

**Commercial/Industrial**  
**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

**1 ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE %WOODED
010-024-100-010-00	W MAPLE DR	7/16/2024	1.24	\$10,000	\$10,000	\$8,065	ALCONA		
			1.24		\$10,000	\$8,065			

**1 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE %WOODED
040-005-400-010-00	F-30 GREENBUSH	12/27/2023	1.5	\$18,000	\$18,000	\$12,000	GREENBUSH	58	\$22,000 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
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
072-191-000-154-00+	STUVE RANGH RD BARTON CITY	5/26/2023	1	\$5,500	\$5,500	\$5,500	HAWES	1812	\$7,500 100000%
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	0.99	\$7,500	\$7,500	\$7,576	HAWES	745	\$10,000 70%
072-170-000-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333	HAWES	783	\$13,000 70%
			8.15		\$64,600	\$7,926			
	8065+7926=15991/2=7996			\$7,996 ROUND UP TO \$8,000					
				8000*0.54=4320					

**1 ACRE USE \$8,000 PER ACRE**  
**1 ACRE WET USE \$4,320 PER ACRE**

**1 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	COUNTY	Days on Market	LIST PRICE % WOODED
043-053-000-017-00	POLLARD RD	7/21/2023	1.09	\$8,000	\$8,000	\$7,339	ALPENA		
054-065-000-027-00	W SCOTT RD	7/11/2024	1.5	\$12,500	\$12,500	\$8,333	ALPENA		
061-015-000-020-00	MARGARET RD	9/6/2024	1.28	\$18,000	\$18,000	\$14,063	ALPENA		
			3.87		\$38,500	\$9,948			

**1 ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE %WOODED
080-013-200-120-00		11/30/2023	1.39	\$5,000	\$5,000	\$3,597	HAVNES		
			1.39		\$5,000	\$3,597			

Commercial/Industrial

**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

**2-3 ACRE PARCELS ALCONA OR HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	TOWNSHIP'S ON	MARKET PRICE	%WOODED
080-007-200-015-26	E SHAW RD	9/9/2022	2.18	\$24,000	\$24,000	\$11,009	WD	HAYNES		
			<b>2.18</b>		<b>\$24,000</b>	<b>\$11,009</b>				

**2-3 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	TOWNSHIP'S ON	MARKET PRICE	%WOODED	
072-170-000-046-00+	SITZMARK DR SPRUCE	4/9/2024	3.075	\$30,000	\$30,000	\$9,756		HAWES	347	\$37,500	CLEARED
032-125-000-047-00	BRYANT RD	2/26/2024	2.01	\$15,000	\$15,000	\$7,463		CURTIS			
040-002-200-122-00	E F-30 GREENBUSH	2/2/2024	2.54	\$21,500	\$21,500	\$8,465		GREENBUSH			
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
021-003-300-010-01	BEAR SPRINGS RD	5/3/2023	2.89	\$46,000	\$46,000	\$15,917	WD	CALEDON	60	\$46,000	70
041-301-000-050-00	2495 S YOUKON DRIVE	5/2/2023	2.21	\$13,000	\$13,000	\$5,882		GREENBUSH			
			<b>16.665</b>		<b>\$149,500</b>	<b>\$8,971</b>					
	8971+9444=18415\2=9207				<b>\$9207</b>	<b>ROUND DOWN TO \$9200</b>					
					<b>9,200*0.54=4968</b>						

**2-3 ACRE USE \$9,200 PER ACRE**

**2-3 ACRE WET USE \$4,968 PER ACRE**

**2-3 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	COUNTY	ys on	Market	
061-013-000-251-10	11107 ABBY LN	5/3/2024	2	\$24,900	\$24,900	\$12,450		ALPENA			
042-020-000-075-04	7635 S BOLTON RD	7/31/2023	2.52	\$28,000	\$28,000	\$11,111		ALPENA			
084-031-000-785-01	KING SETTLEMENT RD	8/25/2023	2.86	\$38,500	\$38,500	\$13,462		ALPENA			
051-003-000-145-00	BEAVER SHORES DR	4/26/2024	2.71	\$30,900	\$30,900	\$11,402		ALPENA			
003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	<b>\$8,333</b>		MONTMC	31	\$25,000	100
061-110-000-015-00	NHN CENTER ST	5/10/2024	3	\$34,000	\$34,000	\$11,333		PRESQUE	23	\$34,900	50
006-	STITT LANE MIO	11/20/2024	3	\$26,000	\$26,000	\$8,667		OSCODA	111	\$30,000	80%
			<b>9</b>		<b>\$85,000</b>	<b>\$9,444</b>					

Commercial/Industrial

**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

**4-5 ACRE PARCELS ALCONA OR HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	TOWNSHIPS ON	MAF:IST PRICE %	WOODED
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
					<b>\$22,500</b>	<b>\$4,319</b>				
080-006-300-070-00	SUCCKER CREEK RD	7/8/2025	5.06	\$36,000	\$36,000	\$7,115		HAYNES 50	\$32,500	90

**4-5 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	TOWNSHIPS ON	MAF:IST PRICE %	WOODED
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVII 81	\$23,000	90
071-025-400-005-02	1693 N F-41	6/6/2024	5	\$29,000	\$29,000	\$5,800		HAWES 218	\$29,900	60%
022-002-100-090-00	2461 FOREST HILLS DR SPRUCE	12/5/2024	5.59	\$19,500	\$19,500	\$3,488		CALEDON 28	\$19,500	100%
060-016-400-020-00	4338 E CLARK RD	6/13/2024	5.05	\$38,000	\$38,000	\$7,545		HARRISVII 44	\$38,000	PARTIAL
	2425 BUHL RD MIKADO	7/12/2024	5	\$30,000	\$30,000	\$6,000		HARRISVII 52	\$34,970	90%
060-010-400-066-00	E M72 HARRISVILLE	7/5/2024	5	\$25,000	\$25,000	\$5,000		HARRISVII 49	\$25,000	90
022-001-200-042-00	2480 FOREST HILLS	3/24/2025	4.91	\$17,500	\$17,500	\$3,564		CALEDON 175	\$19,900	90
					<b>\$179,000</b>	<b>\$5,035</b>				

4319+5035+5025=14379/3=4793

**\$4793 ROUNDED UP TO \$4800**

**4-5 ACRE USE \$4,800 PER ACRE**  
**4-5 ACRE WET USE \$2,592 PER ACRE**

061-110-000-006-00	5072 HOLMES RD HARRISVILLE	7/2/2025	5	\$32,900	\$32,900	\$6,500		HARRISVII 16	\$32,900	90
060-022-200-010-10	S POOR FARM RD	8/22/2025	5	\$28,000	\$28,000	\$5,600		HARRISVII 76	\$38,000	100
091-026-100-005-10	F-41 MIKADO	6/20/2025	5	30000	30000	6000		MIKADO 29	30000	

**4-5 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	COUNTY	ys on Mar:IST PRICE &	WOODED
062-016-400-008-00	MERTON RD OSCODA	6/24/2024	5	\$25,500	\$25,500	\$5,100		IOSCO 19	\$30,000	90
001-317-004-30	2400 RYNO RD LUZERNE	10/16/2023	5	\$24,500	\$24,500	\$4,900		OSCODA 37	\$24,500	50
053-009-000-221-00	10472 HUBBARD LAKE RD	9/22/2023	5	\$30,000	\$30,000	\$6,000		ALPENA		
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
					<b>\$99,000</b>	<b>\$5,025</b>				
007-129-009-00	4698 W SIMMONS RD PICKFORD	1/14/2022	5	\$15,000	\$15,000	\$3,000		MACKINA 60	\$15,000	100
007-129-009-00	4698 W SIMMONS RD PICKFORD	9/19/2023	5	\$18,000	\$18,000	\$3,600		MACKINA 112	\$15,000	100

**Commercial/Industrial**  
**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

6-9 ACRE PARCELS ALCONA OR HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	PRICE %WOODED
080-003-100-015-00	US 23	5/13/2023	8.5	\$37,900	\$37,900	\$4,459	WD	HAYNES		
012-027-200-032-00	N US 23	11/24/2023	9	\$32,000	\$32,000	\$3,556	WD	ALCONA		
			<b>17.5</b>	<b>\$69,900</b>	<b>\$69,900</b>	<b>\$3,994</b>				

6-9 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	PRICE %WOODED
040-025-300-020-00	GREENBUSH	5/17/2024	6.4	\$27,000	\$27,000	\$4,218		GREENBUSH	265	\$28,400 70
040-004-300-008-00	E F-30	6/21/2024	6.6	\$28,000	\$28,000	\$4,242				
040-004-300-009-00	E F-30	11/8/2024	6.63	\$29,400	\$29,400	\$4,434				
040-004-300-011-00	E F-30	8/28/2024	6.41	\$26,000	\$26,000	\$4,056				
040-026-300-005-00+	S US 23	12/20/2024	8.33	\$37,500	\$37,500	\$4,502		GREENBUSH	83	\$40,000 100
			<b>34.37</b>	<b>\$147,900</b>	<b>\$147,900</b>	<b>\$4,303</b>				
3994+4303+4212=12509/3=4169				\$4169 ROUND DOWN TO 4150		<b>4,150*0.54=2241</b>				
022-002-100-080-00	2441 FOREST HILLS DR SPRI	7/3/2025	8	\$28,000	\$28,000	\$3,500		CALEDONIA	44	\$29,600 90
040-025-300-020-00	GREENBUSH	8/18/2025	6.4	\$27,500	\$27,500	\$4,297		GREENBUSH	749	\$30,900 70

6-9 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	PRICE %WOODED
052-010-000-021-01	GOODRICH RD	3/25/2025	9	\$37,000	\$37,000	\$4,111		ALPENA	16	\$32,000 90
003-519-003-00	ROGERS RD FAIRVIEW	4/10/2024	7	\$32,000	\$32,000	\$4,571		OSCODA		
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
			<b>24.16</b>	<b>\$101,751</b>	<b>\$101,751</b>	<b>\$4,212</b>				

**6-9 ACRE USE \$4150 PER ACRE**  
**6-9 ACRE WET USE \$2,241 PER ACRE**



071-006-300-060-00 SUCKER CREEK RD SPRUCE 7/9/2025 15 58500 58500 3900 HAWES 37 \$58,500 90

**10-19 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE	%WOODED
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
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
			<b>30.33</b>		<b>\$ 121,500</b>	<b>\$ 4,006</b>					

**10-19 ACRE PARCELS ALCONA & of HAYNES TWP AND ALPENA COUNTY WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE	%WOODED
012-022-400-060-05	E LAVERGNE RD	8/23/2023	10.71	20000	20000	\$ 1,867	WD	ALCONA			
022-036-000-061-00	15181 CARNEY RD LACHINE	12/5/2024	10	\$ 25,000	\$ 25,000	\$ 2,500	WD				
			<b>20.71</b>		<b>\$ 45,000</b>	<b>\$ 2,173</b>					

Commercial/Industrial

202 & 302 VACANT LAND SALES (4/1/23-3/31/25)

20-29 ACRE PARCELS ALCONA & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000 100
			<b>19.52</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 3,330</b>				

20-29 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
113-031-300-001-00	M-65 & M-72	1/23/2024	20.07	\$ 41,000	\$ 41,000	\$ 2,043		MITCHELL	198	\$44,900 NTLY TIMBERED
022-003-300-070-00	1631 E SPRUCE	7/6/2023	24.33	\$ 60,000	\$ 60,000	\$ 2,634		CALEDONIA		
031-014-400-026-00	W CLOUSE	12/19/2024	20.13	\$ 62,000	\$ 62,000	\$ 3,080		WD		
050-013-200-001-00	2700 E M-72	1/7/2025	23	\$ 79,500	\$ 79,500	\$ 3,665		WD		
071-007-400-015-01	KIRCHE IN THE WOODS SPRU	12/28/2023	25	\$ 75,000	\$ 75,000	\$ 3,000		HAWES	126	\$79,900 90
071-020-100-100-00	N TAYLOR RD	4/12/2024	29.59	\$ 75,000	\$ 75,000	\$ 2,535		WD		
071-029-200-019-00	657 EV TAYLOR TRACK	7/29/2024	20.08	\$ 112,000	\$ 112,000	\$ 5,578		WD		
040-009-400-005-01	S POOR FARM GREENBUSH	10/12/2023	20	\$ 85,000	\$ 85,000	\$ 4,250		CASH	85	\$89,900 100
101-005-400-006-32	N GARY WOHLFEIL TRL BARTI	10/10/2023	21.87	\$ 69,900	\$ 69,900	\$ 3,196		WD	102	\$69,900 90
	6507 SPRUCE RD SPRUCE	7/29/2023	24.5	\$ 60,000	\$ 60,000	\$ 2,449		CASH	44	\$59,970 20
			<b>228.57</b>	<b>\$ 719,400</b>	<b>\$ 719,400</b>	<b>\$ 3,147</b>				
101-019-400-040-00	2600 FOWLER RD BARTON CI	8/20/2025	20	\$ 115,000	\$ 115,000	\$ 5,750		CASH	33	\$124,900 40
040-006-100-010-00	KING RD GREENBUSH	5/2/2025	20	\$ 60,000	\$ 60,000	\$ 3,000		WD	107	\$60,000 80
			<b>3.300+3.147+2.936=9383/3=3128</b>							
				<b>\$3,128 ROUND DOWN TO \$3,125</b>						
				<b>3,125 *0.54=1688</b>						
				<b>20-29 ACRE USE \$3,125 PER ACRE</b>						
				<b>20-29 ACRE WET USE \$1,688 PER ACRE</b>						

20-29 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
062-002-300-001-00	INDIAN ROAD MIKADO	10/8/2024	23.7	\$ 75,000	\$ 75,000	\$ 3,165		IOSCO/OSCODA	148	\$79,000 100
082-025-000-795-00	PRECOUR RD	10/6/2023	20.3	\$ 68,500	\$ 68,500	\$ 3,374		ALPENA		
011-030-000-316-03	SPRUCE RD	8/22/2023	20.37	\$ 56,000	\$ 56,000	\$ 2,749		ALPENA		
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
			<b>105.37</b>	<b>\$ 309,400</b>	<b>\$ 309,400</b>	<b>\$ 2,936</b>				

20-29 ACRE PARCELS SURROUNDING COUNTIES WET										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
010-148-003-25	M-148 GOETZVILLE	4/26/2023	20	\$ 28,000	\$ 28,000	\$ 1,400		CASH	302	\$28,000 100
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250 100
			<b>45</b>	<b>\$ 59,250</b>	<b>\$ 59,250</b>	<b>\$ 1,316.67</b>				

**Commercial/Industrial**

**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%W/NG TOWNSHIP	DAYS ON MARK	LIST PRICE %WOODED
080-035-400-005-05+	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711	CASH HAYNES	49	\$94,900 90
<b>35</b>									
011-019-200-010-00	5433 N HUBBARD LAKE RD	6/10/2025	35.91	119000	\$119,000	\$3,314	ALCONA	11	\$119,000 40
2711+2626+2881=8218/3=2739									
<b>\$2739 ROUND DOWN TO \$2725</b>									
<b>2725*0.54=1472</b>									
<b>30-39 ACRE USE \$2725 PER ACRE</b>									
<b>30-39 ACRE WET USE \$1,472 PER ACRE</b>									

30-39 ACRE PARCELS ALCONA COUNTY									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%W/NG TOWNSHIP	DAYS ON MARK	LIST PRICE %WOODED
071-020-100-060-00+	TAYLOR RD LINCOLN	9/12/2024	30.08	85000	\$85,000	\$2,826	HAWES	57	\$89,900 90
050-012-300-010-01	E M-72	12/30/2024	35.02	90000	\$90,000	\$2,570	WD GUSTIN	94	\$94,900 50
071-020-100-100-00+	N TAYLOR RD LINCOLN	4/12/2024	30.09	75000	\$75,000	\$2,493	WD HAWES	106	\$87,900 60
<b>95.19</b>									
<b>75000 \$250,000 \$2,626</b>									

30-39 ACRE PARCELS SURROUNDING COUNTIES									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%W/NG COUNTY	DAYS ON MARK	LIST PRICE %WOODED
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
031-012-100-003-00	SCOTT RD TAWAS	4/12/2023	39	92000	\$92,000	\$2,359	IOSCO	97	\$92,000 60
022-031-000-800-01	JACKS LANDING RD	8/23/2024	35	105000	\$105,000	\$3,000	WD ALPENA		
015-028-000-780-03	BLOOM RD	7/7/2023	31.04	96000	\$96,000	\$3,092	WD ALPENA		
061-030-000-520-00	3596 W SCOTT RD	5/16/2023	35	98500	\$98,500	\$2,814	WD ALPENA		
<b>177.5</b>									
<b>511500 \$511,500 \$2,881</b>									

30-39 ACRE PARCELS WET									
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%W/NG TOWNSHIP	DAYS ON MARK	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
<b>36</b>									
<b>47000 \$47,000 \$1,306</b>									

Commercial/Industrial

202 & 302 VACANT LAND SALES (4/1/23-3/31/25)

40-49 ACRE PARCELS ALCONA TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
012-007-400-010-01	N SAYERS RD	12/1/2023	40	\$140,000	\$140,000	\$3,500	WD	ALCONA		
080-019-300-060-00	F-41	1/31/2024	40	\$94,000	\$94,000	\$2,350	WD	HAYNES		
080-016-400-010-00	E BEATON RD	4/26/2024	40.61	\$95,000	\$95,000	\$2,340	WD	HAYNES		
080-020-300-005-00	DOVILLE RD	9/27/2023	40	\$135,000	\$135,000	\$3,375	WD	HAYNES		
			160.61	#REF!	\$464,000	\$2,889				

2889+2877+2933=8699\3=2900

\$2,900

2900\*0.54=1566

40-49 ACRE USE \$2,900 PER ACRE  
40-49 ACRE WET USE \$1,566 PER ACRE

40-49 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
020-023-300-005-03		7/16/2024	40	\$94,000	\$94,000	\$2,350	WD	CALEDONIA	122	\$104,000 70
040-016-100-100-00	S POOR FARM RD	4/9/2024	40	\$117,500	\$117,500	\$2,938		GREENBUSH	233	\$125,000 90
060-012-200-010-00	477 N MILL CREEK RD	12/27/2024	38	\$125,000	\$125,000	\$3,289	WD	HARRISVILLE	49	\$125,000 90
071-026-400-025-00	SOMERS RD	1/26/2024	40	\$90,000	\$90,000	\$2,250		HAWES	230	\$99,000 100
071-022-300-005-10	1687 E QUICK RD	11/8/2024	39.6	\$140,000	\$140,000	\$3,535	WD	HAWES	58	\$100,000 90
071-020-300-010-00	MILLER RD	5/5/2023	40	\$95,000	\$95,000	\$2,375		HAWES	203	\$199,900 60
071-027-400-025-01	RITCHEE RD	2/6/2025	39.02	\$135,000	\$135,000	\$3,460	WD	HAWES	190	\$119,500 60
071-027-100-020-00	1777 MCCONNELL RD	4/4/2023	40	\$110,000	\$110,000	\$2,750		HAWES		
111-036-300-020-00	REEVES RD	9/13/2024	40	\$119,500	\$119,500	\$2,863	WD			
			356.62	\$1,026,000	\$1,026,000	\$2,877				
040-003-300-025-00	RIDLEY RD GREENBUSH	7/31/2025	40	\$140,000	\$140,000	\$3,500	WD	GREENBUSH	22	\$140,000 100
101-002-200-025-00	N BEAN HILL RD BARTON CITY	8/13/2025	40	\$100,000	\$100,000	\$2,500	WD	MILLEN	110	\$112,000 90

40-49 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	C/NO	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
04-071-002-000-251-1	LONG RAPIDS RD LACHINE	10/31/2023	40	\$110,000	\$110,000	\$2,750		ALPENA/WELLINGTON	41	\$127,500 70
052-0007-000-051-02	COOK RD LACHINE	9/27/2023	40.96	\$120,000	\$120,000	\$2,930		ALPENA/OSSINEKE	35	\$120,000 90
071-002-000-251-01	LONG RAPIDS RD	10/31/2023	40	\$110,000	\$110,000	\$2,750	WD	ALPENA		
072-036-000-356-01	15823 LONG RAPIDS RD	10/20/2023	40	\$124,500	\$124,500	\$3,112	WD	ALPENA		
084-020-000-120-00	1523 GLENNIE RD	10/23/2024	40	\$125,000	\$125,000	\$3,125	WD	ALPENA		
			200.96	\$589,500	\$589,500	\$2,933				

40-49 ACRE PARCELS WET

DAYS ON MARKE LIST PRICE %WOODED

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	C/NO	COUNTY
020-012-200-030-00	E HUBBARD LAKE TRAIL	9/23/2024	43.2	\$71,500	\$71,500	\$1,655	WD	ALCONA
012-007-000-300-15	LAKE WINVAH RD	10/30/2023	43.7	\$65,210	\$65,210	\$1,405	WD	ALPENA
			<b>86.9</b>	<b>\$136,710</b>	<b>\$136,710</b>	<b>\$1,573</b>		

**Commercial/Industrial**

**202 & 302 VACANT LAND SALES (4/1/23-3/31/25)**

50-79 ACRE PARCELS ALCONA & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
080-015-400-015-00	BEATON RD	1/12/2024	58	\$165,000	\$165,000	\$2,845		HAYNES	133	\$174,000 70
	BLACK RIVER RUNS ALONG		58	\$165,000	\$165,000	\$2,845				

50-79 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352		CALEDONIA	42	\$175,000 50
	2352+2283=4635/2=2318									
				\$2318 ROUND DOWN TO \$2300						
					2300*0.54=1242					

**50-79 ACRE USE \$2300 PER ACRE**  
**50-79 ACRE WET USE \$1,242 PER ACRE**

50-79 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
031-015-000-300-00	2350 BEAN CREEK RD	11/22/2024	59.6	\$130,000	\$130,000	\$2,181	WD	ALPENA	71	\$136,000 90
142-029-000-014-01	W AIRPORT RD ROGERS CITY	7/5/2023	60	\$143,000	\$143,000	\$2,383		PRESQUE ISLE	69	\$149,500 90
			119.6	\$273,000	\$273,000	\$2,283				

50-79 ACRE PARCELS WET										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
013-025-000-520-00	4200 BLOOM RD ALPENA	7/16/2024	78.48	\$115,000	\$115,000	\$1,466		ALPENA	21	\$105,000 80
			78.48	\$115,000	\$115,000	\$1,465				

Commercial/Industrial

202 & 302 VACANT LAND SALES (4/1/23-3/31/25)

80-99 ACRE PARCELS HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-014-300-045-00	BEATON RD	5/14/2024	80	\$224,000	\$224,000	\$2,800	HAYNES	370	\$247,900	80
080-014-300-050-00	BEATON RD	9/5/2025	80.22	\$245,000	\$245,000	\$3,054	HAYNES	9	\$275,000	100

80-99 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
050-031-100-005-00	E PROCUNIER RD	10/26/2024	80	\$185,000	\$185,000	\$2,313	WD			
070-024-200-015-01		9/18/2024	80	\$218,000	\$218,000	\$2,725	WD			
060-015-300-002-00+	WINN RD GLENNIE	3/13/2024	81.8	\$154,000	\$154,000	\$1,883	WD			
112-035-100-045-00		11/9/2023	80	\$100,000	\$90,000	\$1,125	WD			
113-002-100-005-00		9/19/2023	84	\$130,000	\$130,000	\$1,548	LC MITCHELL	182	\$142,500	50
			<b>405.8</b>	<b>\$787,000</b>	<b>\$777,000</b>	<b>\$1,915</b>				
020-012-200-40-00		7/17/2025	88.2	\$120,000	\$120,000	\$1,361	WD CALEDONIA	69	\$132,000	90
071-023-400-010-00		8/29/2025	80	\$175,000	\$175,000	\$2,188	WD HAWES	48	\$184,900	PARTIAL
				<b>\$1915 ROUND DOWN TO \$1900</b>						
				<b>1900*0.54=1026</b>						

80-99 ACRE USE \$1900 PER ACRE

80-99 ACRE WET USE \$1,026 PER ACRE

80-99 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-022-000-651-00	1237 KEETCH RD	12/13/2023	80	\$135,000	\$135,000	\$1,687	WD ALPENA			
082-007-000-520-00	NAPPERS RD	10/18/2024	80	\$165,000	\$165,000	\$2,062	WD ALPENA			
082-010-000-325-00	KANTHACK RD	8/22/2024	80	\$96,000	\$96,000	\$1,200	WD ALPENA			
083-023-000-010-06	M-32 W	5/22/2024	91.5	\$225,000	\$225,000	\$2,459	WD ALPENA			
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$193,601	\$1,965	WD ALPENA			
			<b>430</b>	<b>\$821,000</b>	<b>\$814,601</b>	<b>\$1,894</b>				

80-99 ACRE PARCELS WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
005-007-001-00	CARIBOU LAKE RD	9/29/2023	80	\$89,000	\$89,000	\$1,113	CHIPPEWA	81	\$89,900	70
			<b>80</b>	<b>\$89,000</b>	<b>\$89,000</b>	<b>\$1,113</b>				



**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	8000	3597	0.45
2-3 ACRE	9200		
4-5 ACRE	4800		
6-9 ACRES	4150		
10-19 ACRES	3700	2173	0.59
20-29 ACRES	3125	1317	0.42
30-39 ACRES	2725		
40-49 ACRES	2900	1573	0.54
50-79 ACRES	2300	1466	0.64
80-99 ACRES	1900	1113	0.59
100+ ACRES	1700	973	0.57
		SUM	
			<u>3.80</u>
		<u>AVERAGE</u>	<u>0.54</u>

.54 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 (4/1/23-3/31/25)**

BLUFF ADJUSTMENT HAYNES TWP													
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	BLUFF	PRICE PER ACRE	DIFFERENCE		
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD	HAYNES	BLUFF	2700	4% INCREASE		
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF	4350	17% INCREASE		
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF	4250	31% INCREASE		
080-013-300-070-00	2575 N LAKESHORE DR	11/30/2023	5.47	\$ 39,900	\$ 39,900	\$ 7,294	WD	HAYNES	BLUFF	4700	36% INCREASE		
			<b>48.57</b>		<b>\$181,500</b>	<b>\$3,737</b>							

THE SMALLER THE ACREAGE THE MORE THAT THE BLUFF ADDS TO VALUE.

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Alcona & Haynes Twp**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARK	LISTING PRICE
080-033-400-005-00	1035 N POOR FARM RD	10/22/2025	40	\$ 95,000	\$ 94,000	\$ 2,350	HAYNES	NOT ON MARKET	
			<b>40.00</b>	<b>\$ 95,000</b>	<b>\$ 94,000</b>	<b>\$ 2,350</b>			

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Alcona County**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	TOWNSHIP	DAYS ON MARK	LISTING PRICE
030-030-300-005-00	8896 W MICHAUD RD	1/24/2024	160.72	\$ 455,000	\$ 397,782	\$ 2,475	CURTIS	NOT VACANT	
101-010-200-012-00+	N SANBORN RD	9/26/2024	55.52	\$ 110,000	\$ 110,000	\$ 1,981	MILLEN		
			<b>216.24</b>	<b>\$ 565,000</b>	<b>\$ 507,782</b>	<b>\$ 2,348</b>			
021-002-200-005-05	667 W HUBERT RD	5/9/2025	20.35	63000	63000	3096	CALEDONIA	31	\$ 65,000

2348+2009=4378/2=2178  
 round down 2100  
**USE \$2100 PER ACRE AGRICULTURE 101 & 102**

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Surrounding Counties**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARK	LISTING PRICE
053-009-000-021-03	BEAVER LAKE RD	2/7/2024	36.22	84000	84000	2319	ALPENA		
082-018-000-600-00	5751 S HERRON RD	6/25/2024	40	70000	70000	1750	ALPENA		
061-016-000-515-07	CARRIVEAU RD	4/10/2024	39	76240	76240	1955	ALPENA		
053-020-000-255-00	W NICHOLSON HILL RD	4/10/2023	37.39	76340	76340	2042	ALPENA		
			<b>152.61</b>	<b>\$ 306,580</b>	<b>\$ 306,580</b>	<b>\$ 2,009</b>			
061-031-000-505-00	LYTLE RD	10/10/2025	30	\$ 110,000	110000	3667	ALPENA		

**Residential**

**402 VACANT LAND SALES (4/1/23-3/31/25)**

**1 ACRE PARCELS ALCONA TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
010-024-100-010-00	W MAPLE DR	7/16/2024	1.24	\$10,000	\$10,000	\$8,065	ALCONA		
			<u>1.24</u>		<u>\$10,000</u>	<u>\$8,065</u>			

**1 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
040-005-400-010-00	F-30 GREENBUSH	12/27/2023	1.5	\$18,000	\$18,000	\$12,000	GREENBUSH	58	\$22,000 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
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
072-191-000-154-00+	STUVE RANCH RD BARTON CITY	5/26/2023	1	\$5,500	\$5,500	\$5,500	HAWES	1812	\$7,500 10000%
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	0.99	\$7,500	\$7,500	\$7,576	HAWES	745	\$10,000 70%
072-170-000-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333	HAWES	783	\$13,000 70%
	8065+7926=15991/2=7996		<u>8.15</u>		<u>\$64,600</u>	<u>\$7,926</u>			
				<b>\$7,996 ROUND UP TO \$8,000</b>					
					<b>8000*0.54=4320</b>				
						<b>1 ACRE USE \$8,000 PER ACRE</b>			
						<b>1 ACRE WET USE \$4,320 PER ACRE</b>			

**1 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	COUNTY	DAYS ON Market	LIST PRICE % WOODED
043-053-000-017-00	POLLARD RD	7/21/2023	1.09	\$8,000	\$8,000	\$7,339	ALPENA		
054-065-000-027-00	W SCOTT RD	7/11/2024	1.5	\$12,500	\$12,500	\$8,333	ALPENA		
061-015-000-020-00	MARGARET RD	9/6/2024	1.28	\$18,000	\$18,000	\$14,063	ALPENA		
			<u>3.87</u>		<u>\$38,500</u>	<u>\$9,948</u>			

**1 ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
080-013-200-120-00		11/30/2023	1.39	\$5,000	\$5,000	\$3,597	HAWNES		
			<u>1.39</u>		<u>\$5,000</u>	<u>\$3,597</u>			

**Residential**

**402 VACANT LAND SALES (4/1/23-3/31/25)**

**2-3 ACRE PARCELS ALCONA OR HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	TOWNSHIP	ON MARJST	PRICE %WOODED
080-007-200-015-26	E SHAW RD	9/9/2022	2.18	\$24,000	\$24,000	\$11,009	WD	HAYNES		
			<b>2.18</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$11,009</b>				

**2-3 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	TOWNSHIP	ON MARJST	PRICE %WOODED
072-170-000-046-00+	SITZMARK DR SPRUCE	4/9/2024	3.075	\$30,000	\$30,000	\$9,756		HAWES	347	\$37,500 CLEARED
032-125-000-047-00	BRYANT RD	2/26/2024	2.01	\$15,000	\$15,000	\$7,463		CURTIS		
040-002-200-122-00	E F-30 GREENBUSH	2/2/2024	2.54	\$21,500	\$21,500	\$8,465		GREENBUSH		
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
021-003-300-010-01	BEAR SPRINGS RD	5/3/2023	2.89	\$46,000	\$46,000	\$15,917	WD	CALEDON	60	\$46,000 70
041-301-000-050-00	2495 S YOUKON DRIVE	5/2/2023	2.21	\$13,000	\$13,000	\$5,882		GREENBUSH		
			<b>16.665</b>	<b>\$149,500</b>	<b>\$149,500</b>	<b>\$8,971</b>				

8971+9444=18415\2=9207

**\$9207 ROUND DOWN TO \$9200**

**9,200\*0.54=4968**

**2-3 ACRE USE \$9,200 PER ACRE**  
**2-3 ACRE WET USE \$4,968 PER ACRE**

**2-3 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	%OC/NOTE	COUNTY	ys on Market	
061-013-000-251-10	11107 ABBY LN	5/3/2024	2	\$24,900	\$24,900	\$12,450		ALPENA		
042-020-000-075-04	7635 S BOLTON RD	7/31/2023	2.52	\$28,000	\$28,000	\$11,111		ALPENA		
084-031-000-785-01	KING SETTLEMENT RD	8/25/2023	2.86	\$38,500	\$38,500	\$13,462		ALPENA		
051-003-000-145-00	BEAVER SHORES DR	4/26/2024	2.71	\$30,900	\$30,900	\$11,402		ALPENA		
003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	<b>3</b>	\$25,000	25000	<b>\$8,333</b>		MONTMC	31	\$25,000 100
061-110-000-015-00	NHN CENTER ST	5/10/2024	3	\$34,000	\$34,000	\$11,333		PRESQUE	23	\$34,900 50
006-	STITT LANE MIO	11/20/2024	3	\$26,000	\$26,000	\$8,667		OSCODA	111	\$30,000 80%
			<b>9</b>	<b>\$85,000</b>	<b>\$85,000</b>	<b>\$9,444</b>				

Residential

**402 VACANT LAND SALES (4/1/23-3/31/25)**

**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/A</u>	<u>IOC/NOTE</u>	<u>TOWNSHIP'S ON MA.F.IST 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
			<b>5.21</b>		<b>\$22,500</b>	<b>\$4,319</b>			
080-006-300-070-00	SUCKER CREEK RD	7/8/2025	5.06	\$36,000	\$36,000	\$7,115		HAYNES	50 \$32,500 90

**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/A</u>	<u>IOC/NOTE</u>	<u>TOWNSHIP'S ON MA.F.IST PRICE %</u>	<u>WOODED</u>
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVII	81 \$23,000 90
071-025-400-005-02	1693 N F-41	6/6/2024	5	\$29,000	\$29,000	\$5,800		HAWES	218 \$29,900 60%
022-002-100-090-00	2461 FOREST HILLS DR SPRUCE	12/5/2024	5.59	\$19,500	\$19,500	\$3,488		CALEDON	28 \$19,500 100%
060-016-400-020-00	4338 E CLARK RD	6/13/2024	5.05	\$38,000	\$38,000	\$7,545		HARRISVII	44 \$38,000 PARTIAL
	2425 BUHL RD MIKADO	7/12/2024	5	\$30,000	\$30,000	\$6,000			52 \$34,970 90%
060-010-400-066-00	E M72 HARRISVILLE	7/5/2024	5	\$25,000	\$25,000	\$5,000		HARRISVII	49 \$25,000 90
022-001-200-042-00	2480 FOREST HILLS	3/24/2025	4.91	\$17,500	\$17,500	\$3,564		CALEDON	175 \$19,900 90
			<b>35.55</b>		<b>\$179,000</b>	<b>\$5,035</b>			
				<b>\$4793</b>	<b>ROUND UP TO \$4800</b>				
				<b>4,800*0.54=2592</b>					
				<b>4-5 ACRE WET USE \$2,592 PER ACRE</b>					
				<b>4-5 ACRE USE \$4,800 PER ACRE</b>					
061-110-000-006-00	5072 HOLMES RD HARRISVILLE	7/2/2025	5	\$32,900	\$32,900	\$6,500		HARRISVII	16 \$32,900 90
060-022-200-010-10	S POOR FARM RD	8/22/2025	5	\$28,000	\$28,000	\$5,600		HARRISVII	76 \$38,000 100
091-026-100-005-10	F-41 MIKADO	6/20/2025	5	30000	30000	6000		MIKADO	29 30000

**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/A</u>	<u>IOC/NOTE</u>	<u>COUNTY</u>	<u>ys on Mar .1ST PRICE &amp; WOODED</u>
062-016-400-008-00	MERTON RD OSCODA	6/24/2024	5	\$25,500	\$25,500	\$5,100		IOSCO	19 \$30,000 90
001-317-004-30	2400 RYNO RD LUZERNE	10/16/2023	5	\$24,500	\$24,500	\$4,900		OSCODA	37 \$24,500 50
053-009-000-221-00	10472 HUBBARD LAKE RD	9/22/2023	5	\$30,000	\$30,000	\$6,000		ALPENA	
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
			<b>19.7</b>		<b>\$99,000</b>	<b>\$5,025</b>			
007-129-009-00	4698 W SIMMONS RD PICKFORD	1/14/2022	5	\$15,000	\$15,000	\$3,000		MACKINA	60 \$15,000 100
007-129-009-00	4698 W SIMMONS RD PICKFORD	9/19/2023	5	\$18,000	\$18,000	\$3,600		MACKINA	112 \$15,000 100

**Residential**

**402 VACANT LAND SALES (4/1/23-3/31/25)**

6-9 ACRE PARCELS ALCONA OR HAYNES TWP									
PARCEL #	ADDRESS	DATE ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	PRICE %WOODED
080-003-100-015-00	US 23	5/13/2023	8.5	\$37,900	\$37,900	\$4,459	WD HAYNES		
012-027-200-032-00	N US 23	11/24/2023	9	\$32,000	\$32,000	\$3,556	WD ALCONA		
			<b>17.5</b>	<b>\$69,900</b>		<b>\$3,994</b>			

6-9 ACRE PARCELS ALCONA COUNTY									
PARCEL #	ADDRESS	DATE ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	PRICE %WOODED
040-025-300-020-00	GREENBUSH	5/17/2024	6.4	\$27,000	\$27,000	\$4,218	GREENBUSH	265	\$28,400 70
040-004-300-008-00	E F-30	6/21/2024	6.6	\$28,000	\$28,000	\$4,242			
040-004-300-009-00	E F-30	11/8/2024	6.63	\$29,400	\$29,400	\$4,434			
040-004-300-011-00	E F-30	8/28/2024	6.41	\$26,000	\$26,000	\$4,056			
040-026-300-005-00+	S US 23	12/20/2024	8.33	\$37,500	\$37,500	\$4,502	GREENBUSH	83	\$40,000 100
			<b>34.37</b>	<b>\$147,900</b>		<b>\$4,303</b>			
3994+4303+4212=12509/3=4169				\$4169 ROUND DOWN TO 4150		\$4,150			
				<b>4,150*0.54=2241</b>					
									<b>6-9 ACRE USE \$4150 PER ACRE</b>
									<b>6-9 ACRE WET USE \$2,241 PER ACRE</b>

6-9 ACRE PARCELS SURROUNDING COUNTIES									
PARCEL #	ADDRESS	DATE ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	PRICE %WOODED
052-010-000-021-01	GOODRICH RD	3/25/2025	9	\$37,000	\$37,000	\$4,111	ALPENA	16	\$32,000 90
003-519-003-00	ROGERS RD FAIRVIEW	4/10/2024	7	\$32,000	\$32,000	\$4,571	OSCODA		
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
			<b>24.16</b>	<b>\$101,751</b>		<b>\$4,212</b>			

Residential

402 VACANT LAND SALES (4/1/23-3/31/25)

10-19 ACRE PARCELS Alcona & Haynes TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	JAYS ON MARKE	LIST PRICE	%WOODED
080-013-300-010-00	N LAKESHORE DR	1/13/2025	16.43	\$ 50,000	\$ 50,000	\$ 3,043	WD	HAYNES			
080-017-200-009-00	3660 E MCNEIL RD	5/7/2024	10.73	\$ 32,500	\$ 32,500	\$ 3,029	WD	HAYNES	224	\$37,900	40
080-034-300-020-00	1336 POOR FARM	3/31/2025	19	\$ 70,000	\$ 70,000	\$ 3,684	WD	HAYNES			
080-034-400-006-00	N EVERRETT RD	12/24/2024	15.46	\$ 75,000	\$ 75,000	\$ 4,851	WD	HAYNES	17	\$48,900	70
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100
			<b>81.14</b>		<b>\$ 292,500</b>	<b>\$ 3,605</b>					
080-007-300-055-00+	MCNEIL RD LINCOLN	7/11/2025	10	\$ 59,900	\$ 59,900	\$ 5,990		HAYNES	35	\$59,900	50
		3605+3808=7413/2=3706			\$3706 ROUND DOWN TO \$3700						
						<b>3700*0.54=1998</b>					

10-19 ACRE PARCELS In Alcona County

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	JAYS ON MARKE	LIST PRICE	%WOODED
071-029-100-005-05	877 E TAYLOR TRACK	10/27/2023	10.07	\$ 38,500	\$ 38,500	\$ 3,823		HAYNES	38	\$38,500	80
022-001-200-046-00+	2481 FOREST HILLS	3/21/2025	14.81	\$ 45,000	\$ 45,000	\$ 3,038		CALEDONIA	134	\$52,000	100
021-011-400-025-00		8/7/2024	15.02	\$ 60,000	\$ 60,000	\$ 3,995		CALEDONIA			
030-017-400-005-10	S BRODIE RD	4/6/2024	10.01	\$ 33,000	\$ 33,000	\$ 3,297		CURTIS	71	\$49,900	
031-026-400-080-00	FORD RD	7/13/2024	10	\$ 45,000	\$ 45,000	\$ 4,500		GREENBUSH	39	\$59,900	
040-015-100-015-11	W CEDAR LAKE RD	4/4/2024	10.01	\$ 50,000	\$ 50,000	\$ 4,995					
070-012-400-005-08	DUNDALE DR	2/8/2024	10.18	\$ 28,000	\$ 28,000	\$ 2,750					
070-012-400-005-10+	3178 N DUNDALE	7/31/2024	10.93	\$ 48,000	\$ 48,000	\$ 4,392		HAYNES	159	\$54,900	100
071-007-400-101-05		3/25/2025	10.1	\$ 42,500	\$ 42,500	\$ 4,208		HAYNES	182	\$45,900	100
100-001-100-009-00	N ODDONNELL RD	4/18/2024	10.02	\$ 38,000	\$ 38,000	\$ 3,792		MILLEN	15	\$38,000	50
100-015-300-050-00	S ROSS RD	10/13/2023	10.01	\$ 35,000	\$ 35,000	\$ 3,497					
111-030-300-008-00	1650 N HARDY GRADE	6/27/2024	10.04	\$ 37,000	\$ 37,000	\$ 3,685		MITCHELL	54	\$40,000	
113-027-200-211-00	W LAKE CIRCLE DR	12/28/2023	10.01	\$ 35,000	\$ 35,000	\$ 3,497					
113-027-400-159-00	3741 S FOREST TRAIL	7/18/2024	10.82	\$ 45,000	\$ 45,000	\$ 4,159					
113-028-400-279-00	WESTWOOD CT	6/26/2024	10.01	\$ 37,000	\$ 37,000	\$ 3,696					
			<b>162.04</b>		<b>\$ 617,000</b>	<b>\$ 3,808</b>					
071-007-400-005-15	KIRCHE IN THE WOODS	5/8/2025	10	\$ 43,000	\$ 43,000	\$ 4,300		HAYNES	37	\$46,900	90

071-006-300-060-00 SUCKER CREEK RD SPRUCE 7/9/2025 15 58500 58500 3900 HAWES 37 \$58,500 90

**10-19 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE	%WOODED
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
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
			<b>30.33</b>		<b>\$ 121,500</b>	<b>\$ 4,006</b>					

**10-19 ACRE PARCELS ALCONA & or HAYNES TWP AND ALPENA COUNTY WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE	%WOODED
012-022-400-060-05	E LAVERGNE RD	8/23/2023	10.71	20000	20000	\$ 1,867	WD	ALCONA			
022-036-000-061-00	15181 CARNEY RD LACHINE	12/5/2024	10	\$ 25,000	\$ 25,000	\$ 2,500	WD				
			<b>20.71</b>		<b>\$ 45,000</b>	<b>\$ 2,173</b>					

Residential

402 VACANT LAND SALES (4/1/23-3/31/25)

20-29 ACRE PARCELS ALCONA & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000 100
			19.52		\$ 65,000	\$ 3,330				

20-29 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
113-031-300-001-00	M-65 & M-72	1/23/2024	20.07	\$ 41,000	\$ 41,000	\$ 2,043		MITCHELL	198	\$44,900 NTLY TIMBERED
022-003-300-070-00	1631 E SPRUCE	7/6/2023	24.33	\$ 60,000	\$ 60,000	\$ 2,634	WD	CALEDONIA		
031-014-400-026-00	W CLOUSE	12/19/2024	20.13	\$ 62,000	\$ 62,000	\$ 3,080	WD			
050-013-200-001-00	2700 E M-72	1/7/2025	23	\$ 79,500	\$ 79,500	\$ 3,665	WD			
071-007-400-015-01	KIRCHE IN THE WOODS SPRU	12/28/2023	25	\$ 75,000	\$ 75,000	\$ 3,000		HAWES	126	\$79,900 90
071-020-100-100-00	N TAYLOR RD	4/12/2024	29.59	\$ 75,000	\$ 75,000	\$ 2,535	WD			
071-029-200-019-00	657 EV TAYLOR TRACK	7/29/2024	20.08	\$ 112,000	\$ 112,000	\$ 5,578	WD			
040-009-400-005-01	S POOR FARM GREENBUSH	10/12/2023	20	\$ 85,000	\$ 85,000	\$ 4,250	CASH		85	\$89,900 100
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
			<b>228.57</b>		<b>\$ 719,400</b>	<b>\$ 3,147</b>				
101-019-400-040-00	2600 FOWLER RD BARTON CI	8/20/2025	20	\$ 115,000	\$ 115,000	\$ 5,750	CASH	MITCHELL	33	\$124,900 40
040-006-100-010-00	KING RD GREENBUSH	5/2/2025	20	\$ 60,000	\$ 60,000	\$ 3,000	WD	GREENBUSH	107	\$60,000 80
					<b>\$3,128 ROUND DOWN TO \$3,125</b>					
					<b>3,300+3,147+2,936=9383/3=3128</b>					
					<b>3,125*0.54=1688</b>					

**20-29 ACRE USE \$3,125 PER ACRE**  
**20-29 ACRE WET USE \$1,688 PER ACRE**

20-29 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
062-002-300-001-00	INDIAN ROAD MIKADO	10/8/2024	23.7	\$ 75,000	\$ 75,000	\$ 3,165		IOSCO/OSCODA	148	\$79,000 100
082-025-000-795-00	PRECOUR RD	10/6/2023	20.3	\$ 68,500	\$ 68,500	\$ 3,374		ALPENA		
011-030-000-316-03	SPRUCE RD	8/22/2023	20.37	\$ 56,000	\$ 56,000	\$ 2,749		ALPENA		
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
			<b>105.37</b>		<b>\$ 309,400</b>	<b>\$ 2,936</b>				

20-29 ACRE PARCELS SURROUNDING COUNTIES WET										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
010-148-003-25	M-148 GOETZVILLE	4/26/2023	20	\$ 28,000	\$ 28,000	\$ 1,400	CASH	CHIPPewa	302	\$28,000 100
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPewa	85	\$31,250 100
			45	\$ 59,250	\$ 59,250	\$ 1,316.67				

**Residential**

**402 VACANT LAND SALES (4/1/23-3/31/25)**

**30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/N/C	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
080-035-400-005-05	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711	CASH	HAYNES	49	\$94,900	90
011-019-200-010-00	5433 N HUBBARD LAKE RD	6/10/2025	35.91	119000	\$119,000	\$3,314		ALCONA	11	\$119,000	40
	2711+2626+2881=8218/3=2739				\$2739	ROUND DOWN TO \$2725					
						2725*0.54=1472					

**30-39 ACRE USE \$2725 PER ACRE**  
**30-39 ACRE WET USE \$1,472 PER ACRE**

**30-39 ACRE PARCELS ALCONA COUNTY**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/N/C	TOWNSHIP	DAYS ON MARK	LIST PRICE	%WOODED
071-020-100-060-00	TAYLOR RD LINCOLN	9/12/2024	30.08	85000	\$85,000	\$2,826		HAWES	57	\$89,900	90
050-012-300-010-01	E M-72	12/30/2024	35.02	90000	\$90,000	\$2,570	WD	GUSTIN	94	\$94,900	50
071-020-100-100-00	N TAYLOR RD LINCOLN	4/12/2024	30.09	75000	\$75,000	\$2,493	WD	HAWES	106	\$87,900	60
			<b>95.19</b>	<b>75000</b>	<b>\$250,000</b>	<b>\$2,626</b>					

**30-39 ACRE PARCELS SURROUNDING COUNTIES**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/N/C	COUNTY	DAYS ON MARK	LIST PRICE	%WOODED
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
031-012-100-003-00	SCOTT RD TAWAS	4/12/2023	39	92000	\$92,000	\$2,359		IOSCO	97	\$92,000	60
022-031-000-800-01	JACKS LANDING RD	8/23/2024	35	105000	\$105,000	\$3,000	WD	ALPENA			
015-028-000-780-03	BLOOM RD	7/7/2023	31.04	96000	\$96,000	\$3,092	WD	ALPENA			
061-030-000-520-00	3596 W SCOTT RD	5/16/2023	35	98500	\$98,500	\$2,814	WD	ALPENA			
			<b>177.5</b>	<b>511500</b>	<b>\$511,500</b>	<b>\$2,881</b>					

**30-39 ACRE PARCELS WET**

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/N/C	TOWNSHIP	DAYS ON MARK	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
			<b>36</b>	<b>47000</b>	<b>\$47,000</b>	<b>\$1,306</b>					

Residential

402 VACANT LAND SALES (4/1/23-3/31/25)

40-49 ACRE PARCELS ALCONA TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
012-007-400-010-01	N SAVERS RD	12/1/2023	40	\$140,000	\$140,000	\$3,500	WD	ALCONA		
080-019-300-060-00	F-41	1/31/2024	40	\$94,000	\$94,000	\$2,350	WD	HAYNES		
080-016-400-010-00	E BEATON RD	4/26/2024	40.61	\$95,000	\$95,000	\$2,340	WD	HAYNES		
080-020-300-005-00	DOVILLE RD	9/27/2023	40	\$135,000	\$135,000	\$3,375	WD	HAYNES		
			<b>160.61</b>	<b>#REF!</b>	<b>\$464,000</b>	<b>\$2,889</b>				

2889+2877+2933=8699\3=2900

\$2,900  
2900\*0.54=1566

40-49 ACRE USE \$2,900 PER ACRE  
40-49 ACRE WET USE \$1,566 PER ACRE

40-49 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
020-023-300-005-03		7/16/2024	40	\$94,000	\$94,000	\$2,350	WD	CALEDONIA	122	\$104,000 70
040-016-100-100-00	S POOR FARM RD	4/9/2024	40	\$117,500	\$117,500	\$2,938		GREENBUSH	233	\$125,000 90
060-012-200-010-00	477 N MILL CREEK RD	12/27/2024	38	\$125,000	\$125,000	\$3,289	WD	HARRISVILLE	49	\$125,000 90
071-026-400-025-00	SOMERS RD	1/26/2024	40	\$90,000	\$90,000	\$2,250		HAWES	230	\$99,000 100
071-022-300-005-10	1687 E QUICK RD	11/8/2024	39.6	\$140,000	\$140,000	\$3,535	WD	HAWES	58	\$100,000 90
071-020-300-010-00	MILLER RD	5/5/2023	40	\$95,000	\$95,000	\$2,375		HAWES	203	\$199,900 60
071-027-400-025-01	RITCHIE RD	2/6/2025	39.02	\$135,000	\$135,000	\$3,460	WD	HAWES	190	\$119,500 60
071-027-100-020-00	1777 MCCONNELL RD	4/4/2023	40	\$110,000	\$110,000	\$2,750		HAWES		
111-036-300-020-00	REEVES RD	9/13/2024	40	\$119,500	\$119,500	\$2,863	WD			
			<b>356.62</b>	<b>\$1,026,000</b>	<b>\$1,026,000</b>	<b>\$2,877</b>				
040-003-300-025-00	RIDLEY RD GREENBUSH	7/31/2025	40	\$140,000	\$140,000	\$3,500	WD	GREENBUSH	22	\$140,000 100
101-002-200-025-00	N BEAN HILL RD BARTON CITY	8/13/2025	40	\$100,000	\$100,000	\$2,500	WD	MILLEN	110	\$112,000 90

40-49 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
04-071-002-000-251-1	LONG RAPIDS RD LACHINE	10/31/2023	40	\$110,000	\$110,000	\$2,750		ALPENA/WELLINGTON	41	\$127,500 70
052-0007-000-051-02	COOK RD LACHINE	9/27/2023	40.96	\$120,000	\$120,000	\$2,930		ALPENA/OSSINEKE	35	\$120,000 90
071-002-000-251-01	LONG RAPIDS RD	10/31/2023	40	\$110,000	\$110,000	\$2,750	WD	ALPENA		
072-036-000-356-01	15823 LONG RAPIDS RD	10/20/2023	40	\$124,500	\$124,500	\$3,112	WD	ALPENA		
084-020-000-120-00	1523 GLENNIE RD	10/23/2024	40	\$125,000	\$125,000	\$3,125	WD	ALPENA		
			<b>200.96</b>	<b>\$589,500</b>	<b>\$589,500</b>	<b>\$2,933</b>				

40-49 ACRE PARCELS WET

30 DAYS ON MARKET LIST PRICE %WOODED

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	C/NO	COUNTY
020-012-200-030-00	E HUBBARD LAKE TRAIL	9/23/2024	43.2	\$71,500	\$71,500	\$1,655	WD	ALCONA
012-007-000-300-15	LAKE WINYAH RD	10/30/2023	43.7	\$65,210	\$65,210	\$1,405	WD	ALPENA
			<b>86.9</b>	<b>\$136,710</b>	<b>\$136,710</b>	<b>\$1,573</b>		

**Residential**

**402 VACANT LAND SALES (4/1/23-3/31/25)**

50-79 ACRE PARCELS ALCONA & HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	±/AC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
080-015-400-015-00	BEATON RD	1/12/2024	58	\$165,000	\$165,000	\$2,845		HAYNES	133	\$174,000 70
	BLACK RIVER RUNS ALONG		58	\$165,000	\$165,000	\$2,845				

50-79 ACRE PARCELS ALCONA COUNTY										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	±/AC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352		CALEDONIA	42	\$175,000 50
	2352+2283=4635/2=2318		50.17	\$118,000	\$118,000	\$2,352				
				\$2318 ROUND DOWN TO \$2300						
					2300*0.54=1242					

**50-79 ACRE USE \$2300 PER ACRE**  
**50-79 ACRE WET USE \$1,242 PER ACRE**

50-79 ACRE PARCELS SURROUNDING COUNTIES										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	±/AC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
031-015-000-300-00	2350 BEAN CREEK RD	11/22/2024	59.6	\$130,000	\$130,000	\$2,181	WD	ALPENA	71	\$136,000 90
142-029-000-014-01	W AIRPORT RD ROGERS CITY	7/5/2023	60	\$143,000	\$143,000	\$2,383		PRESQUE ISLE	69	\$149,500 90
			119.6	\$273,000	\$273,000	\$2,283				

50-79 ACRE PARCELS WET										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	±/AC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
013-025-000-520-00	4200 BLOOM RD ALPENA	7/16/2024	78.48	\$115,000	\$115,000	\$1,466		ALPENA	21	\$105,000 80
			78.48	\$115,000	\$115,000	\$1,465				

Residential

402 VACANT LAND SALES (4/1/23-3/31/25)

80-99 ACRE PARCELS HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/INC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
080-014-300-045-00	BEATON RD	5/14/2024	80	\$224,000	\$224,000	\$2,800		HAYNES	370	\$247,900 80
080-014-300-050-00	BEATON RD	9/5/2025	80.22	\$245,000	\$245,000	\$3,054		HAYNES	9	\$275,000 100

80-99 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/INC	TOWNSHIP	DAYS ON MARKE	LIST PRICE %WOODED
050-031-100-005-00	E PROCUNIER RD	10/26/2024	80	\$185,000	\$185,000	\$2,313	WD	WD		
070-024-200-015-01		9/18/2024	80	\$218,000	\$218,000	\$2,725	WD	WD		
060-015-300-002-00+	WINN RD GLENNIE	3/13/2024	81.8	\$154,000	\$154,000	\$1,883				
112-035-100-045-00		11/9/2023	80	\$100,000	\$90,000	\$1,125	WD	WD		
113-002-100-005-00		9/19/2023	84	\$130,000	\$130,000	\$1,548	LC	MITCHELL	182	\$142,500 50
020-012-200-40-00		7/17/2025	88.2	\$120,000	\$120,000	\$1,361	WD	CALEDONIA	69	\$132,000 90
071-023-400-010-00		8/29/2025	80	\$175,000	\$175,000	\$2,188	WD	HAWES	48	\$184,900 PARTIAL
<p><b>\$1915 ROUND DOWN TO \$1900</b></p> <p><b>80-99 ACRE USE \$1900 PER ACRE</b></p> <p><b>80-99 ACRE WET USE \$1,026 PER ACRE</b></p> <p><b>1900*0.54=1026</b></p>										

80-99 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/INC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
022-022-000-651-00	1237 KEETCH RD	12/13/2023	80	\$135,000	\$135,000	\$1,687	WD	ALPENA		
082-007-000-520-00	NAPPERS RD	10/18/2024	80	\$165,000	\$165,000	\$2,062	WD	ALPENA		
082-010-000-325-00	KANTHACK RD	8/22/2024	80	\$96,000	\$96,000	\$1,200	WD	ALPENA		
083-023-000-010-06	M-32 W	5/22/2024	91.5	\$225,000	\$225,000	\$2,459	WD	ALPENA		
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$193,601	\$1,965	WD	ALPENA		
<p><b>\$821,000 \$814,601 \$1,894</b></p>										

80-99 ACRE PARCELS WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/INC	COUNTY	DAYS ON MARKE	LIST PRICE %WOODED
005-007-001-00	CARIBOU LAKE RD	9/29/2023	80	\$89,000	\$89,000	\$1,113		CHIPPEWA	81	\$89,900 70
<p><b>\$89,000 \$89,000 \$1,113</b></p>										



**PARCELS WET VS DRY PRICE COMPARASION**

ACRES	PRICE OF DRY LAND	PRICE OF WET LAND	DIFFERENCE WET/DRY
1 ACRE	8000	3597	0.45
2-3 ACRE	9200		
4-5 ACRE	4800		
6-9 ACRES	4150		
10-19 ACRES	3700	2173	0.59
20-29 ACRES	3125	1317	0.42
30-39 ACRES	2725		
40-49 ACRES	2900	1573	0.54
50-79 ACRES	2300	1466	0.64
80-99 ACRES	1900	1113	0.59
100+ ACRES	1700	973	0.57
	SUM		
			<b>3.80</b>
			<b>AVERAGE</b>
			<b>0.54</b>

.54 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 (4/1/23-3/31/25)**

<b>BLUFF ADJUSTMENT HAYNES TWP</b>													
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ.S.P	PRICE/A	DOC/NOTES	TOWNSHIP	BLUFF	PRICE PER ACRE	DIFFERENCE		
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD	HAYNES	BLUFF	2700	4% INCREASE		
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF	4350	17% INCREASE		
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF	4250	31% INCREASE		
080-013-300-070-00	2575 N LAKESHORE DR	11/30/2023	5.47	\$ 39,900	\$ 39,900	\$ 7,294	WD	HAYNES	BLUFF	4700	36% INCREASE		
			<b>48.57</b>		<b>\$181,500</b>	<b>\$3,737</b>							

THE SMALLER THE ACREAGE THE MORE THAT THE BLUFF ADDS TO VALUE.

401 & 402 vacant sales 4-1-23 to 3-31-25

DIRT RD Lots Per FTT 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	AVS 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	877	6000
<b>Totals:</b>			<b>\$16,000</b>		<b>\$16,000</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>428.0</b>		<b>1.80</b>	<b>1.80</b>	<b>\$37</b>			
												Average per Net Acres=>	8,888.89	Average per SqFt=>	\$0.20

\$37 round up to \$40

USE \$40 PER FTT GRAVEL/DIRT

DIRT RD Lots Per FTT 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	AVS ON MARKI	LIST PRICE
003-140-004-00	1550 TROYER RD FARMVIEW	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	09/13/24	\$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
<b>Totals:</b>			<b>\$18,750</b>		<b>\$18,750</b>	<b>\$18,750</b>	<b>\$18,750</b>	<b>428.0</b>		<b>1.83</b>	<b>1.83</b>	<b>\$63</b>			
												Average per Net Acres=>	10,245.90	Average per SqFt=>	\$0.24

PAVED RD Less than 1 Acre Lots Per FTT 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	AVS 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	\$13,800		\$13,800	\$13,800	\$13,800	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900
072-170-000-059-00	5960 HILTOP 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
<b>Totals:</b>			<b>\$34,100</b>		<b>\$34,100</b>	<b>\$34,100</b>	<b>\$34,100</b>	<b>485.0</b>		<b>2.10</b>	<b>2.10</b>	<b>\$82</b>			
												Average per Net Acres=>	16,238.10	Average per SqFt=>	\$0.37

70=60=130/2=65

USE \$65 PER FTT PAVED

PAVED RD Less than 1 Acre Lots Per FTT 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	AVS ON MARKI	LIST PRICE
064-231-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	OSCO	434	9500
054-065-000-027-00	W SCOTT RD	07/12/24	\$12,500		\$12,500	\$12,500	\$12,500	192.5		0.76	0.76	\$65	ALPENA	774	13500
046-590-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	OSCO		
<b>Totals:</b>			<b>\$31,000</b>		<b>\$31,000</b>	<b>\$31,000</b>	<b>\$31,000</b>	<b>516.5</b>		<b>1.14</b>	<b>1.14</b>	<b>\$62</b>			
												Average per Net Acres=>	27,145.36	Average per SqFt=>	\$0.62

PAVED HIGHWAY Less than 1 Acre Lots Per FTT ALCONA & 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	AVS ON MARKI	LIST PRICE
060-014-000-245-00	S US 23	09/27/24	\$10,000		\$10,000	\$10,000	\$10,000	200.0	150.0	0.69	0.69	\$50	ALCONA	699	15000
063-039-000-002-10	N US 23 S	04/04/22	\$13,500		\$13,500	\$13,500	\$13,500	200.0	340.0	0.86	0.86	\$65	ALPENA	12	13500
064-W40-000-022-00	N US 23 S	06/28/23	\$13,500		\$13,500	\$13,500	\$13,500	110.0	150.0	0.34	0.34	\$60	OSCO	329	6000
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		
<b>Totals:</b>			<b>\$42,500</b>		<b>\$42,500</b>	<b>\$42,500</b>	<b>\$42,500</b>	<b>610.0</b>		<b>1.89</b>	<b>1.89</b>	<b>\$62</b>			
												Average per Net Acres=>	22,498.68	Average per SqFt=>	\$0.52

USE \$70 PER FTT BETTER ON PAVED US 23/FA1

Land Analysis Black River Lots Sales 04-01-2015 to 03-31-2017

Pareel 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 CHERYLN 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 RIV	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0	2.00	2.00	\$204
031-001-000-511-00	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
												REFI
												\$120,722
												Average
												\$137
												Average
												per SqrFt=>
												\$0.59

Land Analysis Black River Lots Sales 04-01-2015 to 01-31-2019

Pareel 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
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
043-115-000-016-00	3657 LONG RAPIDS RD THUNDERBAY RIV	08/16/18	\$20,000		\$20,000	\$20,000	\$20,000	98.0	40.0	2.00	2.00	\$204
013-305-000-001-00	RAYMOND RD	02/13/15	\$20,000	MULTIPLE GOOD VACCA	\$20,000	\$20,000	\$11,200	140.0	224.0	0.71	0.36	\$143
013120-000-054-00	CHERYLN LANE	06/18/20	\$60,000	MULTIPLE GOOD VACCA	\$60,000	\$56,378	\$35,200	340.0	1010.0	1.58	1.58	\$166
013-120-000-052-00	5489 CHERYLN 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
Totals:												\$182,000
												\$137,100
												Average
												per FF=>
												\$135

Black River better Use \$135 per ff

Black River Lots

Pareel 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
013-120-000-026-00	5418 BLACK RIVER RD	06/02/20	\$37,500	WD	\$37,500	\$11,375	\$43,880	521.0	344.0	1.56	0.62	\$60
013-120-000-054-00	CHERYLN LANE	06/18/20	\$60,000	WD	\$60,000	\$36,828	\$28,400	340.0	1010.0	1.58	0.29	\$167
013-305-000-019-00	5428 E CHERYLN LANE on Black River	08/26/16	\$76,200	WARRANTY DEED (GOOD)	\$76,200	\$3,972	\$4,800	80.0	286.0	0.43	0.43	\$50
Totals:												\$173,700
												REFI
												\$77,080
												Average
												per FF=>
												\$98

998 round up to \$100 River Average Use \$100 per ff

RIVER VACANT

Pareel 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
012-024-200-035-00	LAKEHORE DRIVE	11/21/16	\$35,000	VACANT LAND SALE	\$35,000	\$35,000	\$24,000	200.0	159.0	0.73	0.73	\$175
013-305-000-054-00	RAYMOND RD	02/13/15	\$20,000	MULTIPLE GOOD VACCA	\$20,000	\$20,000	\$11,200	140.0	224.0	0.71	0.36	\$143
013-120-000-026-00	5418 BLACK RIVER RD	06/02/20	\$37,500	WD	\$37,500	\$11,375	\$43,880	521.0	344.0	1.56	0.62	\$60
013-305-000-004-00		03/21/14	\$8,000	VACANT LAND SALE	\$8,000	\$8,000	\$5,250	70.0	160.0	0.26	0.26	\$114
Totals:												\$100,500
												\$94,375
												Average
												per FF=>
												\$101

LAKE HURON BACKLOT VACANT ALPENA COUNTY sales

Pareel 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
011-010-000-294-00	N PAULTRIDGE PT RD ALPENA	07/08/22	\$16,000	VACANT LAND SALE	\$16,000	\$16,000	\$16,000	114.3				\$140
Totals:												\$16,000
												REFI
												\$16,000
												Average
												per FF=>
												\$140

LAKE HURON BACKLOT POOR Alcona sales

Pareel 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
013-212-000-021-00	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
Totals:												\$15,000
												REFI
												\$15,000
												Average
												per FF=>
												\$55

LAKE HURON BACKLOT VACANT SALES HANVES TWP ALCONA SALES

Pareel 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
013-350-000-025-01	LAKESHORE DR	07/18/24	\$13,000	VACANT LAND SALE	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10	1.10	\$163
013-350-000-025-02	LAKESHORE DR	07/18/24	\$13,000	VACANT LAND SALE	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10	1.10	\$163
Totals:												\$26,000
												\$26,000
												Average
												per FF=>
												\$163

LAKE HURON BACKLOT VACANT DEEDED ACCESS SALES ALCONA SALES

Pareel 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
013-212-000-022-01	5950 N LAKESHORE DR	10/08/25	\$40,000	VACANT LAND SALE	\$40,000	\$40,000	\$40,000	100.0	400.0	0.92	0.92	\$400
013-211-000-016-00	N RIDGE RD	04/27/25	\$35,000	VACANT LAND SALE	\$35,000	\$35,000	\$35,000	200.0	242.0	1.11	1.11	\$175
Totals:												\$75,000
												\$75,000
												Average
												per FF=>
												\$250

USE BACK LOTS AVERAGE WITH ACCESS USE \$160 PER FF

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

Pareel 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
064-010-000-057-00	CLARE ST OSCODA	07/31/24	\$28,500	VACANT LAND SALE	\$28,500	\$28,500	\$28,500	158.0	100.0	0.36	0.36	\$180
021-430-000-085-00	2201 AUSABLE PT RD	07/30/25	\$20,000	VACANT LAND SALE	\$20,000	\$20,000	\$20,000	98.0	492.0	1.10	1.10	\$204
Totals:												\$48,500
												REFI
												\$48,500
												Average
												per FF=>
												\$189

BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .54 WET RATIO TIMES \$189=\$86

USE BACK LOTS AVERAGE WITH ACCESS USE \$160 PER FFT  
DIRT / GRAVEL USE \$40 PER FFT  
PAVED USE \$65 PER FFT  
BETTER ON PAVED USE \$70 PER FFT US23/41  
LAKE HURON BACK LOTS POOR USE \$65 PER FFT SAME AS PAVED RATE  
RIVER BETTER \$135 PER FFT  
RIVER AVERAGE \$100 PER FFT

**Residential FOR 2026 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/23-3/31/25) FOR LAKE HURON**

PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ. S.P.	PRICE/FFT	DOC/NOTES TOWNSHIP	DAYS ON MARKET	LIST PRICE
013-220-000-020-00+	4438 N LAKESHORE DR	11/22/23	200.0	230.0		\$315,000	\$315,000	\$1,575	WD ALCONA		
013-115-000-020-00	N RIDGE RD	7/24/2024	100	258	0.59	150000	150000	\$1,500	WD ALCONA		
			<b>300.0</b>			<b>\$465,000</b>	<b>\$465,000</b>	<b>\$1,550</b>			

AVERAGE per FFT= \$1,550  
Alcona Township Average Lake Huron use \$1,550

PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ. S.P.	PRICE/FFT	DOC/NOTES TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-025-300-010-00	N LAKESHORE DR	9/25/2025	104	237	0.57	230000	230000		ALCONA	217	275000
			<b>104</b>	<b>237</b>	<b>0.57</b>	<b>\$1,550</b>	<b>230000</b>	<b>2212</b>			

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	150.0	250.0	0.85	\$205,000	\$205,000	\$1,367	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
			<b>268.0</b>			<b>\$390,000</b>	<b>\$390,000</b>	<b>\$1,455</b>			

AVERAGE per FFT=\$1,455  
\$1568 better represents parcels round to \$1600. use last years value of \$1600

Haynes Township Average Lake Huron use \$1,600

PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ. S.P.	PRICE/FFT	DOC/NOTES TOWNSHIP	DAYS ON MARKET	LIST PRICE
04-061-002-000-585-00	9929 OSSINEKE RD	10/10/24	100.0	390.0	0.73	\$231,000	\$231,000	\$2,310	WD SANBORN/AL	57	\$299,000
064-110-000-054-00	7542 NORTH US 23	07/29/23	110.0	187.0	0.65	\$267,000	\$267,000	\$2,427	WD IOSCO	51	\$294,700
			<b>210.0</b>			<b>\$498,000</b>	<b>\$498,000</b>	<b>\$2,371.4</b>			

AVERAGE per FFT=\$2,371.4 OUT OF COUNTY

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	WD ALCONA	380	\$170,000
012-024-200-045-03	N LAKESHORE DR	04/23/24	233.0	2169	12.04	\$170,000	\$170,000	\$730	WD ALCONA	132	\$104,000
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD ALCONA		
			<b>449.8</b>			<b>\$322,000</b>	<b>\$322,000</b>	<b>\$716</b>			

Alcona & Haynes Twp BELOW AVERAGE Lake Huron use \$700

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		
018-120-000-003-00	3577 EL CSALON 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		
			<b>339.6</b>			<b>\$168,000</b>	<b>\$168,000</b>	<b>\$495</b>			

AVERAGE per FFT=\$495 UNBUILDABLE/WETLANDS  
Alcona & Haynes Twp POOR UNBUILDABLE/WETLANDS Lake Huron use \$500

Parcel Number	Street Address	Sale Date	Sale Price	Frms of S:	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-350-000-025-01	LAKESHORE DR	07/18/24	\$13,000	VACANT	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10		\$163
013-350-000-025-02	LAKESHORE DR	07/18/24	\$13,000	VACANT	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10		\$163
Totals:			<b>\$26,000</b>		<b>\$26,000</b>	<b>\$26,000</b>	<b>260000.00</b>	<b>\$160</b>		<b>160.0</b>		<b>\$163</b>

Average per FF=> \$163

Parcel Number	Street Address	Sale Date	Sale Price	Frms of S:	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-212-000-022-01	5950 N LAKESHORE DR	10/08/25	\$40,000	VACANT	\$40,000	\$40,000	\$40,000	100.0	400.0	0.92		\$400
013-211-000-016-00	N RIDGE RD	04/27/25	\$35,000	VACANT	\$35,000	\$35,000	\$35,000	200.0	242.0	1.11		\$175
Totals:			<b>\$75,000</b>		<b>\$75,000</b>	<b>\$75,000</b>	<b>750000.00</b>	<b>\$300</b>		<b>300.0</b>		<b>\$300.0</b>

USE BACK LOTS AVERAGE WITH ACCESS USE \$160 PER FFT

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

Parcel Number	Street Address	Sale Date	Sale Price	Sq. Ft. of Vacant	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
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
021-A30-000-085-00	2201 AUSABLE PT RD	07/30/25	\$20,000	VACANT	\$20,000	\$20,000	\$20,000	98.0	492.0	1.10	1.10	\$204
<b>Totals:</b>												
											\$48,500	
											#REF!	
											\$48,500	
											Average	
											\$189	

**BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .54 WET RATIO TIMES \$189=\$86**

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

Parcel Number	Street Address	Sale Date	Sale Price	Sq. Ft. of Vacant	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	/5 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	15
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
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
<b>Totals:</b>														
											\$34,100			
											Average			
											\$70			
											per Net Acres::			
											16,238.10			
											Average			
											\$0.37			

70+60=130/2=65

**USE \$65 PER FFT PAVED**

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

Parcel Number	Street Address	Sale Date	Sale Price	Sq. Ft. of Vacant	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	/5 ON MAR LIST PRICE
064-931-000-041-00	NORTH WIER RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434
054-065-000-027-00	W SCOTT RD	07/11/24	\$12,500		\$12,500	\$12,500	\$12,500	197.5	220.0	0.76	0.76	\$65	ALPENA	9500
046-590-000-042-00	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
<b>Totals:</b>														
											\$31,000			
											Average			
											\$60			
											per Net Acres::			
											27,145.36			
											Average			
											\$0.62			

Average  
per FF=>

\$250