

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

DIRT RD Lots Per FFT ALCONA COUNTY

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

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SUROUNDING COUNTIES

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

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

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

70*57=127/2=64

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SUROUNDING COUNTIES

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

64 ROUND UP TO 65

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

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

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

LAKE HURON BACK LOT VACANT ALPENA COUNTY sales

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
011-010-000-294-00	N PARTRIDGE PT RD ALPENA	07/08/22	\$16,000	VACANT LAND SALE	\$16,000	\$16,000	\$16,000	114.3				\$140			
Totals:			\$16,000			\$16,000	\$16,000			\$16,000	\$16,000	114.3			
								Sale. Ratio =>	88.00	Average per FF=>	\$140	\$0.33			
								Std. Dev. =>	#DIV/0!						

LAKE HURON BACK LOT POOR Alcona sales

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
013-212-000-021-00	N LAKESHORE DR ALCONA TWP	10/24/23	\$15,000	VACANT LAND SALE	\$15,000	\$15,000	\$15,000	275.0	331.9	1.71	1.71	\$55	POOR		
Totals:			\$15,000			\$15,000	\$15,000			\$15,000	\$15,000	275.0			
								Sale. Ratio =>	88.00	Average per FF=>	\$55				
								Std. Dev. =>	#DIV/0!						

LAKE HURON BACKLOT 2 VACANT 1 IMPROVED RESIDUAL SALES HAYNES TWP, NO ALCONA SALES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
082-100-000-004-00+	LAKESHORE HAYNES TWP	03/04/22	\$24,000	VACANT LAND SALE	\$24,000	\$24,000	\$24,000	188.5	175.0	0.84	0.28	\$127			
080-001-200-030-02	3977N LAKESHORE HAYNES TWP	07/02/20	\$29,000	IMPROVED RESIDUAL	\$29,000	\$21,573	\$17,209	190.8	220.0	1.03	1.03	\$113			
082-150-004-001-01	DEBRA LN HAYNES TWP	05/22/20	\$8,000	VACANT LAND SALE	\$8,000	\$6,470	\$6,470	58.8	250.0	0.35	0.35	\$136			
Totals:			\$61,000		\$61,000	\$53,573	47679.00	\$438			438.1				
								Average per FF=>	\$122						

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

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

USE BACK LOTS AVERAGE WITH ACCESS USE \$120 PER FFT
DIRT / GRAVEL USE \$40 PER FFT
PAVED USE \$65 PER FFT
BETTER ON PAVED USE \$70 PER FFT US23/F41
LAKE HURON BACK LOTS POOR USE \$55 PER FFT