

Agriculture 101 Vacant Sales (4/1/21-3/31/24) 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		
			40.00	\$ 75,000	\$ 69,750	\$ 1,744			

Agriculture 101 Vacant Sales (4/1/22-3/31/24) Alcona County

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	TOWNSHIP	DAYS ON MARKE	LISTING PRICE
022-005-300-005-01	E SPRUCE RD	1/29/2024	65	\$ 165,000	\$ 165,000	\$ 2,538	CALEDONIA		
060-031-100-030-00		9/15/2022	59.54	\$ 80,000	\$ 80,000	\$ 1,344	HARRISVILLE		
			124.54	\$ 245,000	\$ 245,000	\$ 1,967			

1967+1956=3923/2=1962

1962 ROUND DOWN TO 1950

USE \$1950 PER ACRE AGRICULTURE 101 & 102

Agriculture 101 Vacant Sales (4/1/22-3/31/24) Surrounding Counties

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARKE	LISTING PRICE
053-004-000-601-00	BEAVER LAKE RD	9/29/2022	67.21	129900	129900	1932	ALPENA		
053-009-000-021-03	BEAVER LAKE RD	2/7/2024	36.22	84000	84000	2319	ALPENA		
053-020-000-255-00	W NICHOLSON HILL RD	4/10/2023	37.39	76340	76340	2042	ALPENA		
061-029-000-225-05	2271 KITTER RD	3/28/2023	29.01	65000	65000	2241	ALPENA		
053-029-000-625-00	8970 W SCOTT RD	1/19/2023	38.88	110000	110000	2829	ALPENA		
030-036-000-020-00	8692 KAPALLA RD POSEN	4/20/2022	139	\$ 215,000	\$ 215,000	\$ 1,547	PRESQUEISLE/BELKN	69	\$ 210,000
			347.71	\$ 680,240	\$ 680,240	\$ 1,956			

COMMERCIAL INDUSTRIAL 201, 202,301,302

LOST LAKE WOODS CLUB IMPROVEMENT METHOD A/B/C/VANT LOS COMBINED 4/01/22 TO 3/31/24 ALL LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr#, Terms of Sale, Adj. Sq. Ft., Acd. when Sold, Amd./Adj. Sq., Cont. Appraisal, Land/Residual, Est. Land Value, Hhcc, Dpths, Nat. Acres, Total Acres, Dollars/FF, Dollars/CA, Dollars/FF, Dollars/CA, Actual Front, ECA Area, Lb/Up/PA, Other Parcels In Sale, Land Table, Grant, Paved, Inspected Date, Use Code, Class, Rate Group 1, Rate Group 2, Rate Group 3

LOST LAKE WOODS CLUB IMPROVEMENT METHOD A/B/C/VANT LOS 4/01/22 TO 3/31/24 ALL LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr#, Terms of Sale, Adj. Sq. Ft., Acd. when Sold, Amd./Adj. Sq., Cont. Appraisal, Land/Residual, Est. Land Value, Hhcc, Dpths, Nat. Acres, Total Acres, Dollars/FF, Dollars/CA, Dollars/FF, Dollars/CA, Actual Front, ECA Area, Lb/Up/PA, Other Parcels In Sale, Land Table, Grant, Paved, Inspected Date, Use Code, Class, Rate Group 1, Rate Group 2, Rate Group 3

LOST LAKE WOODS CLUB IMPROVEMENT METHOD A/B/C/VANT LOS 4/01/22 TO 3/31/24 0-100FT

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr#, Terms of Sale, Adj. Sq. Ft., Acd. when Sold, Amd./Adj. Sq., Cont. Appraisal, Land/Residual, Est. Land Value, Hhcc, Dpths, Nat. Acres, Total Acres, Dollars/FF, Dollars/CA, Dollars/FF, Dollars/CA, Actual Front, ECA Area, Lb/Up/PA, Other Parcels In Sale, Land Table, Grant, Paved, Inspected Date, Use Code, Class, Rate Group 1, Rate Group 2, Rate Group 3

LOST LAKE WOODS CLUB IMPROVEMENT METHOD A/B/C/VANT LOS 4/01/22 TO 3/31/24 150-FT

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr#, Terms of Sale, Adj. Sq. Ft., Acd. when Sold, Amd./Adj. Sq., Cont. Appraisal, Land/Residual, Est. Land Value, Hhcc, Dpths, Nat. Acres, Total Acres, Dollars/FF, Dollars/CA, Dollars/FF, Dollars/CA, Actual Front, ECA Area, Lb/Up/PA, Other Parcels In Sale, Land Table, Grant, Paved, Inspected Date, Use Code, Class, Rate Group 1, Rate Group 2, Rate Group 3

developed lots were less than at developed lot price then each additional lot of vacant lot price, more lots seems to decrease in price and increase, two lots needed to build that why those two lots seem to be higher price, lots of changes going on in club due to membership lots. Only need one per lot for membership but two lots to build. Lost lake woods lake lots are not owned the water edge by lake owners, Lost Lake Woods Club association owns a buffer area along lake shore that is for all residents public use. So currently have the lake lots at \$550 per ft due to the fact that lake lot owners have no true lake frontage, cannot put a dock in front of house, but they do sell higher per abstraction method than interior lots

Commercial Land Large Acreage is For Lost Lake Woods Land surrounding the golf course

Land Large Acreage is taking the Residential rate for 640+ acres at \$1,200 per acre upland and then adjusting for the fact that this land cannot be sold due to the bylaws without majority approval of members the adjustment that has been made is to adjust the rate by 50 percent due to the excessive size and that it can not be developed by members of club after the adjustment the Land surrounding Golf Course is valued at \$600 per acre

This Land Large Tract is an area that is not set up to be developed as residential at this time, it is all vacant wooded property, All residential building has been limited to original subdivision area

Golf Course is taking the residential 640 plus rate and then decreasing it by 63% percent in that the Land the golf course sits on has a raw value but its true value comes from the golf course itself

So the Residential 640 plus rate is decrease due to the fact that the value of the golf course comes more from the layout of the golf course that is under golf course.

The golf course true value is in which class is the Golf course based on the marshall valuation services quality index value, this looks at the true value of the green space and comes up with a value per hole .

It looks at the yards of course, bunkers, acres, greens, slope, par, berm, tee areas, course conditions all things that make up the course to beif.

The golf course rate after adjustments ends up at \$200 per acre

Lost Lake Woods Golf course is rated at a class 2 from the MI state cost manuals UIP 17 Page 1 up 14 class II

(low) 18 holes at rate of \$90250 and 83 % good and 90% arch multiplier to Depreciated cost of \$1,213,502 and after ecf applied is \$718393 TCV

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 ALL LOTS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Area, Terms of Sale, Ag. Sale \$, Acd. when Sold, Ass'd/Aj. \$/Sq. Ft., Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/Ft., Dollars/Acre, Dollars/SqFt, Actual Front.

Sale Ratio <=> 38.02 Average 376.700 Average 3.28 3.82
Std. Dev. <=> 69.88 Std. Dev. <=> 88.36 Std. Dev. <=> 19.24154 Average per SqFt <=> \$6.64

USE \$50 PER FFF LOST LAKE WOODS VACANT

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 50FF TO 150FF LOTS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Area, Terms of Sale, Ag. Sale \$, Acd. when Sold, Ass'd/Aj. \$/Sq. Ft., Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/Ft., Dollars/Acre, Dollars/SqFt, Actual Front.

Sale Ratio <=> 47.22 Average 326.500 Average 2.34 2.24
Std. Dev. <=> 76.47 Std. Dev. <=> 86.62 Std. Dev. <=> 15.28119 Average per SqFt <=> \$9.35

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 200 PLUS FFT LOTS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Area, Terms of Sale, Ag. Sale \$, Acd. when Sold, Ass'd/Aj. \$/Sq. Ft., Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/Ft., Dollars/Acre, Dollars/SqFt, Actual Front.

Sale Ratio <=> 31.85 Average 334.400 Average 2.37 1.81
Std. Dev. <=> 49.17 Std. Dev. <=> 96.3 Average per Net Acres <=> 27,784.81 Average per SqFt <=> \$0.52

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 50 FFT LOTS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Area, Terms of Sale, Ag. Sale \$, Acd. when Sold, Ass'd/Aj. \$/Sq. Ft., Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/Ft., Dollars/Acre, Dollars/SqFt, Actual Front.

Sale Ratio <=> 81.00 Average \$1,000 Average 0.28 0.28
Std. Dev. <=> 0.00 Std. Dev. <=> \$4,000 Average per FFF <=> \$10 Average per Net Acres <=> 3,623.19 Average per SqFt <=> \$0.88

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

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Area, Terms of Sale, Ag. Sale \$, Acd. when Sold, Ass'd/Aj. \$/Sq. Ft., Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/Ft., Dollars/Acre, Dollars/SqFt, Actual Front, Limit (Feet), Pans Group 1.

Sale Ratio <=> 44.60 Average 876.073 Average 0.69 0.69
Std. Dev. <=> 11.78 Std. Dev. <=> 108,478.20 Average per Net Acres <=> 198,478.20 Average per SqFt <=> \$4.51

USE \$500 PER FFF FOR LAKE LOTS LLWC

COMMERCIAL & INDUSTRIAL HUBBARD LAKE WEST & PAVED RD RATE

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/22-3-31-24 USING ABSRACTION METHOS BETTER AND AVERAGE 100+ ONE VACANT SALE

Parcel Number	Street Address	Sale Date	Sale Price	ms of S	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	Use Code	Rate Group 1	
010-027-000-007-00	4708 N MT MARIA RD	06/23/2023	\$574,000		PTA	03-ARM'S LENGTH	\$574,000	\$295,400	51.46	\$620,434	\$223,566	\$270,000	150.0	600.0	2.07	2.07	\$1,490	\$108,212	\$2.48	150.00	HUBBARD LAKE WEST	HUBBARD LAKE WEST IMPROVED	BETTER 100+	
010-034-200-020-00	4478 N WEEKS BAY DR	09/09/2022	\$420,000		WD	03-ARM'S LENGTH	\$420,000	\$147,200	35.05	\$308,036	\$279,964	\$168,000	120.0	250.0	0.69	0.69	\$2,333	\$406,334	\$9.33	120.00	HUBBARD LAKE WEST	HUBBARD LAKE WEST IMPROVED	BETTER 100+	
013-155-000-002-00	5480 N MT MARIA RD	09/20/2023	\$242,500		WD	VACANT	\$242,500	\$90,000	37.11	\$180,000	\$242,500	\$180,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	100.00	HUBBARD LAKE WEST	HUBBARD LAKE WEST VACANT	BETTER 100+	
013-200-000-001-00	4226 N UNION ST	08/26/2022	\$400,000		WD	03-ARM'S LENGTH	\$400,000	\$153,700	38.43	\$326,014	\$213,986	\$140,000	100.0	277.0	0.64	0.64	\$2,140	\$336,456	\$7.72	100.00	HUBBARD LAKE WEST	HUBBARD LAKE WEST IMPROVED	BETTER 100+	
Totals:							\$1,636,500	\$686,300		\$1,434,484	\$960,016	\$758,000	470.0		3.78	3.78								
										Sale. Ratio =>	41.94	Average per FF=>		\$2,043	Average per Net Acre=>		253,905.32	Average per SqFt=>		\$5.83				
										Std. Dev. =>	7.43													
										\$2043 ROUND DOWN TO \$2000 BETTER & AVERAGE 100+ WEST HBLK USE \$2000 PER FFT														

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	ms of S	Adj. Sale \$	Land Residua	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY DAYS ON MARKET	LIST PRICE							
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCON/	16	8500	PAVED BUT IN SUB					
032-110-000-005-00	7981 ALDRICH RD SOUTH B	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCON/	55	15900	PAVED					
072-170-000-059-00	6960 HILLTOP PARKWAY SF	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCON/	794	13000	PAVED					
Totals:							\$34,100	\$34,100	485.0		2.10	2.10									
										Average per FF=>	\$70	Average per Net Acre=>		16,238.10	Average per SqF		\$0.37				
										70*57=127/2=64 USE \$65 PER FFT PAVED											

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	ms of S	Adj. Sale \$	Land Residua	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY DAYS ON MARKET	LIST PRICE			
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500	PAVED	
046-S90-000-042-00	TYSON ST GLENNE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500	PAVED	
Totals:							\$18,500	\$18,500	324.0		1.14	1.14					
										Average per FF=>	\$57	Average per Net Acre=>		16,199.65	Average per SqF		\$0.37

PAVED HIGHWAY Less than 1 Acre Lots Per FFT ALCONA & SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	ms of S	Adj. Sale \$	Land Residua	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY DAYS ON MARKET	LIST PRICE							
060-014-400-245-00	S US 23	09/27/24	\$10,000		\$10,000	\$10,000	\$10,000	200.0	150.0	0.69	0.69	\$50	ALCON/	689	15000	PAVED FEDERAL HIGHWAY					
063-039-000-002-10	US 23 S	04/04/22	\$13,000		\$13,000	\$13,000	\$13,000	200.0				\$65	ALPENA								
064-W40-000-022-00	N US 23	06/28/23	\$13,500		\$13,500	\$13,500	\$13,500	110.0	340.0	0.86	0.86	\$123	IOSCO	12	13500	PAVED FEDERAL HIGHWAY					
021-C30-000-015-00	N US 23	07/14/23	\$6,000		\$6,000	\$6,000	\$6,000	100.0	150.0	0.34	0.34	\$60	IOSCO	329	6000	PAVED FEDERAL HIGHWAY					
Totals:							\$42,500	\$42,500	610.0		1.89	1.89									
										Average per FF=>	\$70	Average per Net Acre=>		22,498.68	Average per SqF		\$0.52				
										USE \$70 PER FFT BETTER ON PAVED US 23/F41											

HUBBARD LAKE BACK LOT EAST & WEST DEDICATED ACCESS LAND ANALYSIS SALES 4/1/22-3/31/24 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
013-320-000-016-00	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
Totals:			\$164,000			\$164,000	\$49,600		\$107,723	\$124,217	\$62,200	394.0		1.50	1.50			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							74.32		per FF=>		\$315		per Net Acre=>		82,811.33			

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
Totals:			\$379,000			\$379,000	\$135,100		\$322,209	\$137,591	\$80,800	202.0		0.96	0.96			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							35.65		per FF=>		\$681		per Net Acre=>		144,074.35			
							14.63											

\$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
Totals:			\$361,000			\$361,000	\$110,800		\$269,255	\$177,845	\$86,100	408.0		1.41	1.41			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							30.69		per FF=>		\$436		per Net Acre=>		126,400.14			
							14.53											

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
Totals:			\$224,000			\$224,000	\$82,100		\$207,872	\$80,628	\$64,500	300.0		1.04	1.04			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							36.65		per FF=>		\$269		per Net Acre=>		77,676.30			
							10.12											

\$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	
Totals:			\$138,000			\$138,000	\$65,400		\$142,977	\$28,263	\$27,500	371.0		1.64	1.64			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							41.27		per FF=>		\$76		per Net Acre=>		22,126.53			
							#DIV/0!											

\$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
Totals:			\$225,000			\$225,000	\$94,300		\$222,257	\$70,243	\$67,500	250.0		0.57	0.57			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							41.91		per FF=>		\$281		per Net Acre=>		63,717.72			
							1.41											

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

HUBBARD LAKE BACKLOTS 4/1/2020 TO 3/31/2022

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 HUBBAI	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 HUBBA	08/27/21	\$39,000			\$39,000			\$39,000	\$39,000	\$39,000	100.0	800.0	1.80	1.80	\$390		
Totals:			\$91,900			\$91,900	\$0		\$0	\$91,900	\$91,900	517.0		7.63	7.63			
			Sale. Ratio =>		Sale. Ratio =>				Average		Average		Average		Average			
							0.00		per FF=>		\$178		per Net Acre=>		12,808.08			
							#DIV/0!											

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	
Totals:			\$205,000			\$205,000	\$0		\$0	\$205,000	\$205,000	340.9		1.60	1.60			
							Sale. Ratio =>		0.00	Average			Average					
							Std. Dev. =>	#DIV/0!		per FF=>			per Net Acre=>					
												\$601			12,808.08			

HUBBARD LAKE BACKLOT PUBLIC ACCESS LAND ANALYSIS SALES 4/1/22-3/31/24 ALL SALES VACANT & IMPROVED

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1	
013-205-000-094-00	5180 N MT MARIA RD	05/20/2022	\$10,000	WD	\$10,000	\$1,100	11.00	\$2,200	\$10,000	\$2,200	50.0	175.0	0.20	0.20	\$200	\$49,751	\$1.14	50.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	402	HARDWOOD POINTW	
013-205-000-113-00	5255 N MT MARIA RD	07/08/2022	\$125,000	WD	\$125,000	\$30,300	24.24	\$66,368	\$63,032	\$4,400	100.0	175.0	0.40	0.40	\$630	\$156,796	\$3.60	100.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	HARDWOOD POINTW	
013-205-000-118-00	5279 N MT MARIA RD	07/27/2022	\$77,500	LC	\$77,500	\$20,600	26.58	\$45,113	\$34,587	\$2,200	50.0	175.0	0.20	0.20	\$692	\$172,075	\$3.95	50.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	HARDWOOD POINTW	
013-205-000-140-00	1866 N MT MARIA RD	10/06/2022	\$15,000	WD	\$15,000	\$3,100	20.67	\$6,232	\$15,000	\$6,232	141.6	175.0	0.60	0.60	\$106	\$24,876	\$0.57	124.80	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	402	HARDWOOD POINTW	
013-400-000-029-00	4304 N LAKE ST	01/20/2023	\$122,500	WD	\$122,500	\$30,900	25.22	\$74,750	\$63,590	\$15,840	132.0	165.0	0.50	0.50	\$482	\$127,180	\$2.92	132.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	WOOD HAVEN E	
Totals:			\$350,000		\$350,000	\$86,000		\$194,663	\$186,209	\$30,872	473.6		1.91	1.91									
							Sale. Ratio =>	24.57			Average		Average										
							Std. Dev. =>	6.29			per FF=>	\$393	per Net Acre=>	97,644.99			Average						
																	per SqFt=>						\$2.24

HUBBARD LAKE BACKLOT PUBLIC ACCESS LAND ANALYSIS SALES 4/1/22-3/31/24 USING IMPROVED 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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1	
013-205-000-113-00	5255 N MT MARIA RD	07/08/2022	\$125,000	WD	\$125,000	\$30,300	24.24	\$66,368	\$63,032	\$4,400	100.0	175.0	0.40	0.40	\$630	\$156,796	\$3.60	100.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	HARDWOOD POINTW	
013-205-000-118-00	5279 N MT MARIA RD	07/27/2022	\$77,500	LC	\$77,500	\$20,600	26.58	\$45,113	\$34,587	\$2,200	50.0	175.0	0.20	0.20	\$692	\$172,075	\$3.95	50.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	HARDWOOD POINTW	
013-400-000-029-00	4304 N LAKE ST	01/20/2023	\$122,500	WD	\$122,500	\$30,900	25.22	\$74,750	\$63,590	\$15,840	132.0	165.0	0.50	0.50	\$482	\$127,180	\$2.92	132.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	401	WOOD HAVEN E	
Totals:			\$325,000		\$325,000	\$81,800		\$186,231	\$161,209	\$22,440	282.0		1.10	1.10									
							Sale. Ratio =>	25.17			Average		Average										
							Std. Dev. =>	1.18			per FF=>	\$572	per Net Acre=>	146,155.03			Average						
																	per SqFt=>						\$3.36

HUBBARD LAKE BACKLOT PUBLIC ACCESS LAND ANALYSIS SALES 4/1/22-3/31/24 USING VACANT SALES

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1	
013-205-000-094-00	5180 N MT MARIA RD	05/20/2022	\$10,000	WD	\$10,000	\$1,100	11.00	\$2,200	\$10,000	\$2,200	50.0	175.0	0.20	0.20	\$200	\$49,751	\$1.14	50.00	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	402	HARDWOOD POINTW	
013-205-000-140-00	1866 N MT MARIA RD	10/06/2022	\$15,000	WD	\$15,000	\$3,100	20.67	\$6,232	\$15,000	\$6,232	141.6	175.0	0.60	0.60	\$106	\$24,876	\$0.57	124.80	'HBBL	HUBBARD LAKE BACK LOT PUBLIC	402	HARDWOOD POINTW	
Totals:			\$25,000		\$25,000	\$4,200		\$8,432	\$25,000	\$8,432	191.6		0.80	0.80									
							Sale. Ratio =>	16.80			Average		Average										
							Std. Dev. =>	6.84			per FF=>	\$130	per Net Acre=>	31,094.53			Average						
																	per SqFt=>						\$0.71

USE \$130 PER FFT FOR THE FOLLOWING
 Bingham's Landing \$130 per fft
 Hardwood Point w \$130 per fft
 Wood Haven E \$130 per fft
 Woodcrest E \$130 per fft

Hubbard Lake East Improved Sales Land Analysis 4/1/22 to 3/31/24 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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	er Parcels in	Land Table	Class	Rate Group 1	
010-024-100-190-00	5315 N LAKEVIEW DR	10/14/2022	\$840,000	WD	\$640,000	\$158,500	24.77	\$337,618	\$432,382	\$130,000	100.0	200.0	0.46	0.46	\$4,324	\$942,009	\$21.63	100.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
011-030-200-085-00	4751 N HUBBARD LAKE RD	08/18/2023	\$305,000	WD	\$305,000	\$108,000	35.41	\$223,182	\$216,818	\$135,000	50.0	146.0	0.17	0.17	\$4,336	\$1,290,583	\$29.63	50.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-130-000-005-00	5025 HUBBARD LAKE RD	07/15/2022	\$165,000	WD	\$165,000	\$72,200	43.76	\$147,981	\$129,519	\$112,500	50.0	159.0	0.18	0.18	\$2,590	\$707,754	\$16.25	50.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-135-005-006-00	4443 N DETROIT ST	10/11/2022	\$310,000	WD	\$310,000	\$96,100	31.00	\$198,308	\$246,692	\$135,000	60.0	177.0	0.24	0.24	\$4,112	\$1,011,033	\$23.21	60.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 50+		
013-290-000-009-00	5193 N PINE GROVE DR	12/01/2023	\$561,000	WD	\$561,000	\$174,500	31.11	\$367,107	\$346,893	\$153,000	102.0	267.0	0.63	0.63	\$3,401	\$555,029	\$12.74	102.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
013-320-000-002-10	5457 N LAKEVIEW AVE	07/06/2023	\$475,000	WD	\$475,000	\$138,900	29.24	\$289,305	\$337,045	\$151,350	100.9	185.0	0.43	0.43	\$3,340	\$785,653	\$18.04	100.90	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
013-330-000-208-00	5355 N LAKEVIEW AVE	12/02/2022	\$450,000	WD	\$450,000	\$157,000	34.89	\$348,949	\$341,594	\$240,543	324.6	306.6	1.00	0.31	\$1,052	\$342,279	\$7.86	324.60	'HUBLK	013-330-000	HUBBARD LAKE EAST	401	AVERAGE 50+	
013-340-000-003-00	4709 N HUBBARD LAKE RD	09/29/2023	\$504,180	WD	\$504,180	\$193,100	38.30	\$403,003	\$303,677	\$202,500	75.0	147.0	0.25	0.25	\$4,049	\$1,200,304	\$27.56	75.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-400-000-005-00	4309 N LAKE ST	04/20/2022	\$330,000	WD	\$330,000	\$108,000	32.73	\$275,271	\$252,729	\$198,000	66.0	190.0	0.29	0.29	\$3,829	\$877,531	\$20.15	66.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
Totals:			\$3,740,180			\$3,740,180	\$1,206,300	\$2,590,724	\$2,607,349	\$1,457,893	928.5			3.65	2.96									
							Sale. Ratio =>	32.25			Average						Average							
							Std. Dev. =>	5.49			per FF=>	\$2,808			per Net Acre=>	714,929.81							per SqFt=>	\$16.41

HUBBARD LAKE EAST AVERAGE & BETTER 50+ USE \$2800 PER FFT
HUBBARD LAKE EAST AVERAGE & BETTER 100+ USE \$2000 PER FFT SAME AS WEST

Hubbard Lake East Improved Sales Land Analysis 4/1/22 to 3/31/24 using abstraction method Better & 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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	er Parcels in	Land Table	Class	Rate Group 1	
011-030-200-085-00	4751 N HUBBARD LAKE RD	08/18/2023	\$305,000	WD	\$305,000	\$108,000	35.41	\$223,182	\$216,818	\$135,000	50.0	146.0	0.17	0.17	\$4,336	\$1,290,583	\$29.63	50.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-130-000-005-00	5025 HUBBARD LAKE RD	07/15/2022	\$165,000	WD	\$165,000	\$72,200	43.76	\$147,981	\$129,519	\$112,500	50.0	159.0	0.18	0.18	\$2,590	\$707,754	\$16.25	50.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-135-005-006-00	4443 N DETROIT ST	10/11/2022	\$310,000	WD	\$310,000	\$96,100	31.00	\$198,308	\$246,692	\$135,000	60.0	177.0	0.24	0.24	\$4,112	\$1,011,033	\$23.21	60.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 50+		
013-340-000-003-00	4709 N HUBBARD LAKE RD	09/29/2023	\$504,180	WD	\$504,180	\$193,100	38.30	\$403,003	\$303,677	\$202,500	75.0	147.0	0.25	0.25	\$4,049	\$1,200,304	\$27.56	75.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
013-400-000-005-00	4309 N LAKE ST	04/20/2022	\$330,000	WD	\$330,000	\$108,000	32.73	\$275,271	\$252,729	\$198,000	66.0	190.0	0.29	0.29	\$3,829	\$877,531	\$20.15	66.00	'HUBLK	HUBBARD LAKE EAST	401	BETTER 50+		
Totals:			\$1,614,180			\$1,614,180	\$577,400	\$1,247,745	\$1,149,435	\$783,000	301.0			1.14	1.14									
							Sale. Ratio =>	35.77			Average						Average							
							Std. Dev. =>	5.03			per FF=>	\$3,819			per Net Acre=>	1,011,826.58							per SqFt=>	\$23.23

Hubbard Lake East Improved Sales Land Analysis 4/1/22 to 3/31/24 using abstraction method Better & 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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	er Parcels in	Land Table	Class	Rate Group 1	
010-024-100-190-00	5315 N LAKEVIEW DR	10/14/2022	\$840,000	WD	\$640,000	\$158,500	24.77	\$337,618	\$432,382	\$130,000	100.0	200.0	0.46	0.46	\$4,324	\$942,009	\$21.63	100.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
013-290-000-009-00	5193 N PINE GROVE DR	12/01/2023	\$561,000	WD	\$561,000	\$174,500	31.11	\$367,107	\$346,893	\$153,000	102.0	267.0	0.63	0.63	\$3,401	\$555,029	\$12.74	102.00	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
013-320-000-002-10	5457 N LAKEVIEW AVE	07/06/2023	\$475,000	WD	\$475,000	\$138,900	29.24	\$289,305	\$337,045	\$151,350	100.9	185.0	0.43	0.43	\$3,340	\$785,653	\$18.04	100.90	'HUBLK	HUBBARD LAKE EAST	401	AVERAGE 100+		
Totals:			\$1,676,000			\$1,676,000	\$471,900	\$994,030	\$1,116,320	\$434,350	302.9			1.51	1.51									
							Sale. Ratio =>	28.16			Average						Average							
							Std. Dev. =>	3.26			per FF=>	\$3,685			per Net Acre=>	737,818.90							per SqFt=>	\$16.94

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/22-3-31-24 USING ABSTRACTION METHOS BETTER AND AVERAGE 100+ ONE VACANT SALE

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. Fro	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	Land Table	Use Code	Rate Group 1		
010-027-300-007-00	4708 N MT MARIA RD	6/23/2023	\$574,000	PTA	03-ARM'S LENGTH	\$574,000	\$295,400	51.46	\$620,434	\$223,566	\$270,000	150	600	2.07	2.07	\$1,490	\$108,212	\$2.48	150	HUBBARD LA	HUBBARD LAKE WEST IM	BETTER 100+		
010-034-200-020-00	4476 N WEEKS BAY DR	9/9/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,200	35.05	\$308,036	\$279,964	\$168,000	120	250	0.69	0.69	\$2,333	\$406,334	\$9.33	120	HUBBARD LA	HUBBARD LAKE WEST IM	BETTER 100+		
013-155-000-002-00	5480 N MT MARIA RD	9/20/2023	\$242,500	WD	VACANT	\$242,500	\$90,000	37.11	\$180,000	\$242,500	\$180,000	100	170	0.39	0.39	\$2,425	\$621,795	\$14.27	100	HUBBARD LA	HUBBARD LAKE WEST V	BETTER 100+		
013-200-000-001-00	4226 N UNION ST	8/26/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,700	38.43	\$326,014	\$213,986	\$140,000	100	277	0.64	0.64	\$2,140	\$336,456	\$7.72	100	HUBBARD LA	HUBBARD LAKE WEST IM	BETTER 100+		
Totals:			\$1,636,500			\$1,636,500	\$686,300		\$1,434,484	\$960,016	\$758,000	470		3.78	3.78									
							Sale. Ratio =>	41.94			Average						Average							
							Std. Dev. =>	7.43			per FF=>	\$2,043			per Net Acre=>	253,905.32							per SqFt=>	\$5.83

\$2043 ROUND DOWN TO \$2000 BETTER & AVERAGE 100+ WEST HBLK USE \$2000 PER FFT

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/22-3/31/24 USING ABSTRACTION METHOD

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/22-3-31-24 USING ABSTRACTION METHOS BETTER AND AVERAGE 50+

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

HUBBARD LAKE WEST IMPROVED SALES & VACANT HAWES TOWNSHIP LAND ANALYSIS 4/1/22-3-31-24 USING ABSTRACTION METHOS BETTER AND AVERAGE 50+

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/22-3-31-24 USING ABSTRACTION METHOS BETTER AND AVERAGE 100+ ONE VACANT SALE

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

CHIPPEWA & BAYWOOD WEST SIDE

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

DEEDED LAKE ACCESS CALEDONIA TWP VACANT

Table with 25 columns: 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, Land Table, Use Code, Rate Group 1. Includes summary rows for Totals and ratios.

Residential FOR 2024 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/22-3/31/24) FOR LAKE HURON

LAKE HURON VACANT ALCONA TOWNSHIP AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-025-200-040-02	4844 N LAKESHORE DR	01/13/23	101.2	405.2	0.94	\$125,000	\$125,000	\$1,236	WD	ALCONA		
013-220-000-020-00+	4438 N LAKESHORE DR	12/22/23	200.0	230.0		\$315,000	\$315,000	\$1,575	WD	ALCONA		
013-115-000-025-00	N RIDGE RD	07/20/22	100.0	294.0	0.68	\$150,000	\$150,000	\$1,500	WD	ALCONA		
013-350-000-004-00	4276 N LAKESHORE DR	10/05/22	100.0	169.0	0.39	\$160,000	\$160,000	\$1,600	WD	ALCONA		
			501.2			\$750,000	\$750,000	\$1,496				

AVERAGE per FF= \$1,496

\$1,496 round UP to \$1500

Alcona Township Average Lake Huron use \$1,500

013-115-000-020-00	N RIDGE RD	7/24/2024	100	258	0.59	150000	150000	\$1,500	WD	ALCONA		
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LAKE HURON VACANT HAYNES TOWNSHIP AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
080-013-300-030-00	OLD SHORE RD	11/13/23	130.3	200.0	68.00	\$205,000	\$205,000	\$1,573	WD	HAYNES	142	\$210,000
082-102-000-003-00	3537 N LAKESHORE DR	04/21/22	118.0	320.0	0.82	\$185,000	\$185,000	\$1,568	WD	HAYNES	1905	\$194,900
			248.3			\$390,000	\$390,000	\$1,571				

AVERAGE per FFT=\$1,571

\$1,571 round up to \$1,600

Haynes Township Average Lake Huron use \$1,600

LAKE HURON VACANT IN COUNTY AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
040-026-200-045-02	S US 23	10/20/21	50.0	100.0	0.12	\$95,000	\$95,000	\$1,900	WD	GREENBUSH	42	\$95,000
060-023-400-100-00	S CRESENT RD	09/28/21	101.0	229.0	0.53	\$130,000	\$130,000	\$1,287	WD	HARRISVILLE	102	\$149,000
			151.0			\$225,000	\$225,000	\$1,490.1				

AVERAGE per FFT=1490 ALCONA COUNTY

LAKE HURON VACANT BELOW AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271	0.65	\$52,000	\$52,000	\$501				
012-024-200-045-03	N LAKESHORE DR	04/23/24	233.0	2169	12.04	\$170,000	\$170,000	\$730	WD	ALCONA	380	\$170,000
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000
			449.8			\$322,000	\$322,000	\$716				

\$716 ROUND DOWN TO \$700

Alcona & Haynes Twp BELOW AVERAGE Lake Huron use \$700

LAKE HURON VACANT POOR WETLANDS/SWAMP OR UNBUILDABLE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271.0	0.65	\$52,000	\$52,000	\$501	WD	ALCONA		
018-120-000-003-00	3577 EL CSAJON BEACH RD A	11/18/20	150.0	199.0	0.68	\$74,000	\$74,000	\$493	WD	HARRISVILLE		
060-023-400-035-00	US23 HARRISVILLE TWP	09/15/21	85.8	510.0	0.49	\$42,000	\$42,000	\$490	WD	ALPENA		
			339.6			\$168,000	\$168,000	\$495				

AVERAGE per FFT=\$495 UNBUILDABLE/WETLANDS

\$495 round up to \$500

Alcona & Haynes Twp POOR UNBUILDABLE/WETLANDS Lake Huron use \$500

LAKE HURON BACKLOT 2 VACANT 1 IMPROVED RESIDUAL SALES HAYNES TWP, NO ALCONA SALES												
Parcel Number	Street Address	Sale Date	Sale Price	rms of 5e	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127
080-001-200-030-02	3977N LAKESHORE HAYNES T	07/02/20	\$29,000	IMPROV	\$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	\$8,000	\$8,000	\$6,470	58.8	250.0	0.35	0.35	\$136
Totals:			\$61,000		\$61,000	\$53,573	47679.00	\$438			438.1	
											Average per FF=>	\$122

\$122 and \$114 county use \$120 round up

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

LAKE HURON BACKLOT VACANT SALES BETTER NOT WET ALCONA COUNTY & 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	
041-240-000-023-01	S US 23 GREENBUSH	06/30/21	\$19,900	VACANT	\$19,900	\$19,900	\$19,900	100.0	187.0	0.85	0.85	\$199	
064-010-000-057-00	CLARE ST OSCODA	07/31/24	\$28,500	VACANT	\$28,500	\$28,500	\$28,500	158.0	100.0	0.36	0.36	\$180	IOSCO COUNTY
063-011-200-002-00	N US 23	08/20/21	\$22,000	VACANT	\$22,000	\$22,000	\$22,000	100.0	590.0	1.35	1.35	\$220	IOSCO COUNTY
064-L10-000-069-00+	US 23	09/21/20	\$25,000	VACANT	\$25,000	\$25,000	\$25,000	100.0	580.0	1.86	1.86	\$250	IOSCO COUNTY
Totals:			\$95,400			\$95,400	#REF!		#REF!	\$95,400	\$95,400	458.0	
												Average per FF=>	\$208

BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .55 WET RATIO TIMES \$208=\$114

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	YS ON MAR	LIST PRICE		
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500	PAVED BUT IN SUB	
032-110-000-005-00	7981 ALDRICH RD SOUTH BR.	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900	PAVED	
072-170-000-059-00	5960 HILLTOP PARKWAY SPR	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000	PAVED	
Totals:			\$34,100		\$34,100	\$34,100	\$34,100	485.0		2.10	2.10						
												Average per FF=>	\$70	Average per Net Acre=>	16,238.10	Average per SqFt=>	\$0.37

70+57=127/2=64

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

64 ROUND UP TO 65

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	YS ON MAR	LIST PRICE		
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500	PAVED	
046-S90-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500	PAVED	
Totals:			\$18,500		\$18,500	\$18,500	\$18,500	324.0		1.14	1.14						
												Average per FF=>	\$57	Average per Net Acre=>	16,199.65	Average per SqFt=>	\$0.37

LOST LAKE WOODS LAKE LOTS ABSTRACTION 4/01/20 TO 3/31/24

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		
Totals:						\$587,500	\$262,000		\$576,073	\$135,177	\$123,750	250.0		0.69	0.69								
								Sale. Ratio =>	44.60	Average		Average		Average									
								Std. Dev. =>	11.70	per FF=>		\$541	per Net Acre=>		196,478.20	per SqFt=>		\$4.51					

USE \$550 PER FFT FOR LAKE LOTS LLWC

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	Liber/Page		
013-420-087-017-00	4129 N LOST LAKE TRL	07/18/202	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,600	45.65	\$360,703	\$94,297	\$55,000	100.0	120.0	0.28	0.28	\$943	\$342,898	\$7.87	100.00	'LLWII	202400002163		
Totals:						\$400,000	\$182,600		\$360,703	\$94,297	\$55,000	100.0		0.28	0.28								
								Sale. Ratio =>	45.65	Average		Average		Average									
								Std. Dev. =>	#DIV/0!	per FF=>		\$943	per Net Acre=>		342,898.18	per SqFt=>		\$7.87					

LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/22 TO 3/31/24 ALL LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Ac. Area, and various financial metrics. Includes a Totals row at the bottom.

LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/22 TO 3/31/24 ALL LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Ac. Area, and various financial metrics. Includes a Totals row at the bottom.

LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/22 TO 3/31/24 0-100FT

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Ac. Area, and various financial metrics. Includes a Totals row at the bottom.

LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/22 TO 3/31/24 150-FT

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Ac. Area, and various financial metrics. Includes a Totals row at the bottom.

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 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
013-420-009-005-00	N WOOD RD	9/27/2022	\$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
013-420-011-001-23	N COTTONTAIL	7/17/2022	\$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
013-420-044-011-00	N HAZEL RD	7/28/2022	\$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
013-420-016-033-00	N NORWAY RD	04/20/2023	\$7,500	PTA	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,000	\$7,500	\$6,000	150.0	120.0	0.41	0.41	\$50	\$18,160	\$0.42	150.00
013-420-042-030-00	N OWL RD	12/14/2023	\$7,500	QC	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,750	\$7,500	\$6,750	150.0	240.0	0.41	0.28	\$50	\$18,160	\$0.42	150.00
013-420-042-032-00	N OWL RD	12/14/2023	\$7,500	QC	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,750	\$7,500	\$6,750	150.0	240.0	0.41	0.14	\$50	\$18,160	\$0.42	150.00
013-420-058-006-26	N MOLE & ELDER RD	12/19/2023	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,000	27.78	\$10,000	\$18,000	\$10,000	250.0	120.0	0.69	0.69	\$72	\$26,125	\$0.60	250.00
013-420-062-032-01	N BLACK BEAR TRL	05/19/2023	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,100	37.27	\$8,200	\$11,000	\$8,200	205.0	240.0	0.57	0.43	\$54	\$19,469	\$0.45	205.00
013-420-062-035-00	N BLACK BEAR TRAIL	05/19/2023	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,100	37.27	\$8,200	\$11,000	\$8,200	205.0	240.0	0.57	0.14	\$54	\$19,469	\$0.45	205.00
013-420-067-043-00	E PANTHER TRL	12/20/2023	\$6,000	QC	03-ARM'S LENGTH	\$6,000	\$2,200	36.67	\$4,860	\$6,000	\$4,860	108.0	120.0	0.30	0.30	\$56	\$20,134	\$0.46	108.00
013-420-075-007-00	N SHREW RD	09/09/2023	\$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
013-420-084-007-00	N SPRUCE RD	05/24/2023	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$2,000	40.00	\$4,000	\$5,000	\$4,000	100.0	120.0	0.28	0.28	\$50	\$18,182	\$0.42	100.00
013-420-016-033-00	N NORWAY RD	4/20/2023	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,000	\$7,500	\$6,000	150.0	120.0	0.41					
Totals:			\$101,000			\$101,000	\$38,400	38.02	\$78,760	\$101,000	\$78,760	1,918.0		5.28	3.62				
							Sale. Ratio =>	38.02				Average per FF=>		Average per Net Acre=>			Average per SqFt=>		
							Std. Dev. =>	60.98				\$53		19,121.54			\$0.44		

ALL LOTS AVERAGE \$53 ROUND TO \$50

USE \$50 PER FFT LOST LAKE WOODS VACANT

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 50FFT 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
013-420-009-005-00	N WOOD RD	9/27/2022	\$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
013-420-016-033-00	N NORWAY RD	04/20/2023	\$7,500	PTA	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,000	\$7,500	\$6,000	150.0	120.0	0.41	0.41	\$50	\$18,160	\$0.42	150.00
013-420-044-011-00	N HAZEL RD	7/28/2022	\$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
013-420-075-007-00	N SHREW RD	09/09/2023	\$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
013-420-042-030-00	N OWL RD	12/14/2023	\$7,500	QC	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,750	\$7,500	\$6,750	150.0	240.0	0.41	0.28	\$50	\$18,160	\$0.42	150.00
013-420-042-032-00	N OWL RD	12/14/2023	\$7,500	QC	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,750	\$7,500	\$6,750	150.0	240.0	0.41	0.14	\$50	\$18,160	\$0.42	150.00
013-420-016-033-00	N NORWAY RD	4/20/2023	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$3,000	40.00	\$6,000	\$7,500	\$6,000	150.0	120.0	0.41					
Totals:			\$36,000			\$36,000	\$17,000	47.22	\$35,500	\$36,000	\$35,500	850.0		2.34	1.24				
							Sale. Ratio =>	47.22				Average per FF=>		Average per Net Acre=>			Average per SqFt=>		
							Std. Dev. =>	76.47				\$42		15,391.19			\$0.35		

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 200 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
013-420-011-001-23	N COTTONTAIL	7/17/2022	\$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
013-420-058-006-26	N MOLE & ELDER RD	12/19/2023	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,000	27.78	\$10,000	\$18,000	\$10,000	250.0	120.0	0.69	0.69	\$72	\$26,125	\$0.60	250.00
013-420-062-032-01	N BLACK BEAR TRL	05/19/2023	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,100	37.27	\$8,200	\$11,000	\$8,200	205.0	240.0	0.57	0.43	\$54	\$19,469	\$0.45	205.00
013-420-062-035-00	N BLACK BEAR TRAIL	05/19/2023	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,100	37.27	\$8,200	\$11,000	\$8,200	205.0	240.0	0.57	0.14	\$54	\$19,469	\$0.45	205.00
Totals:			\$54,000			\$54,000	\$17,200	31.85	\$34,400	\$54,000	\$34,400	860.0		2.37	1.81				
							Sale. Ratio =>	31.85				Average per FF=>		Average per Net Acre=>			Average per SqFt=>		
							Std. Dev. =>	#REF!				\$63		22,784.81			\$0.52		

LOST LAKE WOODS CLUB VACANT 4/01/22 TO 3/31/24 50 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
013-420-044-011-00	N HAZEL RD	7/28/2022	\$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
013-420-075-007-00	N SHREW RD	09/09/2023	\$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
Totals:			\$1,000			\$1,000	\$2,000	200.00	\$4,000	\$1,000	\$4,000	100.0		0.28	0.28				
							Sale. Ratio =>	200.00				Average per FF=>		Average per Net Acre=>			Average per SqFt=>		
							Std. Dev. =>	0.00				\$10		3,623.19			\$0.08		

401 & 402 vacant sales 4-1-22 to 3-31-24

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	
072-170-000-083-00+	SITZMARK DR SPRUCE	01/05/24	\$6,000		\$6,000	\$6,000	\$6,000	213.0	156.0	0.66	0.66	\$28	ALCONA	88	7000	
072-170-000-035-00	35 MT MARIA BLVD	06/22/23	\$7,000		\$7,000	\$7,000	\$7,000	115.0	230.0	0.80	0.80	\$61	ALCONA	61	7000	
023-150-000-037-00	MICHAEL DRIVE	08/31/23	\$3,000		\$3,000	\$3,000	\$3,000	100.0	150.0	0.34	0.34	\$30	ALCONA	827	6000	
Totals:			\$16,000		\$16,000	\$16,000	\$16,000	428.0		1.80	1.80					
								Average per FF=>	\$37	Average per Net Acre=>	8,888.89	Average per SqFt=>	\$0.20			

\$37 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	
003-140-004-00	1550 TROYER RD FAIRVIEW	09/29/23	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	198.0	173.0	0.78	0.78	\$38	OSCODA	108	8000	
083-023-000-545-00	1038 N EMERSON RD HERRON	03/13/24	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	170.0	214.0	0.84	0.84	\$44	ALPENA	231	6950	
043-105-000-451-00	130 CUSTER RD ALPENA	10/31/24	\$3,750	VACANT LAND SALE	\$3,750	\$3,750	\$3,750	60.0	150.0	0.21	0.21	\$63	ALPENA	218	3750	
Totals:			\$18,750		\$18,750	\$18,750	\$18,750	428.0		1.83	1.83					
								Average per FF=>	\$44	Average per Net Acre=>	10,245.90	Average per SqFt=>	\$0.24			

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	
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500	
032-110-000-005-00	7981 ALDRICH RD SOUTH BRANCH	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900	
072-170-000-059-00	5960 HILLTOP PARKWAY SPRUCE	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000	
Totals:			\$34,100		\$34,100	\$34,100	\$34,100	485.0		2.10	2.10					
								Average per FF=>	\$70	Average per Net Acre=>	16,238.10	Average per SqFt=>	\$0.37			

70+57=127/2=64

USE \$65 PER FFT PAVED

64 ROUND UP TO 65

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	
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500	
046-S90-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500	
Totals:			\$18,500		\$18,500	\$18,500	\$18,500	324.0		1.14	1.14					
								Average per FF=>	\$57	Average per Net Acre=>	16,199.65	Average per SqFt=>	\$0.37			

PAVED HIGHWAY Less than 1 Acre Lots Per FFT ALCONA & 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	
060-014-400-245-00	S US 23	09/27/24	\$10,000		\$10,000	\$10,000	\$10,000	200.0	150.0	0.69	0.69	\$50	ALCONA	689	15000	
063-039-000-002-10	US 23 S	04/04/22	\$13,000		\$13,000	\$13,000	\$13,000	200.0				\$65	ALPENA			
064-W40-000-022-00	N US 23	06/28/23	\$13,500		\$13,500	\$13,500	\$13,500	110.0	340.0	0.86	0.86	\$123	IOSCO	12	13500	
021-C30-000-015-00	N US 23	07/14/23	\$6,000		\$6,000	\$6,000	\$6,000	100.0	150.0	0.34	0.34	\$60	IOSCO	329	6000	
Totals:			\$42,500		\$42,500	\$42,500	\$42,500	610.0		1.89	1.89					
								Average per FF=>	\$70	Average per Net Acre=>	22,498.68	Average per SqFt=>	\$0.52			

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

PAVED BUT IN SUB
PAVED
PAVED

PAVED
PAVED

PAVED FEDERAL HIGHWAY
PAVED FEDERAL HIGHWAY
PAVED FEDERAL HIGHWAY

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 (GOO	\$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 RIV	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	
Totals:			\$162,000		\$162,000	#REF!	#REF!	\$120,722	\$122,450	879.0			
										Average per FF=>		Average per SqFt=>	\$0.59
										Std. Dev. =>			

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 RIV	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 VACAI	\$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 VACAI	\$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 (GOO	\$62,000	\$20,722	\$22,450	224.5	178.0	0.92	0.92	\$92
Totals:			\$182,000		\$182,000	\$137,100		1019	1784.8	10885.0	1019	697.6
										Average per FF=>		
											\$135	

Black River better Use \$135 per ff

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 LANE on Black River	08/26/16	\$76,200	WARRANTY DEED (GOC	\$76,200	\$3,972	\$4,800	80.0	236.0	0.43	0.43	\$50
Totals:			\$173,700		\$173,700	#REF!	#REF!	\$92,175	\$77,080	941.0		
										Average per FF=>		\$98
										Std. Dev. =>		

\$98 round up to \$100

River Average Use \$100 per ff

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 VACAI	\$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
Totals:			\$100,500		\$100,500	\$94,375	\$931	\$94,375	\$84,330	931.0		
										Average per FF=>		\$101
										Std. Dev. =>		

LAKE HURON BACK LOT VACANT ALPENA COUNTY 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
011-010-000-294-00	N PARTRIDGE PT RD ALPENA	07/08/22	\$16,000	VACANT LAND SALE	\$16,000	\$16,000	\$16,000	114.3				\$140
Totals:			\$16,000		\$16,000	#REF!	#REF!	\$16,000	\$16,000	114.3		
										Average per FF=>	\$140	
										Std. Dev. =>	\$0.33	

LAKE HURON BACK LOT POOR 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
013-212-000-021-00	N LAKESHORE DR ALCONA TWP	10/24/23	\$15,000	VACANT LAND SALE	\$15,000	\$15,000	\$15,000	275.0	331.9	1.71	1.71	\$55 POOR
Totals:			\$15,000		\$15,000	#REF!	#REF!	\$15,000	\$15,000	275.0		
										Average per FF=>	\$55	
										Std. Dev. =>		

LAKE HURON BACKLOT 2 VACANT 1 IMPROVED RESIDUAL SALES 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
082-100-000-004-00+	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
Totals:			\$61,000		\$61,000	\$53,573	47679.00	\$438		438.1		
										Average per FF=>	\$122	

\$122 and \$114 county use \$120 round up

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

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 POOR USE \$55 PER FFT

RIVER BETTER \$135 PER FFT

RIVER AVERAGE \$100 PER FFT

**COMMERCIAL & INDUSTRIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)**

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
072-170-000-053-00	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
072-170-000-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333		HAWES	783	\$13,000	70%
040-005-400-010-00	F-30 GREENBUSH	12/27/2023	1.5	\$18,000	\$18,000	\$12,000		GREENBUSH	58	\$22,000	70%
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	6000%
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	10000%
092-101-000-045-00	579 W BIRCH RD	9/16/2022	1.77	\$14,000	\$14,000	\$7,919		MIKADO			
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	0.99	\$7,500	\$7,500	\$7,576		HAWES	745	\$10,000	70%
			<u>14.37</u>		<u>\$117,600</u>	<u>\$8,184</u>					
	\$7813+8184=15997/2=7999				<u>\$7,999</u>	<u>ROUND UP TO \$8,000</u>					
						<u>8000*0.55=4400</u>					
										1 ACRE USE \$8,000 PER ACRE	
										1 ACRE WET USE \$4400 PER ACRE	

1 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	Days on Market	LIST PRICE	% WOODED
033-010-000-001-50	GREEN VALLEY DRIVE	1/18/2022	1.07	\$9,900	\$9,900	\$9,252		ALPENA			
			<u>1.07</u>		<u>\$9,900</u>	<u>\$9,252</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

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 (4/1/22-3/31/24)**

2-3 ACRE PARCELS ALCONA OR HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	YS ON MAR	LIST PRICE	%WOODED
080-007-200-015-26	E SHAW RD	9/9/2022	2.18	\$24,000	\$24,000	\$11,009	WD	HAYNES			
			<u>2.18</u>		<u>\$24,000</u>	<u>\$11,009</u>					

2-3 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	YS ON MAR	LIST PRICE	%WOODED
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
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
030-020-100-030-00	3504 SIX PACK TRAIL	9/8/2023	3.94	\$23,000	\$23,000	\$5,838		CURTIS	59	\$29,900	80%
041-301-000-050-00	2495 S YOUKON DRIVE	5/2/2023	2.21	\$13,000	\$13,000	\$5,882		GREENBUSH			
032-125-000-047-00	BRYANT RD	2/26/2024	2.01	\$15,000	\$15,000	\$7,463		CURTIS			
040-002-200-122-00	E F-30 GREENBUSH	2/2/2024	2.54	\$21,500	\$21,500	\$8,465		GREENBUSH			
072-170-000-046-00+	SITZMARK DR SPRUCE	4/9/2024	3.075	\$30,000	\$30,000	\$9,756		HAWES	347	\$37,500	CLEARED
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	2.54	\$12,000	\$12,000	\$4,724		GREENBUS	42	\$14,900	80
			<u>26.035</u>		<u>\$234,500</u>	<u>\$9,007</u>					

11009+9007+9360=29376\3=9792

\$9792 ROUND UP TO \$9800

9,800*0.55=5390

2-3 ACRE USE \$9,800 PER ACRE

2-3 ACRE WET USE \$5390 PER ACRE

2-3 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	ays on Market	LIST PRICE	%WOODED
003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	\$8,333		MONTMOF	31	\$25,000	100
061-110-000-015-00	NHN CENTER ST	5/10/2024	3	\$34,000	\$34,000	\$11,333		PRESQUE I!	23	\$34,900	50
006-	STITT LANE MIO	11/20/2024	3	\$26,000	\$26,000	\$8,667		OSCODA	111	\$30,000	80%
006-360-000-022-01	20545 N CTY RD 459	4/20/2022	3.5	\$32,000	\$32,000	\$9,143		MONTMOF	29	\$30,000	60
			<u>12.5</u>		<u>\$117,000</u>	<u>\$9,360</u>					

**COMMERCIAL & INDUSTRIAL
202& 302 VACANT LAND SALES (4/1/22-3/31/24)**

4-5 ACRE PARCELS ALCONA OR HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	LOC/NOTE	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
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

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	LOC/NOTE	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
041-021-300-010-00	POOR FARM RD GREENBUSH	10/11/2022	5	\$19,901	\$19,901	\$3,980		GREENBU	27	\$19,900	100
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVILL	81	\$23,000	90
120-110-012-210-00	N US 23	9/1/2022	5.67	\$22,500	\$22,500	\$3,968		HARRISVILLE CITY			
071-007-400-010-03	KIRCHIE IN WOODS	8/31/2022	5	\$27,000	\$27,000	\$5,400		HAWES			
091-034-400-060-00	ALVIN RD MIKADO	5/20/2022	5	\$32,000	\$32,000	\$6,400		MIKADO	49	\$29,900	30
			<u>25.67</u>		<u>\$121,401</u>	<u>\$4,729</u>					
				\$4729 ROUND DOWN TO \$4700							
				4,700*0.55=2585							
								4-5 ACRE USE \$4,700 PER ACRE			
								4-5 ACRE WET USE \$2585 PER ACRE			
071-025-400-005-02	1693 N F-41	6/6/2024	5	\$29,000	\$29,000	\$5,800		HAWES	218	\$29,900	60%
022-002-100-090-00	2461 FOREST HILLS DR SPRUCE	12/5/2024	5.59	\$19,500	\$19,500	\$3,488		CALEDONIA	28	\$19,500	100%
060-016-400-020-00	4338 E CLARK RD	6/13/2024	5.05	\$38,000	\$38,000	\$7,545		HARRISVILL	44	\$38,000	PARTIAL
	2425 BUHL RD MIKADO	7/12/2024	5	\$30,000	\$30,000	\$6,000			52	\$34,970	90%
060-010-400-066-00	E M72 HARRISVILLE	7/5/2024	5	\$25,000	\$25,000	\$5,000		HARRISVILL	49	\$25,000	90
			<u>25.64</u>		<u>\$141,500</u>	<u>\$5,519</u>					

4-5 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	LOC/NOTE	COUNTY	DAYS ON MARK	LIST PRICE	% WOODED
012-019-000-825-00	M-32 W	6/10/2022	4.37	\$22,000	\$22,000	\$5,034		ALPENA			
053-009-000-221-00	10472 HUBBARD LAKE RD	9/22/2023	5	\$30,000	\$30,000	\$6,000		ALPENA			
001-317-004-30	2400 RYNO RD LUZERNE	10/16/2023	5	\$24,500	\$24,500	\$4,900		OSCODA	37	\$24,500	50
062-016-400-008-00	MERTON RD OSCODA	6/24/2024	5	\$25,500	\$25,500	\$5,100		IOSCO	19	\$30,000	90
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
			<u>24.07</u>		<u>\$121,000</u>	<u>\$5,027</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 (4/1/22-3/31/24)**

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	5/13/2023	8.5	\$37,900	\$37,900	\$4,459	WD	HAYNES			
012-027-200-032-00	N US 23	11/24/2023	9	\$32,000	\$32,000	\$3,556	WD	ALCONA			
			26.94	\$113,400	\$4,209						

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
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
040-025-300-020-00	GREENBUSH	5/17/2024	6.4	\$27,000	\$27,000	\$4,218		GREENBUSH	265	\$28,400	70
			22.47	\$97,000	\$4,317						

4209+4317+4271=12797/3=4266

\$4266 ROUND TO 4250

4,250*0.55=2338

6-9 ACRE USE \$4250 PER ACRE

6-9 ACRE WET USE \$2,338 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
003-519-003-00	ROGERS RD FAIRVIEW	4/10/2024	7	\$32,000	\$32,000	\$ 4,571		OSCODA	16	\$32,000	90
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
			15.16	\$64,751	\$4,271						

COMMERCIAL & INDUSRTIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)

10-19 ACRE PARCELS Alcona & 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/NOTES</u>	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				
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100	
			29.62	\$ 125,000	\$ 4,220							

4220+4461=8681/2=4340

\$4340 ROUND UP TO \$4350

4350*0.55=2393

10-19 ACRE USE \$4350 PER ACRE

10-19 ACRE WET USE \$2,393 PER ACRE

10-19 ACRE PARCELS In 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>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
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				
111-029-100-005-40		5/17/2022	10.33	\$ 44,900	\$ 44,900	\$ 4,347		MITCHELL				
071-029-100-005-05	877 E TAYLOR TRACK	10/27/2023	10.07	\$ 38,500	\$ 38,500	\$ 3,823		HAWES	38	\$38,500	80	
			40.42	\$ 180,300	\$ 4,461							

10-19 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/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
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
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
			30.33		\$ 121,500	\$ 4,006					

10-19 ACRE PARCELS ALCONA & or HAYNES TWP 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>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
080-001-200-030-01		5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564		HAYNES				WET
012-015-400-013-00		3/18/2022	10.08	15000	15000	\$ 1,488		ALCONA				
012-022-400-060-05	E LAVERGNE RD	8/23/2023	10.71	20000	20000	\$ 1,867	WD	ALCONA				
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES				
			53.39		\$ 86,000	\$ 1,611						

10-19 ACRE PARCELS ALPENA COUNTY 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>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
022-036-000-061-00	15181 CARNEY RD LACHINE	12/5/2024	10	\$ 25,000	\$ 25,000	\$ 2,500	WD	HAYNES			
			10		\$ 25,000	\$ 2,500					

COMMERCIAL & INDUSTRIAL

202 & 302 VACANT LAND SALES (4/1/22-3/31/24)

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
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100
			19.52		\$ 65,000	\$ 3,330					

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
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	
071-007-400-015-01	KIRCHE IN THE WOODS SPRU	12/28/2023	25	\$ 75,000	\$ 75,000	\$ 3,000		HAWES	126	\$79,900	90
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
101-005-400-006-32	N GARY WOHLFEIL TRL BARTO	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
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			
113-031-300-001-00	M-65 & M-72	1/23/2024	20.07	\$ 41,000	\$ 41,000	\$ 2,043		MITCHELL	198	\$44,900	ENTLY TIMBERED
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
			242.33		\$ 702,900	\$ 2,901					

3330+2901+2667=8898/3=2966

\$2966 ROUND UP TO \$3000

20-29 ACRE USE \$3,000 PER ACRE

3,000*0.55=1650

20-29 ACRE WET USE \$1,650 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
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
062-002-300-001-00	INDIAN ROAD MIKADO	10/8/2024	23.7	\$ 75,000	\$ 75,000	\$ 3,165		IOSCO/OSCODA	148	\$79,000	100
007-124-000-080-00	20 LANDING RD HILLMAN	7/24/2023	20	\$ 64,900	\$ 64,900	\$ 3,245	MTG	MONTMORENCY	74	\$64,900	50
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
			93.7		\$ 249,900	\$ 2,667					

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			
010-148-003-25	M-148 GOETZVILLE	4/26/2023	20	\$ 28,000	\$ 28,000	\$ 1,400	CASH	CHIPPEWA	302	\$28,000	100
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250	100
			71.23		\$ 90,250	\$ 1,267.02					

COMMERCIAL & INDUSTRIAL

202 & 302 VACANT LAND SALES (4/1/22-3/31/24)

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-035-400-005-05+	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711	CASH HAYNES	49	\$94,900	90
			35		\$94,900	\$2,711				

2711+2659+2743=8113/3=2704

\$2704 ROUND DOWN TO \$2700

30-39 ACRE USE \$2700 PER ACRE

2700*0.55=1485

30-39 ACRE WET USE \$1,485 PER ACRE

30-39 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
071-020-100-060-00+	TAYLOR RD LINCOLN	9/12/2024	30.08	85000	\$85,000	\$2,826	HAWES	57	\$89,900	90
071-020-100-100-00+	N TAYLOR RD LINCOLN	4/12/2024	30.09	75000	\$75,000	\$2,493	WD HAWES	106	\$87,900	60
			60.17	75000	\$160,000	\$2,659				

30-39 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO 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			
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
031-012-100-003-00	SCOTT RD TAWAS	4/12/2023	39	92000	\$92,000	\$2,359	IOSCO	97	\$92,000	60
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000	MTG MONTMORENCY	96	\$90,000	80
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629	ALPENA	26	\$89,900	
			178.3	489000	\$489,000	\$2,743				

30-39 ACRE PARCELS WET										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO 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
			36	47000	\$47,000	\$1,306				

**COMMERCIAL & INDUSTRIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)**

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
012-007-400-010-01	N SAYERS RD	12/1/2023	40	\$140,000	\$140,000	\$3,500	WD	ALCONA			
080-019-300-060-00	F-41	1/31/2024	40	\$94,000	\$94,000	\$2,350	WD	HAYNES			
080-020-300-005-00	DOVILLE RD	9/27/2023	40	\$135,000	\$135,000	\$3,375	WD	HAYNES			
			120	\$83,900	\$369,000	\$3,075					
	2350+2207+2231=6788\3=2263			\$2263 ROUND DOWN TO \$2250							
					2250*0.55=1238						
080-020-300-005-00	DOVILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			

40-49 ACRE USE \$2,250 PER ACRE

40-49 ACRE WET USE \$1,238 PER ACRE

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
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
040-016-100-100-00	S POOR FARM RD	4/9/2024	40	\$117,500	\$117,500	\$2,938		GREENBUSH	233	\$125,000	90
020-012-200-030-00	HUBBARD LAKE TRL	9/23/2024	43.2	\$71,500	\$71,500	\$1,655		CALEDONIA	419	\$75,000	100
071-026-400-025-00	SOMERS RD	1/26/2024	40	\$90,000	\$90,000	\$2,250		HAWES	230	\$99,000	100
071-020-300-010-00	MILLER RD	5/5/2023	40	\$95,000	\$95,000	\$2,375		HAWES	58	\$100,000	90
071-027-100-020-00	1777 MCCONNELL RD	4/4/2023	40	\$110,000	\$110,000	\$2,750		HAWES	190	\$119,500	60
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
			286.4	\$632,000	\$632,000	\$2,207					

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
04-071-002-000-251-	LONG RAPIDS RD LACHINE	10/31/2023	40	\$110,000	\$110,000	\$2,750		ALPENA/WELLINGTON	41	\$127,500	70
052-0007-000-051-02	COOK RD LACHINE	9/27/2023	40.96	\$120,000	\$120,000	\$2,930		ALPENA/OSSINEKE	35	\$120,000	90
110-019-100-002-00	TROUT TRAIL NATIONAL CITY	3/1/2024	40	\$85,000	\$85,000	\$2,125		IOSCO/WILBER	80	\$85,000	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
			360.96	\$805,250	\$805,250	\$2,231					

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
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			
			120	\$154,500	\$154,500	\$1,288					

**COMMERCIAL & INDUSTRIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)**

50-79 ACRE PARCELS ALCONA & 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
080-015-400-015-00	BEATON RD	1/12/2024	58	\$165,000	\$165,000	\$2,845	HAYNES	133	\$174,000	70
	BLACK RIVER RUNS ALONG		58	\$165,000	\$165,000	\$2,845				

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
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352	CALEDONIA	42	\$175,000	50
			50.17	\$118,000	\$118,000	\$2,352				

2345+2175=4520/2=2260

\$2260 ROUND DOWN TO \$2250

2250*0.55=1238

50-79 ACRE USE \$2250 PER ACRE

50-79 ACRE WET USE \$1238 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
061-006-000-501-03	BEAVER LAKE RD	4/12/2022	51.82	\$99,900	\$99,900	\$1,928	ALPENA			
031-015-000-300-00	2350 BEAN CREEK RD	11/22/2024	59.6	\$130,000	\$130,000	\$2,181	ALPENA	71	\$136,000	90
142-029-000-014-01	W AIRPORT RD ROGERS CITY	7/5/2023	60	\$143,000	\$143,000	\$2,383	PRESQUE ISLE	69	\$149,500	90
			171.4	\$372,900	\$372,900	\$2,175				

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
013-025-000-520-00	4200 BLOOM RD ALPENA	7/16/2024	78.48	\$115,000	\$115,000	\$1,466	ALPENA	21	\$105,000	80
071-005-200-010-00	E SUCKER CREEK RD	11/12/2020	50	\$50,000	\$50,000	\$1,000	LC ALCONA			
			128.5	\$165,000	\$165,000	\$1,284				

COMMERCIAL & INDUSTRIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)

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>C/N/C</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
			0	\$0	\$0	#DIV/0!				
080-014-300-045-00	BEATON RD	5/14/2024	80	\$224,000	\$224,000	\$2,800	HAYNES	370	\$247,900	80

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>C/N/C</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
			252.2	\$478,000	\$478,000	\$1,895				
	1895+1899=3794/2=1897			\$1897 ROUND UP TO \$1900			80-99 ACRE USE \$1900 PER ACRE			
			1900*0.55=1045			80-99 ACRE WET USE \$1045 PER ACRE				

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>C/N/C</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-015-300-002-00+	WINN RD GLENNIE	3/13/2024	81.8	\$154,000	\$154,000	\$1,883				
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$193,601	\$1,965	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			262.01	\$504,000	\$497,601	\$1,899				

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>C/N/C</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
005-007-001-00	CARIBOU LAKE RD	9/29/2023	80	\$89,000	\$89,000	\$1,113	CHIPPEWA	81	\$89,900	70
			80	\$89,000	\$89,000	\$1,113				

**COMMERCIAL & INDUSTRIAL
202 & 302 VACANT LAND SALES (4/1/22-3/31/24)**

100+ 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>DOC/NOTE</u>	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
			240	\$410,000	\$410,000	\$1,708					

100+ 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>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
			240	\$380,000	\$380,000	\$1,583					
	1583+1735=3318/2=1659		\$1659 ROUND DOWN TO \$1650								
1650*.85=1403	640 PLUS ACRES HAS AN APPROXIMATLY 15% DECREASE IN VALUE DUE TO EXCESSIVE SIZE										

100+ ACRE USE \$1650 PER ACRE
100+ ACRE WET USE \$908 PER ACRE
640 acres + USE \$1400 and \$770 WET

100+ 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>	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
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
			268	\$465,000	\$465,000	\$1,735					

100+ 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>DOC/NOTE</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-008-000-003-01+	BOLTON RD POSEN	4/2/2024	120	\$137,000	\$137,000	\$1,142		PRESQUE ISLE	55	\$144,000	70
			120	\$137,000	\$137,000	\$1,142					

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	8000	4762	0.60
2-3 ACRE	9800		
4-5 ACRE	4700	3600	
6-9 ACRES	4250		
10-19 ACRES	4350	2050	0.47
20-29 ACRES	3000	1267	0.42
30-39 ACRES	2700	1306	0.48
40-49 ACRES	2250	1288	0.57
50-79 ACRES	2250	1284	0.57
80-99 ACRES	1900	1113	0.59
100+ ACRES	1650	1142	0.69
		SUM	4.39
		AVERAGE	0.55

.55 TIMES ACREAGE VALUE WILL GIVE WET VALUE

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

202 & 302 VACANT LAND SALES (4/1/22-3/31/24)

BLUFF ADJUSTMENT HAYNES TWP										
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	2700
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF	4350
080-013-300-070-00	2575 N LAKESHORE DR	11/30/2023	5.47	\$ 39,900	\$ 39,900	\$ 7,294	WD	HAYNES	BLUFF	4700
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF	4250
			54.04		\$221,400	\$4,097				

Residential
402 VACANT LAND SALES (4/1/22-3/31/24)

1 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>DOC/NOTES</u>	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

<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>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
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
072-170-000-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333		HAWES	783	\$13,000	70%
040-005-400-010-00	F-30 GREENBUSH	12/27/2023	1.5	\$18,000	\$18,000	\$12,000		GREENBUSH	58	\$22,000	70%
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	6000%
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	10000%
092-101-000-045-00	579 W BIRCH RD	9/16/2022	1.77	\$14,000	\$14,000	\$7,919		MIKADO			
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	0.99	\$7,500	\$7,500	\$7,576		HAWES	745	\$10,000	70%
			<u>14.37</u>		<u>\$117,600</u>	<u>\$8,184</u>					
	\$7813+8184=15997/2=7999				<u>\$7,999</u>	<u>ROUND UP TO \$8,000</u>					
						<u>8000*0.55=4400</u>					
										1 ACRE USE \$8,000 PER ACRE	
										1 ACRE WET USE \$4400 PER ACRE	

1 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/NOTES</u>	COUNTY	Days on Market	LIST PRICE	% WOODED
033-010-000-001-50	GREEN VALLEY DRIVE	1/18/2022	1.07	\$9,900	\$9,900	\$9,252		ALPENA			
			<u>1.07</u>		<u>\$9,900</u>	<u>\$9,252</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

1 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>DOC/NOTES</u>	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 (4/1/22-3/31/24)

2-3 ACRE PARCELS ALCONA OR HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	YS ON MAR	LIST PRICE	%WOODED
080-007-200-015-26	E SHAW RD	9/9/2022	2.18	\$24,000	\$24,000	\$11,009	WD	HAYNES			
			2.18		\$24,000	\$11,009					

2-3 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	YS ON MAR	LIST PRICE	%WOODED
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
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
030-020-100-030-00	3504 SIX PACK TRAIL	9/8/2023	3.94	\$23,000	\$23,000	\$5,838		CURTIS	59	\$29,900	80%
041-301-000-050-00	2495 S YOUKON DRIVE	5/2/2023	2.21	\$13,000	\$13,000	\$5,882		GREENBUSH			
032-125-000-047-00	BRYANT RD	2/26/2024	2.01	\$15,000	\$15,000	\$7,463		CURTIS			
040-002-200-122-00	E F-30 GREENBUSH	2/2/2024	2.54	\$21,500	\$21,500	\$8,465		GREENBUSH			
072-170-000-046-00+	SITZMARK DR SPRUCE	4/9/2024	3.075	\$30,000	\$30,000	\$9,756		HAWES	347	\$37,500	CLEARED
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	2.54	\$12,000	\$12,000	\$4,724		GREENBUS	42	\$14,900	80
			26.035		\$234,500	\$9,007					

11009+9007+9360=29376\3=9792

\$9792 ROUND UP TO \$9800

9,800*0.55=5390

2-3 ACRE USE \$9,800 PER ACRE

2-3 ACRE WET USE \$5390 PER ACRE

2-3 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	ays on Market		
003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	\$8,333		MONTMOF	31	\$25,000	100
061-110-000-015-00	NHN CENTER ST	5/10/2024	3	\$34,000	\$34,000	\$11,333		PRESQUE I!	23	\$34,900	50
006-	STITT LANE MIO	11/20/2024	3	\$26,000	\$26,000	\$8,667		OSCODA	111	\$30,000	80%
006-360-000-022-01	20545 N CTY RD 459	4/20/2022	3.5	\$32,000	\$32,000	\$9,143		MONTMOF	29	\$30,000	60
			12.5			\$117,000					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

4-5 ACRE PARCELS ALCONA OR HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
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

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
041-021-300-010-00	POOR FARM RD GREENBUSH	10/11/2022	5	\$19,901	\$19,901	\$3,980		GREENBU	27	\$19,900	100
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVILL	81	\$23,000	90
120-110-012-210-00	N US 23	9/1/2022	5.67	\$22,500	\$22,500	\$3,968		HARRISVILLE CITY			
071-007-400-010-03	KIRCHIE IN WOODS	8/31/2022	5	\$27,000	\$27,000	\$5,400		HAWES			
091-034-400-060-00	ALVIN RD MIKADO	5/20/2022	5	\$32,000	\$32,000	\$6,400		MIKADO	49	\$29,900	30
			<u>25.67</u>		<u>\$121,401</u>	<u>\$4,729</u>					
				\$4729 ROUND DOWN TO \$4700							
				4,700*0.55=2585							
								4-5 ACRE USE \$4,700 PER ACRE			
								4-5 ACRE WET USE \$2585 PER ACRE			
071-025-400-005-02	1693 N F-41	6/6/2024	5	\$29,000	\$29,000	\$5,800		HAWES	218	\$29,900	60%
022-002-100-090-00	2461 FOREST HILLS DR SPRUCE	12/5/2024	5.59	\$19,500	\$19,500	\$3,488		CALEDONIA	28	\$19,500	100%
060-016-400-020-00	4338 E CLARK RD	6/13/2024	5.05	\$38,000	\$38,000	\$7,545		HARRISVILL	44	\$38,000	PARTIAL
	2425 BUHL RD MIKADO	7/12/2024	5	\$30,000	\$30,000	\$6,000			52	\$34,970	90%
060-010-400-066-00	E M72 HARRISVILLE	7/5/2024	5	\$25,000	\$25,000	\$5,000		HARRISVILL	49	\$25,000	90
			<u>25.64</u>		<u>\$141,500</u>	<u>\$5,519</u>					

4-5 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARK	LIST PRICE	%WOODED
012-019-000-825-00	M-32 W	6/10/2022	4.37	\$22,000	\$22,000	\$5,034		ALPENA			
053-009-000-221-00	10472 HUBBARD LAKE RD	9/22/2023	5	\$30,000	\$30,000	\$6,000		ALPENA			
001-317-004-30	2400 RYNO RD LUZERNE	10/16/2023	5	\$24,500	\$24,500	\$4,900		OSCODA	37	\$24,500	50
062-016-400-008-00	MERTON RD OSCODA	6/24/2024	5	\$25,500	\$25,500	\$5,100		IOSCO	19	\$30,000	90
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
			<u>24.07</u>		<u>\$121,000</u>	<u>\$5,027</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

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

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	5/13/2023	8.5	\$37,900	\$37,900	\$4,459	WD	HAYNES			
012-027-200-032-00	N US 23	11/24/2023	9	\$32,000	\$32,000	\$3,556	WD	ALCONA			
			26.94		\$113,400	\$4,209					

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
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
040-025-300-020-00	GREENBUSH	5/17/2024	6.4	\$27,000	\$27,000	\$4,218		GREENBUSH	265	\$28,400	70
			22.47		\$97,000	\$4,317					

4209+4317+4271=12797/3=4266

\$4266 ROUND TO 4250

4,250*0.55=2338

6-9 ACRE USE \$4250 PER ACRE

6-9 ACRE WET USE \$2,338 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
003-519-003-00	ROGERS RD FAIRVIEW	4/10/2024	7	\$32,000	\$32,000	\$ 4,571		OSCODA	16	\$32,000	90
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
			15.16		\$64,751	\$4,271					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

10-19 ACRE PARCELS Alcona & 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/NOTES</u>	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				
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100	
			29.62	\$ 125,000	\$ 4,220							

4220+4461=8681/2=4340

\$4340 ROUND UP TO \$4350

4350*0.55=2393

10-19 ACRE USE \$4350 PER ACRE

10-19 ACRE WET USE \$2,393 PER ACRE

10-19 ACRE PARCELS In 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>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
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				
111-029-100-005-40		5/17/2022	10.33	\$ 44,900	\$ 44,900	\$ 4,347		MITCHELL				
071-029-100-005-05	877 E TAYLOR TRACK	10/27/2023	10.07	\$ 38,500	\$ 38,500	\$ 3,823		HAWES	38	\$38,500	80	
			40.42	\$ 180,300	\$ 4,461							

10-19 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/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
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
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
			30.33		\$ 121,500	\$ 4,006					

10-19 ACRE PARCELS ALCONA & or HAYNES TWP 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>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
080-001-200-030-01		5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564		HAYNES				WET
012-015-400-013-00		3/18/2022	10.08	15000	15000	\$ 1,488		ALCONA				
012-022-400-060-05	E LAVERGNE RD	8/23/2023	10.71	20000	20000	\$ 1,867	WD	ALCONA				
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES				
			53.39		\$ 86,000	\$ 1,611						

10-19 ACRE PARCELS ALPENA COUNTY 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>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
022-036-000-061-00	15181 CARNEY RD LACHINE	12/5/2024	10	\$ 25,000	\$ 25,000	\$ 2,500	WD	HAYNES			
			10		\$ 25,000	\$ 2,500					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

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
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100
			19.52		\$ 65,000	\$ 3,330					

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
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	
071-007-400-015-01	KIRCHE IN THE WOODS SPRU	12/28/2023	25	\$ 75,000	\$ 75,000	\$ 3,000		HAWES	126	\$79,900	90
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
101-005-400-006-32	N GARY WOHLFEIL TRL BARTO	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
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			
113-031-300-001-00	M-65 & M-72	1/23/2024	20.07	\$ 41,000	\$ 41,000	\$ 2,043		MITCHELL	198	\$44,900	ENTLY TIMBERED
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
			242.33		\$ 702,900	\$ 2,901					

3330+2901+2667=8898/3=2966

\$2966 ROUND UP TO \$3000

20-29 ACRE USE \$3,000 PER ACRE

3,000*0.55=1650

20-29 ACRE WET USE \$1,650 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
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
062-002-300-001-00	INDIAN ROAD MIKADO	10/8/2024	23.7	\$ 75,000	\$ 75,000	\$ 3,165		IOSCO/OSCODA	148	\$79,000	100
007-124-000-080-00	20 LANDING RD HILLMAN	7/24/2023	20	\$ 64,900	\$ 64,900	\$ 3,245	MTG	MONTMORENCY	74	\$64,900	50
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
			93.7		\$ 249,900	\$ 2,667					

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			
010-148-003-25	M-148 GOETZVILLE	4/26/2023	20	\$ 28,000	\$ 28,000	\$ 1,400	CASH	CHIPPEWA	302	\$28,000	100
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250	100
			71.23		\$ 90,250	\$ 1,267.02					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

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
080-035-400-005-05+	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711 CAS+ HAYNES	49	\$94,900	90
			35		\$94,900	\$2,711			

2711+2659+2743=8113/3=2704

\$2704 ROUND DOWN TO \$2700

30-39 ACRE USE \$2700 PER ACRE

2700*0.55=1485

30-39 ACRE WET USE \$1,485 PER ACRE

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
071-020-100-060-00+	TAYLOR RD LINCOLN	9/12/2024	30.08	85000	\$85,000	\$2,826 HAWES	57	\$89,900	90
071-020-100-100-00+	N TAYLOR RD LINCOLN	4/12/2024	30.09	75000	\$75,000	\$2,493 WD HAWES	106	\$87,900	60
			60.17	75000	\$160,000	\$2,659			

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			
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
031-012-100-003-00	SCOTT RD TAWAS	4/12/2023	39	92000	\$92,000	\$2,359 IOSCO	97	\$92,000	60
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000 MTG MONTMORENCY	96	\$90,000	80
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629 ALPENA	26	\$89,900	
			178.3	489000	\$489,000	\$2,743			

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
			36	47000	\$47,000	\$1,306			

Residential
402 VACANT LAND SALES (4/1/22-3/31/24)

40-49 ACRE PARCELS ALCONA TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-007-400-010-01	N SAYERS RD	12/1/2023	40	\$140,000	\$140,000	\$3,500	WD	ALCONA			
080-019-300-060-00	F-41	1/31/2024	40	\$94,000	\$94,000	\$2,350	WD	HAYNES			
080-020-300-005-00	DOVILLE RD	9/27/2023	40	\$135,000	\$135,000	\$3,375	WD	HAYNES			
			120	\$83,900	\$369,000	\$3,075					
	2350+2207+2231=6788\3=2263			\$2263 ROUND DOWN TO \$2250							
					2250*0.55=1238						
										40-49 ACRE USE \$2,250 PER ACRE	
										40-49 ACRE WET USE \$1,238 PER ACRE	
080-020-300-005-00	DOVILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			

40-49 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
040-016-100-100-00	S POOR FARM RD	4/9/2024	40	\$117,500	\$117,500	\$2,938		GREENBUSH	233	\$125,000	90
020-012-200-030-00	HUBBARD LAKE TRL	9/23/2024	43.2	\$71,500	\$71,500	\$1,655		CALEDONIA	419	\$75,000	100
071-026-400-025-00	SOMERS RD	1/26/2024	40	\$90,000	\$90,000	\$2,250		HAWES	230	\$99,000	100
071-020-300-010-00	MILLER RD	5/5/2023	40	\$95,000	\$95,000	\$2,375		HAWES	58	\$100,000	90
071-027-100-020-00	1777 MCCONNELL RD	4/4/2023	40	\$110,000	\$110,000	\$2,750		HAWES	190	\$119,500	60
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
			286.4	\$632,000	\$632,000	\$2,207					

40-49 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	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
04-071-002-000-251-	LONG RAPIDS RD LACHINE	10/31/2023	40	\$110,000	\$110,000	\$2,750		ALPENA/WELLINGTON	41	\$127,500	70
052-0007-000-051-02	COOK RD LACHINE	9/27/2023	40.96	\$120,000	\$120,000	\$2,930		ALPENA/OSSINEKE	35	\$120,000	90
110-019-100-002-00	TROUT TRAIL NATIONAL CITY	3/1/2024	40	\$85,000	\$85,000	\$2,125		IOSCO/WILBER	80	\$85,000	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
			360.96	\$805,250	\$805,250	\$2,231					

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
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			
			120	\$154,500	\$154,500	\$1,288					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

50-79 ACRE PARCELS ALCONA & 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
080-015-400-015-00	BEATON RD	1/12/2024	58	\$165,000	\$165,000	\$2,845	HAYNES	133	\$174,000	70
	BLACK RIVER RUNS ALONG		58	\$165,000	\$165,000	\$2,845				

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
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352	CALEDONIA	42	\$175,000	50
			50.17	\$118,000	\$118,000	\$2,352				

2345+2175=4520/2=2260

\$2260 ROUND DOWN TO \$2250

2250*0.55=1238

50-79 ACRE USE \$2250 PER ACRE

50-79 ACRE WET USE \$1238 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
061-006-000-501-03	BEAVER LAKE RD	4/12/2022	51.82	\$99,900	\$99,900	\$1,928	ALPENA			
031-015-000-300-00	2350 BEAN CREEK RD	11/22/2024	59.6	\$130,000	\$130,000	\$2,181	ALPENA	71	\$136,000	90
142-029-000-014-01	W AIRPORT RD ROGERS CITY	7/5/2023	60	\$143,000	\$143,000	\$2,383	PRESQUE ISLE	69	\$149,500	90
			171.4	\$372,900	\$372,900	\$2,175				

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
013-025-000-520-00	4200 BLOOM RD ALPENA	7/16/2024	78.48	\$115,000	\$115,000	\$1,466	ALPENA	21	\$105,000	80
071-005-200-010-00	E SUCKER CREEK RD	11/12/2020	50	\$50,000	\$50,000	\$1,000	LC ALCONA			
			128.5	\$165,000	\$165,000	\$1,284				

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

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>C/N/C</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
			0	\$0	\$0	#DIV/0!				
080-014-300-045-00	BEATON RD	5/14/2024	80	\$224,000	\$224,000	\$2,800	HAYNES	370	\$247,900	80

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>C/N/C</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
			252.2	\$478,000	\$478,000	\$1,895				
	1895+1899=3794/2=1897			\$1897 ROUND UP TO \$1900			80-99 ACRE USE \$1900 PER ACRE			
			1900*0.55=1045			80-99 ACRE WET USE \$1045 PER ACRE				

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>C/N/C</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-015-300-002-00+	WINN RD GLENNIE	3/13/2024	81.8	\$154,000	\$154,000	\$1,883				
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$193,601	\$1,965	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			262.01	\$504,000	\$497,601	\$1,899				

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>C/N/C</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
005-007-001-00	CARIBOU LAKE RD	9/29/2023	80	\$89,000	\$89,000	\$1,113	CHIPPEWA	81	\$89,900	70
			80	\$89,000	\$89,000	\$1,113				

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

100+ 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>DOC/NOTE</u>	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
			240	\$410,000	\$410,000	\$1,708					

100+ 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>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
	1583+1735=3318/2=1659		240	\$380,000	\$380,000	\$1,583					
				\$1659 ROUND DOWN TO \$1650							
					1650*0.55=908						
1650*.85=1403	640 PLUS ACRES HAS AN APPROXIMATLY 15% DECREASE IN VALUE DUE TO EXCESSIVE SIZE										

100+ ACRE USE \$1650 PER ACRE
100+ ACRE WET USE \$908 PER ACRE
640 acres + USE \$1400 and \$770 WET

100+ 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>	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
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
			268	\$465,000	\$465,000	\$1,735					

100+ 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>DOC/NOTE</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-008-000-003-01+	BOLTON RD POSEN	4/2/2024	120	\$137,000	\$137,000	\$1,142		PRESQUE ISLE	55	\$144,000	70
			120	\$137,000	\$137,000	\$1,142					

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	8000	4762	0.60
2-3 ACRE	9800		
4-5 ACRE	4700	3600	
6-9 ACRES	4250		
10-19 ACRES	4350	2050	0.47
20-29 ACRES	3000	1267	0.42
30-39 ACRES	2700	1306	0.48
40-49 ACRES	2250	1288	0.57
50-79 ACRES	2250	1284	0.57
80-99 ACRES	1900	1113	0.59
100+ ACRES	1650	1142	0.69
		SUM	4.39
		AVERAGE	0.55

.55 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 (4/1/22-3/31/24)

BLUFF ADJUSTMENT HAYNES TWP										
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	2700
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF	4350
080-013-300-070-00	2575 N LAKESHORE DR	11/30/2023	5.47	\$ 39,900	\$ 39,900	\$ 7,294	WD	HAYNES	BLUFF	4700
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF	4250
			54.04		\$221,400	\$4,097				