

401 & 402 vacant sales 4-1-20 to 3-31-22

401 Acreage table per fft rates frontages

ALL Vacant SALES Lots Per FFT Alcona County paved gravel dirt

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000	WD	\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500	WD	\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
032-110-000-005-00	ALDRICH SOUTH BRANCH MI	11/30/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	190.0	165.0	0.86	0.86	\$32				
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000	WD	\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000	WD	\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000	WD	\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000	WD	\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800	WD	\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300	WD	\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000	WD	\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039	WD	\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000	WD	\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
023-150-000-029-00	MATTHEW DRIVE HUBBARD LAKE	07/06/21	\$4,500	WD	\$4,500	\$4,500	\$4,500	100.0	150.0	0.34	0.34	\$45	ALCONA			DIRT
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500	WD	\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
Totals:			\$145,639		\$145,639	\$145,639	\$145,639	3,291.0		16.76	16.76					
								Average per FF=>	\$44	Average per Net Acre=>	8,689.68	Average per SqFt=>	\$0.20			

ALL SALES Lots Per FFT Surrounding Counties

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
004-121-000-875-00	15450 HASKINS RD HILLMAN	06/12/20	\$7,500		\$7,500	\$7,500	\$7,500	132.0	297.0	0.80	0.80	\$57	MONTMORENCY	1031	9500	DIRT
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
001-313-047-25	1021 M 72 MIO	10/10/20	\$5,000		\$5,000	\$5,000	\$5,000	110.0	125.0	0.32	0.32	\$45	OSCODA	29	6400	PAVED STATE HWY
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA WET
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000	PAVED FEDERAL HIGHWAY
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000	PAVED STATE HIGHWAY
Totals:			\$72,100		\$72,100	\$72,100	\$73,000	1,360.0		5.74	5.70					
								Average per FF=>	\$53	Average per Net Acre=>	12,558.79	Average per SqFt=>	\$0.29			

DIRT RD Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039		\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800		\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000		\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000		\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500		\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
Totals:			\$56,339		\$56,339	\$56,339	\$56,339	1,525.0		8.69	8.69					
								Average per FF=>	\$37	Average per Net Acre=>	6,483.20	Average per SqFt=>	\$0.15			

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SUROUNDING 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	
004-121-000-875-00	15450 HASKINS RD HILLMAN	06/12/20	\$7,500		\$7,500	\$7,500	\$7,500	132.0	297.0	0.80	0.80	\$57	MONTMORENCY	1031	9500	DIRT
006-530-005-00	800 MCKINLEY RD MIO	05/04/19	\$2,500	VACANT LAND SALE	\$2,500	\$2,500	\$2,500	90.0	162.0			\$28	OSCODA	107	3000	dirt rd
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
041-110-000-031-00	LAKEVIEW RD HAWKS	10/18/19	\$11,000	VACANT LAND SALE	\$11,000	\$11,000	\$11,000	223.0	240.0			\$49	PRESQUE ISLE	87	14900	DIRT
064-590-000-047-00	JAMES RAY RD GLENNIE	10/25/19	\$4,000	VACANT LAND SALE	\$4,000	\$4,000	\$4,000	150.0	208.0			\$27	IOSCO	140	5500	DIRT OFF KINGS CORNER RD
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
Totals:			\$45,100		\$45,100	\$45,100	\$45,100	1,040.0		1.71	1.71					
								Average per FF=>	\$43	Average per Net Acre=>	26,374.27	Average per SqFt=>	\$0.61			

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000		\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000		\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300		\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000		\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000		\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000		\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
Totals:			\$78,800		\$78,800	\$78,800	\$78,800	1,476.0		6.87	6.87					
Average per FF=>										Average per Net Acre=>	11,470.16	Average per SqFt=>	\$0.26			

\$53 round up to \$55 USE \$55 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
Totals:			\$22,000		\$22,000	\$22,000	\$22,900	415.0		2.68	2.64					
Average per FF=>										Average per Net Acre=>	8,205.89	Average per SqFt=>	\$0.19			

DIRT / GRAVEL USE \$40 PER FFT
PAVED USE \$55 PER FFT

401 & 402 vacant sales 4-1-20 to 3-31-22

401 RESIDENTIAL FF RATES

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000	WD	\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500	WD	\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
032-110-000-005-00	ALDRICH SOUTH BRANCH MI	11/30/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	190.0	165.0	0.86	0.86	\$32				
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000	WD	\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000	WD	\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000	WD	\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000	WD	\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800	WD	\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300	WD	\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000	WD	\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039	WD	\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000	WD	\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
023-150-000-029-00	MATTHEW DRIVE HUBBARD LAKE	07/06/21	\$4,500	WD	\$4,500	\$4,500	\$4,500	100.0	150.0	0.34	0.34	\$45	ALCONA			DIRT
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500	WD	\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
Totals:			\$145,639		\$145,639	\$145,639	\$145,639	3,291.0		16.76	16.76					
								Average per FF=>	\$44	Average per Net Acre=>	8,689.68		Average per SqFt=>	\$0.20		

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004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
001-313-047-25	1021 M 72 MIO	10/10/20	\$5,000		\$5,000	\$5,000	\$5,000	110.0	125.0	0.32	0.32	\$45	OSCODA	29	6400	PAVED STATE HWY
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA WET
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000	PAVED FEDERAL HIGHWAY
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000	PAVED STATE HIGHWAY
Totals:			\$72,100		\$72,100	\$72,100	\$73,000	1,360.0		5.74	5.70					
								Average per FF=>	\$53	Average per Net Acre=>	12,558.79		Average per SqFt=>	\$0.29		

DIRT RD Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039		\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800		\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000		\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000		\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500		\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
Totals:			\$56,339		\$56,339	\$56,339	\$56,339	1,525.0		8.69	8.69					
								Average per FF=>	\$37	Average per Net Acre=>	6,483.20		Average per SqFt=>	\$0.15		

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT US-23, F-41, & CENTRAL TWP

DIRT RD Lots Per FFT SUROUNDING 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	
004-121-000-875-00	15450 HASKINS RD HILLMAN	06/12/20	\$7,500		\$7,500	\$7,500	\$7,500	132.0	297.0	0.80	0.80	\$57	MONTMORENCY	1031	9500	DIRT
006-530-005-00	800 MCKINLEY RD MIO	05/04/19	\$2,500	VACANT LAND SALE	\$2,500	\$2,500	\$2,500	90.0	162.0			\$28	OSCODA	107	3000	dirt rd
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
041-110-000-031-00	LAKEVIEW RD HAWKS	10/18/19	\$11,000	VACANT LAND SALE	\$11,000	\$11,000	\$11,000	223.0	240.0			\$49	PRESQUE ISLE	87	14900	DIRT
064-590-000-047-00	JAMES RAY RD GLENNIE	10/25/19	\$4,000	VACANT LAND SALE	\$4,000	\$4,000	\$4,000	150.0	208.0			\$27	IOSCO	140	5500	DIRT OFF KINGS CORNER RD
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
Totals:			\$45,100		\$45,100	\$45,100	\$45,100	1,040.0		1.71	1.71					
								Average per FF=>	\$43	Average per Net Acre=>	26,374.27		Average per SqFt=>	\$0.61		

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000		\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000		\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300		\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000		\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000		\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000		\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
Totals:			\$78,800		\$78,800	\$78,800	\$78,800	1,476.0		6.87	6.87					
							Average per FF=>		\$53	Average per Net Acre=>	11,470.16		Average per SqFt=>		\$0.26	

\$53 round up to \$55 **USE \$55 PER FFT PAVED AS CENTRAL TWP PAVED**

PAVED RD Less than 1 Acre Lots Per FFT SUROUNDING 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	
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
Totals:			\$22,000		\$22,000	\$22,000	\$22,900	415.0		2.68	2.64					
							Average per FF=>		\$53	Average per Net Acre=>	8,205.89		Average per SqFt=>		\$0.19	

PAVED HIGHWAY Less than 1 Acre Lots Per FFT SOUROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000	PAVED STATE HIGHWAY
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000	PAVED FEDERAL HIGHWAY
001-313-047-25	1021 M 72 MIO	10/10/20	\$5,000		\$5,000	\$5,000	\$5,000	110.0	125.0	0.32	0.32	\$45	OSCODA	29	6400	PAVED STATE HWY
Totals:			\$22,500		\$22,500	\$22,500	\$22,500	368.0		1.35	1.35					
							Average per FF=>		\$61	Average per Net Acre=>	16,666.67		Average per SqFt=>		\$0.38	

\$61 round down to \$60 **USE \$60 PER FFT BETTER ON PAVED US 23 & F-41 AREA**

FOR 2023 ASSESSMENT YEAR

ADJUSTMENTS

BLKRV FF									
7/29/2016	080-035-200-017-02	76.49	\$126,900	BLK RV FF	\$1,659	\$1,200	2 PCLS	35 AC INFLUENDED BY RIVER	76.49*1200=91,788 126,900-91,788=\$35,112 FOR RV VALUE / 35AC = 1000PR AC
11/21/2016	080-003-300-005-04	25.5	\$100,000	MOBILE EXTRACTION	\$2,937	\$1,375		25 AC INFLUENCED BY RIVER	2937-1375=1562 PR AC FOR RIVER INFLUENCE
COUNTY IS USING \$200PFF									
+ \$250 PER 101 AC & \$500 PER 401 AC FOR AC INFLUENCED BY BLACK RIVER FOR 2023									
BLUFF/TOPO/VIEW									
11/13/2014	080-02-200-075-00	24.88	\$48,000	BLUFF/VIEW	\$1,929	\$1,500	128.62%	1929-1500=429PR AC FOR BLUFF OR 1500*24.88=37320 48000-37320=\$10,680/2=5340 PER 10AC ON BLUFF	
10/18/2019	080-024-200-060-00	30.56	\$90,000	BLUFF/VIEW	\$2,945	\$2,000	147.25%	2945-2000=945PR AC FOR BLUFF OR 2000*30.56=61120 90000-61120=\$28,880/3=9627 FOR 10AC ON BLUFF	
5/10/2019	080-006-300-070-00	5.06	22,900	E SUCKER CREEK RD	\$4,526	\$3,000	150.86%	ROLLING HIGH W/ VIEW 22,900-15,000=7,900 PR 5 AC ROLLING HIGH TOPO W/VIEW	
ADD \$5500 PER 10ACRES FOR BLUFF/TOPO FOR 2023									
LAKE LOTS W RD/PARK IN FRONT									
		FF	ADJ SALE \$						
6/7/2013	082-105-000-013-00	100	\$85,500	LK HURON W/RD BETWEEN	\$855	\$900	95.00%	525+855=1380/2=\$690FF 690/900 B AVG FF = 76%	
5/4/2017	082-100-000-025-00	100	\$52,500	LOT FRONTS ESMT & PARK	\$525	\$900	58.33%	USE 76% ADJ ON LAKE LOTS WITH RD ESMT ON LAKE	
							76.67%	NO CHG	

COUNTY STUDY SHOWS NO ADJ NEEDED FOR ESMT ACCESS OR 2 RD VS 1 RD ACCESS

**ALCONA HARBOR SUB LAGOON LOTS LV EXTRACTION USED, 2 IMPROVED SALES. Use \$250FF FOR 2023

Private Lake, Use \$30,000 per unit see EQ pond/water study for 2021

Time Adjustment

See Dune Lane

CANAL & LAGOON LAND VALUE EXTRACTION FOR 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-017-00	3700 CEDAR DR	09/17/20	\$99,000	\$99,000	\$33,700	34.04	\$113,947	\$31,235	\$46,182	131.9	146.5	0.44	0.44	\$237
082-100-000-019-00	3722 CEDAR DR	08/04/20	\$119,000	\$116,000	\$38,400	33.10	\$118,187	\$26,056	\$28,243	80.7	142.0	0.26	0.26	\$323
Totals:			\$218,000	\$215,000	\$72,100		\$232,134	\$57,291	\$74,425	212.6		0.70	0.70	
Sale. Ratio =>						33.53	Average					Average		
Std. Dev. =>						0.66	per FF=>			\$269		per Net Acre=>		
82,078.80														

\$269 ROUND DOWN TO \$250 **BACK LOT LAGOON & CANAL USE \$250 PER FFT**

201 202 COMMERCIAL & 301 302 INDUSTRIAL vacant sales 4-1-20 to 3-31-22

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000	WD	\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500	WD	\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
032-110-000-005-00	ALDRICH SOUTH BRANCH MI	11/30/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	190.0	165.0	0.86	0.86	\$32				
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000	WD	\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000	WD	\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000	WD	\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000	WD	\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800	WD	\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300	WD	\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000	WD	\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039	WD	\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000	WD	\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
023-150-000-029-00	MATTHEW DRIVE HUBBARD LAKE	07/06/21	\$4,500	WD	\$4,500	\$4,500	\$4,500	100.0	150.0	0.34	0.34	\$45	ALCONA			DIRT
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500	WD	\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
Totals:			\$145,639		\$145,639	\$145,639	\$145,639	3,291.0		16.76	16.76					
								Average per FF=>	\$44	Average per Net Acre=>	8,689.68		Average per SqFt=>	\$0.20		

ALL SALES Lots Per FFT Surrounding Counties

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
004-121-000-875-00	15450 HASKINS RD HILLMAN	06/12/20	\$7,500		\$7,500	\$7,500	\$7,500	132.0	297.0	0.80	0.80	\$57	MONTMORENCY	1031	9500	DIRT
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
001-313-047-25	1021 M 72 MIO	10/10/20	\$5,000		\$5,000	\$5,000	\$5,000	110.0	125.0	0.32	0.32	\$45	OSCODA	29	6400	PAVED STATE HWY
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA WET
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000	PAVED FEDERAL HIGHWAY
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000	PAVED STATE HIGHWAY
Totals:			\$72,100		\$72,100	\$72,100	\$73,000	1,360.0		5.74	5.70					
								Average per FF=>	\$53	Average per Net Acre=>	12,558.79		Average per SqFt=>	\$0.29		

DIRT RD Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
021-003-200-010-00	HUBERT RD	05/18/21	\$9,039		\$9,039	\$9,039	\$9,039	300.0	300.0	2.06	2.06	\$30	ALCONA			DIRT
023-150-000-046-00	MARTIN AVE	04/01/21	\$3,800		\$3,800	\$3,800	\$3,800	150.0	118.4	0.41	0.41	\$25	ALCONA			DIRT
023-150-000-030-00	MATTHEW DRIVE HUBBARD LAKE	05/26/21	\$18,000		\$18,000	\$18,000	\$18,000	700.0	150.0	2.39	2.39	\$26	ALCONA			DIRT
072-170-000-046-00	SITZMARK DR SPRUCE	03/19/21	\$20,000		\$20,000	\$20,000	\$20,000	200.0	700.0	3.20	3.20	\$100	ALCONA			DIRT
032-210-000-034-00	BODY, GLENNIE	06/23/20	\$5,500		\$5,500	\$5,500	\$5,500	175.0	165.0	0.63	0.63	\$31	ALCONA	13	5500	DIRT
Totals:			\$56,339		\$56,339	\$56,339	\$56,339	1,525.0		8.69	8.69					
								Average per FF=>	\$37	Average per Net Acre=>	6,483.20		Average per SqFt=>	\$0.15		

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SUROUNDING 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	
004-121-000-875-00	15450 HASKINS RD HILLMAN	06/12/20	\$7,500		\$7,500	\$7,500	\$7,500	132.0	297.0	0.80	0.80	\$57	MONTMORENCY	1031	9500	DIRT
006-530-005-00	800 MCKINLEY RD MIO	05/04/19	\$2,500	VACANT LAND SALE	\$2,500	\$2,500	\$2,500	90.0	162.0			\$28	OSCODA	107	3000	dirt rd
054-045-000-148-00	9339 CLEWEY RD LACHINE	10/01/20	\$13,500	VACANT LAND SALE	\$13,500	\$13,500	\$13,500	120.0	175.0			\$113	ALPENA	27	11000	DIRT LAKE VIEW BEAVER LAKE
043-095-000-088-00	368 LAKE WINYAH RD ALPENA	09/18/20	\$1,700		\$1,700	\$1,700	\$1,700	67.0	150.0	0.23	0.23	\$25	ALPENA	397	1800	DIRT WET
041-110-000-031-00	LAKEVIEW RD HAWKS	10/18/19	\$11,000	VACANT LAND SALE	\$11,000	\$11,000	\$11,000	223.0	240.0			\$49	PRESQUE ISLE	87	14900	DIRT
064-590-000-047-00	JAMES RAY RD GLENNIE	10/25/19	\$4,000	VACANT LAND SALE	\$4,000	\$4,000	\$4,000	150.0	208.0			\$27	IOSCO	140	5500	DIRT OFF KINGS CORNER RD
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	DIRT RD LAKE WINYAH RD AREA
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	DIRT, LOW WET
Totals:			\$45,100		\$45,100	\$45,100	\$45,100	1,040.0		1.71	1.71					
								Average per FF=>	\$43	Average per Net Acre=>	26,374.27		Average per SqFt=>	\$0.61		

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD LAKE	04/14/21	\$6,000		\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD LAKE	11/13/20	\$9,000		\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300		\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000		\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000		\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000		\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
Totals:			\$78,800		\$78,800	\$78,800	\$78,800	1,476.0		6.87	6.87					
Average per FF=>									\$53	Average per Net Acre=>		11,470.16	Average per SqFt=>		\$0.26	

\$53 round up to \$55 **USE \$55 PER FFT PAVED**

PAVED RD Less than 1 Acre Lots Per FFT SUROUNDING 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	
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENCY	43	7000	PAVED
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENCY	1746	3900	PAVED
Totals:			\$22,000		\$22,000	\$22,000	\$22,900	415.0		2.68	2.64					
Average per FF=>									\$53	Average per Net Acre=>		8,205.89	Average per SqFt=>		\$0.19	

PAVED HIGHWAY Less than 1 Acre Lots Per FFT SOUROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
084-026-000-015-00	4233 W M-32 ALPENA	05/18/21	\$8,000	WD	\$8,000	\$8,000	\$8,000	82.0	150.0	0.28	0.28	\$98	ALPENA	1025	12000	PAVED STATE HIGHWAY
013-014-000-185-00	US-23 ALPENA	05/07/21	\$9,500	WD	\$9,500	\$9,500	\$9,500	176.0	173.0	0.75	0.75	\$54	ALPENA	168	11000	PAVED FEDERAL HIGHWAY
001-313-047-25	1021 M 72 MIO	10/10/20	\$5,000		\$5,000	\$5,000	\$5,000	110.0	125.0	0.32	0.32	\$45	OSCODA	29	6400	PAVED STATE HWY
Totals:			\$22,500		\$22,500	\$22,500	\$22,500	368.0		1.35	1.35					
Average per FF=>									\$61	Average per Net Acre=>		16,666.67	Average per SqFt=>		\$0.38	

\$61 round down to \$60 **USE \$60 PER FFT BETTER ON PAVED US 23/F41**
DIRT / GRAVEL USE \$40 PER FFT
PAVED USE \$55 PER FFT
BETTER ON PAVED USE \$60 PER FFT US23/F41

Residential FOR 2023 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/20-3/31/22) FOR LAKE HURON

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
082-103-000-009-00	N LAKE SHORE DRIVE	10/29/21	99.5	209.0	0.52	\$175,000	\$175,000	\$1,759	WD	HAYNES	132	\$189,900
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
082-103-000-012-00	3402 N LAKESHORE DR	09/22/20	100.4	219.0	54.00	\$153,000	\$153,000	\$1,524	WD	HAYNES	543	\$169,900
082-115-000-004-00	DUNE LANE	07/15/20	79.2	278.0	51.00	\$115,000	\$115,000	\$1,452	WD	HAYNES	758	\$130,000
			397.1			\$628,000	\$628,000	\$1,581				

AVERAGE per FFT=\$1,581

\$1581 round up to \$1600

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
041-145-000-314-00	S US 23	09/25/20	50.0	194.0	0.22	\$64,900	\$64,900	\$1,298	WD	GREENBUSH	32	\$59,900
041-147-000-485-00	3771 US 23	01/13/21	52.0	162.0	0.19	\$65,000	\$65,000	\$1,250	WD	GREENBUSH	117	\$69,900
060-023-400-041-10	797 US 23	08/22/20	150.0	339.0	0.95	\$183,500	\$183,500	\$1,223	WD	HARRISVILLE	32	\$189,900
060-023-400-064-01	909 S US 23	11/30/20	171.0	500.0	1.90	\$190,000	\$190,000	\$1,111	WD	HARRISVILLE	319	\$199,900
060-023-400-065-10	911 S US 23	12/04/20	100.0	424.0	0.97	\$124,000	\$124,000	\$1,240	WD	HARRISVILLE	318	\$129,900
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
			674.0			\$852,400	\$852,400	\$1,287				

AVERAGE per FFT=1300 ALCONA COUNTY

LAKE HURON BACKLOT 2 VACANT 1 IMPROVED RESIDUAL SALES HAYNES TWP, NO ALCONA SALES												
Parcel Number	Street Address	Sale Date	Sale Price	Arms of S	Adj. Sale \$	Land Residual	it. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-000-004-00	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 \$129 county use \$130 round up

USE BACK LOTS AVERAGE WITH ACCESS USE \$130 PER FFT

LAKE HURON BACKLOT VACANT SALES BETTER NOT WET ALCONA COUNTY & SURROUNDING COUNTIES												
Parcel Number	Street Address	Sale Date	Sale Price	Arms of S	Adj. Sale \$	Land Residual	it. Land Val	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
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
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
Totals:			\$66,900			\$66,900	#REF!		#REF!	\$66,900	\$66,900	300.0
											Average per FF=>	\$223

PAVED 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	
102-400-000-001-00	VERNOR DR BARTON CITY	08/06/21	\$6,000	WD	\$6,000	\$6,000	\$6,000	100.0	193.0	0.44	0.44	\$60	ALCONA	20	6900	PAVED
023-150-000-021-22	BEAR SPRINGS RD, HUBBARD	04/14/21	\$6,000		\$6,000	\$6,000	\$6,000	200.0	150.0	0.68	0.68	\$30	ALCONA			PAVED BUT IN SUB
023-150-000-016-00	BEAR SPRINGS RD, HUBBARD	11/13/20	\$9,000		\$9,000	\$9,000	\$9,000	300.0	150.0	1.00	1.00	\$30	ALCONA			PAVED BUT IN SUB
072-140-001-045-00	MT MARIA RD SPRUCE	05/12/21	\$3,300		\$3,300	\$3,300	\$3,300	90.0	150.0	0.33	0.33	\$37	ALCONA			PAVED
072-140-001-043-00	MT MARIA RD SPRUCE	10/01/20	\$5,000		\$5,000	\$5,000	\$5,000	174.0	200.0	0.67	0.67	\$29	ALCONA			PAVED
072-140-001-025-00	MT MARIA RD SPRUCE	06/15/20	\$6,000		\$6,000	\$6,000	\$6,000	80.0	300.0	0.55	0.55	\$75	ALCONA			PAVED
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA			PAVED IN SUB
070-001-300-150-00+	MT MARIA RD SPRUCE	08/20/20	\$12,000		\$12,000	\$12,000	\$12,000	160.0	300.0	1.10	1.10	\$75	ALCONA			PAVED
072-140-002-012-01	3410 HUBBARD LAKE RD SPR	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA			PAVED
Totals:			\$78,800		\$78,800	\$78,800	\$78,800	1,476.0		6.87	6.87					
					Average per FF=>			\$53			Average per Net Acre=>	11,470.16			Average per SqFt=>	\$0.26

\$53 round up to \$55

USE \$55 PER FFT BACKLOT LOW/WET SAME AS PAVED RATE

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	YS ON MAR	LIST PRICE	
012-019-000-531-00	1296 LAKE WINYAH RD	11/12/20	\$8,500	LC	\$8,500	\$8,500	\$9,400	100.0	200.0	0.51	0.46	\$85	ALPENA			PAVED
003-560-000-005-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENC	43	7000	PAVED
003-560-000-004-00	COUNTY RD 489 ATLANTA	03/05/21	\$5,000		\$5,000	\$5,000	\$5,000	100.0	289.0	0.66	0.66	\$50	MONTMORENC	43	7000	PAVED
004-109-000-070-00	SUNRISE LANE HILLMAN	06/29/20	\$3,500		\$3,500	\$3,500	\$3,500	115.0	336.0	0.85	0.85	\$30	MONTMORENC	1746	3900	PAVED
Totals:			\$22,000		\$22,000	\$22,000	\$22,900	415.0		2.68	2.64					
					Average per FF=>			\$53			Average per Net Acre=>	8,205.89			Average per SqFt=>	\$0.19

CANAL & LAGOON LAND VALUE EXTRACTION FOR 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-017-00	3700 CEDAR DR	09/17/20	\$99,000	WD	03-ARM'S LEN	\$99,000	\$33,700	34.04	\$113,947	\$31,235	\$46,182	131.9	146.5	0.44	0.44	\$237
082-100-000-019-00	3722 CEDAR DR	08/04/20	\$119,000	WD	03-ARM'S LEN	\$116,000	\$38,400	33.10	\$118,187	\$26,056	\$28,243	80.7	142.0	0.26	0.26	\$323
Totals:			\$218,000			\$215,000	\$72,100		\$232,134	\$57,291	\$74,425	212.6		0.70	0.70	
					Sale. Ratio			33.53			Average					Average
					Std. Dev. =:			0.66			per FF=>					per Net Ac #####

\$269 ROUND DOWN TO \$250

BACK LOT LAGOON & CANAL USE \$250 PER FFT

Residential FOR 2023 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/20-3/31/22) FOR LAKE HURON

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
082-103-000-009-00	N LAKE SHORE DRIVE	10/29/21	99.5	209.0	0.52	\$175,000	\$175,000	\$1,759	WD	HAYNES	132	\$189,900
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
082-103-000-012-00	3402 N LAKESHORE DR	09/22/20	100.4	219.0	54.00	\$153,000	\$153,000	\$1,524	WD	HAYNES	543	\$169,900
082-115-000-004-00	DUNE LANE	07/15/20	79.2	278.0	51.00	\$115,000	\$115,000	\$1,452	WD	HAYNES	758	\$130,000
			397.1			\$628,000	\$628,000	\$1,581				

AVERAGE per FFT=\$1,581

\$1581 round up to \$1600

Haynes Township Average Lake Huron use \$1,600 & FOR AVG 300-699FF & AVG OVER 700+FF USE \$1600

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
041-145-000-314-00	S US 23	09/25/20	50.0	194.0	0.22	\$64,900	\$64,900	\$1,298	WD	GREENBUSH	32	\$59,900
041-147-000-485-00	3771 US 23	01/13/21	52.0	162.0	0.19	\$65,000	\$65,000	\$1,250	WD	GREENBUSH	117	\$69,900
060-023-400-041-10	797 US 23	08/22/20	150.0	339.0	0.95	\$183,500	\$183,500	\$1,223	WD	HARRISVILLE	32	\$189,900
060-023-400-064-01	909 S US 23	11/30/20	171.0	500.0	1.90	\$190,000	\$190,000	\$1,111	WD	HARRISVILLE	319	\$199,900
060-023-400-065-10	911 S US 23	12/04/20	100.0	424.0	0.97	\$124,000	\$124,000	\$1,240	WD	HARRISVILLE	318	\$129,900
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
			674.0			\$852,400	\$852,400	\$1,287				

AVERAGE per FFT=1300 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
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000
			113			\$100,000	\$100,000	\$885				

\$885 ROUND UP TO \$900

Alcona & Haynes Twp BELOW AVERAGE Lake Huron use \$900

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	FOUND TO ONLY BE 20% BUILDABLE BEFORE SALE, PER EGLE	
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	Terms of Sale	Adj. Sale \$	Land Residual	Net Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
082-100-000-000-004-00	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT	\$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	IMPROVI	\$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 \$129 county use \$130 round up

USE BACK LOTS AVERAGE WITH ACCESS USE \$130 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	Net 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
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
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
Totals:			\$66,900			\$66,900	#REF!		#REF!	\$66,900	\$66,900	300.0
											Average per FF=>	\$223

Agriculture 101 Vacant Sales (4/1/20-3/31/22) 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		
080-030-100-050-00	COVILLE RD	3/16/2021	10.07	\$ 19,000	\$ 19,000	\$ 1,887	HAYNES		
080-030-200-020-07	F-41 LINCOLN	10/9/2020	10	\$ 22,000	\$ 22,000	\$ 2,200	HAYNES	42	\$ 24,900
				60.07	\$ 116,000	\$ 110,750	\$ 1,844		

Agriculture 101 Vacant Sales (4/1/20-3/31/22) Alcona County

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	TOWNSHIP	DAYS ON MARKE	LISTING PRICE
050-033-100-010-01+	PROCUNIER RD	9/14/2020	80	\$ 104,800	\$ 104,800	\$ 1,310	HARRISVILLE		
050-024-100-010-00	DEWAR RD	9/19/2020	80	\$ 110,000	\$ 110,000	\$ 1,375	HARRISVILLE	47	\$ 114,900
091-021-300-010-00	E GODDARD RD	12/31/2021	85.5	\$ 136,800	\$ 136,800	\$ 1,600	MIKADO		
091-011-400-005-00	F-41 MIKADO	1/27/2021	70	\$ 120,000	\$ 120,000	\$ 1,714	MIKADO	167	\$ 120,000
091-021-400-035-00	E GODDARD RD	2/11/2022	38	\$ 60,800	\$ 60,800	\$ 1,600	MIKADO		
022-008-200-015-00	N SCHOOL RD	2/15/2022	39	\$ 70,200	\$ 70,200	\$ 1,800	CALEDONIA		
021-002-200-001-00	HUBERT RD HUBBARD LAK	9/18/2020	20	\$ 33,000	\$ 33,000	\$ 1,650	CALEDONIA	113	\$ 35,000
				412.50	\$ 635,600	\$ 635,600	\$ 1,541		

1844+1541+1681=5066

5066/3=1688.666

USE \$1690 PER ACRE AGRICULTURE 101 & 102

Agriculture 101 Vacant Sales (4/1/20-3/31/22) Surrounding Counties

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARKE	LISTING PRICE
053-002-000-151-02	INDIAN RESERVE RD OSSIN	10/5/2020	46	\$ 60,000	\$ 60,000	\$ 1,304	ALPENA/OSSINEKE	416	\$ 69,000
061-018-000-770-00	3286 W NICHOLSON HILL I	7/13/2020	9.75	\$ 20,300	\$ 20,300	\$ 2,082	ALPENA/SANBORN		
061-032-000-515-00	W HUBERT RD	10/15/2021	40	\$ 68,000	\$ 68,000	\$ 1,700	ALPENA/SANBORN		
061-016-000-515-07	CARRIVEAU RD	4/14/2021	39	\$ 74,100	\$ 74,100	\$ 1,900	ALPENA/SANBORN		
061-031-000-505-00	LYTLE RD	11/30/2021	30.44	\$ 56,100	\$ 56,100	\$ 1,843	ALPENA/SANBORN		
023-030-000-921-00	7820 ELEVERE RD	03/18/21	10	\$16,000	\$16,000	\$ 1,600	ALPENA		
				175.19	\$ 294,500	\$ 294,500	\$ 1,681		

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

1 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
070-001-300-150-00+	23 MT MARIA RD SPRUCE	8/20/2020	1.1	\$12,000	\$12,000	\$10,909	WD	HAWES	92	\$13,500	10
100-007-100-010-00	DEER TRAIL CURRAN	8/7/2020	1.6	\$3,000	\$3,000	\$1,875	WD	MILLEN	322	\$5,000	100
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	7/16/2021	1.7	\$19,500	\$19,500	\$11,471	WD	HAWES	807	\$17,900	30
023-150-000-016-00	BEAR SPRINGS RD HUBBARD LAKE	11/13/2020	1.03	\$9,000	\$9,000	\$8,738	WD	CALEDONIA	24	\$9,000	70
041-100-000-015-00	STEVENS RD GREENBUSH	5/4/2021	1	\$3,200	\$3,200	\$3,200	WD	GREENBUSH	7	\$3,500	100
041-266-000-173-01	ARROWHEAD, GREENBUSH	7/31/2020	1.03	\$4,000	\$4,000	\$3,883	WD	GREENBUSH	39	\$4,500	30
041-255-000-002-02	LOT 2 STERLING RESORT US 23	10/1/2021	1.6	\$5,000	\$5,000	\$3,125	WD	GREENBUSH	85	\$5,000	100
040-005-400-010-00	F-30 GREENBUSH	11/19/2020	1.5	\$8,000	\$8,000	\$5,333	WD	GREENBUSH	49	\$8,000	80
031-015-200-076-00	N LAKE RD GLENNIE	8/27/2021	1.7	\$10,000	\$10,000	\$5,882	WD	CURTIS	65	\$10,800	100
			<u>12.26</u>			<u>\$73,700</u>		<u>\$6,011</u>			
								\$6011 ROUND DOWN TO \$6000		1 ACRE USE \$6,000 PER ACRE	
								6000*0.58=3480		1 ACRE WET USE \$3,480 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>	<u>COUNTY</u>	<u>Days on Market</u>	<u>LIST PRICE</u>	<u>% WOODED</u>
061-002-000-604-00	9590 US 23 S	12/11/2020	1.62	\$8,000	\$8,000	\$4,938	WD	ALPENA/SANBORN	612	\$8,000	PARTIAL
033-037-000-155-00	THIRD ST	1/20/2020	1.4	\$7,500	\$7,500	\$5,357	WD	ALPENA			
68-006-540-061-00	JACKPINE LOOP MIO	1/17/2020	1.08	\$5,500	\$5,500	\$5,093	WD	OSCODA	232	\$5,500	100
013-014-000-185-00	US-23 N ALPENA	5/7/2021	0.75	\$9,500	\$9,500	\$12,667	WD	ALPENA	168	\$11,000	PARTIAL
			<u>4.85</u>			<u>\$30,500</u>		<u>\$6,289</u>			

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>	<u>TOWNSHIP</u>	<u>DAYS ON MARKET</u>	<u>LIST PRICE</u>	<u>%WOODED</u>
023-230-000-028-03	HENRY SPRUCE	9/11/2019	1.76	\$3,500	\$3,500	\$1,989	WD	CALEDONIA	62	\$3,500	100
			<u>1.76</u>			<u>\$3,500</u>		<u>\$1,989</u>			

2-3 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-036-300-025-00+	TRASK LAKE RD HARRISVILLE	8/20/2020	2.04	\$7,000	\$7,000	\$3,431	WD	HAYNES	226	\$8,500	
023-150-000-030-00	MATTHEW DR HUBBARD LAKE	5/26/2021	2.39	\$18,000	\$18,000	\$7,531	WD	CALEDONIA	81	\$23,100	PARTIAL
021-003-200-010-00	HUBERT RD SPRUCE	5/18/2021	2.06	\$9,039	\$9,039	\$4,387	WD	CALEDONIA	182	\$10,000	30%
021-004-200-133-01	HUBERT RD SPRUCE	7/30/2020	2.79	\$12,900	\$12,900	\$4,624	WD	CALEDONIA			
021-003-300-010-01	BEAR SPRINGS RD	12/15/2021	2.89	\$40,000	\$40,000	\$13,841	WD	CALEDONIA	44	\$40,000	70
072-170-000-046-00	SITZMARK DR SPRUCE	3/19/2021	3.2	\$20,000	\$20,000	\$6,250	WD	HAWES	108	\$20,000	70
032-190-000-004-00	OAKLAND ST GLENNIE	6/23/2020	3.44	\$11,000	\$11,000	\$3,198	WD	CURTIS	784	\$15,000	80
			18.81		\$117,939	\$6,270					

\$6270 ROUND UP TO \$6300

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

6,300*0.58=3654

2-3 ACRE WET USE \$3,654 PER ACRE

2-3 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	Days on Market		
061-011-000-560-00	US 23 S	3/11/2021	2.09	\$39,600	\$39,600	\$8,665	WD	ALPENA			
011-027-000-001-07	US 23 OSSINEKE	10/22/2020	2.19	\$5,800	\$5,800	\$2,648	WD	ALPENA/ALPENA	4501	\$8,900	90
022-029-000-051-02	19349 M-32 W	9/30/2020	3.93	\$17,500	\$17,500	\$4,453	QC	ALPENA/GREEN			
011-027-000-001-07	US 23 OSSINEKE	9/23/2020	2.34	\$5,750	\$5,750	\$2,457	WD	ALPENA/ALPENA	4117	\$8,900	90
04-013-023-000-040-1	7945 US 23 N ALPENA	8/3/2021	2.06	\$18,750	\$18,750	\$9,102	WD	ALPENA/ALPENA	43	\$22,900	70
			12.61		\$87,400	\$6,931					

4-5 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-001-100-024-00	6880 BUCK RUN	5/17/2021	4.6	\$20,000	\$20,000	\$4,348	WD	CALEDONIA	56	\$21,500	PARTIAL
060-010-400-061-01	N BEAVER HILLS DR HARRISVIL	5/26/2021	4.25	\$19,000	\$19,000	\$4,471	WD	HARRISVILLE	50	\$24,900	100
060-010-400-063-00	FERN GROVE	10/14/2021	5	\$21,000	\$21,000	\$4,200	WD	HARRISVILLE	87	\$25,000	80
060-022-100-005-50	E SPRIGPORT RD HARRISVILLE	11/6/2020	5	\$24,500	\$24,500	\$4,900	WD	HARRISVILLE	437	\$24,500	0
060-010-400-063-00	FERN GROVE, HARRISVILLE	9/15/2020	5	\$15,000	\$15,000	\$3,000	WD	HARRISVILLE	107	\$16,900	90
060-010-400-062-00	FERN GROVE, HARRISVILLE	9/14/2020	5.01	\$16,500	\$16,500	\$3,293	WD	HARRISVILLE	113	\$17,900	90
030-013-400-065-00	SHELBY LN	10/10/2020	5.01	\$19,500	\$19,500	\$3,892	WD	CURTIS			
032-135-000-009-00	5097 W DEERLAND	8/28/2020	4.62	\$15,000	\$15,000	\$3,247	WD	CURTIS			
031-014-400-048-00	CLOUSE RD	7/14/2020	4.25	\$15,000	\$15,000	\$3,529	WD	CURTIS	29	\$17,500	10
031-014-400-049-00	CLOUSE RD	12/4/2020	5	\$14,000	\$14,000	\$2,800	WD	CURTIS	76	\$17,000	10
040-008-300-025-00	WISSMILLER RD	6/30/2020	4.89	\$15,500	\$15,500	\$3,170	WD	GREENBUSH	311	\$16,900	100
100-021-200-007-00	ROSS RD BARTON CITY	5/18/2020	5.16	\$12,000	\$12,000	\$2,326	WD	MILLEN	437	\$14,900	100
100-021-200-007-00	ROSS RD BARTON CITY	8/23/2021	5.16	\$19,900	\$19,900	\$3,857	WD	MILLEN			100
			57.79			\$207,000	\$3,582				

\$3582 ROUND UP TO \$3600

3,600*0.58=2088

4-5 ACRE USE \$3,600 PER ACRE

4-5 ACRE WET USE \$2,088 PER ACRE

4-5 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	Days on Market	LIST PRICE	% WOODED
002-035-001-25	WEAVER RD COMMINS	12/3/2020	5.55	\$14,900	\$14,900	\$2,685		687	14900	PARTIAL	
001-336-004-00	RAY RD MIO	10/26/2020	5	\$17,000	\$17,000	\$3,400		47	17500	\$100	
001-	5600 BEECHWOOD ROSE CITY	7/8/2020	3.3	\$12,500	\$12,500	\$3,788		19	14000	\$100	
			13.85			\$44,400	\$3,206				

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

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
080-003-100-015-00	US-23 MALASKI RD BLACK F	3/8/2022	7.6	\$20,000	\$20,000	\$2,632	WD	HAYNES		228	\$30,900	20
022-002-100-080-00	FOREST HILLS DR SPRUCE	9/17/2021	8	\$19,900	\$19,900	\$2,488	LC	CALEDONIA		2464	\$19,900	80
022-001-200-047-00	FOREST HILLS DR SPRUCE	11/7/2020	9.21	\$25,000	\$25,000	\$2,714	WD	CALEDONIA		21	\$30,000	80
071-031-200-010-00	RITCHIE RD	12/18/2020	8.02	\$19,500	\$19,500	\$2,431	WD	HAWES		160	\$19,900	80
070-012-400-005-07	BACKUS TRL SPRUCE	12/9/2021	9.08	\$27,500	\$27,500	\$3,029	WD	HAWES		97	\$27,500	NONE
031-014-100-019-01	F-30	6/22/2020	9.85	\$25,000	\$25,000	\$2,538	WD	CURTIS				
				51.76	\$136,900	\$2,645						
							\$2645 ROUND UP TO \$2650					
							2,650*0.58=1537					
							6-9 ACRE USE \$2,650 PER ACRE					
							6-9 ACRE WET USE \$1,537 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
005-	100 S WALSH RD LEWISTON	4/10/2021	7.5	\$15,000	\$15,000	\$2,000	WD	OSCODA/GREENWOOD	85	\$18,500	80
003-519-003-15	M 72 FAIRVIEW	3/31/2021	8.57	\$29,900	\$29,900	\$3,489	WD	OSCODA/COMINS	203	\$29,900	100
002-035-021-00	WEAVER RD COMINS	3/30/2021	7.88	\$20,000	\$20,000	\$2,538	WD	OSCODA/CLINTON	804	\$21,900	PARTIAL
002-035-024-00	WEAVER RD COMINS	3/1/2021	7.88	\$21,000	\$21,000	\$2,665	WD	OSCODA/CLINTON	775	\$21,900	PARTIAL
				31.83	\$85,900	\$2,699					

013-140-000-010-01	US 23	8/31/2022	9.44	\$43,500	\$43,500	\$4,608	WD	ALCONA TWP			
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Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

10-19 ACRE PARCELS Alcona & Haynes TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-030-100-015-00	BALLI RD	10/22/2020	17.4	\$ 40,000	\$ 40,000	\$ 2,299	WD	ALCONA	45	\$42,400	80
011-030-100-050-03+	OFF BALLI RD	10/20/2020	18.3	\$ 34,800	\$ 34,800	\$ 1,902	WD	ALCONA	15	\$32,400	90
080-030-200-020-07	F-41	10/9/2020	10	\$ 22,000	\$ 22,000	\$ 2,200	WD	HAYNES	42	\$24,900	0
080-014-400-024-07	US-23	9/1/2021	10.1	\$ 35,000	\$ 35,000	\$ 3,465	WD	HAYNES			
080-034-300-010-00	4688 E YULL RD	1/14/2022	10.08	\$ 31,000	\$ 31,000	\$ 3,075	WD	HAYNES	42	\$25,000	0
65.88				\$ 162,800			\$ 2,471				

\$2471 ROUND UP TO \$2475

10-19 ACRE USE \$2475 PER ACRE

2,475*0.58=1436

10-19 ACRE WET USE \$1,436 PER ACRE

10-19 ACRE PARCELS In Alcona County											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
071-006-300-050-00	HUBBARD LAKE RD	10/14/2020	10.94	\$ 30,000	\$ 30,000	\$ 2,742	WD	HAWES	29	\$30,000	100
071-006-300-070-00	SUCKER CREEK RD	9/7/2021	15	\$ 40,000	\$ 40,000	\$ 2,667	WD	HAWES	60	\$42,900	90
070-012-400-005-20	DUNDALE RD	7/14/2020	10.13	\$ 29,900	\$ 29,900	\$ 2,952	WD	HAWES	43	\$29,900	100
071-020-100-030-00	MILLER RD	11/18/2021	10	\$ 35,000	\$ 35,000	\$ 3,500	WD	HAWES	128	\$37,000	90
070-036-400-060-00	HUBBARD LAKE RD	9/16/2021	10	\$ 29,000	\$ 29,000	\$ 2,900	WD	HAWES	56	\$32,000	100
060-022-100-012-10	SPRINGPORT RD	2/5/2021	10.01	\$ 34,000	\$ 34,000	\$ 3,397	WD	HARRISVILLE	85	\$48,900	70
060-034-200-012-00	1521 POOR FARM HARRISVILL	5/20/2021	10.12	\$ 42,000	\$ 42,000	\$ 4,150	WD	HARRISVILLE	28	\$42,000	60
060-015-400-005-05	CLARK RD	10/17/2020	10.01	\$ 34,900	\$ 34,900	\$ 3,487	WD	HARRISVILLE	84	\$34,900	20
060-022-400-010-00	EVERETT RD	9/8/2020	10	\$ 30,000	\$ 30,000	\$ 3,000	WD	HARRISVILLE	57	\$30,000	60
050-032-200-050-02	PROCUNIER RD	10/1/2020	10	\$ 22,000	\$ 22,000	\$ 2,200	WD	HARRISVILLE	56	\$23,900	90
060-015-400-005-00	CLARK RD	10/17/2020	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	HARRISVILLE	84	\$34,900	20
040-021-005-03+	S POORFARM RD GREENBUSH	8/18/2020	15	\$ 24,500	\$ 24,500	\$ 1,633	LC	GREENBUSH	1217	\$24,900	90
040-021-400-003-00	POOR FARM RD	8/18/2020	10	\$ 24,500	\$ 24,500	\$ 2,450	WD	GREENBUSH			
040-015-100-015-11	CEDAR LAKE RD	7/16/2021	10	\$ 43,500	\$ 43,500	\$ 4,350	WD	GREENBUSH	70	\$44,900	100
100-001-100-011-00	TRASK LAKE RD BARTON CITY	5/5/2020	15	\$ 37,000	\$ 37,000	\$ 2,467	WD	MILLEN	267	\$39,000	100
101-005-300-005-06	N STOUT RD	2/18/2022	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MILLEN	269	\$34,900	90
112-031-200-010-21		2/11/2021	14.42	\$ 38,000	\$ 38,000	\$ 2,635	WD	MITCHELL			
113-022-100-203-00	BEAVER CT	2/9/2021	10.01	\$ 30,000	\$ 24,577	\$ 2,455	WD	MITCHELL			
113-034-100-154-00	LAKESIDE TRL	1/26/2021	10.05	\$ 27,500	\$ 27,500	\$ 2,736	WD	MITCHELL			
113-034-100-156-00	WOODVALE CT	3/9/2021	10.36	\$ 25,000	\$ 25,000	\$ 2,413	WD	MITCHELL			
113-022-100-248-00	2361 N CHINWHISKER TRL BA	8/21/2020	11.51	\$ 20,000	\$ 20,000	\$ 1,738	WD	MITCHELL	17	\$20,000	100
113-032-100-013-00	BRIARDALE CT	7/28/2020	10.01	\$ 24,900	\$ 24,900	\$ 2,488	WD	MITCHELL			
031-029-300-060-00	HEALY/MICHAUD RD GLENNIE	8/28/2020	10	\$ 22,000	\$ 22,000	\$ 2,200	WD	CURTIS	829	\$21,900	100
030-017-200-100-00	BAMFIELD RD CURTISVILLE	4/9/2020	11	\$ 24,000	\$ 24,000	\$ 2,182	WD	CURTIS	36	\$24,000	60
030-018-400-025-00	BAMFIELD RD CURTISVILLE	11/30/2021	12	\$ 37,000	\$ 37,000	\$ 3,083	WD	CURTIS	80	\$36,900	80
090-007-400-053-00	F-30 GLENNIE	7/23/2021	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MIKADO	13	\$34,900	100
285.57				\$ 803,977			\$ 2,815				

10-19 ACRE PARCELS SURROUNDING COUNTIES												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
053-023-000-765-00	INDIAN RESERVE RD	7/3/2020	10.01	\$ 21,000	\$ 21,000	\$ 2,152	WD	ALPENA/OSSINEKE	2600	\$20,000	100	
021-012-000-410-01	16893 JAKES RD	8/5/2020	10.05	\$ 20,500	\$ 20,500	\$ 2,040	WD	ALPENA/GREEN				
051-001-000-400-00	PRIVATE	5/12/2020	10	\$ 17,000	\$ 17,000	\$ 1,700	WD	ALPENA/OSSINEKE				
061-024-000-011-02	BLACK BASS BAY	8/25/2020	10	\$ 20,000	\$ 20,000	\$ 2,000	WD	PRESQUE ISLE/KRAKOW				
010-015-400-009-75	ALABASTER RD TAWAS CITY	5/19/2020	10	\$ 23,000	\$ 23,000	\$ 2,300	WD	IOSCO/ALABASTER	85	\$24,900	80	
041-013-000-101-15	681 DAISEY LANE	10/23/2020	10.15	\$ 19,000	\$ 19,000	\$ 1,872	WD	ALPENA/MAPLE RIDGE	24	\$15,900	90	
063-016-300-001-00	LOUD DRIVE OSCODA	10/22/2020	16.4	\$ 29,900	\$ 29,900	\$ 1,823	WD	IOSCO/OSCODS	79	\$29,900	100	
005-104-005-00	4734 COMSTOCK TRL LEWISTON	5/3/2020	10	\$ 20,000	\$ 20,000	\$ 2,000	WD	OSCODA/GREENWOOD	298	\$27,000	80	
051-001-000-400-00	BEAVER LAKE RD LACHINE	5/15/2020	10	\$ 17,000	\$ 17,000	\$ 1,700	WD	ALPENA/OSSINEKE	310	\$20,000	70	
003-	3383 MAST RD FAIRVIEW	10/26/2020	10	\$ 24,900	\$ 24,900	\$ 2,490	WD	OSCODA/COMINS	61	\$24,900	50	
106.61				\$ 212,300		\$ 1,991						

10-19 ACRE PARCELS SURROUNDING COUNTIES WET												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
012-015-400-011-00	SANDHILL RD	1/13/2021	10.09	\$ 13,000	\$ 13,000	\$ 1,288	WD	ALCONA				
080-001-200-030-03	N LAKESHORE DR	7/18/2019	11.78	\$ 16,000	\$ 16,000	\$ 1,358	WD	HAYNES	53	\$16,000	100	
080-007-200-015-01	F-41	6/30/2021	10	\$ 15,000	\$ 15,000	\$ 1,500	WD	HAYNES	490	\$29,900	90	
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES				
080-001-200-030-01	N LAKESHORE DR	11/22/2019	16.3	\$ 22,000	\$ 22,000	\$ 1,350	WD	HAYNES	176	\$22,000	100	
64.47				\$ 91,500		\$ 1,419						

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

20-29 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-020-200-010-00	E BLACK RIVER RD	6/24/2021	27	\$ 59,900	\$ 59,900	\$ 2,219	WD	ALCONA	526	\$49,900	20
021-002-200-001-00	w HUBERT RD HUBBARD LAKE	9/18/2020	20	\$ 33,000	\$ 33,000	\$ 1,650	WD	CALEDONIA	113	\$35,000	0
021-002-200-005-05	HUBERT RD	9/14/2020	20.35	\$ 33,000	\$ 33,000	\$ 1,622	WD	CALEDONIA			
022-003-300-070-00	E SPRUCE RD SPRUCE	7/27/2021	24.33	\$ 43,800	\$ 43,800	\$ 1,800	WD	CALEDONIA	26	\$43,800	10
022-002-100-090-00+	FOREST HILL DR SPRUCE	2/18/2022	20.04	\$ 41,500	\$ 41,500	\$ 2,071	WD	CALEDONIA	425	\$45,000	80
030-008-400-005-02	WISSMILLER RD CURTISVILLE	7/17/2020	20	\$ 27,000	\$ 27,000	\$ 1,350	WD	CURTIS	172	\$32,500	50
031-013-400-015-00	3464 S KIMBERLIN GLENNIE	5/28/2020	20	\$ 38,000	\$ 38,000	\$ 1,900	WD	CURTIS	287	\$42,900	90
040-023-200-042-00	US 23 GREENBUSH	8/17/2020	20.6	\$ 32,500	\$ 32,500	\$ 1,578	WD	GREENBUSH	285	\$34,900	90
050-024-200-005-04	2630 DEWAR RD LINCOLN	5/27/2020	20	\$ 23,000	\$ 23,000	\$ 1,150	WD	HARRISVILLE	624	\$26,900	70
070-001-300-095-00	JOHN AVE	9/21/2020	22.9	\$ 58,000	\$ 58,000	\$ 2,533	WD	HAWES			
071-007-300-020-01+	KIRCHIE IN THE WOODS LINC	1/29/2021	20	\$ 30,000	\$ 30,000	\$ 1,500	WD	HAWES	45	\$34,900	90
091-013-300-030-00	F-41	12/14/2020	20	\$ 30,000	\$ 30,000	\$ 1,500	WD	MIKADO			
101-005-400-006-32	N GARY WOHLFEIL TRL BARTON	8/6/2021	21.87	\$ 50,000	\$ 50,000	\$ 2,286	WD	MILLEN	73	\$54,900	90
101-005-300-005-16	2336 WALKER RD BARTON C	8/26/2021	20	\$ 54,000	\$ 54,000	\$ 2,700	WD	MILLEN	82	\$54,000	40
111-024-300-020-00*	REEVES & TOWER	10/24/2020	20	\$ 38,500	\$ 38,500	\$ 1,925	WD	MITCHELL	46	\$45,500	80
111-024-300-020-00*	REEVES & TOWER	7/9/2020	20	\$ 30,000	\$ 30,000	\$ 1,500	WD	MITCHELL			80
113-031-300-001-00	W M-65	7/7/2021	20.07	\$ 45,000	\$ 45,000	\$ 2,242	WD	MITCHELL	19	\$49,900	80
			357.16			\$ 667,200	\$ 1,868				

\$1868 ROUND UP TO \$1870

20-29 ACRE USE \$1,870 PER ACRE

1,870*0.58=1085

20-29 ACRE WET USE \$1,085 PER ACRE

20-29 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
004-	3360 RICHARDSON RD	3/20/2020	20	\$ 43,500	\$ 43,500	\$ 2,175	WD	OSCODA	111	\$44,900	80
042-023-000-575-00	CATHRO RD	12/9/2020	21	\$ 25,000	\$ 25,000	\$ 1,190	WD	ALPENA/MAPLE RIDGE			
040-031-300-020-00	KINGS CORNER RD	3/4/2020	20	\$ 32,500	\$ 32,500	\$ 1,625	WD	IOSCO/OSCODA	38	\$35,000	100
015-027-000-135-06	LAPPAN RD ALPENA	12/28/2020	21.09	\$ 38,000	\$ 38,000	\$ 1,802	WD	ALPENA/ALPENA	88	\$38,000	80
022-019-000-591-00	M 32 HILLMAN	9/10/2021	20	\$ 40,000	\$ 40,000	\$ 2,000	WD	ALPENA/GREEN	87	\$42,500	90
072-035-200-005-30	M-65 HALE	11/4/2021	24.72	\$ 50,500	\$ 50,500	\$ 2,043	WD	IOSCO	32	\$49,900	100
002-136-003-40	MCCOLLUM LAKE RD CURRAH	9/28/2020	27	\$ 58,000	\$ 58,000	\$ 2,148	WD	OSCODA/CLINTON	49	\$58,000	100
			153.81			\$ 287,500	\$ 1,869				

20-29 ACRE PARCELS SURROUNDING COUNTIES WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	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			

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
011-030-100-010-00	E BALLI RD SPRUCE	10/22/2020	39	64150	\$64,150	\$1,645	WD ALCONA	13	\$66,300	80	
012-015-300-005-00	BLACK RIVER RD BALCK RIVE	11/18/2020	36	47000	\$47,000	\$1,306	WD ALCONA	128	\$52,900	80	
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD HAYNES	23	\$75,000	80	
			105		\$188,650	\$1,797					

\$1797 ROUND TO \$1800

30-39 ACRE USE \$1,800 PER ACRE

1,800*0.58=1044

30-39 ACRE WET USE \$1,044 PER ACRE

30-39 ACRE PARCELS ALCONA COUNTY											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
020-017-400-040-00		11/6/2020	39.04	94900	\$94,900	\$2,152	WD CALEDONIA				
022-003-100-050-00	HANSEN RD LINCOLN	10/28/2020	30	43000	\$43,000	\$1,433	WD CALEDONIA	23	\$44,000	90	
022-003-100-050-00	OLSON RD	10/28/2020	30	43000	\$43,000	\$1,433	WD CALEDONIA	23	\$44,000	90	
050-024-100-005-00	BARLOW RD LINCOLN	9/11/2020	37.45	43000	\$43,000	\$1,148	WD GUSTIN	408	\$45,900	50	
050-032-200-013-05	801 E PROCOUNIER RD HARI	12/17/2021	30	71000	\$68,000	\$2,267	WD GUSTIN	31	\$71,000	90	
050-033-100-010-00	1310 E PROCUNIER HARRISV	7/23/2020	38.4	52400	\$52,400	\$1,365	WD GUSTIN	355	\$55,900	90	
060-033-300-010-00	1877 S MCGREGOR RD MIKA	11/20/2020	38.5	90000	\$90,000	\$2,338	WD HARRISVILLE	58	\$92,900	100	
070-012-400-005-11	DUNDALE RD SPRUCE	6/29/2020	32	48000	\$48,000	\$1,500	WD HAWES	237	\$59,900	90	
071-020-100-075-00	N TAYLOR RD LINCOLN	9/30/2021	30	57500	\$57,500	\$1,917	WD HAWES	125	\$59,000	90	
100-015-200-075-00+	ROSS RD	3/10/2021	30.03	54000	\$54,000	\$1,798	WD MILLEN	926	\$54,000	90	
			335.4	596800	\$593,800	\$1,770					

30-39 ACRE PARCELS SURROUNDING COUNTIES											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED	
084-025-000-350-00	3981 M-32 W	12/17/2020	36.97	62000	\$62,000	\$1,685	WD ALPENA				
040-013-300-001-10	2339 TOWERLINE WHITTEM	6/19/2020	39	87000	\$87,000	\$2,231	WD IOSCO/BURLEIGH	366	\$94,900	90	
061-027-000-015-02+	US 23 N PRESQU ISLE	11/30/2020	39.4	57000	\$57,000	\$1,447	WD PRESQUE ISLE/KRAKOW	180	\$59,900	90	
110-008-000-008-00	CO RD 634 POSEN	4/6/2021	33.9	46000	\$46,000	\$1,357	WD PRESQUE ISLE/POSEN	55	\$50,000	PARTIAL	
041-035-000-010-00	5137 W HW 638 HAWKS	10/20/2020	38.86	55000	\$55,000	\$1,415	WD PRESQUE ISLE/BISMARCK	232	\$59,900	80	
013-033-000-254-04	DUBEY RD ALPENA	10/10/2020	36.4	65000	\$65,000	\$1,786	WD ALPENA/ALPENA	44	\$59,900	80	
			224.5	372000	\$372,000	\$1,657					

30-39 ACRE PARCELS											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	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 (4/1/20-3/31/22)

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
011-020-300-012-00		11/4/2020	40.12	\$64,000	\$64,000	\$1,595	WD	ALCONA			
011-030-100-010-00	E BALLI ROAD	10/22/2020	39	\$64,150	\$64,150	\$1,645	WD	ALCONA			
080-020-300-005-00	DOILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			
			79.12	\$128,150	\$128,150	\$1,620					

\$1620 ROUND DOWN TO \$1600

40-49 ACRE USE \$1,600 PER ACRE

1,600*0.58=928

40-49 ACRE WET USE \$928 PER ACRE

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
020-015-300-005-00	FRUCHEY RANCH HBL	8/25/2020	40	\$46,000	\$46,000	\$1,150	WD	CALEDONIA	60	\$50,000	100
020-015-400-004-00	FRUCHEY RANCH HBL	11/12/2020	40	\$60,000	\$60,000	\$1,500	WD	CALEDONIA	32	\$69,000	90
020-015-400-005-00	FRUCHEY RANCH HBL	11/12/2020	40	\$60,000	\$60,000	\$1,500	WD	CALEDONIA	33	\$69,000	90
031-032-200-010-00	HEALY RD GLENNIE	4/24/2020	40	\$69,000	\$69,000	\$1,725	WD	CURTIS	250	\$77,900	90
040-003-200-005-00	E TAIT RD GREENBUSH	10/12/2021	40.5	\$87,500	\$87,500	\$2,160	WD	GREENBUSH	14	\$87,500	70
040-008-200-080-00	COVILLE RD GREENBUSH	11/12/2020	40	\$79,900	\$79,900	\$1,998	WD	GREENBUSH	100	\$79,900	100
071-020-300-010-00	BUHL RD LINCOLN	6/11/2021	40	\$84,900	\$84,900	\$2,123	WD	HAWES	43	\$84,900	
091-001-400-017-00	LOYER RD MIKADO	10/22/2021	40	\$80,000	\$80,000	\$2,000	WD	MIKADO	21	\$85,000	40
091-012-200-010-00	2550 S F41 MIKADO	6/5/2020	40	\$49,000	\$49,000	\$1,225	WD	MIKADO	720	\$49,900	40
111-001-300-003-00	HUBBARD LAKE TRL CURRAN	4/24/2020	40	\$45,000	\$45,000	\$1,125	WD	MITCHELL	196	\$49,950	70
112-032-300-040-00	MCCOLLUM LAKE RD CURRAN	4/23/2021	40	\$85,000	\$85,000	\$2,125	WD	MITCHELL	30	\$85,000	100
113-021-100-005-10	CHINWHISKER TRL BARTON CI	12/19/2020	42	\$52,000	\$52,000	\$1,238	WD	MITCHELL	235	\$67,500	80
			482.5	\$798,300	\$798,300	\$1,655					

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
021-400-001-00	4616 TURTLE RD	6/1/2020	49	\$90,000	\$90,000	\$1,837	WD	IOSCO/SHERMAN	310	\$99,500	80
071-002-000-251-01	LONG RAPIDS RD LACHINE	4/15/2021	40	\$52,500	\$52,500	\$1,313	WD	ALPENA/WELLINGTON	60	\$60,000	90
024-029-000-821-00	13372 CARNEY RD LACHINE	6/18/2020	40	\$60,000	\$60,000	\$1,500	WD	ALPENA/GREEN	45	\$68,000	90
062-030-000-760-00	WILDS RD OSSINEKE	10/11/2021	40	\$62,500	\$62,500	\$1,563	WD	ALPENA/SANBORN	45	\$65,000	90
042-023-000-041-00	W LACOMB RD ALPENA	10/27/2021	40	\$60,000	\$60,000	\$1,500	WD	ALPENA/MAPLE RIDGE	82	\$69,900	100
003-	10 CEDAR RUN TRAIL MIO	9/18/2020	40	\$66,700	\$66,700	\$1,668	WD	OSCODA/ COMINS	73	\$69,900	100
070-003-000-006-02	S ROGERS RD POSEN	5/12/2021	40	\$62,900	\$62,900	\$1,573	WD	PRESQUE ISLE/METZ	82	\$62,900	60
014-010-000-560-00	8508 INDIAN RD	3/31/2021	40	\$69,000	\$69,000	\$1,725	WD	ALPENA/ALPENA			
024-021-000-791-00	M-32 W	11/12/2020	40	\$50,000	\$50,000	\$1,250	WD	ALPENA/GREEN			
						#DIV/0!					
			369	\$573,600	\$573,600	\$1,554					

40-49 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-033-000-760-00	5311 JOURNEYS END	2/4/2021	40	\$10,000	\$10,000	\$250	WD	ALPENA			
071-002-000-251-01	LONG RAPIDS RD	4/15/2021	40	\$52,500	\$52,500	\$1,313	WD	ALPENA			
012-022-100-030-00	FONTAINE RD	3/16/2021	40	\$52,000	\$52,000	\$1,300	WD	ALCONA			
071-015-300-030-00	MILLER RD	5/15/2020	40	\$25,000	\$25,000	\$625	WD	ALCONA/HAWES	60	\$29,900	100
053-025-000-551-00	W SCOTT RD	3/8/2022	40	\$50,000	\$50,000	\$1,250	QC	ALPENA			
			200	\$189,500	\$189,500	\$948					

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

50-79 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-012-300-020-00	W HUBBARD LAKE TRL	3/22/2022	56.7	\$135,500	\$135,500	\$2,390	WD CALEDONIA	34	\$142,500	90
021-002-300-025-00	JENNISON GROVE RD HBL	6/25/2021	70	\$115,500	\$115,500	\$1,650	WD CALEDONIA	60	\$84,000	PARTIAL
021-011-300-010-00		4/28/2021	52.84	\$88,000	\$88,000	\$1,665	WD CALEDONIA			
031-024-100-010-00	3181 CLOUSE RD GLENNIE	2/19/2021	75	\$130,000	\$130,000	\$1,733	WD CURTIS	101	\$150,000	70
060-031-400-010-00+	KING RD HARRISVILLE	11/12/2021	70	\$110,000	\$110,000	\$1,571	WD HARRISVILLE	42	\$175,000	50
070-023-300-020-00	HUBBARD LAKE RD HBL	7/19/2021	53.33	\$88,900	\$88,900	\$1,667	WD HAWES	24	\$89,900	90
070-023-300-020-00	HUBBARD LAKE RD HBL	3/4/2022	53.33	\$88,000	\$88,000	\$1,650	WD HAWES	21	\$89,900	90
071-016-300-005-02		1/8/2021	64	\$90,000	\$90,000	\$1,406	WD HAWES			
091-026-300-005-00	4255 ALVIN RD MIKADO	1/3/2022	76	\$120,000	\$120,000	\$1,579	WD MIKADO	101	\$149,000	80
112-015-100-020-00	CEMETARY RD CURRAN	9/2/2020	75	\$70,000	\$70,000	\$933	WD MITCHELL	489	\$79,000	90
			646.2	\$1,035,900	\$1,035,900	\$1,603				
							50-79 ACRE USE \$1,600 PER ACRE			
							1600*0.58=928			
							50-79 ACRE WET USE \$928 PER ACRE			

50-79 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	±/NO COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
011-022-000-501-05	US 23 OSSINEKE	10/18/2021	70.4	\$78,000	\$78,000	\$1,108	ALPENA/OSSINEKE	88	\$85,000	80
003-015-010-00	HELMER LAKE RD FAIRVIEW	7/20/2020	59	\$68,500	\$68,500	\$1,161	OSCODA/COMINS	1281	\$77,900	100
			129.4	\$146,500	\$146,500	\$1,132				

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

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

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>✓/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-002-100-005-00	ALCONA RD HARRISVILLE	2/26/2021	80.76	\$160,000	\$114,066	\$1,412	WD HAYNES	306	\$169,900	100
			80.76	\$160,000	\$114,066	\$1,412	BLDG EXTRACTION NOT VACANT			

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>✓/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
050-024-100-010-00	DEWAR RD HARRISVILLE	9/10/2020	80	\$110,000	\$110,000	\$1,375	WD HARRISVILLE	47	\$114,900	50
			80	\$110,000	\$110,000	\$1,375				

\$1375 ROUND UP TO \$1400

1400*0.58=696

80-99 ACRE USE \$1,400 PER ACRE

80-99 ACRE WET USE \$812 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>✓/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
081-022-000-501-00	6540 HOEBERLING RD	3/22/2021	80	\$88,000	\$88,000	\$1,100	WD ALPENA/WILSON			
082-007-000-520-00	NAPPERS RD	11/25/2020	80	\$79,900	\$79,900	\$999	WD ALPENA/WILSON	748	\$79,900	90
062-019-000-770-00	4528 WILDS RD OSSINEKE	5/13/2021	80	\$120,000	\$120,000	\$1,500	WD ALPENA/SANBORN	189	\$138,800	80
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
021-005-000-521-00	3639 EMILS LANDING RD	3/1/2021	78	\$140,000	\$140,000	\$1,795	WD ALPENA/GREEN			
			399.71	\$577,900	\$577,900	\$1,446				

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>✓/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-022-000-601-01	Private	1/3/2019	80	\$54,900	\$54,900	\$686	WD ALPENA			
			80	\$54,900	\$54,900	\$686				

Residential

402 VACANT LAND SALES (4/1/20-3/31/22)

100+ ACRE PARCELS ALCONA TWP

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

100+ ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-017-300-010-00+	YUKON TRAIL	9/11/2020	100	\$192,000	\$192,000	\$1,920	WD	CALEDONIA	74	\$180,000	60
070-024-300-050-00	N HUBBARD LAKE RD	10/22/2021	180	\$265,000	\$265,000	\$1,472	WD	HAWES	137	\$273,000	100
112-013-100-050-00+	FRUTCHEY RANCH RD	8/3/2021	157	\$219,900	\$219,900	\$1,401	WD	MITCHELL	50	\$219,900	90
113-018-400-005-00	5688 W TOWER TWO TRL	1/11/2021	111.8	\$139,000	\$139,000	\$1,244	WD	MITCHELL	370	\$149,900	
			548.8	\$815,900	\$815,900	\$1,487					

\$1487 ROUND DOWN TO \$1400

1400*0.58=812

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

100+ ACRE USE \$1400 PER ACRE

100+ ACRE WET USE \$812 PER ACRE

640 acres + USE \$1200 and \$696 WET

100+ ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
072-020-000-071-00+	19442 FRISKI RD LACHINE	4/24/2020	200	\$290,000	\$290,000	\$1,450	WD	ALPENA/WELLINGTON	239	\$340,000	40
052-026-000-101-01	13260 KISSAU RD	3/5/2021	240	\$282,000	\$282,000	\$1,175	WD	ALPENA/OSSINKEK			
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
012-006-000-521-00+	LONG RAPIDS RD	10/5/2021	114.3	\$230,000	\$230,000	\$2,012	WD	ALPENA/ALPENA	202	\$235,000	50
071-012-000-601-00+	EAGLING RD LACHINE	1/5/2021	160	\$195,000	\$195,000	\$1,219	WD	ALPENA/WELLINGTON	134	\$218,000	PARTIAL
003-219-022-00+	M-129 CEDARVILLE UP	11/30/2020	500	\$699,000	\$699,000	\$1,398	WD	MACKINAC/CLARK	381	\$799,000	80
			1322	\$1,861,000	\$1,861,000	\$1,407					

100+ ACRE PARCELS WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
071-007-000-020-00	Cole Rd	1/24/2019	397.9	\$400,000	\$400,000	\$1,005	WD	ALPENA/WELLINGTON			
072-003-000-021-01	PRIVATE	7/1/2020	237.3	\$196,000	\$196,000	\$826	WD	ALPENA/WELLINGTON			
005-085-011-00	south caribou lk rd De TOUR	3/18/2021	120	\$80,000	\$80,000	\$667	WD	CHIPPEWA	1295	\$91,000	80
49-003-411-003-00+	CHAD RD HESSEL	6/28/2021	200	\$185,000	\$185,000	\$925	WD	MACKINAC	160	\$185,000	100
001-033-001-00+	S SPRINGER RD RABER	12/17/2021	160	\$84,000	\$84,000	\$525	WD	MACKINAC	408	\$84,000	100
49-007-403-001-00	TOWNLINE RD PICKFORD	9/15/2020	144	\$65,000	\$65,000	\$451	WD	MACKINAC	901	\$65,000	100
			1259	\$1,010,000	\$1,010,000	\$802					

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	6000	2000	0.33		
2-3 ACRE	6300				
4-5 ACRE	3600				
6-9 ACRES	2650				
10-19 ACRES	2475	1419	0.57		
20-29 ACRES	1870	1182	0.63		
30-39 ACRES	1800	1306	0.73		
40-49 ACRES	1600	948	0.59		
50-79 ACRES	1600	1000	0.63		
80-99 ACRES	1200	686	0.57		
100+ ACRES	1400	802	0.57		
		SUM	4.63	AVERAGE	0.58

.58 TIMES ACREAGE VALUE WILL GIVE WET VALUE

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