

### Agriculture 101 Vacant Sales (4/1/21-3/31/23) Alcona & Haynes Twp

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARKE	LISTING PRICE
012-017-300-015-00	BLACK RIVER	4/9/2021	40	\$ 75,000	\$ 69,750	\$ 1,744	ALCONA		
			<b>40.00</b>	<b>\$ 75,000</b>	<b>\$ 69,750</b>	<b>\$ 1,744</b>			

### Agriculture 101 Vacant Sales (4/1/21-3/31/23) Alcona County

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	TOWNSHIP	DAYS ON MARKE	LISTING PRICE
091-021-300-010-00	E GODDARD RD	12/31/2021	85.5	\$ 136,800	\$ 136,800	\$ 1,600	MIKADO		
091-021-400-035-00	E GODDARD RD	2/11/2022	38	\$ 60,800	\$ 60,800	\$ 1,600	MIKADO		
022-008-200-015-00	N SCHOOL RD	2/15/2022	39	\$ 70,200	\$ 70,200	\$ 1,800	CALEDONIA		
050-036-200-005-00		11/10/2021	80.54	\$ 120,000	\$ 120,000	\$ 1,490	GUSTIN		
060-031-100-030-00		9/15/2022	59.54	\$ 80,000	\$ 80,000	\$ 1,344	HARRISVILLE		
			<b>302.58</b>	<b>\$ 467,800</b>	<b>\$ 467,800</b>	<b>\$ 1,546</b>			

1762+1546+1586=4876

4876/3=1625

USE \$1625 PER ACRE AGRICULTURE 101 & 102

### Agriculture 101 Vacant Sales (4/1/21-3/31/23) Surrounding Counties

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARKE	LISTING PRICE
053-002-000-151-02	INDIAN RESERVE RD OSSIN	10/5/2020	46	\$ 60,000	\$ 60,000	\$ 1,304	ALPENA/OSSINEKE	416	\$ 69,000
053-004-000-021-02	SCHULTZ RD HUBBARD LA	4/21/2021	30	\$ 36,900	\$ 36,900	\$ 1,230	ALPENA/OSSINEKE	104	\$ 49,500
061-032-000-515-00	W HUBERT RD	10/15/2021	40	\$ 68,000	\$ 68,000	\$ 1,700	ALPENA/SANBORN		
061-031-000-525-00	W HUBERT RD	10/7/2021	38	\$ 64,600	\$ 64,600	\$ 1,700	ALPENA/SANBORN	24	\$ 64,600
061-016-000-515-07	CARRIVEAU RD	4/14/2021	39	\$ 74,100	\$ 74,100	\$ 1,900	ALPENA/SANBORN		
061-031-000-505-00	LYTLE RD	11/30/2021	30.44	\$ 56,100	\$ 56,100	\$ 1,843	ALPENA/SANBORN		
030-036-000-020-00	8692 KAPALLA RD POSEN	4/20/2022	139	\$ 215,000	\$ 215,000	\$ 1,547	PRESQUEISLE/BELKN	69	\$ 210,000
023-030-000-921-00	7820 ELEVERE RD	03/18/21	10	\$16,000	\$16,000	\$ 1,600	ALPENA		
			<b>372.44</b>	<b>\$ 590,700</b>	<b>\$ 590,700</b>	<b>\$ 1,586</b>			





Std. Dev. => 126.63 per FF=> \$51 per Net Acre=> 18,652.85 per SqFt=> \$0.43

**LOST LAKE WOODS CLUB VACANT 4/01/21 TO 3/31/23 200 PLUS FFT LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	
013-420-011-001-23	N COTTONTAIL	07/17/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,000	28.57	\$8,000	\$14,000	\$8,000	200.0	120.0	0.55	0.55	\$70	\$25,408	\$0.58	200.00		LLWC LOST LAKE WOODS CLUB	
013-420-022-018-00	N NORWAY RD	11/19/21	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$3,800	28.15	\$10,000	\$13,500	\$10,000	250.0	120.0	0.69	0.69	\$54	\$19,594	\$0.45	250.00		LLWC LOST LAKE WOODS CLUB	
013-420-053-006-09	N CHIPMUNK TRL	03/11/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,000	50.00	\$8,000	\$6,000	\$8,000	200.0	120.0	0.55	0.55	\$30	\$10,889	\$0.25	200.00		LLWC LOST LAKE WOODS CLUB	
013-420-090-001-00	N CEDAR RD	06/22/21	\$16,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$7,000	43.75	\$18,000	\$16,000	\$18,000	450.0	240.0	0.41	0.28	\$36	\$38,741	\$0.89	450.00		LLWC LOST LAKE WOODS CLUB	
<b>Totals:</b>						<b>\$49,500</b>	<b>\$17,800</b>		<b>\$44,000</b>	<b>\$49,500</b>	<b>\$44,000</b>	<b>1,100.0</b>		<b>2.20</b>	<b>2.07</b>							
						<b>Sale. Ratio =&gt;</b>	<b>35.96</b>		<b>Average</b>		<b>Average</b>			<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>10.99</b>		<b>per FF=&gt;</b>	<b>\$45</b>	<b>per Net Acre=&gt;</b>	<b>22,459.17</b>		<b>per SqFt=&gt;</b>	<b>\$0.52</b>							

43+51+45=139/3=46 ROUND TO \$45

ALL LOTS AVERAGE \$43 ROUND TO \$45  
**USE \$45 PER FFT LOST LAKE WOODS VACANT**

**LOST LAKE WOODS LAKE LOTS ABSTRACTION 4/01/20 TO 3/31/23**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table	Rate Group 1	
013-420-087-004-00	N LOST LAKE TRAIL	09/08/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$41,250	\$40,000	\$41,250	100.0	120.0	0.28	0.28	\$400	\$145,455	\$3.34	100.00	LLWC LAKE LOTS	LAKE	
013-420-087-006-00	4067 N LOST LAKE TRL	05/12/20	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$69,500	40.52	\$178,202	\$20,798	\$27,500	50.0	120.0	0.14	0.14	\$416	\$150,710	\$3.46	50.00	LLWC LAKE LOTS	LAKE	
013-420-087-017-00	4129 N LOST LAKE TRL	04/01/21	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$167,500	44.55	\$356,621	\$74,379	\$55,000	100.0	120.0	0.28	0.28	\$744	\$270,469	\$6.21	100.00	LLWC LAKE LOTS	LAKE	
<b>Totals:</b>						<b>\$587,500</b>	<b>\$262,000</b>		<b>\$576,073</b>	<b>\$135,177</b>	<b>\$123,750</b>	<b>250.0</b>		<b>0.69</b>	<b>0.69</b>							
						<b>Sale. Ratio =&gt;</b>	<b>44.60</b>		<b>Average</b>		<b>Average</b>			<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>11.70</b>		<b>per FF=&gt;</b>	<b>\$541</b>	<b>per Net Acre=&gt;</b>	<b>196,478.20</b>		<b>per SqFt=&gt;</b>	<b>\$4.51</b>							

**USE \$550 PER FFT FOR LAKE LOTS LLWC**

**HUBBARD LAKE BACK LOT EAST & WEST DEDICATED ACCESS LAND ANALYSIS SALES 4/1/21-3/31/23 USING ABSTRACTION METHOD**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-290-000-016-00	5196 PINE GROVE	06/26/21	\$224,000	PTA	03-ARM'S LENC	\$224,000	\$60,900	27.19	\$147,260	\$117,540	\$40,800	102.0	251.0	0.59	0.59	\$1,152	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE
013-290-000-023-00	5161 HUBBARD LAKE RD	04/09/21	\$155,000	PTA	03-ARM'S LENC	\$155,000	\$74,200	47.87	\$174,949	\$20,051	\$40,000	100.0	160.0	0.37	0.37	\$201	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE
013-155-000-014-01	5489 W CHIPPEWA LN CC	09/03/21	\$95,000	WD	03-ARM'S LENC	\$95,000	\$32,900	34.63	\$78,237	\$45,763	\$29,000	100.0	100.0	0.23	0.23	\$458	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA
013-155-000-018-00	1976 W CHIPPEWA LN	05/24/21	\$130,000	WD	03-ARM'S LENC	\$130,000	\$61,400	47.23	\$149,020	\$24,480	\$43,500	150.0	100.0	0.34	0.34	\$163	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTTS
013-320-000-029-02	60 W SCOTT DR	05/26/22	\$137,000	WD	03-ARM'S LENC	\$137,000	\$28,700	20.95	\$61,383	\$97,217	\$21,600	108.0	149.0	0.37	0.37	\$900	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTTS
013-360-000-010-00	W LAKE ST	09/21/22	\$7,000	WD	03-ARM'S LENC	\$7,000	\$4,000	57.14	\$8,000	\$7,000	\$8,000	80.0	200.0	0.37	0.37	\$88	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
013-360-000-018-01	N DETROIT ST	11/13/22	\$5,000	WD	03-ARM'S LENC	\$5,000	\$9,400	188.00	\$18,840	\$5,000	\$13,100	131.0	178.0	0.54	0.54	\$38	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
013-330-000-216-00	5407 W PARK	11/12/21	\$209,000	WD	03-ARM'S LENC	\$209,000	\$74,600	35.69	\$188,372	\$65,628	\$45,000	225.0	156.7	0.81	0.81	\$292	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT PARK
<b>Totals:</b>			<b>\$977,000</b>			<b>\$977,000</b>	<b>\$353,600</b>		<b>\$845,561</b>	<b>\$397,679</b>	<b>\$260,500</b>	<b>1,071.0</b>		<b>3.84</b>	<b>3.84</b>			
							Sale. Ratio =>	Sale. Ratio =>				Average		Average				
							Std. Dev. =>	50.66				per FF=>	\$371	per Net Acre=>	103,616.21			

**PINE GROVE IMPROVED**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-290-000-016-00	5196 PINE GROVE	06/26/21	\$224,000	PTA	03-ARM'S LENC	\$224,000	\$60,900	27.19	\$147,260	\$117,540	\$40,800	102.0	251.0	0.59	0.59	\$1,152	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE
013-290-000-023-00	5161 HUBBARD LAKE RD	04/09/21	\$155,000	PTA	03-ARM'S LENC	\$155,000	\$74,200	47.87	\$174,949	\$20,051	\$40,000	100.0	160.0	0.37	0.37	\$201	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE
<b>Totals:</b>			<b>\$379,000</b>			<b>\$379,000</b>	<b>\$135,100</b>		<b>\$322,209</b>	<b>\$137,591</b>	<b>\$80,800</b>	<b>202.0</b>		<b>0.96</b>	<b>0.96</b>			
							Sale. Ratio =>	35.65				Average		Average				
							Std. Dev. =>	14.63				per FF=>	\$681	per Net Acre=>	144,074.35			

\$608 ROUND DOWN TO \$600 **PINE GROVE USE \$600 PER FFT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTTS
013-320-000-029-02	60 W SCOTT DR	05/26/22	\$137,000	WD	03-ARM'S LENC	\$137,000	\$28,700	20.95	\$61,383	\$97,217	\$21,600	108.0	149.0	0.37	0.37	\$900	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTTS
013-330-000-216-00	5407 W PARK	11/12/21	\$209,000	WD	03-ARM'S LENC	\$209,000	\$74,600	35.69	\$188,372	\$65,628	\$45,000	225.0	156.7	0.81	0.81	\$292	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT PARK
<b>Totals:</b>			<b>\$361,000</b>			<b>\$361,000</b>	<b>\$110,800</b>		<b>\$269,255</b>	<b>\$177,845</b>	<b>\$86,100</b>	<b>408.0</b>		<b>1.41</b>	<b>1.41</b>			
							Sale. Ratio =>	30.69				Average		Average				
							Std. Dev. =>	14.53				per FF=>	\$436	per Net Acre=>	126,400.14			

**BAYSIDE, SCOTSS & SCOTTS PARK IMPROVED**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTTS
013-330-000-216-00	5407 W PARK	11/12/21	\$209,000	WD	03-ARM'S LENC	\$209,000	\$74,600	35.69	\$188,372	\$65,628	\$45,000	225.0	156.7	0.81	0.81	\$292	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT PARK
<b>Totals:</b>			<b>\$224,000</b>			<b>\$224,000</b>	<b>\$82,100</b>		<b>\$207,872</b>	<b>\$80,628</b>	<b>\$64,500</b>	<b>300.0</b>		<b>1.04</b>	<b>1.04</b>			
							Sale. Ratio =>	36.65				Average		Average				
							Std. Dev. =>	10.12				per FF=>	\$269	per Net Acre=>	77,676.30			

\$269 ROUND UP TO \$270 **BAYSIDE, SCOTTS, & SCOTTS PARK USE \$270**

**STEINBAUGHS IMPROVED**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-360-000-010-00	W LAKE ST	09/21/22	\$7,000	WD	03-ARM'S LENC	\$7,000	\$4,000	57.14	\$8,000	\$7,000	\$8,000	80.0	200.0	0.37	0.37	\$88	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
013-360-000-018-01	N DETROIT ST	11/13/22	\$5,000	WD	03-ARM'S LENC	\$5,000	\$9,400	188.00	\$18,840	\$5,000	\$13,100	131.0	178.0	0.54	0.54	\$38	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
013-360-000-007-00	4503 HUBBARD LAKE RD	11/17/20	\$126,000	WD	03-ARM'S LENC	\$126,000	\$52,000	41.27	\$116,137	\$16,263	\$6,400	160.0	200.0	0.74	0.74	\$102	HUBBARD LAKE BACK LOT EAST DEDICATE	
<b>Totals:</b>			<b>\$138,000</b>			<b>\$138,000</b>	<b>\$65,400</b>		<b>\$142,977</b>	<b>\$28,263</b>	<b>\$27,500</b>	<b>371.0</b>		<b>1.64</b>	<b>1.64</b>			
							Sale. Ratio =>	41.27				Average		Average				
							Std. Dev. =>	#DIV/0!				per FF=>	\$76	per Net Acre=>	22,126.53			

\$76 ROUND UP TO \$100 **STEINBAUGHS USE \$100**

**CHIPPEWA & BAYWOOD WEST SIDE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
013-155-000-014-01	5489 CHIPPEWA LANE	09/03/21	\$95,000	WD	03-ARM'S LENC	\$95,000	\$32,900	34.63	\$76,237	\$45,763	\$27,000	100.0	100.0	0.23	0.23	\$458	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA
013-155-000-018-00		05/24/21	\$130,000	WD	03-ARM'S LENC	\$130,000	\$61,400	47.23	\$146,020	\$24,480	\$40,500	150.0	100.0	0.34	0.34	\$163	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA
<b>Totals:</b>			<b>\$225,000</b>			<b>\$225,000</b>	<b>\$94,300</b>		<b>\$222,257</b>	<b>\$70,243</b>	<b>\$67,500</b>	<b>250.0</b>		<b>0.57</b>	<b>0.57</b>			
							Sale. Ratio =>	41.91				Average		Average				
							Std. Dev. =>	1.41				per FF=>	\$281	per Net Acre=>	63,717.72			

\$281 ROUND UP TO \$290 **CHIPPEWA & BAYWOOD USE \$290**

**HUBBARD LAKE BACKLOTS 4/1/2020 TO 3/31/2022  
CALEDONIA TOWNSHIP**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
021-003-300-010-01	BEAR SPRINGS RD, HUBB	12/15/21	\$40,000			\$40,000			\$40,000	\$40,000	\$40,000	161.0	493.0	2.89	2.89	\$248		
021-004-200-132-00	1959 HUBERT RD HUBBA	08/04/20	\$12,900			\$12,900			\$12,900	\$12,900	\$12,900	256.0	500.0	2.94	2.94	\$50		
021-016-300-150-00	5519 N MT MARIA HUBB	08/27/21	\$39,000			\$39,000			\$39,000	\$39,000	\$39,000	100.0	800.0	1.80	1.80	\$390		
<b>Totals:</b>			<b>\$91,900</b>			<b>\$91,900</b>	<b>\$0</b>		<b>\$0</b>	<b>\$91,900</b>	<b>\$91,900</b>	<b>517.0</b>		<b>7.63</b>	<b>7.63</b>			
							Sale. Ratio =>	0.00				Average		Average				
							Std. Dev. =>	#DIV/0!				per FF=>	\$178	per Net Acre=>	12,808.08			

round \$178 to \$200 **USE \$200 AVERAGE BACKLOT NON SUBDIVISION**

CALEDONIA TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table
021-010-300-010-00	BEAR SPRINGS RD, HUBB	06/30/23	\$115,000			\$115,000				\$115,000	\$115,000	170.5	250.0	0.80	0.80	\$675	deeded 50 ftx244 lake access 2 parcels share
021-010-300-010-00	BEAR SPRINGS RD, HUBB	10/27/21	\$90,000			\$90,000				\$90,000	\$90,000	170.5	250.0	0.80	0.80	\$528	deeded 50 ftx244 lake access 2 parcels share
<b>Totals:</b>			<b>\$205,000</b>			<b>\$205,000</b>	<b>\$0</b>		<b>\$0</b>	<b>\$205,000</b>	<b>\$205,000</b>	<b>340.9</b>		<b>1.60</b>	<b>1.60</b>		
						Sale. Ratio =>		0.00		Average				Average			
						Std. Dev. =>		#DIV/0!		per FF=>		\$601		per Net Acre=>		12,808.08	

**HUBBARD LAKE BACKLOT PUBLIC ACCESS LAND ANALYSIS SALES 4/1/20-3/31/22 USING Abstraction method**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	ECF Area	Rate Group 1
013-205-000-128-00	5319 N MT MARIA ROAD	06/18/21	\$55,000	PTA	\$55,000	\$9,600	17.45	\$19,917	\$39,483	\$4,400	100.0	175.0	0.40	0.40	\$395	HBBL HARDWOOD POINTW	
013-205-000-151-00	5417 MT MARIA RD	11/20/20	\$142,000	WD	\$142,000	\$47,200	33.24	\$128,058	\$17,242	\$3,300	75.0	175.0	0.30	0.30	\$230	HBBL HARDWOOD POINTW	
013-390-000-019-01	5284 SHADY LANE	05/12/20	\$130,000	WD	\$130,000	\$50,600	38.92	\$133,625	\$23,677	\$27,302	620.5	340.6	2.43	1.32	\$38	HBBL WOODCREST E	
013-400-000-028-00	4300 LAKE ST	09/30/21	\$150,000	WD	\$150,000	\$38,200	25.47	\$130,163	\$23,269	\$3,432	78.0	165.0	0.30	0.30	\$298	HBBL WOOD HAVEN E	
<b>Totals:</b>			<b>\$477,000</b>		<b>\$477,000</b>	<b>\$145,600</b>		<b>\$411,763</b>	<b>\$103,671</b>	<b>\$38,434</b>	<b>873.5</b>		<b>3.42</b>	<b>2.32</b>			
							<b>Sale. Ratio =&gt;</b>	<b>30.52</b>				<b>Average</b>			<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>9.35</b>				<b>per FF=&gt;</b>	<b>\$119</b>			<b>per Net Acre=&gt;</b>	<b>30,286.59</b>

\$119 round up to \$120

**USE \$120 PER FFT FOR THE FOLLOWING**  
**Binghams Landing \$120 per fft**  
**Hardwood Point w \$120 per fft**  
**Wood Haven E \$120 per fft**  
**Woodcrest E \$120 per fft**

**Hubbard Lake East Improved Sales Land Analysis 4/1/21 to 3/31/23 using abstraction method**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1		
013-130-000-007-00	5033 HUBBARD LAKE RD	02/24/22	\$335,999	WD	\$335,999	\$99,300	29.55	\$253,402	\$206,347	\$123,750	55.0	162.0	0.21	\$3,752	55.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-161-000-004-00	4951 HUBBARD LAKE RD	06/29/21	\$399,000	PTA	\$399,000	\$140,900	35.31	\$339,019	\$254,981	\$195,000	150.0	143.0	0.49	\$1,700	150.00	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
010-024-100-190-00	5315 N LAKEVIEW DR	10/14/22	\$640,000	WD	\$640,000	\$158,500	24.77	\$337,618	\$432,382	\$130,000	100.0	200.0	0.46	\$4,324	100.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-130-000-005-00	5025 HUBBARD LAKE RD	07/15/22	\$165,000	WD	\$165,000	\$72,200	43.76	\$147,981	\$129,519	\$112,500	50.0	159.0	0.18	\$2,590	50.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-135-005-006-00	4443 N DETROIT ST	10/11/22	\$310,000	WD	\$310,000	\$96,100	31.00	\$198,308	\$246,692	\$135,000	60.0	177.0	0.24	\$4,112	60.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 50+		
013-330-000-208-00	5355 N LAKEVIEW AVE	12/02/22	\$450,000	WD	\$450,000	\$157,000	34.89	\$348,949	\$341,594	\$240,543	324.6	306.6	0.31	\$1,052	324.60	HUBLK	HUBBARD LAKE EAST	AVERAGE 50+		
013-400-000-005-00	4309 N LAKE ST	04/20/22	\$330,000	WD	\$330,000	\$108,000	32.73	\$216,080	\$262,420	\$148,500	66.0	190.0	0.29	\$3,976	66.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-290-000-006-00	5159 PINEGROVE DR	05/20/21	\$315,000	WD	\$315,000	\$93,100	29.56	\$226,991	\$219,309	\$131,300	101.0	285.0	0.66	\$2,171	101.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-330-000-206-00	5367 N LAKEVIEW DR	05/19/21	\$265,000	PTA	\$265,000	\$89,300	33.70	\$249,786	\$185,764	\$170,550	75.8	175.0	0.31	\$2,451	75.80	HUBLK	HUBBARD LAKE EAST	AVERAGE 50+		
013-400-000-011-00	4265 N LAKE ST	02/10/22	\$775,000	WD	\$775,000	\$189,800	24.49	\$465,207	\$429,783	\$119,990	92.3	159.0	0.34	\$4,656	92.30	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
<b>Totals:</b>			<b>\$3,984,999</b>		<b>\$3,984,999</b>	<b>\$1,204,200</b>		<b>\$2,783,341</b>	<b>\$2,708,791</b>	<b>\$1,507,133</b>	<b>1,074.7</b>		<b>3.48</b>							
								Sale. Ratio =>	<b>30.22</b>		Average									
								Std. Dev. =>	<b>5.60</b>		per FF=>		<b>\$2,521</b>							

**Hubbard Lake East Improved Sales Land Analysis 4/1/21 to 3/31/23 using abstraction method Better 50+**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1		
013-130-000-002-00	5011 HUBBARD LAKE RD	06/25/20	\$280,000	WD	\$280,000	\$104,000	37.14	\$293,960	\$154,790	\$168,750	75.0	162.0	0.28	\$2,064	75.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-130-000-005-00	5025 HUBBARD LAKE RD	07/15/22	\$165,000	WD	\$165,000	\$72,200	43.76	\$147,981	\$129,519	\$112,500	50.0	159.0	0.18	\$2,590	50.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-400-000-005-00	4309 N LAKE ST	04/20/22	\$330,000	WD	\$330,000	\$108,000	32.73	\$216,080	\$262,420	\$148,500	66.0	190.0	0.29	\$3,976	66.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-130-000-007-00	5033 HUBBARD LAKE RD	09/17/20	\$285,000	WD	\$285,000	\$91,800	32.21	\$253,402	\$155,348	\$123,750	55.0	162.0	0.21	\$2,825	55.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
013-130-000-007-00	5033 HUBBARD LAKE RD	02/24/22	\$335,999	WD	\$335,999	\$99,300	29.55	\$253,402	\$206,347	\$123,750	55.0	162.0	0.21	\$3,752	55.00	HUBLK	HUBBARD LAKE EAST	BETTER 50+		
<b>Totals:</b>			<b>\$1,395,999</b>		<b>\$1,395,999</b>	<b>\$475,300</b>		<b>\$1,164,825</b>	<b>\$908,424</b>	<b>\$677,250</b>	<b>301.0</b>		<b>1.16</b>							
								Sale. Ratio =>	<b>34.05</b>		Average									
								Std. Dev. =>	<b>10.19</b>		per FF=>		<b>\$3,018 #REF!</b>							

\$3018 round down to \$3000

**HUBBARD LAKE EAST BETTER 50+ USE \$3000 PER FFT**

**Hubbard Lake East Improved Sales Land Analysis 4/1/21 to 3/31/23 using abstraction method Better 100+**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1		
011-030-200-071-00	4777 N HUBBARD LAKE RD	08/20/20	\$205,000	WD	\$205,000	\$100,100	48.83	\$236,600	\$205,000	\$236,600	182.0	167.0	0.70	\$1,126	182.00	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
011-030-200-110-00	4721 N HUBBARD LAKE RD	09/11/20	\$319,000	WD	\$319,000	\$122,800	38.50	\$293,840	\$192,860	\$167,700	129.0	145.0	0.43	\$1,495	129.00	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
013-400-000-011-00	4265 N LAKE ST	02/10/22	\$775,000	WD	\$775,000	\$189,800	24.49	\$465,207	\$429,783	\$119,990	92.3	159.0	0.34	\$4,656	92.30	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
011-030-200-050-00	4837 N HUBBARD LAKE ROAD	11/13/20	\$160,000	WD	\$160,000	\$58,900	36.81	\$138,289	\$151,711	\$130,000	100.0	174.0	0.40	\$1,517	100.00	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
013-161-000-004-00	4951 HUBBARD LAKE RD	06/29/21	\$399,000	PTA	\$399,000	\$140,900	35.31	\$339,019	\$254,981	\$195,000	150.0	143.0	0.49	\$1,700	150.00	HUBLK	HUBBARD LAKE EAST	BETTER 100+		
<b>Totals:</b>			<b>\$1,858,000</b>		<b>\$1,858,000</b>	<b>\$612,500</b>		<b>\$1,472,955</b>	<b>\$1,234,335</b>	<b>\$849,290</b>	<b>653.3</b>		<b>2.36</b>							
								Sale. Ratio =>	<b>32.97</b>		Average									
								Std. Dev. =>	<b>8.68</b>		per FF=>		<b>\$1,889</b>							

\$1889 round up to \$1900

**HUBBARD LAKE EAST BETTER 100+ USE \$1900 PER FFT**

**Hubbard Lake East Improved Sales Land Analysis 4/1/21 to 3/31/23 using abstraction method average 50+**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1		
013-135-005-006-00	4443 N DETROIT ST	10/11/22	\$310,000	WD	\$310,000	\$96,100	31.00	\$198,308	\$246,692	\$135,000	60.0	177.0	0.24	\$4,112	60.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 50+		
013-330-000-206-00	5367 N LAKEVIEW DR	05/19/21	\$265,000	PTA	\$265,000	\$89,300	33.70	\$249,786	\$185,764	\$170,550	75.8	175.0	0.31	\$2,451	75.80	HUBLK	HUBBARD LAKE EAST	AVERAGE 50+		
072-130-000-007-00	LAGOON DRIVE SPRUCE	07/13/23	\$184,000		\$184,000				\$184,000	\$184,000	76.0	150.0	0.26	\$2,421	76.00	HAWES	HAWES	HAWES		
070-001-300-075-00	330 WEIER LANE SPRUCE	08/18/23	\$157,000		\$157,000				\$157,000	\$157,000	60.0	120.0	0.17	\$2,617	60.00	HAWES	HAWES	HAWES		
<b>Totals:</b>			<b>\$575,000</b>		<b>\$575,000</b>	<b>\$185,400</b>		<b>\$448,094</b>	<b>\$773,456</b>	<b>\$646,550</b>	<b>271.8</b>		<b>0.55</b>							
								Sale. Ratio =>	<b>32.24</b>		Average									
								Std. Dev. =>	<b>10.28</b>		per FF=>		<b>\$2,846</b>							

\$2846 round up to \$2850

**HUBBARD LAKE EAST AVERAGE 50+ USE \$2850 PER FFT**

**Hubbard Lake East Improved Sales Land Analysis 4/1/21 to 3/31/23 using abstraction method Average 100+**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1		
013-290-000-001-00	5147 PINE GROVE	06/16/20	\$267,500	WD	\$267,500	\$104,600	39.10	\$283,923	\$113,577	\$130,000	100.0	385.0	0.88	\$1,136	100.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-290-000-002-00	5131 PINE GROVE DR	11/01/20	\$400,000	WD	\$400,000	\$145,400	36.35	\$361,593	\$184,657	\$146,250	112.5	191.0	0.49	\$1,641	112.50	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
010-024-100-190-00	5315 N LAKEVIEW DR	10/14/22	\$640,000	WD	\$640,000	\$158,500	24.77	\$337,618	\$432,382	\$130,000	100.0	200.0	0.46	\$4,324	100.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-290-000-006-00	5159 PINEGROVE DR	05/20/21	\$315,000	WD	\$315,000	\$93,100	29.56	\$226,991	\$219,309	\$131,300	101.0	285.0	0.66	\$2,171	101.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-290-000-009-00	5193 PINE GROVE DRIVE	06/26/20	\$362,000	WD	\$362,000	\$135,600	37.46	\$338,960	\$155,640	\$132,600	102.0	267.0	0.63	\$1,526	102.00	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
013-320-000-002-10	5457 LAKEVIEW RD	07/16/20	\$246,500	WD	\$246,500	\$105,100	42.64	\$264,462	\$113,208	\$131,170	100.9	185.0	0.43	\$1,122	100.90	HUBLK	HUBBARD LAKE EAST	AVERAGE 100+		
023-175-000-001-00	5824 CEDAR DRIVE HBL	10/22/21	\$200,000		\$200,000				\$200,000	\$200,000	100.0	182.0	0.41	\$2,000	100.00	ALEDONIA	CALEDONIA	CALEDONIA		
<b>Totals:</b>			<b>\$2,231,000</b>		<b>\$2,231,000</b>	<b>\$742,300</b>		<b>\$1,813,547</b>	<b>\$1,218,773</b>	<b>\$801,320</b>	<b>616.4</b>		<b>3.55</b>							
								Sale. Ratio =>	<b>33.27</b>		Average									
								Std. Dev. =>	<b>6.59</b>		per FF=>		<b>\$1,977</b>							

\$1977 round up to \$2000

**HUBBARD LAKE EAST AVERAGE 100+ USE \$2000 PER FFT**



LOST LAKE WOODS LAKE LOTS ABSTRACTION 4/01/20 TO 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table	Rate Group 1	
013-420-087-004-00	N LOST LAKE TRAIL	09/08/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$41,250	\$40,000	\$41,250	100.0	120.0	0.28	0.28	\$400	\$145,455	\$3.34	100.00	LLWC LAKE LOTS	LAKE	
013-420-087-006-00	4067 N LOST LAKE TRL	05/12/20	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$69,500	40.52	\$178,202	\$20,798	\$27,500	50.0	120.0	0.14	0.14	\$416	\$150,710	\$3.46	50.00	LLWC LAKE LOTS	LAKE	
013-420-087-017-00	4129 N LOST LAKE TRL	04/01/21	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$167,500	44.55	\$356,621	\$74,379	\$55,000	100.0	120.0	0.28	0.28	\$744	\$270,469	\$6.21	100.00	LLWC LAKE LOTS	LAKE	
<b>Totals:</b>						<b>\$587,500</b>	<b>\$262,000</b>		<b>\$576,073</b>	<b>\$135,177</b>	<b>\$123,750</b>	<b>250.0</b>		<b>0.69</b>	<b>0.69</b>							
						<b>Sale. Ratio =&gt;</b>		<b>44.60</b>		<b>Average</b>				<b>Average</b>			<b>Average</b>					
						<b>Std. Dev. =&gt;</b>		<b>11.70</b>		<b>per FF=&gt;</b>			<b>\$541</b>	<b>per Net Acre=&gt;</b>	<b>196,478.20</b>		<b>per SqFt=&gt;</b>	<b>\$4.51</b>				

USE \$550 PER FFT FOR LAKE LOTS LLWC



**LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/21 TO 3/31/23 LOTS 50 TO 130 FFT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Rate Group 1	Rate Group 2		
013-420-002-027-00	4140 N WOOD RD	09/06/22	\$137,700	WD	03-ARM'S LENGTH	\$137,700	\$51,600	37.47	\$112,315	\$42,885	\$17,500	100.0	120.0	0.28	0.28	\$429	\$155,945	\$3.58	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-004-009-00	4353 N RACCOON TRL	04/22/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$63,900	28.40	\$159,403	\$83,097	\$17,500	100.0	120.0	0.28	0.28	\$831	\$302,171	\$6.94	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-004-014-00	4369 N RACCOON TRAIL	07/27/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$70,800	50.61	\$155,447	\$1,953	\$17,500	100.0	120.0	0.28	0.28	\$20	\$7,102	\$0.16	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-004-021-00	2651 E FOX RD	08/02/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$50,500	29.71	\$126,825	\$60,675	\$17,500	100.0	120.0	0.28	0.28	\$607	\$220,636	\$5.07	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-007-021-00	4114 N COTTONTAIL TRL	05/23/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$36,000	30.64	\$77,671	\$57,329	\$17,500	100.0	120.0	0.28	0.28	\$573	\$208,469	\$4.79	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-014-001-00	4309 N COTTONTAIL	01/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,500	53.75	\$45,598	\$11,902	\$17,500	100.0	120.0	0.28	0.28	\$119	\$43,280	\$0.99	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-067-062-00	4174 W PORCUPINE RD	08/20/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$54,000	36.61	\$135,699	\$30,421	\$18,620	128.0	170.0	0.50	0.50	\$238	\$60,842	\$1.40	128.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-068-001-00	4211 N DEER RD	10/13/21	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$41,200	27.65	\$107,302	\$59,638	\$17,900	111.0	180.0	0.46	0.46	\$537	\$129,930	\$2.98	111.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-016-009-00	4059 N POPLAR RD	06/30/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$64,400	38.33	\$140,909	\$44,591	\$17,500	100.0	120.0	0.28	0.28	\$446	\$162,149	\$3.72	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-049-001-00	4315 N OWL RD	09/15/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$47,200	33.48	\$102,687	\$55,813	\$17,500	100.0	120.0	0.28	0.28	\$558	\$202,956	\$4.66	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-051-014-00	4081 N CHIPMUNK TRL	07/11/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$60,300	40.47	\$131,766	\$34,734	\$17,500	100.0	120.0	0.28	0.28	\$347	\$126,305	\$2.90	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-053-010-00	4255 N CHIPMUNK TRL	03/11/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$21,000	38.89	\$55,627	\$15,873	\$17,500	100.0	120.0	0.28	0.28	\$159	\$57,720	\$1.33	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-062-028-00	4128 N BLACK BEAR TRAIL	09/30/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$19,900	30.62	\$52,399	\$30,101	\$17,500	100.0	120.0	0.28	0.28	\$301	\$109,458	\$2.51	100.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
013-420-069-025-00	4348 N SHREW RD	07/01/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$20,500	27.33	\$44,245	\$39,505	\$8,750	50.0	120.0	0.14	0.14	\$790	\$286,268	\$6.57	50.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED			
<b>Totals:</b>						<b>\$1,642,100</b>			<b>\$593,100</b>	<b>\$1,368,189</b>	<b>\$494,661</b>	<b>\$220,750</b>	<b>1,300.0</b>			<b>3.58</b>	<b>3.44</b>								
									<b>Sale. Ratio =&gt;</b>	<b>36.12</b>				<b>Average per FF=&gt;</b>	<b>\$381</b>					<b>Average per Net Acre=&gt;</b>	<b>138,328.02</b>			<b>Average per SqFt=&gt;</b>	<b>\$3.18</b>
									<b>Std. Dev. =&gt;</b>	<b>8.23</b>															

**LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/21 TO 3/31/23 LOTS 150 PLUS FFT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Rate Group 1	Rate Group 2		
013-420-036-009-00	4049 N PHEASANT RD	06/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$90,400	29.16	\$224,352	\$105,148	\$19,500	150.0	120.0	0.41	0.41	\$701	\$254,596	\$5.84	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-037-018-00	4191 N PHEASANT RD	08/29/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,500	37.56	\$185,160	\$61,340	\$21,500	200.0	240.0	0.55	0.41	\$307	\$111,325	\$2.56	200.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-038-007-00	4247 N PHEASANT RD	10/26/21	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$32,900	38.71	\$84,239	\$20,261	\$19,500	150.0	120.0	0.41	0.41	\$135	\$49,058	\$1.13	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-039-010-00	4365 N PHEASANT RD	05/17/21	\$123,900	PTA	03-ARM'S LENGTH	\$123,900	\$41,300	33.33	\$102,347	\$41,053	\$19,500	150.0	120.0	0.41	0.41	\$274	\$99,402	\$2.28	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-042-016-00	4193 N HAZEL RD	10/05/22	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$33,300	35.43	\$71,487	\$42,013	\$19,500	150.0	120.0	0.41	0.41	\$280	\$101,726	\$2.34	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-053-030-00	4256 N ELDER RD	10/04/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$40,600	26.19	\$87,551	\$86,949	\$19,500	150.0	240.0	0.41	0.28	\$580	\$210,530	\$4.83	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-046-011-33	4070 N CHIPMUNK	06/28/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800	41.95	\$178,650	\$41,850	\$25,500	300.0	120.0	0.83	0.83	\$140	\$50,666	\$1.16	300.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-033-033-00	4270 N PHEASANT RD	07/22/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$62,500	48.08	\$136,517	\$12,983	\$19,500	150.0	240.0	0.41	0.28	\$87	\$31,436	\$0.72	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-085-015-00	4094 N OTTER TRL	02/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,500	40.94	\$163,297	\$16,203	\$19,500	150.0	240.0	0.41	0.28	\$108	\$39,232	\$0.90	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-047-007-01	4153 N OWL RD	10/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,000	34.00	\$169,820	\$49,680	\$19,500	150.0	120.0	0.41	0.41	\$331	\$120,291	\$2.76	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-054-013-15	4381 N CHIPMUNK	06/17/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$36,500	26.74	\$78,010	\$81,990	\$23,500	250.0	120.0	0.69	0.69	\$328	\$118,999	\$2.73	250.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-023-008-00	4241 N CHIPWAY RD	06/22/21	\$89,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$89,900	\$32,300	35.93	\$83,427	\$31,973	\$25,500	300.0	360.0	0.83	0.28	\$107	\$38,755	\$0.89	300.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-056-012-01	4063 N ELDER RD	08/17/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$80,300	37.88	\$199,135	\$32,365	\$19,500	150.0	120.0	0.41	0.41	\$216	\$78,366	\$1.80	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-062-020-01	4116 N BLACK BEAR TRL	05/27/21	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$94,600	43.59	\$235,474	\$13,026	\$31,500	450.0	120.0	1.24	1.24	\$29	\$10,505	\$0.24	450.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-063-009-12	4281 N MOLE	04/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,400	31.70	\$138,211	\$83,289	\$21,500	200.0	120.0	0.55	0.55	\$416	\$151,160	\$3.47	200.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-066-011-00	4062 N SHREW RD	10/01/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$53,400	29.67	\$134,453	\$67,047	\$21,500	200.0	120.0	0.55	0.55	\$335	\$121,682	\$2.79	200.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
013-420-069-007-27	4350 N SHREW RD	04/22/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$29,400	39.73	\$62,692	\$30,808	\$19,500	150.0	120.0	0.41	0.41	\$205	\$74,596	\$1.71	150.00	LLWC	LOST LAKE WOODS AVG.	DEVELOPED	VACANT		
<b>Totals:</b>						<b>\$2,787,300</b>			<b>\$990,700</b>	<b>\$2,334,822</b>	<b>\$817,978</b>	<b>\$365,500</b>	<b>3,400.0</b>			<b>9.36</b>	<b>8.26</b>								
									<b>Sale. Ratio =&gt;</b>	<b>35.54</b>				<b>Average per FF=&gt;</b>	<b>\$241</b>					<b>Average per Net Acre=&gt;</b>	<b>87,362.81</b>			<b>Average per SqFt=&gt;</b>	<b>\$2.01</b>
									<b>Std. Dev. =&gt;</b>	<b>6.07</b>															

\$241 ROUND TO \$240

LOST LAKE WOODS DEVELOPED & LAKE VIEW USE \$240

**LOST LAKE WOODS CLUB VACANT 4/01/21 TO 3/31/23 ALL LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Rate Group 1	
013-420-009-005-00	N WOOD RD	09/27/22	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$3,000	60.00	\$6,000	\$5,000	\$6,000	150.0	360.0	0.41	0.14	\$33	\$12,077	\$0.28	150.00	LLWC	LOST LAKE WOODS VACANT		
013-420-011-001-23	N COTTONTAIL	07/17/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,000	28.57	\$8,000	\$14,000	\$8,000	200.0	120.0	0.55	0.55	\$70	\$25,408	\$0.58	200.00	LLWC	LOST LAKE WOODS VACANT		
013-420-011-015-00	N COTTONTAIL TRAIL	12/09/21	\$750	WD	03-ARM'S LENGTH	\$750	\$1,500	200.00	\$4,000	\$750	\$4,000	100.0	120.0	0.28	0.28	\$8	\$2,727	\$0.06	100.00	LLWC	LOST LAKE WOODS VACANT		
013-420-022-018-00	N NORWAY RD	11/19/21	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$3,800	28.15	\$10,000	\$13,500	\$10,000	250.0	120.0	0.69	0.69	\$54	\$19,594	\$0.45	250.00	LLWC	LOST LAKE WOODS VACANT		
013-420-043-032-00	N OWL RD	08/12/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$1,500	15.00	\$4,000	\$10,000	\$4,000	100.0	120.0	0.28	0.28	\$100	\$36,364	\$0.83	100.00	LLWC	LOST LAKE WOODS VACANT		
013-420-044-011-00	N HAZEL RD	07/28/22	\$500	WD	03-ARM'S LENGTH	\$500	\$1,000	200.00	\$2,000	\$500	\$2,000	50.0	120.0	0.14	0.14	\$10	\$3,623	\$0.08	50.00	LLWC	LOST LAKE WOODS VACANT		
013-420-053-006-09	N CHIPMUNK TRL	03/11/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,000	50.00	\$8,000	\$6,000	\$8,000	200.0	120.0	0.55	0.55	\$30	\$10,889	\$0.25	200.00	LLWC	LOST LAKE WOODS VACANT		
013-420-077-030-00	N HAWK RD	10/27/21	\$3,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$3,000	\$7,600	253.33	\$4,000	\$3,000	\$4,000	100.0	240.0	0.28	0.14	\$30	\$10,870	\$0.25	100.00	LLWC	LOST LAKE WOODS VACANT		
013-420-090-001-00	N CEDAR RD	06/22/21	\$16,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$7,000	43.75	\$18,000	\$16,000	\$18,000	450.0	240.0	0.41	0.28	\$36	\$38,741	\$0.89	450.00	LLWC	LOST LAKE WOODS VACANT		
<b>Totals:</b>						<b>\$68,750</b>	<b>\$32,400</b>		<b>\$64,000</b>	<b>\$68,750</b>	<b>\$64,000</b>	<b>1,600.0</b>		<b>3.58</b>	<b>3.03</b>								
						<b>Sale. Ratio =&gt;</b>		<b>47.13</b>			<b>Average per FF=&gt;</b>		<b>\$43</b>	<b>Average per Net Acre=&gt;</b>		<b>19,193.19</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.44</b>				
						<b>Std. Dev. =&gt;</b>		<b>92.34</b>															

**LOST LAKE WOODS CLUB VACANT 4/01/21 TO 3/31/23 100FFT TO 150FFT LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Rate Group 1	
013-420-009-005-00	N WOOD RD	09/27/22	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$3,000	60.00	\$6,000	\$5,000	\$6,000	150.0	360.0	0.41	0.14	\$33	\$12,077	\$0.28	150.00	LLWC	LOST LAKE WOODS VACANT		
013-420-043-032-00	N OWL RD	08/12/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$1,500	15.00	\$4,000	\$10,000	\$4,000	100.0	120.0	0.28	0.28	\$100	\$36,364	\$0.83	100.00	LLWC	LOST LAKE WOODS VACANT		
013-420-077-030-00	N HAWK RD	10/27/21	\$3,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$3,000	\$7,600	253.33	\$4,000	\$3,000	\$4,000	100.0	240.0	0.28	0.14	\$30	\$10,870	\$0.25	100.00	LLWC	LOST LAKE WOODS VACANT		
<b>Totals:</b>						<b>\$18,000</b>	<b>\$12,100</b>		<b>\$14,000</b>	<b>\$18,000</b>	<b>\$14,000</b>	<b>350.0</b>		<b>0.97</b>	<b>0.55</b>								
						<b>Sale. Ratio =&gt;</b>		<b>67.22</b>			<b>Average per FF=&gt;</b>		<b>\$51</b>	<b>Average per Net Acre=&gt;</b>		<b>18,652.85</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.43</b>				
						<b>Std. Dev. =&gt;</b>		<b>126.63</b>															

**LOST LAKE WOODS CLUB VACANT 4/01/21 TO 3/31/23 200 PLUS FFT LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Rate Group 1	
013-420-011-001-23	N COTTONTAIL	07/17/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$4,000	28.57	\$8,000	\$14,000	\$8,000	200.0	120.0	0.55	0.55	\$70	\$25,408	\$0.58	200.00	LLWC	LOST LAKE WOODS VACANT		
013-420-022-018-00	N NORWAY RD	11/19/21	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$3,800	28.15	\$10,000	\$13,500	\$10,000	250.0	120.0	0.69	0.69	\$54	\$19,594	\$0.45	250.00	LLWC	LOST LAKE WOODS VACANT		
013-420-053-006-09	N CHIPMUNK TRL	03/11/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,000	50.00	\$8,000	\$6,000	\$8,000	200.0	120.0	0.55	0.55	\$30	\$10,889	\$0.25	200.00	LLWC	LOST LAKE WOODS VACANT		
013-420-090-001-00	N CEDAR RD	06/22/21	\$16,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$7,000	43.75	\$18,000	\$16,000	\$18,000	450.0	240.0	0.41	0.28	\$36	\$38,741	\$0.89	450.00	LLWC	LOST LAKE WOODS VACANT		
<b>Totals:</b>						<b>\$49,500</b>	<b>\$17,800</b>		<b>\$44,000</b>	<b>\$49,500</b>	<b>\$44,000</b>	<b>1,100.0</b>		<b>2.20</b>	<b>2.07</b>								
						<b>Sale. Ratio =&gt;</b>		<b>35.96</b>			<b>Average per FF=&gt;</b>		<b>\$45</b>	<b>Average per Net Acre=&gt;</b>		<b>22,459.17</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.52</b>				
						<b>Std. Dev. =&gt;</b>		<b>10.99</b>															

43+51+45=139/3=46 ROUND TO \$45

ALL LOTS AVERAGE \$43 ROUND TO \$45

**USE \$45 PER FFT LOST LAKE WOODS VACANT**

**401 & 402 vacant sales 4-1-21 to 3-31-23**

Lots including Black River & Lake Huron Backlots ALL Vacant SALES Lots Per FFT Alcona County paved gravel dirt

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
032-110-000-005-00	ALDRICH SOUTH BRANCH MI	11/30/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	190.0	165.0	0.86	0.86	\$32				
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000	WD	\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA		DIRT	
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800	WD	\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA		DIRT	
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA		PAVED BUT IN SUB	
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300	WD	\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA		PAVED	
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000	WD	\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA		PAVED IN SUB	
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039	WD	\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA		DIRT	
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000	WD	\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA		DIRT	
023-150-000-029-00	MATTHEW DRIVE HUBBARD LAKE	07/06/21	\$4,500	WD	\$4,500	\$4,500	\$4,500	100.0	150.0	0.34	0.34	\$45	ALCONA		DIRT	
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500	WD	\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA		PAVED	
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
<b>Totals:</b>			<b>\$108,139</b>		<b>\$108,139</b>	<b>\$108,139</b>	<b>\$108,139</b>	<b>2,402.0</b>		<b>12.81</b>	<b>12.81</b>					
								<b>Average per FF=&gt;</b>	<b>\$45</b>		<b>Average per Net Acre=&gt;</b>	<b>8,441.76</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.19</b>	

**ALL SALES Lots Per FFT Surrounding Counties**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000
<b>Totals:</b>			<b>\$20,900</b>		<b>\$20,900</b>	<b>\$20,900</b>	<b>\$20,900</b>	<b>456.0</b>		<b>1.71</b>	<b>1.71</b>				
								<b>Average per FF=&gt;</b>	<b>\$46</b>		<b>Average per Net Acre=&gt;</b>	<b>12,222.22</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.28</b>

**DIRT RD Lots Per FFT ALCONA COUNTY**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039		\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA		DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800		\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA		DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000		\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA		DIRT
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000		\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA		DIRT
<b>Totals:</b>			<b>\$50,839</b>		<b>\$50,839</b>	<b>\$50,839</b>	<b>\$50,839</b>	<b>1,350.0</b>		<b>8.06</b>	<b>8.06</b>				
								<b>Average per FF=&gt;</b>	<b>\$38</b>		<b>Average per Net Acre=&gt;</b>	<b>6,307.57</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.14</b>

\$38 round up to \$40

**USE \$40 PER FFT GRAVEL/DIRT**

**DIRT RD Lots Per FFT SURROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900
<b>Totals:</b>			<b>\$4,900</b>		<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>258.0</b>		<b>0.68</b>	<b>0.68</b>				
								<b>Average per FF=&gt;</b>	<b>\$19</b>		<b>Average per Net Acre=&gt;</b>	<b>7,205.88</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.17</b>

**PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000		\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA		PAVED BUT IN SUB
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA		PAVED IN SUB
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA		PAVED
<b>Totals:</b>			<b>\$43,500</b>		<b>\$43,500</b>	<b>\$43,500</b>	<b>\$43,500</b>	<b>672.0</b>		<b>3.22</b>	<b>3.22</b>				
								<b>Average per FF=&gt;</b>	<b>\$65</b>		<b>Average per Net Acre=&gt;</b>	<b>13,509.32</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.31</b>

**USE \$65 PER FFT PAVED**

**PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000
<b>Totals:</b>			<b>\$10,000</b>		<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>200.0</b>		<b>1.33</b>	<b>1.33</b>				
								<b>Average per FF=&gt;</b>	<b>\$50</b>		<b>Average per Net Acre=&gt;</b>	<b>7,541.48</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.17</b>

**PAVED HIGHWAY Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000
<b>Totals:</b>			<b>\$17,500</b>		<b>\$17,500</b>	<b>\$17,500</b>	<b>\$17,500</b>	<b>258.0</b>		<b>1.03</b>	<b>1.03</b>				
								<b>Average per FF=&gt;</b>	<b>\$68</b>		<b>Average per Net Acre=&gt;</b>	<b>16,990.29</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.39</b>

\$68 round up to \$70

**USE \$70 PER FFT BETTER ON PAVED US 23/F41**

Black River Lots

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
013-120-000-052-00	5489 CHERYLYN DRIVE on Black River	08/05/15	\$62,000	LAND CONTRACT (GOOD)	\$62,000	\$20,722	\$22,450	224.5	178.0	0.92	0.92	\$92	
043-115-000-016-00	3657 LONG RAPIDS RD THUNDERBAY RIVER	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0			\$204	
031-002-000-511-00	10933 SPENS LN THUNDER BAY RIVER	01/17/19	\$20,000		\$20,000	\$20,000	\$20,000	216.5	332.8	2.00	2.00	\$92	
013-305-000-001-00+	RAYMOND RD BLACK RIVER	06/18/20	\$60,000		\$60,000	\$60,000	\$60,000	340.0	1010.0	1.58	1.58	\$176	
<b>Totals:</b>			<b>\$162,000</b>		<b>\$162,000</b>	<b>#REF!</b>		<b>#REF!</b>	<b>\$120,722</b>	<b>\$122,450</b>	<b>879.0</b>		
					<b>Sale. Ratio =&gt;</b>					<b>Average per FF=&gt;</b>		<b>Average per Net Acre=&gt;</b>	
					<b>Std. Dev. =&gt;</b>							<b>25,871.27</b>	<b>Average per SqFt=&gt;</b>
													<b>\$0.59</b>

Land Analysis Black River Lots Sales 04-01-2015 to 01-17-2019

Black River Lots using out of county sales also

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
031-002-000-511-00	10933 SPENS LN THUNDER BAY RIVER	01/17/19	\$20,000		\$20,000	\$20,000	\$20,000	216.5	332.8	2.00	2.00	\$92
043-115-000-016-00	3657 LONG RAPIDS RD THUNDERBAY RIVER	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0			\$204
013-305-000-001-00	RAYMOND RD	02/13/15	\$20,000	MULTIPLE GOOD VACANT	\$20,000	\$20,000	\$11,200	140.0	224.0	0.71	0.36	\$143
013120-000-054-00	CHERYL LANE	06/18/20	\$60,000	MULTIPLE GOOD VACANT	\$60,000	\$56,378	\$35,200	340.0	1010.0	1.58	0.29	\$166
013-120-000-052-00	5489 CHERYLYN DRIVE on Black River	08/05/15	\$62,000	LAND CONTRACT (GOOD)	\$62,000	\$20,722	\$22,450	224.5	178.0	0.92	0.92	\$92
<b>Totals:</b>			<b>\$182,000</b>		<b>\$182,000</b>	<b>\$137,100</b>		<b>1019</b>	<b>1784.8</b>	<b>108850</b>	<b>1019</b>	<b>697.6</b>
										<b>Average per FF=&gt;</b>		<b>\$135</b>

**Black River better Use \$135 per fft**

Black River Lots

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-120-000-026-00	5418 BLACK RIVER RD	06/02/20	\$37,500	WD	\$37,500	\$31,375	\$43,880	521.0	344.0	1.56	0.62	\$60
013-120-000-054-00	CHERYL LANE	06/18/20	\$60,000	WD	\$60,000	\$56,828	\$28,400	340.0	1010.0	1.58	0.29	\$167
013-306-000-019-00	5428 E CHERYL LYNN LANE on Black River	08/26/16	\$76,200	WARRANTY DEED (GOOD)	\$76,200	\$3,972	\$4,800	80.0	236.0	0.43	0.43	\$50
<b>Totals:</b>			<b>\$173,700</b>		<b>\$173,700</b>	<b>#REF!</b>		<b>#REF!</b>	<b>\$92,175</b>	<b>\$77,080</b>	<b>941.0</b>	
					<b>Sale. Ratio =&gt;</b>					<b>Average per FF=&gt;</b>		<b>\$98</b>
					<b>Std. Dev. =&gt;</b>							

\$98 round up to \$100

**River Average Use \$100 per fft**

on river compare to devils river ossineke, compare to sucker creek and pine riveralcona county

RIVER VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
012-024-200-035-00	LAKESHORE DRIVE	11/21/16	\$35,000	VACANT LAND SALE	\$35,000	\$35,000	\$24,000	200.0	159.0	0.73	0.73	\$175
013-305-000-001-00	RAYMOND RD	02/13/15	\$20,000	MULTIPLE GOOD VACANT	\$20,000	\$20,000	\$11,200	140.0	224.0	0.71	0.36	\$143
013-120-000-026-00	5418 BLACK RIVER RD	06/02/20	\$37,500	WD	\$37,500	\$31,375	\$43,880	521.0	344.0	1.56	0.62	\$60
013-305-000-004-00		03/21/14	\$8,000	VACANT LAND SALE	\$8,000	\$8,000	\$5,250	70.0	160.0	0.26	0.26	\$114
<b>Totals:</b>			<b>\$100,500</b>		<b>\$100,500</b>	<b>\$94,375</b>		<b>\$931</b>	<b>\$94,375</b>	<b>\$84,330</b>	<b>931.0</b>	
					<b>Sale. Ratio =&gt;</b>		<b>28.57</b>			<b>Average per FF=&gt;</b>		<b>\$101</b>
					<b>Std. Dev. =&gt;</b>		<b>13.66</b>					

LAKE HURON BACK LOT VACANT & IMPROVED Haynes twp, no Alcona sales

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT LAND SALE	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127
080-001-200-030-02	3977N LAKESHORE HAYNES TWP	07/02/20	\$29,000	IMPROVED RESIDUAL	\$29,000	\$21,573	\$17,209	190.8	220.0	1.03	1.03	\$113
082-150-004-001-01	DEBRA LN HAYNES TWP	05/22/20	\$8,000	VACANT LAND SALE	\$8,000	\$8,000	\$6,470	58.8	250.0	0.35	0.35	\$136
082-110-000-021-00	E BECKETT RD HAYNES TWP	06/18/21	\$31,000	VACANT LAND SALE	\$31,000	\$31,000	\$23,431	445.5	500.0	4.96	0.59	\$70
041-240-000-023-01	S US 23 GREENBUSH	06/30/21	\$19,900	VACANT LAND SALE	\$19,900	\$19,900	\$19,900	100.0	187.0	0.85	0.85	\$199
063-011-200-002-00	N US 23	08/20/21	\$22,000	VACANT LAND SALE	\$22,000	\$22,000	\$22,000	100.0	590.0	1.35	1.35	\$220
<b>Totals:</b>			<b>\$133,900</b>		<b>\$133,900</b>	<b>#REF!</b>		<b>#REF!</b>		<b>\$126,473</b>	<b>\$113,010</b>	<b>1,083.6</b>
					<b>Sale. Ratio =&gt;</b>		<b>88.00</b>			<b>Average per FF=&gt;</b>		<b>\$117</b>
					<b>Std. Dev. =&gt;</b>		<b>#DIV/0!</b>					

\$117 round up to \$120

**USE BACK LOTS AVERAGE WITH ACCESS USE \$120 PER FFT**

**DIRT / GRAVEL USE \$40 PER FFT**

**PAVED USE \$65 PER FFT**

**BETTER ON PAVED USE \$70 PER FFT US23/F41**

**LAKE HURON BACK LOTS AVERAGE WITH ACCESS USE \$120 PER FFT**

**LAKE HURON BACK LOTS POOR USE \$65 PER FFT SAME AS PAVED RATE FOR LESS THAN 1 ACRE**

**RIVER BETTER \$135 PER FFT**

**RIVER AVERAGE \$100 PER FFT**

**Residential**  
**402 VACANT LAND SALES (4/1/21-3/31/23)**

**1 ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>1.6</u>		<u>\$12,500</u>	<u>\$7,813</u>					

**1 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCI	7/16/2021	1.7	\$19,500	\$19,500	\$11,471	WD	HAWES	807	\$17,900	30
072-170-000-053-00	5355 MT MARIA HILLS SPRUCE	3/24/2023	1.5	\$12,000	\$12,000	\$8,000		HAWES	8058	\$14,000	70
040-034-300-100-00	4934 W CEDAR LAKE RD GREENE	9/2/2022	1.3	\$15,000	\$15,000	\$11,538		GREENBUSH	37	\$18,000	PARTIAL
041-100-000-015-00	STEVENS RD GREENBUSH	5/4/2021	1	\$3,200	\$3,200	\$3,200	WD	GREENBUSH	7	\$3,500	100
041-255-000-002-02	LOT 2 STERLING RESORT US 23	10/1/2021	1.6	\$5,000	\$5,000	\$3,125	WD	GREENBUSH	85	\$5,000	100
031-015-200-076-00	N LAKE RD GLENNIE	8/27/2021	1.7	\$10,000	\$10,000	\$5,882	WD	CURTIS	65	\$10,800	100
			<u>8.8</u>		<u>\$64,700</u>	<u>\$7,352</u>					

\$7352 ROUND DOWN TO \$7350

**1 ACRE USE \$7350 PER ACRE**

**7350\*0.52=3822**

**1 ACRE WET USE \$3820 PER ACRE**

023-150-000-038-41	MICHAEL DR HUBBARD LAKE	8/31/2023	1.38	\$10,750	\$10,750	\$7,790		CALEDONIA	908	\$17,600	PARTIAL
023-150-000-023-00	N BEAR SPRINGS RD HUBBARD LAKE		1.65	\$12,000	\$12,000	\$7,272		CALEDONIA	392	\$15,000	60
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	1	\$7,500	\$7,500	\$7,500		HAWES	745	\$10,000	70
072-170-00-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333		HAWES	783	\$13,000	70
023-150-000-048-00	MICHAEL DR HUBBARD LAKE	10/20/2023	1.78	\$11,850	\$11,850	\$6,657		CALEDONIA	958	\$17,600	PARTIAL
072-191-000-154-00+	STUVE RANCH RD BARTON CITY	5/26/2023	1	\$5,500	\$5,500	\$5,500		HAWES	1812	\$7,500	100
			<u>8.31</u>		<u>\$58,600</u>	<u>\$7,052</u>					

**1 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	Days on Market	LIST PRICE	% WOODED
060-004-114-000-195-0	16270 CR 451 HILLMAN	10/8/2021	1	\$13,500	\$13,500	\$13,500		MONTMORENCY	30	\$14,900	50
054-063-000-001-14	W SCOTT RD	9/15/2021	0.92	\$5,000	\$5,000	\$5,434		ALPENA			
051-001-000-384-00	PRIVATE	7/27/2021	1.32	\$5,000	\$5,000	\$3,787		ALPENA			
033-010-000-001-50	GREEN VALLEY DRIVE	1/18/2022	1.07	\$9,900	\$9,900	\$9,252		ALPENA			
013-014-000-185-00	US-23 N ALPENA	5/7/2021	0.75	\$9,500	\$9,500	\$12,667	WD	ALPENA	168	\$11,000	PARTIAL
			<u>5.06</u>		<u>\$42,900</u>	<u>\$8,478</u>					

064-L10-000-079-00	N US 23 OSCODA	8/17/2023	1.16	\$27,500	\$27,500	\$23,706		IOSCO	68	\$29,900	70
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**1 ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
023-230-000-028-03	HENRY SPRUCE	9/11/2019	1.76	\$3,500	\$3,500	\$1,989	WD	CALEDONIA	62	\$3,500	100
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>3.36</u>		<u>\$16,000</u>	<u>\$4,762</u>					

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**2-3 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTES</u>	<u>TOWNSHIP</u>	<u>PYS ON MAR</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
023-150-000-030-00	MATTHEW DR HUBBARD LAKE	5/26/2021	2.39	\$18,000	\$18,000	\$7,531	WD	CALEDONIA	81	\$23,100	PARTIAL
021-003-200-010-00	HUBERT RD SPRUCE	5/18/2021	2.06	\$9,039	\$9,039	\$4,387	WD	CALEDONIA	182	\$10,000	30%
021-003-300-010-01	BEAR SPRINGS RD	12/15/2021	2.89	\$40,000	\$40,000	\$13,841	WD	CALEDONIA	44	\$40,000	70
021-003-300-010-01	BEAR SPRINGS RD	9/9/2022	2.89	\$50,000	\$50,000	\$17,301	LC	CALEDONIA	28	\$52,200	70
021-003-300-010-01	BEAR SPRINGS RD	5/3/2023	2.89	\$46,000	\$46,000	\$15,917	WD	CALEDONIA	60	\$46,000	70
040-002-200-122-00	E F-30 GREENBUSH	9/9/2022	2.89	\$12,000	\$12,000	\$4,152		GREENBUS	42	\$14,900	80
072-170-000-046-00	SITZMARK DR SPRUCE	3/19/2021	3.2	\$20,000	\$20,000	\$6,250	WD	HAWES	108	\$20,000	70

**19.21**

**\$195,039 \$10,153**

**\$6270 ROUND UP TO \$6300**

**6,300\*0.52=3276**

**2-3 ACRE USE \$6,300 PER ACRE**

**2-3 ACRE WET USE \$3275 PER ACRE**

092-100-000-003-00	588 KAHN DR MIKADO	8/18/2023	3.94	\$24,000	\$24,000	\$6,091		MIKADO	32	\$29,900	80
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**2-3 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>COUNTY</u>	<u>ays on Market</u>
061-011-000-560-00	US 23 S	3/11/2021	2.09	\$39,600	\$39,600	\$18,947	WD	ALPENA	
006-360-000-022-01	20545 N CTY RD 459	4/20/2022	3.5	\$32,000	\$32,000	\$9,143		MONTMO	29 \$30,000 60
003-524-009-20	5814 E MILLER RD CURRAN	8/18/2021	2.76	\$24,500	\$24,500	\$8,877		OCSODA	81 \$24,500 90
04-013-023-000-040-03	7945 US 23 N ALPENA	8/3/2021	2.06	\$18,750	\$18,750	\$9,102	WD	ALPENA/A	43 \$22,900 70

**10.41**

**\$114,850 \$11,033**

003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	\$8,333		MONTMOF	31 \$25,000 100
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**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**4-5 ACRE PARCELS ALCONA OR HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>TOWNSHIP</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
080-028-200-015-01	QUICK RD LINCOLN	1/3/2023	5.21	\$22,500	\$22,500	\$4,319	WD	HAYNES	171	\$22,500	NONE
			<u>5.21</u>		<u>\$22,500</u>	<u>\$4,319</u>					

**4-5 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>TOWNSHIP</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
022-001-100-024-00	6880 BUCK RUN	5/17/2021	4.6	\$20,000	\$20,000	\$4,348	WD	CALEDONI	56	\$21,500	PARTIAL
041-021-300-010-00	POOR FARM RD GREENBUSH	10/11/2022	5	\$19,901	\$19,901	\$3,980		GREENBU	27	\$19,900	100
060-010-400-061-01	N BEAVER HILLS DR HARRISVILLE	5/26/2021	4.25	\$19,000	\$19,000	\$4,471	WD	HARRISVIL	50	\$24,900	100
060-010-400-062-00	FERN GROVE	10/14/2021	5	\$21,000	\$21,000	\$4,200	WD	HARRISVIL	87	\$25,000	90
060-010-400-063-00	FERN GROVE	10/14/2021	5	\$21,000	\$21,000	\$4,200	WD	HARRISVIL	87	\$25,000	80
091-034-400-060-00	ALVIN RD MIKADO	5/20/2022	5	\$32,000	\$32,000	\$6,400		MIKADO	49	\$29,900	30
100-021-200-007-00	ROSS RD BARTON CITY	8/23/2021	5.16	\$19,900	\$19,900	\$3,857	WD	MILLEN			100
			<u>34.01</u>		<u>\$152,801</u>	<u>\$4,493</u>					

\$4319 ROUND UP TO \$4400

**4,400\*0.52=2288**

**4-5 ACRE USE \$4,400 PER ACRE**

**4-5 ACRE WET USE \$2290 PER ACRE**

060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVILI	81	\$23,000	90
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**4-5 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>COUNTY</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>% WOODED</u>
002-035-001-25	WEAVER RD COMMINS	12/3/2020	5.55	\$14,900	\$14,900	\$2,685			687	\$14,900	PARTIAL
001-336-004-00	RAY RD MIO	10/26/2020	5	\$17,000	\$17,000	\$3,400			47	\$17,500	100
140-020-000-322-01	646 HIGHWAY ROGERS CITY	5/19/2023	4.7	\$19,000	\$19,000	\$4,042		PRESQUE	29	\$19,000	90
001-	5600 BEECHWOOD ROSE CITY	7/8/2020	3.3	\$12,500	\$12,500	\$3,788			19	\$14,000	100
			<u>18.55</u>		<u>\$63,400</u>	<u>\$3,418</u>					

007-129-009-00	4698 W SIMMONS RD PICKFORD	1/14/2022	5	\$15,000	\$15,000	\$3,000		MACKINAC	60	\$15,000	100
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007-129-009-00	4698 W SIMMONS RD PICKFORD	9/19/2023	5	\$18,000	\$18,000	\$3,600		MACKINAC	112	\$15,000	100
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**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

6-9 ACRE PARCELS ALCONA OR HAYNES TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-140-000-010-01	US 23	8/16/2022	9.44	\$43,500	\$43,500	\$4,608		ALCONA	46	\$42,500	PARTIAL
080-003-100-015-00	US-23 MALASKI RD BLACK F	3/8/2022	8.5	\$20,000	\$20,000	\$2,353	WD	HAYNES	228	\$30,900	20
			<b>17.94</b>		<b>\$63,500</b>	<b>\$3,540</b>					

6-9 ACRE PARCELS ALCONA COUNTY											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-002-100-080-00	FOREST HILLS DR SPRUCE	9/17/2021	8	\$19,900	\$19,900	\$2,488	LC	CALEDONIA	2464	\$19,900	80
071-013-400-010-00		5/18/2022	9.95	\$40,000	\$40,000	\$4,020		HAWES			
070-012-200-005-00+W	MT MARIA RD SPRUCE	10/7/2022	6.12	\$30,000	\$30,000	\$4,901		HAWES	39	\$33,000	90
070-012-400-005-07	3258 N DUNDALE DR SPRUC	8/15/2022	9.08	\$25,000	\$25,000	\$2,753		HAWES	89	\$28,500	PARTIAL
070-012-400-005-07	BACKUS TRL SPRUCE	12/9/2021	9.08	\$27,500	\$27,500	\$3,029	WD	HAWES	97	\$27,500	NONE
			<b>42.23</b>		<b>\$142,400</b>	<b>\$3,372</b>					

3540+3372+3565=10477/3=3492

\$3540 ROUND DOWN TO \$3500

**3,500\*0.52=1,820**

**6-9 ACRE USE \$3500 PER ACRE**

**6-9 ACRE WET USE \$1,820 PER ACRE**

6-9 ACRE PARCELS SURROUNDING COUNTIES											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
003-519-003-15	M 72 FAIRVIEW	12/6/2021	8.57	\$25,900	\$25,900	\$ 3,022	WD	OSCODA/COMINS	60	\$25,900	100
003-518-005-13+	2315 MAPLE HILL RD FAIRV	11/2/2021	7.9	\$31,000	\$31,000	\$ 3,924		OSCODA/COMINS			
140-019-000-179-00	LOOKOUT RD ROGERS CITY	4/10/2023	8.16	\$32,751	\$32,751	\$ 4,014		PRESQUE ISLE ROGERS	90	\$39,000	90
053-015-000-620-00	W NICHOLSON HILL RD	12/29/21	9.20	\$25,000	\$25,000	\$ 2,717		ALPENA			
061-022-000-032-00	E NICHOLSON HILL RD	04/27/21	9.55	\$40,000	\$40,000	\$ 4,188		ALPENA			
			<b>43.38</b>		<b>\$154,651</b>	<b>\$3,565</b>					

**Residential**  
**402 VACANT LAND SALES (4/1/21-3/31/23)**

10-19 ACRE PARCELS Alcona & Haynes TWP												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
080-014-400-024-07	US-23	9/21/2022	10.1	\$ 60,000	\$ 60,000	\$ 5,941	WD	HAYNES				
080-034-300-010-00	4688 E YULL RD	1/14/2022	10.08	\$ 31,000	\$ 31,000	\$ 3,075	WD	HAYNES	42	\$25,000	0	
			<b>20.18</b>		<b>\$ 91,000</b>	<b>\$ 4,509</b>						
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	18.21	65000	65000	3569		ALCONA	42	\$65,000	100	
		3075+3670+3240=9985/3=3328			\$3328 ROUND DOWN TO \$3300							
					<b>3,300*0.52=1716</b>							
											<b>10-19 ACRE USE \$3300 PER ACRE</b>	
											<b>10-19 ACRE WET USE \$1,720 PER ACRE</b>	

10-19 ACRE PARCELS In Alcona County												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
071-006-300-070-00	SUCKER CREEK RD	9/7/2021	15	\$ 40,000	\$ 40,000	\$ 2,667	WD	HAWES	60	\$42,900	90	
071-020-100-030-00	MILLER RD	11/18/2021	10	\$ 35,000	\$ 35,000	\$ 3,500	WD	HAWES	128	\$37,000	90	
070-036-400-060-00	HUBBARD LAKE RD	9/16/2021	10	\$ 29,000	\$ 29,000	\$ 2,900	WD	HAWES	56	\$32,000	100	
060-034-200-012-00	1521 POOR FARM HARRISVILL	5/20/2021	10.12	\$ 42,000	\$ 42,000	\$ 4,150	WD	HARRISVILLE	28	\$42,000	60	
060-010-400-062-00		7/11/2022	10.01	\$ 50,000	\$ 50,000	\$ 4,995		HARRISVILLE				
060-015-400-005-05		7/26/2022	10.01	\$ 46,900	\$ 46,900	\$ 4,685		HARRISVILLE				
040-015-100-015-11	CEDAR LAKE RD	7/16/2021	10	\$ 43,500	\$ 43,500	\$ 4,350	WD	GREENBUSH	70	\$44,900	100	
101-005-300-005-06	N STOUT RD	2/18/2022	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MILLEN	269	\$34,900	90	
030-018-400-025-00	BAMFIELD RD CURTISVILLE	11/30/2021	12	\$ 37,000	\$ 37,000	\$ 3,083	WD	CURTIS	80	\$36,900	80	
090-007-400-053-00	F-30 GLENNIE	7/23/2021	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MIKADO	13	\$34,900	100	
			<b>107.14</b>		<b>\$ 393,200</b>	<b>\$ 3,670</b>						

**10-19 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
084-028-000-013-02	M-32 W	05/03/21	10.00	\$22,000	\$22,000	\$ 2,200	WD	ALPENA/GREEN			
003-	2200 ABBE RD FAIRVIEW	11/23/21	10.00	\$29,900	\$29,900	\$ 2,990		OSCODA/COMINS	99	\$29,900	90
004-122-000-090-06	15509 FELSNER RD HILLMAN	06/17/22	10.33	\$50,000	\$50,000	\$ 4,840		MONTMORENCY/HILLMAN	63	\$56,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
020-017-100-001-10	HARLAN TRAIL OSCODA	05/20/21	10.27	\$37,000	\$37,000	\$ 3,603		IOSCO/AU SABLE	101	\$39,000	90
020-021-400-001-17+	17 EAGLE DR OSCODA	11/09/22	11.17	\$44,900	\$44,900	\$ 4,020		IOSCO/AU SABLE	125	\$49,900	NONE
021-012-000-740-03	16649 JAKES RD	11/12/21	10.02	\$30,000	\$30,000	\$ 2,994	WD	ALPENA/OSSINEKE			
021-001-000-558-00	FOX RUN LN	03/14/22	10.04	\$22,500	\$22,500	\$ 2,241	WD	PRESQUE ISLE/KRAKOW			
031-016-000-010-02	ATKINSON RD	04/29/22	13.78	\$32,000	\$32,000	\$ 2,322	WD	ALPENA/MAPLE RIDGE	24	\$15,900	90
			<b>95.61</b>		<b>\$ 309,800</b>	<b>\$ 3,240</b>					
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-520-008-50	E MILLER RD FAIRVIEW	08/25/23	19.00	\$54,000	\$54,000	\$ 2,842		OSCODA/COMINS	49	\$67,000	NONE

**10-19 ACRE PARCELS ALCONA & or HAYNES TWP WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
080-007-200-015-01	F-41	6/30/2021	10	\$ 15,000	\$ 15,000	\$ 1,500	WD	HAYNES	490	\$29,900	90
080-001-200-030-01		5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564		HAYNES			
012-015-400-013-00		3/18/2022	10.08	15000	15000	\$ 1,488		ALCONA			
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES			
			<b>52.68</b>		<b>\$ 81,000</b>	<b>\$ 1,538</b>					

WET

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**20-29 ACRE PARCELS ALCONA & HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-020-200-010-00	E BLACK RIVER RD	6/24/2021	27	\$ 59,900	\$ 59,900	\$ 2,219	WD	ALCONA	526	\$49,900	20
			<b>27</b>		<b>\$ 59,900</b>	<b>\$ 2,219</b>					

**20-29 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-003-300-070-00	E SPRUCE RD SPRUCE	7/27/2021	24.33	\$ 43,800	\$ 43,800	\$ 1,800	WD	CALEDONIA	26	\$43,800	10
022-002-100-090-00+	FOREST HILL DR SPRUCE	2/18/2022	20.04	\$ 41,500	\$ 41,500	\$ 2,071	WD	CALEDONIA	425	\$45,000	80
071-007-300-020-01+	KIRCHE IN THE WOODS SPRU	10/7/2022	20	\$ 64,000	\$ 64,000	\$ 3,200	MTG	HAWES	50	\$65,000	
071-030-100-015-00		3/5/2022	20	\$ 35,000	\$ 35,000	\$ 1,750		HAWES			
090-005-100-005-03	ADAMS ST MIKADO	11/18/2022	25	\$ 65,000	\$ 65,000	\$ 2,600	CASH	MIKADO	97	\$70,000	90
091-001-100-010-00	S FORYSTHE RD MIKADO	7/29/2022	20.06	\$ 75,000	\$ 75,000	\$ 3,739	MTG	MIKADO	66	\$75,000	100
091-012-400-005-00	2903 WISSMILLER RD MIKAD	7/7/2022	20	\$ 65,000	\$ 65,000	\$ 3,250	CASH	MIKADO	77	\$78,900	NONE
091-021-200-005-00		9/20/2022	20	\$ 34,000	\$ 34,000	\$ 1,700		MIKADO			
101-005-400-006-32	N GARY WOHLFEIL TRL BARTI	8/6/2021	21.87	\$ 50,000	\$ 50,000	\$ 2,286	WD	MILLEN	73	\$54,900	90
101-005-300-005-16	2336 WALKER RD BARTON CI	8/26/2021	20	\$ 54,000	\$ 54,000	\$ 2,700	WD	MILLEN	82	\$54,000	40
113-036-300-005-01	W TRASK LAKE RD BARTON C	6/10/2022	25.83	\$ 69,000	\$ 69,000	\$ 2,671		MITCHELL	28	\$69,900	40
113-031-300-001-00	W M-65	7/7/2021	20.07	\$ 45,000	\$ 45,000	\$ 2,242	WD	MITCHELL	19	\$49,900	80
			<b>257.2</b>		<b>\$ 641,300</b>	<b>\$ 2,493</b>					

101-005-400-006-32	N GARY WOHLFEIL TRL BARTI	10/10/2023	21.87	\$ 69,900	\$ 69,900	\$ 3,196	WD	MILLEN	102	\$69,900	90
	6507 SPRUCE RD SPRUCE	7/29/2023	24.5	\$ 60,000	\$ 60,000	\$ 2,449	CASH	CALEDONIA	44	\$59,970	20
040-009-400-005-01	S POOR FARM GREENBUSH	10/12/2023	20	\$ 85,000	\$ 85,000	\$ 4,250	CASH		85	\$89,900	100
	2219+2493+2243=6955\3=2318										

**\$2318 ROUND DOWN TO \$2300**

**20-29 ACRE USE \$2300 PER ACRE**

**2,300\*0.52=1,196**

**20-29 ACRE WET USE \$1,200 PER ACRE**

**20-29 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
022-019-000-591-00	M 32 HILLMAN	9/10/2021	20	\$ 40,000	\$ 40,000	\$ 2,000	WD	ALPENA/GREEN	87	\$42,500	90
061-029-000-225-02	N KITTER RD OSSINEKE	3/28/2023	29	\$ 65,000	\$ 65,000	\$ 2,241	CASH	ALPENA/SANBORN	182	\$75,000	PARTIAL
004-102-000-070-00	23000 ANCHOR LAKE RD HILL	11/18/2021	20	\$ 55,000	\$ 55,000	\$ 2,750	CASH	MONTMORENCY	59	\$60,000	80
002-003-000-060-00	HAAS RD HILLMAN	1/19/2022	28	\$ 62,500	\$ 62,500	\$ 2,232		MONTMORENCY	37	\$57,000	90
072-035-200-005-30	M-65 HALE	11/4/2021	24.72	\$ 50,500	\$ 50,500	\$ 2,043	WD	IOSCO	32	\$49,900	100
			<b>121.72</b>		<b>\$ 273,000</b>	<b>\$ 2,243</b>					

007-124-000-080-00	20 LANDING RD HILLMAN	7/24/2023	<b>20</b>	<b>\$ 64,900</b>	<b>\$ 64,900</b>	<b>\$ 3,245</b>	MTG	<b>MONTMORENCY</b>	<b>74</b>	<b>\$64,900</b>	<b>50</b>
084-024-000-490-01	1395 DEER VALLEY RD ALPEN	5/12/2023	21	\$ 45,000	\$ 45,000	\$ 2,143		ALPENA/WILSON	17	\$34,900	90

**20-29 ACRE PARCELS SURROUNDING COUNTIES WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
011-010-000-351-00	4220 s partridge pt rd	6/9/2021	26.23	\$ 31,000	\$ 31,000	\$ 1,182	LC	ALPENA			
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250	100
			51.23		\$ 62,250					\$ 1,215.11	

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-019-200-010-00	HUBBARD LAKE RD	10/7/2021	35.91	63000	\$63,000	\$1,754 WD ALCONA			
			<b>35.91</b>		<b>\$63,000</b>	<b>\$1,754</b>			
080-035-400-005-05+	TRASK LAKE RD 2238+2298=4536/2=2268	7/19/2023	35	94900	\$94,900	\$2,711 CASH HAYNES	49	\$94,900	90
				\$2268 ROUND DOWN TO \$2250		<b>30-39 ACRE USE \$2250 PER ACRE</b>			
					<b>2250*0.52=1,170</b>	<b>30-39 ACRE WET USE \$1,170 PER ACRE</b>			

**30-39 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
050-032-200-013-05	801 E PROCOUNIER RD HARI	12/17/2021	30	71000	\$68,000	\$2,267 WD GUSTIN	31	\$71,000	90
071-020-100-070-00+		11/5/2021	30.08	67000	\$67,000	\$2,227 HAWES			
080-024-200-060-00+		1/18/2022	30.56	77500	\$77,500	\$2,536			
071-020-100-075-00+	N TAYLOR RD LINCOLN	9/30/2021	30	57500	\$57,500	\$1,917 WD HAWES	125	\$59,000	90
			<b>120.6</b>	<b>273000</b>	<b>\$270,000</b>	<b>\$2,238</b>			

**30-39 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
084-025-000-350-00	3981 M-32 W	4/12/2022	36.79	95000	\$95,000	\$2,582 ALPENA			
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000 MTG MONTMORENCY	96	\$90,000	80
061-006-000-501-04	9733 MEGGERT RD	9/14/2021	37.51	75000	\$75,000	\$1,999 ALPENA			
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629 ALPENA	26	\$89,900	
110-008-000-008-00	CO RD 634 POSEN	4/6/2021	33.9	46000	\$46,000	\$1,357 WD PRESQUE ISLE/POSEN	55	\$50,000	PARTIAL
			<b>173.2</b>	<b>398000</b>	<b>\$398,000</b>	<b>\$2,298</b>			
032-008-000-510-00	ENGER RD POSEN	9/28/2023	37.5	120000	\$120,000	\$3,200 ALPENA/LONG RAPIDS	44	\$139,500	90

**30-39 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-015-300-005-00	BLACK RIVER RD	11/14/2020	36	47000	\$47,000	\$1,306 WD ALCONA	128	\$52,900	80
			<b>36</b>	<b>47000</b>	<b>\$47,000</b>	<b>\$1,306</b>			

**Residential**  
**402 VACANT LAND SALES (4/1/21-3/31/23)**

**40-49 ACRE PARCELS ALCONA TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-020-300-005-00	DOILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			
			<b>40</b>	<b>\$83,900</b>	<b>\$83,900</b>	<b>\$2,098</b>					
	2098+2021+1915=6034/3=2011			\$2011 ROUND DOWN TO \$2000							
					<b>2000*0.52=1040</b>						
										<b>40-49 ACRE USE \$2,000 PER ACRE</b>	
										<b>40-49 ACRE WET USE \$1,040 PER ACRE</b>	

**40-49 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
021-011-300-010-00		4/28/2021	40	\$88,000	\$88,000	\$2,200		CALEDONIA			
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
040-003-200-005-00	E TAIT RD GREENBUSH	10/12/2021	40.5	\$87,500	\$87,500	\$2,160	WD	GREENBUSH	14	\$87,500	70
071-020-300-010-00	BUHL RD LINCOLN	6/11/2021	40	\$84,900	\$84,900	\$2,123	WD	HAWES	43	\$84,900	
091-001-400-017-00	LOYER RD MIKADO	10/22/2021	40	\$80,000	\$80,000	\$2,000	WD	MIKADO	21	\$85,000	40
112-032-300-040-00	MCCOLLUM LAKE RD CURRAN	4/23/2021	40	\$85,000	\$85,000	\$2,125	WD	MITCHELL	30	\$85,000	100
			<b>283.7</b>	<b>\$573,400</b>	<b>\$573,400</b>	<b>\$2,021</b>					

**40-49 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
015-032-000-260	6501 BLOOM RD ALPENA	9/7/2022	40	\$82,250	\$82,250	\$2,056		ALPENA/ALPENA	26	\$82,500	90
030-023-000-030-00	E 638 HIGHWAY HAWKS	6/30/2022	40	\$80,000	\$80,000	\$2,000		PRESQUE ISLE/ BELKNAP	62	\$60,000	10
030-036-000-010-01	LAKE AUGUSTA HWY HAWKS	4/20/2022	40	\$82,500	\$82,500	\$2,062		PRESQUE ISLE/ BELKNAP	30	\$60,000	70
130-031-000-005-00	KAPALLA RD HAWKS	4/20/2022	40	\$91,500	\$91,500	\$2,288		PRESQUE ISLE/PULAWSKI	69	\$56,000	10
062-030-000-760-00	WILDS RD OSSINEKE	10/11/2021	40	\$62,500	\$62,500	\$1,563	WD	ALPENA/SANBORN	45	\$65,000	90
042-025-000-021-00	6900 HAKEN RD ALPENA	7/6/2022	40	\$72,000	\$72,000	\$1,800	WD	ALPENA/MAPLE RIDGE	22	\$75,000	90
042-017-000-351-07	LACOMB RD ALPENA	10/18/2022	40	\$82,000	\$82,000	\$2,050		ALPENA/MAPLE RIDGE	36	\$84,500	PARTIAL
042-023-000-041-00	W LACOMB RD ALPENA	10/27/2021	40	\$60,000	\$60,000	\$1,500	WD	ALPENA/MAPLE RIDGE	82	\$69,900	100
			<b>320</b>	<b>\$612,750</b>	<b>\$612,750</b>	<b>\$1,915</b>					

**40-49 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-033-000-760-00	5311 JOURNEYS END	2/4/2021	40	\$10,000	\$10,000	\$250	WD	ALPENA			
071-002-000-251-01	LONG RAPIDS RD	4/15/2021	40	\$52,500	\$52,500	\$1,313	WD	ALPENA			
012-022-100-030-00	FONTAINE RD	3/16/2021	40	\$52,000	\$52,000	\$1,300	WD	ALCONA			
053-025-000-551-00	W SCOTT RD	3/8/2022	40	\$50,000	\$50,000	\$1,250	QC	ALPENA			
			<b>160</b>	<b>\$164,500</b>	<b>\$164,500</b>	<b>\$1,028</b>					



**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

<b>50-79 ACRE PARCELS ALCONA COUNTY</b>											
<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
020-012-300-020-00	W HUBBARD LAKE TRL	3/22/2022	56.7	\$135,500	\$135,500	\$2,390	WD CALEDONIA	34	\$142,500	90	
021-002-300-025-00	JENNISON GROVE RD HBL	6/25/2021	70	\$115,500	\$115,500	\$1,650	WD CALEDONIA	60	\$84,000	PARTIAL	
021-011-300-010-00		4/28/2021	52.84	\$88,000	\$88,000	\$1,665	WD CALEDONIA				
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352	CALEDONIA	42	\$175,000	50	
050-032-100-030-00		9/23/2021	63.44	\$145,900	\$145,900	\$2,300	HARRISVILLE	42	\$175,000	50	
060-031-400-010-00+	KING RD HARRISVILLE	11/12/2021	70	\$110,000	\$110,000	\$1,571	WD HARRISVILLE	42	\$175,000	50	
070-023-300-020-00	HUBBARD LAKE RD HBL	7/19/2021	53.33	\$88,900	\$88,900	\$1,667	WD HAWES	24	\$89,900	90	
070-023-300-020-00	HUBBARD LAKE RD HBL	3/4/2022	53.33	\$88,000	\$88,000	\$1,650	WD HAWES	21	\$89,900	90	
091-026-300-005-00	4255 ALVIN RD MIKADO	1/3/2022	76	\$120,000	\$120,000	\$1,579	WD MIKADO	101	\$149,000	80	
			<b>545.8</b>	<b>\$1,009,800</b>	<b>\$1,009,800</b>	<b>\$1,850</b>					
1850+1761=3611/2=1805				<b>\$1805 ROUND DOWN TO \$1800</b>							
					<b>1800*0.52=936</b>						
									<b>50-79 ACRE USE \$1800 PER ACRE</b>		
									<b>50-79 ACRE WET USE \$940 PER ACRE</b>		

<b>50-79 ACRE PARCELS SURROUNDING COUNTIES</b>											
<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
<u>061-006-000-501-03</u>	<u>BEAVER LAKE RD</u>	<u>4/12/2022</u>	<u>51.82</u>	<u>\$99,900</u>	<u>\$99,900</u>	<u>\$1,928</u>	ALPENA				
<u>142-029-000-014-01</u>	<u>W AIRPORT RD ROGERS CITY</u>	<u>7/5/2023</u>	<u>60</u>	<u>\$143,000</u>	<u>\$143,000</u>	<u>\$2,383</u>	PRESQUE ISLE	69	\$149,500	90	
011-022-000-501-05	US 23 OSSINEKE	10/18/2021	70.4	\$78,000	\$78,000	\$1,108	ALPENA/OSSINEKE	88	\$85,000	80	
			<b>182.2</b>	<b>\$320,900</b>	<b>\$320,900</b>	<b>\$1,761</b>					

<b>50-79 ACRE PARCELS WET</b>											
<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
071-005-200-010-00	E SUCKER CREEK RD	11/12/2020	50	\$50,000	\$50,000	\$1,000	LC ALCONA				
			<b>50</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$1,000</b>					

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**80-99 ACRE PARCELS HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-002-100-005-00	ALCONA RD HARRISVILLE	2/26/2021	80.76	\$160,000	\$114,066	\$1,412	WD HAYNES	306	\$169,900	100
			<b>80.76</b>	<b>\$160,000</b>	<b>\$114,066</b>	<b>\$1,412</b>	<b>BLDG EXTRACTION NOT VACANT</b>			

**80-99 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-015-400-005-00		10/28/2022	80	\$159,000	\$159,000	\$1,988	WD CALEDONIA			
020-012-200-040-00		10/28/2022	88.2	\$189,000	\$189,000	\$2,143	LC CALEDONIA	185	\$189,000	100
113-002-100-005-00		9/19/2023	84	\$130,000	\$130,000	\$1,548	LC MITCHELL	182	\$142,500	50
			<b>252.2</b>	<b>\$478,000</b>	<b>\$478,000</b>	<b>\$1,895</b>				
	1412+1895+1806=5113/3=1704			<b>\$1704 ROUND DOWN TO \$1700</b>			<b>80-99 ACRE USE \$1700 PER ACRE</b>			
			<b>1700*0.52=884</b>				<b>80-99 ACRE WET USE \$885 PER ACRE</b>			

**80-99 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
062-019-000-770-00	4528 WILDS RD OSSINEKE	5/13/2021	80	\$120,000	\$120,000	\$1,500	WD ALPENA/SANBORN	189	\$138,800	80
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$200,000	\$2,030	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			<b>260.21</b>	<b>\$470,000</b>	<b>\$470,000</b>	<b>\$1,806</b>				

**80-99 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-022-000-601-01	Private	1/3/2019	80	\$54,900	\$54,900	\$686	WD ALPENA			
			<b>80</b>	<b>\$54,900</b>	<b>\$54,900</b>	<b>\$686</b>				

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

**100+ ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-020-100-015-00+	5400 N SCHOOL RD	11/22/2021	240	\$410,000	\$410,000	\$1,708	WD	ALCONA	88	\$468,000	80
			<b>240</b>	<b>\$410,000</b>	<b>\$410,000</b>	<b>\$1,708</b>					

**100+ ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
070-024-300-050-00	N HUBBARD LAKE RD	10/22/2021	180	\$265,000	\$265,000	\$1,472	WD	HAWES	137	\$273,000	100
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
112-013-100-050-00+	FRUTCHEY RANCH RD	8/3/2021	157	\$219,900	\$219,900	\$1,401	WD	MITCHELL	50	\$219,900	90
			<b>577</b>	<b>\$864,900</b>	<b>\$864,900</b>	<b>\$1,499</b>					

1708+1499+1641=4848/3=1616

**\$1616 ROUND DOWN TO \$1600**

1600\*0.52=832

**100+ ACRE USE \$1600 PER ACRE**

**100+ ACRE WET USE \$830 PER ACRE**

**640 acres + USE \$1350 and \$700 WET**

1600\*.85=1360

640 PLUS ACRES HAS AN APPROXIMATLY 15% DECREASE IN VALUE DUE TO EXCESSIVE SIZE

**100+ ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
012-019-000-525-00+	TAMARACK RD ALPENA	3/31/2022	108	\$165,000	\$165,000	\$1,528	WD	ALPENA/ALPENA	23	\$159,900	90
071-102-000-601-00+	N EAGLING RD LACHINE	11/5/2021	160	\$195,000	\$195,000	\$1,219		ALPENA/WELLINGTON	134	\$218,000	PARTIAL
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
012-006-000-521-00+	LONG RAPIDS RD	10/5/2021	114.3	\$230,000	\$230,000	\$2,012	WD	ALPENA/ALPENA	202	\$235,000	50
			<b>542.3</b>	<b>\$890,000</b>	<b>\$890,000</b>	<b>\$1,641</b>					

**100+ ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
005-085-011-00	south caribou lk rd De TOUR	3/18/2021	120	\$80,000	\$80,000	\$667	WD	CHIPPEWA	1295	\$91,000	80
49-003-411-003-00+	CHAD RD HESSEL	6/28/2021	200	\$185,000	\$185,000	\$925	WD	MACKINAC	160	\$185,000	100
001-033-001-00+	S SPRINGER RD RABER	12/17/2021	160	\$84,000	\$84,000	\$525	WD	MACKINAC	408	\$84,000	100
			<b>480</b>	<b>\$349,000</b>	<b>\$349,000</b>	<b>\$727</b>					

**PARCELS WET VS DRY PRICE COMPARASION**

<u>ACRES</u>	<u>PRICE OF DRY LAND</u>	<u>PRICE OF WET LAND</u>	<u>DIFFERENCE WET/DRY</u>
1 ACRE	7350	4762	0.65
2-3 ACRE	6300		
4-5 ACRE	4400		
6-9 ACRES	3500		
10-19 ACRES	3300	1538	0.47
20-29 ACRES	2300	1215	0.53
30-39 ACRES	2250	1306	0.58
40-49 ACRES	2000	1028	0.51
50-79 ACRES	1800	1000	0.56
80-99 ACRES	1700	686	0.40
100+ ACRES	1600	727	0.45
		SUM	<b>4.15</b>
			<b>AVERAGE</b>
			<b>0.52</b>

.52 TIMES ACREAGE VALUE WILL GIVE WET VALUE

If Right of ways size is known, then its calculation is removed from total acreage size

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

<b>BLUFF ADJUSTMENT HAYNES TWP</b>									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	JOC/NOTE:	TOWNSHIP	
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD	HAYNES	BLUFF
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF
			<b>7.3</b>		<b>\$181,500</b>	<b>\$24,863</b>			

**Commercial/Industrial**  
**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**1 ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>1.6</u>		<u>\$12,500</u>	<u>\$7,813</u>					

**1 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCI	7/16/2021	1.7	\$19,500	\$19,500	\$11,471	WD	HAWES	807	\$17,900	30
072-170-000-053-00	5355 MT MARIA HILLS SPRUCE	3/24/2023	1.5	\$12,000	\$12,000	\$8,000		HAWES	8058	\$14,000	70
040-034-300-100-00	4934 W CEDAR LAKE RD GREENE	9/2/2022	1.3	\$15,000	\$15,000	\$11,538		GREENBUSH	37	\$18,000	PARTIAL
041-100-000-015-00	STEVENS RD GREENBUSH	5/4/2021	1	\$3,200	\$3,200	\$3,200	WD	GREENBUSH	7	\$3,500	100
041-255-000-002-02	LOT 2 STERLING RESORT US 23	10/1/2021	1.6	\$5,000	\$5,000	\$3,125	WD	GREENBUSH	85	\$5,000	100
031-015-200-076-00	N LAKE RD GLENNIE	8/27/2021	1.7	\$10,000	\$10,000	\$5,882	WD	CURTIS	65	\$10,800	100
			<u>8.8</u>		<u>\$64,700</u>	<u>\$7,352</u>					

\$7352 ROUND DOWN TO \$7350

7350\*0.52=3822

**1 ACRE USE \$7350 PER ACRE**

**1 ACRE WET USE \$3820 PER ACRE**

023-150-000-038-41	MICHAEL DR HUBBARD LAKE	8/31/2023	1.38	\$10,750	\$10,750	\$7,790		CALEDONIA	908	\$17,600	PARTIAL
023-150-000-023-00	N BEAR SPRINGS RD HUBBARD LAKE		1.65	\$12,000	\$12,000	\$7,272		CALEDONIA	392	\$15,000	60
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	1	\$7,500	\$7,500	\$7,500		HAWES	745	\$10,000	70
072-170-00-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333		HAWES	783	\$13,000	70
023-150-000-048-00	MICHAEL DR HUBBARD LAKE	10/20/2023	1.78	\$11,850	\$11,850	\$6,657		CALEDONIA	958	\$17,600	PARTIAL
072-191-000-154-00+	STUVE RANCH RD BARTON CITY	5/26/2023	1	\$5,500	\$5,500	\$5,500		HAWES	1812	\$7,500	100
			<u>8.31</u>		<u>\$58,600</u>	<u>\$7,052</u>					

**1 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	Days on Market	LIST PRICE	% WOODED
060-004-114-000-195-0	16270 CR 451 HILLMAN	10/8/2021	1	\$13,500	\$13,500	\$13,500		MONTMORENCY	30	\$14,900	50
054-063-000-001-14	W SCOTT RD	9/15/2021	0.92	\$5,000	\$5,000	\$5,434		ALPENA			
051-001-000-384-00	PRIVATE	7/27/2021	1.32	\$5,000	\$5,000	\$3,787		ALPENA			
033-010-000-001-50	GREEN VALLEY DRIVE	1/18/2022	1.07	\$9,900	\$9,900	\$9,252		ALPENA			
013-014-000-185-00	US-23 N ALPENA	5/7/2021	0.75	\$9,500	\$9,500	\$12,667	WD	ALPENA	168	\$11,000	PARTIAL
			<u>5.06</u>		<u>\$42,900</u>	<u>\$8,478</u>					

064-L10-000-079-00	N US 23 OSCODA	8/17/2023	1.16	\$27,500	\$27,500	\$23,706		IOSCO	68	\$29,900	70
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**1 ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
023-230-000-028-03	HENRY SPRUCE	9/11/2019	1.76	\$3,500	\$3,500	\$1,989	WD	CALEDONIA	62	\$3,500	100
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>3.36</u>		<u>\$16,000</u>	<u>\$4,762</u>					

**Commercial/Industrial**  
**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**2-3 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTES</u>	<u>TOWNSHIP</u>	<u>YS ON MAR</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
023-150-000-030-00	MATTHEW DR HUBBARD LAKE	5/26/2021	2.39	\$18,000	\$18,000	\$7,531	WD	CALEDONIA	81	\$23,100	PARTIAL
021-003-200-010-00	HUBERT RD SPRUCE	5/18/2021	2.06	\$9,039	\$9,039	\$4,387	WD	CALEDONIA	182	\$10,000	30%
021-003-300-010-01	BEAR SPRINGS RD	12/15/2021	2.89	\$40,000	\$40,000	\$13,841	WD	CALEDONIA	44	\$40,000	70
021-003-300-010-01	BEAR SPRINGS RD	9/9/2022	2.89	\$50,000	\$50,000	\$17,301	LC	CALEDONIA	28	\$52,200	70
021-003-300-010-01	BEAR SPRINGS RD	5/3/2023	2.89	\$46,000	\$46,000	\$15,917	WD	CALEDONIA	60	\$46,000	70
040-002-200-122-00	E F-30 GREENBUSH	9/9/2022	2.89	\$12,000	\$12,000	\$4,152		GREENBUS	42	\$14,900	80
072-170-000-046-00	SITZMARK DR SPRUCE	3/19/2021	3.2	\$20,000	\$20,000	\$6,250	WD	HAWES	108	\$20,000	70
			<u>19.21</u>			<u>\$195,039</u>					

\$6270 ROUND UP TO \$6300

**6,300\*0.52=3276**

**2-3 ACRE USE \$6,300 PER ACRE**

**2-3 ACRE WET USE \$3275 PER ACRE**

092-100-000-003-00	588 KAHN DR MIKADO	8/18/2023	3.94	\$24,000	\$24,000	\$6,091		MIKADO	32	\$29,900	80
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**2-3 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>COUNTY</u>	<u>ays on Market</u>		
061-011-000-560-00	US 23 S	3/11/2021	2.09	\$39,600	\$39,600	\$18,947	WD	ALPENA			
006-360-000-022-01	20545 N CTY RD 459	4/20/2022	3.5	\$32,000	\$32,000	\$9,143		MONTMO	29	\$30,000	60
003-524-009-20	5814 E MILLER RD CURRAN	8/18/2021	2.76	\$24,500	\$24,500	\$8,877		OCSODA	81	\$24,500	90
04-013-023-000-040-03	7945 US 23 N ALPENA	8/3/2021	2.06	\$18,750	\$18,750	\$9,102	WD	ALPENA/A	43	\$22,900	70
			<u>10.41</u>			<u>\$114,850</u>					

003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	\$8,333		MONTMOF	31	\$25,000	100
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**Commercial/Industrial**

**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**4-5 ACRE PARCELS ALCONA OR HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>TOWNSHIP</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
080-028-200-015-01	QUICK RD LINCOLN	1/3/2023	5.21	\$22,500	\$22,500	\$4,319	WD	HAYNES	171	\$22,500	NONE
			<u>5.21</u>		<u>\$22,500</u>	<u>\$4,319</u>					

**4-5 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>TOWNSHIP</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
022-001-100-024-00	6880 BUCK RUN	5/17/2021	4.6	\$20,000	\$20,000	\$4,348	WD	CALEDONI	56	\$21,500	PARTIAL
041-021-300-010-00	POOR FARM RD GREENBUSH	10/11/2022	5	\$19,901	\$19,901	\$3,980		GREENBU	27	\$19,900	100
060-010-400-061-01	N BEAVER HILLS DR HARRISVILLE	5/26/2021	4.25	\$19,000	\$19,000	\$4,471	WD	HARRISVIL	50	\$24,900	100
060-010-400-062-00	FERN GROVE	10/14/2021	5	\$21,000	\$21,000	\$4,200	WD	HARRISVIL	87	\$25,000	90
060-010-400-063-00	FERN GROVE	10/14/2021	5	\$21,000	\$21,000	\$4,200	WD	HARRISVIL	87	\$25,000	80
091-034-400-060-00	ALVIN RD MIKADO	5/20/2022	5	\$32,000	\$32,000	\$6,400		MIKADO	49	\$29,900	30
100-021-200-007-00	ROSS RD BARTON CITY	8/23/2021	5.16	\$19,900	\$19,900	\$3,857	WD	MILLEN			100
			<u>34.01</u>		<u>\$152,801</u>	<u>\$4,493</u>					
					\$4319 ROUND UP TO \$4400						
					<b>4,400*0.52=2288</b>						
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVILI	81	\$23,000	90

**4-5 ACRE USE \$4,400 PER ACRE**

**4-5 ACRE WET USE \$2290 PER ACRE**

**4-5 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	<u>COUNTY</u>	<u>DAYS ON MARK</u>	<u>LIST PRICE</u>	<u>% WOODED</u>
002-035-001-25	WEAVER RD COMMINS	12/3/2020	5.55	\$14,900	\$14,900	\$2,685			687	\$14,900	PARTIAL
001-336-004-00	RAY RD MIO	10/26/2020	5	\$17,000	\$17,000	\$3,400			47	\$17,500	100
140-020-000-322-01	646 HIGHWAY ROGERS CITY	5/19/2023	4.7	\$19,000	\$19,000	\$4,042		PRESQUE	29	\$19,000	90
001-	5600 BEECHWOOD ROSE CITY	7/8/2020	3.3	\$12,500	\$12,500	\$3,788			19	\$14,000	100
			<u>18.55</u>		<u>\$63,400</u>	<u>\$3,418</u>					
007-129-009-00	4698 W SIMMONS RD PICKFORD	1/14/2022	5	\$15,000	\$15,000	\$3,000		MACKINAC	60	\$15,000	100
007-129-009-00	4698 W SIMMONS RD PICKFORD	9/19/2023	5	\$18,000	\$18,000	\$3,600		MACKINAC	112	\$15,000	100



**Commercial/Industrial**

**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

6-9 ACRE PARCELS ALCONA OR HAYNES TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-140-000-010-01	US 23	8/16/2022	9.44	\$43,500	\$43,500	\$4,608		ALCONA	46	\$42,500	PARTIAL
080-003-100-015-00	US-23 MALASKI RD BLACK F	3/8/2022	8.5	\$20,000	\$20,000	\$2,353	WD	HAYNES	228	\$30,900	20
			<b>17.94</b>		<b>\$63,500</b>	<b>\$3,540</b>					

6-9 ACRE PARCELS ALCONA COUNTY											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-002-100-080-00	FOREST HILLS DR SPRUCE	9/17/2021	8	\$19,900	\$19,900	\$2,488	LC	CALEDONIA	2464	\$19,900	80
071-013-400-010-00		5/18/2022	9.95	\$40,000	\$40,000	\$4,020		HAWES			
070-012-200-005-00+W	MT MARIA RD SPRUCE	10/7/2022	6.12	\$30,000	\$30,000	\$4,901		HAWES	39	\$33,000	90
070-012-400-005-07	3258 N DUNDALE DR SPRUC	8/15/2022	9.08	\$25,000	\$25,000	\$2,753		HAWES	89	\$28,500	PARTIAL
070-012-400-005-07	BACKUS TRL SPRUCE	12/9/2021	9.08	\$27,500	\$27,500	\$3,029	WD	HAWES	97	\$27,500	NONE
			<b>42.23</b>		<b>\$142,400</b>	<b>\$3,372</b>					

3540+3372+3565=10477/3=3492

\$3540 ROUND DOWN TO \$3500

**3,500\*0.52=1,820**

**6-9 ACRE USE \$3500 PER ACRE**

**6-9 ACRE WET USE \$1,820 PER ACRE**

6-9 ACRE PARCELS SURROUNDING COUNTIES											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
003-519-003-15	M 72 FAIRVIEW	12/6/2021	8.57	\$25,900	\$25,900	\$ 3,022	WD	OSCODA/COMINS	60	\$25,900	100
003-518-005-13+	2315 MAPLE HILL RD FAIRV	11/2/2021	7.9	\$31,000	\$31,000	\$ 3,924		OSCODA/COMINS			
140-019-000-179-00	LOOKOUT RD ROGERS CITY	4/10/2023	8.16	\$32,751	\$32,751	\$ 4,014		PRESQUE ISLE ROGERS	90	\$39,000	90
053-015-000-620-00	W NICHOLSON HILL RD	12/29/21	9.20	\$25,000	\$25,000	\$ 2,717		ALPENA			
061-022-000-032-00	E NICHOLSON HILL RD	04/27/21	9.55	\$40,000	\$40,000	\$ 4,188		ALPENA			
			<b>43.38</b>		<b>\$154,651</b>	<b>\$3,565</b>					

**Commercial/Industrial**  
**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

10-19 ACRE PARCELS Alcona & Haynes TWP												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
080-014-400-024-07	US-23	9/21/2022	10.1	\$ 60,000	\$ 60,000	\$ 5,941	WD	HAYNES				
080-034-300-010-00	4688 E YULL RD	1/14/2022	10.08	\$ 31,000	\$ 31,000	\$ 3,075	WD	HAYNES	42	\$25,000	0	
			<b>20.18</b>		<b>\$ 91,000</b>	<b>\$ 4,509</b>						
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	18.21	65000	65000	3569		ALCONA	42	\$65,000	100	
		3075+3670+3240=9985/3=3328			\$3328 ROUND DOWN TO \$3300							
					<b>3,300*0.52=1716</b>							
											<b>10-19 ACRE USE \$3300 PER ACRE</b>	
											<b>10-19 ACRE WET USE \$1,720 PER ACRE</b>	

10-19 ACRE PARCELS In Alcona County												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
071-006-300-070-00	SUCKER CREEK RD	9/7/2021	15	\$ 40,000	\$ 40,000	\$ 2,667	WD	HAWES	60	\$42,900	90	
071-020-100-030-00	MILLER RD	11/18/2021	10	\$ 35,000	\$ 35,000	\$ 3,500	WD	HAWES	128	\$37,000	90	
070-036-400-060-00	HUBBARD LAKE RD	9/16/2021	10	\$ 29,000	\$ 29,000	\$ 2,900	WD	HAWES	56	\$32,000	100	
060-034-200-012-00	1521 POOR FARM HARRISVILL	5/20/2021	10.12	\$ 42,000	\$ 42,000	\$ 4,150	WD	HARRISVILLE	28	\$42,000	60	
060-010-400-062-00		7/11/2022	10.01	\$ 50,000	\$ 50,000	\$ 4,995		HARRISVILLE				
060-015-400-005-05		7/26/2022	10.01	\$ 46,900	\$ 46,900	\$ 4,685		HARRISVILLE				
040-015-100-015-11	CEDAR LAKE RD	7/16/2021	10	\$ 43,500	\$ 43,500	\$ 4,350	WD	GREENBUSH	70	\$44,900	100	
101-005-300-005-06	N STOUT RD	2/18/2022	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MILLEN	269	\$34,900	90	
030-018-400-025-00	BAMFIELD RD CURTISVILLE	11/30/2021	12	\$ 37,000	\$ 37,000	\$ 3,083	WD	CURTIS	80	\$36,900	80	
090-007-400-053-00	F-30 GLENNIE	7/23/2021	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MIKADO	13	\$34,900	100	
			<b>107.14</b>		<b>\$ 393,200</b>	<b>\$ 3,670</b>						

**10-19 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
084-028-000-013-02	M-32 W	05/03/21	10.00	\$22,000	\$22,000	\$ 2,200	WD	ALPENA/GREEN			
003-	2200 ABBE RD FAIRVIEW	11/23/21	10.00	\$29,900	\$29,900	\$ 2,990		OSCODA/COMINS	99	\$29,900	90
004-122-000-090-06	15509 FELSNER RD HILLMAN	06/17/22	10.33	\$50,000	\$50,000	\$ 4,840		MONTMORENCY/HILLMAN	63	\$56,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
020-017-100-001-10	HARLAN TRAIL OSCODA	05/20/21	10.27	\$37,000	\$37,000	\$ 3,603		IOSCO/AU SABLE	101	\$39,000	90
020-021-400-001-17+	17 EAGLE DR OSCODA	11/09/22	11.17	\$44,900	\$44,900	\$ 4,020		IOSCO/AU SABLE	125	\$49,900	NONE
021-012-000-740-03	16649 JAKES RD	11/12/21	10.02	\$30,000	\$30,000	\$ 2,994	WD	ALPENA/OSSINEKE			
021-001-000-558-00	FOX RUN LN	03/14/22	10.04	\$22,500	\$22,500	\$ 2,241	WD	PRESQUE ISLE/KRAKOW			
031-016-000-010-02	ATKINSON RD	04/29/22	13.78	\$32,000	\$32,000	\$ 2,322	WD	ALPENA/MAPLE RIDGE	24	\$15,900	90
			<b>95.61</b>		<b>\$ 309,800</b>	<b>\$ 3,240</b>					
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-520-008-50	E MILLER RD FAIRVIEW	08/25/23	19.00	\$54,000	\$54,000	\$ 2,842		OSCODA/COMINS	49	\$67,000	NONE

**10-19 ACRE PARCELS ALCONA & or HAYNES TWP WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
080-007-200-015-01	F-41	6/30/2021	10	\$ 15,000	\$ 15,000	\$ 1,500	WD	HAYNES	490	\$29,900	90
080-001-200-030-01		5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564		HAYNES			
012-015-400-013-00		3/18/2022	10.08	15000	15000	\$ 1,488		ALCONA			
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES			
			<b>52.68</b>		<b>\$ 81,000</b>	<b>\$ 1,538</b>					

WET

**Commercial/Industrial**

**202 302VACANT LAND SALES (4/1/21-3/31/23)**

**20-29 ACRE PARCELS ALCONA & HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-020-200-010-00	E BLACK RIVER RD	6/24/2021	27	\$ 59,900	\$ 59,900	\$ 2,219	WD	ALCONA	526	\$49,900	20
			<b>27</b>		<b>\$ 59,900</b>	<b>\$ 2,219</b>					

**20-29 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-003-300-070-00	E SPRUCE RD SPRUCE	7/27/2021	24.33	\$ 43,800	\$ 43,800	\$ 1,800	WD	CALEDONIA	26	\$43,800	10
022-002-100-090-00+	FOREST HILL DR SPRUCE	2/18/2022	20.04	\$ 41,500	\$ 41,500	\$ 2,071	WD	CALEDONIA	425	\$45,000	80
071-007-300-020-01+	KIRCHE IN THE WOODS SPRU	10/7/2022	20	\$ 64,000	\$ 64,000	\$ 3,200	MTG	HAWES	50	\$65,000	
071-030-100-015-00		3/5/2022	20	\$ 35,000	\$ 35,000	\$ 1,750		HAWES			
090-005-100-005-03	ADAMS ST MIKADO	11/18/2022	25	\$ 65,000	\$ 65,000	\$ 2,600	CASH	MIKADO	97	\$70,000	90
091-001-100-010-00	S FORYSTHE RD MIKADO	7/29/2022	20.06	\$ 75,000	\$ 75,000	\$ 3,739	MTG	MIKADO	66	\$75,000	100
091-012-400-005-00	2903 WISSMILLER RD MIKAD	7/7/2022	20	\$ 65,000	\$ 65,000	\$ 3,250	CASH	MIKADO	77	\$78,900	NONE
091-021-200-005-00		9/20/2022	20	\$ 34,000	\$ 34,000	\$ 1,700		MIKADO			
101-005-400-006-32	N GARY WOHLFEIL TRL BARTI	8/6/2021	21.87	\$ 50,000	\$ 50,000	\$ 2,286	WD	MILLEN	73	\$54,900	90
101-005-300-005-16	2336 WALKER RD BARTON CI	8/26/2021	20	\$ 54,000	\$ 54,000	\$ 2,700	WD	MILLEN	82	\$54,000	40
113-036-300-005-01	W TRASK LAKE RD BARTON C	6/10/2022	25.83	\$ 69,000	\$ 69,000	\$ 2,671		MITCHELL	28	\$69,900	40
113-031-300-001-00	W M-65	7/7/2021	20.07	\$ 45,000	\$ 45,000	\$ 2,242	WD	MITCHELL	19	\$49,900	80
			<b>257.2</b>		<b>\$ 641,300</b>	<b>\$ 2,493</b>					

101-005-400-006-32	N GARY WOHLFEIL TRL BARTI	10/10/2023	21.87	\$ 69,900	\$ 69,900	\$ 3,196	WD	MILLEN	102	\$69,900	90
	6507 SPRUCE RD SPRUCE	7/29/2023	24.5	\$ 60,000	\$ 60,000	\$ 2,449	CASH	CALEDONIA	44	\$59,970	20
040-009-400-005-01	S POOR FARM GREENBUSH	10/12/2023	20	\$ 85,000	\$ 85,000	\$ 4,250	CASH		85	\$89,900	100
	2219+2493+2243=6955\3=2318										

**\$2318 ROUND DOWN TO \$2300**

**20-29 ACRE USE \$2300 PER ACRE**

**2,300\*0.52=1,196**

**20-29 ACRE WET USE \$1,200 PER ACRE**

**20-29 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
022-019-000-591-00	M 32 HILLMAN	9/10/2021	20	\$ 40,000	\$ 40,000	\$ 2,000	WD	ALPENA/GREEN	87	\$42,500	90
061-029-000-225-02	N KITTER RD OSSINEKE	3/28/2023	29	\$ 65,000	\$ 65,000	\$ 2,241	CASH	ALPENA/SANBORN	182	\$75,000	PARTIAL
004-102-000-070-00	23000 ANCHOR LAKE RD HILL	11/18/2021	20	\$ 55,000	\$ 55,000	\$ 2,750	CASH	MONTMORENCY	59	\$60,000	80
002-003-000-060-00	HAAS RD HILLMAN	1/19/2022	28	\$ 62,500	\$ 62,500	\$ 2,232		MONTMORENCY	37	\$57,000	90
072-035-200-005-30	M-65 HALE	11/4/2021	24.72	\$ 50,500	\$ 50,500	\$ 2,043	WD	IOSCO	32	\$49,900	100
			<b>121.72</b>		<b>\$ 273,000</b>	<b>\$ 2,243</b>					

007-124-000-080-00	20 LANDING RD HILLMAN	7/24/2023	<b>20</b>	<b>\$ 64,900</b>	<b>\$ 64,900</b>	<b>\$ 3,245</b>	MTG	<b>MONTMORENCY</b>	<b>74</b>	<b>\$64,900</b>	<b>50</b>
084-024-000-490-01	1395 DEER VALLEY RD ALPEN	5/12/2023	21	\$ 45,000	\$ 45,000	\$ 2,143		ALPENA/WILSON	17	\$34,900	90

**20-29 ACRE PARCELS SURROUNDING COUNTIES WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
011-010-000-351-00	4220 s partridge pt rd	6/9/2021	26.23	\$ 31,000	\$ 31,000	\$ 1,182	LC	ALPENA			
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250	100
			51.23		\$ 62,250					\$ 1,215.11	

**Commercial/Industrial**

**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-019-200-010-00	HUBBARD LAKE RD	10/7/2021	35.91	63000	\$63,000	\$1,754 WD ALCONA			
			<b>35.91</b>		<b>\$63,000</b>	<b>\$1,754</b>			
080-035-400-005-05+	TRASK LAKE RD 2238+2298=4536/2=2268	7/19/2023	35	94900	\$94,900	\$2,711 CASH HAYNES	49	\$94,900	90
				\$2268 ROUND DOWN TO \$2250		<b>30-39 ACRE USE \$2250 PER ACRE</b>			
					<b>2250*0.52=1,170</b>	<b>30-39 ACRE WET USE \$1,170 PER ACRE</b>			

**30-39 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
050-032-200-013-05	801 E PROCOUNIER RD HARI	12/17/2021	30	71000	\$68,000	\$2,267 WD GUSTIN	31	\$71,000	90
071-020-100-070-00+		11/5/2021	30.08	67000	\$67,000	\$2,227 HAWES			
080-024-200-060-00+		1/18/2022	30.56	77500	\$77,500	\$2,536			
071-020-100-075-00+	N TAYLOR RD LINCOLN	9/30/2021	30	57500	\$57,500	\$1,917 WD HAWES	125	\$59,000	90
			<b>120.6</b>	<b>273000</b>	<b>\$270,000</b>	<b>\$2,238</b>			

**30-39 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
084-025-000-350-00	3981 M-32 W	4/12/2022	36.79	95000	\$95,000	\$2,582 ALPENA			
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000 MTG MONTMORENCY	96	\$90,000	80
061-006-000-501-04	9733 MEGGERT RD	9/14/2021	37.51	75000	\$75,000	\$1,999 ALPENA			
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629 ALPENA	26	\$89,900	
110-008-000-008-00	CO RD 634 POSEN	4/6/2021	33.9	46000	\$46,000	\$1,357 WD PRESQUE ISLE/POSEN	55	\$50,000	PARTIAL
			<b>173.2</b>	<b>398000</b>	<b>\$398,000</b>	<b>\$2,298</b>			
032-008-000-510-00	ENGER RD POSEN	9/28/2023	37.5	120000	\$120,000	\$3,200 ALPENA/LONG RAPIDS	44	\$139,500	90

**30-39 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-015-300-005-00	BLACK RIVER RD	11/14/2020	36	47000	\$47,000	\$1,306 WD ALCONA	128	\$52,900	80
			<b>36</b>	<b>47000</b>	<b>\$47,000</b>	<b>\$1,306</b>			

**Commercial/Industrial**  
**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**40-49 ACRE PARCELS ALCONA TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-020-300-005-00	DOILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			
			<b>40</b>	<b>\$83,900</b>	<b>\$83,900</b>	<b>\$2,098</b>					
	2098+2021+1915=6034/3=2011			\$2011 ROUND DOWN TO \$2000							
					<b>2000*0.52=1040</b>						
										<b>40-49 ACRE USE \$2,000 PER ACRE</b>	
										<b>40-49 ACRE WET USE \$1,040 PER ACRE</b>	

**40-49 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
021-011-300-010-00		4/28/2021	40	\$88,000	\$88,000	\$2,200		CALEDONIA			
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
040-003-200-005-00	E TAIT RD GREENBUSH	10/12/2021	40.5	\$87,500	\$87,500	\$2,160	WD	GREENBUSH	14	\$87,500	70
071-020-300-010-00	BUHL RD LINCOLN	6/11/2021	40	\$84,900	\$84,900	\$2,123	WD	HAWES	43	\$84,900	
091-001-400-017-00	LOYER RD MIKADO	10/22/2021	40	\$80,000	\$80,000	\$2,000	WD	MIKADO	21	\$85,000	40
112-032-300-040-00	MCCOLLUM LAKE RD CURRAN	4/23/2021	40	\$85,000	\$85,000	\$2,125	WD	MITCHELL	30	\$85,000	100
			<b>283.7</b>	<b>\$573,400</b>	<b>\$573,400</b>	<b>\$2,021</b>					

**40-49 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
015-032-000-260	6501 BLOOM RD ALPENA	9/7/2022	40	\$82,250	\$82,250	\$2,056		ALPENA/ALPENA	26	\$82,500	90
030-023-000-030-00	E 638 HIGHWAY HAWKS	6/30/2022	40	\$80,000	\$80,000	\$2,000		PRESQUE ISLE/ BELKNAP	62	\$60,000	10
030-036-000-010-01	LAKE AUGUSTA HWY HAWKS	4/20/2022	40	\$82,500	\$82,500	\$2,062		PRESQUE ISLE/ BELKNAP	30	\$60,000	70
130-031-000-005-00	KAPALLA RD HAWKS	4/20/2022	40	\$91,500	\$91,500	\$2,288		PRESQUE ISLE/PULAWSKI	69	\$56,000	10
062-030-000-760-00	WILDS RD OSSINEKE	10/11/2021	40	\$62,500	\$62,500	\$1,563	WD	ALPENA/SANBORN	45	\$65,000	90
042-025-000-021-00	6900 HAKEN RD ALPENA	7/6/2022	40	\$72,000	\$72,000	\$1,800	WD	ALPENA/MAPLE RIDGE	22	\$75,000	90
042-017-000-351-07	LACOMB RD ALPENA	10/18/2022	40	\$82,000	\$82,000	\$2,050		ALPENA/MAPLE RIDGE	36	\$84,500	PARTIAL
042-023-000-041-00	W LACOMB RD ALPENA	10/27/2021	40	\$60,000	\$60,000	\$1,500	WD	ALPENA/MAPLE RIDGE	82	\$69,900	100
			<b>320</b>	<b>\$612,750</b>	<b>\$612,750</b>	<b>\$1,915</b>					

**40-49 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-033-000-760-00	5311 JOURNEYS END	2/4/2021	40	\$10,000	\$10,000	\$250	WD	ALPENA			
071-002-000-251-01	LONG RAPIDS RD	4/15/2021	40	\$52,500	\$52,500	\$1,313	WD	ALPENA			
012-022-100-030-00	FONTAINE RD	3/16/2021	40	\$52,000	\$52,000	\$1,300	WD	ALCONA			
053-025-000-551-00	W SCOTT RD	3/8/2022	40	\$50,000	\$50,000	\$1,250	QC	ALPENA			
			<b>160</b>	<b>\$164,500</b>	<b>\$164,500</b>	<b>\$1,028</b>					

**Commercial/Industrial**

**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**50-79 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-012-300-020-00	W HUBBARD LAKE TRL	3/22/2022	56.7	\$135,500	\$135,500	\$2,390	WD CALEDONIA	34	\$142,500	90
021-002-300-025-00	JENNISON GROVE RD HBL	6/25/2021	70	\$115,500	\$115,500	\$1,650	WD CALEDONIA	60	\$84,000	PARTIAL
021-011-300-010-00		4/28/2021	52.84	\$88,000	\$88,000	\$1,665	WD CALEDONIA			
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352	CALEDONIA	42	\$175,000	50
050-032-100-030-00		9/23/2021	63.44	\$145,900	\$145,900	\$2,300	HARRISVILLE	42	\$175,000	50
060-031-400-010-00+	KING RD HARRISVILLE	11/12/2021	70	\$110,000	\$110,000	\$1,571	WD HARRISVILLE	42	\$175,000	50
070-023-300-020-00	HUBBARD LAKE RD HBL	7/19/2021	53.33	\$88,900	\$88,900	\$1,667	WD HAWES	24	\$89,900	90
070-023-300-020-00	HUBBARD LAKE RD HBL	3/4/2022	53.33	\$88,000	\$88,000	\$1,650	WD HAWES	21	\$89,900	90
091-026-300-005-00	4255 ALVIN RD MIKADO	1/3/2022	76	\$120,000	\$120,000	\$1,579	WD MIKADO	101	\$149,000	80
			<b>545.8</b>	<b>\$1,009,800</b>	<b>\$1,009,800</b>	<b>\$1,850</b>				

1850+1761=3611/2=1805

\$1805 ROUND DOWN TO \$1800

1800\*0.52=936

**50-79 ACRE USE \$1800 PER ACRE**

**50-79 ACRE WET USE \$940 PER ACRE**

**50-79 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
<u>061-006-000-501-03</u>	<u>BEAVER LAKE RD</u>	<u>4/12/2022</u>	<u>51.82</u>	<u>\$99,900</u>	<u>\$99,900</u>	<u>\$1,928</u>	ALPENA			
<u>142-029-000-014-01</u>	<u>W AIRPORT RD ROGERS CITY</u>	<u>7/5/2023</u>	<u>60</u>	<u>\$143,000</u>	<u>\$143,000</u>	<u>\$2,383</u>	PRESQUE ISLE	69	\$149,500	90
011-022-000-501-05	US 23 OSSINEKE	10/18/2021	70.4	\$78,000	\$78,000	\$1,108	ALPENA/OSSINEKE	88	\$85,000	80
			<b>182.2</b>	<b>\$320,900</b>	<b>\$320,900</b>	<b>\$1,761</b>				

**50-79 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
071-005-200-010-00	E SUCKER CREEK RD	11/12/2020	50	\$50,000	\$50,000	\$1,000	LC ALCONA			
			<b>50</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$1,000</b>				



**Commercial/Industrial**

**202 302 VACANT LAND SALES (4/1/21-3/31/23)**

**80-99 ACRE PARCELS HAYNES TWP**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-002-100-005-00	ALCONA RD HARRISVILLE	2/26/2021	80.76	\$160,000	\$114,066	\$1,412	WD HAYNES	306	\$169,900	100
			<b>80.76</b>	<b>\$160,000</b>	<b>\$114,066</b>	<b>\$1,412</b>	<b>BLDG EXTRACTION NOT VACANT</b>			

**80-99 ACRE PARCELS ALCONA COUNTY**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-015-400-005-00		10/28/2022	80	\$159,000	\$159,000	\$1,988	WD CALEDONIA			
020-012-200-040-00		10/28/2022	88.2	\$189,000	\$189,000	\$2,143	LC CALEDONIA	185	\$189,000	100
113-002-100-005-00		9/19/2023	84	\$130,000	\$130,000	\$1,548	LC MITCHELL	182	\$142,500	50
			<b>252.2</b>	<b>\$478,000</b>	<b>\$478,000</b>	<b>\$1,895</b>				
	1412+1895+1806=5113/3=1704			<b>\$1704 ROUND DOWN TO \$1700</b>			<b>80-99 ACRE USE \$1700 PER ACRE</b>			
			<b>1700*0.52=884</b>				<b>80-99 ACRE WET USE \$885 PER ACRE</b>			

**80-99 ACRE PARCELS SURROUNDING COUNTIES**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
062-019-000-770-00	4528 WILDS RD OSSINEKE	5/13/2021	80	\$120,000	\$120,000	\$1,500	WD ALPENA/SANBORN	189	\$138,800	80
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$200,000	\$2,030	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			<b>260.21</b>	<b>\$470,000</b>	<b>\$470,000</b>	<b>\$1,806</b>				

**80-99 ACRE PARCELS WET**

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-022-000-601-01	Private	1/3/2019	80	\$54,900	\$54,900	\$686	WD ALPENA			
			<b>80</b>	<b>\$54,900</b>	<b>\$54,900</b>	<b>\$686</b>				

**Commercial/Industrial**

**202,302 VACANT LAND SALES (4/1/21-3/31/23)**

**100+ ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-020-100-015-00+	5400 N SCHOOL RD	11/22/2021	240	\$410,000	\$410,000	\$1,708	WD	ALCONA	88	\$468,000	80
			<b>240</b>	<b>\$410,000</b>	<b>\$410,000</b>	<b>\$1,708</b>					

**100+ ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
070-024-300-050-00	N HUBBARD LAKE RD	10/22/2021	180	\$265,000	\$265,000	\$1,472	WD	HAWES	137	\$273,000	100
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
112-013-100-050-00+	FRUTCHEY RANCH RD	8/3/2021	157	\$219,900	\$219,900	\$1,401	WD	MITCHELL	50	\$219,900	90
			<b>577</b>	<b>\$864,900</b>	<b>\$864,900</b>	<b>\$1,499</b>					

1708+1499+1641=4848/3=1616

**\$1616 ROUND DOWN TO \$1600**

1600\*0.52=832

**100+ ACRE USE \$1600 PER ACRE**

**100+ ACRE WET USE \$830 PER ACRE**

**640 acres + USE \$1350 and \$700 WET**

1600\*.85=1360

640 PLUS ACRES HAS AN APPROXIMATLY 15% DECREASE IN VALUE DUE TO EXCESSIVE SIZE

**100+ ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
012-019-000-525-00+	TAMARACK RD ALPENA	3/31/2022	108	\$165,000	\$165,000	\$1,528	WD	ALPENA/ALPENA	23	\$159,900	90
071-102-000-601-00+	N EAGLING RD LACHINE	11/5/2021	160	\$195,000	\$195,000	\$1,219		ALPENA/WELLINGTON	134	\$218,000	PARTIAL
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
012-006-000-521-00+	LONG RAPIDS RD	10/5/2021	114.3	\$230,000	\$230,000	\$2,012	WD	ALPENA/ALPENA	202	\$235,000	50
			<b>542.3</b>	<b>\$890,000</b>	<b>\$890,000</b>	<b>\$1,641</b>					

**100+ ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
005-085-011-00	south caribou lk rd De TOUR	3/18/2021	120	\$80,000	\$80,000	\$667	WD	CHIPPEWA	1295	\$91,000	80
49-003-411-003-00+	CHAD RD HESSEL	6/28/2021	200	\$185,000	\$185,000	\$925	WD	MACKINAC	160	\$185,000	100
001-033-001-00+	S SPRINGER RD RABER	12/17/2021	160	\$84,000	\$84,000	\$525	WD	MACKINAC	408	\$84,000	100
			<b>480</b>	<b>\$349,000</b>	<b>\$349,000</b>	<b>\$727</b>					

**PARCELS WET VS DRY PRICE COMPARASION**

<u>ACRES</u>	<u>PRICE OF DRY LAND</u>	<u>PRICE OF WET LAND</u>	<u>DIFFERENCE WET/DRY</u>
1 ACRE	7350	4762	0.65
2-3 ACRE	6300		
4-5 ACRE	4400		
6-9 ACRES	3500		
10-19 ACRES	3300	1538	0.47
20-29 ACRES	2300	1215	0.53
30-39 ACRES	2250	1306	0.58
40-49 ACRES	2000	1028	0.51
50-79 ACRES	1800	1000	0.56
80-99 ACRES	1700	686	0.40
100+ ACRES	1600	727	0.45
		SUM	<b>4.15</b>
		<b>AVERAGE</b>	<b>0.52</b>

.52 TIMES ACREAGE VALUE WILL GIVE WET VALUE

If Right of ways size is known, then its calculation is removed from total acreage size

**Residential**

**402 VACANT LAND SALES (4/1/21-3/31/23)**

<b>BLUFF ADJUSTMENT HAYNES TWP</b>									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE:	TOWNSHIP	
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD	HAYNES	BLUFF
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF
			<b>7.3</b>		<b>\$181,500</b>	<b>\$24,863</b>			