

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

LAKE HURON VACANT ALCONA TOWNSHIP AVERAGE													
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	
012-025-200-040-02	4844 N LAKESHORE DR	01/13/23	101.2	405.2	0.94	\$125,000	\$125,000	\$1,236	WD	ALCONA			
013-220-000-020-00+	4438 N LAKESHORE DR	12/22/23	200.0	230.0		\$315,000	\$315,000	\$1,575	WD	ALCONA			
013-115-000-025-00	N RIDGE RD	07/20/22	100.0	294.0	0.68	\$150,000	\$150,000	\$1,500	WD	ALCONA			
013-350-000-004-00	4276 N LAKESHORE DR	10/05/22	100.0	169.0	0.39	\$160,000	\$160,000	\$1,600	WD	ALCONA			
			501.2			\$750,000	\$750,000	\$1,496					
AVERAGE per FF= \$1,496													
\$1,496 round UP to \$1500 Alcona Township Average Lake Huron use \$1,500													
013-115-000-020-00	N RIDGE RD	7/24/2024	100	258	0.59	150000	150000	\$1,500	WD	ALCONA			

LAKE HURON VACANT HAYNES TOWNSHIP AVERAGE													
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	
080-013-300-030-00	OLD SHORE RD	11/13/23	130.3	200.0	68.00	\$205,000	\$205,000	\$1,573	WD	HAYNES	142	\$210,000	
082-102-000-003-00	3537 N LAKESHORE DR	04/21/22	118.0	320.0	0.82	\$185,000	\$185,000	\$1,568	WD	HAYNES	1905	\$194,900	
			248.3			\$390,000	\$390,000	\$1,571					
AVERAGE per FFT=\$1,571													
\$1,571 round up to \$1,600 Haynes Township Average Lake Huron use \$1,600													

LAKE HURON VACANT IN COUNTY AVERAGE													
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	
040-026-200-045-02	S US 23	10/20/21	50.0	100.0	0.12	\$95,000	\$95,000	\$1,900	WD	GREENBUSH	42	\$95,000	
060-023-400-100-00	S CRESENT RD	09/28/21	101.0	229.0	0.53	\$130,000	\$130,000	\$1,287	WD	HARRISVILLE	102	\$149,000	
			151.0			\$225,000	\$225,000	\$1,490.1					
AVERAGE per FFT=1490 ALCONA COUNTY													

LAKE HURON VACANT BELOW AVERAGE													
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271	0.65	\$52,000	\$52,000	\$501					
012-024-200-045-03	N LAKESHORE DR	04/23/24	233.0	2169	12.04	\$170,000	\$170,000	\$730	WD	ALCONA	380	\$170,000	
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000	
			449.8			\$322,000	\$322,000	\$716					
\$716 ROUND DOWN TO \$700 Alcona & Haynes Twp BELOW AVERAGE Lake Huron use \$700													

LAKE HURON VACANT POOR WETLANDS/SWAMP OR UNBUILDABLE													
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271.0	0.65	\$52,000	\$52,000	\$501	WD	ALCONA			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 S	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
082-100-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127	
080-001-200-030-02	3977N LAKESHORE HAYNES T	07/02/20	\$29,000	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 \$114 county use \$120 round up

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

LAKE HURON BACKLOT VACANT SALES BETTER NOT WET ALCONA COUNTY & SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
041-240-000-023-01	S US 23 GREENBUSH	06/30/21	\$19,900	VACANT	\$19,900	\$19,900	\$19,900	100.0	187.0	0.85	0.85	\$199	
064-010-000-057-00	CLARE ST OSCODA	07/31/24	\$28,500	VACANT	\$28,500	\$28,500	\$28,500	158.0	100.0	0.36	0.36	\$180	IOSCO COUNTY
063-011-200-002-00	N US 23	08/20/21	\$22,000	VACANT	\$22,000	\$22,000	\$22,000	100.0	590.0	1.35	1.35	\$220	IOSCO COUNTY
064-L10-000-069-00+	US 23	09/21/20	\$25,000	VACANT	\$25,000	\$25,000	\$25,000	100.0	580.0	1.86	1.86	\$250	IOSCO COUNTY
Totals:			\$95,400			\$95,400	#REF!		#REF!	\$95,400	\$95,400	458.0	
												Average per FF=>	\$208

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

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

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

70+57=127/2=64

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

64 ROUND UP TO 65

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