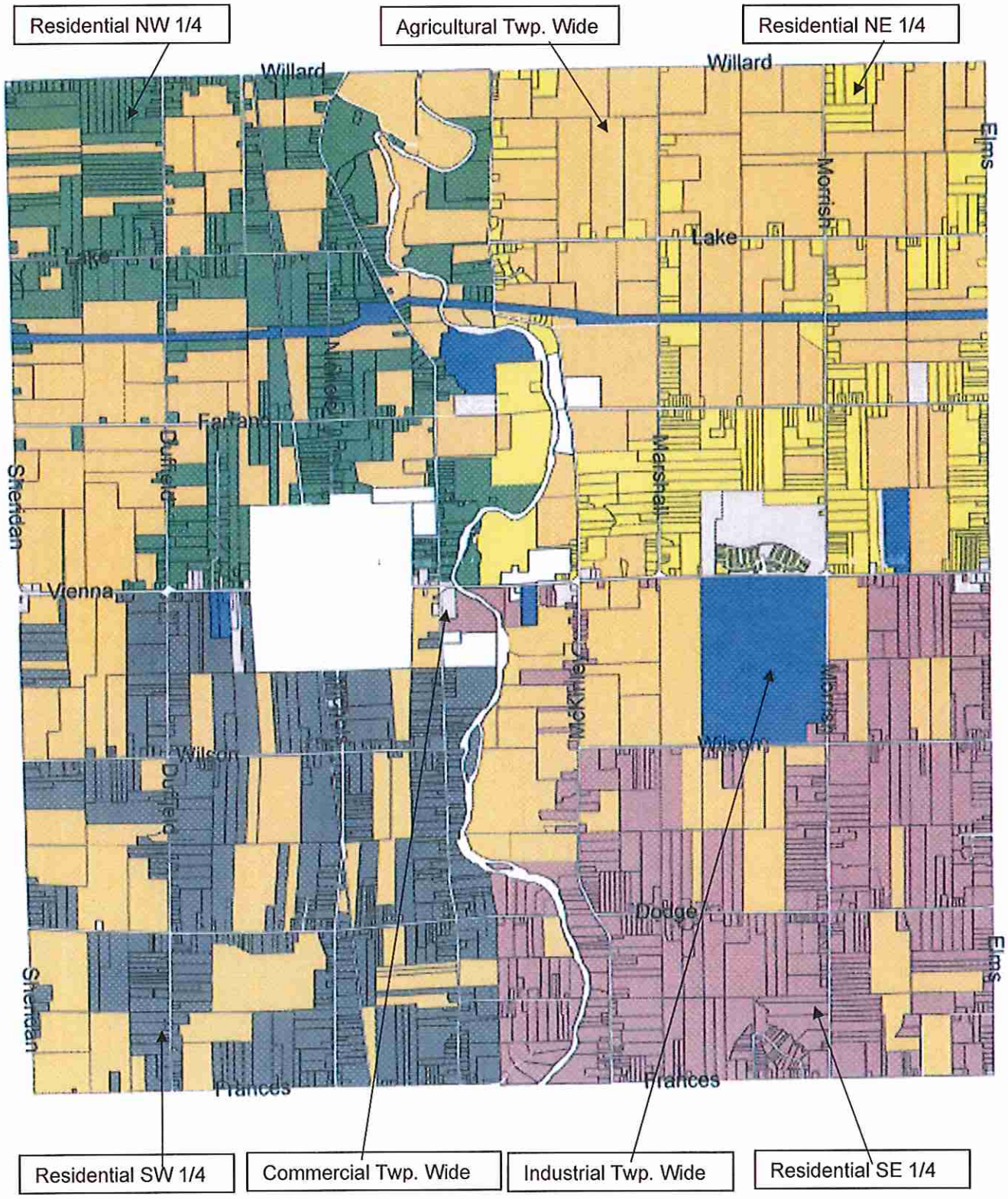
MONTROSE TOWNSHIP LAND VALUE MAP – 2022
(See Section Maps for Additional Details)



Land Value Map Legend 2022

00000		INACTIVE PARCELS	
11111		AGRICULTURAL PROPERTIES	TOWNSHIP WIDE
22222	N/A	BUILDINGS ON LEASED LAND	
40000		PROPERTIES IN THE NE 1/4	SEC - 1, 2, 3, 10, 11, 12, 13, 14, 15
40001		PROPERTIES IN THE NW 1/4	SEC - 4, 5, 6, 7, 8, 9, 16, 17, 18
40002		PROPERTIES IN THE SE 1/4	SEC - 22, 23, 24, 25, 26, 27, 34, 35, 36
40003		PROPERTIES IN THE SW 1/4	SEC - 19, 20, 21, 28, 29, 30, 31, 32, 33
77777		COMMERCIAL PROPERTIES	TOWNSHIP WIDE
81111	N/A	AG - UTILITY ROW	
87777	N/A	COMMERCIAL - UTILITY ROW	
88888		INDUSTRIAL PROPERTIES	TOWNSHIP WIDE
99999		EXEMPT PROPERTIES	

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 11111.AG TWP WIDE, Last Edited: 01/12/2022

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 10,500	3	Acre: 19,500	10	Acre: 36,900	30	Acre: 74,600
1.5	Acre: 15,700	4	Acre: 21,900	15	Acre: 49,300	40	Acre: 99,400
2	Acre: 17,000	5	Acre: 24,400	20	Acre: 49,700	50	Acre: 124,300
2.5	Acre: 18,200	7	Acre: 29,400	25	Acre: 62,200	100	Acre: 150,000

Values for Acreage Table 2: 'INDUSTRIAL UTILITY'

1	Acre: 10,500	3	Acre: 19,500	10	Acre: 36,900	30	Acre: 74,600
1.5	Acre: 15,700	4	Acre: 21,900	15	Acre: 49,300	40	Acre: 99,400
2	Acre: 17,000	5	Acre: 24,400	20	Acre: 49,700	50	Acre: 124,300
2.5	Acre: 18,200	7	Acre: 29,400	25	Acre: 62,200	100	Acre: 150,000

Rates for Rate Table 'AG LAND RATES', (Acres)

HOMESITE	: 10,500
0 - 10 ACRES	: 4,300
11 - 20 ACRES	: 4,300
21 - 30 ACRES	: 3,000
31 - 40 ACRES	: 2,800
41 - 50 ACRES	: 2,800
50 - 75 ACRES	: 2,400
75 + ACRES	: 2,900
WOODED	: 2,300
WETLANDS	: 500
PA 451	: 1
ROW	: 0
GTWRR ROW	: 0
RIVER ROW	: 0
COMMERCIAL AREA	: 10,000
DRAIN ROW	: 0
EXCAVATION SITE	: 3,000

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 40000.NE 1/4, Last Edited: 01/13/2022

Frontages:
Frontage 'A': Description: 'RES - PLATS ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 400
Frontage 'G': Description: 'RIVER FRONTAGE ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 350
Frontage 'I': Description: 'COMMERCIAL RATE' FF Rate: 200
Standard Frontage: 0 Standard Depth : 400

Sites:
Site 'C': Description: 'SITE VALUE ' Value: 10,543

Values for Acreage Table 1: 'RESIDENTIAL - M&B'

1 Acre:	9,000	3 Acre:	29,000	10 Acre:	70,000	30 Acre:	157,000
1.5 Acre:	14,000	4 Acre:	35,000	15 Acre:	99,000	40 Acre:	185,000
2 Acre:	19,000	5 Acre:	41,000	20 Acre:	129,000	50 Acre:	213,000
2.5 Acre:	24,000	7 Acre:	52,000	25 Acre:	143,000	100 Acre:	280,000

Values for Acreage Table 2: 'RIVER FRONTAGE LOTS'

1 Acre:	12,000	3 Acre:	36,000	10 Acre:	88,000	30 Acre:	196,200
1.5 Acre:	18,000	4 Acre:	44,000	15 Acre:	124,000	40 Acre:	213,200
2 Acre:	24,000	5 Acre:	51,000	20 Acre:	161,000	50 Acre:	266,200
2.5 Acre:	30,000	7 Acre:	66,000	25 Acre:	178,000	100 Acre:	350,000

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 40001.NW 1/4, Last Edited: 01/13/2022

Frontages:
Frontage 'A': Description: 'RES - PLATS ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 400
Frontage 'C': Description: 'GLENMARK TRAIL ' FF Rate: 120
Standard Frontage: 0 Standard Depth : 350
Frontage 'D': Description: 'INDIAN TRAILS ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 350
Frontage 'G': Description: 'RIVER FRONTAGE ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 550
Frontage 'I': Description: 'COMMERCIAL ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 400

Values for Acreage Table 1: 'RESIDENTIAL - M&B'

1	Acre: 7,000	3	Acre: 21,000	10	Acre: 71,000	30	Acre: 172,000
1.5	Acre: 10,000	4	Acre: 28,000	15	Acre: 107,000	40	Acre: 201,000
2	Acre: 14,000	5	Acre: 35,000	20	Acre: 143,000	50	Acre: 230,000
2.5	Acre: 17,000	7	Acre: 50,000	25	Acre: 157,000	100	Acre: 190,000

Values for Acreage Table 2: 'RIVER FRONTAGE LOTS'

1	Acre: 7,100	3	Acre: 26,000	10	Acre: 89,000	30	Acre: 215,000
1.5	Acre: 13,000	4	Acre: 35,000	15	Acre: 134,000	40	Acre: 251,000
2	Acre: 17,000	5	Acre: 44,000	20	Acre: 179,000	50	Acre: 287,813
2.5	Acre: 22,000	7	Acre: 62,000	25	Acre: 197,000	100	Acre: 237,500

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 40002.SE 1/4, Last Edited: 01/13/2022

Frontages:
Frontage 'A': Description: 'RES - PLATS ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 400
Frontage 'C': Description: 'LANDFILL AREA ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 300
Frontage 'D': Description: 'RIVERGROVE ACRE' FF Rate: 25
Standard Frontage: 0 Standard Depth : 350
Frontage 'E': Description: 'GREENVIEW ACRES' FF Rate: 140
Standard Frontage: 0 Standard Depth : 1295
Frontage 'G': Description: 'RIVER FRONTAGE ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 550
Frontage 'I': Description: 'COMMERCIAL RATE' FF Rate: 200
Standard Frontage: 0 Standard Depth : 400

Values for Acreage Table 1: 'RESIDENTIAL M&B'

1 Acre: 7,300	3 Acre: 22,100	10 Acre: 51,000	30 Acre: 125,000
1.5 Acre: 11,000	4 Acre: 27,500	15 Acre: 69,000	40 Acre: 162,400
2 Acre: 14,700	5 Acre: 33,000	20 Acre: 88,000	50 Acre: 199,800
2.5 Acre: 18,200	7 Acre: 39,000	25 Acre: 106,200	100 Acre: 230,000

Values for Acreage Table 2: 'RIVER FRONTAGE LOTS'

1 Acre: 9,100	3 Acre: 27,000	10 Acre: 62,000	30 Acre: 156,000
1.5 Acre: 13,000	4 Acre: 34,000	15 Acre: 86,000	40 Acre: 202,000
2 Acre: 18,000	5 Acre: 41,000	20 Acre: 109,000	50 Acre: 248,000
2.5 Acre: 22,000	7 Acre: 48,000	25 Acre: 132,000	100 Acre: 287,500

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 40003.SW 1/4, Last Edited: 01/12/2022

Frontages:
Frontage 'A': Description: 'RES - PLATS ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 400
Frontage 'B': Description: 'SEC 32 - GC FTG' FF Rate: 100
Standard Frontage: 0 Standard Depth : 400
Frontage 'G': Description: 'RIVER FRONTAGE ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 550

Values for Acreage Table 1: 'RESIDENTIAL M&B'

1	Acre: 6,600	3	Acre: 19,800	10	Acre: 53,800	30	Acre: 137,600
1.5	Acre: 9,900	4	Acre: 26,300	15	Acre: 74,800	40	Acre: 179,400
2	Acre: 13,200	5	Acre: 32,900	20	Acre: 95,700	50	Acre: 221,300
2.5	Acre: 16,400	7	Acre: 41,300	25	Acre: 116,600	100	Acre: 213,200

Values for Acreage Table 2: 'RIVER FRONTAGE LOTS'

1	Acre: 8,200	3	Acre: 24,700	10	Acre: 67,300	30	Acre: 172,000
1.5	Acre: 12,300	4	Acre: 32,900	15	Acre: 93,400	40	Acre: 224,300
2	Acre: 16,400	5	Acre: 41,100	20	Acre: 119,600	50	Acre: 276,700
2.5	Acre: 20,600	7	Acre: 51,600	25	Acre: 145,800	100	Acre: 283,300

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 77777.COMMERCIAL PROPERTIES, Last Edited: 11/13/2019

Frontages:
Frontage 'A': Description: 'COM HIGHWAY ' FF Rate: 250
Standard Frontage: 0 Standard Depth : 460
Frontage 'F': Description: 'COM NON HW ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 400

Minimum Value for Frontages/Sites: 17,100

Values for Acreage Table 1: 'RESIDENTIAL VALUES'

1	Acre: 9,400	3	Acre: 21,600	10	Acre: 34,500	30	Acre: 81,600
1.5	Acre: 14,100	4	Acre: 24,400	15	Acre: 47,900	40	Acre: 88,400
2	Acre: 18,700	5	Acre: 27,200	20	Acre: 59,200	50	Acre: 106,800
2.5	Acre: 20,200	7	Acre: 27,600	25	Acre: 70,400	100	Acre: 180,000

Values for Acreage Table 2: 'COM LAND ACRE VALUES'

1	Acre: 37,600	3	Acre: 95,880	10	Acre: 188,000	30	Acre: 381,800
1.5	Acre: 56,400	4	Acre: 120,320	15	Acre: 251,400	40	Acre: 405,100
2	Acre: 75,200	5	Acre: 141,000	20	Acre: 335,200	50	Acre: 428,400
2.5	Acre: 84,600	7	Acre: 197,400	25	Acre: 358,500	100	Acre: 451,700

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

Unit: 13 - MONTROSE TOWNSHIP
Rates/Values for Neighborhood 88888.INDUSTRIAL PROPERTIES, Last Edited: 01/20/2022

Values for Acreage Table 1: 'UTILITY ROW'

1	Acre: 0	3	Acre: 0	10	Acre: 35,200	30	Acre: 83,700
1.5	Acre: 0	4	Acre: 0	15	Acre: 51,200	40	Acre: 102,500
2	Acre: 0	5	Acre: 0	20	Acre: 67,200	50	Acre: 127,500
2.5	Acre: 0	7	Acre: 0	25	Acre: 70,200	100	Acre: 252,500

Values for Acreage Table 2: 'IND. LAND RATES/ACRE'

1	Acre: 16,800	3	Acre: 43,000	10	Acre: 84,400	30	Acre: 236,000
1.5	Acre: 25,200	4	Acre: 54,000	15	Acre: 116,000	40	Acre: 314,400
2	Acre: 33,600	5	Acre: 63,275	20	Acre: 155,000	50	Acre: 392,300
2.5	Acre: 37,800	7	Acre: 88,600	25	Acre: 197,000	100	Acre: 587,300

Rates for Rate Table 'LAND FILL RATES', (Acres)
FRONTAGE/INTER : 4,100
OPERATING FILL : 145,000
FILLED/CLOSED : 1
FUTURE : 36,000

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