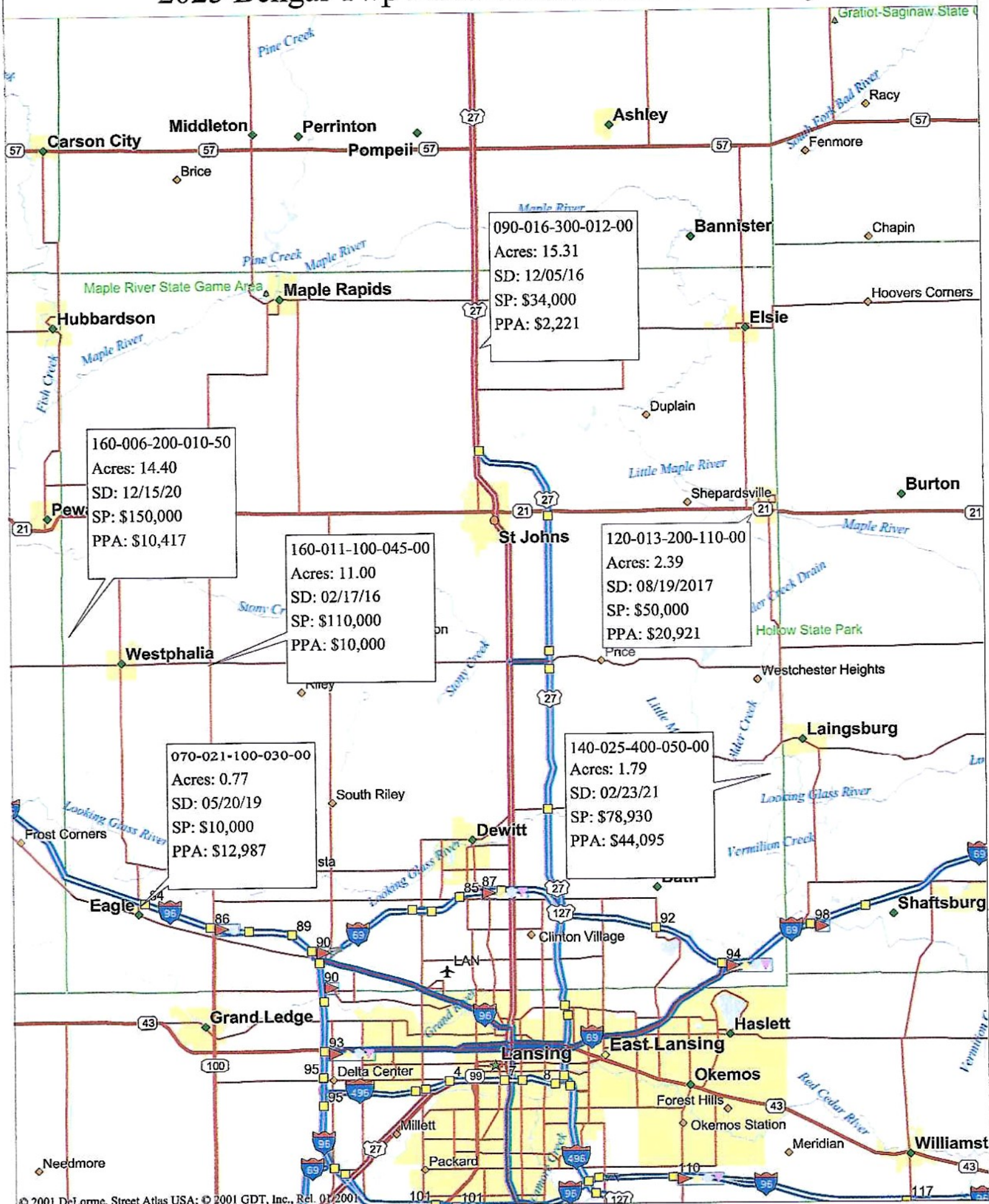
| Parcel Number | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller | Buyer | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|-------------|------------|-------|-------|-------------|------------|----------------|---------------|
| 070-021-100-030-00 | 5279758 | wd | 20-May-19 | yes | stajos, J | Klein, K | 202 | 0.77 | 33,541 | 10,000 | 12,987 | 0.298 |
| 120-013-200-110-00 | 5257366 | wd | 18-Aug-17 | yes | Clinton FC | Applebee C | 202 | 2.39 | 104,108 | 50,000 | 20,921 | 0.480 |
| 140-025-400-050-00 | 5306309 | wd | 23-Feb-21 | yes | Eden | Consumers | 302 | 1.79 | 77,972 | 78,930 | 44,095 | 1.012 |
| 160-011-100-045-00 | 5237938 | wd | 17-Feb-16 | yes | J & S Thele | JNT Real E | 201 | 11.00 | 479,160 | 110,000 | 10,000 | 0.230 |
| 160-006-200-010-50 | 5302669 | wd | 15-Dec-20 | yes | Simon | P-W School | 202 | 14.40 | 627,264 | 150,000 | 10,417 | 0.239 |
| 090-016-300-012-00 | 5249069 | wd | 5-Dec-16 | yes | Central Me | Northwest | 202 | 15.31 | 666,904 | 34,000 | 2,221 | 0.051 |

Totals: 45.66 432,930

Price Per Acre: \$9,482

Used: \$9,500

2025 Bengal Twp Rural Commercial Land Study



2025 Bengal Township Industrial Site Study

Vacant Land Sales Industrial

| Parcel Number | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller | Buyer | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|--------------|-------------|-------|-------|-------------|------------|----------------|---------------|
| 061-130-001-008-00 | 5262200 | memo | 28-Dec-17 | yes | Schoch, E | Barrett, C | 301 | 0.56 | 24,394 | \$23,000 | \$41,071.43 | \$0.94 |
| 140-025-400-050-00 | 5306309 | wd | 23-Feb-21 | yes | Eden | Consumers | 302 | 1.79 | 77,972 | \$78,930 | \$44,094.97 | \$1.01 |
| 580-000-044-030-00 | 5264280 | wd | 22-Feb-18 | yes | Niles Prop | 7577 N Hol | 301 | 6.69 | 291,416 | \$120,000 | \$17,937.22 | \$0.41 |
| 140-025-400-050-00 | 5306309 | wd | 23-Feb-21 | yes | Eden | Consumers | 302 | 1.79 | 77,972 | \$78,930 | \$44,094.97 | \$1.01 |
| 150-035-100-015-04 | 5259274 | wd | 10-Oct-17 | yes | R Sanches | Carter-John | 301 | 4.38 | 190,793 | \$100,000 | \$22,831.05 | \$0.52 |
| 150-185-000-006-00 | 5237929 | wd | 11-Feb-16 | yes | H Somerville | Leavitt & S | 302 | 1.40 | 60,984 | \$50,000 | \$35,714.29 | \$0.82 |
| 150-035-100-015-04 | 5267588 | wd | 31-May-18 | yes | Transmac | AJ Property | 302 | 4.05 | 160,159 | \$130,000 | \$32,098.77 | \$0.81 |
| Totals: | | | | | | | | | 20.66 | \$580,860 | | |

Price Per Acre:

\$28,115

Used:

\$28,000

2025 Gravel Pit Land Sales Analysis - Bengal Township

| Parcel #: | Date: | Price: | Acres: | Liber/Page | Price Per Acre |
|--------------------|------------|-----------|--------|------------|----------------|
| 100-018-200-030-00 | 3/26/2017 | \$60,000 | 17.20 | 5252642 | \$3,488.37 |
| 060-032-400-015-00 | 10/16/2019 | \$440,000 | 80.00 | 5284978 | \$5,500.00 |
| 090-029-300-010-00 | 10/18/2019 | \$111,000 | 19.00 | 5285158 | \$5,842.11 |
| 140-013-400-005-00 | 6/2/2020 | \$340,000 | 80.48 | 5300689 | \$4,224.65 |
| 120-011-300-005-00 | 12/16/2022 | \$451,000 | 113.50 | 5332062 | \$3,973.57 |
| 080-025-100-020-62 | 1/23/2023 | \$336,000 | 37.98 | 5332512 | \$8,846.76 |

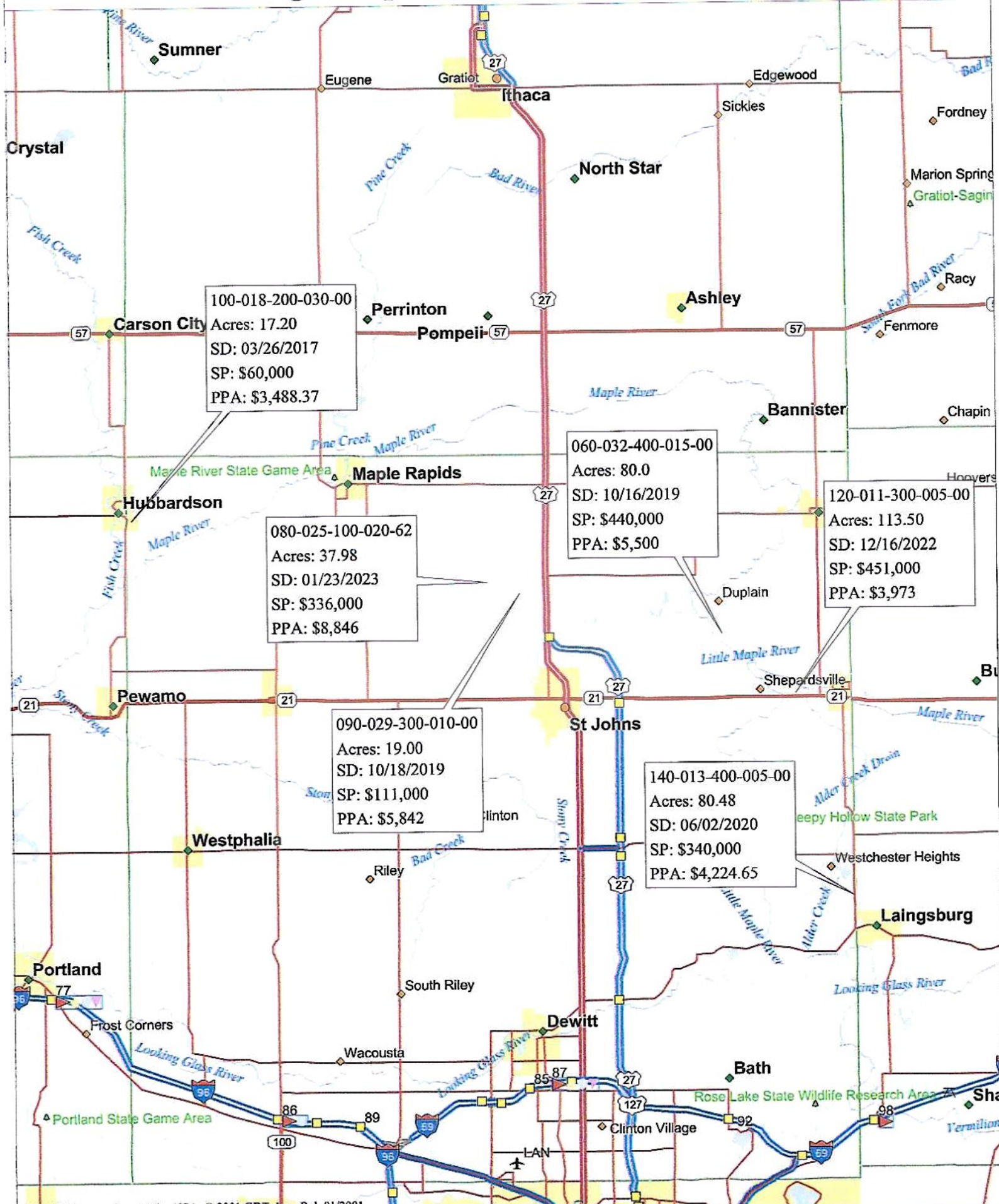
\$1,738,000 348.16

\$4,991.96

Used:

\$5,000.00

2025 Bengal Twp Gravel Pit Land Sales Analysis



2025 Bengal Township Residential Site Study

Vacant Land Residential Sales

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Net Acreage | Price Per Acre |
|--------------------|--------------------------|-----------|------------|--------|-----------------|-------------|----------------|
| 090-200-000-001-00 | 2955 BOULDER CREEK DRIVE | 01/02/24 | \$38,400 | WD | 03-ARM'S LENGTH | 1.05 | \$36,571.43 |
| 100-034-100-006-05 | TALLMAN RD | 01/29/24 | \$35,000 | WD | 03-ARM'S LENGTH | 1.48 | \$23,696.68 |
| 110-021-200-020-01 | 8267 S LOOMIS RD | 05/03/24 | \$90,000 | WD | 03-ARM'S LENGTH | 3.75 | \$24,000.00 |
| 110-008-100-015-07 | 2405 W PRICE RD | 06/04/24 | \$55,000 | WD | 03-ARM'S LENGTH | 2.00 | \$27,500.00 |
| 100-011-400-016-00 | ISLAND RD | 06/06/24 | \$37,500 | WD | 03-ARM'S LENGTH | 1.80 | \$20,833.33 |
| 130-016-200-012-00 | 7465 S FOREST HILL | 06/07/24 | \$42,500 | WD | 03-ARM'S LENGTH | 2.29 | \$18,558.95 |
| 020-034-400-030-00 | 6060 W CENTERLINE ROAD | 9/27/2024 | \$100,000 | WD | 03-ARM'S LENGTH | 3 | \$33,333.33 |
| 100-034-100-006-03 | COLONY RD | 07/29/24 | \$30,000 | WD | 03-ARM'S LENGTH | 1.52 | \$19,801.98 |
| 090-017-400-014-00 | W MEAD RD VACANT | 08/01/24 | \$25,000 | WD | 03-ARM'S LENGTH | 1.03 | \$24,271.84 |

Totals:

\$453,400

17.91

Average **\$25,313**

Used: **\$25,000**

2025 Bengal Twp Residential Site Study

