

Irving Township Land-2025 roll

4/1/2021 to 3/31/2024

PARCEL	ADDRESS	ADJ SALE PRICE	DATE	IMPROV. VALUE	RESID LAND	GROSS ACRE	NET ACRE	\$/ACRE	NOTES
08-120-023-00	foxglove dr	\$52,320	8/6/2021	\$0	\$52,320	1.32	1.320	\$39,636.36	development
08-125-001-00	autum ridge	\$59,950 \$112,270	10/13/2021	\$0	\$59,950 \$112,270	1.30	1.300 2.620	\$46,115.38 \$42,851.15	development
08-030-011-06	flat creek ct	\$65,400	9/29/2021	\$0	\$65,400	1.69	1.690	\$38,698.22	small development
08-030-011-07	flat creek ct	\$70,305	12/22/2021	\$0	\$70,305 \$135,705	2.15	1.702 3.392	\$41,307.29 \$40,007.37	small development
08-030-006-52	w state rd	\$62,130	7/29/2021	\$0	\$62,130	2.18	1.989	\$31,236.80	split - wooded pcl
08-031-004-07-sp	benzel ct	\$70,850	2/24/2022	\$0	\$70,850	2.10	2.012	\$35,213.72	small development
08-030-011-02sp	flat creek ct	\$65,400	6/29/2021	\$0	\$65,400	2.13	2.130	\$30,704.23	small development
08-030-011-03sp	flat creek ct	\$65,400	6/29/2021	\$0	\$65,400	2.20	2.200	\$29,727.27	small development
08-030-011-04	flat creek ct	\$67,362	11/2/2021	\$0	\$67,362	2.31	2.310	\$29,161.04	small development
08-031-017-80	backwater dr	\$70,305	2/1/2022	\$0	\$70,305	2.36	2.360	\$29,790.25	small development
08-031-017-90	backwater dr	\$69,651	11/22/2021	\$0	\$69,651 \$471,098	2.60	2.448 15.449	\$28,452.21 \$30,493.75	small development
08-031-017-70	backwater dr	\$70,850	11/4/2021	\$0	\$70,850	2.65	2.650	\$26,735.85	small development
08-008-016-60	north ridge ct	\$78,900	3/27/2023	\$0	\$78,900	2.75	2.750	\$28,690.91	small development
08-036-029-11	willits rd	\$57,770	11/3/2021	\$0	\$57,770 \$207,520	2.93	2.763 8.163	\$20,908.43 \$25,422.03	
08-030-011-01sp	flat creek ct	\$81,641	8/11/2021	\$0	\$81,641	3.24	2.805	\$29,105.53	small development
08-008-016-50	north ridge ct	\$82,000	1/12/2024	\$0	\$82,000	3.74	3.740	\$21,925.13	small dev-sold \$59,000 10/28/20
08-008-016-70	north ridge ct	\$58,000	10/6/2023	\$0	\$58,000 \$221,641	3.29	2.870 9.415	\$20,209.06 \$23,541.26	small development
08-029-003-10	grange rd	\$130,000	9/23/2024	\$0	\$130,000	4.54	4.313	\$30,141.43	
08-031-004-06	benzel ct	\$102,242	2/24/2022	\$0	\$102,242 \$232,242	5.43	5.430 9.743	\$18,829.10 \$23,836.81	small development-adjacent to buyer
08-031-017-50	backwater dr	\$114,450	9/22/2021	\$0	\$114,450	4.92	4.920	\$23,262.20	small development-waterfront
08-031-017-20	backwater dr	\$117,611	11/24/2021	\$0	\$117,611 \$232,061	5.71	5.710 10.630	\$20,597.37 \$21,830.76	small development-waterfront
08-033-020-40	grange rd	\$54,500	1/19/2022	\$0	\$54,500	6.88	6.595	\$8,263.84	
08-010-004-06	glenn clay ct	\$120,000	11/8/2023	\$0	\$120,000	6.42	6.420	\$18,691.59	small development
08-018-012-11	6409 garbow rd	\$180,000	3/28/2022	\$20,176	\$159,824	7.00	6.824	\$23,420.87	rolling/wooded
08-020-007-23	red pearl ln	\$130,000	10/31/2022	\$0	\$130,000 \$409,824	8.74	8.737 21.981	\$14,879.25 \$18,644.47	small development
43-350-050-22	s state st	\$138,000	3/15/2024	\$0	\$138,000	9.70	9.700	\$14,226.80	
08-010-004-05sp	glen clay ct	\$122,080	6/11/2021	\$0	\$122,080	10.06	10.060	\$12,135.19	small development
08-017-004-30	crane rd	\$141,700	8/19/2021	\$0	\$141,700 \$401,780	10.19	10.150 29.910	\$13,960.59 \$13,432.97	
08-010-004-01	glen clay ct	\$116,000	10/7/2022	\$0	\$116,000	13.76	13.760	\$8,430.23	small development
08-115-036-00	sugar creek dr	\$220,000	8/18/2023	\$0	\$220,000	20.02	20.020	\$10,989.01	small development
08-010-004-03	glenn clay ct	\$262,000	9/29/2023	\$0	\$262,000	27.87	27.870	\$9,400.79	sold \$319,000 4/14/23
08-010-004-03	glen clay ct	\$319,000	4/14/2023	\$0	\$319,000	27.87	27.870	\$11,446.00	small development
08-010-004-03	glen clay ct	\$261,600	10/16/2021	\$0	\$261,600 \$426,000.000	27.87	27.870 83.610	\$9,386.44 \$10,077.74	small development
08-022-001-02	wood school	\$230,000	6/28/2003	\$0	\$230,000	30.03	29.830	\$7,710.36	shed or cabin???
08-013-011-00	hammond rd	\$280,000	2/28/2024	\$0	\$280,000	40.00	39.000	\$7,179.49	hastings schools
08-014-008-00	buehler rd	\$449,264	10/27/2022	\$0	\$449,264	52.24	51.681	\$8,693.02	some wooded
08-027-005-10	ryan rd	\$367,280	11/23/2022	\$0	\$367,280 \$816,544	59.60	59.100 110.781	\$6,214.55 \$7,370.79	qualified forest
08-031-004-04	benzel ct	\$99,900	4/6/2022	\$0	\$99,900	2.30	2.290	\$43,624.45	small development-waterfront
not used									
08-010-005-20	cain creek dr	\$135,000	5/16/2023	\$0	\$135,000	24.70	24.700	\$5,465.59	odd shaped pcl
1 Year+ - 10/1/2023 to 12/31/2024									
08-015-002-03-sp	leaf ln	\$76,500	11/15/2024	\$0	\$76,500	2.18	2.180	\$35,091.74	small development
08-015-002-04	leaf ln	\$85,000	12/11/2024	\$0	\$85,000 \$161,500	2.34	2.340 4.520	\$36,324.79 \$35,730.09	small development
08-008-016-60	north ridge ct	\$75,000	11/27/2024	\$0	\$75,000	2.75	2.750	\$27,272.73	small development
08-015-002-05	leaf ln	\$76,500	11/15/2024	\$0	\$76,500	2.85	2.850	\$26,842.11	small development
08-008-016-70	north ridge ct	\$58,000	10/6/2023	\$0	\$58,000 \$209,500	3.29	2.870 8.470	\$20,209.06 \$24,734.36	small development
08-036-008-20	hammond rd	\$45,000	3/29/2024	\$0	\$45,000	3.00	2.583	\$17,421.60	hastings schools
08-003-018-02	wood school rd	\$60,000	4/5/2024	\$0	\$60,000	3.77	3.502	\$17,133.07	
08-008-016-50	north ridge ct	\$82,000	1/12/2024	\$0	\$82,000 \$142,000	3.74	3.740 7.242	\$21,925.13 \$19,607.84	small dev-sold \$59,000 10/28/20
08-029-003-10	grange rd	\$130,000	9/23/2024	\$0	\$130,000	4.54	4.313	\$30,141.43	
08-010-005-52	wood school rd	\$105,000	11/18/2024	\$0	\$105,000	5.91	5.910	\$17,766.50	L shaped - no road frtg-esmt
08-010-004-06	glenn clay ct	\$120,000	11/8/2023	\$0	\$120,000	6.42	6.420	\$18,691.59	small development
43-350-050-22	s state st	\$138,000	3/15/2024	\$0	\$138,000	9.70	9.700	\$14,226.80	
08-010-006-12	sisson rd	\$200,000	5/2/2024	\$0	\$200,000	12.18	11.806	\$16,940.54	purch by neighbor lc