

11/80"

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood **BAYVA.BAY VALLEY ESTATES**, Last Edited: 01/15/2024

Sites:
 Site 'A': Description: 'GOOD' Value: 155,000
 Site 'B': Description: 'AVERAGE' Value: 110,000
 Site 'C': Description: 'WEST BAY SHORE' Value: 85,000

2023 WTS
140660
100050
80000

2024 IS

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:

180-024-00 GOOD \$142,000 4/15/2021
 180-024-00 GOOD \$175,000 1/4/2023

Same lot resold for a part 20% more 11/25 than 2 years later. Few vacant lots left in Sub.

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood 181.BAY VIEW PINES, Last Edited: 01/15/2024

2023 04-5
2024 IS
Sites:
Site 'A': Description: 'MODEST VIEWS' Value: 75-85,000
Site 'B': Description: 'GOOD VIEWS' Value: 95-100,000
Site 'C': Description: 'GREAT VIEWS' Value: 110-120,000
Site 'D': Description: 'EXCELLENT VIEWS' Value: 125-130,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''	
1	Acre: 26,000
3	Acre: 34,500
4	Acre: 36,000
5	Acre: 40,000
7	Acre: 56,000
10	Acre: 75,000
15	Acre: 105,000
20	Acre: 130,000
25	Acre: 152,500
30	Acre: 180,000
40	Acre: 240,000
50	Acre: 275,000
100	Acre: 540,000

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'	
1	Acre: 39,000
3	Acre: 56,100
4	Acre: 64,000
5	Acre: 67,500
7	Acre: 91,000
10	Acre: 110,000
15	Acre: 150,000
20	Acre: 180,000
25	Acre: 217,500
30	Acre: 258,000
40	Acre: 344,000
50	Acre: 410,000
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	Good views @ 150% (2 lots combined)
181-009-00	6/8/2022	\$108,000	Good views
181-039-00	12/14/2021	\$100,000	Good views
181-034-00	3/25/2021	\$125,000	Great views

Prior to 2024 there were 8 land values. Reduced to 4 beginning 2024.

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood **190**, BINGHAM RIDGE "190", Last Edited: 01/15/2024

Sites:
Site 'A': Description: 'EXCELLENT VIEWS' Value: 100,000
Site 'B': Description: 'GREAT VIEWS' Value: 75,000
Site 'C': Description: 'GOOD VIEWS' Value: 45,000
Site 'D': Description: 'AVERAGE VIEWS' Value: 33,000
Site 'E': Description: 'FAIR VIEWS' Value: 27,500
Site 'F': Description: 'NO VIEW' Value: 27,500

2023 WAS
EXCELLENT VIEWS '75000
GREAT VIEWS '50000
GOOD VIEWS '40000
AVERAGE VIEWS '30000
FAIR VIEWS '27500
NO VIEW '25000

2024 FS

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: / /
★ - Out of Sales Time frame

SALES -

190-011-00	12/29/23	36,250	Average
190-003-00	11/13/23	27,000	No View
190-024-00	8/10/23	29,900	FAIR
190-023-00	9/14/22	27,000	FAIR
190-021-00	5/19/22	42,000	GOOD
190-020-00	3/30/22	33,000	Average
190-017-00	3/29/22	110,000	Excellent
190-024-00	3/25/22	27,500	Fair (Resale above)

11 Blake Lane
112-002-SZ 7/12/22 } Same lot sold 3 times
112-002-SZ 12/8/21 } ~~before~~ within 15 months
112-002-SZ 4/15/21 } for 41% more.
2023 WAS \$75,000 2024 FS \$95,000

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood 230. DONNYBROOK FARMS, Last Edited: 01/15/2024

Sites:
Site 'A': Description: 'LOT VALUE A ' 2500 2024 FS Value: 35,000
Site 'B': Description: 'LOT VALUE B ' 2500 Value: 45,000

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

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

Rates for Rate Table 'AGRIC', (Acres)

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

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

SALES:

230-011-00	11/28/23 *	\$ 50,000	"B"
230-003-00	11/4/22	\$ 32,500	"A"
230-028-00	4/14/22	\$ 39,900	"B"

Ⓜ out of sales time frame.

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood 610.MONTEREY HILLS, Last Edited: 01/15/2024

Sites:
Site 'A': Description: UPPER LOTS 115,000
Site 'B': Description: SW LOTS 45,000
Site 'C': Description: SE LOTS 90,000
Site 'D': Description: NW LOTS 55,000

2023 WAS -
2024 IS -
Value: 130,000
Value: 60,000
Value: 90,000
Value: 70,000

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

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'			
1	Acre: 39,000	3	Acre: 56,100
1.5	Acre: 48,000	4	Acre: 64,000
2	Acre: 54,600	5	Acre: 67,500
2.5	Acre: 55,000	7	Acre: 91,000
		10	Acre: 110,000
		15	Acre: 150,000
		20	Acre: 180,000
		25	Acre: 217,500
		30	Acre: 258,000
		40	Acre: 344,000
		50	Acre: 410,000
		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:

610-005-00 11/15/22 \$149,900 Upper Lot

610-011-00 5/31/22 \$83,500 SE LOT

610-016-00 3/29/22 \$73,750 NW LOT

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood 672.PATHWAYS SITE CONDO, Last Edited: 01/15/2024

2023 WAS

2024 IS

Sites:
Site 'A': Description: 'SITE VALUE 20,000 Value: 22,500
Site 'B': Description: 'LARGER THAN TYP 2500 Value: 30,000
Site 'C': Description: 'VERY LARGE SITE 5000 Value: 37,500

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!

672-005-01	8/25/23	37500	Larger than TYP
676-006-01	9/22/23	19900	Standard Site
672-015-01	11/4/21	25000	Standard Site

⊗ Out of time frame

Unit: 01 - BINGHAM TOWNSHIP
Rates/Values for Neighborhood 675.ROLLING HILLS ESTATES, Last Edited: 01/15/2024

Sites:
 Site 'A': Description: NO VIEW Value: 60,000
 Site 'B': Description: FAIR VIEW Value: 80,000
 Site 'C': Description: AVERAGE VIEW Value: 95,000
 Site 'D': Description: GOOD VIEW Value: 125,000
 Site 'E': Description: EXCELLENT VIEW Value: 165,000

2023 WAS
 NO VIEW 55,000
 FAIR VIEW 75,000
 AVERAGE VIEW 90,000
 GOOD VIEW 120,000
 EXCELLENT VIEW 160,000

2024 FS

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

Values for Acreage Table 2: 'BAY AND LAKE VIEWS'		
1 Acre:	39,000	3 Acre: 56,100
1.5 Acre:	48,000	4 Acre: 64,000
2 Acre:	54,600	5 Acre: 67,500
2.5 Acre:	55,000	7 Acre: 91,000
		10 Acre: 110,000
		15 Acre: 150,000
		20 Acre: 180,000
		25 Acre: 217,500
		30 Acre: 258,000
		40 Acre: 344,000
		50 Acre: 410,000
		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:

675-008-00	7/26/22	95,000	Fair View (rosale see below)
675-015-00	10/18/21	125,000	Good View
675-005-00	9/10/21	179,000	Excellent View
675-009-00	8/27/21	71,000	Fair View
675-008-00	7/14/21	80,000	Fair View
675-007-00	6/2/21	83,000	Average View
675-004-00	5/24/21	145,000	Excellent View
675-018-00	5/3/21	90,000	Average View

Unit: 01 - BINGHAM TOWNSHIP

Rates/Values for Neighborhood SHORE.SHOREVIEWHILLS, Last Edited: 01/15/2024

1768"
2023 WAS
55,000
2024 FS
Value: 63,000

Sites:
Site 'A': Description: 'LOT Value: 63,000

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: / /

SALES:

768-006-00 8/3/22 \$69,000
768-004-00 6/10/22 \$57,500

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		
	770-016-00	\$35,000	8/14/2022
	775-020-00	\$55,000	11/01/2022
	775-019-01	\$60,000	8/19/2022
790	WOODSIDE HILLS		
	790-019-00	\$48,000	8/19/2021

2024 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

No land value changes were made from 2023 to 2024 on all of these neighborhoods.

ABOVE NEIGHBORHOODS SHARE THE SAME ECF NEIGHBORHOOD AS WELL.

"820" YORK CONDOMINIUMS

Sales with no garages:

820-003-00	\$210,000	10/7/2022
820-016-00	\$300,000	8/30/2022
820-042-00	\$294,000	6/17/2022
820-008-00	\$250,000	3/31/2022
820-023-00	\$175,000	2/04/2022
820-005-00	\$165,000	8/17/2021

Increase Unit Values with no garages for 2024 from:

\$175,000 to \$230,000

Sales with garages:

820-031-00	\$279,900	6/24/2022
820-008-00	\$250,000	3/31/2022
820-026-00	\$230,000	5/11/2021

Increase Unit Values with garages from 2024 from \$

\$240,000 to \$260,000