

Curtis Township- 2024 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc Land Table	Class
031-020-100-005-00	CLOUSE RD	4/26/2022	160000	WD	03-ARM'S LENGTH	160000	114200	160000	114200	Vacant	0	0	60	\$ 2,667	0	101	2022-00001647	AGRICULTURAL	102
031-021-200-025-00	3608 S M65	3/16/2022	88000	WD	03-ARM'S LENGTH	88000	78320	34762	25082	Improved	0	0	18.47	\$ 1,882	0	101	2022-00001197	AGRICULTURAL	101
031-024-300-005-01	3287 W HOSKINS RD	5/19/2022	105000	WD	03-ARM'S LENGTH	105000	57297	96579	48876	Improved	0	0	34.92	\$ 2,766	0	101	2022-00002015	AGRICULTURAL	101
031-028-200-050-00	4808 WEBSTER RD	6/17/2021	135000	WD	03-ARM'S LENGTH	135000	130906	61194	57100	Improved	0	0	20	\$ 3,060	0	101	2021-00002584	AGRICULTURAL	101
													\$	2,594					

For 2024, use \$1500/acre for Ag Land, see large acre Residential Rates
 For 2024, use \$1400/acre for Wooded Land on Ag Parcels.

\$ 1,692 Residential 40-80 Acres
 \$ 1,479 Residential 100+ Acres
 \$ 1,586

Curtis Township-2024 Land Value Analysis Commercial Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	96122	4129	10351	Improved	207.019668	150	0.689	\$ 20	5992.743106	200	VLB	2021-00002796		RURAL PARCELS LOTS	401	
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TRI	12500	13282	2801	3583	Improved	71.65094	165	0.25	\$ 39	11204	66	RPL	2021-00002946		RURAL PARCELS LOTS	401	
032-320-000-035-00	3213 S SYCAMORE ST	7/15/2022	6500	WD	03-ARM'S LENGTH	6500	7763	6500	7763	Vacant	155.264751	150	0.517	\$ 42	12572.53385	150	RPL	2022-00002494		RURAL PARCELS LOTS	402	
032-150-000-016-01	ROSE ST	9/9/2022	4800	QC	21-NOT USED/OTHEI	4800	4677	4800	4677	Vacant	93.546207	180	0.341	\$ 51	14076.24633	82.5	RPL	2022-00003153		RURAL PARCELS LOTS	402	
032-205-000-040-00	2934 S CROSS ST	6/7/2021	10000	WD	03-ARM'S LENGTH	10000	6296	10000	6296	Vacant	179.885678	260	0.788	\$ 56	12690.35533	132	RPL	2021-00002472		RURAL PARCELS LOTS	402	
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	55393	21781	13174	Improved	263.48387	357	1.352	\$ 83	16110.2071	165	RPL	2022-00002302		RURAL PARCELS LOTS	401	
032-100-000-014-00	W ALVIN DR	10/28/2022	52000	WD	03-ARM'S LENGTH	52000	38459	27263	13722	Improved	304.931655	121	0.911	\$ 89	29926.45445	328	RPL	2022-00003801		RURAL PARCELS LOTS	401	
														\$	54							
														\$	50							

For 2024, use \$50/foot for commercial lots

Curtis Township-2024 Land Value Analysis Commercial 1+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcel	Land Table	Class
072-008-300-004-01		3/16/2022	2000	WD	03-ARM'S LENGTH	2000	1120	2000	1120	Vacant	0.28	\$ 7,143	RP	2022-005208		RURAL PARCELS 1-5 A	402
072-008-100-002-00	7247 EAST DR	7/2/2021	68500	WD	03-ARM'S LENGTH	67500	61938	9562	4000	Improved	0.918	\$ 10,416	RPG	2021-004801		RURAL PARCELS 1-5 A	401
070-030-100-005-30	2840 MILL STATION RD	6/7/2021	78000	WD	03-ARM'S LENGTH	78000	79699	1801	3500	Improved	1	\$ 1,801	RP	2021-004174		RURAL PARCELS 1-5 A	401
073-E90-000-035-00	IARGO RD	3/10/2022	5000	WD	03-ARM'S LENGTH	5000	4000	5000	4000	Vacant	1	\$ 5,000	RP	2022-001411		RURAL PARCELS 1-5 A	402
072-036-400-008-00	5145 BRITT RD	9/2/2021	58500	WD	03-ARM'S LENGTH	58500	51979	11601	5080	Improved	1.37	\$ 8,468	RP	2021-006482		RURAL PARCELS 1-5 A	401
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	03-ARM'S LENGTH	60000	51979	13101	5080	Improved	1.37	\$ 9,563	RP	2023-000907		RURAL PARCELS 1-5 A	401
031-015-200-076-00	4737 BAKER RD	8/27/2021	10000	WD	03-ARM'S LENGTH	10000	7022	10000	7022	Vacant	1.76	\$ 5,682	RP1	2021-00003561		RURAL LOTS 1+	402
												\$ 6,867					For 2024, use as 1 Acre Rate
031-015-200-100-00		10/16/2021	18500	WD	03-ARM'S LENGTH	18500	9814	18500	9814	Vacant	3.25	\$ 5,692	RP1	2021-00004165		RURAL LOTS 1+	402
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	111117	9280	10397	Improved	3.34	\$ 2,778	RP1	2021-00002962		RURAL LOTS 1+	401
031-015-200-050-05	3123 LAKE SHORE DR	9/17/2021	6500	WD	03-ARM'S LENGTH	6500	7300	6500	7300	Vacant	3.35	\$ 1,940	NLB	2021-00003903		RURAL LOTS 1+	402
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	63924	6078	10002	Improved	3.576	\$ 1,700	RP1	2022-00003767		RURAL LOTS 1+	401
												\$ 3,028					For 2024, use as 3-4 Acre Rate

Curtis Township-2024 Land Value Analysis Commercial 10+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parc Land Table	Class
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000	LC	21-NOT USED/OTHE	120000	95497	52613	28110	Improved	10	\$ 5,261	RPA	2021-00002010	RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	03-ARM'S LENGTH	197700	150284	69833	22417	Improved	10	\$ 6,983	RPA	2022-00003242	RURAL PARCELS 10+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000	WD	03-ARM'S LENGTH	95000	57304	60806	23110	Improved	10	\$ 6,081	RPA	2022-00001734	RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000	WD	03-ARM'S LENGTH	181000	103496	100614	23110	Improved	10	\$ 10,061	RPA	2021-00004989	RURAL PARCELS 10+	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000	WD	03-ARM'S LENGTH	250000	207647	66156	23803	Improved	10.3	\$ 6,423	RP1	2021-00003234	RURAL PARCELS 10+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000	WD	03-ARM'S LENGTH	75000	41216	57634	23850	Improved	10.32	\$ 5,585	RPA	2022-00001228	RURAL PARCELS 10+	401
071-028-300-001-00	NATIONAL CITY RD	11/3/2021	22000	WD	03-ARM'S LENGTH	22000	18538	22000	18538	Vacant	8.31	\$ 2,647	RPF	2021-007894	RURAL PARCELS 10-29	402
072-034-200-001-00	W SLOSSER TR	11/4/2022	30000	WD	03-ARM'S LENGTH	30000	26550	30000	26550	Vacant	9.1	\$ 3,297	RPF	2022-006786	RURAL PARCELS 5-10A	402
070-020-100-001-50	ESMOND	12/20/2021	26000	WD	03-ARM'S LENGTH	26000	22310	26000	22310	Vacant	10	\$ 2,600	RPTA	2022-000181	RURAL PARCELS 10-29	402
070-023-400-001-75	3187 TOWERLINE RD	12/8/2021	35000	WD	03-ARM'S LENGTH	35000	22471	35000	22471	Vacant	10.02	\$ 3,493	RPTA	2021-008657	RURAL PARCELS 10-29	402
072-035-400-001-40	6626 TERRY LANE	9/3/2021	150000	WD	03-ARM'S LENGTH	150000	150392	22723	23115	Improved	10.05	\$ 2,261	RPTA	2021/006511	RURAL PARCELS 10-29	401
070-034-400-001-10	2053 M65	7/6/2022	35000	WD	03-ARM'S LENGTH	35000	31080	35000	31080	Vacant	10.36	\$ 3,378	RPTA	2022-004120	RURAL PARCELS 5-10A	402
070-034-400-001-40	2053 M65	5/16/2021	40000	WD	03-ARM'S LENGTH	40000	34555	36645	31200	Improved	10.4	\$ 3,524	AG	2021-001646	RURAL PARCELS 5-10A	401
070-034-400-001-20	2053 M65	4/23/2021	26000	WD	03-ARM'S LENGTH	26000	32040	26000	32040	Vacant	10.68	\$ 2,434	AG	2021-003034	RURAL PARCELS 5-10A	102
071-030-200-001-20	CURTIS RD	6/11/2021	30000	WD	03-ARM'S LENGTH	30000	28796	30000	28796	Vacant	12.52	\$ 2,396	RPTA	2021-004416	RURAL PARCELS 10-29	402
071-030-200-001-20	CURTIS RD	12/27/2022	42000	WD	03-ARM'S LENGTH	42000	28796	42000	28796	Vacant	12.52	\$ 3,355	RPTA	2022-007500	RURAL PARCELS 10-29	402
												\$ 4,361	Avg of All			
												\$ 6,732	Avg of Sales 1-6		For 2024, use \$2,939/acre on 7-10 Acre	
												\$ 2,939	Avg of Sales 7+			
090-027-300-004-00	RHODES RD	6/7/2021	41500	WD	03-ARM'S LENGTH	41500	86400	41500	57600	Improved	19.6	\$ 2,117	RES	2021004185	090-027-3(SHERMAN LAND	
090-005-100-002-50	N NATION AL CITY RD	4/30/2021	50000	LC	21-NOT USED/OTHE	50000	40000	50000	40000	Vacant	20	\$ 2,500	RES	2023-003528	SHERMAN LAND	
090-030-400-001-50	ALLEN RD VACANT	9/16/2021	56000	WD	03-ARM'S LENGTH	56000	58666	56000	58666	Vacant	20	\$ 2,800	RES	20210065779	090-030-4(SHERMAN LAND	
072-035-400-001-00	6612 TERRY LANE	2/11/2022	184900	WD	03-ARM'S LENGTH	184900	186047	45083	46230	Improved	20.1	\$ 2,243	RPTA	2022-000820	RURAL PARCELS 10-29	
090-007-300-001-00	KITCHEN RD	1/20/2023	45000	WD	03-ARM'S LENGTH	45000	39968	45000	39968	Vacant	20.23	\$ 2,224	RES	2023000358	SHERMAN LAND	
031-032-400-010-00	4995 S VAUGHN LAKE RD	7/28/2022	82000	WD	03-ARM'S LENGTH	82000	30400	82000	30400	Vacant	20	\$ 4,100	RPA	2022-00002858	RURAL PARCELS 10+	402
031-032-400-010-00	4995 S VAUGHN LAKE RD	9/29/2022	78000	WD	03-ARM'S LENGTH	78000	30400	78000	30400	Vacant	20	\$ 3,900	RPA	2022-00003455	RURAL PARCELS 10+	402
031-008-400-005-00	2700 S MCDougall RD	9/9/2022	49000	WD	03-ARM'S LENGTH	49000	49400	49000	49400	Vacant	26	\$ 1,885	RPA	2022-00003262	RURAL PARCELS 10+	402
												\$ 2,721	Avg of All			
												\$ 2,377	Avg of Sales 1-5			
												For 2024, use \$2500 for 20 acre parcels				
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	183088	54926	73790	Improved	31.93	\$ 1,720	RPA	2023-00000483	031-020-2(RURAL PARCELS 10+	401
031-029-100-020-00	5170 WEBSTER RD	4/16/2021	185000	WD	03-ARM'S LENGTH	185000	177195	82805	75000	Improved	40	\$ 2,070	RPA	2021-00001655	RURAL PARCELS 10+	401
031-012-300-050-00	W F30	9/9/2022	72000	WD	03-ARM'S LENGTH	72000	61100	72000	61100	Vacant	56.05	\$ 1,285	RPA	2022-00003407	RURAL PARCELS 10+	402
												\$ 1,692	For 2024, use \$1,692 for 40-80 acres			
030-018-100-005-00	CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	143086	115333	115831	Improved	78.002	\$ 1,479	RPA	2021-00003767	030-018-1(RURAL PARCELS 10+	402
												For 2024, use \$1,479 for 100+ Acres				

Curtis Township-2024 Land Value Analysis Hunters Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improve	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other P	Land Table	Class	
032-163-000-100-01		10/22/2021	2000	QC	21-NOT USED/OTHEI	2000	7513	2000	7513	Vacant	174.72	253	0.928	\$ 11	2155.172414	204.58	HLB	2021-00004356		HUNTERS LAKE BACK	402	
032-163-000-107-00	ALGONQUIN DR	9/17/2021	5000	WD	03-ARM'S LENGTH	5000	3225	5000	3225	Vacant	75	234	0.403	\$ 67	12406.94789	75	HLB	2021-00003784		HUNTERS LAKE BACK	402	
032-163-000-100-01		9/14/2022	14000	WD	03-ARM'S LENGTH	14000	7513	14000	7513	Vacant	174.72	253	0.928	\$ 80	15086.2069	204.58	HLB	2022-00003312		HUNTERS LAKE BACK	402	
														\$ 53	For 2024, use \$53/foot for Backlots							
032-163-000-099-01	3625 ALGONQUIN DR	7/7/2022	245000	WD	03-ARM'S LENGTH	245000	160144	191343	106487	Improved	246.496813	332.6	1.291	\$ 776	148213.0132	277.71	HLF	2022-00002435		HUNTERS LAKE FRONT	401	
032-162-000-046-00	3342 S IRIQUOIS DR	3/31/2022	135000	WD	03-ARM'S LENGTH	135000	88840	72476	26316	Improved	60.916296	170	0.234	\$ 1,190	309726.4957	60	HLF	2022-00001319		HUNTERS LAKE FRONT	401	
032-163-000-098-00	3621 ALGONQUIN DR	8/12/2022	200000	WD	03-ARM'S LENGTH	200000	112429	122251	34680	Improved	80.277153	207	0.356	\$ 1,523	343401.6854	80	HLF	2022-00002904		HUNTERS LAKE FRONT	401	
														\$ 1,163								

For 2024, the prior rate was 432
 North Lake seen a 24% increase
 All current sales are improved
 Improved sales implies this lake is higher
 Apply 24% increase to \$432 and use \$535 for 2024 for Lake Frontage

No vacant land listings as of 1/8/2024

Curtis Township-2024 Land Value Analysis Hunters Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improve	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other P Land Table	Class
032-163-000-100-01		10/22/2021	2000	QC	21-NOT USED/OTHEI	2000	7513	2000	7513	Vacant	174.72	253	0.928	\$ 11	2155.172414	204.58	HLB	2021-00004356	HUNTERS LAKE BACK	402
032-163-000-107-00	ALGONQUIN DR	9/17/2021	5000	WD	03-ARM'S LENGTH	5000	3225	5000	3225	Vacant	75	234	0.403	\$ 67	12406.94789	75	HLB	2021-00003784	HUNTERS LAKE BACK	402
032-163-000-100-01		9/14/2022	14000	WD	03-ARM'S LENGTH	14000	7513	14000	7513	Vacant	174.72	253	0.928	\$ 80	15086.2069	204.58	HLB	2022-00003312	HUNTERS LAKE BACK	402
														\$ 53	For 2024, use \$53/foot for Backlots					
032-163-000-099-01	3625 ALGONQUIN DR	7/7/2022	245000	WD	03-ARM'S LENGTH	245000	160144	191343	106487	Improved	246.496813	332.6	1.291	\$ 776	148213.0132	277.71	HLF	2022-00002435	HUNTERS LAKE FRONT	401
032-162-000-046-00	3342 S IRIQUOIS DR	3/31/2022	135000	WD	03-ARM'S LENGTH	135000	88840	72476	26316	Improved	60.916296	170	0.234	\$ 1,190	309726.4957	60	HLF	2022-00001319	HUNTERS LAKE FRONT	401
032-163-000-098-00	3621 ALGONQUIN DR	8/12/2022	200000	WD	03-ARM'S LENGTH	200000	112429	122251	34680	Improved	80.277153	207	0.356	\$ 1,523	343401.6854	80	HLF	2022-00002904	HUNTERS LAKE FRONT	401
														\$ 1,163						

For 2024, the prior rate was 432
 North Lake seen a 24% increase
 All current sales are improved
 Improved sales implies this lake is higher
 Apply 24% increast to \$432 and use \$535 for 2024 for Lake Frontage

No vacant land listings as of 1/8/2024

Curtis Township-2024 Land Value Analysis North Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improve	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in	Land Table	Class		
032-185-004-001-00	CEDAR LN	5/21/2021	10000	WD	03-ARM'S LENGTH	10000	15993	10000	15993	Vacant	190.398523	250	0.918	\$ 53	10893.24619	160	NLB	2021-00002315	NORTH LAKE BACK	402			
032-185-005-036-00	3003 S NORTHERN DR	10/15/2021	80000	WD	14-INTO/OUT OF TRI	80000	80919	2972	3891	Improved	46.319143	155	0.178	\$ 64	16696.62921	50	NLB	2021-00004144	NORTH LAKE BACK	401			
032-185-005-065-00	2820 N LAKE	11/10/2021	10700	WD	03-ARM'S LENGTH	10700	7782	10700	7782	Vacant	92.638286	155	0.356	\$ 116	30056.17978	100	NLB	2021-00004728	NORTH LAKE BACK	402			
032-185-004-018-00	3026 LAKE SHORE DR	9/6/2022	73500	WD	03-ARM'S LENGTH	73500	61932	21442	9874	Improved	117.55063	240	0.606	\$ 182	35382.83828	100	NLB	2022-00003189	NORTH LAKE BACK	401			
														\$	104	Avg of All							
For 2024, use \$104/foot for Backlots/Canal																							
032-140-100-005-00	NORTH LAKE RD	5/27/2022	85000	WD	14-INTO/OUT OF TRI	85000	126085	85000	84779	Improved	211.519903	411	0.806	\$ 402	105459.0571	172	NLF	2022-00002032	032-140-100-01	NORTH LAKE FRONT	402		
031-010-300-027-00	2800 N NORTH LAKE RD	4/12/2021	260000	WD	03-ARM'S LENGTH	260000	293829	176835	210664	Improved	396.730672	325	2.44	\$ 446	72473.36066	327	NLF	2021-00001606		NORTH LAKE FRONT	401		
032-185-001-034-00	3029 LAKE SHORE DR	12/1/2021	115000	WD	03-ARM'S LENGTH	115000	93999	53028	32027	Improved	60.314165	225	0.282	\$ 879	188042.5532	43.5	NLF	2021-00004860		NORTH LAKE FRONT	401		
032-185-001-012-00	2943 LAKE SHORE DR	12/12/2022	190000	WD	03-ARM'S LENGTH	190000	141656	117315	68971	Improved	129.888491	213	0.533	\$ 903	220103.1895	109	NLF	2023-00000066		NORTH LAKE FRONT	401		
031-010-300-055-00	2850 N LAKE TRAIL	9/26/2022	330000	WD	03-ARM'S LENGTH	330000	173511	258626	102137	Improved	192.348018	200	0.822	\$ 1,345	314630.1703	179	NLF	2022-00003381		NORTH LAKE FRONT	401		
														\$	795	Avg of All							
														\$	657	Avg of Sales 1-4							
For 2024, use \$657/foot for Lake Frontage																							

No vacant land listings as of 1/8/2024

Curtis Township-2024 Land Value Analysis Rural Lots 1+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcel	Land Table	Class
072-008-300-004-01		3/16/2022	2000	WD	03-ARM'S LENGTH	2000	1120	2000	1120	Vacant	0.28	\$ 7,143	RP	2022-005208		RURAL PARCELS 1-5 A	402
072-008-100-002-00	7247 EAST DR	7/2/2021	68500	WD	03-ARM'S LENGTH	67500	61938	9562	4000	Improved	0.918	\$ 10,416	RPG	2021-004801		RURAL PARCELS 1-5 A	401
070-030-100-005-30	2840 MILL STATION RD	6/7/2021	78000	WD	03-ARM'S LENGTH	78000	79699	1801	3500	Improved	1	\$ 1,801	RP	2021-004174		RURAL PARCELS 1-5 A	401
073-E90-000-035-00	IARGO RD	3/10/2022	5000	WD	03-ARM'S LENGTH	5000	4000	5000	4000	Vacant	1	\$ 5,000	RP	2022-001411		RURAL PARCELS 1-5 A	402
072-036-400-008-00	5145 BRITT RD	9/2/2021	58500	WD	03-ARM'S LENGTH	58500	51979	11601	5080	Improved	1.37	\$ 8,468	RP	2021-006482		RURAL PARCELS 1-5 A	401
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	03-ARM'S LENGTH	60000	51979	13101	5080	Improved	1.37	\$ 9,563	RP	2023-000907		RURAL PARCELS 1-5 A	401
031-015-200-076-00	4737 BAKER RD	8/27/2021	10000	WD	03-ARM'S LENGTH	10000	7022	10000	7022	Vacant	1.76	\$ 5,682	RP1	2021-00003561		RURAL LOTS 1+	402
												\$ 6,867					For 2024, use as 1 Acre Rate
031-015-200-100-00		10/16/2021	18500	WD	03-ARM'S LENGTH	18500	9814	18500	9814	Vacant	3.25	\$ 5,692	RP1	2021-00004165		RURAL LOTS 1+	402
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	111117	9280	10397	Improved	3.34	\$ 2,778	RP1	2021-00002962		RURAL LOTS 1+	401
031-015-200-050-05	3123 LAKE SHORE DR	9/17/2021	6500	WD	03-ARM'S LENGTH	6500	7300	6500	7300	Vacant	3.35	\$ 1,940	NLB	2021-00003903		RURAL LOTS 1+	402
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	63924	6078	10002	Improved	3.576	\$ 1,700	RP1	2022-00003767		RURAL LOTS 1+	401
												\$ 3,028					For 2024, use as 3-4 Acre Rate

Curtis Township-2024 Land Value Analysis Rural Parcels 10+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parc	Land Table	Class
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000	LC	21-NOT USED/OTHE	120000	95497	52613	28110	Improved	10	\$ 5,261	RPA	2021-00002010		RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	03-ARM'S LENGTH	197700	150284	69833	22417	Improved	10	\$ 6,983	RPA	2022-00003242		RURAL PARCELS 10+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000	WD	03-ARM'S LENGTH	95000	57304	60806	23110	Improved	10	\$ 6,081	RPA	2022-00001734		RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000	WD	03-ARM'S LENGTH	181000	103496	100614	23110	Improved	10	\$ 10,061	RPA	2021-00004989		RURAL PARCELS 10+	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000	WD	03-ARM'S LENGTH	250000	207647	66156	23803	Improved	10.3	\$ 6,423	RP1	2021-00003234		RURAL PARCELS 10+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000	WD	03-ARM'S LENGTH	75000	41216	57634	23850	Improved	10.32	\$ 5,585	RPA	2022-00001228		RURAL PARCELS 10+	401
071-028-300-001-00	NATIONAL CITY RD	11/3/2021	22000	WD	03-ARM'S LENGTH	22000	18538	22000	18538	Vacant	8.31	\$ 2,647	RPF	2021-007894		RURAL PARCELS 10-29	402
072-034-200-001-00	W SLOSSER TR	11/4/2022	30000	WD	03-ARM'S LENGTH	30000	26550	30000	26550	Vacant	9.1	\$ 3,297	RPF	2022-006786		RURAL PARCELS 5-10A	402
070-020-100-001-50	ESMOND	12/20/2021	26000	WD	03-ARM'S LENGTH	26000	22310	26000	22310	Vacant	10	\$ 2,600	RPTA	2022-000181		RURAL PARCELS 10-29	402
070-023-400-001-75	3187 TOWERLINE RD	12/8/2021	35000	WD	03-ARM'S LENGTH	35000	22471	35000	22471	Vacant	10.02	\$ 3,493	RPTA	2021-008657		RURAL PARCELS 10-29	402
072-035-400-001-40	6626 TERRY LANE	9/3/2021	150000	WD	03-ARM'S LENGTH	150000	150392	22723	23115	Improved	10.05	\$ 2,261	RPTA	2021/006511		RURAL PARCELS 10-29	401
070-034-400-001-10	2053 M65	7/6/2022	35000	WD	03-ARM'S LENGTH	35000	31080	35000	31080	Vacant	10.36	\$ 3,378	RPTA	2022-004120		RURAL PARCELS 5-10A	402
070-034-400-001-40	2053 M65	5/16/2021	40000	WD	03-ARM'S LENGTH	40000	34555	36645	31200	Improved	10.4	\$ 3,524	AG	2021-001646		RURAL PARCELS 5-10A	401
070-034-400-001-20	2053 M65	4/23/2021	26000	WD	03-ARM'S LENGTH	26000	32040	26000	32040	Vacant	10.68	\$ 2,434	AG	2021-003034		RURAL PARCELS 5-10A	102
071-030-200-001-20	CURTIS RD	6/11/2021	30000	WD	03-ARM'S LENGTH	30000	28796	30000	28796	Vacant	12.52	\$ 2,396	RPTA	2021-004416		RURAL PARCELS 10-29	402
071-030-200-001-20	CURTIS RD	12/27/2022	42000	WD	03-ARM'S LENGTH	42000	28796	42000	28796	Vacant	12.52	\$ 3,355	RPTA	2022-007500		RURAL PARCELS 10-29	402
												\$ 4,361	Avg of All				
												\$ 6,732	Avg of Sales 1-6				For 2024, use \$2,939/acre on 7-10 Acre
												\$ 2,939	Avg of Sales 7+				
090-027-300-004-00	RHODES RD	6/7/2021	41500	WD	03-ARM'S LENGTH	41500	86400	41500	57600	Improved	19.6	\$ 2,117	RES	2021004185	090-027-300-004-00	SHERMAN LAND	
090-005-100-002-50	N NATION AL CITY RD	4/30/2021	50000	LC	21-NOT USED/OTHE	50000	40000	50000	40000	Vacant	20	\$ 2,500	RES	2023-003528		SHERMAN LAND	
090-030-400-001-50	ALLEN RD VACANT	9/16/2021	56000	WD	03-ARM'S LENGTH	56000	58666	56000	58666	Vacant	20	\$ 2,800	RES	20210065779	090-030-400-001-50	SHERMAN LAND	
072-035-400-001-00	6612 TERRY LANE	2/11/2022	184900	WD	03-ARM'S LENGTH	184900	186047	45083	46230	Improved	20.1	\$ 2,243	RPTA	2022-000820		RURAL PARCELS 10-29	
090-007-300-001-00	KITCHEN RD	1/20/2023	45000	WD	03-ARM'S LENGTH	45000	39968	45000	39968	Vacant	20.23	\$ 2,224	RES	2023000358		SHERMAN LAND	
031-032-400-010-00	4995 S VAUGHN LAKE RD	7/28/2022	82000	WD	03-ARM'S LENGTH	82000	30400	82000	30400	Vacant	20	\$ 4,100	RPA	2022-00002858		RURAL PARCELS 10+	402
031-032-400-010-00	4995 S VAUGHN LAKE RD	9/29/2022	78000	WD	03-ARM'S LENGTH	78000	30400	78000	30400	Vacant	20	\$ 3,900	RPA	2022-00003455		RURAL PARCELS 10+	402
031-008-400-005-00	2700 S MCDUGALL RD	9/9/2022	49000	WD	03-ARM'S LENGTH	49000	49400	49000	49400	Vacant	26	\$ 1,885	RPA	2022-00003262		RURAL PARCELS 10+	402
												\$ 2,721	Avg of All				
												\$ 2,377	Avg of Sales 1-5				For 2024, use \$2500 for 20 acre parcels
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	183088	54926	73790	Improved	31.93	\$ 1,720	RPA	2023-00000483	031-020-200-001-00	RURAL PARCELS 10+	401
031-029-100-020-00	5170 WEBSTER RD	4/16/2021	185000	WD	03-ARM'S LENGTH	185000	177195	82805	75000	Improved	40	\$ 2,070	RPA	2021-00001655		RURAL PARCELS 10+	401
031-012-300-050-00	W F30	9/9/2022	72000	WD	03-ARM'S LENGTH	72000	61100	72000	61100	Vacant	56.05	\$ 1,285	RPA	2022-00003407		RURAL PARCELS 10+	402
												\$ 1,692	For 2024, use \$1,692 for 40-80 acres				
030-018-100-005-00	CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	143086	115333	115831	Improved	78.002	\$ 1,479	RPA	2021-00003767	030-018-100-005-00	RURAL PARCELS 10+	402
													For 2024, use \$1,479 for 100+ Acres				

Curtis Township-2024 Land Value Analysis Rural Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc Land Table	Class	
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	96122	4129	10351	Improved	207.019668	150	0.689	\$ 20	5992.743106	200	VLB	2021-00002796	RURAL PARCELS LOTS	401	
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TR	12500	13282	2801	3583	Improved	71.65094	165	0.25	\$ 39	11204	66	RPL	2021-00002946	RURAL PARCELS LOTS	401	
032-320-000-035-00	3213 S SYCAMORE ST	7/15/2022	6500	WD	03-ARM'S LENGTH	6500	7763	6500	7763	Vacant	155.264751	150	0.517	\$ 42	12572.53385	150	RPL	2022-00002494	RURAL PARCELS LOTS	402	
032-150-000-016-01	ROSE ST	9/9/2022	4800	QC	21-NOT USED/OTHE	4800	4677	4800	4677	Vacant	93.546207	180	0.341	\$ 51	14076.24633	82.5	RPL	2022-00003153	RURAL PARCELS LOTS	402	
032-205-000-040-00	2934 S CROSS ST	6/7/2021	10000	WD	03-ARM'S LENGTH	10000	6296	10000	6296	Vacant	179.885678	260	0.788	\$ 56	12690.35533	132	RPL	2021-00002472	RURAL PARCELS LOTS	402	
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	55393	21781	13174	Improved	263.48387	357	1.352	\$ 83	16110.2071	165	RPL	2022-00002302	RURAL PARCELS LOTS	401	
032-100-000-014-00	W ALVIN DR	10/28/2022	52000	WD	03-ARM'S LENGTH	52000	38459	27263	13722	Improved	304.931655	121	0.911	\$ 89	29926.45445	328	RPL	2022-00003801	RURAL PARCELS LOTS	401	
														\$	54						
														\$	50						

For 2024, use \$50/foot for rural residential backlots

Curtis Township-2024 Land Value Analysis Vaughn Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	
032-196-000-052-01	PINE ST	3/30/2022	65000	WD	03-ARM'S LENGTH	65000	57654	17577	10231	Improved	121.798054	191.5	0.475	\$	144	37004.2105	108	VLB	2022-00001323	VAUGHN LAKE BACK	401	
032-195-002-016-00	5058 PINE ST	6/29/2021	85000	WD	03-ARM'S LENGTH	85000	78746	28362	15632	Improved	186.089929	280	0.614	\$	152	46192.1824	189	VLB	2021-00004737	032-197-00 VAUGHN LAKE BACK	401	
														\$	148							
For 2024, good vacant sales in Vaughn Lake, use \$104/foot for Backlots																						
032-215-000-015-00	5096 LAKE DR	6/6/2022	260000	WD	19-MULTI PARCEL A	260000	212053	136535	80906	Improved	229.346024	296	0.704	\$	595	193941.761	230	VLF	2022-00002154	032-280-00 VAUGHN LAKE FRONT	401	
032-215-000-025-00	5148 LAKE ST	6/30/2021	300000	WD	03-ARM'S LENGTH	280000	269012	36692	25704	Improved	48.40768	123	0.141	\$	758	260226.95	50	VLF	2021-00003044	VAUGHN LAKE FRONT	401	
032-215-000-020-00	5124 LAKE DR	8/31/2022	322000	WD	03-ARM'S LENGTH	322000	206392	203223	87615	Improved		165	100	0.379	\$	1,232	536208.443	150	VLF	2022-00003104	VAUGHN LAKE FRONT	401
031-021-300-055-00	LAKE ST	5/26/2022	247500	WD	03-ARM'S LENGTH	247500	176033	125581	54114	Improved	101.908927	151	0.347	\$	1,232	361904.899	100	VLF	2022-00002095	VAUGHN LAKE FRONT	401	
032-285-000-028-00	4048 W LAKE ST	7/29/2021	340000	WD	03-ARM'S LENGTH	340000	271007	120418	51425	Improved	96.845897	145	0.32	\$	1,243	376306.25	96	VLF	2021-00003300	VAUGHN LAKE FRONT	401	
031-021-300-060-00	3954 LAKE ST	8/24/2022	185000	WD	03-ARM'S LENGTH	185000	109616	130960	55576	Improved	104.663514	168	0.36	\$	1,251	363777.778	100	VLF	2022-00003061	VAUGHN LAKE FRONT	401	
032-215-000-023-00	5140 LAKE DR	5/13/2022	250000	WD	03-ARM'S LENGTH	250000	193434	83116	26550	Improved		50	100	0.115	\$	1,662	722747.826	50	VLF	2022-00001820	VAUGHN LAKE FRONT	401
032-195-001-034-00	5127 PINE	3/17/2022	187000	WD	14-INTO/OUT OF TF	187000	119529	96497	29026	Improved	54.663256	200	0.23	\$	1,765	419552.174	50	VLF	2022-00001191	VAUGHN LAKE FRONT	401	
032-215-000-024-00	5144 LAKE DR	4/29/2022	180000	WD	03-ARM'S LENGTH	180000	91913	116310	28223	Improved	53.150729	113	0.13	\$	2,188	894692.308	50	VLF	2022-00001731	VAUGHN LAKE FRONT	401	
														\$	1,325							

For 2024, prior year rate was 531, down from 600.
 North Lake has seen a 24% increase
 Improved sales implies this lake is higher
 North Lake: 657
 Current Analysis: 1325
 Blend 991

For 2024, use \$991/foot for Vaughn Lake Frontage

No vacant land listings as of 1/8/2024

Curtis Township-2024 Land Value Analysis Vaughn Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc. Land Table	Class	
032-196-000-052-01	PINE ST	3/30/2022	65000	WD	03-ARM'S LENGTH	65000	57654	17577	10231	Improved	121.798054	191.5	0.475	\$	144	37004.2105	108	VLB	2022-00001323	VAUGHN LAKE BACK	401
032-195-002-016-00	5058 PINE ST	6/29/2021	85000	WD	03-ARM'S LENGTH	85000	78746	28362	15632	Improved	186.089929	280	0.614	\$	152	46192.1824	189	VLB	2021-00004737	032-197-00 VAUGHN LAKE BACK	401
														\$	148						
For 2024, good vacant sales in Vaughn Lake, use \$104/foot for Backlots																					
032-215-000-015-00	5096 LAKE DR	6/6/2022	260000	WD	19-MULTI PARCEL A	260000	212053	136535	80906	Improved	229.346024	296	0.704	\$	595	193941.761	230	VLF	2022-00002154	032-280-00 VAUGHN LAKE FRONT	401
032-215-000-025-00	5148 LAKE ST	6/30/2021	300000	WD	03-ARM'S LENGTH	280000	269012	36692	25704	Improved	48.40768	123	0.141	\$	758	260226.95	50	VLF	2021-00003044	VAUGHN LAKE FRONT	401
032-215-000-020-00	5124 LAKE DR	8/31/2022	322000	WD	03-ARM'S LENGTH	322000	206392	203223	87615	Improved	165	100	0.379	\$	1,232	536208.443	150	VLF	2022-00003104	VAUGHN LAKE FRONT	401
031-021-300-055-00	LAKE ST	5/26/2022	247500	WD	03-ARM'S LENGTH	247500	176033	125581	54114	Improved	101.908927	151	0.347	\$	1,232	361904.899	100	VLF	2022-00002095	VAUGHN LAKE FRONT	401
032-285-000-028-00	4048 W LAKE ST	7/29/2021	340000	WD	03-ARM'S LENGTH	340000	271007	120418	51425	Improved	96.845897	145	0.32	\$	1,243	376306.25	96	VLF	2021-00003300	VAUGHN LAKE FRONT	401
031-021-300-060-00	3954 LAKE ST	8/24/2022	185000	WD	03-ARM'S LENGTH	185000	109616	130960	55576	Improved	104.663514	168	0.36	\$	1,251	363777.778	100	VLF	2022-00003061	VAUGHN LAKE FRONT	401
032-215-000-023-00	5140 LAKE DR	5/13/2022	250000	WD	03-ARM'S LENGTH	250000	193434	83116	26550	Improved	50	100	0.115	\$	1,662	722747.826	50	VLF	2022-00001820	VAUGHN LAKE FRONT	401
032-195-001-034-00	5127 PINE	3/17/2022	187000	WD	14-INTO/OUT OF TR	187000	119529	96497	29026	Improved	54.663256	200	0.23	\$	1,765	419552.174	50	VLF	2022-00001191	VAUGHN LAKE FRONT	401
032-215-000-024-00	5144 LAKE DR	4/29/2022	180000	WD	03-ARM'S LENGTH	180000	91913	116310	28223	Improved	53.150729	113	0.13	\$	2,188	894692.308	50	VLF	2022-00001731	VAUGHN LAKE FRONT	401
														\$	1,325						

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