

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

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

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

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

USE \$1500 PER ACRE AGRICULTURE 101 & 102

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

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

CANAL & LAGOON LAND VALUE EXTRACTION FOR 2024

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**

Commercial & Industrial vacant sales 4-1-21 to 3-31-23

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

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

ALL SALES Lots Per FFT Surrounding Counties

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
063-045-000-001-01	9082 CURTIS DR OSSINEKE	04/29/21	\$3,400	VACANT LAND SALE	\$3,400	\$3,400	\$3,400	198.0	150.0	0.68	0.68	\$17	ALPENA	47	4900	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:			\$20,900		\$20,900	\$20,900	\$20,900	456.0		1.71	1.71					
						Average per FF=>		\$46		Average per Net Acre=>	12,222.22		Average per SqFt=>	\$0.28		

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
Totals:			\$50,839		\$50,839	\$50,839	\$50,839	1,350.0		8.06	8.06				
						Average per FF=>		\$38		Average per Net Acre=>	6,307.57		Average per SqFt=>	\$0.14	

\$38 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE	
043-105-000-369-00	135 KEMNITZ RD ALPENA	01/14/21	\$1,500	VACANT LAND SALE	\$1,500	\$1,500	\$1,500	60.0	150.0			\$25	ALPENA	23	1500	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:			\$4,900		\$4,900	\$4,900	\$4,900	258.0		0.68	0.68					
						Average per FF=>		\$19		Average per Net Acre=>	7,205.88		Average per SqFt=>	\$0.17		

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	
072-220-002-007-00	SUSAN ST SPRUCE	05/12/21	\$12,000		\$12,000	\$12,000	\$12,000	132.0	132.0	0.40	0.40	\$91	ALCONA		PAVED IN SUB	
072-140-002-012-01	3410 HUBBARD LAKE RD SPRUCE	07/16/21	\$19,500		\$19,500	\$19,500	\$19,500	240.0	300.0	1.70	1.70	\$81	ALCONA		PAVED	
Totals:			\$43,500		\$43,500	\$43,500	\$43,500	672.0		3.22	3.22					
						Average per FF=>		\$65		Average per Net Acre=>	13,509.32		Average per SqFt=>	\$0.31		

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

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

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
Totals:			\$17,500		\$17,500	\$17,500	\$17,500	258.0		1.03	1.03					
						Average per FF=>		\$68		Average per Net Acre=>	16,990.29		Average per SqFt=>	\$0.39		

\$68 round up to \$70

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

Black River Lots

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-120-000-052-00	5489 CHERYLYN DRIVE on Black River	08/05/15	\$62,000	LAND CONTRACT (GOOD)	\$62,000	\$20,722	\$22,450	224.5	178.0	0.92	0.92	\$92
043-115-000-016-00	3657 LONG RAPIDS RD THUNDERBAY RIVER	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0			\$204
031-002-000-511-00	10933 SPENS LN THUNDER BAY RIVER	01/17/19	\$20,000		\$20,000	\$20,000	\$20,000	216.5	332.8	2.00	2.00	\$92
013-305-000-001-00+	RAYMOND RD BLACK RIVER	06/18/20	\$60,000		\$60,000	\$60,000	\$60,000	340.0	1010.0	1.58	1.58	\$176
Totals:			\$162,000		\$162,000	#REF!	#REF!	\$120,722	\$122,450	879.0	4.50	4.50
					Sale. Ratio =>				Average		Average	Average
					Std. Dev. =>				per FF=>	\$137	per Net Acre=>	25,871.27
											per SqFt=>	\$0.59

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT LAND SALE	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127
080-001-200-030-02	3977N LAKESHORE HAYNES TWP	07/02/20	\$29,000	IMPROVED RESIDUAL	\$29,000	\$21,573	\$17,209	190.8	220.0	1.03	1.03	\$113
082-150-004-001-01	DEBRA LN HAYNES TWP	05/22/20	\$8,000	VACANT LAND SALE	\$8,000	\$8,000	\$6,470	58.8	250.0	0.35	0.35	\$136
082-110-000-021-00	E BECKETT RD HAYNES TWP	06/18/21	\$31,000	VACANT LAND SALE	\$31,000	\$31,000	\$23,431	445.5	500.0	4.96	0.59	\$70
041-240-000-023-01	S US 23 GREENBUSH	06/30/21	\$19,900	VACANT LAND SALE	\$19,900	\$19,900	\$19,900	100.0	187.0	0.85	0.85	\$199
063-011-200-002-00	N US 23	08/20/21	\$22,000	VACANT LAND SALE	\$22,000	\$22,000	\$22,000	100.0	590.0	1.35	1.35	\$220 IOSCO COUNTY
Totals:			\$133,900		\$133,900	#REF!	#REF!	88.00	#REF!	\$126,473	\$113,010	1,083.6
					Sale. Ratio =>				Average			
					Std. Dev. =>			#DIV/0!	per FF=>	\$117		\$0.33

\$117 round up to \$120

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

DIRT / GRAVEL USE \$40 PER FFT

PAVED USE \$65 PER FFT

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

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

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

Residential FOR 2024 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/21-3/31/23) 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
012-013-200-045-01	N RIDGE RD	06/08/21	109.1	239.0	0.62	\$100,000	\$100,000	\$917	WD	ALCONA		
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		
013-115-000-025-00	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		
012-025-300-055-02	4548 N LAKESHORE DR	12/3/2021	118	210	57	\$135,000	\$135,000	\$1,144	WD	ALCONA		FOUND TO BE WETLANDS AFTER SALE
012-025-300-055-03	4546 N LAKESHORE DR	12/3/2021	100.6	210	0.49	\$135,000	\$135,000	\$1,342	WD	ALCONA		
012-025-300-060-00	N LAKESHORE DR	7/15/2021	210	225	1.09	\$228,900	\$228,900	\$1,090	WD	ALCONA		
			838.8			\$1,033,900	\$1,033,900	\$1,233				

AVERAGE per FF= \$1,233

\$1,233 round DOWN to \$1230 **Alcona Township Average Lake Huron use \$1,230**

013-220-000-020-00+	LAKESHORE DRIVE	12/12/2023	200			315000	315000	\$1,575	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
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
			217.5			\$360,000	\$360,000	\$1,655				

AVERAGE per FFT=\$1,655

\$1,655 round up to \$1660 **Haynes Township Average Lake Huron use \$1,660**

080-013-300-030-00	OLD SHORE DR	11/15/2023	152			\$205,000	\$205,000	\$1,349	WD	HAYNES	142	\$210,000
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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				
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000
			216.8			\$152,000	\$152,000	\$701				

\$701 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		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	rms of 5s	Adj. Sale \$	Land Residual	Est. Land Value	Effic. 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	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 \$116 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	rms of Se	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	
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

BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .52 WET RATIO TIMES \$223=\$116

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	rms of Se	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		
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				
072-190-000-074-00	MONTANA RD BARTON CITY	04/01/22	\$8,500		\$8,500	\$8,500	\$8,500	100.0	250.0			\$85	ALCONA	315	7900		
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				
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				
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				
Totals:			\$55,300		\$55,300	\$55,300	\$55,300	862.0		3.55	3.55						
												Average per FF=>	\$64	Average per Net Acre=>	15,577.46	Average per SqFt=>	\$0.36

\$64 round up to \$65

USE \$65 PER FFT PAVED for Poor Backlot & low/wet

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

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

Residential FOR 2024 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/21-3/31/23) 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
012-013-200-045-01	N RIDGE RD	06/08/21	109.1	239.0	0.62	\$100,000	\$100,000	\$917	WD	ALCONA		
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		
013-115-000-025-00	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		
012-025-300-055-02	4548 N LAKESHORE DR	12/3/2021	118	210	57	\$135,000	\$135,000	\$1,144	WD	ALCONA		FOUND TO BE WETLANDS AFTER SALE
012-025-300-055-03	4546 N LAKESHORE DR	12/3/2021	100.6	210	0.49	\$135,000	\$135,000	\$1,342	WD	ALCONA		
012-025-300-060-00	N LAKESHORE DR	7/15/2021	210	225	1.09	\$228,900	\$228,900	\$1,090	WD	ALCONA		
			838.8			\$1,033,900	\$1,033,900	\$1,233				

AVERAGE per FF= \$1,233

\$1,233 round DOWN to \$1230 **Alcona Township Average Lake Huron use \$1,230**

013-220-000-020-00+	LAKESHORE DRIVE	12/12/2023	200			315000	315000	\$1,575	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
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
			217.5			\$360,000	\$360,000	\$1,655				

AVERAGE per FFT=\$1,655

\$1,655 round up to \$1660 **Haynes Township Average Lake Huron use \$1,660**

080-013-300-030-00	OLD SHORE DR	11/15/2023	152			\$205,000	\$205,000	\$1,349	WD	HAYNES	142	\$210,000
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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				
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000
			216.8			\$152,000	\$152,000	\$701				

\$701 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		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	rms of 5s	Adj. Sale \$	Land Residual	Est. Land Value	Effic. 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	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 \$116 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	rms of Se	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	
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

BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .52 WET RATIO TIMES \$223=\$116

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	rms of Se	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		
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				
072-190-000-074-00	MONTANA RD BARTON CITY	04/01/22	\$8,500		\$8,500	\$8,500	\$8,500	100.0	250.0			\$85	ALCONA	315	7900		
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				
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				
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				
Totals:			\$55,300		\$55,300	\$55,300	\$55,300	862.0		3.55	3.55						
												Average per FF=>	\$64	Average per Net Acre=>	15,577.46	Average per SqFt=>	\$0.36

\$64 round up to \$65

USE \$65 PER FFT PAVED for Poor Backlot & low/wet

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

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

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

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

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

ALL SALES Lots Per FFT Surrounding Counties

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

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
Totals:			\$50,839		\$50,839	\$50,839	\$50,839	1,350.0		8.06	8.06				
								Average per FF=>	\$38	Average per Net Acre=>		6,307.57	Average per SqFt=>		\$0.14

\$38 round up to \$40 **USE \$40 PER FFT GRAVEL/DIRT**

DIRT RD Lots Per FFT SURROUNDING COUNTIES

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

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

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

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

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

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
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
Totals:			\$17,500		\$17,500	\$17,500	\$17,500	258.0		1.03	1.03				
								Average per FF=>	\$68	Average per Net Acre=>		16,990.29	Average per SqFt=>		\$0.39

\$68 round up to \$70 **USE \$70 PER FFT BETTER ON PAVED US 23/F41**

Black River Lots

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-120-000-052-00	5489 CHERYLYN DRIVE on Black River	08/05/15	\$62,000	LAND CONTRACT (GOOD)	\$62,000	\$20,722	\$22,450	224.5	178.0	0.92	0.92	\$92
043-115-000-016-00	3657 LONG RAPIDS RD THUNDERBAY RIVER	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0			\$204
031-002-000-511-00	10933 SPENS LN THUNDER BAY RIVER	01/17/19	\$20,000		\$20,000	\$20,000	\$20,000	216.5	332.8	2.00	2.00	\$92
013-305-000-001-00+	RAYMOND RD BLACK RIVER	06/18/20	\$60,000		\$60,000	\$60,000	\$60,000	340.0	1010.0	1.58	1.58	\$176
Totals:			\$162,000		\$162,000	#REF!	#REF!	\$120,722	\$122,450	879.0	4.50	4.50
					Sale. Ratio =>				Average		Average	Average
					Std. Dev. =>				per FF=>	\$137	per Net Acre=>	25,871.27
											per SqFt=>	\$0.59

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT LAND SALE	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127
080-001-200-030-02	3977N LAKESHORE HAYNES TWP	07/02/20	\$29,000	IMPROVED RESIDUAL	\$29,000	\$21,573	\$17,209	190.8	220.0	1.03	1.03	\$113
082-150-004-001-01	DEBRA LN HAYNES TWP	05/22/20	\$8,000	VACANT LAND SALE	\$8,000	\$8,000	\$6,470	58.8	250.0	0.35	0.35	\$136
082-110-000-021-00	E BECKETT RD HAYNES TWP	06/18/21	\$31,000	VACANT LAND SALE	\$31,000	\$31,000	\$23,431	445.5	500.0	4.96	0.59	\$70
041-240-000-023-01	S US 23 GREENBUSH	06/30/21	\$19,900	VACANT LAND SALE	\$19,900	\$19,900	\$19,900	100.0	187.0	0.85	0.85	\$199
063-011-200-002-00	N US 23	08/20/21	\$22,000	VACANT LAND SALE	\$22,000	\$22,000	\$22,000	100.0	590.0	1.35	1.35	\$220 IOSCO COUNTY
Totals:			\$133,900		\$133,900	#REF!	#REF!	88.00	\$126,473	\$113,010	1,083.6	
					Sale. Ratio =>				Average			
					Std. Dev. =>			#DIV/0!	per FF=>	\$117		\$0.33

\$117 round up to \$120

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

DIRT / GRAVEL USE \$40 PER FFT

PAVED USE \$65 PER FFT

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

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

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

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

1 ACRE PARCELS ALCONA TWP

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

1 ACRE PARCELS ALCONA COUNTY

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

\$7352 ROUND DOWN TO \$7350

1 ACRE USE \$7350 PER ACRE

7350*0.52=3822

1 ACRE WET USE \$3820 PER ACRE

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

1 ACRE PARCELS SURROUNDING COUNTIES

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

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

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

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

2-3 ACRE PARCELS ALCONA COUNTY

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

\$6270 ROUND UP TO \$6300

6,300*0.52=3276

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

2-3 ACRE WET USE \$3275 PER ACRE

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

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

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

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

4-5 ACRE PARCELS ALCONA OR HAYNES TWP

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

4-5 ACRE PARCELS ALCONA COUNTY

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

\$4319 ROUND UP TO \$4400

4,400*0.52=2288

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

4-5 ACRE WET USE \$2290 PER ACRE

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

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

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

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

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

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

3540+3372+3565=10477/3=3492

\$3540 ROUND DOWN TO \$3500

3,500*0.52=1,820

6-9 ACRE USE \$3500 PER ACRE

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

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

Residential

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

10-19 ACRE PARCELS Alcona & Haynes TWP												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
080-014-400-024-07	US-23	9/21/2022	10.1	\$ 60,000	\$ 60,000	\$ 5,941	WD	HAYNES				
080-034-300-010-00	4688 E YULL RD	1/14/2022	10.08	\$ 31,000	\$ 31,000	\$ 3,075	WD	HAYNES	42	\$25,000	0	
			20.18		\$ 91,000	\$ 4,509						
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	18.21	65000	65000	3569		ALCONA	42	\$65,000	100	
		3075+3670+3240=9985/3=3328			\$3328 ROUND DOWN TO \$3300							
					3,300*0.52=1716							
											10-19 ACRE USE \$3300 PER ACRE	
											10-19 ACRE WET USE \$1,720 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	
071-006-300-070-00	SUCKER CREEK RD	9/7/2021	15	\$ 40,000	\$ 40,000	\$ 2,667	WD	HAWES	60	\$42,900	90	
071-020-100-030-00	MILLER RD	11/18/2021	10	\$ 35,000	\$ 35,000	\$ 3,500	WD	HAWES	128	\$37,000	90	
070-036-400-060-00	HUBBARD LAKE RD	9/16/2021	10	\$ 29,000	\$ 29,000	\$ 2,900	WD	HAWES	56	\$32,000	100	
060-034-200-012-00	1521 POOR FARM HARRISVILL	5/20/2021	10.12	\$ 42,000	\$ 42,000	\$ 4,150	WD	HARRISVILLE	28	\$42,000	60	
060-010-400-062-00		7/11/2022	10.01	\$ 50,000	\$ 50,000	\$ 4,995		HARRISVILLE				
060-015-400-005-05		7/26/2022	10.01	\$ 46,900	\$ 46,900	\$ 4,685		HARRISVILLE				
040-015-100-015-11	CEDAR LAKE RD	7/16/2021	10	\$ 43,500	\$ 43,500	\$ 4,350	WD	GREENBUSH	70	\$44,900	100	
101-005-300-005-06	N STOUT RD	2/18/2022	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MILLEN	269	\$34,900	90	
030-018-400-025-00	BAMFIELD RD CURTISVILLE	11/30/2021	12	\$ 37,000	\$ 37,000	\$ 3,083	WD	CURTIS	80	\$36,900	80	
090-007-400-053-00	F-30 GLENNIE	7/23/2021	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MIKADO	13	\$34,900	100	
			107.14		\$ 393,200	\$ 3,670						

10-19 ACRE PARCELS SURROUNDING COUNTIES

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

10-19 ACRE PARCELS ALCONA & or HAYNES TWP WET

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

Residential

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

20-29 ACRE PARCELS ALCONA & HAYNES TWP

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

20-29 ACRE PARCELS ALCONA COUNTY

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

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

\$2318 ROUND DOWN TO \$2300

20-29 ACRE USE \$2300 PER ACRE

2,300*0.52=1,196

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

20-29 ACRE PARCELS SURROUNDING COUNTIES

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

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

20-29 ACRE PARCELS SURROUNDING COUNTIES WET

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

Residential

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

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%/NO	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-019-200-010-00	HUBBARD LAKE RD	10/7/2021	35.91	63000	\$63,000	\$1,754	WD	ALCONA			
			35.91		\$63,000	\$1,754					
080-035-400-005-05+	TRASK LAKE RD 2238+2298=4536/2=2268	7/19/2023	35	94900	\$94,900	\$2,711	CASH	HAYNES	49	\$94,900	90
				\$2268 ROUND DOWN TO \$2250		2250*0.52=1,170					
										30-39 ACRE USE \$2250 PER ACRE	
										30-39 ACRE WET USE \$1,170 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
050-032-200-013-05	801 E PROCOUNIER RD HARI	12/17/2021	30	71000	\$68,000	\$2,267	WD	GUSTIN	31	\$71,000	90
071-020-100-070-00+		11/5/2021	30.08	67000	\$67,000	\$2,227		HAWES			
080-024-200-060-00+		1/18/2022	30.56	77500	\$77,500	\$2,536					
071-020-100-075-00+	N TAYLOR RD LINCOLN	9/30/2021	30	57500	\$57,500	\$1,917	WD	HAWES	125	\$59,000	90
			120.6	273000	\$270,000	\$2,238					

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			
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000	MTG	MONTMORENCY	96	\$90,000	80
061-006-000-501-04	9733 MEGGERT RD	9/14/2021	37.51	75000	\$75,000	\$1,999		ALPENA			
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629		ALPENA	26	\$89,900	
110-008-000-008-00	CO RD 634 POSEN	4/6/2021	33.9	46000	\$46,000	\$1,357	WD	PRESQUE ISLE/POSEN	55	\$50,000	PARTIAL
			173.2	398000	\$398,000	\$2,298					
032-008-000-510-00	ENGER RD POSEN	9/28/2023	37.5	120000	\$120,000	\$3,200		ALPENA/LONG RAPIDS	44	\$139,500	90

30-39 ACRE PARCELS WET											
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					

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

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
080-020-300-005-00	DOILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			
			40	\$83,900	\$83,900	\$2,098					
	2098+2021+1915=6034/3=2011			\$2011	ROUND DOWN TO \$2000						
					2000*0.52=1040						
										40-49 ACRE USE \$2,000 PER ACRE	
										40-49 ACRE WET USE \$1,040 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
021-011-300-010-00		4/28/2021	40	\$88,000	\$88,000	\$2,200		CALEDONIA			
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
040-003-200-005-00	E TAIT RD GREENBUSH	10/12/2021	40.5	\$87,500	\$87,500	\$2,160	WD	GREENBUSH	14	\$87,500	70
071-020-300-010-00	BUHL RD LINCOLN	6/11/2021	40	\$84,900	\$84,900	\$2,123	WD	HAWES	43	\$84,900	
091-001-400-017-00	LOYER RD MIKADO	10/22/2021	40	\$80,000	\$80,000	\$2,000	WD	MIKADO	21	\$85,000	40
112-032-300-040-00	MCCOLLUM LAKE RD CURRAN	4/23/2021	40	\$85,000	\$85,000	\$2,125	WD	MITCHELL	30	\$85,000	100
			283.7	\$573,400	\$573,400	\$2,021					

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
062-030-000-760-00	WILDS RD OSSINEKE	10/11/2021	40	\$62,500	\$62,500	\$1,563	WD	ALPENA/SANBORN	45	\$65,000	90
042-025-000-021-00	6900 HAKEN RD ALPENA	7/6/2022	40	\$72,000	\$72,000	\$1,800	WD	ALPENA/MAPLE RIDGE	22	\$75,000	90
042-017-000-351-07	LACOMB RD ALPENA	10/18/2022	40	\$82,000	\$82,000	\$2,050		ALPENA/MAPLE RIDGE	36	\$84,500	PARTIAL
042-023-000-041-00	W LACOMB RD ALPENA	10/27/2021	40	\$60,000	\$60,000	\$1,500	WD	ALPENA/MAPLE RIDGE	82	\$69,900	100
			320	\$612,750	\$612,750	\$1,915					

40-49 ACRE PARCELS WET

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

Residential

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

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

1850+1761=3611/2=1805

\$1805 ROUND DOWN TO \$1800

1800*0.52=936

50-79 ACRE USE \$1800 PER ACRE

50-79 ACRE WET USE \$940 PER ACRE

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

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

Residential

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

80-99 ACRE PARCELS HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/N/C</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>Y/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				
	1412+1895+1806=5113/3=1704			\$1704 ROUND DOWN TO \$1700			80-99 ACRE USE \$1700 PER ACRE			
			1700*0.52=884				80-99 ACRE WET USE \$885 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>Y/N/C</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
062-019-000-770-00	4528 WILDS RD OSSINEKE	5/13/2021	80	\$120,000	\$120,000	\$1,500	WD ALPENA/SANBORN	189	\$138,800	80
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$200,000	\$2,030	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			260.21	\$470,000	\$470,000	\$1,806				

80-99 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/N/C</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 (4/1/21-3/31/23)

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
070-024-300-050-00	N HUBBARD LAKE RD	10/22/2021	180	\$265,000	\$265,000	\$1,472	WD	HAWES	137	\$273,000	100
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
112-013-100-050-00+	FRUTCHEY RANCH RD	8/3/2021	157	\$219,900	\$219,900	\$1,401	WD	MITCHELL	50	\$219,900	90
			577	\$864,900	\$864,900	\$1,499					

1708+1499+1641=4848/3=1616

\$1616 ROUND DOWN TO \$1600

1600*0.52=832

100+ ACRE USE \$1600 PER ACRE

100+ ACRE WET USE \$830 PER ACRE

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

1600*.85=1360

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

100+ ACRE PARCELS SURROUNDING COUNTIES

<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
071-102-000-601-00+	N EAGLING RD LACHINE	11/5/2021	160	\$195,000	\$195,000	\$1,219		ALPENA/WELLINGTON	134	\$218,000	PARTIAL
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
012-006-000-521-00+	LONG RAPIDS RD	10/5/2021	114.3	\$230,000	\$230,000	\$2,012	WD	ALPENA/ALPENA	202	\$235,000	50
			542.3	\$890,000	\$890,000	\$1,641					

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
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
			480	\$349,000	\$349,000	\$727					

PARCELS WET VS DRY PRICE COMPARASION

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

.52 TIMES ACREAGE VALUE WILL GIVE WET VALUE

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

Residential

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

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
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF
			7.3		\$181,500	\$24,863			

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

1 ACRE PARCELS ALCONA TWP

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

1 ACRE PARCELS ALCONA COUNTY

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

\$7352 ROUND DOWN TO \$7350

1 ACRE USE \$7350 PER ACRE

7350*0.52=3822

1 ACRE WET USE \$3820 PER ACRE

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

1 ACRE PARCELS SURROUNDING COUNTIES

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

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

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

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

2-3 ACRE PARCELS ALCONA COUNTY

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

\$6270 ROUND UP TO \$6300

6,300*0.52=3276

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

2-3 ACRE WET USE \$3275 PER ACRE

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

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

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

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

4-5 ACRE PARCELS ALCONA OR HAYNES TWP

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

4-5 ACRE PARCELS ALCONA COUNTY

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

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

4-5 ACRE WET USE \$2290 PER ACRE

4-5 ACRE PARCELS SURROUNDING COUNTIES

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

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

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

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

3540+3372+3565=10477/3=3492

\$3540 ROUND DOWN TO \$3500

3,500*0.52=1,820

6-9 ACRE USE \$3500 PER ACRE

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

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

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

10-19 ACRE PARCELS Alcona & Haynes TWP												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
080-014-400-024-07	US-23	9/21/2022	10.1	\$ 60,000	\$ 60,000	\$ 5,941	WD	HAYNES				
080-034-300-010-00	4688 E YULL RD	1/14/2022	10.08	\$ 31,000	\$ 31,000	\$ 3,075	WD	HAYNES	42	\$25,000	0	
			20.18		\$ 91,000	\$ 4,509						
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	18.21	65000	65000	3569		ALCONA	42	\$65,000	100	
		3075+3670+3240=9985/3=3328			\$3328 ROUND DOWN TO \$3300							
					3,300*0.52=1716							
											10-19 ACRE USE \$3300 PER ACRE	
											10-19 ACRE WET USE \$1,720 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	
071-006-300-070-00	SUCKER CREEK RD	9/7/2021	15	\$ 40,000	\$ 40,000	\$ 2,667	WD	HAWES	60	\$42,900	90	
071-020-100-030-00	MILLER RD	11/18/2021	10	\$ 35,000	\$ 35,000	\$ 3,500	WD	HAWES	128	\$37,000	90	
070-036-400-060-00	HUBBARD LAKE RD	9/16/2021	10	\$ 29,000	\$ 29,000	\$ 2,900	WD	HAWES	56	\$32,000	100	
060-034-200-012-00	1521 POOR FARM HARRISVILL	5/20/2021	10.12	\$ 42,000	\$ 42,000	\$ 4,150	WD	HARRISVILLE	28	\$42,000	60	
060-010-400-062-00		7/11/2022	10.01	\$ 50,000	\$ 50,000	\$ 4,995		HARRISVILLE				
060-015-400-005-05		7/26/2022	10.01	\$ 46,900	\$ 46,900	\$ 4,685		HARRISVILLE				
040-015-100-015-11	CEDAR LAKE RD	7/16/2021	10	\$ 43,500	\$ 43,500	\$ 4,350	WD	GREENBUSH	70	\$44,900	100	
101-005-300-005-06	N STOUT RD	2/18/2022	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MILLEN	269	\$34,900	90	
030-018-400-025-00	BAMFIELD RD CURTISVILLE	11/30/2021	12	\$ 37,000	\$ 37,000	\$ 3,083	WD	CURTIS	80	\$36,900	80	
090-007-400-053-00	F-30 GLENNIE	7/23/2021	10	\$ 34,900	\$ 34,900	\$ 3,490	WD	MIKADO	13	\$34,900	100	
			107.14		\$ 393,200	\$ 3,670						

10-19 ACRE PARCELS SURROUNDING COUNTIES

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

10-19 ACRE PARCELS ALCONA & or HAYNES TWP WET

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

Commercial/Industrial

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

20-29 ACRE PARCELS ALCONA & HAYNES TWP

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

20-29 ACRE PARCELS ALCONA COUNTY

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

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

\$2318 ROUND DOWN TO \$2300

20-29 ACRE USE \$2300 PER ACRE

2,300*0.52=1,196

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

20-29 ACRE PARCELS SURROUNDING COUNTIES

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

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

20-29 ACRE PARCELS SURROUNDING COUNTIES WET

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

Commercial/Industrial

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

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-019-200-010-00	HUBBARD LAKE RD	10/7/2021	35.91	63000	\$63,000	\$1,754	WD ALCONA			
			35.91		\$63,000	\$1,754				
080-035-400-005-05+	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711	CASH HAYNES	49	\$94,900	90
	2238+2298=4536/2=2268			\$2268 ROUND DOWN TO \$2250						
					2250*0.52=1,170					
									30-39 ACRE USE \$2250 PER ACRE	
									30-39 ACRE WET USE \$1,170 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
050-032-200-013-05	801 E PROCOUNIER RD HARI	12/17/2021	30	71000	\$68,000	\$2,267	WD GUSTIN	31	\$71,000	90
071-020-100-070-00+		11/5/2021	30.08	67000	\$67,000	\$2,227	HAWES			
080-024-200-060-00+		1/18/2022	30.56	77500	\$77,500	\$2,536				
071-020-100-075-00+	N TAYLOR RD LINCOLN	9/30/2021	30	57500	\$57,500	\$1,917	WD HAWES	125	\$59,000	90
			120.6	273000	\$270,000	\$2,238				

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	4/12/2022	36.79	95000	\$95,000	\$2,582	ALPENA			
004-026-000-020-00	PLEASANT VALLEY RD HILLM	9/20/2022	30	90000	\$90,000	\$3,000	MTG MONTMORENCY	96	\$90,000	80
061-006-000-501-04	9733 MEGGERT RD	9/14/2021	37.51	75000	\$75,000	\$1,999	ALPENA			
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629	ALPENA	26	\$89,900	
110-008-000-008-00	CO RD 634 POSEN	4/6/2021	33.9	46000	\$46,000	\$1,357	WD PRESQUE ISLE/POSEN	55	\$50,000	PARTIAL
			173.2	398000	\$398,000	\$2,298				
032-008-000-510-00	ENGER RD POSEN	9/28/2023	37.5	120000	\$120,000	\$3,200	ALPENA/LONG RAPIDS	44	\$139,500	90

30-39 ACRE PARCELS WET										
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				

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

40-49 ACRE PARCELS ALCONA TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-020-300-005-00	DOILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			
			40	\$83,900	\$83,900	\$2,098					
	2098+2021+1915=6034/3=2011			\$2011	ROUND DOWN TO \$2000						
					2000*0.52=1040						
											40-49 ACRE USE \$2,000 PER ACRE
											40-49 ACRE WET USE \$1,040 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
021-011-300-010-00		4/28/2021	40	\$88,000	\$88,000	\$2,200		CALEDONIA			
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
040-003-200-005-00	E TAIT RD GREENBUSH	10/12/2021	40.5	\$87,500	\$87,500	\$2,160	WD	GREENBUSH	14	\$87,500	70
071-020-300-010-00	BUHL RD LINCOLN	6/11/2021	40	\$84,900	\$84,900	\$2,123	WD	HAWES	43	\$84,900	
091-001-400-017-00	LOYER RD MIKADO	10/22/2021	40	\$80,000	\$80,000	\$2,000	WD	MIKADO	21	\$85,000	40
112-032-300-040-00	MCCOLLUM LAKE RD CURRAN	4/23/2021	40	\$85,000	\$85,000	\$2,125	WD	MITCHELL	30	\$85,000	100
			283.7	\$573,400	\$573,400	\$2,021					

40-49 ACRE PARCELS SURROUNDING COUNTIES

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

40-49 ACRE PARCELS WET

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

Commercial/Industrial

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

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

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

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

Commercial/Industrial

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

80-99 ACRE PARCELS HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/N</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>Y/N</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				
	1412+1895+1806=5113/3=1704			\$1704 ROUND DOWN TO \$1700			80-99 ACRE USE \$1700 PER ACRE			
			1700*0.52=884				80-99 ACRE WET USE \$885 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>Y/N</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
062-019-000-770-00	4528 WILDS RD OSSINEKE	5/13/2021	80	\$120,000	\$120,000	\$1,500	WD ALPENA/SANBORN	189	\$138,800	80
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$200,000	\$2,030	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			260.21	\$470,000	\$470,000	\$1,806				

80-99 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>Y/N</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				

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

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
070-024-300-050-00	N HUBBARD LAKE RD	10/22/2021	180	\$265,000	\$265,000	\$1,472	WD	HAWES	137	\$273,000	100
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
112-013-100-050-00+	FRUTCHEY RANCH RD	8/3/2021	157	\$219,900	\$219,900	\$1,401	WD	MITCHELL	50	\$219,900	90
			577	\$864,900	\$864,900	\$1,499					

1708+1499+1641=4848/3=1616

\$1616 ROUND DOWN TO \$1600

1600*0.52=832

100+ ACRE USE \$1600 PER ACRE

100+ ACRE WET USE \$830 PER ACRE

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

1600*.85=1360

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

100+ ACRE PARCELS SURROUNDING COUNTIES

<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
071-102-000-601-00+	N EAGLING RD LACHINE	11/5/2021	160	\$195,000	\$195,000	\$1,219		ALPENA/WELLINGTON	134	\$218,000	PARTIAL
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
012-006-000-521-00+	LONG RAPIDS RD	10/5/2021	114.3	\$230,000	\$230,000	\$2,012	WD	ALPENA/ALPENA	202	\$235,000	50
			542.3	\$890,000	\$890,000	\$1,641					

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
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
			480	\$349,000	\$349,000	\$727					

PARCELS WET VS DRY PRICE COMPARASION

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

.52 TIMES ACREAGE VALUE WILL GIVE WET VALUE

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

Commercial/Industrial

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

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