

4

2026 Blissfield Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre
BL2-610-0080-00	12/4/2023	\$100,000.00	12.88	\$7,763.98
BL2-230-2810-00	6/14/2024	\$150,000.00	18.48	\$8,116.88
BL0-232-2300-00	7/11/2023	\$201,381.00	20.36	\$9,891.01
BL0-234-4555-00 & 4505-00	12/10/2024	\$277,400.00	37.14	\$7,469.04
BL0-229-4500-00	7/11/2023	\$548,666.00	55.47	\$9,891.22
BL0-227-2100-00 & 1280-00	8/1/2023	\$560,960.00	88.24	\$6,357.21
BL0-228-3400-00	7/15/2024	\$840,000.00	78.90	\$10,646.39
BL0-227-2100-00	12/19/2023	\$236,864.00	37.10	\$6,384.47
Surrounding Township Sales				\$8,363.52

2026 Till Value: **\$8,000.00**

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BLO-227-1280-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	GOETZ, GARY L & LAURIE A	Previous Class	102	AGRICULTURAL-VACANT
Property Address:	12000 CARROLL RD BLK BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:	2658-0015	School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road, Electric			
Topography:	Level, High			
Mailing Address:		Description:		
	GOETZ, GARY L & LAURIE A 8135 CLARK RD OTTAWA LAKE, MI 49267			

Most Recent Sale Information

Sold on 8/1/2023 for 560,960 by TIPTON, JAMES A, TRUST

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2658-0015

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	178,700	2025 Taxable:	66,292	Acreage:	51.14
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BLO-227-2100-00	Current Class:	101	AGRICULTURAL-IMPROVED
Owner's Name:	GOETZ, DALTON B & MEGAN E	Previous Class	101	AGRICULTURAL-IMPROVED
Property Address:	12000 CARROLL RD BLK BLISSFIELD, MI 49228	Gov. Unit:	BLO	BLISSFIELD TOWNSHIP
Liber/Page:	2663-0057	School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:	07/10/2023	Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:		Created:	07/25/2024	
Topography:		Active:	Active	

Mailing Address:

GOETZ, DALTON B & MEGAN E
6480 LIPP HWY
BLISSFIELD, MI 49228

Description:

Most Recent Sale Information

Sold on 12/19/2023 for 236,864 by GOETZ, GARY L & LAURIE A

Terms of sale: 32-SPLIT VACANT

Liber/Page: 2663-0057

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	128,900	2025 Taxable:	76,487	Acreage:	37.01
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BL0-228-3400-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102	AGRICULTURAL-VACANT
Property Address:	1000 BERRY RD BLK BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:		School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road, Electric			
Topography:	Level, High			
Mailing Address:		Description:		
	STAHL FARMS LLC 4998 IFFLAND RD BLISSFIELD, MI 49228			

Most Recent Sale Information

Sold on 7/15/2024 for 840,000 by WINKELMAN, WESLEY & DONNA TRUST

Terms of sale: 03-ARM'S LENGTH

Liber/Page: 26720254

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	293,300	2025 Taxable:	108,504	Acreage:	78.97
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BL0-229-4500-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	IOTT, BENJAMIN J & BAYLEIGH M	Previous Class	102	AGRICULTURAL-VACANT
Property Address:	5000 CARROLL RD BLK BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:		School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:	01/19/2023	Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:				
Topography:				
Mailing Address:		Description:		
IOTT, BENJAMIN J & BAYLEIGH M 4681 SEAGER RD BLISSFIELD, MI 49228				

Most Recent Sale Information

Sold on 7/11/2023 for 750,047 by MALLORY, THOMAS

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	204,300	2025 Taxable:	100,218	Acreage:	55.47
Zoning:	A	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BLO-232-2300-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	IOTT, BENJAMIN J & BAYLEIGH M	Previous Class:	102	AGRICULTURAL-VACANT
Property Address:	5600 CARROLL RD BLISSFIELD, MI 49228	Gov. Unit:	BLO	BLISSFIELD TOWNSHIP
Liber/Page:		School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road, Electric, Gas			
Topography:	Level, High			
Mailing Address:		Description:		
	IOTT, BENJAMIN J & BAYLEIGH M 4681 SEAGER RD BLISSFIELD, MI 49228			

Most Recent Sale Information

Sold on 7/11/2023 for 750,047 by MALLORY, THOMAS

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	74,500	2025 Taxable:	19,428	Acreage:	20.36
Zoning:	A	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BLO-234-4505-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	GOETZ, DALTON & MEGAN	Previous Class:	102	AGRICULTURAL-VACANT
Property Address:	6000 TAGSOLD HWY BLK BLISSFIELD, MI 49228	Gov. Unit:	BLO	BLISSFIELD TOWNSHIP
		School:	46040	BLISSFIELD COMMUNITY SCHOOLS
		Neighborhood:	AG	AGRICULTURAL ECF

Liber/Page: 2536-933 **Created:** 07/25/2024
Split: 03/09/2016 **Active:** Active

Public Impr.:

Topography:

Mailing Address:

Description:

GOETZ, DALTON & MEGAN
6408 LIPP HWY
BLISSFIELD, MI 49228

Most Recent Sale Information

Sold on 12/10/2024 for 277,400 by GOETZ, GARY L & LAURIE A

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 2676/0890

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	21,900	2025 Taxable:	16,623	Acreage:	6.50
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BL0-234-4555-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	GOETZ, DALTON & MEGAN	Previous Class:	102	AGRICULTURAL-VACANT
Property Address:	12000 STADLER RD BLK BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:	2538-653	School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road, Electric	Created:	07/25/2024	
Topography:	Level, High	Active:	Active	
Mailing Address:		Description:		
	GOETZ, DALTON & MEGAN 6408 LIPP HWY BLISSFIELD, MI 49228			

Most Recent Sale Information

Sold on 12/10/2024 for 277,400 by GOETZ, GARY L & LAURIE A

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2676/0890

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	112,100	2025 Taxable:	64,482	Acreage:	30.64
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BL2-230-2810-00	Current Class:	101	AGRICULTURAL-IMPROVED
Owner's Name:	STAHL FARMS LLC	Previous Class	101	AGRICULTURAL-IMPROVED
Property Address:	400 N MONROE ST BLK BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:		School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights			
Topography:	Level, High			
Mailing Address:		Description:		
STAHL FARMS LLC 4998 IFFLAND RD BLISSFIELD, MI 49228				

Most Recent Sale Information

Sold on 6/14/2024 for 150,000 by GOLL, LEO W & LORI A, LIVING TRUST

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	72,600	2025 Taxable:	31,289	Acreage:	18.48
Zoning:	RM-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Agricultural Buildings: 2
Estimated TCV: Tentative
Comments:

Image

Tax Information

Real Estate Summary Sheet

12/04/2025
9:37 AM

Information herein deemed reliable but not guaranteed

Parcel:	BL2-610-0080-00	Current Class:	102	AGRICULTURAL-VACANT
Owner's Name:	BIERMAN, SHANE	Previous Class:	102	AGRICULTURAL-VACANT
Property Address:	DEPOT ST BLISSFIELD, MI 49228	Gov. Unit:	BL0	BLISSFIELD TOWNSHIP
Liber/Page:	2662-0481	School:	46040	BLISSFIELD COMMUNITY SCHOOLS
Split:		Neighborhood:	AG	AGRICULTURAL ECF
Public Impr.:	Paved Road	Created:	07/25/2024	
Topography:	Rolling, High	Active:	Active	
Mailing Address:		Description:		
	BIERMAN, SHANE 11505 RIGA HWY BLISSFIELD, MI 49228			

Most Recent Sale Information

Sold on 12/4/2023 for 100,000 by CRANOR PROPERTIES LLC

Terms of Sale: 20-MULTI PARCEL SALE REF **Liber/Page:** 2662-0481

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	24,400	2025 Taxable:	17,221	Acreage:	6.50
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.00 Qualified Ag.	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

Tax Information

Blissfield Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
BLO-207-2350-00	9975 FORCHE RD	10/31/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000
BLO-216-4210-00	3641 S SISSON HWY	1/3/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000
BLO-217-3975-00	10434 ROUGET RD	9/29/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000
BLO-221-4125-00	4612 SEAGER RD	7/27/2023	\$164,000	WD	03-ARM'S LENGTH	\$164,000
BLO-227-1100-00	12249 CARROLL RD	7/9/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000
BLO-230-1150-00	4961 S WELLSVILLE HWY	7/24/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
BLO-232-3625-00	751 S LANE ST	8/22/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000
Totals:						\$1,571,000
						\$1,571,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$92,100	43.86	\$205,451	\$40,493	\$169,507	\$171,831	0.986	1,767
\$102,000	51.00	\$202,520	\$58,000	\$142,000	\$150,541	0.943	1,438
\$97,800	44.45	\$244,824	\$71,905	\$148,095	\$180,123	0.822	1,754
\$63,800	38.90	\$141,214	\$50,000	\$114,000	\$95,014	1.200	936
\$165,900	48.51	\$328,235	\$57,864	\$284,136	\$281,636	1.009	2,446
\$87,500	48.61	\$170,084	\$29,056	\$150,944	\$146,903	1.028	1,048
\$115,500	45.29	\$238,485	\$86,235	\$168,765	\$149,415	1.130	1,316
\$724,600		\$1,530,813		\$1,177,447	\$1,175,463		
Sale. Ratio =>	46.12					E.C.F. =>	1.002
Std. Dev. =>	3.99					Ave. E.C.F. =>	1.017

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
\$95.93	'BLTWP	3.0331	CONVENTIONAL	\$28,475	RESIDENTIAL IN AA ZONE	401
\$98.75	'BLTWP	7.3541	CONVENTIONAL	\$58,000	RESIDENTIAL IN AA ZONE	401
\$84.43	'BLTWP	19.4618	CONVENTIONAL	\$63,435	RESIDENTIAL IN AA ZONE	401
\$121.79	'BLTWP	18.3017	SINGLE STORY	\$50,000	RESIDENTIAL IN AA ZONE	401
\$116.16	'BLTWP	0.7929	CONVENTIONAL	\$53,540	RESIDENTIAL IN AA ZONE	401
\$144.03	'BLTWP	1.0702	RANCH	\$28,900	RESIDENTIAL IN AA ZONE	401
\$128.24	'AG	11.2699	CONVENTIONAL	\$77,500	AGRICULTURAL LAND	101
\$112.76		1.5118				

Std. Deviation=> 0.12286725

Ave. Variance=> 8.7548 Coefficient of Var=> 8.610120404

Building Depr.

Building Occupancy

60 Single Family

67 Single Family

65 Single Family

55 Single Family

70 Single Family

86 Single Family

53 Single Family