

Alpena County- 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 | Net Acres | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parce Land Table | Class |
|--------------------|----------------------|------------|------------|--------|--------------------|--------------|----------------|---------------|-----------------|-----------------|-----------|--------------|--------------|----------|------------|----------------------------------|-------|
| 031-009-000-765-06 | 3198 BEAN CREEK ROAD | 9/16/2022 | 14000 | WD | 03-ARM'S LENGTH | 14000 | 31829 | 14000 | 31829 | Vacant | 19.799 | \$ 707 | 0 | 101 | 549/621 | Agricultural | 102 |
| 032-033-000-251-00 | 12703 MACARTHUR ROAD | 6/10/2021 | 300000 | WD | 03-ARM'S LENGTH | 300000 | 319226 | 86974 | 106200 | Improved | 80 | \$ 1,087 | 0 | 101 | 542/288 | Agricultural | 101 |
| 013-020-000-515-02 | 1588 W NAYLOR RD | 4/5/2022 | 111000 | WD | 03-ARM'S LENGTH | 111000 | 117211 | 46205 | 52416 | Improved | 37.44 | \$ 1,234 | 0 | AG | 547-200 | 401-Residential New | 401 |
| 024-033-000-571-00 | MANNING HILL RD | 5/18/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 58500 | 50000 | 58500 | Vacant | 40 | \$ 1,250 | 0 | 101 | 548/815 | General Agricultural | 102 |
| 031-006-000-001-01 | 4742 GOHL ROAD | 5/28/2021 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 56370 | 50000 | 56370 | Vacant | 38.05 | \$ 1,314 | 0 | 101 | 541/925 | Agricultural | 102 |
| 082-028-000-010-02 | 7495 MARWEDE ROAD | 3/24/2022 | 100000 | WD | 03-ARM'S LENGTH | 100000 | 111696 | 100000 | 111696 | Vacant | 74.88 | \$ 1,335 | 0 | 101 | 546/755 | 082-028-000 AGRICULTURE | 102 |
| 042-009-000-901-00 | DIETZ RD | 6/29/2021 | 60000 | OTH | 21-NOT USED/OTHE | 60000 | 57000 | 60000 | 57000 | Vacant | 40 | \$ 1,500 | 0 | 101 | 542/465 | Agricultural | 102 |
| 082-022-000-251-00 | 6672 WERTH ROAD | 10/12/2021 | 225000 | WD | 03-ARM'S LENGTH | 225000 | 219420 | 225000 | 219420 | Vacant | 150 | \$ 1,500 | 0 | 101 | 544/332 | AGRICULTURE | 101 |
| 042-009-000-450-00 | S BOLTON RD | 7/27/2021 | 25500 | WD | 03-ARM'S LENGTH | 25500 | 26433 | 25500 | 26433 | Vacant | 16.75 | \$ 1,522 | 0 | 101 | 543/078 | Agricultural | 102 |
| 013-021-000-310-00 | FRENCH RD | 11/23/2021 | 30000 | WD | 03-ARM'S LENGTH | 30000 | 32340 | 30000 | 32340 | Vacant | 19.6 | \$ 1,531 | 0 | AG | 545/14 | AGRICULTURE | 402 |
| 083-022-000-350-00 | BEAN CREEK ROAD | 12/14/2021 | 192000 | WD | 03-ARM'S LENGTH | 192000 | 177000 | 192000 | 177000 | Vacant | 120.001 | \$ 1,600 | 0 | 101 | 545/313 | AGRICULTURE | 102 |
| 023-031-000-351-00 | 8167 M6S S | 10/27/2022 | 334645 | WD | 03-ARM'S LENGTH | 334645 | 302409 | 209991 | 177755 | Improved | 122.69 | \$ 1,712 | 0 | 101 | 550/234 | General Agricultural | 101 |
| 042-025-000-225-00 | 6510 HAKEN RD | 9/2/2021 | 375000 | WD | 03-ARM'S LENGTH | 375000 | 419037 | 240153 | 179595 | Improved | 124.55 | \$ 1,928 | 0 | 401 | 544/545 | 042-025-000 Agricultural | 401 |
| 042-033-000-571-00 | 5650 DIETZ ROAD | 3/4/2022 | 70000 | WD | 03-ARM'S LENGTH | 70000 | 51180 | 70000 | 51180 | Vacant | 35 | \$ 2,000 | 0 | 101 | 546/548 | Agricultural | 101 |
| 082-015-000-501-00 | LEECK ROAD | 12/7/2022 | 100000 | WD | 03-ARM'S LENGTH | 100000 | 71626 | 100000 | 71626 | Vacant | 50 | \$ 2,000 | 0 | 101 | 550/798 | AGRICULTURE | 102 |
| 022-032-000-321-04 | | 5/20/2021 | 44000 | WD | 03-ARM'S LENGTH | 44000 | 33774 | 44000 | 33774 | Vacant | 21.36 | \$ 2,060 | 0 | 101 | 541/797 | General Agricultural | 102 |
| 081-013-000-251-00 | 10599 NAPPERS ROAD | 5/27/2022 | 1300000 | WD | 19-MULTI PARCEL AI | 1300000 | 1467717 | 930014 | 636616 | Improved | 432.22 | \$ 2,152 | 8296 | 101 | 548/516 | 081-013-000 AGRICULTURE | 101 |
| 082-028-000-251-03 | MARWEDE ROAD | 7/8/2022 | 180000 | WD | 03-ARM'S LENGTH | 180000 | 89015 | 180000 | 89015 | Vacant | 60 | \$ 3,000 | 0 | 101 | 548/621 | AGRICULTURE | 102 |
| 024-029-000-271-00 | 14055 PARK RD | 11/11/2021 | 277000 | WD | 03-ARM'S LENGTH | 277000 | 147735 | 211307 | 82042 | Improved | 59 | \$ 3,581 | 0 | 101 | 544/808 | 024-020-000 General Agricultural | 101 |
| 013-020-000-030-00 | 7870 FRENCH RD | 5/13/2022 | 159400 | WD | 03-ARM'S LENGTH | 159400 | 78031 | 133057 | 51688 | Improved | 36.92 | \$ 3,604 | 1053.5 | AG | 548-205 | 013-020-000 401-Residential New | 101 |
| 023-009-000-251-00 | 4120 EVANS RD | 8/26/2022 | 200000 | WD | 03-ARM'S LENGTH | 200000 | 154386 | 76180 | 30566 | Improved | 20 | \$ 3,809 | 0 | 101 | 549/328 | General Agricultural | 101 |
| | | | | | | | | | | | | \$ 1,925 | | | | Avg of All | |
| | | | | | | | | | | | | \$ 1,640 | | | | Avg of Vacant | |
| | | | | | | | | | | | | \$ 1,844 | | | | 40 Acre Parcels, Vacant | |
| | | | | | | | | | | | | \$ 1,550 | | | | 80+ Acre Parcels, Vacant | |

2024 Assessment Roll Acreage Table

Alpena County

AG Acreage

General Acreage - Residential

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 11,000 | \$ 11,000 | 3 | \$ 5,185 | \$ 15,555 | 10 | \$ 2,342 | \$ 23,420 | 30 | \$ 1,879 | \$ 56,370 |
| 1.5 | \$ 8,000 | \$ 12,000 | 4 | \$ 4,100 | \$ 16,400 | 15 | \$ 1,908 | \$ 28,620 | 40 | \$ 1,575 | \$ 63,000 |
| 2 | \$ 6,500 | \$ 13,000 | 5 | \$ 3,526 | \$ 17,630 | 20 | \$ 1,829 | \$ 36,580 | 50 | \$ 1,563 | \$ 78,150 |
| 2.5 | \$ 5,700 | \$ 14,250 | 7 | \$ 2,850 | \$ 19,950 | 25 | \$ 1,900 | \$ 47,500 | 100 | \$ 1,429 | \$ 142,900 |

Agricultural Acreage Conclusions

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 11,000 | \$ 11,000 | 3 | \$ 5,185 | \$ 15,555 | 10 | \$ 2,342 | \$ 23,420 | 30 | \$ 1,879 | \$ 56,370 |
| 1.5 | \$ 8,000 | \$ 12,000 | 4 | \$ 4,100 | \$ 16,400 | 15 | \$ 1,908 | \$ 28,620 | 40 | \$ 1,575 | \$ 63,000 |
| 2 | \$ 6,500 | \$ 13,000 | 5 | \$ 3,526 | \$ 17,630 | 20 | \$ 1,829 | \$ 36,580 | 50 | \$ 1,563 | \$ 78,150 |
| 2.5 | \$ 5,700 | \$ 14,250 | 7 | \$ 2,850 | \$ 19,950 | 25 | \$ 1,900 | \$ 47,500 | 100 | \$ 1,500 | \$ 150,000 |

Enter Percenatge:

Enter Minimum:
\$ 1,500

Alpena County- 2024 Land Value Analysis Commercial/Industrial Acreage

| 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 Parcc | Land Table | Class |
|--------------------|-----------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|-----------|--------------|----------|------------|-------------|---------------------|----------------------------------|
| 081-012-000-270-00 | 10933 BUSSIE ROAD | 8/20/2021 | 140000 | WD | 03-ARM'S LENGTH | 140000 | 143664 | 2636 | 6300 | Improved | 0.23 | \$ 11,461 | 401 | 543/382 | | RESIDENTIAL | 401 |
| 084-026-000-015-00 | 4233 M32 WEST | 5/18/2021 | 8000 | WD | 03-ARM'S LENGTH | 8000 | 5166 | 8000 | 5166 | Vacant | 0.282 | \$ 28,369 | 401 | 541/721 | | RESIDENTIAL | 402 |
| 084-027-000-289-00 | M32 WEST | 4/21/2022 | 189000 | WD | 03-ARM'S LENGTH | 189000 | 211761 | 8503 | 12600 | Improved | 0.79 | \$ 10,763 | 401 | 547/453 | 084-027-00 | RESIDENTIAL | 402 |
| 082-021-000-770-00 | 7457 WERTH ROAD | 7/7/2021 | 70000 | WD | 03-ARM'S LENGTH | 70000 | 67467 | 19228 | 16695 | Improved | 1.001 | \$ 19,209 | 401 | 542/577 | | RESIDENTIAL | 401 |
| 082-023-000-050-01 | 5154 WERTH ROAD | 5/27/2021 | 25000 | WD | 03-ARM'S LENGTH | 25000 | 19814 | 14276 | 9090 | Improved | 1.01 | \$ 14,135 | 401 | 541/996 | | RESIDENTIAL | 401 |
| 083-024-000-543-01 | 9653 M32 WEST | 6/16/2022 | 125000 | LC | 21-NOT USED/OTHE | 125000 | 132666 | 6006 | 13672 | Improved | 1.106 | \$ 5,430 | 401 | 548/328 | | RESIDENTIAL | 401 |
| 082-028-000-520-02 | HUBBARD LAKE ROAD | 1/25/2022 | 4500 | WD | 03-ARM'S LENGTH | 4500 | 11680 | 4500 | 7680 | Improved | 1.3 | \$ 3,462 | 401 | 545/892 | | RESIDENTIAL | 001 |
| 013-014-000-803-00 | 8459 JEANETTA DR | 10/14/2021 | 132000 | WD | 03-ARM'S LENGTH | 132000 | 129794 | 10034 | 7828 | Improved | 1.41 | \$ 7,116 | 29 | 544/383 | | 401-Residential New | 401 |
| 012-003-000-910-02 | 4080 LONG LAKE RD | 10/3/2022 | 142000 | WD | 03-ARM'S LENGTH | 142000 | 117696 | 32159 | 7855 | Improved | 1.43 | \$ 22,489 | 29 | 549-890 | | 401-Residential New | 401 |
| 012-005-000-371-00 | 4570 TRUCKEY RD | 3/9/2023 | 37500 | WD | 03-ARM'S LENGTH | 37500 | 28383 | 17067 | 7950 | Improved | 1.5 | \$ 11,378 | 27 | 551-694 | | 401-Residential New | 401 |
| 072-032-000-543-00 | 5203 TRUAX ROAD | 2/6/2023 | 59520 | WD | 03-ARM'S LENGTH | 59520 | 59526 | 20784 | 20790 | Improved | 1.515 | \$ 13,719 | 400 | 551/367 | | Residential | 401 |
| 013-016-000-251-20 | FRENCH RD | 11/11/2022 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 8851 | 20000 | 8851 | Vacant | 1.67 | \$ 11,976 | 22 | 550-407 | | ACREAGE | 402 |
| 082-024-000-293-00 | 4547 BRILINSKI ROAD | 3/16/2022 | 156000 | WD | 03-ARM'S LENGTH | 156000 | 152443 | 24977 | 21420 | Improved | 1.67 | \$ 14,956 | 401 | 546/624 | | RESIDENTIAL | 401 |
| 023-020-000-275-01 | 6361 M65 S | 5/12/2022 | 109900 | WD | 03-ARM'S LENGTH | 109900 | 101066 | 17738 | 8904 | Improved | 1.68 | \$ 10,558 | 401 | 547/759 | | General Residential | 401 |
| 013-017-000-820-00 | 8180 FRENCH RD | 12/2/2021 | 201000 | WD | 03-ARM'S LENGTH | 201000 | 202145 | 8395 | 9540 | Improved | 1.8 | \$ 4,664 | 26 | 545/106 | | 401-Residential New | 401 |
| 084-031-000-030-01 | KING SETTLEMENT ROAD | 8/10/2022 | 6000 | QC | 03-ARM'S LENGTH | 6000 | 10780 | 6000 | 10780 | Vacant | 2.1 | \$ 2,857 | 401 | 550/575 | | RESIDENTIAL | 402 |
| 011-010-000-391-00 | US 23 SOUTH | 6/9/2021 | 16500 | WD | 03-ARM'S LENGTH | 16500 | 10780 | 16500 | 10780 | Vacant | 2.1 | \$ 7,857 | 22 | 543/46 | | ACREAGE | 402 |
| | | | | | | | | | | | | \$ 11,788 | | | | | |
| | | | | | | | | | | | | | | | | | 2024: Use \$11,000, 1 acres |
| | | | | | | | | | | | | | | | | | 2024: 1.5-2.5 acres, interpolate |
| 082-024-000-281-00 | 4595 BRILINSKI ROAD | 8/2/2022 | 211000 | WD | 03-ARM'S LENGTH | 211000 | 224167 | 9842 | 23009 | Improved | 2.348 | \$ 4,192 | 401 | 548/964 | | RESIDENTIAL | 401 |
| 081-024-000-400-00 | 10822 WERTH ROAD | 7/2/2021 | 130000 | WD | 03-ARM'S LENGTH | 130000 | 130698 | 11208 | 11906 | Improved | 2.906 | \$ 3,857 | 401 | 542/572 | | RESIDENTIAL | 401 |
| 014-003-000-274-00 | 5044 HURON BEACH RD | 6/30/2021 | 143000 | WD | 03-ARM'S LENGTH | 143000 | 144989 | 10071 | 12060 | Improved | 3.05 | \$ 3,302 | 26 | 542/482 | | 401-Residential New | 401 |
| 041-002-000-791-00 | 4636 LONG RAPIDS ROAD | 10/29/2021 | 52000 | WD | 03-ARM'S LENGTH | 52000 | 50392 | 14568 | 12960 | Improved | 3.8 | \$ 3,834 | 401 | 544/647 | | Residential Acres | 401 |
| 023-020-000-273-00 | 14878 WERTH RD | 1/3/2022 | 120000 | WD | 03-ARM'S LENGTH | 120000 | 108139 | 24820 | 12959 | Improved | 4 | \$ 6,205 | 401 | 546/096 | | General Residential | 401 |
| 024-033-000-608-00 | 2875 MANNING HILL RD | 8/26/2022 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 97277 | 40712 | 12989 | Improved | 4.188 | \$ 9,721 | 401 | 549/326 | | General Residential | 401 |
| | | | | | | | | | | | | \$ 5,185 | | | | | 2024: Use \$4,100, 4 acres |
| 013-031-000-020-00 | 2151 BOILORE RD | 4/20/2022 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 113537 | 27845 | 16382 | Improved | 4.96 | \$ 5,614 | 26 | 547-445 | | 401-Residential New | 401 |
| 021-036-000-083-07 | 16261 WILLIAMS RD | 5/28/2021 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 246642 | 29873 | 16515 | Improved | 5 | \$ 5,975 | 401 | 542/076 | | General Residential | 401 |
| 023-020-000-571-07 | 6593 M65 S | 10/18/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 92267 | 7773 | 15040 | Improved | 5.13 | \$ 1,515 | 401 | 544/426 | | General Residential | 401 |
| 013-026-000-290-00 | 6911 LONG LAKE RD | 6/28/2021 | 150000 | WD | 03-ARM'S LENGTH | 150000 | 123451 | 43215 | 16666 | Improved | 5.2 | \$ 8,311 | 26 | 542/407 | | 401-Residential New | 401 |
| 083-022-000-010-02 | 1968 BEAN CREEK ROAD | 11/14/2022 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 110523 | 31256 | 16779 | Improved | 5.35 | \$ 5,842 | 401 | 550/449 | | RESIDENTIAL | 401 |
| 082-029-000-515-02 | 7787 WOLF CREEK ROAD | 5/3/2022 | 98000 | WD | 03-ARM'S LENGTH | 98000 | 76655 | 38011 | 16666 | Improved | 5.36 | \$ 7,092 | 401 | 547/696 | | RESIDENTIAL | 401 |
| 042-029-000-810-00 | S BOLTON RD | 8/16/2021 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 16870 | 20000 | 16870 | Vacant | 5.47 | \$ 3,656 | 401 | 543/351 | | Residential Acres | 402 |
| 031-004-000-031-10 | 12223 HIBNER ROAD | 5/8/2022 | 133500 | WD | 03-ARM'S LENGTH | 133500 | 144063 | 8528 | 19091 | Improved | 5.709 | \$ 1,494 | 401 | 548/182 | 031-004-00 | Residential Acres | 401 |
| 083-022-000-485-02 | 11600 M32 WEST | 4/12/2022 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 161127 | 20924 | 17051 | Improved | 5.71 | \$ 3,664 | 401 | 547/300 | | RESIDENTIAL | 401 |
| 023-008-000-601-01 | 4985 M65 S | 7/15/2022 | 135000 | WD | 14-INTO/OUT OF TR | 135000 | 119717 | 32040 | 16757 | Improved | 6.07 | \$ 5,278 | 401 | 548/698 | | General Residential | 401 |
| 023-008-000-601-01 | 4985 M65 S | 2/27/2023 | 145000 | WD | 03-ARM'S LENGTH | 145000 | 119717 | 42040 | 16757 | Improved | 6.07 | \$ 6,926 | 401 | 551/571 | | General Residential | 401 |
| 013-005-000-320-01 | SCHMIDT DR | 9/10/2021 | 16000 | WD | 03-ARM'S LENGTH | 16000 | 56763 | 16000 | 32436 | Improved | 6.12 | \$ 2,614 | 22 | 543/790 | 013-005-00 | 401-Residential New | 402 |
| 081-010-000-501-07 | STINSON ROAD | 10/21/2021 | 11600 | WD | 03-ARM'S LENGTH | 11600 | 17398 | 11600 | 17398 | Vacant | 6.17 | \$ 1,880 | 401 | 544/459 | | RESIDENTIAL | 402 |
| 083-026-000-271-00 | 1340 S EMERSON ROAD | 6/29/2021 | 144000 | WD | 03-ARM'S LENGTH | 142000 | 138468 | 22952 | 19420 | Improved | 8.55 | \$ 2,684 | 401 | 542/469 | | RESIDENTIAL | 401 |
| 012-015-000-051-00 | 2708 LONG LAKE RD | 10/7/2022 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 130290 | 16223 | 21513 | Improved | 9.5 | \$ 1,708 | 26 | 550-007 | | 401-Residential New | 401 |
| | | | | | | | | | | | | \$ 4,284 | | | | | 2024: Use \$3,526, 5 acres |
| | | | | | | | | | | | | \$ 2,768 | | | | | 2024: 7 acres, interpolate |
| | | | | | | | | | | | | \$ 3,526 | | | | | |

2 of 4

| | | | | | | | | | | | | | | | | | |
|--------------------|---------------------------|------------|--------|----|-------------------|--------|--------|--------|-------|----------|--------|----|-------|---------------|---------|--------------------------------|-----|
| 014-003-000-800-00 | EL CAJON BEACH RD | 9/14/2022 | 18000 | WD | 03-ARM'S LENGTH | 18000 | 21987 | 18000 | 21987 | Vacant | 9.84 | \$ | 1,829 | 22 | 549-623 | 401-Residential New | 402 |
| 022-024-000-522-00 | 15771 GREEN RD | 7/19/2021 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 208615 | 53103 | 21718 | Improved | 9.9 | \$ | 5,364 | 401 | 542/795 | General Residential | 401 |
| 023-021-000-430-00 | CHABOT RD | 4/14/2022 | 15000 | WD | 03-ARM'S LENGTH | 15000 | 21861 | 15000 | 21861 | Vacant | 10 | \$ | 1,500 | 401 | 547/791 | General Residential | 402 |
| 084-028-000-013-02 | M32 WEST | 5/3/2021 | 22000 | WD | 03-ARM'S LENGTH | 22000 | 22210 | 22000 | 22210 | Vacant | 10 | \$ | 2,200 | 401 | 541/496 | RESIDENTIAL | 402 |
| 013-008-000-150-00 | 10140 W LONG LAKE RD | 8/18/2021 | 139900 | WD | 03-ARM'S LENGTH | 139900 | 136409 | 25701 | 22210 | Improved | 10 | \$ | 2,570 | 26 | 543/360 | 401-Residential New | 401 |
| 022-021-000-811-00 | 18444 M32 W | 2/18/2022 | 150000 | WD | 03-ARM'S LENGTH | 150000 | 125493 | 45925 | 21418 | Improved | 10 | \$ | 4,593 | 401 | 546/280 | General Residential | 401 |
| 012-004-000-101-10 | RED PINE AVE | 9/13/2022 | 35000 | WD | 03-ARM'S LENGTH | 35000 | 22215 | 35000 | 22215 | Vacant | 10.01 | \$ | 3,497 | 22 | 549-595 | ACREAGE | 402 |
| 012-003-000-220-00 | 4550 LONG LAKE RD | 10/28/2022 | 150000 | WD | 03-ARM'S LENGTH | 150000 | 136523 | 35692 | 22215 | Improved | 10.01 | \$ | 3,566 | 26 | 550-284 | 401-Residential New | 401 |
| 021-012-000-740-03 | 16571 JAKES RD | 11/12/2021 | 30000 | WD | 03-ARM'S LENGTH | 30000 | 25010 | 30000 | 22220 | Improved | 10.02 | \$ | 2,994 | 401 | 544/848 | General Residential | 001 |
| 021-001-000-558-00 | TAYLOR HAWKS RD | 3/14/2022 | 22500 | WD | 03-ARM'S LENGTH | 22500 | 24448 | 22500 | 24448 | Vacant | 10.03 | \$ | 2,243 | 401 | 546/599 | General Residential | 402 |
| 021-034-000-401-02 | | 5/14/2022 | 30000 | WD | 03-ARM'S LENGTH | 30000 | 28645 | 30000 | 28645 | Vacant | 10.05 | \$ | 2,985 | 401 | 547/901 | 021-035-00 General Residential | 402 |
| 021-035-000-401-02 | | 5/14/2022 | 30000 | WD | 03-ARM'S LENGTH | 30000 | 28645 | 30000 | 28645 | Vacant | 10.05 | \$ | 2,985 | 401 | 547/901 | 021-034-00 General Residential | 402 |
| 023-017-000-555-00 | 14655 ALFALFA RD | 4/28/2022 | 130000 | WD | 14-INTO/OUT OF TR | 130000 | 144230 | 7796 | 22026 | Improved | 10.121 | \$ | 770 | 401 | 547/566 | General Residential | 401 |
| 041-013-000-670-00 | PRIVATE | 9/27/2022 | 10000 | QC | 03-ARM'S LENGTH | 10000 | 25867 | 6445 | 22312 | Improved | 10.2 | \$ | 632 | 401 | 553/471 | Residential Acres | 401 |
| 013-022-000-225-00 | 7544 W LONG LAKE RD | 12/9/2021 | 16000 | WD | 03-ARM'S LENGTH | 16000 | 22362 | 16000 | 22362 | Vacant | 10.3 | \$ | 1,553 | 22 | 545/277 | ACREAGE | 402 |
| 011-005-000-291-00 | 2857 WERTH RD | 4/8/2021 | 28000 | WD | 03-ARM'S LENGTH | 28000 | 23363 | 28000 | 23363 | Vacant | 12.27 | \$ | 2,282 | 22 | 541/59 | ACREAGE | 402 |
| | | | | | | | | | | | | \$ | 2,598 | Avg of All | | 2024: Use \$2,342, 10 acres | |
| | | | | | | | | | | | | \$ | 2,342 | Avg of Vacant | | | |
| 041-012-000-530-00 | WINYAH LAKE RD | 9/9/2022 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 24090 | 20000 | 24090 | Vacant | 13.7 | \$ | 1,460 | 401 | 549/491 | Residential Acres | 402 |
| 031-016-000-010-02 | | 4/29/2022 | 32000 | WD | 03-ARM'S LENGTH | 32000 | 33788 | 22342 | 24130 | Improved | 13.78 | \$ | 1,621 | 401 | 547/581 | Residential Acres | 401 |
| 011-010-000-331-00 | US 23 SOUTH | 3/11/2022 | 37900 | WD | 03-ARM'S LENGTH | 37900 | 24140 | 37900 | 24140 | Vacant | 13.8 | \$ | 2,746 | 22 | 546/651 | ACREAGE | 402 |
| 031-017-000-751-01 | 2368 M-65 N | 9/30/2021 | 22500 | WD | 21-NOT USED/OTHE | 22500 | 24659 | 22500 | 24659 | Vacant | 14.82 | \$ | 1,518 | 401 | 544/119 | Residential Acres | 402 |
| 024-019-000-821-01 | 14444 M32 W | 3/4/2022 | 82000 | WD | 03-ARM'S LENGTH | 82000 | 65755 | 42926 | 26681 | Improved | 16.17 | \$ | 2,655 | 401 | 546/452 | General Residential | 401 |
| 013-008-000-180-00 | 9618 FRENCH RD | 5/27/2022 | 50000 | LC | 21-NOT USED/OTHE | 50000 | 35579 | 41861 | 27440 | Improved | 16.63 | \$ | 2,517 | 28 | 548-146 | 401-Residential New | 401 |
| 013-005-000-520-01 | 10333 W LONG LAKE RD | 8/15/2022 | 300000 | WD | 03-ARM'S LENGTH | 300000 | 271465 | 57047 | 28512 | Improved | 17.28 | \$ | 3,301 | 26 | 549-108 | 401-Residential New | 401 |
| | | | | | | | | | | | | \$ | 2,260 | Avg of All | | 2024: Use \$1,908, 15 acres | |
| | | | | | | | | | | | | \$ | 1,908 | Avg of Vacant | | | |
| 013-016-000-530-01 | E LACOMB RD | 8/30/2021 | 25000 | WD | 03-ARM'S LENGTH | 25000 | 32027 | 25000 | 32027 | Vacant | 19.41 | \$ | 1,288 | 22 | 543/572 | ACREAGE | 402 |
| 022-019-000-591-00 | M32 W | 9/1/2021 | 40000 | WD | 03-ARM'S LENGTH | 40000 | 30492 | 40000 | 30492 | Vacant | 20 | \$ | 2,000 | 401 | 543/775 | General Residential | 402 |
| 022-030-000-121-00 | JACKS LANDING RD | 7/27/2022 | 47000 | WD | 03-ARM'S LENGTH | 47000 | 32175 | 47000 | 32175 | Vacant | 20 | \$ | 2,350 | 401 | 548/892 | General Residential | 402 |
| 021-035-000-401-01 | BEAVER SHORES DR | 11/6/2021 | 60000 | WD | 03-ARM'S LENGTH | 60000 | 33000 | 60000 | 33000 | Vacant | 20 | \$ | 3,000 | 401 | 552/685 | General Residential | 402 |
| 023-007-000-601-03 | 15520 MOORES LANDING RI | 2/24/2023 | 197900 | WD | 03-ARM'S LENGTH | 197900 | 151900 | 79000 | 33000 | Improved | 20 | \$ | 3,950 | 401 | 551/584 | General Residential | 401 |
| 014-016-000-300-08 | PRIVATE RD ESMT | 6/15/2021 | 27000 | WD | 03-ARM'S LENGTH | 27000 | 33018 | 27000 | 33018 | Vacant | 20.02 | \$ | 1,349 | 22 | 542/301 | ACREAGE | 402 |
| 041-013-000-674-00 | PRIVATE | 9/13/2022 | 67000 | WD | 03-ARM'S LENGTH | 67000 | 93737 | 44384 | 44522 | Improved | 20.2 | \$ | 2,197 | 401 | 549/584 | 041-013-00 Residential Acres | 402 |
| 015-031-000-260-02 | | 4/14/2022 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 32088 | 20000 | 32088 | Vacant | 20.21 | \$ | 990 | 22 | 547-444 | 401-Residential New | 402 |
| 023-017-000-601-02 | 5995 M65 S | 8/20/2021 | 144900 | WD | 03-ARM'S LENGTH | 143400 | 158224 | 16450 | 31274 | Improved | 21.06 | \$ | 781 | 401 | 543/433 | General Residential | 401 |
| 032-036-000-870-00 | 9605 NORMS ROAD | 7/19/2021 | 200000 | WD | 03-ARM'S LENGTH | 200000 | 222849 | 44767 | 45167 | Improved | 21.47 | \$ | 2,085 | 401 | 543/414 | 032-036-00 Residential Acres | 401 |
| 081-010-000-501-03 | STINSON ROAD | 11/3/2021 | 39000 | WD | 03-ARM'S LENGTH | 39000 | 68708 | 39000 | 45492 | Improved | 22.11 | \$ | 1,764 | 401 | 544/711 | 081-010-00 RESIDENTIAL | 402 |
| | | | | | | | | | | | | \$ | 1,978 | Avg of All | | 2024: Use \$1,829, 20 acres | |
| | | | | | | | | | | | | \$ | 1,829 | Avg of Vacant | | | |
| 081-025-000-270-01 | 7363 WEGMEYER ROAD | 3/25/2022 | 40000 | WD | 03-ARM'S LENGTH | 40000 | 68790 | 8683 | 37473 | Improved | 24.97 | \$ | 348 | 401 | 546/782 | RESIDENTIAL | 401 |
| 031-010-000-520-00 | 3025 BEAN CREEK ROAD | 3/15/2023 | 92283 | SD | 21-NOT USED/OTHE | 92283 | 114510 | 14994 | 37221 | Improved | 25 | \$ | 600 | 401 | 552/211 | Residential Acres | 401 |
| 081-014-000-001-03 | | 3/11/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 37635 | 50000 | 37635 | Vacant | 25.15 | \$ | 1,988 | 401 | 547/938 | RESIDENTIAL | 402 |
| 012-032-000-293-00 | 2640 WERTH RD | 12/28/2021 | 455000 | WD | 03-ARM'S LENGTH | 455000 | 316532 | 176382 | 37914 | Improved | 25.46 | \$ | 6,928 | 26 | 545/490 | 401-Residential New | 401 |
| 011-010-000-351-00 | 4220 S PARTRIDGE POINT RI | 6/9/2021 | 31000 | LC | 03-ARM'S LENGTH | 31000 | 71568 | 31000 | 47575 | Improved | 26.21 | \$ | 1,183 | 22 | 542/116 | 011-010-00 401-Residential New | 402 |

| | | | | | | | | | | | | | | |
|--------------------|-------------------------|------------|-----------|-------------------|--------|--------|--------|-------|----------|-----------|-----------|---------------|--------------------------------|-----|
| 011-010-000-352-00 | S PARTRIDGE POINT RD | 3/17/2023 | 55000 WD | 03-ARM'S LENGTH | 55000 | 71157 | 55000 | 47575 | Improved | 26.21 \$ | 2,098 22 | 551-746 | 011-010-00 401-Residential New | 402 |
| 012-004-000-340-00 | FRENCH RD | 4/27/2021 | 50000 WD | 03-ARM'S LENGTH | 50000 | 39624 | 50000 | 39624 | Vacant | 27.36 \$ | 1,827 22 | 541/414 | 401-Residential New | 402 |
| 042-024-000-801-01 | 7010 HAKEN RD | 9/16/2022 | 69000 WD | 03-ARM'S LENGTH | 69000 | 102734 | 6205 | 39939 | Improved | 28.08 \$ | 221 401 | 549/610 | Residential Acres | 401 |
| | | | | | | | | | | \$ | 1,899 | Avg of All | 2024: Use \$1,900, 25 acres | |
| | | | | | | | | | | \$ | 1,908 | Avg of Vacant | | |
| 042-011-000-071-06 | MAPLE LANE RD | 11/24/2021 | 60000 WD | 03-ARM'S LENGTH | 60000 | 39997 | 60000 | 39997 | Vacant | 29.262 \$ | 2,050 401 | 545/038 | Residential Acres | 001 |
| 071-013-000-001-00 | 15131 EAGLING ROAD | 9/30/2022 | 69900 WD | 03-ARM'S LENGTH | 69900 | 50408 | 59917 | 40425 | Improved | 30 \$ | 1,997 400 | 549/907 | Residential | 401 |
| 021-012-000-145-02 | 16298 JAKES RD | 11/17/2022 | 185000 WD | 19-MULTI PARCEL A | 185000 | 231707 | 64454 | 66731 | Improved | 30.2 \$ | 2,134 401 | 550/541 | 021-012-00 General Residential | 401 |
| 022-023-000-301-00 | JAMES RD | 10/6/2022 | 125000 WD | 03-ARM'S LENGTH | 125000 | 88948 | 78444 | 42392 | Improved | 30.28 \$ | 2,591 401 | 550/146 | General Residential | 401 |
| 081-034-000-020-12 | THIEM ROAD | 8/14/2021 | 55000 CD | 21-NOT USED/OTHE | 55000 | 45094 | 55000 | 45094 | Vacant | 32.21 \$ | 1,708 401 | 545/135 | RESIDENTIAL | 402 |
| 032-003-000-751-02 | 11492 MAPLE LANE ROAD | 4/4/2022 | 150000 WD | 03-ARM'S LENGTH | 150000 | 115830 | 83110 | 48940 | Improved | 35.4 \$ | 2,348 401 | 547/170 | Residential Acres | 401 |
| 023-031-000-901-00 | 15012 BEAVER LAKE RD | 8/16/2021 | 130000 WD | 03-ARM'S LENGTH | 130000 | 168456 | 33055 | 56343 | Improved | 37 \$ | 893 401 | 543/291 | 023-031-00 General Residential | 402 |
| | | | | | | | | | | \$ | 1,960 | Avg of All | 2024: Use \$1,879, 30 acres | |
| | | | | | | | | | | \$ | 1,879 | Avg of Vacant | | |
| 081-026-000-251-03 | | 3/2/2023 | 38000 WD | 03-ARM'S LENGTH | 38000 | 53522 | 38000 | 53522 | Vacant | 38.23 \$ | 994 401 | 551/679 | RESIDENTIAL | 401 |
| 072-012-000-725-01 | 15315 EDMONDS ROAD | 11/22/2021 | 125000 WD | 03-ARM'S LENGTH | 125000 | 142248 | 87063 | 62311 | Improved | 38.855 \$ | 2,241 400 | 544/985 | 072-012-00 Residential | 401 |
| 072-017-000-091-02 | 19718 REIDER SCHOOL ROA | 12/6/2021 | 295000 WD | 03-ARM'S LENGTH | 295000 | 186005 | 163483 | 54488 | Improved | 38.92 \$ | 4,200 400 | 545/220 | Residential | 401 |
| 081-023-000-760-01 | WINTLAND ROAD | 4/20/2022 | 48000 WD | 03-ARM'S LENGTH | 48000 | 56648 | 48000 | 56648 | Vacant | 39 \$ | 1,231 401 | 548/229 | RESIDENTIAL | 402 |
| 042-031-000-511-00 | 8500 SHANNON ROAD | 5/21/2021 | 228000 WD | 03-ARM'S LENGTH | 228000 | 188703 | 93897 | 54600 | Improved | 39 \$ | 2,408 401 | 541/824 | Residential Acres | 401 |
| 015-032-000-004-00 | 6555 BLOOM RD | 4/5/2021 | 120000 WD | 03-ARM'S LENGTH | 116000 | 151609 | 20391 | 56000 | Improved | 40 \$ | 510 26 | 540/972 | 401-Residential New | 401 |
| 083-035-000-001-00 | CARNEY ROAD EXT | 4/29/2021 | 108000 WD | 03-ARM'S LENGTH | 108000 | 136453 | 27547 | 56000 | Improved | 40 \$ | 689 401 | 541/452 | RESIDENTIAL | 401 |
| 072-024-000-821-00 | MACARTHUR ROAD | 10/20/2022 | 42500 WD | 03-ARM'S LENGTH | 42500 | 54700 | 42500 | 54600 | Improved | 40 \$ | 1,063 400 | 550/522 | Residential | 401 |
| 021-023-000-601-00 | 17438 SPRATT RD | 5/28/2021 | 195000 WD | 03-ARM'S LENGTH | 195000 | 205397 | 44203 | 54600 | Improved | 40 \$ | 1,105 401 | 541/959 | General Residential | 401 |
| 042-021-000-071-02 | W LACOMB RD | 6/6/2022 | 66000 WD | 03-ARM'S LENGTH | 66000 | 77094 | 44906 | 56000 | Improved | 40 \$ | 1,123 401 | 548/143 | Residential Acres | 401 |
| 011-031-000-051-02 | SPRUCE RD | 9/29/2022 | 49400 QC | 21-NOT USED/OTHE | 49400 | 53200 | 49400 | 53200 | Vacant | 40 \$ | 1,235 22 | 549-940 | 401-Residential New | 402 |
| 012-007-000-030-00 | EASTON RD ESMT | 12/31/2021 | 50000 WD | 03-ARM'S LENGTH | 50000 | 56000 | 50000 | 56000 | Vacant | 40 \$ | 1,250 22 | 545/471 | ACREAGE | 402 |
| 071-002-000-251-01 | LONG RAPIDS RD | 4/15/2021 | 52500 WD | 03-ARM'S LENGTH | 52500 | 54600 | 52500 | 54600 | Vacant | 40 \$ | 1,313 400 | 541/285 | Residential | 402 |
| 042-025-000-021-00 | 6900 HAKEN RD | 7/6/2022 | 72000 WD | 03-ARM'S LENGTH | 72000 | 71939 | 56061 | 56000 | Improved | 40 \$ | 1,402 401 | 548/534 | Residential Acres | 401 |
| 042-023-000-041-00 | W LACOMB RD | 10/27/2021 | 60000 WD | 14-INTO/OUT OF TR | 60000 | 56000 | 60000 | 56000 | Vacant | 40 \$ | 1,500 401 | 544/639 | Residential Acres | 402 |
| 082-016-000-010-00 | 7333 NAPPERS ROAD | 3/27/2023 | 189000 WD | 03-ARM'S LENGTH | 189000 | 181064 | 62536 | 54600 | Improved | 40 \$ | 1,563 401 | 551/839 | RESIDENTIAL | 401 |
| 021-012-000-651-01 | 16990 MOORES LANDING RI | 8/19/2021 | 116900 WD | 03-ARM'S LENGTH | 116900 | 107557 | 63943 | 54600 | Improved | 40 \$ | 1,599 401 | 543/454 | General Residential | 401 |
| 014-005-000-001-00 | 6171 HAMILTON RD | 4/22/2022 | 95000 WD | 03-ARM'S LENGTH | 95000 | 85922 | 65078 | 56000 | Improved | 40 \$ | 1,627 HC | 547-468 | 401-Residential New | 401 |
| 072-007-000-021-01 | TRUAX ROAD | 6/30/2022 | 68000 WD | 03-ARM'S LENGTH | 68000 | 54600 | 68000 | 54600 | Vacant | 40 \$ | 1,700 400 | 548/523 | Residential | 402 |
| 014-005-000-525-00 | HAMILTON RD | 3/28/2022 | 72000 WD | 03-ARM'S LENGTH | 72000 | 56000 | 72000 | 56000 | Vacant | 40 \$ | 1,800 22 | 546/805 | ACREAGE | 402 |
| 022-032-000-001-00 | 2000 PAUL ROAD | 11/17/2022 | 76000 WD | 03-ARM'S LENGTH | 76000 | 58955 | 73045 | 56000 | Improved | 40 \$ | 1,826 401 | 550/641 | General Residential | 401 |
| 042-020-000-091-00 | PRIVATE | 7/29/2022 | 75000 WD | 03-ARM'S LENGTH | 75000 | 56000 | 75000 | 56000 | Vacant | 40 \$ | 1,875 401 | 548/924 | Residential Acres | 402 |
| 015-032-000-260-00 | 6501 BLOOM RD | 10/4/2021 | 75000 WD | 03-ARM'S LENGTH | 75000 | 59528 | 75000 | 56000 | Improved | 40 \$ | 1,875 22 | 544/165 | ACREAGE | 401 |
| 031-004-000-760-00 | 4126 BEAN CREEK ROAD | 5/14/2021 | 260000 WD | 03-ARM'S LENGTH | 250000 | 227142 | 77458 | 54600 | Improved | 40 \$ | 1,936 401 | 541/706 | Residential Acres | 401 |
| 042-017-000-351-07 | W LACOMB RD | 10/18/2022 | 82000 WD | 03-ARM'S LENGTH | 82000 | 54600 | 82000 | 54600 | Vacant | 40 \$ | 2,050 401 | 550/122 | Residential Acres | 402 |
| 082-023-000-290-00 | 5960 WERTH ROAD | 6/1/2021 | 365000 WD | 03-ARM'S LENGTH | 365000 | 337022 | 82578 | 54600 | Improved | 40 \$ | 2,064 401 | 541/983 | RESIDENTIAL | 401 |
| 012-005-000-531-00 | 4550 TRUCKEY RD | 12/10/2021 | 175000 WD | 03-ARM'S LENGTH | 175000 | 145272 | 85728 | 56000 | Improved | 40 \$ | 2,143 26 | 545/248 | 401-Residential New | 401 |
| 024-029-000-821-00 | 13372 CARNEY RD | 7/26/2022 | 125000 WD | 03-ARM'S LENGTH | 125000 | 91462 | 88138 | 54600 | Improved | 40 \$ | 2,203 401 | 548/981 | General Residential | 401 |
| 022-020-000-601-00 | 1117 N JACKS LANDING RD | 7/15/2022 | 107000 WD | 03-ARM'S LENGTH | 107000 | 68713 | 91105 | 52818 | Improved | 40 \$ | 2,278 401 | 548/662 | General Residential | 401 |
| 084-025-000-350-00 | 3981 M32 WEST | 4/12/2022 | 95000 WD | 03-ARM'S LENGTH | 95000 | 54418 | 95000 | 54418 | Vacant | 40 \$ | 2,375 401 | 547/321 | RESIDENTIAL | 402 |
| 081-023-000-756-00 | 11260 WINTLAND ROAD | 1/12/2022 | 135500 WD | 03-ARM'S LENGTH | 133000 | 89011 | 98589 | 54600 | Improved | 40 \$ | 2,465 401 | 545/715 | RESIDENTIAL | 401 |
| 012-018-000-571-00 | 2240 LAKE WINYAH RD | 10/26/2022 | 264900 WD | 03-ARM'S LENGTH | 264900 | 184550 | 136350 | 56000 | Improved | 40 \$ | 3,409 26 | 550-442 | 401-Residential New | 401 |
| 071-001-000-016-00 | 15501 SMART ROAD | 9/9/2021 | 225000 WD | 03-ARM'S LENGTH | 225000 | 136028 | 144972 | 56000 | Improved | 40.3 \$ | 3,597 400 | 543/746 | Residential | 401 |

| | | | | | | | | | | | | | |
|--------------------|-------------------------|------------|------------|-------------------|--------|--------|--------|-----------------|------------|-----------|---------------|--------------------------------|-----|
| 015-032-000-270-02 | 6125 BLOOM RD | 1/13/2023 | 178000 WD | 19-MULTI PARCEL A | 178000 | 178462 | 99258 | 66450 Improved | 40.5 \$ | 2,451 26 | 551-146 | 015-032-00 401-Residential New | 401 |
| 041-013-000-650-00 | PRIVATE | 6/17/2022 | 395000 WD | 03-ARM'S LENGTH | 395000 | 356449 | 198827 | 91243 Improved | 44.73 \$ | 4,445 401 | 548/319 | 041-013-00 Residential Acres | 401 |
| | | | | | | | | | \$ | 1,930 | Avg of All | 2024: Use \$1,575, 40 acres | |
| | | | | | | | | | \$ | 1,575 | Avg of Vacant | | |
| 023-018-000-851-00 | 15434 DUNCAN RD | 7/8/2021 | 75000 WD | 03-ARM'S LENGTH | 75000 | 66360 | 75000 | 66360 Vacant | 48 \$ | 1,563 401 | 542/625 | General Residential | 402 |
| 012-004-000-591-00 | 1250 HAMILTON RD | 12/12/2022 | 231000 WD | 03-ARM'S LENGTH | 231000 | 222987 | 128945 | 85526 Improved | 52 \$ | 2,480 HC | 550-812 | 012-009-00 401-Residential New | 401 |
| 031-007-000-251-00 | 3685 SALINA ROAD | 3/11/2022 | 168000 WD | 03-ARM'S LENGTH | 168000 | 180478 | 59810 | 72288 Improved | 52.51 \$ | 1,139 401 | 546/603 | Residential Acres | 401 |
| 041-006-000-650-01 | PRIVATE | 6/16/2021 | 98000 WD | 03-ARM'S LENGTH | 98000 | 81506 | 98000 | 74235 Improved | 53.85 \$ | 1,820 401 | 542/262 | Residential Acres | 401 |
| 072-036-000-611-01 | 15328 SMART ROAD | 4/1/2022 | 155000 WD | 03-ARM'S LENGTH | 155000 | 128950 | 102100 | 76050 Improved | 55.5 \$ | 1,840 400 | 546/862 | Residential | 401 |
| 084-024-000-251-09 | 1810 N DEER VALLEY ROAD | 7/11/2022 | 194000 WD | 03-ARM'S LENGTH | 194000 | 172938 | 112219 | 91157 Improved | 69.234 \$ | 1,621 401 | 548/598 | RESIDENTIAL | 401 |
| 032-030-000-501-00 | 6449 SALINA ROAD | 6/16/2021 | 370000 WD | 03-ARM'S LENGTH | 370000 | 316220 | 143932 | 90152 Improved | 70 \$ | 2,056 401 | 542/296 | Residential Acres | 401 |
| | | | | | | | | | \$ | 1,788 | Avg of All | 2024: Use \$1,563, 50 acres | |
| | | | | | | | | | \$ | 1,563 | Avg of Vacant | | |
| 011-022-000-501-05 | US 23 SOUTH | 10/18/2021 | 78000 WD | 03-ARM'S LENGTH | 78000 | 92440 | 78000 | 92440 Vacant | 70.4 \$ | 1,108 22 | 544/424 | ACREAGE | 402 |
| 014-006-000-001-04 | HAMILTON RD | 2/15/2022 | 100000 WD | 03-ARM'S LENGTH | 100000 | 96543 | 100000 | 96543 Vacant | 75.24 \$ | 1,329 22 | 546/152 | ACREAGE | 402 |
| 021-013-000-101-00 | 5120 COUSINEAU RD | 7/7/2021 | 140000 WD | 14-INTO/OUT OF TR | 140000 | 185660 | 54068 | 99728 Improved | 80 \$ | 676 401 | 542/673 | General Residential | 401 |
| 071-012-000-101-00 | 3616 SALINA ROAD | 8/5/2021 | 98900 WD | 03-ARM'S LENGTH | 98900 | 123830 | 76970 | 101900 Improved | 80 \$ | 962 400 | 543/149 | Residential | 401 |
| 014-008-000-560-00 | HAMILTON RD | 12/16/2022 | 85000 WD | 19-MULTI PARCEL A | 85000 | 168000 | 85000 | 112000 Improved | 80 \$ | 1,063 22 | 550-872 | 014-008-00 401-Residential New | 402 |
| 021-014-000-571-00 | SPRATT RD ESMT | 9/30/2021 | 160000 WD | 14-INTO/OUT OF TR | 160000 | 211559 | 117666 | 112000 Improved | 80 \$ | 1,471 401 | 544/112 | 021-023-00 General Residential | 402 |
| 022-028-000-291-00 | 1041 PAUL RD | 11/11/2021 | 159900 WD | 03-ARM'S LENGTH | 159900 | 116715 | 141547 | 98362 Improved | 80 \$ | 1,769 401 | 544/847 | General Residential | 401 |
| 021-023-000-351-00 | 6276 MEINZINGER DR | 9/30/2021 | 160000 WD | 14-INTO/OUT OF TR | 160000 | 103000 | 160000 | 103000 Vacant | 80 \$ | 2,000 401 | 544/113 | General Residential | 402 |
| 024-028-000-801-01 | CARNEY RD | 5/26/2021 | 70000 WD | 03-ARM'S LENGTH | 70000 | 103121 | 70000 | 103121 Vacant | 80.11 \$ | 874 401 | 541/887 | General Residential | 402 |
| 042-023-000-061-01 | 4502 IRWIN RD | 3/22/2022 | 149900 WD | 03-ARM'S LENGTH | 149900 | 143544 | 110786 | 104430 Improved | 81.3 \$ | 1,363 401 | 546/712 | Residential Acres | 401 |
| 042-034-000-490-00 | DIETZ ROAD | 5/28/2021 | 150000 WD | 03-ARM'S LENGTH | 150000 | 104870 | 150000 | 104870 Vacant | 81.7 \$ | 1,836 401 | 541/938 | Residential Acres | 402 |
| | | | | | | | | | \$ | 1,314 | Avg of All | 2024: Use \$1,429, 100+ acres | |
| | | | | | | | | | \$ | 1,429 | Avg of Vacant | | |
| 022-031-000-301-00 | JACKS LANDING RD | 12/22/2022 | 141040 WD | 03-ARM'S LENGTH | 141040 | 111965 | 141040 | 111965 Vacant | 88.15 \$ | 1,600 401 | 551/082 | General Residential | 402 |
| 083-023-000-010-06 | M32 WEST | 9/29/2022 | 173250 QC | 21-NOT USED/OTHE | 173250 | 115650 | 173250 | 115650 Vacant | 91.5 \$ | 1,893 401 | 549/939 | RESIDENTIAL | 002 |
| 084-029-000-520-00 | 7660 WITT ROAD | 4/14/2021 | 342000 WD | 03-ARM'S LENGTH | 342000 | 246330 | 214532 | 118862 Improved | 94.42 \$ | 2,272 401 | 541/215 | RESIDENTIAL | 401 |
| 032-036-000-280-00 | 9710 LONG RAPIDS ROAD | 5/17/2021 | 275000 OTH | 21-NOT USED/OTHE | 275000 | 363184 | 160731 | 132715 Improved | 100 \$ | 1,607 401 | 541/668 | 032-036-00 Residential Acres | 401 |
| 032-023-000-270-00 | 6813 GRAHAM ROAD | 11/5/2022 | 335000 WD | 03-ARM'S LENGTH | 335000 | 193791 | 267247 | 126038 Improved | 100.83 \$ | 2,650 401 | 550/549 | Residential Acres | 401 |
| 083-022-000-485-03 | 11600 M32 WEST | 3/30/2023 | 200000 WD | 03-ARM'S LENGTH | 200000 | 274819 | 187316 | 144132 Improved | 100.994 \$ | 1,855 401 | 552/196 | 083-022-00 RESIDENTIAL | 401 |
| 082-021-000-001-05 | WERTH ROAD | 12/20/2021 | 211000 WD | 03-ARM'S LENGTH | 211000 | 143000 | 211000 | 143000 Vacant | 114.4 \$ | 1,844 401 | 546/316 | RESIDENTIAL | 402 |
| 042-035-000-351-00 | BOILORE ROAD | 10/27/2021 | 160000 WD | 03-ARM'S LENGTH | 160000 | 228723 | 131277 | 200000 Improved | 160 \$ | 820 401 | 544/577 | Residential Acres | 401 |
| 071-011-000-800-00 | PRIVATE | 11/5/2021 | 195000 WD | 03-ARM'S LENGTH | 195000 | 432869 | 143887 | 215000 Improved | 160 \$ | 899 400 | 544/712 | 071-011-00 Residential | 402 |
| 083-025-000-501-00 | 1560 KAISER ROAD | 6/2/2021 | 275000 WD | 03-ARM'S LENGTH | 275000 | 242413 | 232587 | 200000 Improved | 160 \$ | 1,454 401 | 541/982 | RESIDENTIAL | 401 |
| 084-024-000-010-00 | PRIVATE | 9/16/2022 | 400000 WD | 03-ARM'S LENGTH | 400000 | 493858 | 400000 | 298429 Improved | 223.81 \$ | 1,787 401 | 549/615 | 084-024-00 RESIDENTIAL | 402 |
| | | | | | | | | | \$ | 1,698 | Avg of All | | |
| | | | | | | | | | \$ | 1,779 | Avg of Vacant | | |

**2024 Assessment Roll Acreage Table
Alpena County
COMMERCIAL/INDUSTRIAL PROPERTY**

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------------|-------|-----------|-----------------|-------|-----------|------------------|-------|-----------|-------------------|
| 1 | \$ 11,000 | \$11,000 | 3 | \$ 5,185 | \$15,555 | 10 | \$ 2,342 | \$ 23,420 | 30 | \$ 1,879 | \$ 56,370 |
| 1.5 | \$ 8,000 | \$12,000 | 4 | \$ 4,100 | \$16,400 | 15 | \$ 1,908 | \$ 28,620 | 40 | \$ 1,575 | \$ 63,000 |
| 2 | \$ 6,500 | \$13,000 | 5 | \$ 3,526 | \$17,630 | 20 | \$ 1,829 | \$ 36,580 | 50 | \$ 1,563 | \$ 78,150 |
| 2.5 | \$ 5,700 | \$14,250 | 7 | \$ 2,850 | \$19,950 | 25 | \$ 1,900 | \$ 47,500 | 100 | \$ 1,429 | \$ 142,900 |

No direct sales average, using higher/lower category

2023 Assessment Roll Acreage Table

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------------|-------|-----------|-----------------|-------|-----------|------------------|-------|-----------|-------------------|
| 1 | \$ 7,274 | \$ 7,274 | 3 | \$ 4,000 | \$12,000 | 10 | \$ 2,221 | \$ 22,210 | 30 | \$ 1,400 | \$ 42,000 |
| 1.5 | \$ 5,300 | \$ 7,950 | 4 | \$ 3,300 | \$13,200 | 15 | \$ 1,650 | \$ 24,750 | 40 | \$ 1,400 | \$ 56,000 |
| 2 | \$ 5,300 | \$10,600 | 5 | \$ 3,303 | \$16,515 | 20 | \$ 1,650 | \$ 33,000 | 50 | \$ 1,400 | \$ 70,000 |
| 2.5 | \$ 4,600 | \$11,500 | 7 | \$ 2,575 | \$18,025 | 25 | \$ 1,500 | \$ 37,500 | 100 | \$ 1,250 | \$ 125,000 |

*values are taken in general from prior year BSA land table, slight variations could exist

Alpena Township- 2024 Land Value Analysis Commercial/Industrial Rural

| 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 | Actual Front | ECF Area | Liber/Page | Other Pa Land Table | Class | Rate Group 1 |
|--------------------|-------------------|-----------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|---|----------------------|----------|------------|--------------------------------|-------|----------------|
| 012-004-000-800-00 | 1880 HAMILTON RC | 6/1/2021 | 552000 | LC | 03-ARM'S LENGTH | 552000 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 89 | 487.36 | COMM | 546/354 | 201-Comm-New-Acres | 201 | |
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 347 | 144.18 | COMM | 545/897 | 018-103- 201-Comm-New-Acres | 202 | |
| 012-029-000-030-00 | 1399 M32 W | 8/27/2021 | 800000 | WD | 03-ARM'S LENGTH | 800000 | 1141607 | 303460 | 296872 | Improved | 198.18 | 0 | 8 | \$ 1,531 | 198.18 | COMM | | 012-029- 201-Comm-New-Acres | 202 | |
| | | | | | | | | | | | | | | \$ 218 | Avg of Sales 1 and 2 | | | | | |
| | | | | | | | | | | | | | | For 2024, Use \$218/foot for Commercial Rural | | | | | | |
| 011-003-000-175-00 | 3205 US 23 SOUTH | 6/23/2022 | 180000 | WD | 03-ARM'S LENGTH | 180000 | 184227 | 20773 | 25000 | Improved | 100 | 0 | 0 | \$ 208 | 100 | COMM | 548-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-004-05 | 625 S RIPLEY BLVD | 3/3/2023 | 15000 | WD | 03-ARM'S LENGTH | 15000 | 16665 | 15000 | 16665 | Vacant | 66.66 | 173 | 0.265 | \$ 225 | 66.66 | COMM | 551-728 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-001-03 | GRANT ST | 2/23/2023 | 35000 | WD | 03-ARM'S LENGTH | 35000 | 29153 | 35000 | 29153 | Vacant | 116.61 | 228 | 0.61 | \$ 300 | 116.61 | COMM | 551-672 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-003-02 | 619 S RIPLEY BLVD | 3/3/2023 | 85500 | WD | 03-ARM'S LENGTH | 85500 | 65000 | 85500 | 65000 | Vacant | 260 | 0 | 1.32 | \$ 329 | 260 | COMM | 551-600 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-189-00 | 2578 US 23 SOUTH | 6/21/2022 | 185000 | WD | 03-ARM'S LENGTH | 185000 | 167945 | 34555 | 17500 | Improved | 70 | 200 | 0.321 | \$ 494 | 70 | COMM | 548-343 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-206-01 | 2685 US 23 SOUTH | 6/29/2022 | 239900 | WD | 03-ARM'S LENGTH | 239900 | 211977 | 52923 | 25000 | Improved | 100 | 208 | 0.478 | \$ 529 | 100 | COMM | 548-437 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-009-000-932-08 | 1209 US 23 NORTH | 7/13/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 0 | 275000 | 0 | Vacant | 378.3 | 0 | 0 | \$ 727 | 378.3 | COMM | 542/730 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-077-00 | 2106 WERTH RD | 2/3/2023 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 96422 | 80578 | 17000 | Improved | 68 | 200 | 0.312 | \$ 1,185 | 68 | COMM | 551-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-016-000-126-01 | GOLF COURSE RD | 5/26/2022 | 2822147 | WD | 03-ARM'S LENGTH | 2822147 | 1853084 | 1210320 | 120883 | Improved | 483.53 | 528 | 2.93 | \$ 2,503 | 483.53 | COMM | 548-019 | 012-016- Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 012-017-000-845-01 | 999 LONG RAPIDS R | 1/17/2023 | 1658394 | CD | 21-NOT USED/OTHE | 1658394 | 472018 | 1315589 | 129213 | Improved | 516.85 | 0 | 0 | \$ 2,545 | 516.85 | COMM | 551-263 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| | | | | | | | | | | | | | | \$ 905 | Avg of All | | | | | |
| | | | | | | | | | | | | | | \$ 395 | Avg of Vacant | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$395/foot for Commercial US23 Rate 1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, no sale, use same factor % which was a 50% increase in Area #1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, use \$750/foot | | | | | | |
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 03-ARM'S LENGTH | 906986 | 697570 | 455326 | 245910 | Improved | 175.65 | 0 | 0 | \$ 2,592.23 | 175.65 | COMM | 548-716 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-03 | 1061 M32 W | 8/23/2021 | 1500000 | WD | 03-ARM'S LENGTH | 1500000 | 1000459 | 783839 | 284298 | Improved | 203.07 | 0 | 1.34 | \$ 3,859.94 | 203.07 | COMM | 543/634 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-05 | 1040 S BAGLEY | 3/30/2022 | 612500 | WD | 03-ARM'S LENGTH | 612500 | 50593 | 612500 | 50593 | Vacant | 202.37 | 0 | 2.15 | \$ 3,026.63 | 202.37 | COMM | 547-194 | Commercial M32 | 202 | Commercial M32 |
| 018-103-000-087-00 | 2424 US 23 SOUTH | 1/17/2023 | 843962 | CD | 21-NOT USED/OTHE | 843962 | 261715 | 661747 | 79500 | Improved | 159 | 80 | 0.292 | \$ 4,161.93 | 159 | COMM | 551-264 | Commercial M32 | 201 | Commercial M32 |
| | | | | | | | | | | | | | | \$ 3,410.19 | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$3,000/foot for M32 Area | | | | | | |

Alpena Township- 2024 Land Value Analysis Commercial US23 Rate 1

| 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 | Actual Front | ECF Area | Liber/Page | Other Pa Land Table | Class | Rate Group 1 |
|--------------------|-------------------|-----------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|---|--------------|----------|----------------------|-------------------------------|-------|----------------|
| 012-004-000-800-00 | 1880 HAMILTON RC | 6/1/2021 | 552000 | LC | 03-ARM'S LENGTH | 552000 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 89 | 487.36 | COMM | 546/354 | 201-Comm-New-Acres | 201 | |
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 347 | 144.18 | COMM | 545/897 | 018-103-201-Comm-New-Acres | 202 | |
| 012-029-000-030-00 | 1399 M32 W | 8/27/2021 | 800000 | WD | 03-ARM'S LENGTH | 800000 | 1141607 | 303460 | 296872 | Improved | 198.18 | 0 | 8 | \$ 1,531 | 198.18 | COMM | | 012-029-201-Comm-New-Acres | 202 | |
| | | | | | | | | | | | | | | \$ 218 | | | Avg of Sales 1 and 2 | | | |
| | | | | | | | | | | | | | | For 2024, Use \$218/foot for Commercial Rural | | | | | | |
| 011-003-000-175-00 | 3205 US 23 SOUTH | 6/23/2022 | 180000 | WD | 03-ARM'S LENGTH | 180000 | 184227 | 20773 | 25000 | Improved | 100 | 0 | 0 | \$ 208 | 100 | COMM | 548-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-004-05 | 625 S RIPLEY BLVD | 3/3/2023 | 15000 | WD | 03-ARM'S LENGTH | 15000 | 16665 | 15000 | 16665 | Vacant | 66.66 | 173 | 0.265 | \$ 225 | 66.66 | COMM | 551-728 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-001-03 | GRANT ST | 2/23/2023 | 35000 | WD | 03-ARM'S LENGTH | 35000 | 29153 | 35000 | 29153 | Vacant | 116.61 | 228 | 0.61 | \$ 300 | 116.61 | COMM | 551-672 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-003-02 | 619 S RIPLEY BLVD | 3/3/2023 | 85500 | WD | 03-ARM'S LENGTH | 85500 | 65000 | 85500 | 65000 | Vacant | 260 | 0 | 1.32 | \$ 329 | 260 | COMM | 551-600 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-189-00 | 2578 US 23 SOUTH | 6/21/2022 | 185000 | WD | 03-ARM'S LENGTH | 185000 | 167945 | 34555 | 17500 | Improved | 70 | 200 | 0.321 | \$ 494 | 70 | COMM | 548-343 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-206-01 | 2685 US 23 SOUTH | 6/29/2022 | 239900 | WD | 03-ARM'S LENGTH | 239900 | 211977 | 52923 | 25000 | Improved | 100 | 208 | 0.478 | \$ 529 | 100 | COMM | 548-437 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-009-000-932-08 | 1209 US 23 NORTH | 7/13/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 0 | 275000 | 0 | Vacant | 378.3 | 0 | 0 | \$ 727 | 378.3 | COMM | 542/730 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-077-00 | 2106 WERTH RD | 2/3/2023 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 96422 | 80578 | 17000 | Improved | 68 | 200 | 0.312 | \$ 1,185 | 68 | COMM | 551-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-016-000-126-01 | GOLF COURSE RD | 5/26/2022 | 2822147 | WD | 03-ARM'S LENGTH | 2822147 | 1853084 | 1210320 | 120883 | Improved | 483.53 | 528 | 2.93 | \$ 2,503 | 483.53 | COMM | 548-019 | 012-016-Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 012-017-000-845-01 | 999 LONG RAPIDS R | 1/17/2023 | 1658394 | CD | 21-NOT USED/OTHE | 1658394 | 472018 | 1315589 | 129213 | Improved | 516.85 | 0 | 0 | \$ 2,545 | 516.85 | COMM | 551-263 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| | | | | | | | | | | | | | | \$ 905 | | | Avg of All | | | |
| | | | | | | | | | | | | | | \$ 395 | | | Avg of Vacant | | | |
| | | | | | | | | | | | | | | For 2024, use \$395/foot for Commercial US23 Rate 1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, no sale, use same factor % which was a 50% increase in Area #1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, use \$750/foot | | | | | | |
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 03-ARM'S LENGTH | 906986 | 697570 | 455326 | 245910 | Improved | 175.65 | 0 | 0 | \$ 2,592.23 | 175.65 | COMM | 548-716 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-03 | 1061 M32 W | 8/23/2021 | 1500000 | WD | 03-ARM'S LENGTH | 1500000 | 1000459 | 783839 | 284298 | Improved | 203.07 | 0 | 1.34 | \$ 3,859.94 | 203.07 | COMM | 543/634 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-05 | 1040 S BAGLEY | 3/30/2022 | 612500 | WD | 03-ARM'S LENGTH | 612500 | 50593 | 612500 | 50593 | Vacant | 202.37 | 0 | 2.15 | \$ 3,026.63 | 202.37 | COMM | 547-194 | Commercial M32 | 202 | Commercial M32 |
| 018-103-000-087-00 | 2424 US 23 SOUTH | 1/17/2023 | 843962 | CD | 21-NOT USED/OTHE | 843962 | 261715 | 661747 | 79500 | Improved | 159 | 80 | 0.292 | \$ 4,161.93 | 159 | COMM | 551-264 | Commercial M32 | 201 | Commercial M32 |
| | | | | | | | | | | | | | | \$ 3,410.19 | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$3,000/foot for M32 Area | | | | | | |

Alpena Township- 2024 Land Value Analysis Commercial US23 Rate 2

| 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 | Actual Front | ECF Area | Liber/Page | Other Pa Land Table | Class | Rate Group 1 | | | | | | |
|--------------------|-------------------|-----------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|---|---|----------------------|------------|--------------------------------|-------|----------------|--|--|--|--|--|--|
| 012-004-000-800-00 | 1880 HAMILTON RC | 6/1/2021 | 552000 | LC | 03-ARM'S LENGTH | 531140 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 89 | 487.36 | COMM | 546/354 | 201-Comm-New-Acres | 201 | | | | | | | |
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 347 | 144.18 | COMM | 545/897 | 018-103- 201-Comm-New-Acres | 202 | | | | | | | |
| 012-029-000-030-00 | 1399 M32 W | 8/27/2021 | 800000 | WD | 03-ARM'S LENGTH | 800000 | 1141607 | 303460 | 296872 | Improved | 198.18 | 0 | 8 | \$ 1,531 | 198.18 | COMM | | 012-029- 201-Comm-New-Acres | 202 | | | | | | | |
| | | | | | | | | | | | | | | \$ | 218 | Avg of Sales 1 and 2 | | | | | | | | | | |
| | | | | | | | | | | | | | | \$ | For 2024, Use \$218/foot for Commercial Rural | | | | | | | | | | | |
| 011-003-000-175-00 | 3205 US 23 SOUTH | 6/23/2022 | 180000 | WD | 03-ARM'S LENGTH | 180000 | 184227 | 20773 | 25000 | Improved | 100 | 0 | 0 | \$ 208 | 100 | COMM | 548-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| 018-103-000-004-05 | 625 S RIPLEY BLVD | 3/3/2023 | 15000 | WD | 03-ARM'S LENGTH | 15000 | 16665 | 15000 | 16665 | Vacant | 66.66 | 173 | 0.265 | \$ 225 | 66.66 | COMM | 551-728 | Commercial NEW US23-1 | 202 | Comm US-23 1 | | | | | | |
| 018-103-000-001-03 | GRANT ST | 2/23/2023 | 35000 | WD | 03-ARM'S LENGTH | 35000 | 29153 | 35000 | 29153 | Vacant | 116.61 | 228 | 0.61 | \$ 300 | 116.61 | COMM | 551-672 | Commercial NEW US23-1 | 202 | Comm US-23 1 | | | | | | |
| 018-103-000-003-02 | 619 S RIPLEY BLVD | 3/3/2023 | 85500 | WD | 03-ARM'S LENGTH | 85500 | 65000 | 85500 | 65000 | Vacant | 260 | 0 | 1.32 | \$ 329 | 260 | COMM | 551-600 | Commercial NEW US23-1 | 202 | Comm US-23 1 | | | | | | |
| 018-103-000-189-00 | 2578 US 23 SOUTH | 6/21/2022 | 185000 | WD | 03-ARM'S LENGTH | 185000 | 167945 | 34555 | 17500 | Improved | 70 | 200 | 0.321 | \$ 494 | 70 | COMM | 548-343 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| 018-103-000-206-01 | 2685 US 23 SOUTH | 6/29/2022 | 239900 | WD | 03-ARM'S LENGTH | 239900 | 211977 | 52923 | 25000 | Improved | 100 | 208 | 0.478 | \$ 529 | 100 | COMM | 548-437 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| 012-009-000-932-08 | 1209 US 23 NORTH | 7/13/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 0 | 275000 | 0 | Vacant | 378.3 | 0 | 0 | \$ 727 | 378.3 | COMM | 542/730 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| 018-103-000-077-00 | 2106 WERTH RD | 2/3/2023 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 96422 | 80578 | 17000 | Improved | 68 | 200 | 0.312 | \$ 1,185 | 68 | COMM | 551-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| 012-016-000-126-01 | GOLF COURSE RD | 5/26/2022 | 2822147 | WD | 03-ARM'S LENGTH | 2822147 | 1853084 | 1210320 | 120883 | Improved | 483.53 | 528 | 2.93 | \$ 2,503 | 483.53 | COMM | 548-019 | 012-016- Commercial NEW US23-1 | 202 | Comm US-23 1 | | | | | | |
| 012-017-000-845-01 | 999 LONG RAPIDS R | 1/17/2023 | 1658394 | CD | 21-NOT USED/OTHE | 1658394 | 472018 | 1315589 | 129213 | Improved | 516.85 | 0 | 0 | \$ 2,545 | 516.85 | COMM | 551-263 | Commercial NEW US23-1 | 201 | Comm US-23 1 | | | | | | |
| | | | | | | | | | | | | | | \$ | 905 | Avg of All | | | | | | | | | | |
| | | | | | | | | | | | | | | \$ | 395 | Avg of Vacant | | | | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$395/foot for Commercial US23 Rate 1 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, no sale, use same factor % which was a 50% increase in Area #1 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, use \$750/foot | | | | | | | | | | | | |
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 03-ARM'S LENGTH | 906986 | 697570 | 455326 | 245910 | Improved | 175.65 | 0 | 0 | \$ 2,592.23 | 175.65 | COMM | 548-716 | Commercial NEW M32 | 201 | Commercial M32 | | | | | | |
| 012-029-000-016-03 | 1061 M32 W | 8/23/2021 | 1500000 | WD | 03-ARM'S LENGTH | 1500000 | 1000459 | 783839 | 284298 | Improved | 203.07 | 0 | 1.34 | \$ 3,859.94 | 203.07 | COMM | 543/634 | Commercial NEW M32 | 201 | Commercial M32 | | | | | | |
| 012-029-000-016-05 | 1040 S BAGLEY | 3/30/2022 | 612500 | WD | 03-ARM'S LENGTH | 612500 | 50593 | 612500 | 50593 | Vacant | 202.37 | 0 | 2.15 | \$ 3,026.63 | 202.37 | COMM | 547-194 | Commercial M32 | 202 | Commercial M32 | | | | | | |
| 018-103-000-087-00 | 2424 US 23 SOUTH | 1/17/2023 | 843962 | CD | 21-NOT USED/OTHE | 843962 | 261715 | 661747 | 79500 | Improved | 159 | 80 | 0.292 | \$ 4,161.93 | 159 | COMM | 551-264 | Commercial M32 | 201 | Commercial M32 | | | | | | |
| | | | | | | | | | | | | | | \$ | 3,410.19 | | | | | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$3,000/foot for M32 Area | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Commercial M-32

| 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 | Actual Front | ECF Area | Liber/Page | Other Pa Land Table | Class | Rate Group 1 |
|--------------------|-------------------|-----------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|---|---------------|----------|------------|--------------------------------|-------|----------------|
| 012-004-000-800-00 | 1880 HAMILTON RC | 6/1/2021 | 552000 | LC | 03-ARM'S LENGTH | 552000 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 89 | 487.36 | COMM | 546/354 | 201-Comm-New-Acres | 201 | |
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 347 | 144.18 | COMM | 545/897 | 018-103- 201-Comm-New-Acres | 202 | |
| 012-029-000-030-00 | 1399 M32 W | 8/27/2021 | 800000 | WD | 03-ARM'S LENGTH | 800000 | 1141607 | 303460 | 296872 | Improved | 198.18 | 0 | 8 | \$ 1,531 | 198.18 | COMM | | 012-029- 201-Comm-New-Acres | 202 | |
| | | | | | | | | | | | | | | Avg of Sales 1 and 2 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Use \$218/foot for Commercial Rural | | | | | | |
| 011-003-000-175-00 | 3205 US 23 SOUTH | 6/23/2022 | 180000 | WD | 03-ARM'S LENGTH | 180000 | 184227 | 20773 | 25000 | Improved | 100 | 0 | 0 | \$ 208 | 100 | COMM | 548-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-004-05 | 625 S RIPLEY BLVD | 3/3/2023 | 15000 | WD | 03-ARM'S LENGTH | 15000 | 16665 | 15000 | 16665 | Vacant | 66.66 | 173 | 0.265 | \$ 225 | 66.66 | COMM | 551-728 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-001-03 | GRANT ST | 2/23/2023 | 35000 | WD | 03-ARM'S LENGTH | 35000 | 29153 | 35000 | 29153 | Vacant | 116.61 | 228 | 0.61 | \$ 300 | 116.61 | COMM | 551-672 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-003-02 | 619 S RIPLEY BLVD | 3/3/2023 | 85500 | WD | 03-ARM'S LENGTH | 85500 | 65000 | 85500 | 65000 | Vacant | 260 | 0 | 1.32 | \$ 329 | 260 | COMM | 551-600 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-189-00 | 2578 US 23 SOUTH | 6/21/2022 | 185000 | WD | 03-ARM'S LENGTH | 185000 | 167945 | 34555 | 17500 | Improved | 70 | 200 | 0.321 | \$ 494 | 70 | COMM | 548-343 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 018-103-000-206-01 | 2685 US 23 SOUTH | 6/29/2022 | 239900 | WD | 03-ARM'S LENGTH | 239900 | 211977 | 52923 | 25000 | Improved | 100 | 208 | 0.478 | \$ 529 | 100 | COMM | 548-437 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-009-000-932-08 | 1209 US 23 NORTH | 7/13/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 0 | 275000 | 0 | Vacant | 378.3 | 0 | 0 | \$ 727 | 378.3 | COMM | 542/730 | Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 018-103-000-077-00 | 2106 WERTH RD | 2/3/2023 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 96422 | 80578 | 17000 | Improved | 68 | 200 | 0.312 | \$ 1,185 | 68 | COMM | 551-360 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| 012-016-000-126-01 | GOLF COURSE RD | 5/26/2022 | 2822147 | WD | 03-ARM'S LENGTH | 2822147 | 1853084 | 1210320 | 120883 | Improved | 483.53 | 528 | 2.93 | \$ 2,503 | 483.53 | COMM | 548-019 | 012-016- Commercial NEW US23-1 | 202 | Comm US-23 1 |
| 012-017-000-845-01 | 999 LONG RAPIDS R | 1/17/2023 | 1658394 | CD | 21-NOT USED/OTHE | 1658394 | 472018 | 1315589 | 129213 | Improved | 516.85 | 0 | 0 | \$ 2,545 | 516.85 | COMM | 551-263 | Commercial NEW US23-1 | 201 | Comm US-23 1 |
| | | | | | | | | | | | | | | \$ 905 | Avg of All | | | | | |
| | | | | | | | | | | | | | | \$ 395 | Avg of Vacant | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$395/foot for Commercial US23 Rate 1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, no sale, use same factor % which was a 50% increase in Area #1 | | | | | | |
| | | | | | | | | | | | | | | For 2024, Commercial US 23 Rate 2, use \$750/foot | | | | | | |
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 03-ARM'S LENGTH | 906986 | 697570 | 455326 | 245910 | Improved | 175.65 | 0 | 0 | \$ 2,592.23 | 175.65 | COMM | 548-716 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-03 | 1061 M32 W | 8/23/2021 | 1500000 | WD | 03-ARM'S LENGTH | 1500000 | 1000459 | 783839 | 284298 | Improved | 203.07 | 0 | 1.34 | \$ 3,859.94 | 203.07 | COMM | 543/634 | Commercial NEW M32 | 201 | Commercial M32 |
| 012-029-000-016-05 | 1040 S BAGLEY | 3/30/2022 | 612500 | WD | 03-ARM'S LENGTH | 612500 | 50593 | 612500 | 50593 | Vacant | 202.37 | 0 | 2.15 | \$ 3,026.63 | 202.37 | COMM | 547-194 | Commercial M32 | 202 | Commercial M32 |
| 018-103-000-087-00 | 2424 US 23 SOUTH | 1/17/2023 | 843962 | CD | 21-NOT USED/OTHE | 843962 | 261715 | 661747 | 79500 | Improved | 159 | 80 | 0.292 | \$ 4,161.93 | 159 | COMM | 551-264 | Commercial M32 | 201 | Commercial M32 |
| | | | | | | | | | | | | | | \$ 3,410.19 | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$3,000/foot for M32 Area | | | | | | |

Alpena Township- 2024 Land Value Analysis Industrial, Lafarge Acreage

| 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 Parcels in Land Table | Class |
|--------------------|----------------|------------|------------|--------|-----------------|--------------|----------------|---------------|-----------------|-----------------|-----------|--------------|----------|------------|-----------------------------|-------|
| 042-035-000-351-00 | BOILORE ROAD | 10/27/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 228723 | 131277 | 200000 | Improved | 160 | \$ 820 | 401 | 544/577 | | 401 |
| 071-011-000-800-00 | PRIVATE | 11/5/2021 | 195000 | WD | 03-ARM'S LENGTH | 195000 | 432869 | 143887 | 215000 | Improved | 160 | \$ 899 | 400 | 544/712 | 071-011-000-91 | 402 |

For 2024, use \$860/acre
Large Acres

Alpena Township- 2024 Land Value Analysis Residential 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 | Rate Group 1 |
|--------------------|---------------------|------------|------------|--------|-----------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|---------------|--------------|----------|------------|---------------------|------------|-----------------|--------------|
| 013-015-000-060-05 | | 10/3/2022 | 1500 | QC | 03-ARM'S LENGTH | 1500 | 6300 | 1500 | 6300 | Vacant | 100 | 125 | 0.287 | \$ 15 | 5226.480836 | 100 22 | 549-855 | | 401-Residential New | 402 | Residential Lot | |
| 013-008-000-060-03 | W LONG LAKE RD | 2/28/2023 | 1000 | WD | 21-NOT USED/OTH | 1000 | 2520 | 1000 | 2520 | Vacant | 40 | 77.470001 | 0.071 | \$ 25 | 14084.50704 | 40 22 | 551-635 | | PAVED | 402 | Residential Lot | |
| 011-004-000-787-00 | 3372 US 23 SOUTH | 2/16/2023 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 88554 | 2746 | 6300 | Improved | 100 | 0 | 0 | \$ 27 | #DIV/0! | 100 26 | 551-507 | | 401-Residential New | 401 | Residential Lot | |
| 013-008-000-124-00 | 9634 FRENCH RD | 8/11/2021 | 87800 | WD | 03-ARM'S LENGTH | 87800 | 93464 | 6936 | 12600 | Improved | 200 | 0 | 0 | \$ 35 | #DIV/0! | 200 29 | 543/236 | | 401-Residential New | 401 | Residential Lot | |
| 012-007-000-285-00 | 2912 LONG RAPIDS RD | 6/15/2021 | 155000 | WD | 03-ARM'S LENGTH | 155000 | 157529 | 3771 | 6300 | Improved | 100 | 0 | 0 | \$ 38 | #DIV/0! | 100 26 | 542/266 | | 401-Residential New | 401 | Residential Lot | |
| 013-014-000-793-01 | 8420 NORTHLAND AVE | 6/28/2021 | 115000 | WD | 03-ARM'S LENGTH | 115000 | 118735 | 6786 | 10521 | Improved | 167 | 0 | 0 | \$ 41 | #DIV/0! | 167 29 | 542/526 | | 401-Residential New | 401 | Residential Lot | |
| 012-029-000-095-01 | 3380 S THIRD AVE | 3/24/2023 | 6500 | WD | 03-ARM'S LENGTH | 6500 | 9009 | 6500 | 9009 | Vacant | 143 | 0 | 0 | \$ 45 | #DIV/0! | 143 22 | 551-869 | | 401-Residential New | 402 | Residential Lot | |
| 013-014-000-185-00 | 3726 WALMSLEY RD | 5/7/2021 | 9500 | WD | 03-ARM'S LENGTH | 9500 | 11025 | 9500 | 11025 | Vacant | 175 | 0 | 0 | \$ 54 | #DIV/0! | 175 22 | 541/886 | | 401-Residential New | 402 | Residential Lot | |
| 018-160-000-086-01 | 12777 HIGHLAND CRT | 1/10/2022 | 154000 | WD | 03-ARM'S LENGTH | 154000 | 159999 | 8302 | 9576 | Improved | 152 | 294 | 0.513 | \$ 55 | 16183.23587 | 152 26 | 545/659 | 018-160-0 | 401-Residential New | 401 | Residential Lot | |
| 012-017-000-296-00 | 1938 LONG RAPIDS RD | 9/16/2022 | 110000 | WD | 03-ARM'S LENGTH | 110000 | 111175 | 8275 | 9450 | Improved | 150 | 0 | 0 | \$ 55 | #DIV/0! | 150 26 | 549-783 | | 401-Residential New | 401 | Residential Lot | |
| 018-395-000-010-00 | 8848 US 23 SOUTH | 7/27/2021 | 105000 | WD | 03-ARM'S LENGTH | 105000 | 105772 | 5528 | 6300 | Improved | 100 | 203 | 0.466 | \$ 55 | 11862.66094 | 100 26 | 542/959 | | 401-Residential New | 401 | Residential Lot | |
| 013-014-000-169-00 | 8615 US 23 NORTH | 4/13/2021 | 47900 | OTH | 03-ARM'S LENGTH | 47900 | 47293 | 13711 | 13104 | Improved | 208 | 0 | 0 | \$ 66 | #DIV/0! | 208 27 | 541/268 | | 401-Residential New | 401 | Residential Lot | |
| 018-405-000-152-00 | 404 MICHIGAN AVE | 3/17/2023 | 7000 | WD | 03-ARM'S LENGTH | 7000 | 9450 | 7000 | 6300 | Improved | 100 | 276 | 0.316 | \$ 70 | 22151.89873 | 100 26 | 551-798 | 018-405-0 | 401-Residential New | 402 | Residential Lot | |
| 013-033-000-608-00 | 1214 GUYOTTE RD | 1/26/2023 | 98000 | WD | 03-ARM'S LENGTH | 98000 | 96265 | 14209 | 12474 | Improved | 198 | 0 | 0 | \$ 72 | #DIV/0! | 198 26 | 551-292 | | 401-Residential New | 401 | Residential Lot | |
| 013-014-000-853-00 | MONAGHAN POINT RD | 4/8/2022 | 7500 | WD | 03-ARM'S LENGTH | 7500 | 6300 | 7500 | 6300 | Vacant | 100 | 0 | 0 | \$ 75 | #DIV/0! | 100 22 | 547-291 | | PAVED | 402 | Residential Lot | |
| 013-023-000-040-03 | 7945 US 23 NORTH | 8/3/2021 | 18750 | WD | 03-ARM'S LENGTH | 18750 | 15498 | 18750 | 15498 | Vacant | 246 | 0 | 0 | \$ 76 | #DIV/0! | 246 22 | 543/73 | | PAVED | 402 | Residential Lot | |
| 012-015-000-061-02 | 2732 LONG LAKE RD | 7/29/2021 | 58000 | WD | 03-ARM'S LENGTH | 57900 | 56527 | 7673 | 6300 | Improved | 100 | 0 | 0.34 | \$ 77 | 22567.64706 | 100 26 | 542/993 | | 401-Residential New | 401 | Residential Lot | |
| 018-095-000-012-00 | 1145 ELIZABETH ST | 7/18/2022 | 174000 | WD | 03-ARM'S LENGTH | 174000 | 171969 | 8331 | 6300 | Improved | 100 | 300 | 0.689 | \$ 83 | 12091.43687 | 100 26 | 548-727 | | 401-Residential New | 401 | Residential Lot | |
| 018-405-000-544-00 | 724 MICHIGAN AVE | 11/18/2022 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 73484 | 4666 | 3150 | Improved | 50 | 0 | 0 | \$ 93 | #DIV/0! | 50 26 | 550-491 | | 401-Residential New | 401 | Residential Lot | |
| 011-034-000-763-00 | 8650 US 23 SOUTH | 8/31/2022 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 16621 | 9427 | 6048 | Improved | 96 | 0 | 0 | \$ 98 | #DIV/0! | 96 27 | 549-384 | | 401-Residential New | 401 | Residential Lot | |
| 011-004-000-901-00 | 1029 POHL RD | 11/11/2022 | 68000 | WD | 03-ARM'S LENGTH | 68000 | 62695 | 13968 | 8663 | Improved | 137.5 | 0 | 0 | \$ 102 | #DIV/0! | 137.5 26 | 550-412 | | 401-Residential New | 401 | Residential Lot | |
| 018-275-000-085-00 | 1261 HAMILTON RD | 1/18/2023 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 113577 | 26039 | 14616 | Improved | 232 | 0 | 0 | \$ 112 | #DIV/0! | 232 26 | 551-177 | | 401-Residential New | 401 | Residential Lot | |
| 018-255-000-006-00 | 2115 VAN RD | 6/9/2022 | 104000 | WD | 03-ARM'S LENGTH | 104000 | 87091 | 23209 | 6300 | Improved | 200 | 120 | 0.551 | \$ 116 | 42121.5971 | 200 29 | 548/230 | | 401-Residential New | 401 | Residential Lot | |
| 011-004-000-865-00 | 1094 BIRCH RD | 7/23/2021 | 150000 | WD | 03-ARM'S LENGTH | 150000 | 139542 | 22239 | 11781 | Improved | 187 | 218 | 0.936 | \$ 119 | 23759.61538 | 187 26 | 542/899 | | 401-Residential New | 401 | Residential Lot | |
| 012-003-000-594-00 | 4321 US 23 NORTH | 11/11/2022 | 13500 | WD | 03-ARM'S LENGTH | 13500 | 6552 | 13500 | 6552 | Vacant | 104 | 0 | 0 | \$ 130 | #DIV/0! | 104 22 | 549/121 | | PAVED | 402 | Residential Lot | |
| 013-008-000-114-00 | 9728 FRENCH RD | 9/1/2021 | 14000 | WD | 03-ARM'S LENGTH | 14000 | 9683 | 14000 | 6300 | Improved | 100 | 0 | 0 | \$ 140 | #DIV/0! | 100 22 | 543/714 | | 401-Residential New | 401 | Residential Lot | |
| 014-003-000-340-00 | 4674 HURON BEACH RD | 2/17/2023 | 25000 | WD | 03-ARM'S LENGTH | 25000 | 17143 | 14157 | 6300 | Improved | 100 | 0 | 0 | \$ 142 | #DIV/0! | 100 27 | 551-645 | | 401-Residential New | 401 | Residential Lot | |
| | | | | | | | | | | | | | | \$ 75 | Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 60 | Avg of Vacant | | | | | | | |

For 2024, use \$60/foot for residential backlots

| | | | | | | | | | | | | | |
|--------------------|---------------------------|------------|-----------|-------------------|--------|--------|--------|----------------|-----------|-----------|---------------|--------------------------------|-----|
| 014-003-000-800-00 | EL CAJON BEACH RD | 9/14/2022 | 18000 WD | 03-ARM'S LENGTH | 18000 | 21987 | 18000 | 21987 Vacant | 9.84 \$ | 1,829 22 | 549-623 | 401-Residential New | 402 |
| 022-024-000-522-00 | 15771 GREEN RD | 7/19/2021 | 240000 WD | 03-ARM'S LENGTH | 240000 | 208615 | 53103 | 21718 Improved | 9.9 \$ | 5,364 401 | 542/795 | General Residential | 401 |
| 023-021-000-430-00 | CHABOT RD | 4/14/2022 | 15000 WD | 03-ARM'S LENGTH | 15000 | 21861 | 15000 | 21861 Vacant | 10 \$ | 1,500 401 | 547/791 | General Residential | 402 |
| 084-028-000-013-02 | M32 WEST | 5/3/2021 | 22000 WD | 03-ARM'S LENGTH | 22000 | 22210 | 22000 | 22210 Vacant | 10 \$ | 2,200 401 | 541/496 | RESIDENTIAL | 402 |
| 013-008-000-150-00 | 10140 W LONG LAKE RD | 8/18/2021 | 139900 WD | 03-ARM'S LENGTH | 139900 | 136409 | 25701 | 22210 Improved | 10 \$ | 2,570 26 | 543/360 | 401-Residential New | 401 |
| 022-021-000-811-00 | 18444 M32 W | 2/18/2022 | 150000 WD | 03-ARM'S LENGTH | 150000 | 125493 | 45925 | 21418 Improved | 10 \$ | 4,593 401 | 546/280 | General Residential | 401 |
| 012-004-000-101-10 | RED PINE AVE | 9/13/2022 | 35000 WD | 03-ARM'S LENGTH | 35000 | 22215 | 35000 | 22215 Vacant | 10.01 \$ | 3,497 22 | 549-595 | ACREAGE | 402 |
| 012-003-000-220-00 | 4550 LONG LAKE RD | 10/28/2022 | 150000 WD | 03-ARM'S LENGTH | 150000 | 136523 | 35692 | 22215 Improved | 10.01 \$ | 3,566 26 | 550-284 | 401-Residential New | 401 |
| 021-012-000-740-03 | 16571 JAKES RD | 11/12/2021 | 30000 WD | 03-ARM'S LENGTH | 30000 | 25010 | 30000 | 22220 Improved | 10.02 \$ | 2,994 401 | 544/848 | General Residential | 001 |
| 021-001-000-558-00 | TAYLOR HAWKS RD | 3/14/2022 | 22500 WD | 03-ARM'S LENGTH | 22500 | 24448 | 22500 | 24448 Vacant | 10.03 \$ | 2,243 401 | 546/599 | General Residential | 402 |
| 021-034-000-401-02 | | 5/14/2022 | 30000 WD | 03-ARM'S LENGTH | 30000 | 28645 | 30000 | 28645 Vacant | 10.05 \$ | 2,985 401 | 547/901 | 021-035-00 General Residential | 402 |
| 021-035-000-401-02 | | 5/14/2022 | 30000 WD | 03-ARM'S LENGTH | 30000 | 28645 | 30000 | 28645 Vacant | 10.05 \$ | 2,985 401 | 547/901 | 021-034-00 General Residential | 402 |
| 023-017-000-555-00 | 14655 ALFALFA RD | 4/28/2022 | 130000 WD | 14-INTO/OUT OF TR | 130000 | 144230 | 7796 | 22026 Improved | 10.121 \$ | 770 401 | 547/566 | General Residential | 401 |
| 041-013-000-670-00 | PRIVATE | 9/27/2022 | 10000 QC | 03-ARM'S LENGTH | 10000 | 25867 | 6445 | 22312 improved | 10.2 \$ | 632 401 | 553/471 | Residential Acres | 401 |
| 013-022-000-225-00 | 7544 W LONG LAKE RD | 12/9/2021 | 16000 WD | 03-ARM'S LENGTH | 16000 | 22362 | 16000 | 22362 Vacant | 10.3 \$ | 1,553 22 | 545/277 | ACREAGE | 402 |
| 011-005-000-291-00 | 2857 WERTH RD | 4/8/2021 | 28000 WD | 03-ARM'S LENGTH | 28000 | 23363 | 28000 | 23363 Vacant | 12.27 \$ | 2,282 22 | 541/59 | ACREAGE | 402 |
| | | | | | | | | | \$ | 2,598 | Avg of All | 2024: Use \$2,342, 10 acres | |
| | | | | | | | | | \$ | 2,342 | Avg of Vacant | | |
| 041-012-000-530-00 | WINYAH LAKE RD | 9/9/2022 | 20000 WD | 03-ARM'S LENGTH | 20000 | 24090 | 20000 | 24090 Vacant | 13.7 \$ | 1,460 401 | 549/491 | Residential Acres | 402 |
| 031-016-000-010-02 | | 4/29/2022 | 32000 WD | 03-ARM'S LENGTH | 32000 | 33788 | 22342 | 24130 Improved | 13.78 \$ | 1,621 401 | 547/581 | Residential Acres | 401 |
| 011-010-000-331-00 | US 23 SOUTH | 3/11/2022 | 37900 WD | 03-ARM'S LENGTH | 37900 | 24140 | 37900 | 24140 Vacant | 13.8 \$ | 2,746 22 | 546/651 | ACREAGE | 402 |
| 031-017-000-751-01 | 2368 M-65 N | 9/30/2021 | 22500 WD | 21-NOT USED/OTHE | 22500 | 24659 | 22500 | 24659 Vacant | 14.82 \$ | 1,518 401 | 544/119 | Residential Acres | 402 |
| 024-019-000-821-01 | 14444 M32 W | 3/4/2022 | 82000 WD | 03-ARM'S LENGTH | 82000 | 65755 | 42926 | 26681 Improved | 16.17 \$ | 2,655 401 | 546/452 | General Residential | 401 |
| 013-008-000-180-00 | 9618 FRENCH RD | 5/27/2022 | 50000 LC | 21-NOT USED/OTHE | 50000 | 35579 | 41861 | 27440 Improved | 16.63 \$ | 2,517 28 | 548-146 | 401-Residential New | 401 |
| 013-005-000-520-01 | 10333 W LONG LAKE RD | 8/15/2022 | 300000 WD | 03-ARM'S LENGTH | 300000 | 271465 | 57047 | 28512 Improved | 17.28 \$ | 3,301 26 | 549-108 | 401-Residential New | 401 |
| | | | | | | | | | \$ | 2,260 | Avg of All | 2024: Use \$1,908, 15 acres | |
| | | | | | | | | | \$ | 1,908 | Avg of Vacant | | |
| 013-016-000-530-01 | E LACOMB RD | 8/30/2021 | 25000 WD | 03-ARM'S LENGTH | 25000 | 32027 | 25000 | 32027 Vacant | 19.41 \$ | 1,288 22 | 543/572 | ACREAGE | 402 |
| 022-019-000-591-00 | M32 W | 9/1/2021 | 40000 WD | 03-ARM'S LENGTH | 40000 | 30492 | 40000 | 30492 Vacant | 20 \$ | 2,000 401 | 543/775 | General Residential | 402 |
| 022-030-000-121-00 | JACKS LANDING RD | 7/27/2022 | 47000 WD | 03-ARM'S LENGTH | 47000 | 32175 | 47000 | 32175 Vacant | 20 \$ | 2,350 401 | 548/892 | General Residential | 402 |
| 021-035-000-401-01 | BEAVER SHORES DR | 11/6/2021 | 60000 WD | 03-ARM'S LENGTH | 60000 | 33000 | 60000 | 33000 Vacant | 20 \$ | 3,000 401 | 552/685 | General Residential | 402 |
| 023-007-000-601-03 | 15520 MOORES LANDING RI | 2/24/2023 | 197900 WD | 03-ARM'S LENGTH | 197900 | 151900 | 79000 | 33000 Improved | 20 \$ | 3,950 401 | 551/584 | General Residential | 402 |
| 014-016-000-300-08 | PRIVATE RD ESMT | 6/15/2021 | 27000 WD | 03-ARM'S LENGTH | 27000 | 33018 | 27000 | 33018 Vacant | 20.02 \$ | 1,349 22 | 542/301 | ACREAGE | 402 |
| 041-013-000-674-00 | PRIVATE | 9/13/2022 | 67000 WD | 03-ARM'S LENGTH | 67000 | 93737 | 44384 | 44522 Improved | 20.2 \$ | 2,197 401 | 549/584 | 041-013-00 Residential Acres | 402 |
| 015-031-000-260-02 | | 4/14/2022 | 20000 WD | 03-ARM'S LENGTH | 20000 | 32088 | 20000 | 32088 Vacant | 20.21 \$ | 990 22 | 547-444 | 401-Residential New | 402 |
| 023-017-000-601-02 | 5995 M65 S | 8/20/2021 | 144900 WD | 03-ARM'S LENGTH | 143400 | 158224 | 16450 | 31274 Improved | 21.06 \$ | 781 401 | 543/433 | General Residential | 402 |
| 032-036-000-870-00 | 9605 NORMS ROAD | 7/19/2021 | 200000 WD | 03-ARM'S LENGTH | 200000 | 222849 | 44767 | 45167 Improved | 21.47 \$ | 2,085 401 | 543/414 | 032-036-00 Residential Acres | 402 |
| 081-010-000-501-03 | STINSON ROAD | 11/3/2021 | 39000 WD | 03-ARM'S LENGTH | 39000 | 68708 | 39000 | 45492 Improved | 22.11 \$ | 1,764 401 | 544/711 | 081-010-00 RESIDENTIAL | 402 |
| | | | | | | | | | \$ | 1,978 | Avg of All | 2024: Use \$1,329, 20 acres | |
| | | | | | | | | | \$ | 1,829 | Avg of Vacant | | |
| 081-025-000-270-01 | 7363 WEGMEYER ROAD | 3/25/2022 | 40000 WD | 03-ARM'S LENGTH | 40000 | 68790 | 8683 | 37473 Improved | 24.97 \$ | 348 401 | 546/782 | RESIDENTIAL | 402 |
| 031-010-000-520-00 | 3025 BEAN CREEK ROAD | 3/15/2023 | 92283 SD | 21-NOT USED/OTHE | 92283 | 114510 | 14994 | 37221 Improved | 25 \$ | 600 401 | 552/211 | Residential Acres | 402 |
| 081-014-000-001-03 | | 3/11/2022 | 50000 WD | 03-ARM'S LENGTH | 50000 | 37635 | 50000 | 37635 Vacant | 25.15 \$ | 1,988 401 | 547/938 | RESIDENTIAL | 402 |
| 012-032-000-293-00 | 2640 WERTH RD | 12/28/2021 | 455000 WD | 03-ARM'S LENGTH | 455000 | 316532 | 176382 | 37914 Improved | 25.46 \$ | 6,928 26 | 545/490 | 401-Residential New | 402 |
| 011-010-000-351-00 | 4220 S PARTRIDGE POINT RI | 6/9/2021 | 31000 LC | 03-ARM'S LENGTH | 31000 | 71568 | 31000 | 47575 Improved | 26.21 \$ | 1,183 22 | 542/116 | 011-010-00 401-Residential New | 402 |

5047

| | | | | | | | | | | | | | |
|--------------------|-------------------------|------------|-----------|-------------------|--------|--------|--------|----------------|-----------|-----------|---------------|--------------------------------|-----|
| 011-010-000-352-00 | S PARTRIDGE POINT RD | 3/17/2023 | 55000 WD | 03-ARM'S LENGTH | 55000 | 71157 | 55000 | 47575 Improved | 26.21 \$ | 2,098 22 | 551-746 | 011-010-00 401-Residential New | 402 |
| 012-004-000-340-00 | FRENCH RD | 4/27/2021 | 50000 WD | 03-ARM'S LENGTH | 50000 | 39624 | 50000 | 39624 Vacant | 27.36 \$ | 1,827 22 | 541/414 | 401-Residential New | 402 |
| 042-024-000-801-01 | 7010 HAKEN RD | 9/16/2022 | 69000 WD | 03-ARM'S LENGTH | 69000 | 102734 | 6205 | 39939 Improved | 28.08 \$ | 221 401 | 549/610 | Residential Acres | 401 |
| | | | | | | | | | \$ | 1,899 | Avg of All | 2024 Use \$1,900, 25 acres | |
| | | | | | | | | | \$ | 1,908 | Avg of Vacant | | |
| 042-011-000-071-06 | MAPLE LANE RD | 11/24/2021 | 60000 WD | 03-ARM'S LENGTH | 60000 | 39997 | 60000 | 39997 Vacant | 29.262 \$ | 2,050 401 | 545/038 | Residential Acres | 001 |
| 071-013-000-001-00 | 15131 EAGLING ROAD | 9/30/2022 | 69900 WD | 03-ARM'S LENGTH | 69900 | 50408 | 59917 | 40425 Improved | 30 \$ | 1,997 400 | 549/907 | Residential | 401 |
| 021-012-000-145-02 | 16298 JAKES RD | 11/17/2022 | 185000 WD | 19-MULTI PARCEL A | 185000 | 231707 | 64454 | 66731 Improved | 30.2 \$ | 2,134 401 | 550/541 | 021-012-00 General Residential | 401 |
| 022-023-000-301-00 | JAMES RD | 10/6/2022 | 125000 WD | 03-ARM'S LENGTH | 125000 | 88948 | 78444 | 42392 Improved | 30.28 \$ | 2,591 401 | 550/146 | General Residential | 401 |
| 081-034-000-020-12 | THIEM ROAD | 8/14/2021 | 55000 CD | 21-NOT USED/OTHE | 55000 | 45094 | 55000 | 45094 Vacant | 32.21 \$ | 1,708 401 | 545/135 | RESIDENTIAL | 402 |
| 032-003-000-751-02 | 11492 MAPLE LANE ROAD | 4/4/2022 | 150000 WD | 03-ARM'S LENGTH | 150000 | 115830 | 83110 | 48940 Improved | 35.4 \$ | 2,348 401 | 547/170 | Residential Acres | 401 |
| 023-031-000-901-00 | 15012 BEAVER LAKE RD | 8/16/2021 | 130000 WD | 03-ARM'S LENGTH | 130000 | 168456 | 33055 | 56343 Improved | 37 \$ | 893 401 | 543/291 | 023-031-00 General Residential | 402 |
| | | | | | | | | | \$ | 1,960 | Avg of All | 2024 Use \$1,879, 30 acres | |
| | | | | | | | | | \$ | 1,879 | Avg of Vacant | | |
| 081-026-000-251-03 | | 3/2/2023 | 38000 WD | 03-ARM'S LENGTH | 38000 | 53522 | 38000 | 53522 Vacant | 38.23 \$ | 994 401 | 551/679 | RESIDENTIAL | 401 |
| 072-012-000-725-01 | 15315 EDMONDS ROAD | 11/22/2021 | 125000 WD | 03-ARM'S LENGTH | 125000 | 142248 | 87063 | 62311 Improved | 38.855 \$ | 2,241 400 | 544/985 | 072-012-00 Residential | 401 |
| 072-017-000-091-02 | 19718 REIDER SCHOOL ROA | 12/6/2021 | 295000 WD | 03-ARM'S LENGTH | 295000 | 186005 | 163483 | 54488 Improved | 38.92 \$ | 4,200 400 | 545/220 | Residential | 401 |
| 081-023-000-760-01 | WINTLAND ROAD | 4/20/2022 | 48000 WD | 03-ARM'S LENGTH | 48000 | 56648 | 48000 | 56648 Vacant | 39 \$ | 1,231 401 | 548/229 | RESIDENTIAL | 402 |
| 042-031-000-511-00 | 8500 SHANNON ROAD | 5/21/2021 | 228000 WD | 03-ARM'S LENGTH | 228000 | 188703 | 93897 | 54600 Improved | 39 \$ | 2,408 401 | 541/824 | Residential Acres | 401 |
| 015-032-000-004-00 | 6555 BLOOM RD | 4/5/2021 | 120000 WD | 03-ARM'S LENGTH | 116000 | 151609 | 20391 | 56000 Improved | 40 \$ | 510 26 | 540/972 | 401-Residential New | 401 |
| 083-035-000-001-00 | CARNEY ROAD EXT | 4/29/2021 | 108000 WD | 03-ARM'S LENGTH | 108000 | 136453 | 27547 | 56000 Improved | 40 \$ | 689 401 | 541/452 | RESIDENTIAL | 401 |
| 072-024-000-821-00 | MACARTHUR ROAD | 10/20/2022 | 42500 WD | 03-ARM'S LENGTH | 42500 | 54700 | 42500 | 54600 Improved | 40 \$ | 1,063 400 | 550/522 | Residential | 401 |
| 021-023-000-601-00 | 17438 SPRATT RD | 5/28/2021 | 195000 WD | 03-ARM'S LENGTH | 195000 | 205397 | 44203 | 54600 Improved | 40 \$ | 1,105 401 | 541/959 | General Residential | 401 |
| 042-021-000-071-02 | W LACOMB RD | 6/6/2022 | 66000 WD | 03-ARM'S LENGTH | 66000 | 77094 | 44906 | 56000 Improved | 40 \$ | 1,123 401 | 548/143 | Residential Acres | 401 |
| 011-031-000-051-02 | SPRUCE RD | 9/29/2022 | 49400 QC | 21-NOT USED/OTHE | 49400 | 53200 | 49400 | 53200 Vacant | 40 \$ | 1,235 22 | 549-940 | 401-Residential New | 401 |
| 012-007-000-030-00 | EASTON RD ESMT | 12/31/2021 | 50000 WD | 03-ARM'S LENGTH | 50000 | 56000 | 50000 | 56000 Vacant | 40 \$ | 1,250 22 | 545/471 | ACREAGE | 401 |
| 071-002-000-251-01 | LONG RAPIDS RD | 4/15/2021 | 52500 WD | 03-ARM'S LENGTH | 52500 | 54600 | 52500 | 54600 Vacant | 40 \$ | 1,313 400 | 541/285 | Residential | 401 |
| 042-025-000-021-00 | 6900 HAKEN RD | 7/6/2022 | 72000 WD | 03-ARM'S LENGTH | 72000 | 71939 | 56061 | 56000 Improved | 40 \$ | 1,402 401 | 548/534 | Residential Acres | 401 |
| 042-023-000-041-00 | W LACOMB RD | 10/27/2021 | 60000 WD | 14-INTO/OUT OF TR | 60000 | 56000 | 60000 | 56000 Vacant | 40 \$ | 1,500 401 | 544/639 | Residential Acres | 401 |
| 082-016-000-010-00 | 7333 NAPPERS ROAD | 3/27/2023 | 189000 WD | 03-ARM'S LENGTH | 189000 | 181064 | 62536 | 54600 Improved | 40 \$ | 1,563 401 | 551/839 | RESIDENTIAL | 401 |
| 021-012-000-651-01 | 16990 MOORES LANDING RI | 8/19/2021 | 116900 WD | 03-ARM'S LENGTH | 116900 | 107557 | 63943 | 54600 Improved | 40 \$ | 1,599 401 | 543/454 | General Residential | 401 |
| 014-005-000-001-00 | 6171 HAMILTON RD | 4/22/2022 | 95000 WD | 03-ARM'S LENGTH | 95000 | 85922 | 65078 | 56000 Improved | 40 \$ | 1,627 HC | 547-468 | 401-Residential New | 401 |
| 072-007-000-021-01 | TRUAX ROAD | 6/30/2022 | 68000 WD | 03-ARM'S LENGTH | 68000 | 54600 | 68000 | 56000 Vacant | 40 \$ | 1,700 400 | 548/523 | Residential | 401 |
| 014-005-000-525-00 | HAMILTON RD | 3/28/2022 | 72000 WD | 03-ARM'S LENGTH | 72000 | 56000 | 72000 | 56000 Vacant | 40 \$ | 1,800 22 | 546/805 | ACREAGE | 401 |
| 022-032-000-001-00 | 2000 PAUL ROAD | 11/17/2022 | 76000 WD | 03-ARM'S LENGTH | 76000 | 58955 | 73045 | 56000 Improved | 40 \$ | 1,826 401 | 550/641 | General Residential | 401 |
| 042-020-000-091-00 | PRIVATE | 7/29/2022 | 75000 WD | 03-ARM'S LENGTH | 75000 | 56000 | 75000 | 56000 Vacant | 40 \$ | 1,875 401 | 548/924 | Residential Acres | 401 |
| 015-032-000-260-00 | 6501 BLOOM RD | 10/4/2021 | 75000 WD | 03-ARM'S LENGTH | 75000 | 59528 | 75000 | 56000 Improved | 40 \$ | 1,875 22 | 544/165 | ACREAGE | 401 |
| 031-004-000-760-00 | 4126 BEAN CREEK ROAD | 5/14/2021 | 260000 WD | 03-ARM'S LENGTH | 250000 | 227142 | 77458 | 54600 Improved | 40 \$ | 1,936 401 | 541/706 | Residential Acres | 401 |
| 042-017-000-351-07 | W LACOMB RD | 10/18/2022 | 82000 WD | 03-ARM'S LENGTH | 82000 | 54600 | 82000 | 54600 Vacant | 40 \$ | 2,050 401 | 550/122 | Residential Acres | 401 |
| 082-023-000-290-00 | 5960 WERTH ROAD | 6/1/2021 | 365000 WD | 03-ARM'S LENGTH | 365000 | 337022 | 82578 | 54600 Improved | 40 \$ | 2,064 401 | 541/983 | RESIDENTIAL | 401 |
| 012-005-000-531-00 | 4550 TRUCKEY RD | 12/10/2021 | 175000 WD | 03-ARM'S LENGTH | 175000 | 145272 | 85728 | 56000 Improved | 40 \$ | 2,143 26 | 545/248 | 401-Residential New | 401 |
| 024-029-000-821-00 | 13372 CARNEY RD | 7/26/2022 | 125000 WD | 03-ARM'S LENGTH | 125000 | 91462 | 88138 | 54600 Improved | 40 \$ | 2,203 401 | 548/981 | General Residential | 401 |
| 022-020-000-601-00 | 1117 N JACKS LANDING RD | 7/15/2022 | 107000 WD | 03-ARM'S LENGTH | 107000 | 68713 | 91105 | 52818 Improved | 40 \$ | 2,278 401 | 548/662 | General Residential | 401 |
| 084-025-000-350-00 | 3981 M32 WEST | 4/12/2022 | 95000 WD | 03-ARM'S LENGTH | 95000 | 54418 | 95000 | 54418 Vacant | 40 \$ | 2,375 401 | 547/321 | RESIDENTIAL | 401 |
| 081-023-000-756-00 | 11260 WINTLAND ROAD | 1/12/2022 | 135500 WD | 03-ARM'S LENGTH | 133000 | 89011 | 98589 | 54600 Improved | 40 \$ | 2,465 401 | 545/715 | RESIDENTIAL | 401 |
| 012-018-000-571-00 | 2240 LAKE WINYAH RD | 10/26/2022 | 264900 WD | 03-ARM'S LENGTH | 264900 | 184550 | 136350 | 56000 Improved | 40 \$ | 3,409 26 | 550-442 | 401-Residential New | 401 |
| 071-001-000-016-00 | 15501 SMART ROAD | 9/9/2021 | 225000 WD | 03-ARM'S LENGTH | 225000 | 136028 | 144972 | 56000 Improved | 40.3 \$ | 3,597 400 | 543/746 | Residential | 401 |

| | | | | | | | | | | | | | |
|--------------------|-------------------------|------------|------------|-------------------|--------|--------|--------|-----------------|------------|-----------|---------------|---------------------------------------|-----|
| 015-032-000-270-02 | 6125 BLOOM RD | 1/13/2023 | 178000 WD | 19-MULTI PARCEL A | 178000 | 178462 | 99258 | 66450 Improved | 40.5 \$ | 2,451 26 | 551-146 | 015-032-00 401-Residential New | 401 |
| 041-013-000-650-00 | PRIVATE | 6/17/2022 | 395000 WD | 03-ARM'S LENGTH | 395000 | 356449 | 198827 | 91243 Improved | 44.73 \$ | 4,445 401 | 548/319 | 041-013-00 Residential Acres | 401 |
| | | | | | | | | | \$ | 1,930 | Avg of All | 2024 Use \$1,575 40 acres | |
| | | | | | | | | | \$ | 1,575 | Avg of Vacant | | |
| 023-018-000-851-00 | 15434 DUNCAN RD | 7/8/2021 | 75000 WD | 03-ARM'S LENGTH | 75000 | 66360 | 75000 | 66360 Vacant | 48 \$ | 1,563 401 | 542/625 | General Residential | 402 |
| 012-004-000-591-00 | 1250 HAMILTON RD | 12/12/2022 | 231000 WD | 03-ARM'S LENGTH | 231000 | 222987 | 128945 | 85526 Improved | 52 \$ | 2,480 HC | 550-812 | 012-009-00 401-Residential New | 401 |
| 031-007-000-251-00 | 3685 SALINA ROAD | 3/11/2022 | 168000 WD | 03-ARM'S LENGTH | 168000 | 180478 | 59810 | 72288 Improved | 52.51 \$ | 1,139 401 | 546/603 | Residential Acres | 401 |
| 041-006-000-650-01 | PRIVATE | 6/16/2021 | 98000 WD | 03-ARM'S LENGTH | 98000 | 81506 | 98000 | 74235 Improved | 53.85 \$ | 1,820 401 | 542/262 | Residential Acres | 401 |
| 072-036-000-611-01 | 15328 SMART ROAD | 4/1/2022 | 155000 WD | 03-ARM'S LENGTH | 155000 | 128950 | 102100 | 76050 Improved | 55.5 \$ | 1,840 400 | 546/862 | Residential | 401 |
| 084-024-000-251-09 | 1810 N DEER VALLEY ROAD | 7/11/2022 | 194000 WD | 03-ARM'S LENGTH | 194000 | 172938 | 112219 | 91157 Improved | 69.234 \$ | 1,621 401 | 548/598 | RESIDENTIAL | 401 |
| 032-030-000-501-00 | 6449 SALINA ROAD | 6/16/2021 | 370000 WD | 03-ARM'S LENGTH | 370000 | 316220 | 143932 | 90152 Improved | 70 \$ | 2,056 401 | 542/296 | Residential Acres | 401 |
| | | | | | | | | | \$ | 1,788 | Avg of All | 2024 Use \$1,563 50 acres | |
| | | | | | | | | | \$ | 1,563 | Avg of Vacant | | |
| 011-022-000-501-05 | US 23 SOUTH | 10/18/2021 | 78000 WD | 03-ARM'S LENGTH | 78000 | 92440 | 78000 | 92440 Vacant | 70.4 \$ | 1,108 22 | 544/424 | ACREAGE | 402 |
| 014-006-000-001-04 | HAMILTON RD | 2/15/2022 | 100000 WD | 03-ARM'S LENGTH | 100000 | 96543 | 100000 | 96543 Vacant | 75.24 \$ | 1,329 22 | 546/152 | ACREAGE | 402 |
| 021-013-000-101-00 | 5120 COUSINEAU RD | 7/7/2021 | 140000 WD | 14-INTO/OUT OF TR | 140000 | 185660 | 54068 | 99728 Improved | 80 \$ | 676 401 | 542/673 | General Residential | 401 |
| 071-012-000-101-00 | 3616 SALINA ROAD | 8/5/2021 | 98900 WD | 03-ARM'S LENGTH | 98900 | 123830 | 76970 | 101900 Improved | 80 \$ | 962 400 | 543/149 | Residential | 401 |
| 014-008-000-560-00 | HAMILTON RD | 12/16/2022 | 85000 WD | 19-MULTI PARCEL A | 85000 | 168000 | 85000 | 112000 Improved | 80 \$ | 1,063 22 | 550-872 | 014-008-00 401-Residential New | 402 |
| 021-014-000-571-00 | SPRATT RD ESMT | 9/30/2021 | 160000 WD | 14-INTO/OUT OF TR | 160000 | 211559 | 117666 | 112000 Improved | 80 \$ | 1,471 401 | 544/112 | 021-023-00 General Residential | 402 |
| 022-028-000-291-00 | 1041 PAUL RD | 11/11/2021 | 159900 WD | 03-ARM'S LENGTH | 159900 | 116715 | 141547 | 98362 Improved | 80 \$ | 1,769 401 | 544/847 | General Residential | 401 |
| 021-023-000-351-00 | 6276 MEINZINGER DR | 9/30/2021 | 160000 WD | 14-INTO/OUT OF TR | 160000 | 103000 | 160000 | 103000 Vacant | 80 \$ | 2,000 401 | 544/113 | General Residential | 402 |
| 024-028-000-801-01 | CARNEY RD | 5/26/2021 | 70000 WD | 03-ARM'S LENGTH | 70000 | 103121 | 70000 | 103121 Vacant | 80.11 \$ | 874 401 | 541/887 | General Residential | 402 |
| 042-023-000-061-01 | 4502 IRWIN RD | 3/22/2022 | 149900 WD | 03-ARM'S LENGTH | 149900 | 143544 | 110786 | 104430 Improved | 81.3 \$ | 1,363 401 | 546/712 | Residential Acres | 401 |
| 042-034-000-490-00 | DIETZ ROAD | 5/28/2021 | 150000 WD | 03-ARM'S LENGTH | 150000 | 104870 | 150000 | 104870 Vacant | 81.7 \$ | 1,836 401 | 541/938 | Residential Acres | 402 |
| | | | | | | | | | \$ | 1,314 | Avg of All | 2024 Use \$1,429 100 acres | |
| | | | | | | | | | \$ | 1,429 | Avg of Vacant | | |
| 022-031-000-301-00 | JACKS LANDING RD | 12/22/2022 | 141040 WD | 03-ARM'S LENGTH | 141040 | 111965 | 141040 | 111965 Vacant | 88.15 \$ | 1,600 401 | 551/082 | General Residential | 401 |
| 083-023-000-010-06 | M32 WEST | 9/29/2022 | 173250 QC | 21-NOT USED/OTHE | 173250 | 115650 | 173250 | 115650 Vacant | 91.5 \$ | 1,893 401 | 549/939 | RESIDENTIAL | 00 |
| 084-029-000-520-00 | 7660 WITT ROAD | 4/14/2021 | 342000 WD | 03-ARM'S LENGTH | 342000 | 246330 | 214532 | 118862 Improved | 94.42 \$ | 2,272 401 | 541/215 | RESIDENTIAL | 40 |
| 032-036-000-280-00 | 9710 LONG RAPIDS ROAD | 5/17/2021 | 275000 OTH | 21-NOT USED/OTHE | 275000 | 363184 | 160731 | 132715 Improved | 100 \$ | 1,607 401 | 541/668 | 032-036-00 Residential Acres | 40 |
| 032-023-000-270-00 | 6813 GRAHAM ROAD | 11/5/2022 | 335000 WD | 03-ARM'S LENGTH | 335000 | 193791 | 267247 | 126038 Improved | 100.83 \$ | 2,650 401 | 550/549 | Residential Acres | 40 |
| 083-022-000-485-03 | 11600 M32 WEST | 3/30/2023 | 200000 WD | 03-ARM'S LENGTH | 200000 | 274819 | 187316 | 144132 Improved | 100.994 \$ | 1,855 401 | 552/196 | 083-022-00 RESIDENTIAL | 40 |
| 082-021-000-001-05 | WERTH ROAD | 12/20/2021 | 211000 WD | 03-ARM'S LENGTH | 211000 | 143000 | 211000 | 143000 Vacant | 114.4 \$ | 1,844 401 | 546/316 | RESIDENTIAL | 40 |
| 042-035-000-351-00 | BOILORE ROAD | 10/27/2021 | 160000 WD | 03-ARM'S LENGTH | 160000 | 228723 | 131277 | 200000 Improved | 160 \$ | 820 401 | 544/577 | Residential Acres | 40 |
| 071-011-000-800-00 | PRIVATE | 11/5/2021 | 195000 WD | 03-ARM'S LENGTH | 195000 | 432869 | 143887 | 215000 Improved | 160 \$ | 899 400 | 544/712 | 071-011-00 Residential | 40 |
| 083-025-000-501-00 | 1560 KAISER ROAD | 6/2/2021 | 275000 WD | 03-ARM'S LENGTH | 275000 | 242413 | 232587 | 200000 Improved | 160 \$ | 1,454 401 | 541/982 | RESIDENTIAL | 40 |
| 084-024-000-010-00 | PRIVATE | 9/16/2022 | 400000 WD | 03-ARM'S LENGTH | 400000 | 493858 | 400000 | 298429 Improved | 223.81 \$ | 1,787 401 | 549/615 | 084-024-00 RESIDENTIAL | 40 |
| | | | | | | | | | \$ | 1,698 | Avg of All | | |
| | | | | | | | | | \$ | 1,779 | Avg of Vacant | | |

2024 Assessment Roll Acreage Table

**Alpena County
RESIDENTIAL PROPERTY**

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|----------|-------|-----------|----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 11,000 | \$11,000 | 3 | \$ 5,185 | \$15,555 | 10 | \$ 2,342 | \$ 23,420 | 30 | \$ 1,879 | \$ 56,370 |
| 1.5 | \$ 8,000 | \$12,000 | 4 | \$ 4,100 | \$16,400 | 15 | \$ 1,908 | \$ 28,620 | 40 | \$ 1,575 | \$ 63,000 |
| 2 | \$ 6,500 | \$13,000 | 5 | \$ 3,526 | \$17,630 | 20 | \$ 1,829 | \$ 36,580 | 50 | \$ 1,563 | \$ 78,150 |
| 2.5 | \$ 5,700 | \$14,250 | 7 | \$ 2,850 | \$19,950 | 25 | \$ 1,900 | \$ 47,500 | 100 | \$ 1,429 | \$ 142,900 |

No direct sales average, using higher/lower category

2023 Assessment Roll Acreage Table

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|----------|-------|-----------|----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 7,274 | \$ 7,274 | 3 | \$ 4,000 | \$12,000 | 10 | \$ 2,221 | \$ 22,210 | 30 | \$ 1,400 | \$ 42,000 |
| 1.5 | \$ 5,300 | \$ 7,950 | 4 | \$ 3,300 | \$13,200 | 15 | \$ 1,650 | \$ 24,750 | 40 | \$ 1,400 | \$ 56,000 |
| 2 | \$ 5,300 | \$10,600 | 5 | \$ 3,303 | \$16,515 | 20 | \$ 1,650 | \$ 33,000 | 50 | \$ 1,400 | \$ 70,000 |
| 2.5 | \$ 4,600 | \$11,500 | 7 | \$ 2,575 | \$18,025 | 25 | \$ 1,500 | \$ 37,500 | 100 | \$ 1,250 | \$ 125,000 |

*values are taken in general from prior year BSA land table, slight variations could exist

Alpena Township- 2024 Land Value Analysis Residential City Like Lot

| 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 Par Land Table | Class | Rate Group 1 |
|--------------------|---------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|----------------|----------------------|---------------|---------------|
| 018-435-000-060-00 | 2357 SANDY LN | 6/28/2021 | 172900 | WD | 03-ARM'S LENGTH | 172900 | 183959 | 172900 | 12000 | Improved | 100 | 180 | 0.413 | \$ 9 | 2278.450363 | 100 26 | 542/524 | 401-ResCityLot | 401 | City Like Lot | |
| 018-165-000-022-00 | 1320 CRESTVIEW DR | 6/4/2021 | 254000 | WD | 03-ARM'S LENGTH | 254000 | 272774 | 1994 | 20404 | Improved | 167 | 131.562881 | 0.554 | \$ 12 | 3599.277978 | 167 26 | 542/29 | 018-430-1 | 401-ResCityLot | 401 | City Like Lot |
| 012-016-000-375-00 | 501 SUNSET BLVD | 4/15/2021 | 155500 | WD | 03-ARM'S LENGTH | 155500 | 166270 | 3390 | 14160 | Improved | 118 | 0 | 0 | \$ 29 | #DIV/0! | 118 26 | 541/288 | 401-ResCityLot | 401 | City Like Lot | |
| 018-355-000-035-00 | 1093 WAYNE RD | 1/28/2022 | 119500 | WD | 03-ARM'S LENGTH | 119500 | 126050 | 2450 | 9000 | Improved | 75 | 142 | 0.244 | \$ 33 | 10040.98361 | 75 26 | 545/971 | 401-ResCityLot | 401 | City Like Lot | |
| 018-225-000-080-00 | 239 WOODLAND DR | 5/18/2021 | 139000 | WD | 03-ARM'S LENGTH | 139000 | 154244 | 5756 | 21000 | Improved | 175 | 198 | 0.795 | \$ 33 | 7240.251572 | 175 26 | 541/724 | 401-ResCityLot | 401 | City Like Lot | |
| 018-103-000-040-00 | 507 NORTH ST | 9/10/2021 | 80000 | WD | 03-ARM'S LENGTH | 80000 | 85328 | 2592 | 7920 | Improved | 66 | 132 | 0.2 | \$ 39 | 12960 | 66 26 | 543/794 | 401-ResCityLot | 401 | City Like Lot | |
| 012-016-000-350-00 | 2384 GENSCHAW RD | 6/23/2021 | 84900 | OTH | 03-ARM'S LENGTH | 84900 | 90686 | 3214 | 9000 | Improved | 75 | 0 | 0 | \$ 43 | #DIV/0! | 75 26 | 542/324 | 401-ResCityLot | 401 | City Like Lot | |
| 011-004-000-017-00 | 3080 US 23 SOUTH | 10/26/2021 | 103000 | WD | 03-ARM'S LENGTH | 103000 | 112164 | 5236 | 14400 | Improved | 120 | 0 | 0 | \$ 44 | #DIV/0! | 120 26 | 544/537 | 401-ResCityLot | 401 | City Like Lot | |
| 011-004-000-385-00 | 3279 PIPER RD | 5/10/2021 | 125000 | WD | 03-ARM'S LENGTH | 125000 | 131014 | 11266 | 17280 | Improved | 144 | 0 | 0 | \$ 78 | #DIV/0! | 144 26 | 541/581 | 401-ResCityLot | 401 | City Like Lot | |
| 012-029-000-831-00 | 960 GREENHAVEN LN | 11/12/2021 | 195000 | WD | 03-ARM'S LENGTH | 195000 | 197398 | 7802 | 10200 | Improved | 85 | 0 | 0 | \$ 92 | #DIV/0! | 85 26 | 545/2 | 401-ResCityLot | 401 | City Like Lot | |
| 018-260-000-037-00 | 112 PRINCETON AVE | 6/1/2021 | 234000 | WD | 03-ARM'S LENGTH | 234000 | 237960 | 18240 | 22200 | Improved | 185 | 274 | 0.582 | \$ 99 | 31340.20619 | 185 26 | 541/986 | 018-260-1 | 401-ResCityLot | 401 | City Like Lot |
| 018-335-000-248-00 | 711 SHELLY ST | 3/21/2023 | 130000 | WD | 03-ARM'S LENGTH | 130000 | 131288 | 6632 | 7920 | Improved | 66 | 190 | 0.288 | \$ 100 | 23027.77778 | 66 26 | 551-780 | 401-ResCityLot | 401 | City Like Lot | |
| 012-029-000-772-00 | HOBBS DR | 3/18/2022 | 174900 | WD | 03-ARM'S LENGTH | 174900 | 189812 | 16944 | 19740 | Improved | 164.5 | 148 | 0.28 | \$ 103 | 60514.28571 | 164.5 22 | 546/703 | 018-180-1 | 401-ResCityLot | 402 | City Like Lot |
| 012-033-000-659-01 | 2474 GORDON RD | 4/8/2021 | 110000 | WD | 03-ARM'S LENGTH | 109000 | 110829 | 16171 | 18000 | Improved | 150 | 0 | 0 | \$ 108 | #DIV/0! | 150 26 | 541/58 | 401-ResCityLot | 401 | City Like Lot | |
| 012-032-000-818-00 | 2372 WERTH RD | 11/13/2021 | 112000 | WD | 03-ARM'S LENGTH | 112000 | 111650 | 19310 | 18960 | Improved | 158 | 0 | 0 | \$ 122 | #DIV/0! | 158 26 | 544/628 | 401-ResCityLot | 401 | City Like Lot | |
| 018-260-000-388-00 | 306 PRINCETON AVE | 9/8/2021 | 228150 | WD | 03-ARM'S LENGTH | 228150 | 226948 | 13202 | 12000 | Improved | 100 | 137 | 0.315 | \$ 132 | 41911.11111 | 100 26 | 543/811 | 401-ResCityLot | 401 | City Like Lot | |
| 012-017-000-230-00 | 910 GOLF COURSE RD | 9/28/2021 | 125500 | WD | 03-ARM'S LENGTH | 125500 | 123787 | 18033 | 16320 | Improved | 136 | 0 | 0 | \$ 133 | #DIV/0! | 136 26 | 544/50 | 401-ResCityLot | 401 | City Like Lot | |
| 018-137-000-013-00 | 548 FOREST HILLS DR | 11/8/2021 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 258860 | 11652 | 10512 | Improved | 87.6 | 0 | 0.262 | \$ 133 | 44473.28244 | 87.6 24 | 544/775 | 401-ResCityLot | 401 | City Like Lot | |
| 011-004-000-575-00 | 3490 PIPER RD | 6/14/2021 | 140000 | WD | 03-ARM'S LENGTH | 140000 | 137582 | 14418 | 12000 | Improved | 100 | 0 | 0 | \$ 144 | #DIV/0! | 100 26 | 542/196 | 401-ResCityLot | 401 | City Like Lot | |
| 012-032-000-026-00 | 1005 GRANT ST | 9/27/2021 | 159900 | WD | 03-ARM'S LENGTH | 159900 | 156137 | 21763 | 18000 | Improved | 150 | 167 | 0.575 | \$ 145 | 37848.69565 | 150 26 | 544/115 | 401-ResCityLot | 401 | City Like Lot | |
| 018-165-000-013-00 | 1230 CRESTVIEW DR | 6/19/2021 | 145000 | WD | 03-ARM'S LENGTH | 145000 | 142494 | 12106 | 9600 | Improved | 80 | 166 | 0.305 | \$ 151 | 39691.80328 | 80 26 | 542/800 | 401-ResCityLot | 401 | City Like Lot | |
| 018-075-000-034-00 | 100 KLEMENS DR | 9/13/2022 | 149900 | WD | 03-ARM'S LENGTH | 149900 | 145757 | 19263 | 15120 | Improved | 126 | 0 | 0 | \$ 153 | #DIV/0! | 126 26 | 549-550 | 401-ResCityLot | 401 | City Like Lot | |
| 018-295-000-035-00 | 1050 PINE RD | 11/8/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 72377 | 11623 | 9000 | Improved | 75 | 0 | 0 | \$ 155 | #DIV/0! | 75 26 | 544/763 | 401-ResCityLot | 401 | City Like Lot | |
| 018-260-000-050-00 | 110 SUNSET BLVD | 10/8/2021 | 96000 | WD | 03-ARM'S LENGTH | 96000 | 92395 | 15605 | 12000 | Improved | 100 | 137 | 0.315 | \$ 156 | 49539.68254 | 100 26 | 544/303 | 401-ResCityLot | 401 | City Like Lot | |
| 012-032-000-901-00 | 1002 WILKE ST | 9/20/2022 | 13000 | WD | 03-ARM'S LENGTH | 13000 | 9600 | 13000 | 9600 | Vacant | 80 | 0 | 0 | \$ 163 | #DIV/0! | 80 22 | 549-636 | | PAVED 2 | 402 | City Like Lot |
| 018-295-000-053-00 | 1116 PINE RD | 4/1/2021 | 79500 | WD | 03-ARM'S LENGTH | 79500 | 76247 | 12253 | 9000 | Improved | 75 | 0 | 0 | \$ 163 | #DIV/0! | 75 26 | 540/994 | 401-ResCityLot | 401 | City Like Lot | |
| 018-105-000-008-00 | 812 ANTHONY ST | 12/15/2021 | 91900 | WD | 03-ARM'S LENGTH | 91900 | 86518 | 17382 | 12000 | Improved | 100 | 102 | 0.234 | \$ 174 | 74282.05128 | 100 29 | 545/316 | 401-ResCityLot | 401 | City Like Lot | |
| 012-029-000-879-00 | 1492 HOBBS DR | 10/7/2022 | 135000 | WD | 03-ARM'S LENGTH | 135000 | 125236 | 28244 | 18480 | Improved | 154 | 0 | 0 | \$ 183 | #DIV/0! | 154 26 | 550-004 | 401-ResCityLot | 401 | City Like Lot | |
| 012-032-000-096-00 | 2234 HOBBS DR | 11/7/2022 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 14752 | 20000 | 13080 | Improved | 109 | 0 | 0 | \$ 183 | #DIV/0! | 109 22 | 550-380 | 401-ResCityLot | 401 | City Like Lot | |
| 012-033-000-659-01 | 2474 GORDON RD | 9/23/2021 | 123000 | WD | 03-ARM'S LENGTH | 123000 | 110829 | 30171 | 18000 | Improved | 150 | 0 | 0 | \$ 201 | #DIV/0! | 150 26 | 543/983 | 401-ResCityLot | 401 | City Like Lot | |
| 018-295-000-065-00 | 1142 PINE RD | 12/21/2021 | 120000 | WD | 03-ARM'S LENGTH | 120000 | 102762 | 35238 | 18000 | Improved | 150 | 0 | 0 | \$ 235 | #DIV/0! | 150 29 | 545/395 | 401-ResCityLot | 401 | City Like Lot | |
| 012-017-000-120-00 | 140 FOXBORO DR | 8/12/2022 | 329000 | WD | 03-ARM'S LENGTH | 329000 | 313357 | 30643 | 15000 | Improved | 125 | 0 | 0 | \$ 245 | #DIV/0! | 125 26 | 549-115 | 401-ResCityLot | 401 | City Like Lot | |
| 011-004-000-107-01 | MEYERS RD | 10/21/2022 | 139000 | WD | 19-MULTI PARCEL A | 139000 | 129186 | 64842 | 30600 | Improved | 255 | 594 | 1.739 | \$ 254 | 37286.94652 | 255 22 | 550-238 | 011-004-1 | 401-ResCityLot | 402 | City Like Lot |
| 018-070-000-002-00 | 401 SUNSET BLVD | 5/18/2021 | 143000 | WD | 03-ARM'S LENGTH | 143000 | 124840 | 34000 | 15840 | Improved | 132 | 80 | 0.242 | \$ 258 | 140495.8678 | 132 26 | 541/762 | 401-ResCityLot | 401 | City Like Lot | |
| 018-315-000-140-00 | 150 COLORADO RD | 11/23/2022 | 82000 | WD | 03-ARM'S LENGTH | 82000 | 71760 | 19000 | 8760 | Improved | 73 | 150 | 0.251 | \$ 260 | 75697.21116 | 73 26 | 550-609 | 401-ResCityLot | 401 | City Like Lot | |
| 018-335-000-198-00 | 2233 HOBBS DR | 7/11/2022 | 144900 | WD | 03-ARM'S LENGTH | 144900 | 132193 | 23567 | 10860 | Improved | 90.5 | 132 | 0.274 | \$ 260 | 86010.94891 | 90.5 26 | 548-617 | 401-ResCityLot | 401 | City Like Lot | |
| 018-175-000-076-00 | FERNCLIFF DR | 8/18/2021 | 175000 | WD | 03-ARM'S LENGTH | 175000 | 171464 | 38545 | 17520 | Improved | 146 | 264 | 0.442 | \$ 264 | 87205.88235 | 146 22 | 543/311 | 018-175-1 | 401-ResCityLot | 402 | City Like Lot |
| 018-165-000-015-00 | 1260 CRESTVIEW DR | 6/2/2021 | 115000 | WD | 03-ARM'S LENGTH | 115000 | 99564 | 27796 | 12360 | Improved | 103 | 183 | 0.433 | \$ 270 | 64193.99538 | 103 26 | 541/990 | 401-ResCityLot | 401 | City Like Lot | |
| 018-358-000-010-00 | 2188 SOMMERSET DR | 11/19/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 259173 | 28427 | 12600 | Improved | 105 | 0 | 0 | \$ 271 | #DIV/0! | 105 26 | 544/940 | 401-ResCityLot | 401 | City Like Lot | |
| 018-425-000-210-00 | 1163 WILKE ST | 3/31/2022 | 40000 | WD | 03-ARM'S LENGTH | 40000 | 26905 | 22695 | 9600 | Improved | 80 | 137 | 0.252 | \$ 284 | 90059.52381 | 80 26 | 546-864 | 401-ResCityLot | 401 | City Like Lot | |
| 011-004-000-031-00 | WAYNE RD | 2/28/2023 | 225000 | WD | 19-MULTI PARCEL A | 225000 | 214644 | 47706 | 19920 | Improved | 166 | 0 | 0 | \$ 287 | #DIV/0! | 166 22 | 551-561 | 011-004-1 | 401-ResCityLot | 401 | City Like Lot |
| 012-032-000-134-00 | 2387 HOBBS DR | 12/23/2021 | 130000 | WD | 03-ARM'S LENGTH | 130000 | 112991 | 29009 | 12000 | Improved | 100 | 0 | 0 | \$ 290 | #DIV/0! | 100 26 | 545/445 | 401-ResCityLot | 401 | City Like Lot | |
| 018-425-000-272-01 | 1022 WILKE ST | 3/17/2023 | 197000 | WD | 03-ARM'S LENGTH | 197000 | 175041 | 36359 | 14400 | Improved | 120 | 130 | 0.358 | \$ 303 | 101561.4525 | 120 26 | 551-804 | 401-ResCityLot | 401 | City Like Lot | |
| 012-017-000-440-00 | 1442 LONG RAPIDS RD | 12/9/2022 | 136000 | OTH | 21-NOT USED/OTHE | 136000 | 115836 | 32164 | 12000 | Improved | 100 | 0 | 0 | \$ 322 | #DIV/0! | 100 26 | 550-944 | 401-ResCityLot | 401 | City Like Lot | |
| 018-260-000-324-00 | 206 SUNSET BLVD | 7/14/2021 | 150000 | WD | 03-ARM'S LENGTH | 150000 | 128644 | 33356 | 12000 | Improved | 100 | 137 | 0.315 | \$ 334 | 105892.0635 | 100 26 | 542/802 | 401-ResCityLot | 401 | City Like Lot | |
| 018-399-000-020-00 | 129 BARRINGTON CIR | 6/17/2022 | 301000 | WD | 03-ARM'S LENGTH | 301000 | 271586 | 45180 | 15766 | Improved | 131.38 | 0 | 0 | \$ 344 | #DIV/0! | 131.38 24 | 548-298 | 401-ResCityLot | 401 | City Like Lot | |
| 018-103-000-154-00 | 3103 LOWELL AVE | 4/15/2022 | 102000 | WD | 03-ARM'S LENGTH | 102000 | 78585 | 35775 | 12360 | Improved | 103 | 133 | 0.314 | \$ 347 | 113933.121 | 103 26 | 547-386 | 401-ResCityLot | 401 | City Like Lot | |
| 018-165-000-025-00 | 1330 CRESTVIEW DR | 6/23/2021 | 199000 | WD | 03-ARM'S LENGTH | 199000 | 179151 | 32809 | 11280 | Improved | 94 | 260 | 0.281 | \$ 349 | 116758.0071 | 94 26 | 542/326 | 018-165-1 | 401-ResCityLot | 401 | City Like Lot |
| 018-440-000-020-00 | 2414 TIMBER LN | 12/20/2021 | 275000 | WD | 03-ARM'S LENGTH | 275000 | 250853 | 36147 | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Golf Course Influence

| 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 | Rate Group 1 | |
|--------------------|---------------------|------------|------------|--------|-----------------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|---------------|----------|------------|-----------------------|-----------------|-----------------|-----------------|
| 018-150-000-116-00 | 1171 DOW DR | 6/22/2021 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 257729 | 10576 | 28305 | Improved | 125.8 | | 0 | 0 \$ | 84 | #DIV/0! | 125.8 26 | 542/327 | 401-Golf Course | 401 | Golf Course Inf | |
| 012-016-000-124-00 | 1288 GOLF COURSE RD | 12/16/2022 | 134000 | WD | 03-ARM'S LENGTH | 134000 | 156652 | 14473 | 37125 | Improved | 165 | | 0 | 0 \$ | 88 | #DIV/0! | 165 26 | 550-936 | 401-Golf Course | 401 | Golf Course Inf | |
| 012-016-000-256-01 | | 11/11/2022 | 5500 | WD | 03-ARM'S LENGTH | 5500 | 10190 | 5500 | 10190 | Vacant | 45.286667 | 230.225006 | 0.226 | \$ | 121 | 24336.28319 | 50.43 22 | 555/197 | 401-Golf Course | 402 | Golf Course Inf | |
| 018-135-000-033-00 | 222 EAGLE DR | 6/30/2022 | 100000 | WD | 03-ARM'S LENGTH | 100000 | 108814 | 13236 | 22050 | Improved | 98 | 134 | 0.301 | \$ | 135 | 43973.42193 | 98 26 | 548-477 | 401-Golf Course | 401 | Golf Course Inf | |
| 018-150-000-097-02 | | 3/31/2023 | 20000 | WD | 03-ARM'S LENGTH | 20000 | 22500 | 20000 | 22500 | Vacant | 100 | 175 | 0.402 | \$ | 200 | 49751.24378 | 100 22 | 551-945 | PAVED 3 | 402 | Golf Course Inf | |
| 012-016-000-066-00 | 1100 US 23 NORTH | 10/28/2021 | 130000 | WD | 03-ARM'S LENGTH | 130000 | 130888 | 16122 | 17010 | Improved | 75.6 | | 0 | 0 \$ | 213 | #DIV/0! | 75.6 26 | 544/582 | 401-Golf Course | 401 | Golf Course Inf | |
| 012-016-000-088-00 | 1273 GOLF COURSE RD | 12/29/2021 | 99000 | WD | 03-ARM'S LENGTH | 99000 | 98528 | 14872 | 14400 | Improved | 64 | | 0 | 0 \$ | 232 | #DIV/0! | 64 26 | 545/477 | 401-Golf Course | 401 | Golf Course Inf | |
| 018-130-000-003-00 | 105 BIRDIE LN | 12/2/2021 | 89000 | WD | 03-ARM'S LENGTH | 89000 | 87912 | 14588 | 13500 | Improved | 60 | 120 | 0.165 | \$ | 243 | 88412.12121 | 60 26 | 545/167 | 401-Golf Course | 401 | Golf Course Inf | |
| 012-016-000-369-00 | 1106 GOLF COURSE RD | 11/28/2022 | 258000 | WD | 03-ARM'S LENGTH | 258000 | 253950 | 28800 | 24750 | Improved | 110 | | 0 | 0 \$ | 262 | #DIV/0! | 110 26 | 551-328 | 401-Golf Course | 401 | Golf Course Inf | |
| 018-150-000-098-00 | 1241 DOW DR | 12/1/2021 | 210000 | WD | 03-ARM'S LENGTH | 210000 | 211257 | 43743 | 33750 | Improved | 150 | 350 | 0.603 | \$ | 292 | 72542.28856 | 150 26 | 545/102 | 018-150-01 | 401-Golf Course | 401 | Golf Course Inf |
| | | | | | | | | | | | | | | \$ | 187 | Avg of All | | | | | | |
| | | | | | | | | | | | | | | \$ | 161 | Avg of Vacant | | | | | | |

For 2024, use \$170/foot for Golf Course Influence

Alpena Township- 2024 Land Value Analysis Residential, No Road

| Parcel ID | Date | Sale Price | Frontage | Price/Foot |
|--------------------|------------|------------|----------|------------|
| 012-032-000-202-00 | 8/21/2019 | 100 | 150.73 | \$ 0.66 |
| 012-032-000-046-04 | 6/9/2020 | 100 | 27 | \$ 3.70 |
| 013-022-000-176-00 | 8/30/2013 | 100 | 100 | \$ 1.00 |
| 018-080-000-015-00 | 10/28/2019 | 100 | 45.54 | \$ 2.20 |
| 018-260-000-426-00 | 10/25/2017 | 100 | 137 | \$ 0.73 |
| 018-260-000-429-00 | 9/25/1992 | 2200 | 137 | \$ 16.06 |
| 018-300-000-110-00 | 9/1/2016 | 800 | 33 | \$ 24.24 |
| 018-300-000-121-00 | 9/1/2016 | 800 | 66 | \$ 12.12 |
| 018-335-000-146-00 | 8/3/2004 | 800 | 40 | \$ 20.00 |
| 018-335-000-294-00 | 10/11/2005 | 10000 | 790 | \$ 12.66 |
| 018-335-000-326-00 | 12/17/2002 | 2000 | 197.67 | \$ 10.12 |
| | | | | \$ 15.87 |

For 2024, use \$15/foot

Alpena Township- 2024 Land Value Analysis Lake Huron Islands Excess 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 Par Land Table | Class | Rate Group 1 |
|---|---------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|--------|-----------|---|--------------|--------------|----------|--------------------------------|----------------------|-------------|--------------|
| 018-065-000-102-00 | 144 CHANNEL RD #1 | 6/28/2021 | 299999 | WD | 03-ARM'S LENGTH | 299999 | 319186 | 11813 | 31000 | Improved | 155 | 0 | 0 | \$ 76 | #DIV/0! | 155 31 | 542/453 | Lake Huron Canal | 401 | | |
| 018-060-000-140-00 | 113 CHANNEL RD #3 | 11/29/2022 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 84575 | 23425 | 23000 | Improved | 115 | 0 | 0 | \$ 204 | #DIV/0! | 115 31 | 550-603 | Lake Huron Canal | 401 | | |
| 018-060-000-123-01 | 1480 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 40000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C Lake Huron Canal | 402 | | |
| 018-065-000-097-00 | 121 CHANNEL RD #1 | 9/19/2022 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 209661 | 50473 | 20134 | Improved | 100.67 | 0 | 0 | \$ 501 | #DIV/0! | 100.67 31 | 549-659 | Lake Huron Canal | 401 | | |
| 018-065-000-090-00 | 100 CHANNEL RD #2 | 7/26/2021 | 202000 | WD | 03-ARM'S LENGTH | 202000 | 149637 | 66405 | 14042 | Improved | 130.42 | 0 | 0 | \$ 509 | #DIV/0! | 130.42 31 | 542/923 | Lake Huron Canal | 401 | | |
| | | | | | | | | | | | | | | For 2024, use \$350/foot for Canal | | | | | | | |
| 011-010-000-521-00 | 3107 S PARTRIDGE POINT RD | 6/27/2022 | 99900 | WD | 03-ARM'S LENGTH | 99900 | 98870 | 21030 | 20000 | Improved | 200 | 0 | 200 | \$ 105 | 105.15 | 200 31 | 548-425 | Lake Huron NEW Marsh | 401 | Lake Marsh | |
| 018-060-000-105-00 | 1485 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 50000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C Lake Huron NEW Marsh | 402 | Lake Marsh | |
| | | | | | | | | | | | | | | For 2024, prior rate was averaged at \$100, use \$200 for 2024 Lake Huron Marsh | | | | | | | |
| 011-011-000-045-00 | 2061 N PARTRIDGE POINT RE | 10/5/2021 | 250000 | WD | 03-ARM'S LENGTH | 250000 | 303955 | 1445 | 55400 | Improved | 110.8 | 0 | 110.8 | \$ 13 | 13.04151625 | 110.8 31 | 544/174 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | Lake Huron NEW ROCK | 401 | Rock >300Ft | |
| 014-033-000-512-00 | 8554 NORTH POINT SHORES | 2/8/2022 | 187000 | CD | 03-ARM'S LENGTH | 187000 | 218408 | 18592 | 50000 | Improved | 100 | 0 | 100 | \$ 186 | 185.92 | 100 31 | 546/206 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 014-033-000-535-00 | 8710 NORTH POINT SHORES | 7/9/2021 | 312900 | WD | 03-ARM'S LENGTH | 312400 | 337771 | 24629 | 50000 | Improved | 100 | 0 | 100 | \$ 246 | 246.29 | 100 31 | 542/684 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | Lake Huron NEW ROCK | 402 | Rock >300Ft | |
| 014-033-000-500-02 | NORTH POINT SHORES RD | 6/10/2021 | 357000 | WD | 03-ARM'S LENGTH | 357000 | 457136 | 110764 | 125140 | Improved | 250.28 | 0 | 250.28 | \$ 443 | 442.5603324 | 250.28 31 | 542/219 | 014-033-C Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 015-028-000-052-00 | 7633 ROCKY BAY DR | 4/16/2021 | 285000 | WD | 03-ARM'S LENGTH | 284500 | 414165 | 159642 | 169335 | Improved | 338.67 | 1050.6 | 238.012 | \$ 471 | 670.7308875 | 338.67 31 | 541/286 | 015-028-C Lake Huron NEW ROCK | 402 | Rock <300Ft | |
| 018-245-000-096-00 | 7734 NORTH POINT SHORES | 10/23/2021 | 55000 | WD | 03-ARM'S LENGTH | 55000 | 50000 | 55000 | 50000 | Vacant | 100 | 0 | 100 | \$ 550 | 550 | 100 31 | 544/552 | Lake Huron NEW ROCK | 402 | Rock <300Ft | |
| 014-029-000-182-00 | NORTH POINT SHORES RD | 11/9/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 102235 | 85000 | 102235 | Vacant | 119 | 0 | 204.47 | \$ 714 | 415.708906 | 119 31 | 544/806 | Lake Huron NEW ROCK | 402 | Rock <300Ft | |
| 018-245-000-065-00 | 7950 NORTH POINT SHORES | 12/27/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 50000 | 75000 | 50000 | Vacant | 100 | 0 | 100 | \$ 750 | 750 | 100 31 | 545/498 | Lake Huron NEW ROCK | 402 | Rock <300Ft | |
| 018-405-000-184-00 | 622 THUNDER BAY AVE | 6/3/2021 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 132047 | 70453 | 37500 | Improved | 75 | 132 | 0.227 | \$ 939 | 310365.6388 | 75 31 | 542/13 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 018-245-000-087-00 | 7796 NORTH POINT SHORES | 2/28/2022 | 435000 | WD | 03-ARM'S LENGTH | 435000 | 376431 | 108569 | 50000 | Improved | 100 | 0 | 100 | \$ 1,086 | 1085.69 | 100 31 | 546/446 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 018-245-000-090-00 | 7782 NORTH POINT SHORES | 3/25/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 194701 | 115299 | 50000 | Improved | 100 | 0 | 100 | \$ 1,153 | 1152.99 | 100 31 | 547-157 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| 014-033-000-520-00 | 8624 NORTH POINT SHORES | 6/21/2022 | 260000 | WD | 14-INTO/OUT OF TI | 260000 | 158200 | 151800 | 50000 | Improved | 100 | 0 | 100 | \$ 1,518 | 1518 | 100 31 | 548-434 | Lake Huron NEW ROCK | 401 | Rock <300Ft | |
| | | | | | | | | | | | | | | \$ 609 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 604 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$600/foot for Lake Huron Rock < 300 | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$400/foot for Lake Huron Rock > 300 | | | | | | | |
| 014-003-000-332-00 | 4691 HURON BEACH RD | 10/22/2021 | 370000 | WD | 03-ARM'S LENGTH | 370000 | 397729 | 92271 | 120000 | Improved | 100 | 0 | 100 | \$ 923 | 922.71 | 100 31 | 544/475 | Lake Huron NEW Sand | 401 | Sand <300 | |
| 018-110-000-008-00 | 3971 EL CAJON BEACH RD | 8/15/2022 | 500000 | WD | 03-ARM'S LENGTH | 500000 | 479899 | 140101 | 120000 | Improved | 100 | 0 | 100 | \$ 1,401 | 1401.01 | 100 31 | 549-106 | Lake Huron NEW Sand | 401 | Sand <300 | |
| 018-110-000-009-00 | 3955 EL CAJON BEACH RD | 6/3/2021 | 164500 | WD | 03-ARM'S LENGTH | 164500 | 131368 | 153132 | 120000 | Improved | 100 | 0 | 100 | \$ 1,531 | 1531.32 | 100 31 | 542/27 | Lake Huron NEW Sand | 401 | Sand <300 | |
| 018-045-000-148-02 | 8535 US 23 SOUTH | 7/8/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 122400 | 160000 | 122400 | Vacant | 102 | 175 | 0.41 | \$ 1,569 | 390243.9024 | 102 31 | 542/677 | Lake Huron NEW Sand | 402 | Sand <300 | |
| 018-045-000-023-00 | US 23 SOUTH | 6/8/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 180000 | 260000 | 180000 | Vacant | 150 | 0 | 150 | \$ 1,733 | 1733.333333 | 150 31 | 548-184 | Lake Huron NEW Sand | 402 | Sand <300 | |
| 018-045-000-040-00 | 7837 US 23 SOUTH | 6/3/2022 | 229000 | WD | 14-INTO/OUT OF TI | 229000 | 194272 | 94728 | 60000 | Improved | 50 | 175 | 0.201 | \$ 1,895 | 471283.5821 | 50 31 | 548-085 | Lake Huron NEW Sand | 401 | Sand <300 | |
| | | | | | | | | | | | | | | \$ 1,509 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 1,651 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$1600/foot for Lake Huron Sand | | | | | | | |
| Excess Frontage: | | | | | | | | | | | | | | | | | | | | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | Lake Huron NEW ROCK | 401 | Rock >300 | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | Lake Huron NEW ROCK | 402 | Rock >300 | |
| | | | | | | | | | | | | | | \$ 225 | | | | | | | |
| <p>\$225 / \$600 is approx 37.5% of the regular rate for Excess Frontage</p> <p>Prior rate was \$75/foot, extremely large parcels</p> <p>For 2024, use \$100/foot</p> | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Lake Huron Rock

| 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 Par | Land Table | Class | Rate Group 1 | |
|---|---------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|--------|-----------|------------|--------------|---------------|----------|------------|----------------------|------------|--------------|--------------|--|
| 018-065-000-102-00 | 144 CHANNEL RD #1 | 6/28/2021 | 299999 | WD | 03-ARM'S LENGTH | 299999 | 319186 | 11813 | 31000 | Improved | 155 | 0 | 0 | \$ 76 | #DIV/0! | 155 31 | 542/453 | | Lake Huron Canal | 401 | | | |
| 018-060-000-140-00 | 113 CHANNEL RD #3 | 11/29/2022 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 84575 | 23425 | 23000 | Improved | 115 | 0 | 0 | \$ 204 | #DIV/0! | 115 31 | 550-603 | | Lake Huron Canal | 401 | | | |
| 018-060-000-123-01 | 1480 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 40000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C | Lake Huron Canal | 402 | | | |
| 018-065-000-097-00 | 121 CHANNEL RD #1 | 9/19/2022 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 209661 | 50473 | 20134 | Improved | 100.67 | 0 | 0 | \$ 501 | #DIV/0! | 100.67 31 | 549-659 | | Lake Huron Canal | 401 | | | |
| 018-065-000-090-00 | 100 CHANNEL RD #2 | 7/26/2021 | 202000 | WD | 03-ARM'S LENGTH | 202000 | 149637 | 66405 | 14042 | Improved | 130.42 | 0 | 0 | \$ 509 | #DIV/0! | 130.42 31 | 542/923 | | Lake Huron Canal | 401 | | | |
| | | | | | | | | | | | | | | \$ | 354 | | | | | | | | |
| For 2024, use \$350/foot for Canal | | | | | | | | | | | | | | | | | | | | | | | |
| 011-010-000-521-00 | 3107 S PARTRIDGE POINT RD | 6/27/2022 | 99900 | WD | 03-ARM'S LENGTH | 99900 | 98870 | 21030 | 20000 | Improved | 200 | 0 | 200 | \$ 105 | 105.15 | 200 31 | 548-425 | | Lake Huron NEW Marsh | 401 | Lake Marsh | | |
| 018-060-000-105-00 | 1485 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 50000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C | Lake Huron NEW Marsh | 402 | Lake Marsh | | |
| | | | | | | | | | | | | | | \$ | 293 | | | | | | | | |
| For 2024, prior rate was averaged at \$100, use \$200 for 2024 Lake Huron Marsh | | | | | | | | | | | | | | | | | | | | | | | |
| 011-011-000-045-00 | 2061 N PARTRIDGE POINT RC | 10/5/2021 | 250000 | WD | 03-ARM'S LENGTH | 250000 | 303955 | 1445 | 55400 | Improved | 110.8 | 0 | 110.8 | \$ 13 | 13.04151625 | 110.8 31 | 544/174 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300Ft+ | | |
| 014-033-000-512-00 | 8554 NORTH POINT SHORES | 2/8/2022 | 187000 | CD | 03-ARM'S LENGTH | 187000 | 218408 | 18592 | 50000 | Improved | 100 | 0 | 100 | \$ 186 | 185.92 | 100 31 | 546/206 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 014-033-000-535-00 | 8710 NORTH POINT SHORES | 7/9/2022 | 312900 | WD | 03-ARM'S LENGTH | 312400 | 337771 | 24629 | 50000 | Improved | 100 | 0 | 100 | \$ 246 | 246.29 | 100 31 | 542/684 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300Ft+ | | |
| 014-033-000-500-02 | NORTH POINT SHORES RD | 6/10/2021 | 357000 | WD | 03-ARM'S LENGTH | 357000 | 457136 | 110764 | 125140 | Improved | 250.28 | 0 | 250.28 | \$ 443 | 442.5603324 | 250.28 31 | 542/219 | 014-033-C | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 015-028-000-052-00 | 7633 ROCKY BAY DR | 4/16/2021 | 285000 | WD | 03-ARM'S LENGTH | 284500 | 414165 | 159642 | 169335 | Improved | 338.67 | 1050.6 | 238.012 | \$ 471 | 670.7308875 | 338.67 31 | 541/286 | 015-028-C | Lake Huron NEW ROCK | 402 | Rock <300Ft | | |
| 018-245-000-096-00 | 7734 NORTH POINT SHORES | 10/23/2021 | 55000 | WD | 03-ARM'S LENGTH | 55000 | 50000 | 55000 | 50000 | Vacant | 100 | 0 | 100 | \$ 550 | 550 | 100 31 | 544/552 | | Lake Huron NEW ROCK | 402 | Rock <300Ft | | |
| 014-029-000-182-00 | NORTH POINT SHORES RD | 11/9/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 102235 | 85000 | 102235 | Vacant | 119 | 0 | 204.47 | \$ 714 | 415.708906 | 119 31 | 544/806 | | Lake Huron NEW ROCK | 402 | Rock <300Ft | | |
| 018-245-000-065-00 | 7950 NORTH POINT SHORES | 12/27/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 50000 | 75000 | 50000 | Vacant | 100 | 0 | 100 | \$ 750 | 750 | 100 31 | 545/498 | | Lake Huron NEW ROCK | 402 | Rock <300Ft | | |
| 018-405-000-184-00 | 622 THUNDER BAY AVE | 6/3/2021 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 132047 | 70453 | 37500 | Improved | 75 | 132 | 0.227 | \$ 939 | 310365.6388 | 75 31 | 542/13 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 018-245-000-087-00 | 7796 NORTH POINT SHORES | 2/28/2022 | 435000 | WD | 03-ARM'S LENGTH | 435000 | 376431 | 108569 | 50000 | Improved | 100 | 0 | 100 | \$ 1,086 | 1085.69 | 100 31 | 546/446 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 018-245-000-090-00 | 7782 NORTH POINT SHORES | 3/25/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 194701 | 115299 | 50000 | Improved | 100 | 0 | 100 | \$ 1,153 | 1152.99 | 100 31 | 547-157 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| 014-033-000-520-00 | 8624 NORTH POINT SHORES | 6/21/2022 | 260000 | WD | 14-INTO/OUT OF TI | 260000 | 158200 | 151800 | 50000 | Improved | 100 | 0 | 100 | \$ 1,518 | 1518 | 100 31 | 548-434 | | Lake Huron NEW ROCK | 401 | Rock <300Ft | | |
| | | | | | | | | | | | | | | \$ | 609 | Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ | 604 | Avg of Vacant | | | | | | | |
| For 2024, use \$600/foot for Lake Huron Rock < 300 | | | | | | | | | | | | | | | | | | | | | | | |
| For 2024, use \$400/foot for Lake Huron Rock > 300 | | | | | | | | | | | | | | | | | | | | | | | |
| 014-003-000-332-00 | 4691 HURON BEACH RD | 10/22/2021 | 370000 | WD | 03-ARM'S LENGTH | 370000 | 397729 | 92271 | 120000 | Improved | 100 | 0 | 100 | \$ 923 | 922.71 | 100 31 | 544/475 | | Lake Huron NEW Sand | 401 | Sand <300F | | |
| 018-110-000-008-00 | 3971 EL CAJON BEACH RD | 8/15/2022 | 500000 | WD | 03-ARM'S LENGTH | 500000 | 479899 | 140101 | 120000 | Improved | 100 | 0 | 100 | \$ 1,401 | 1401.01 | 100 31 | 549-106 | | Lake Huron NEW Sand | 401 | Sand <300F | | |
| 018-110-000-009-00 | 3955 EL CAJON BEACH RD | 6/3/2021 | 164500 | WD | 03-ARM'S LENGTH | 164500 | 131368 | 153132 | 120000 | Improved | 100 | 0 | 100 | \$ 1,531 | 1531.32 | 100 31 | 542/27 | | Lake Huron NEW Sand | 401 | Sand <300F | | |
| 018-045-000-148-02 | 8535 US 23 SOUTH | 7/8/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 122400 | 160000 | 122400 | Vacant | 102 | 175 | 0.41 | \$ 1,569 | 390243.9024 | 102 31 | 542/677 | | Lake Huron NEW Sand | 402 | Sand <300F | | |
| 018-045-000-023-00 | US 23 SOUTH | 6/8/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 180000 | 260000 | 180000 | Vacant | 150 | 0 | 150 | \$ 1,733 | 1733.333333 | 150 31 | 548-184 | | Lake Huron NEW Sand | 402 | Sand <300F | | |
| 018-045-000-040-00 | 7837 US 23 SOUTH | 6/3/2022 | 229000 | WD | 14-INTO/OUT OF TI | 229000 | 194272 | 94728 | 60000 | Improved | 50 | 175 | 0.201 | \$ 1,895 | 471283.5821 | 50 31 | 548-085 | | Lake Huron NEW Sand | 401 | Sand <300F | | |
| | | | | | | | | | | | | | | \$ | 1,509 | Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ | 1,651 | Avg of Vacant | | | | | | | |
| For 2024, use \$1600/foot for Lake Huron Sand | | | | | | | | | | | | | | | | | | | | | | | |
| Excess Frontage: | | | | | | | | | | | | | | | | | | | | | | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300 | | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300 | | |
| | | | | | | | | | | | | | | \$ | 225 | | | | | | | | |

\$225 / \$600 is approx 37.5% of the regular rate for Excess Frontage
 Prior rate was \$75/foot, extremely large parcels
 For 2024, use \$100/foot

Alpena Township-2024 Land Value Analysis Lake Huron Sand

| 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 Par Land Table | Class | Rate Group 1 |
|---|----------------------------|------------|------------|--------|--------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|---|--------------|--------------|----------|------------|-----------------------|--------------|--------------|
| 018-065-000-102-00 | 144 CHANNEL RD #1 | 6/28/2021 | 299999 | WD | 03-ARM'S LENGTH | 299999 | 319186 | 11813 | 31000 | Improved | 155 | 0 | 0 | \$ 76 | #DIV/0! | 155 31 | 542/453 | | Lake Huron Canal | 401 | |
| 018-060-000-140-00 | 113 CHANNEL RD #3 | 11/29/2022 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 84575 | 23425 | 23000 | Improved | 115 | 0 | 0 | \$ 204 | #DIV/0! | 115 31 | 550-603 | | Lake Huron Canal | 401 | |
| 018-060-000-123-01 | 1480 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 40000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-1 | Lake Huron Canal | 402 | |
| 018-065-000-097-00 | 121 CHANNEL RD #1 | 9/19/2022 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 209661 | 50473 | 20134 | Improved | 100.67 | 0 | 0 | \$ 501 | #DIV/0! | 100.67 31 | 549-659 | | Lake Huron Canal | 401 | |
| 018-065-000-090-00 | 100 CHANNEL RD #2 | 7/26/2021 | 202000 | WD | 03-ARM'S LENGTH | 202000 | 149637 | 66405 | 14042 | Improved | 130.42 | 0 | 0 | \$ 509 | #DIV/0! | 130.42 31 | 542/923 | | Lake Huron Canal | 401 | |
| | | | | | | | | | | | | | | For 2024, use \$350/foot for Canal | | | | | | | |
| 011-010-000-521-00 | 3107 S PARTRIDGE POINT RD | 6/27/2022 | 99900 | WD | 03-ARM'S LENGTH | 99900 | 98870 | 21030 | 20000 | Improved | 200 | 0 | 200 | \$ 105 | 105.15 | 200 31 | 548-425 | | Lake Huron NEW M: 401 | Lake Marsh | |
| 018-060-000-105-00 | 1485 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 50000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-1 | Lake Huron NEW M: 402 | Lake Marsh | |
| | | | | | | | | | | | | | | For 2024, prior rate was averaged at \$100, use \$200 for 2024 Lake Huron Marsh | | | | | | | |
| 011-011-000-045-00 | 2061 N PARTRIDGE POINT RD | 10/5/2021 | 250000 | WD | 03-ARM'S LENGTH | 250000 | 303955 | 1445 | 55400 | Improved | 110.8 | 0 | 110.8 | \$ 13 | 13.04151625 | 110.8 31 | 544/174 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW RC 401 | Rock >300Ft+ | |
| 014-033-000-512-00 | 8554 NORTH POINT SHORES RD | 2/8/2022 | 187000 | CD | 03-ARM'S LENGTH | 187000 | 218408 | 18592 | 50000 | Improved | 100 | 0 | 100 | \$ 186 | 185.92 | 100 31 | 546/206 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 014-033-000-535-00 | 8710 NORTH POINT SHORES RD | 7/9/2021 | 312900 | WD | 03-ARM'S LENGTH | 312400 | 337771 | 24629 | 50000 | Improved | 100 | 0 | 100 | \$ 246 | 246.29 | 100 31 | 542/684 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW RC 402 | Rock >300Ft+ | |
| 014-033-000-500-02 | NORTH POINT SHORES RD | 6/10/2021 | 357000 | WD | 03-ARM'S LENGTH | 357000 | 457136 | 110764 | 125140 | Improved | 250.28 | 0 | 250.28 | \$ 443 | 442.5603324 | 250.28 31 | 542/219 | 014-033-1 | Lake Huron NEW RC 401 | Rock <300Ft | |
| 015-028-000-052-00 | 7633 ROCKY BAY DR | 4/16/2021 | 285000 | WD | 03-ARM'S LENGTH | 284500 | 414165 | 159642 | 169335 | Improved | 338.67 | 1051 | 238.012 | \$ 471 | 670.7308875 | 338.67 31 | 541/286 | 015-028-1 | Lake Huron NEW RC 402 | Rock <300Ft | |
| 018-245-000-096-00 | 7734 NORTH POINT SHORES RD | 10/23/2021 | 55000 | WD | 03-ARM'S LENGTH | 55000 | 50000 | 55000 | 50000 | Vacant | 100 | 0 | 100 | \$ 550 | 550 | 100 31 | 544/552 | | Lake Huron NEW RC 402 | Rock <300Ft | |
| 014-029-000-182-00 | NORTH POINT SHORES RD | 11/9/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 102235 | 85000 | 102235 | Vacant | 119 | 0 | 204.47 | \$ 714 | 415.708906 | 119 31 | 544/806 | | Lake Huron NEW RC 402 | Rock <300Ft | |
| 018-245-000-065-00 | 7950 NORTH POINT SHORES RD | 12/27/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 50000 | 75000 | 50000 | Vacant | 100 | 0 | 100 | \$ 750 | 750 | 100 31 | 545/498 | | Lake Huron NEW RC 402 | Rock <300Ft | |
| 018-405-000-184-00 | 622 THUNDER BAY AVE | 6/3/2021 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 132047 | 70453 | 37500 | Improved | 75 | 132 | 0.227 | \$ 939 | 310365.6388 | 75 31 | 542/13 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 018-245-000-087-00 | 7796 NORTH POINT SHORES RD | 2/28/2022 | 435000 | WD | 03-ARM'S LENGTH | 435000 | 376431 | 108569 | 50000 | Improved | 100 | 0 | 100 | \$ 1,086 | 1085.69 | 100 31 | 546/446 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 018-245-000-090-00 | 7782 NORTH POINT SHORES RD | 3/25/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 194701 | 115299 | 50000 | Improved | 100 | 0 | 100 | \$ 1,153 | 1152.99 | 100 31 | 547-157 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| 014-033-000-520-00 | 8624 NORTH POINT SHORES RD | 6/21/2022 | 260000 | WD | 14-INTO/OUT OF TRI | 260000 | 158200 | 151800 | 50000 | Improved | 100 | 0 | 100 | \$ 1,518 | 1518 | 100 31 | 548-434 | | Lake Huron NEW RC 401 | Rock <300Ft | |
| | | | | | | | | | | | | | | \$ 609 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 604 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$600/foot for Lake Huron Rock < 300 | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$400/foot for Lake Huron Rock > 300 | | | | | | | |
| 014-003-000-332-00 | 4691 HURON BEACH RD | 10/22/2021 | 370000 | WD | 03-ARM'S LENGTH | 370000 | 397729 | 92271 | 120000 | Improved | 100 | 0 | 100 | \$ 923 | 922.71 | 100 31 | 544/475 | | Lake Huron NEW Sa 401 | Sand <300Ft | |
| 018-110-000-008-00 | 3971 EL CAJON BEACH RD | 8/15/2022 | 500000 | WD | 03-ARM'S LENGTH | 500000 | 479899 | 140101 | 120000 | Improved | 100 | 0 | 100 | \$ 1,401 | 1401.01 | 100 31 | 549-106 | | Lake Huron NEW Sa 401 | Sand <300Ft | |
| 018-110-000-009-00 | 3955 EL CAJON BEACH RD | 6/3/2021 | 164500 | WD | 03-ARM'S LENGTH | 164500 | 131368 | 153132 | 120000 | Improved | 100 | 0 | 100 | \$ 1,531 | 1531.32 | 100 31 | 542/27 | | Lake Huron NEW Sa 401 | Sand <300Ft | |
| 018-045-000-148-02 | 8535 US 23 SOUTH | 7/8/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 122400 | 160000 | 122400 | Vacant | 102 | 175 | 0.41 | \$ 1,569 | 390243.9024 | 102 31 | 542/677 | | Lake Huron NEW Sa 402 | Sand <300Ft | |
| 018-045-000-023-00 | US 23 SOUTH | 6/8/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 180000 | 260000 | 180000 | Vacant | 150 | 0 | 150 | \$ 1,733 | 1733.333333 | 150 31 | 548-184 | | Lake Huron NEW Sa 402 | Sand <300Ft | |
| 018-045-000-040-00 | 7837 US 23 SOUTH | 6/3/2022 | 229000 | WD | 14-INTO/OUT OF TRI | 229000 | 194272 | 94728 | 60000 | Improved | 50 | 175 | 0.201 | \$ 1,895 | 471283.5821 | 50 31 | 548-085 | | Lake Huron NEW Sa 401 | Sand <300Ft | |
| | | | | | | | | | | | | | | \$ 1,509 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 1,651 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$1600/foot for Lake Huron Sand | | | | | | | |
| | | | | | | | | | | | | | | For 2024, Lake Huron Rock, Large rate was 67% of regular rate, use \$1000 for Large Lake Huron Sand | | | | | | | |
| Excess Frontage: | | | | | | | | | | | | | | | | | | | | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW RC 401 | Rock >300Ft+ | |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW RC 402 | Rock >300Ft+ | |
| | | | | | | | | | | | | | | \$ 225 | | | | | | | |
| \$225 / \$600 is approx 37.5% of the regular rate for Excess Frontage | | | | | | | | | | | | | | | | | | | | | |
| Prior rate was \$75/foot, extremely large parcels | | | | | | | | | | | | | | | | | | | | | |
| For 2024, use \$100/foot | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Lake Huron Marsh

| 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 Par. Land Table | Class | Rate Group 1 |
|---|---------------------------|------------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|--------|-----------|---|--------------|--------------|----------|------------|-----------------------|-------|--------------|
| 018-065-000-102-00 | 144 CHANNEL RD #1 | 6/28/2021 | 299999 | WD | 03-ARM'S LENGTH | 299999 | 319186 | 11813 | 31000 | Improved | 155 | 0 | 0 | \$ 76 | #DIV/0! | 155 31 | 542/453 | | Lake Huron Canal | 401 | |
| 018-060-000-140-00 | 113 CHANNEL RD #3 | 11/29/2022 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 84575 | 23425 | 23000 | Improved | 115 | 0 | 0 | \$ 204 | #DIV/0! | 115 31 | 550-603 | | Lake Huron Canal | 401 | |
| 018-060-000-123-01 | 1480 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 40000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C | Lake Huron Canal | 402 | |
| 018-065-000-097-00 | 121 CHANNEL RD #1 | 9/19/2022 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 209661 | 50473 | 20134 | Improved | 100.67 | 0 | 0 | \$ 501 | #DIV/0! | 100.67 31 | 549-659 | | Lake Huron Canal | 401 | |
| 018-065-000-090-00 | 100 CHANNEL RD #2 | 7/26/2021 | 202000 | WD | 03-ARM'S LENGTH | 202000 | 149637 | 66405 | 14042 | Improved | 130.42 | 0 | 0 | \$ 509 | #DIV/0! | 130.42 31 | 542/923 | | Lake Huron Canal | 401 | |
| | | | | | | | | | | | | | | For 2024, use \$350/foot for Canal | | | | | | | |
| 011-010-000-521-00 | 3107 S PARTRIDGE POINT RD | 6/27/2022 | 99900 | WD | 03-ARM'S LENGTH | 99900 | 98870 | 21030 | 20000 | Improved | 200 | 0 | 200 | \$ 105 | 105.15 | 200 31 | 548-425 | | Lake Huron NEW Marsh | 401 | Lake Marsh |
| 018-060-000-105-00 | 1485 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 50000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 31 | 550-797 | 018-060-C | Lake Huron NEW Marsh | 402 | Lake Marsh |
| | | | | | | | | | | | | | | For 2024, prior rate was averaged at \$100, use \$200 for 2024 Lake Huron Marsh | | | | | | | |
| 011-011-000-045-00 | 2061 N PARTRIDGE POINT RC | 10/5/2021 | 250000 | WD | 03-ARM'S LENGTH | 250000 | 303955 | 1445 | 55400 | Improved | 110.8 | 0 | 110.8 | \$ 13 | 13.04151625 | 110.8 31 | 544/174 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300Ft |
| 014-033-000-512-00 | 8554 NORTH POINT SHORES | 2/8/2022 | 187000 | CD | 03-ARM'S LENGTH | 187000 | 218408 | 18592 | 50000 | Improved | 100 | 0 | 100 | \$ 186 | 185.92 | 100 31 | 546/206 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 014-033-000-535-00 | 8710 NORTH POINT SHORES | 7/9/2021 | 312900 | WD | 03-ARM'S LENGTH | 312400 | 337771 | 24629 | 50000 | Improved | 100 | 0 | 100 | \$ 246 | 246.29 | 100 31 | 542/684 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300Ft |
| 014-033-000-500-02 | NORTH POINT SHORES RD | 6/10/2021 | 357000 | WD | 03-ARM'S LENGTH | 357000 | 457136 | 110764 | 125140 | Improved | 250.28 | 0 | 250.28 | \$ 443 | 442.5603324 | 250.28 31 | 542/219 | 014-033-C | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-028-000-052-00 | 7633 ROCKY BAY DR | 4/16/2021 | 285000 | WD | 03-ARM'S LENGTH | 284500 | 414165 | 159642 | 169335 | Improved | 338.67 | 1050.6 | 238.012 | \$ 471 | 670.7308875 | 338.67 31 | 541/286 | 015-028-C | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-245-000-096-00 | 7734 NORTH POINT SHORES | 10/23/2021 | 55000 | WD | 03-ARM'S LENGTH | 55000 | 50000 | 55000 | 50000 | Vacant | 100 | 0 | 100 | \$ 550 | 550 | 100 31 | 544/552 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 014-029-000-182-00 | NORTH POINT SHORES RD | 11/9/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 102235 | 85000 | 102235 | Vacant | 119 | 0 | 204.47 | \$ 714 | 415.708906 | 119 31 | 544/806 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-245-000-065-00 | 7950 NORTH POINT SHORES | 12/27/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 50000 | 75000 | 50000 | Vacant | 100 | 0 | 100 | \$ 750 | 750 | 100 31 | 545/498 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-405-000-184-00 | 622 THUNDER BAY AVE | 6/3/2021 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 132047 | 70453 | 37500 | Improved | 75 | 132 | 0.227 | \$ 939 | 310365.6388 | 75 31 | 542/13 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 018-245-000-087-00 | 7796 NORTH POINT SHORES | 2/28/2022 | 435000 | WD | 03-ARM'S LENGTH | 435000 | 376431 | 108569 | 50000 | Improved | 100 | 0 | 100 | \$ 1,086 | 1085.69 | 100 31 | 546/446 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 018-245-000-090-00 | 7782 NORTH POINT SHORES | 3/25/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 194701 | 115299 | 50000 | Improved | 100 | 0 | 100 | \$ 1,153 | 1152.99 | 100 31 | 547-157 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 014-033-000-520-00 | 8624 NORTH POINT SHORES | 6/21/2022 | 260000 | WD | 14-INTO/OUT OF T | 260000 | 158200 | 151800 | 50000 | Improved | 100 | 0 | 100 | \$ 1,518 | 1518 | 100 31 | 548-434 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| | | | | | | | | | | | | | | \$ 609 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 604 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$600/foot for Lake Huron Rock < 300 | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$400/foot for Lake Huron Rock > 300 | | | | | | | |
| 014-003-000-332-00 | 4691 HURON BEACH RD | 10/22/2021 | 370000 | WD | 03-ARM'S LENGTH | 370000 | 397729 | 92271 | 120000 | Improved | 100 | 0 | 100 | \$ 923 | 922.71 | 100 31 | 544/475 | | Lake Huron NEW Sand | 401 | Sand <300 |
| 018-110-000-008-00 | 3971 EL CAJON BEACH RD | 8/15/2022 | 500000 | WD | 03-ARM'S LENGTH | 500000 | 479899 | 140101 | 120000 | Improved | 100 | 0 | 100 | \$ 1,401 | 1401.01 | 100 31 | 549-106 | | Lake Huron NEW Sand | 401 | Sand <300 |
| 018-110-000-009-00 | 3955 EL CAJON BEACH RD | 6/3/2021 | 164500 | WD | 03-ARM'S LENGTH | 164500 | 131368 | 153132 | 120000 | Improved | 100 | 0 | 100 | \$ 1,531 | 1531.32 | 100 31 | 542/27 | | Lake Huron NEW Sand | 401 | Sand <300 |
| 018-045-000-148-02 | 8535 US 23 SOUTH | 7/8/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 122400 | 160000 | 122400 | Vacant | 102 | 175 | 0.41 | \$ 1,569 | 390243.9024 | 102 31 | 542/677 | | Lake Huron NEW Sand | 402 | Sand <300 |
| 018-045-000-023-00 | US 23 SOUTH | 6/8/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 180000 | 260000 | 180000 | Vacant | 150 | 0 | 150 | \$ 1,733 | 1733.333333 | 150 31 | 548-184 | | Lake Huron NEW Sand | 402 | Sand <300 |
| 018-045-000-040-00 | 7837 US 23 SOUTH | 6/3/2022 | 229000 | WD | 14-INTO/OUT OF T | 229000 | 194272 | 94728 | 60000 | Improved | 50 | 175 | 0.201 | \$ 1,895 | 471283.5821 | 50 31 | 548-085 | | Lake Huron NEW Sand | 401 | Sand <300 |
| | | | | | | | | | | | | | | \$ 1,509 Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 1,651 Avg of Vacant | | | | | | | |
| | | | | | | | | | | | | | | For 2024, use \$1600/foot for Lake Huron Sand | | | | | | | |
| Excess Frontage: | | | | | | | | | | | | | | | | | | | | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300 |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300 |
| | | | | | | | | | | | | | | \$ 225 | | | | | | | |
| <p>\$225 / \$600 is approx 37.5% of the regular rate for Excess Frontage Prior rate was \$75/foot, extremely large parcels For 2024, use \$100/foot</p> | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Lake Huron Canal

| 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 Par | Land Table | Class | Rate Group 1 |
|---|---------------------------|------------|------------|--------|------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|--------|-----------|------------|---------------|--------------|----------|------------|-----------|----------------------|-------|--------------|
| 018-065-000-102-00 | 144 CHANNEL RD #1 | 6/28/2021 | 299999 | WD | 03-ARM'S LENGTH | 299999 | 319186 | 11813 | 31000 | Improved | 155 | 0 | 0 | \$ 76 | #DIV/0! | 155 | 31 | 542/453 | | Lake Huron Canal | 401 | |
| 018-060-000-140-00 | 113 CHANNEL RD #3 | 11/29/2022 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 84575 | 23425 | 23000 | Improved | 115 | 0 | 0 | \$ 204 | #DIV/0! | 115 | 31 | 550-603 | | Lake Huron Canal | 401 | |
| 018-060-000-123-01 | 1480 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 40000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 | 31 | 550-797 | 018-060-C | Lake Huron Canal | 402 | |
| 018-065-000-097-00 | 121 CHANNEL RD #1 | 9/19/2022 | 240000 | WD | 03-ARM'S LENGTH | 240000 | 209661 | 50473 | 20134 | Improved | 100.67 | 0 | 0 | \$ 501 | #DIV/0! | 100.67 | 31 | 549-659 | | Lake Huron Canal | 401 | |
| 018-065-000-090-00 | 100 CHANNEL RD #2 | 7/26/2021 | 202000 | WD | 03-ARM'S LENGTH | 202000 | 149637 | 66405 | 14042 | Improved | 130.42 | 0 | 0 | \$ 509 | #DIV/0! | 130.42 | 31 | 542/923 | | Lake Huron Canal | 401 | |
| | | | | | | | | | | | | | | \$ 354 | | | | | | | | |
| For 2024, use \$350/foot for Canal | | | | | | | | | | | | | | | | | | | | | | |
| 011-010-000-521-00 | 3107 S PARTRIDGE POINT RD | 6/27/2022 | 99900 | WD | 03-ARM'S LENGTH | 99900 | 98870 | 21030 | 20000 | Improved | 200 | 0 | 200 | \$ 105 | 105.15 | 200 | 31 | 548-425 | | Lake Huron NEW Marsh | 401 | Lake Marsh |
| 018-060-000-105-00 | 1485 ISLAND DR | 12/5/2022 | 48000 | WD | 03-ARM'S LENGTH | 48000 | 50000 | 48000 | 30000 | Improved | 100 | 0 | 100 | \$ 480 | 480 | 100 | 31 | 550-797 | 018-060-C | Lake Huron NEW Marsh | 402 | Lake Marsh |
| | | | | | | | | | | | | | | \$ 293 | | | | | | | | |
| For 2024, prior rate was averaged at \$100, use \$200 for 2024 Lake Huron Marsh | | | | | | | | | | | | | | | | | | | | | | |
| 011-011-000-045-00 | 2061 N PARTRIDGE POINT RC | 10/5/2021 | 250000 | WD | 03-ARM'S LENGTH | 250000 | 303955 | 1445 | 55400 | Improved | 110.8 | 0 | 110.8 | \$ 13 | 13.04151625 | 110.8 | 31 | 544/174 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 | 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300Ft |
| 014-033-000-512-00 | 8554 NORTH POINT SHORES | 2/8/2022 | 187000 | CD | 03-ARM'S LENGTH | 187000 | 218408 | 18592 | 50000 | Improved | 100 | 0 | 100 | \$ 186 | 185.92 | 100 | 31 | 546/206 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 014-033-000-535-00 | 8710 NORTH POINT SHORES | 7/9/2021 | 312900 | WD | 03-ARM'S LENGTH | 312900 | 337771 | 24629 | 50000 | Improved | 100 | 0 | 100 | \$ 246 | 246.29 | 100 | 31 | 542/684 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 | 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300Ft |
| 014-033-000-500-02 | NORTH POINT SHORES RD | 6/10/2021 | 357000 | WD | 03-ARM'S LENGTH | 357000 | 457136 | 110764 | 125140 | Improved | 250.28 | 0 | 250.28 | \$ 443 | 442.5603324 | 250.28 | 31 | 542/219 | 014-033-C | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 015-028-000-052-00 | 7633 ROCKY BAY DR | 4/16/2021 | 285000 | WD | 03-ARM'S LENGTH | 284500 | 414165 | 159642 | 169335 | Improved | 338.67 | 1050.6 | 238.012 | \$ 471 | 670.7308875 | 338.67 | 31 | 541/286 | 015-028-C | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-245-000-096-00 | 7734 NORTH POINT SHORES | 10/23/2021 | 55000 | WD | 03-ARM'S LENGTH | 55000 | 50000 | 55000 | 50000 | Vacant | 100 | 0 | 100 | \$ 550 | 550 | 100 | 31 | 544/552 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 014-029-000-182-00 | NORTH POINT SHORES RD | 11/9/2021 | 85000 | WD | 03-ARM'S LENGTH | 85000 | 102235 | 85000 | 102235 | Vacant | 119 | 0 | 204.47 | \$ 714 | 415.708906 | 119 | 31 | 544/806 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-245-000-065-00 | 7950 NORTH POINT SHORES | 12/27/2021 | 75000 | WD | 03-ARM'S LENGTH | 75000 | 50000 | 75000 | 50000 | Vacant | 100 | 0 | 100 | \$ 750 | 750 | 100 | 31 | 545/498 | | Lake Huron NEW ROCK | 402 | Rock <300Ft |
| 018-405-000-184-00 | 622 THUNDER BAY AVE | 6/3/2021 | 165000 | WD | 03-ARM'S LENGTH | 165000 | 132047 | 70453 | 37500 | Improved | 75 | 132 | 0.227 | \$ 939 | 310365.6388 | 75 | 31 | 542/13 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 018-245-000-087-00 | 7796 NORTH POINT SHORES | 2/28/2022 | 435000 | WD | 03-ARM'S LENGTH | 435000 | 376431 | 108569 | 50000 | Improved | 100 | 0 | 100 | \$ 1,086 | 1085.69 | 100 | 31 | 546/446 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 018-245-000-090-00 | 7782 NORTH POINT SHORES | 3/25/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 194701 | 115299 | 50000 | Improved | 100 | 0 | 100 | \$ 1,153 | 1152.99 | 100 | 31 | 547-157 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| 014-033-000-520-00 | 8624 NORTH POINT SHORES | 6/21/2022 | 260000 | WD | 14-INTO/OUT OF T | 260000 | 158200 | 151800 | 50000 | Improved | 100 | 0 | 100 | \$ 1,518 | 1518 | 100 | 31 | 548-434 | | Lake Huron NEW ROCK | 401 | Rock <300Ft |
| | | | | | | | | | | | | | | \$ 609 | Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 604 | Avg of Vacant | | | | | | | |
| For 2024, use \$600/foot for Lake Huron Rock < 300 | | | | | | | | | | | | | | | | | | | | | | |
| For 2024, use \$400/foot for Lake Huron Rock > 300 | | | | | | | | | | | | | | | | | | | | | | |
| 014-003-000-332-00 | 4691 HURON BEACH RD | 10/22/2021 | 370000 | WD | 03-ARM'S LENGTH | 370000 | 397729 | 92271 | 120000 | Improved | 100 | 0 | 100 | \$ 923 | 922.71 | 100 | 31 | 544/475 | | Lake Huron NEW Sand | 401 | Sand <300F |
| 018-110-000-008-00 | 3971 EL CAJON BEACH RD | 8/15/2022 | 500000 | WD | 03-ARM'S LENGTH | 500000 | 479899 | 140101 | 120000 | Improved | 100 | 0 | 100 | \$ 1,401 | 1401.01 | 100 | 31 | 549-106 | | Lake Huron NEW Sand | 401 | Sand <300F |
| 018-110-000-009-00 | 3955 EL CAJON BEACH RD | 6/3/2021 | 164500 | WD | 03-ARM'S LENGTH | 164500 | 131368 | 153132 | 120000 | Improved | 100 | 0 | 100 | \$ 1,531 | 1531.32 | 100 | 31 | 542/27 | | Lake Huron NEW Sand | 401 | Sand <300F |
| 018-045-000-148-02 | 8535 US 23 SOUTH | 7/8/2021 | 160000 | WD | 03-ARM'S LENGTH | 160000 | 122400 | 160000 | 122400 | Vacant | 102 | 175 | 0.41 | \$ 1,569 | 390243.9024 | 102 | 31 | 542/677 | | Lake Huron NEW Sand | 402 | Sand <300F |
| 018-045-000-023-00 | US 23 SOUTH | 6/8/2022 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 180000 | 260000 | 180000 | Vacant | 150 | 0 | 150 | \$ 1,733 | 1733.333333 | 150 | 31 | 548-184 | | Lake Huron NEW Sand | 402 | Sand <300F |
| 018-045-000-040-00 | 7837 US 23 SOUTH | 6/3/2022 | 229000 | WD | 14-INTO/OUT OF T | 229000 | 194272 | 94728 | 60000 | Improved | 50 | 175 | 0.201 | \$ 1,895 | 471283.5821 | 50 | 31 | 548-085 | | Lake Huron NEW Sand | 401 | Sand <300F |
| | | | | | | | | | | | | | | \$ 1,509 | Avg of All | | | | | | | |
| | | | | | | | | | | | | | | \$ 1,651 | Avg of Vacant | | | | | | | |
| For 2024, use \$1600/foot for Lake Huron Sand | | | | | | | | | | | | | | | | | | | | | | |
| Excess Frontage: | | | | | | | | | | | | | | | | | | | | | | |
| 015-034-000-542-00 | 8844 LINCOLN BAY DR | 10/28/2021 | 600000 | WD | 03-ARM'S LENGTH | 600000 | 852074 | 49426 | 301500 | Improved | 1005 | 0 | 1005 | \$ 49 | 49.1800995 | 1005 | 31 | 544/633 | | Lake Huron NEW ROCK | 401 | Rock >300F |
| 015-028-000-040-01 | 6767 SWIMMERS COVE RD | 9/15/2022 | 160500 | WD | 03-ARM'S LENGTH | 160500 | 120108 | 160500 | 120108 | Vacant | 400.36 | 0 | 400.36 | \$ 401 | 400.8891997 | 400.36 | 31 | 549-708 | | Lake Huron NEW ROCK | 402 | Rock >300F |
| | | | | | | | | | | | | | | \$ 225 | | | | | | | | |

\$225 / \$600 is approx 37.5% of the regular rate for Excess Frontage
 Prior rate was \$75/foot, extremely large parcels
 For 2024, use \$100/foot

Alpena Township- 2024 Land Value Analysis Long Lake 1

| 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 Pai | Land Table | Class | Rate Group 1 |
|--|------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------|------------|-------------|--------------|
| 013-005-000-338-00 | 1558 SCHMIDT DR | 10/26/2021 | 230000 | WD | 03-ARM'S LENGTH | 230000 | 224170 | 47351 | 41521 | Improved | 332.17 | 0 | 9.11 | \$ 143 | 5197.694841 | 332.17 LL | 544/550 | | Long Lake New 1 | 401 | Long Lake 1 | |
| For Long Lake 1, 2024, use \$143/foot (prior rate was \$125) | | | | | | | | | | | | | | | | | | | | | | |
| 013-005-000-291-00 | 10790 ROBERT BLVD | 8/30/2021 | 607400 | WD | 03-ARM'S LENGTH | 607400 | 757430 | 171778 | 321808 | Improved | 804.52 | 0 | 804.52 | \$ 214 | 213.5161338 | 804.52 LL | 543/589 | | Long Lake New 2 | 401 | Long Lake 2 | |
| 018-380-000-098-00 | 9950 US 23 NORTH | 8/4/2022 | 246000 | WD | 03-ARM'S LENGTH | 246000 | 214548 | 71452 | 40000 | Improved | 100 | 0 | 100 | \$ 715 | 714.52 | 100 LL | 549-038 | | Long Lake New 2 | 401 | Long Lake 2 | |
| For Long lake 2, 2024, use \$464/foot (prior rate was \$400) | | | | | | | | | | | | | | | | | | | | | | |
| 018-195-000-148-00 | 9555 W LONG LAKE RD | 6/28/2021 | 305000 | WD | 03-ARM'S LENGTH | 295000 | 470978 | 94373 | 270351 | Improved | 353.4 | 0 | 353.4 | \$ 267 | 267.0430108 | 353.4 LL | 542/404 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 018-080-000-005-01 | 10249 CHIPPEWA DR | 7/21/2021 | 350000 | WD | 03-ARM'S LENGTH | 350000 | 352909 | 58222 | 61131 | Improved | 79.91 | 0 | 79.91 | \$ 729 | 728.594669 | 79.91 LL | 542/866 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-350-02 | 10720 RENSBERRY RD | 5/13/2022 | 112500 | WD | 03-ARM'S LENGTH | 112500 | 137585 | 112500 | 137585 | Vacant | 128 | 0 | 179.85 | \$ 879 | 625.5212677 | 128 LL | 547-911 | | Long Lake New 3 | 402 | Long Lake 3 | |
| 018-195-000-212-00 | 9363 W LONG LAKE RD | 11/15/2022 | 375000 | WD | 03-ARM'S LENGTH | 375000 | 276637 | 238358 | 139995 | Improved | 183 | 0 | 183 | \$ 1,303 | 1302.502732 | 183 LL | 550-459 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-587-00 | 1120 MORRIS RD | 8/15/2022 | 265000 | WD | 03-ARM'S LENGTH | 265000 | 183277 | 178434 | 96711 | Improved | 126.42 | 0 | 126.42 | \$ 1,411 | 1411.438064 | 126.42 LL | 549-132 | | Long Lake New 3 | 401 | Long Lake 3 | |
| For Long Lake 3, 2024, use \$918/foot | | | | | | | | | | | | | | | | | | | | | | |
| 013-003-000-102-00 | 2267 LONG LAKE PARK RC | 10/18/2022 | 300000 | LC | 21-NOT USED/OTHER | 300000 | 336321 | 94179 | 130500 | Improved | 90 | 0 | 90 | \$ 1,046 | 1046.433333 | 90 LL | 550-109 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-016-000-003-00 | 8934 W LONG LAKE RD | 9/21/2021 | 100000 | LC | 03-ARM'S LENGTH | 100000 | 118505 | 60520 | 79025 | Improved | 54.5 | 0 | 54.5 | \$ 1,110 | 1110.458716 | 54.5 LL | 543/910 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-003-000-364-00 | 2311 LONG LAKE PARK RC | 5/17/2021 | 170000 | WD | 03-ARM'S LENGTH | 170000 | 177412 | 65088 | 72500 | Improved | 50 | 0 | 50 | \$ 1,302 | 1301.76 | 50 LL | 541/713 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-370-000-240-00 | 8123 COTTAGE AVE | 6/2/2022 | 231000 | WD | 03-ARM'S LENGTH | 231000 | 228487 | 111263 | 108750 | Improved | 75 | 0 | 75 | \$ 1,484 | 1483.506667 | 75 LL | 548-058 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-235-000-280-01 | 8908 GUTCHES RD | 12/12/2022 | 253000 | WD | 03-ARM'S LENGTH | 253000 | 235565 | 232760 | 215325 | Improved | 148.5 | 0 | 148.5 | \$ 1,567 | 1567.407407 | 148.5 LL | 550-795 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-035-00 | 1044 MARGARET LN | 8/24/2021 | 359000 | WD | 03-ARM'S LENGTH | 359000 | 344765 | 132512 | 118277 | Improved | 81.57 | 227 | 0.425 | \$ 1,625 | 311792.9412 | 81.57 LL | 544/259 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-242-00 | 9243 W LONG LAKE RD | 10/5/2022 | 175000 | WD | 03-ARM'S LENGTH | 175000 | 134516 | 112984 | 72500 | Improved | 50 | 0 | 50 | \$ 2,260 | 2259.68 | 50 LL | 550-012 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-150-02 | 9603 W LONG LAKE RD | 9/12/2022 | 368000 | WD | 03-ARM'S LENGTH | 368000 | 327591 | 112648 | 72239 | Improved | 49.82 | 0 | 49.82 | \$ 2,261 | 2261.09996 | 49.82 LL | 549-510 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-050-00 | 1070 MARGARET LN | 2/8/2023 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 213818 | 113143 | 66961 | Improved | 46.18 | 269 | 0.285 | \$ 2,450 | 396992.9825 | 46.18 LL | 551-435 | | Long Lake New 4 | 401 | Long Lake 4 | |
| For 2024, Long Lake 4, use \$1,678/foot | | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Long Lake 2

| 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 Pa | Land Table | Class | Rate Group |
|--|------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------|------------|-------------|------------|
| 013-005-000-338-00 | 1558 SCHMIDT DR | 10/26/2021 | 230000 | WD | 03-ARM'S LENGTH | 230000 | 224170 | 47351 | 41521 | Improved | 332.17 | 0 | 9.11 | \$ 143 | 5197.694841 | 332.17 LL | 544/550 | | Long Lake New 1 | 401 | Long Lake 1 | |
| For Long Lake 1, 2024, use \$143/foot (prior rate was \$125) | | | | | | | | | | | | | | | | | | | | | | |
| 013-005-000-291-00 | 10790 ROBERT BLVD | 8/30/2021 | 607400 | WD | 03-ARM'S LENGTH | 607400 | 757430 | 171778 | 321808 | Improved | 804.52 | 0 | 804.52 | \$ 214 | 213.5161338 | 804.52 LL | 543/589 | | Long Lake New 2 | 401 | Long Lake 2 | |
| 018-380-000-098-00 | 9950 US 23 NORTH | 8/4/2022 | 246000 | WD | 03-ARM'S LENGTH | 246000 | 214548 | 71452 | 40000 | Improved | 100 | 0 | 100 | \$ 715 | 714.52 | 100 LL | 549-038 | | Long Lake New 2 | 401 | Long Lake 2 | |
| For Long lake 2, 2024, use \$464/foot (prior rate was \$400) | | | | | | | | | | | | | | | | | | | | | | |
| 018-195-000-148-00 | 9555 W LONG LAKE RD | 6/28/2021 | 305000 | WD | 03-ARM'S LENGTH | 295000 | 470978 | 94373 | 270351 | Improved | 353.4 | 0 | 353.4 | \$ 267 | 267.0430108 | 353.4 LL | 542/404 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 018-080-000-005-01 | 10249 CHIPPEWA DR | 7/21/2021 | 350000 | WD | 03-ARM'S LENGTH | 350000 | 352909 | 58222 | 61131 | Improved | 79.91 | 0 | 79.91 | \$ 729 | 728.594669 | 79.91 LL | 542/866 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-350-02 | 10720 RENSBERRY RD | 5/13/2022 | 112500 | WD | 03-ARM'S LENGTH | 112500 | 137585 | 112500 | 137585 | Vacant | 128 | 0 | 179.85 | \$ 879 | 625.5212677 | 128 LL | 547-911 | | Long Lake New 3 | 402 | Long Lake 3 | |
| 018-195-000-212-00 | 9363 W LONG LAKE RD | 11/15/2022 | 375000 | WD | 03-ARM'S LENGTH | 375000 | 276637 | 238358 | 139995 | Improved | 183 | 0 | 183 | \$ 1,303 | 1302.502732 | 183 LL | 550-459 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-587-00 | 1120 MORRIS RD | 8/15/2022 | 265000 | WD | 03-ARM'S LENGTH | 265000 | 183277 | 178434 | 96711 | Improved | 126.42 | 0 | 126.42 | \$ 1,411 | 1411.438064 | 126.42 LL | 549-132 | | Long Lake New 3 | 401 | Long Lake 3 | |
| For Long Lake 3, 2024, use \$918/foot | | | | | | | | | | | | | | | | | | | | | | |
| 013-003-000-102-00 | 2267 LONG LAKE PARK RE | 10/18/2022 | 300000 | LC | 21-NOT USED/OTHER | 300000 | 336321 | 94179 | 130500 | Improved | 90 | 0 | 90 | \$ 1,046 | 1046.433333 | 90 LL | 550-109 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-016-000-003-00 | 8934 W LONG LAKE RD | 9/21/2021 | 100000 | LC | 03-ARM'S LENGTH | 100000 | 118505 | 60520 | 79025 | Improved | 54.5 | 0 | 54.5 | \$ 1,110 | 1110.458716 | 54.5 LL | 543/910 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-003-000-364-00 | 2311 LONG LAKE PARK RE | 5/17/2021 | 170000 | WD | 03-ARM'S LENGTH | 170000 | 177412 | 65088 | 72500 | Improved | 50 | 0 | 50 | \$ 1,302 | 1301.76 | 50 LL | 541/713 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-370-000-240-00 | 8123 COTTAGE AVE | 6/2/2022 | 231000 | WD | 03-ARM'S LENGTH | 231000 | 228487 | 111263 | 108750 | Improved | 75 | 0 | 75 | \$ 1,484 | 1483.506667 | 75 LL | 548-058 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-235-000-280-01 | 8908 GUTCHESS RD | 12/12/2022 | 253000 | WD | 03-ARM'S LENGTH | 253000 | 235565 | 232760 | 215325 | Improved | 148.5 | 0 | 148.5 | \$ 1,567 | 1567.407407 | 148.5 LL | 550-795 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-035-00 | 1044 MARGARET LN | 8/24/2021 | 359000 | WD | 03-ARM'S LENGTH | 359000 | 344765 | 132512 | 118277 | Improved | 81.57 | 227 | 0.425 | \$ 1,625 | 311792.9412 | 81.57 LL | 544/259 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-242-00 | 9243 W LONG LAKE RD | 10/5/2022 | 175000 | WD | 03-ARM'S LENGTH | 175000 | 134516 | 112984 | 72500 | Improved | 50 | 0 | 50 | \$ 2,260 | 2259.68 | 50 LL | 550-012 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-150-02 | 9603 W LONG LAKE RD | 9/12/2022 | 368000 | WD | 03-ARM'S LENGTH | 368000 | 327591 | 112648 | 72239 | Improved | 49.82 | 0 | 49.82 | \$ 2,261 | 2261.09996 | 49.82 LL | 549-510 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-050-00 | 1070 MARGARET LN | 2/8/2023 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 213818 | 113143 | 66961 | Improved | 46.18 | 269 | 0.285 | \$ 2,450 | 396992.9825 | 46.18 LL | 551-435 | | Long Lake New 4 | 401 | Long Lake 4 | |
| For 2024, Long Lake 4, use \$1,678/foot | | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Long Lake 3

| 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 Pai | Land Table | Class | Rate Group 1 |
|--|------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------|------------|-------------|--------------|
| 013-005-000-338-00 | 1558 SCHMIDT DR | 10/26/2021 | 230000 | WD | 03-ARM'S LENGTH | 230000 | 224170 | 47351 | 41521 | Improved | 332.17 | 0 | 9.11 | \$ 143 | 5197.694841 | 332.17 LL | 544/550 | | Long Lake New 1 | 401 | Long Lake 1 | |
| For Long Lake 1, 2024, use \$143/foot (prior rate was \$125) | | | | | | | | | | | | | | | | | | | | | | |
| 013-005-000-291-00 | 10790 ROBERT BLVD | 8/30/2021 | 607400 | WD | 03-ARM'S LENGTH | 607400 | 757430 | 171778 | 321808 | Improved | 804.52 | 0 | 804.52 | \$ 214 | 213.5161338 | 804.52 LL | 543/589 | | Long Lake New 2 | 401 | Long Lake 2 | |
| 018-380-000-098-00 | 9950 US 23 NORTH | 8/4/2022 | 246000 | WD | 03-ARM'S LENGTH | 246000 | 214548 | 71452 | 40000 | Improved | 100 | 0 | 100 | \$ 715 | 714.52 | 100 LL | 549-038 | | Long Lake New 2 | 401 | Long Lake 2 | |
| For Long lake 2, 2024, use \$464/foot (prior rate was \$400) | | | | | | | | | | | | | | | | | | | | | | |
| 018-195-000-148-00 | 9555 W LONG LAKE RD | 6/28/2021 | 305000 | WD | 03-ARM'S LENGTH | 295000 | 470978 | 94373 | 270351 | Improved | 353.4 | 0 | 353.4 | \$ 267 | 267.0430108 | 353.4 LL | 542/404 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 018-080-000-005-01 | 10249 CHIPPEWA DR | 7/21/2021 | 350000 | WD | 03-ARM'S LENGTH | 350000 | 352909 | 58222 | 61131 | Improved | 79.91 | 0 | 79.91 | \$ 729 | 728.594669 | 79.91 LL | 542/866 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-350-02 | 10720 RENSBERRY RD | 5/13/2022 | 112500 | WD | 03-ARM'S LENGTH | 112500 | 137585 | 112500 | 137585 | Vacant | 128 | 0 | 179.85 | \$ 879 | 625.5212677 | 128 LL | 547-911 | | Long Lake New 3 | 402 | Long Lake 3 | |
| 018-195-000-212-00 | 9363 W LONG LAKE RD | 11/15/2022 | 375000 | WD | 03-ARM'S LENGTH | 375000 | 276637 | 238358 | 139995 | Improved | 183 | 0 | 183 | \$ 1,303 | 1302.502732 | 183 LL | 550-459 | | Long Lake New 3 | 401 | Long Lake 3 | |
| 013-005-000-587-00 | 1120 MORRIS RD | 8/15/2022 | 265000 | WD | 03-ARM'S LENGTH | 265000 | 183277 | 178434 | 96711 | Improved | 126.42 | 0 | 126.42 | \$ 1,411 | 1411.438064 | 126.42 LL | 549-132 | | Long Lake New 3 | 401 | Long Lake 3 | |
| For Long Lake 3, 2024, use \$918/foot | | | | | | | | | | | | | | | | | | | | | | |
| 013-003-000-102-00 | 2267 LONG LAKE PARK RC | 10/18/2022 | 300000 | LC | 21-NOT USED/OTHER | 300000 | 336321 | 94179 | 130500 | Improved | 90 | 0 | 90 | \$ 1,046 | 1046.433333 | 90 LL | 550-109 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-016-000-003-00 | 8934 W LONG LAKE RD | 9/21/2021 | 100000 | LC | 03-ARM'S LENGTH | 100000 | 118505 | 60520 | 79025 | Improved | 54.5 | 0 | 54.5 | \$ 1,110 | 1110.458716 | 54.5 LL | 543/910 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 013-003-000-364-00 | 2311 LONG LAKE PARK RC | 5/17/2021 | 170000 | WD | 03-ARM'S LENGTH | 170000 | 177412 | 65088 | 72500 | Improved | 50 | 0 | 50 | \$ 1,302 | 1301.76 | 50 LL | 541/713 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-370-000-240-00 | 8123 COTTAGE AVE | 6/2/2022 | 231000 | WD | 03-ARM'S LENGTH | 231000 | 228487 | 111263 | 108750 | Improved | 75 | 0 | 75 | \$ 1,484 | 1483.506667 | 75 LL | 548-058 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-235-000-280-01 | 8908 GUTCHES RD | 12/12/2022 | 253000 | WD | 03-ARM'S LENGTH | 253000 | 235565 | 232760 | 215325 | Improved | 148.5 | 0 | 148.5 | \$ 1,567 | 1567.407407 | 148.5 LL | 550-795 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-035-00 | 1044 MARGARET LN | 8/24/2021 | 359000 | WD | 03-ARM'S LENGTH | 359000 | 344765 | 132512 | 118277 | Improved | 81.57 | 227 | 0.425 | \$ 1,625 | 311792.9412 | 81.57 LL | 544/259 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-242-00 | 9243 W LONG LAKE RD | 10/5/2022 | 175000 | WD | 03-ARM'S LENGTH | 175000 | 134516 | 112984 | 72500 | Improved | 50 | 0 | 50 | \$ 2,260 | 2259.68 | 50 LL | 550-012 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-195-000-150-02 | 9603 W LONG LAKE RD | 9/12/2022 | 368000 | WD | 03-ARM'S LENGTH | 368000 | 327591 | 112648 | 72239 | Improved | 49.82 | 0 | 49.82 | \$ 2,261 | 2261.09996 | 49.82 LL | 549-510 | | Long Lake New 4 | 401 | Long Lake 4 | |
| 018-345-000-050-00 | 1070 MARGARET LN | 2/8/2023 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 213818 | 113143 | 66961 | Improved | 46.18 | 269 | 0.285 | \$ 2,450 | 396992.9825 | 46.18 LL | 551-435 | | Long Lake New 4 | 401 | Long Lake 4 | |
| For 2024, Long Lake 4, use \$1,678/foot | | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Long Lake 4

| 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 Par | Land Table | Class | Rate Group 1 |
|--|------------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------|-----------------|-------|--------------|
| 013-005-000-338-00 | 1558 SCHMIDT DR | 10/26/2021 | 230000 | WD | 03-ARM'S LENGTH | 230000 | 224170 | 47351 | 41521 | Improved | 332.17 | 0 | 9.11 | \$ 143 | 5197.694841 | 332.17 | LL | 544/550 | | Long Lake New 1 | 401 | Long Lake 1 |
| For Long Lake 1, 2024, use \$143/foot (prior rate was \$125) | | | | | | | | | | | | | | | | | | | | | | |
| 013-005-000-291-00 | 10790 ROBERT BLVD | 8/30/2021 | 607400 | WD | 03-ARM'S LENGTH | 607400 | 757430 | 171778 | 321808 | Improved | 804.52 | 0 | 804.52 | \$ 214 | 213.5161338 | 804.52 | LL | 543/589 | | Long Lake New 2 | 401 | Long Lake 2 |
| 018-380-000-098-00 | 9950 US 23 NORTH | 8/4/2022 | 246000 | WD | 03-ARM'S LENGTH | 246000 | 214548 | 71452 | 40000 | Improved | 100 | 0 | 100 | \$ 715 | 714.52 | 100 | LL | 549-038 | | Long Lake New 2 | 401 | Long Lake 2 |
| For Long lake 2, 2024, use \$464/foot (prior rate was \$400) | | | | | | | | | | | | | | | | | | | | | | |
| 018-195-000-148-00 | 9555 W LONG LAKE RD | 6/28/2021 | 305000 | WD | 03-ARM'S LENGTH | 295000 | 470978 | 94373 | 270351 | Improved | 353.4 | 0 | 353.4 | \$ 267 | 267.0430108 | 353.4 | LL | 542/404 | | Long Lake New 3 | 401 | Long Lake 3 |
| 018-080-000-005-01 | 10249 CHIPPEWA DR | 7/21/2021 | 350000 | WD | 03-ARM'S LENGTH | 350000 | 352909 | 58222 | 61131 | Improved | 79.91 | 0 | 79.91 | \$ 729 | 728.594669 | 79.91 | LL | 542/866 | | Long Lake New 3 | 401 | Long Lake 3 |
| 013-005-000-350-02 | 10720 RENSBERRY RD | 5/13/2022 | 112500 | WD | 03-ARM'S LENGTH | 112500 | 137585 | 112500 | 137585 | Vacant | 128 | 0 | 179.85 | \$ 879 | 625.5212677 | 128 | LL | 547-911 | | Long Lake New 3 | 402 | Long Lake 3 |
| 018-195-000-212-00 | 9363 W LONG LAKE RD | 11/15/2022 | 375000 | WD | 03-ARM'S LENGTH | 375000 | 276637 | 238358 | 139995 | Improved | 183 | 0 | 183 | \$ 1,303 | 1302.502732 | 183 | LL | 550-459 | | Long Lake New 3 | 401 | Long Lake 3 |
| 013-005-000-587-00 | 1120 MORRIS RD | 8/15/2022 | 265000 | WD | 03-ARM'S LENGTH | 265000 | 183277 | 178434 | 96711 | Improved | 126.42 | 0 | 126.42 | \$ 1,411 | 1411.438064 | 126.42 | LL | 549-132 | | Long Lake New 3 | 401 | Long Lake 3 |
| For Long Lake 3, 2024, use \$918/foot | | | | | | | | | | | | | | | | | | | | | | |
| 013-003-000-102-00 | 2267 LONG LAKE PARK RC | 10/18/2022 | 300000 | LC | 21-NOT USED/OTHER | 300000 | 336321 | 94179 | 130500 | Improved | 90 | 0 | 90 | \$ 1,046 | 1046.433333 | 90 | LL | 550-109 | | Long Lake New 4 | 401 | Long Lake 4 |
| 013-016-000-003-00 | 8934 W LONG LAKE RD | 9/21/2021 | 100000 | LC | 03-ARM'S LENGTH | 100000 | 118505 | 60520 | 79025 | Improved | 54.5 | 0 | 54.5 | \$ 1,110 | 1110.458716 | 54.5 | LL | 543/910 | | Long Lake New 4 | 401 | Long Lake 4 |
| 013-003-000-364-00 | 2311 LONG LAKE PARK RC | 5/17/2021 | 170000 | WD | 03-ARM'S LENGTH | 170000 | 177412 | 65088 | 72500 | Improved | 50 | 0 | 50 | \$ 1,302 | 1301.76 | 50 | LL | 541/713 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-370-000-240-00 | 8123 COTTAGE AVE | 6/2/2022 | 231000 | WD | 03-ARM'S LENGTH | 231000 | 228487 | 111263 | 108750 | Improved | 75 | 0 | 75 | \$ 1,484 | 1483.506667 | 75 | LL | 548-058 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-235-000-280-01 | 8908 GUTCHESS RD | 12/12/2022 | 253000 | WD | 03-ARM'S LENGTH | 253000 | 235565 | 232760 | 215325 | Improved | 148.5 | 0 | 148.5 | \$ 1,567 | 1567.407407 | 148.5 | LL | 550-795 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-345-000-035-00 | 1044 MARGARET LN | 8/24/2021 | 359000 | WD | 03-ARM'S LENGTH | 359000 | 344765 | 132512 | 118277 | Improved | 81.57 | 227 | 0.425 | \$ 1,625 | 311792.9412 | 81.57 | LL | 544/259 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-195-000-242-00 | 9243 W LONG LAKE RD | 10/5/2022 | 175000 | WD | 03-ARM'S LENGTH | 175000 | 134516 | 112984 | 72500 | Improved | 50 | 0 | 50 | \$ 2,260 | 2259.68 | 50 | LL | 550-012 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-195-000-150-02 | 9603 W LONG LAKE RD | 9/12/2022 | 368000 | WD | 03-ARM'S LENGTH | 368000 | 327591 | 112648 | 72239 | Improved | 49.82 | 0 | 49.82 | \$ 2,261 | 2261.09996 | 49.82 | LL | 549-510 | | Long Lake New 4 | 401 | Long Lake 4 |
| 018-345-000-050-00 | 1070 MARGARET LN | 2/8/2023 | 260000 | WD | 03-ARM'S LENGTH | 260000 | 213818 | 113143 | 66961 | Improved | 46.18 | 269 | 0.285 | \$ 2,450 | 396992.9825 | 46.18 | LL | 551-435 | | Long Lake New 4 | 401 | Long Lake 4 |
| For 2024, Long Lake 4, use \$1,678/foot | | | | | | | | | | | | | | | | | | | | | | |

Alpena Township- 2024 Land Value Analysis Sunset Lake

| 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 Pa Land Table | Class | Rate Group 1 |
|--------------------|------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|-------------|---------------------|---------------|--------------|
| 012-029-000-819-00 | 1490 LAKEVIEW DR | 3/24/2023 | 132000 | WD | 03-ARM'S LENGTH | 132000 | 124549 | 15451 | 8000 | Improved | 80 | 0 | 0 | \$ 193 | #DIV/0! | 80 26 | 551-843 | SUNSET LAKE | 401 | LAKE FRONTAGE | |
| 018-305-000-020-00 | 1720 LAKEVIEW DR | 3/1/2022 | 230000 | WD | 03-ARM'S LENGTH | 230000 | 213068 | 30032 | 13100 | Improved | 131 | 0 | 0 | \$ 229 | #DIV/0! | 131 26 | 546/450 | SUNSET LAKE | 401 | LAKE FRONTAGE | |
| | | | | | | | | | | | | | | \$ 211 | | | | | | | |

For 2024, use \$211/foot for Sunset Lake

Alpena Township- 2024 Land Value Analysis Thunder Bay River

| 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 Parcel: Land Table | Class | Rate Group 1 |
|--------------------|---------------------|------------|------------|--------|-------------------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|-----------------------------------|--------------------------|----------|--------------|
| 012-007-000-300-09 | 2717 RIVER BLUFF DR | 1/12/2023 | 50000 | WD | 03-ARM'S LENGTH | 50000 | 24242 | 50000 | 24242 | Vacant | 150.57 | 0 | 1.49 | \$ 332 | 33557.04698 | 150.57 22 | 551-144 | THUNDER BAY RIVER | 402 | TB River | |
| 012-007-000-300-19 | LAKE BLUFF DR | 6/28/2022 | 351000 | WD | 19-MULTI PARCELA | 351000 | 316539 | 141690 | 65711 | Improved | 408.14 | 0 | 3.12 | \$ 347 | 45413.46154 | 408.14 22 | 548-421 | 012-007-000 Thunder Bay River NEW | 401 | TB River | |
| 012-007-000-300-12 | RIVER BLUFF DR | 10/24/2022 | 125000 | WD | 14-INTO/OUT OF TR | 125000 | 72997 | 125000 | 48366 | Improved | 300.41 | 0 | 6.35 | \$ 416 | 19685.03937 | 300.41 22 | 550-277 | 012-007-000 Thunder Bay River NEW | 402 | TB River | |
| 012-018-000-001-00 | 1963 LONG RAPIDS RD | 7/8/2021 | 225000 | WD | 03-ARM'S LENGTH | 225000 | 168944 | 80206 | 24150 | Improved | 150 | 0 | 0 | \$ 535 | #DIV/0! | 150 26 | 542/671 | Thunder Bay River NEW | 401 | TB River | |
| | | | | | | | | | | | | | | \$ | 408 | | | | | | |

For 2024, use \$332/foot for Thunder Bay River

2024 Assessment Roll Acreage Table
Alpena County
Water Acreage PROPERTIES
General Acreage - Residential

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 11,000 | \$ 11,000 | 3 | \$ 5,185 | \$ 15,555 | 10 | \$ 2,342 | \$ 23,420 | 30 | \$ 1,879 | \$ 56,370 |
| 1.5 | \$ 8,000 | \$ 12,000 | 4 | \$ 4,100 | \$ 16,400 | 15 | \$ 1,908 | \$ 28,620 | 40 | \$ 1,575 | \$ 63,000 |
| 2 | \$ 6,500 | \$ 13,000 | 5 | \$ 3,526 | \$ 17,630 | 20 | \$ 1,829 | \$ 36,580 | 50 | \$ 1,563 | \$ 78,150 |
| 2.5 | \$ 5,700 | \$ 14,250 | 7 | \$ 2,850 | \$ 19,950 | 25 | \$ 1,900 | \$ 47,500 | 100 | \$ 1,429 | \$ 142,900 |

General Water Influence Acreage - Value Conclusions

| Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total | Acres | Rate Each | Total |
|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|------------|
| 1 | \$ 11,000 | \$ 25,000 | 3 | \$ 5,185 | \$ 29,399 | 10 | \$ 2,342 | \$ 44,264 | 30 | \$ 1,879 | \$ 106,539 |
| 1.5 | \$ 8,000 | \$ 25,000 | 4 | \$ 4,100 | \$ 30,996 | 15 | \$ 1,908 | \$ 54,092 | 40 | \$ 1,575 | \$ 119,070 |
| 2 | \$ 6,500 | \$ 25,000 | 5 | \$ 3,526 | \$ 33,321 | 20 | \$ 1,829 | \$ 69,136 | 50 | \$ 1,563 | \$ 147,704 |
| 2.5 | \$ 5,700 | \$ 26,933 | 7 | \$ 2,850 | \$ 37,706 | 25 | \$ 1,900 | \$ 89,775 | 100 | \$ 1,429 | \$ 270,081 |

Enter Percentatge:
189%

Enter Minimum:
\$ 25,000

General Water Influence Acreage - Value Conclusions (Prior Year 2023)

| Acres | Total | Acres | Total | Acres | Total | Acres | Total |
|-------|-----------|-------|-----------|-------|------------|-------|------------|
| 1 | \$ 32,450 | 3 | \$ 45,887 | 10 | \$ 69,089 | 30 | \$ 166,292 |
| 1.5 | \$ 35,400 | 4 | \$ 48,380 | 15 | \$ 84,429 | 40 | \$ 185,850 |
| 2 | \$ 38,350 | 5 | \$ 52,009 | 20 | \$ 107,911 | 50 | \$ 230,543 |
| 2.5 | \$ 42,038 | 7 | \$ 58,853 | 25 | \$ 140,125 | 100 | \$ 421,555 |