

2024 Skandia Township Land Value Analysis for 2025 assessments

Skandia Township is a rural Township about 12 miles south of the City of Marquette which offers employment as well as services and activities desired by the residents of the Township, The Township is a rural setting suitable for single family dwelling and recreational structures.

Sales of Small lots -1 to 5 acres

Parcel #	Date	Sale Price	Lot size	\$/ acre
008-169-017-00	8-2024	18,000	1 acre	18,000/a
52-15-014-014-00	4-2024	10,000	3.3 acres	3,030/a
52-15-109-018-10	7-2024	13,500	2 acres	6,750/a
Totals		41,500	6.3 acres	6,587/acre

*Used site value range 10,000 plus \$ /acre

Sales of Vacant land- 8 to 20 acres

Parcel #	Date	Sale price	Lot size	\$/acre
52-15-128-006-10 & 20	10-17-21	17,000	8.6 acres	1,976/acre
52-15-119-026-00	10-2024	40,000	11.66 acres	3,431/acre
Totals		57,000	20.26 acres =	2,813/acre

*Used 2,813/ acre

Sales of 20- acre parcels

Parcel #	Date	Sale Price	Lot size	\$/ acre
52-15-109-006-50	3-30-22	25,400	20 acres	1,270/acre
52-15-110-002-75	9-30-22	39,900	20 acres	1,995/acre
52-15-116-002-30	2-15-19	30,000	20 acres	1,500/acre
52-15-116-004-00	9-6-21	26,500	20acres	1,325/acre
52- 15-136-009-50	9-2024	50,000 adj 40,000	20acres	2,000/acre
52-15-024-008-00	10-2023	55,000	20acres	2,750acre
Totals		226,800	120 acres=	1,890/ acre

*Used 1,890 acre

Larger tracts -25 acres -160 acres

52-15-006-002-00	5-22	26,100/72,000	29 acres	2,482/acre
52-15-009-017-00	1-22	29,000/58,000	40acres	1,450/acre
52-15-117-014-00	10-18	28,000/56,000	40 acres	1,400/acre
52-15-110-001-00	9-20	84,400/170,000	124 acres	1,370/acre
52-15-110-001-05	7-20	70,100/ 145,000	98 acres	1,479/acre
52-15-110-002-20&4555-11-24	100,000	40 acres	2,500/a	
52-15-114-005-00	3-24	160,000-20% -128,000/	79acres	1,620/acre
Totals	729,000	450acres=	1,620 /acre	

*Used 1,620/ acre

Low lands

52-15-005-001 & 132-013 11-22 75,000 101 8 acres 736/acre

52-15132-003-00 4-21 26,500 28.64acres 925/acre

Totals 101,500 130.44acres= 778/acre

*Used 778/acre