

**COMMERCIAL & INDUSTRIAL PAVED RD RATE**

**DIRT RD Lots Per FFT ALCONA COUNTY**

Parcel Number	Street Address	Sale Date	Sale Price	ms of f	Adj. Sale \$	and Residu	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKE	LIST PRICE
072-170-000-083-00+	SITZMARK DR SPRUCE	01/05/24	\$6,000		\$6,000	\$6,000	\$6,000	213.0	156.0	0.66	0.66	\$28	ALCONA	88	7000
072-170-000-035-00	35 MT MARIA BLVD	06/22/23	\$7,000		\$7,000	\$7,000	\$7,000	115.0	230.0	0.80	0.80	\$61	ALCONA	61	7000
023-150-000-037-00	MICHAEL DRIVE	08/31/23	\$3,000		\$3,000	\$3,000	\$3,000	100.0	150.0	0.34	0.34	\$30	ALCONA	827	6000
<b>Totals:</b>			\$16,000		\$16,000	\$16,000	\$16,000	428.0		1.80	1.80				
								Average per FF=>	\$37	Average per Net Acre=>		8,888.89	Average per Sqf		\$0.20
								<b>\$37 round up to \$40 USE \$40 PER FFT GRAVEL/DIRT</b>							

**DIRT RD Lots Per FFT SUROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	ms of f	Adj. Sale \$	and Residu	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKE	LIST PRICE
003-140-004-00	1550 TROYER RD FAIRVIE	09/29/23	\$7,500	VACA	\$7,500	\$7,500	\$7,500	198.0	173.0	0.78	0.78	\$38	OSCODA	108	8000
083-023-000-545-00	1038 N EMERSON RD HEF	03/13/24	\$7,500	VACA	\$7,500	\$7,500	\$7,500	170.0	214.0	0.84	0.84	\$44	ALPENA	231	6950
043-105-000-451-00	130 CUSTER RD ALPENA	10/31/24	\$3,750	VACA	\$3,750	\$3,750	\$3,750	60.0	150.0	0.21	0.21	\$63	ALPENA	218	3750
<b>Totals:</b>			\$18,750		\$18,750	\$18,750	\$18,750	428.0		1.83	1.83				
								Average per FF=>	\$44	Average per Net Acre=>		10,245.90	Average per Sqf		\$0.24

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

Parcel Number	Street Address	Sale Date	Sale Price	ms of f	Adj. Sale \$	and Residu	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKE	LIST PRICE
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500
032-110-000-005-00	7981 ALDRICH RD SOUTH	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900
072-170-000-059-00	5960 HILLTOP PARKWAY	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000
<b>Totals:</b>			\$34,100		\$34,100	\$34,100	\$34,100	485.0		2.10	2.10				
								Average per FF=>	\$70	Average per Net Acre=>		16,238.10	Average per Sqf		\$0.37
								<b>70+57=127/2=64 USE \$65 PER FFT PAVED</b>							

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

Parcel Number	Street Address	Sale Date	Sale Price	ms of f	Adj. Sale \$	and Residu	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKE	LIST PRICE
064-P31-000-041-00	NORTH WEIR RD OSCOD.	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	OSCO	434	9500
046-S90-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	OSCO	774	13500
<b>Totals:</b>			\$18,500		\$18,500	\$18,500	\$18,500	324.0		1.14	1.14				
								Average per FF=>	\$57	Average per Net Acre=>		16,199.65	Average per Sqf		\$0.37

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

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