

COMM LAND -ORANGEVILLE - 2026 ROLL (no industrial land in township - only power co row's and gravel pits)

WATERFRONT

Parcel	Address	Adj Sale Price	Date	Imp.+Yard	Resid Land	acreage		\$/acre	FF	\$/FF	
11-005-020-00	11925 MARSH RD	\$372,000	3/11/2020	156,131	\$215,869	1.861		\$115,996	199.68	1081.07	GUN LAKE FRONT (ROAD)
11-050-001-00	11885 MARSH RD	\$312,500	4/23/2019	19,739	\$292,761	0.661		\$442,907	100.00	2927.61	GUN LAKE FRONT (ROAD)
					\$508,630	2.522		\$201,677	299.68	1697.24	
											Used \$1650/FF for 2026
16-030-005-50	2717 s patterson rd	\$356,500	4/22/2021	\$270,165	\$86,335	1.225	1.093	\$78,989	174.01	496.15	
11-006-069-00	12607 marsh rd	\$134,400	5/5/2022	\$68,993	\$65,407	0.830	0.830	\$78,803	129.09	506.67	
41-027-110-00	215 BROADWAY	\$115,000	3/9/2024	\$0	\$115,000	0.803	0.803	143,213	174.90	657.52	
41-046-001-00	118 w main st	\$103,000	9/11/2024	\$74,019	\$28,981	0.129	0.129	\$224,659	56.00	517.52	
16-029-005-00	1114 gun lake rd	\$184,000	7/6/2021	\$128,607	\$55,393	0.360	0.360	\$153,870	100.00	553.93	
13-014-023-00	441 haynes loop dr	\$215,000	2/15/2022	\$153,350	\$61,650	1.377	1.377	\$44,771	165.81	371.81	
					\$412,766				799.81	516.08	
											Used \$500/FF for 2026
13-014-007-01	vacant land	\$172,500	8/31/2021	\$0	\$172,500	4.240	4.240	\$40,684	0.00		flag lot no road frontage
41-027-110-00	215 broadway	\$115,000	3/9/2024	\$0	\$115,000	0.803	0.803	\$143,213	174.90	657.52	purch by bldr on m-37
14-027-002-09	M-37 hwy	\$367,500	11/2/2022	\$0	\$367,500	6.690	6.090	\$60,345	512.02	717.75	m-37
16-019-005-20+006-20	12175 w m-179 hwy	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	13.795	\$60,328	510.00	1631.81	m-179
16-020-005-00	11446 w m-179 hwy	\$210,000	2/23/2024	\$76,879	\$133,121	1.433	1.281	\$103,920	165.62	803.77	m-179 (equiv ff)
16-019-031-10	w m-179 hwy	\$260,000	11/15/2023	\$0	\$260,000	3.802	3.499	\$74,307	400.00	650.00	m-179
16-020-023-00	11332 w m-179 hwy	\$300,000	10/20/2023	\$184,044	\$115,956	1.186	1.093	\$106,090	123.00	942.73	m-179
16-030-002-10	2487 s patterson	\$205,000	5/19/2023	\$53,297	\$151,703	1.370	1.370	\$110,732	0.00		irreg shaped pcl
16-020-013-01	w m-179 hwy	\$420,000	12/30/2022	\$0	\$420,000	15.421	15.156	\$27,712			part zoned ag
16-019-033-00	M-179	\$55,000	12/30/2025	\$0	\$55,000	0.363	0.293	187,713	90.00	611.11	

Gravel Sales

11-010-004-00	norris rd	\$400,000	2/22/2024	\$0	\$400,000	40	40	\$10,000.00			purch by gravel co
11-029-011-00	s norris rd	\$485,000	9/5/2023	\$105,871	\$379,129	35.47	34.57	\$10,966.99			purch by gravel co
11-010-004-00	s norris rd	\$499,000	2/22/2024	\$0	\$499,000	40	40	\$12,475.00			purch by gravel co
11-025-002-50	7402 hayward rd	\$400,000	9/17/2024	\$0	\$400,000	41.1	40.339	\$9,915.96			purch by gravel co-demo'd dwelling
					#####		154.909	\$10,833.00			
							Used:	\$11,000.00			