

Alpena County-2026 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
023-030-000-921-00	7820 ELEVERE RD	9/12/2024	20000	WD	20000	19908	20000	19908	Vacant	0	0	10	\$ 2,000	0	101	558/795		General Agricultural	102			
081-013-000-751-06	S HERRON ROAD	10/3/2023	30000	WD	30000	29192	30000	29192	Vacant	448	1263	13	\$ 2,308	448	101	554/398		AGRICULTURE	102			
042-029-000-351-00	7823 METZKE RD	7/7/2023	159000	WD	159000	120019	78281	39300	Improved	0	0	18	\$ 4,349	0	101	553/351		Agricultural	101			
084-020-000-825-00	M32 WEST	5/10/2023	85000	WD	85000	20000	85000	20000	Vacant	0	0	20	\$ 4,250	0	201	552/646		COMMERCIAL	202			
042-015-000-301-01	DIETZ RD	9/11/2023	251988	WD	251988	60848	251988	60848	Vacant	0	0	31.06	\$ 8,113	0	101	554/159	042-015-000-301-02	Agricultural	102			
084-033-000-625-02	6970 WALLACE ROAD	1/25/2024	100000	WD	100000	102257	100000	82448	Improved	0	0	39.48	\$ 2,533	0	101	555/712	082-004-000-022-05	AGRICULTURE	102			
083-022-000-350-01	BEAN CREEK ROAD	2/4/2025	100000	WD	100000	66752	100000	66752	Vacant	0	0	39.64	\$ 2,523	0	101	560/441		AGRICULTURE	102			
023-030-000-021-02		2/20/2024	77500	WD	77500	65760	77500	65760	Vacant	0	0	39.77	\$ 1,949	0	101	555/930		General Agricultural	102			
023-009-000-051-02	EVANS RD	4/20/2023	60000	WD	60000	71521	55679	67200	Improved	0	0	40	\$ 1,392	0	101	552/420		General Agricultural	101			
022-032-000-301-00	JACKS LANDING RD	4/26/2023	70000	WD	70000	67200	70000	67200	Vacant	0	0	40	\$ 1,750	0	101	552/514		General Agricultural	102			
082-018-000-600-00	S HERRON ROAD	6/25/2024	70000	WD	70000	77983	70000	77983	Vacant	0	0	40	\$ 1,750	0	101	557/821		AGRICULTURE	001			
082-026-000-270-00	INDIAN RESERVE ROAD	1/16/2024	75000	WD	75000	79112	75000	79112	Vacant	0	0	40	\$ 1,875	0	101	555/624		AGRICULTURE	102			
032-007-000-755-00	PRIVATE	4/4/2024	120000	WD	120000	89227	98773	68000	Improved	0	0	40	\$ 2,469	0	101	556/714		Agricultural	101			
042-024-000-051-01	7862 HAKEN RD	10/6/2023	259000	WD	259000	193269	132931	67200	Improved	0	0	40	\$ 3,323	0	101	554/454		Agricultural	101			
024-028-000-551-01		7/24/2023	50000	WD	50000	80709	50000	80709	Vacant	0	0	47.91	\$ 1,044	0	101	553/967		General Agricultural	102			
022-025-000-571-00	1607 CALCUT RD	7/12/2024	165000	WD	165000	103884	144413	83297	Improved	0	0	50	\$ 2,888	0	101	557/917		General Agricultural	101			
081-024-000-518-01	WERTH ROAD	1/3/2024	110000	LC	110000	114859	110000	114859	Vacant	0	0	68.93	\$ 1,596	0	101	555/672		AGRICULTURE	102			
042-015-000-220-01	8706 CATHRO RD	6/24/2024	350000	WD	350000	265777	215905	131682	Improved	0	0	78.29	\$ 2,758	0	101	557/690		Agricultural	101			
031-008-000-780-00	3226 M65 NORTH	7/10/2024	480000	WD	480000	278373	362198	160571	Improved	0	0	79	\$ 4,585	0	101	557/875	031-008-000-501-00	Agricultural	101			
084-033-000-450-03	2669 CRAMER ROAD	7/17/2024	400000	WD	400000	341766	215460	157226	Improved	0	0	95	\$ 2,268	0	101	557/961		AGRICULTURE	101			
													\$ 2,786								Avg of All	
													\$ 2,651									Avg of Vacant Only
													\$ 2,313									Avg of 39+ Acres All
													\$ 1,784									Avg of 39+ Vacant

For 2026, use \$2,000/acre for Agricultural land

2026 Assessment Roll Acreage Table

**Alpena County
AG Acreage**

Agricultural Acreage Conclusions

Acres	Rate Each	Total									
1	\$ 13,000	\$ 13,000	3	\$ 5,900	\$ 17,700	10	\$ 2,600	\$ 26,000	30	\$ 2,300	\$ 69,000
1.5	\$ 10,000	\$ 15,000	4	\$ 4,500	\$ 18,000	15	\$ 2,400	\$ 36,000	40	\$ 2,100	\$ 84,000
2	\$ 8,000	\$ 16,000	5	\$ 4,000	\$ 20,000	20	\$ 2,400	\$ 48,000	50	\$ 2,000	\$ 100,000
2.5	\$ 7,000	\$ 17,500	7	\$ 3,400	\$ 23,800	25	\$ 2,300	\$ 57,500	100	\$ 2,000	\$ 200,000

Alpena Township-2026 Land Value Analysis Commercial Acreage (Uses Alpena County Residential Acreage Study)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
023-020-000-571-02	14803 WERTH RD	1/10/2025	155000	WD	155000	158202	7298	10500	Improved	1.5	\$ 4,865	0	401	560/149		General Residential	401	
032-017-000-251-03	13719 ENGER ROAD	6/24/2024	150000	WD	150000	121196	39424	10620	Improved	1.78	\$ 22,148	0	401	557/697		Residential Acres	401	
											\$ 13,507	Avg of All						
For 2026, use \$13,000 for 1 acre site Residential Front Foot value is \$65/foot at 200' = \$13,000																		
032-017-000-260-04		12/27/2024	2500	WD	2500	11580	2500	11580	Vacant	1.88	\$ 1,330	0	401	559/935		Residential Acres	402	
081-026-000-251-02	7160 BRIAR HILL ROAD	8/22/2024	64000	WD	64000	65049	10951	12000	Improved	2	\$ 5,476	0	401	558/505		RESIDENTIAL	401	
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	31231	21727	22958	Improved	2.158	\$ 10,068	417.42	401	554/200		RESIDENTIAL	401	
042-020-000-075-04	7635 S BOLTON RD	7/31/2023	28000	WD	28000	18514	28000	15060	Improved	2.52	\$ 11,111	0	401	553/792		Residential Acres	402	
											\$ 6,996	Avg of All						
For 2026, use \$7,000/acre for 2.5 acres																		
082-006-000-535-00	3501 S HERRON ROAD	6/18/2024	175000	WD	175000	176390	15560	16950	Improved	3.57	\$ 4,359	0	401	557/601		RESIDENTIAL	401	
021-017-000-516-01	TENNIS RD	12/4/2024	28000	WD	28000	17238	28000	17238	Vacant	3.82	\$ 7,330	0	401	559/760		General Residential	402	
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	16824	8000	16824	Vacant	4.5	\$ 1,778	0	401	556/119		Residential Acres	402	
											\$ 4,489	Avg of All						
For 2026, use \$4,500/acre for 4 acre parcels																		
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900	WD	142900	130922	29426	17448	Improved	4.48	\$ 6,568	0	401b	554/692		401-Residential New	401	
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	16824	8000	16824	Vacant	4.5	\$ 1,778	0	401	556/119		Residential Acres	402	
023-007-000-851-00	15480 MOORES LANDING RD	3/14/2025	65000	WD	65000	76039	6445	17484	Improved	5	\$ 1,289	0	401	560/958		General Residential	401	
083-022-000-010-02	1968 BEAN CREEK ROAD	10/21/2024	135000	WD	135000	124571	28174	17745	Improved	5.35	\$ 5,266	352	401	559/151		RESIDENTIAL	401	
024-030-000-775-01	14272 CARNEY RD	11/13/2024	180000	WD	180000	186751	10849	17600	Improved	5.37	\$ 2,020	0	401	559/524		General Residential	401	
032-020-000-030-02		9/4/2024	9774	WD	9774	17801	9774	17801	Vacant	5.43	\$ 1,800	0	401	558/730		Residential Acres	402	
012-009-000-397-00	3406 FRENCH RD	12/30/2024	120000	WD	120000	104653	33337	17990	Improved	5.7	\$ 5,849	0	401b	560/002		401-Residential New	401	
013-034-000-020-00	2857 BLOOM RD	10/8/2024	140000	WD	120000	114256	24827	19083	Improved	7.5	\$ 3,310	0	401b	559/117		401-Residential New	401	
											\$ 3,485	Avg of All						
For 2026, use \$3,400 for 7 acres																		
013-022-000-001-16	SOUTH BEACH DR	9/5/2024	15000	WD	15000	19696	15000	19696	Vacant	9.17	\$ 1,636	0	401b	558/630		401-Residential New	402	
042-030-000-950-00	ELLSWORTH ROAD	2/15/2024	19000	WD	19000	20000	19000	20000	Vacant	10	\$ 1,900	0	401	555/920		Residential Acres	402	
022-036-000-061-00	15181 CARNEY RD	12/3/2024	25000	WD	25000	19908	25000	19908	Vacant	10	\$ 2,500	0	401	559/710		General Residential	402	
081-001-000-752-01	3442 S HERRON ROAD	2/11/2025	148500	WD	148500	130072	38668	20240	Improved	10.12	\$ 3,821	0	401	560/516		RESIDENTIAL	401	
041-012-000-540-00	DAISY LN	12/20/2023	23000	WD	23000	20400	23000	20400	Vacant	10.2	\$ 2,255	0	401	555/295		Residential Acres	402	
021-012-000-416-05	16845 JAKES RD	11/12/2024	184000	WD	184000	181280	23180	20460	Improved	10.23	\$ 2,266	0	401	559/490		General Residential	401	
083-036-000-825-00	MORRIS ROAD	5/17/2024	50000	WD	50000	21000	50000	21000	Vacant	10.5	\$ 4,762	0	401	559/197		RESIDENTIAL	402	
											\$ 2,734	Avg of All						
											\$ 2,611	Avg of Vacant						
For 2026, use \$2,600/acre for 10 acre parcels																		
015-029-000-001-03	TURNBULL MILL RD	9/9/2024	33500	WD	33500	29200	33500	29200	Vacant	14.6	\$ 2,295	0	401b	558/651		401-Residential New	402	
015-029-000-001-03	TURNBULL MILL RD	2/9/2024	34000	WD	34000	29200	34000	29200	Vacant	14.6	\$ 2,329	0	401b	555/900		401-Residential New	402	
022-026-000-021-07		7/5/2024	25000	WD	25000	25692	25000	25692	Vacant	15.35	\$ 1,629	0	401	557/831		General Residential	402	
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	81121	60506	33627	Improved	16.17	\$ 3,742	0	401	553/813		General Residential	401	
084-024-000-275-00	N BLACK BEAR RD	4/12/2024	40000	WD	40000	35115	40000	35115	Vacant	16.65	\$ 2,402	0	401	556/771		RESIDENTIAL	402	
082-028-000-251-04	MARWEDE ROAD	10/23/2024	40000	WD	37500	37967	37500	37967	Vacant	17.57	\$ 2,134	0	401	559/213		RESIDENTIAL	402	
											\$ 2,422	Avg of All						
											\$ 2,158	Avg of Vacant						
For 2026, use \$2,400/acre for 15 acre parcels																		
082-004-000-753-00	7222 SMITH ROAD	8/23/2024	480000	WD	480000	458867	78875	48242	Improved	19.16	\$ 4,117	0	401	558/486	082-004-000-990-00	RESIDENTIAL	401	
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000	WD	135000	123138	54882	43020	Improved	19.2	\$ 2,858	0	401b	554/148		401-Residential New	401	
042-012-000-151-00	9716 HAKEN RD	8/16/2024	97000	LC	97000	126916	15584	45500	Improved	20	\$ 779	0	401	559/080		Residential Acres	401	
082-004-000-754-00	SMITH ROAD	12/13/2023	34000	WD	34000	34000	34000	45500	Vacant	20	\$ 1,700	0	401	555/249		RESIDENTIAL	402	
013-034-000-850-00	5422 LONG LAKE RD	1/4/2024	40000	WD	40000	45500	40000	45500	Vacant	20	\$ 2,000	0	22	555-549		401-Residential New	402	
082-011-000-270-00	4445 DANN ROAD	11/11/2023	80000	WD	80000	81520	42430	43950	Improved	20	\$ 2,122	622	401	554/921		RESIDENTIAL	401	
011-021-000-751-00	PRIVATE	9/19/2024	95000	WD	95000	61242	79258	45500	Improved	20	\$ 3,963	0	401b	558/788		401-Residential New	401	
021-017-000-345-00	5301 EMILS LANDING RD	3/15/2024	111000	WD	111000	58370	92466	39836	Improved	20.053	\$ 4,611	0	401	556/281	021-017-000-350-00	General Residential	401	
021-017-000-345-00	5301 EMILS LANDING RD	12/18/2024	119000	WD	119000	58370	100466	39836	Improved	20.053	\$ 5,010	0	401	559/934	021-017-000-350-00	General Residential	401	
082-025-000-795-00	PRECOUR ROAD	10/6/2023	68500	WD	68500	45500	68500	45500	Vacant	20.3	\$ 3,374	0	401	554/508		RESIDENTIAL	402	
011-030-000-316-03	SPRUCE RD	8/22/2023	56000	WD	56000	46274	56000	46274	Vacant	20.57	\$ 2,722	0	401b	553/944		401-Residential New	402	
012-003-000-860-00	2690 HAMILTON RD	9/1/2023	349000	WD	349000	299703	96321	47024	Improved	20.67	\$ 4,660	0	401b	554/076		401-Residential New	401	
084-024-000-490-01	1395 DEER VALLEY DR	5/12/2023	45000	WD	45000	48094	45000	48094	Vacant	21.14	\$ 2,129	0	401	552/690		RESIDENTIAL	402	

012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000 WD	80000	98325	31998	50323 Improved	22.12	\$ 1,447	0 401b	552/590	401-Residential New	401
									\$ 2,964	Avg of All			
									\$ 2,385	Avg of Vacant	For 2026, use \$2,400 for 20 acre parcels		
083-024-000-539-00	9676 M32 WEST	4/9/2024	110000 WD	110000	137110	22940	50050 Improved	22.5	\$ 1,020	0 401	556/965	RESIDENTIAL	401
031-010-000-520-00	3025 BEAN CREEK ROAD	11/13/2024	209500 WD	209500	149865	115805	56170 Improved	25	\$ 4,632	0 401	559/449	Residential Acres	401
021-004-000-560-00	3775 JACKS LANDING RD	6/13/2023	92000 WD	92000	69779	77952	55731 Improved	25.09	\$ 3,107	0 401	553/214	General Residential	401
021-014-000-041-01	MOORES LANDING RD	7/22/2024	65000 WD	59700	60300	59700	60300 Vacant	30.75	\$ 1,941	0 401	558/232	General Residential	402
022-031-000-800-01	JACKS LANDING RD	8/23/2024	105000 WD	105000	61880	105000	61880 Vacant	34.7	\$ 3,026	0 401	558/489	General Residential	402
042-006-000-601-00	8732 MAPLE LANE RD	9/15/2023	55000 WD	55000	62740	55000	62040 Improved	35.1	\$ 1,567	0 401	554/225	Residential Acres	401
023-018-000-852-01	5580 M65 S	7/30/2024	169000 WD	169000	189568	41486	62054 Improved	36.5	\$ 1,137	0 401	558/138	General Residential	401
									\$ 2,347	Avg of All			
									\$ 2,484	Avg of Vacant	For 2026, use \$2,300 for 25-30 acre parcels		
032-008-000-510-00	ENGER ROAD	9/28/2023	120000 WD	120000	62476	120000	62476 Vacant	37	\$ 3,243	0 401	554/363	Residential Acres	402
024-019-000-825-00	14056 M32 W	4/4/2024	400000 WD	400000	420648	42252	62900 Improved	38	\$ 1,112	0 401	556/741	General Residential	401
032-025-000-751-00	9269 FITZPATRICK ROAD	5/6/2024	230000 WD	230000	174964	117436	62400 Improved	38	\$ 3,090	0 401	557/144	Residential Acres	401
081-026-000-251-03		7/7/2023	60000 WD	60000	63292	60000	63292 Vacant	38.23	\$ 1,569	0 401	553/309	RESIDENTIAL	001
024-032-000-101-06	13425 CARNEY RD	8/16/2024	245000 WD	245000	201338	106982	63320 Improved	38.3	\$ 2,793	0 401	558/390	General Residential	401
012-004-000-541-01	FRENCH RD	9/14/2023	50000 WD	50000	63396	50000	63396 Vacant	38.49	\$ 1,299	0 22	554/198	401-Residential New	402
011-031-000-521-00	8590 SPRUCE RD	1/14/2025	155000 WD	155000	199566	30850	75416 Improved	39	\$ 791	0 401b	560/233	011-031-000-515-00 401-Residential New	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650 WD	182650	189496	56390	63236 Improved	39	\$ 1,446	0 401	555/952	Residential Acres	401
014-005-000-001-00	6171 HAMILTON RD	11/16/2023	89000 WD	89000	123666	29334	64000 Improved	40	\$ 733	0 401b	554/959	401-Residential New	401
022-025-000-071-00	PRIVATE	10/30/2023	51000 LC	51000	65119	51000	64000 Improved	40	\$ 1,275	0 401	554/764	General Residential	401
084-028-000-751-00	PRIVATE	1/10/2025	65000 WD	65000	64000	65000	64000 Vacant	40	\$ 1,625	0 401	560/219	RESIDENTIAL	402
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000 WD	75000	71477	67523	64000 Improved	40	\$ 1,688	0 401	553/356	Residential Acres	401
032-007-000-001-00	PRIVATE	4/8/2024	80850 WD	80850	64000	80850	64000 Vacant	40	\$ 2,021	0 401	556/769	Residential Acres	402
022-029-000-771-00	1520 PAUL RD	3/28/2025	82000 WD	82000	63600	82000	63600 Vacant	40	\$ 2,050	0 401	561/021	General Residential	402
031-018-000-040-00	PRIVATE	12/10/2024	90000 WD	90000	64000	90000	64000 Vacant	40	\$ 2,250	0 401	560/053	Residential Acres	402
023-032-000-071-00	14189 BLACK RD	10/10/2024	280000 WD	275950	234769	104981	63800 Improved	40	\$ 2,625	0 401	559/043	General Residential	401
022-022-000-871-00	17052 M32 W	1/15/2025	175000 WD	175000	122594	115120	62714 Improved	40	\$ 2,878	0 401	560/303	General Residential	401
084-020-000-120-00	GLENNIE ROAD	10/23/2024	125000 WD	125000	64000	125000	64000 Vacant	40	\$ 3,125	0 401	559/254	RESIDENTIAL	402
032-007-000-751-00	9078 KEELING ROAD	8/30/2024	469000 WD	468250	354142	177308	63200 Improved	40	\$ 4,433	0 401	558/524	Residential Acres	401
									\$ 2,108	Avg of All			
									\$ 2,148	Avg of Vacant	For 2026, use \$2,100 for 40 acre parcels		
012-007-000-300-15	LAKE BLUFF DR	10/30/2023	65210 WD	65210	117248	65210	117248 Vacant	43.7	\$ 1,492	187.24 401b	554-746	012-007-000-300-16 401-Residential New	402
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000 WD	265000	238758	104306	78064 Improved	48.79	\$ 2,138	0 401b	554/589	401-Residential New	401
013-017-000-501-00	8425 KANNOVSKI RD	5/25/2023	165000 WD	165000	139378	105782	80160 Improved	50.1	\$ 2,111	0 401b	552/836	401-Residential New	401
013-033-000-575-00	FRENCH RD	12/11/2024	99000 WD	99000	92800	99000	92800 Vacant	58	\$ 1,707	0 401b	559/813	401-Residential New	402
023-031-000-601-05		12/2/2024	89025 WD	89025	94960	89025	94960 Vacant	59.35	\$ 1,500	0 401	559/944	General Residential	402
031-015-000-300-00	2350 BEAN CREEK ROAD	11/20/2024	130000 WD	130000	92976	130000	92976 Vacant	59.61	\$ 2,181	0 401	559/794	Residential Acres	402
									\$ 1,855	Avg of All			
									\$ 1,720	Avg of Vacant	For 2026, use \$1,800 for 50 acre parcels		
022-022-000-551-00	M32 W	8/28/2023	135000 WD	135000	149434	135000	106575 Improved	60.04	\$ 2,249	0 401	554/249	022-022-000-562-00 General Residential	402
014-006-000-050-02	HAMILTON RD	2/19/2025	127450 WD	127450	113272	127450	113272 Vacant	61.46	\$ 2,074	0 401b	560/579	014-006-000-850-00 401-Residential New	402
015-034-000-600-00	5541 NORTH POINT RD	1/16/2025	400000 WD	400000	394286	136320	130606 Improved	71.21	\$ 1,914	0 401b	560/275	014-003-000-350-00 401-Residential New	401
031-015-000-190-01	11301 STANDEN ROAD	11/22/2024	175000 WD	175000	183778	109894	118672 Improved	76.87	\$ 1,430	0 401	559/643	Residential Acres	401
024-031-000-551-02		11/27/2024	150000 WD	150000	114868	147644	112512 Improved	77.12	\$ 1,914	0 401	559/697	General Residential	401
013-025-000-520-00	4200 BLOOM RD	7/16/2024	115000 WD	115000	125568	115000	125568 Vacant	78.48	\$ 1,465	0 401b	557/937	401-Residential New	402
014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000 WD	275000	277409	125271	127680 Improved	79.8	\$ 1,570	0 401b	554/861	401-Residential New	401
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000 WD	319000	300607	146329	127936 Improved	79.96	\$ 1,830	0 401b	553/014	401-Residential New	401
082-010-000-325-00	KANTHACK ROAD	8/22/2024	96000 WD	96000	127200	96000	127200 Vacant	80	\$ 1,200	0 401	558/573	RESIDENTIAL	402
022-022-000-651-00	17990 M32 W	12/13/2023	135000 WD	135000	124363	135000	124363 Vacant	80	\$ 1,688	0 401	555/293	General Residential	402
022-028-000-291-00	1041 PAUL RD	9/23/2024	162500 WD	162500	144818	138936	121254 Improved	80	\$ 1,737	0 401	558/873	General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500 WD	369500	353963	141937	126400 Improved	80	\$ 1,774	0 401	552/397	General Residential	401
082-007-000-520-00	NAPPERS ROAD	10/18/2024	165000 WD	165000	123200	165000	123200 Vacant	80	\$ 2,063	0 401	559/126	RESIDENTIAL	402
082-033-000-270-00	7900 SCHULTZ ROAD	11/4/2024	395000 WD	395000	219146	334694	158840 Improved	90	\$ 3,719	0 401	559/359	RESIDENTIAL	401
083-023-000-010-06	M32 WEST	5/22/2024	225000 WD	225000	146400	225000	146400 Vacant	91.5	\$ 2,459	0 401	557/294	RESIDENTIAL	402
011-033-000-200-00	PIPER RD	10/15/2024	260000 WD	260000	407471	189129	177400 Improved	103	\$ 1,836	0 401b	559/086	011-034-000-350-00, 011-034-000-350-00 401-Residential New	402
041-009-000-101-00	PRIVATE	2/8/2024	140000 WD	140000	359197	122767	234982 Improved	120	\$ 1,023	0 401	555/818	041-010-000-351-00 Residential Acres	401
									\$ 1,879	Avg of All			
									\$ 1,825	Avg of Vacant	For 2026, use \$1,800 for 100+ acre parcels		

Alpena Township-2026 Land Value Analysis Commercial Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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/Pag	Other Parcels in Sale	Land Table	Class	Rate Group 1
018-103-000-016-01	612 S RIPLEY BLVD	2/12/2025	125000	WD	125000	222560	4700	102260	Improved	170.433333	222.729996	0.835	\$ 28	\$ 5,629	184.8	201b	560/526		Commercial NEW US23-1	201	Comm US-23 1
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	35803	60000	Improved	100		0	\$ 358	#DIV/0!	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	183043	50957	84000	Improved	140		0	\$ 364	#DIV/0!	140	201b	558/944		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-046-01	620 S RIPLEY BLVD	1/13/2025	500000	WD	500000	391872	212554	104426	Improved	174.043333	405	1.561	\$ 1,221	\$ 136,165	186.25	201b	560/467		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	177805	153595	71400	Improved	119	208	0.568	\$ 1,291	\$ 270,414	119	201b	557/526		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	109838	95962	40800	Improved	68	100	0.156		\$ 615,141	68	201b	559/234		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-303-00	2643 US 23 SOUTH	1/27/2025	192500	WD	192500	128901	105599	42000	Improved	70	205	0.329		\$ 320,970	70	201b	560/478		Commercial NEW US23-1	201	Comm US-23 1
													\$	652							

012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	1198227	272843	373032	Improved	621.72		0	\$ 439	#DIV/0!	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	155125	146364	Improved	243.94	195	1.092	\$ 636	\$ 142,056	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	160757	99600	Improved	166	290	1.105	\$ 968	\$ 145,481	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	107027	74973	42000	Improved	70	209	0.336	\$ 1,071	\$ 223,134	70	201c	560/295		Commercial NEW US23-2	201	Comm US23-2
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	311393	297007	158400	Improved	264		0		#DIV/0!	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1008958	501278	182580	Improved	304.3	210	1.081		\$ 463,717	304.3	201c	557/837	018-260-000-445-00	Commercial NEW US23-2	202	Comm US23-2
													\$	779							

	2025	2026	
Comm US-23 1	\$ 600	652	9%
Comm US-23 2	\$ 600	779	30%
			19%

	2025	Approx. 20% increase
Comm Rural	\$ 237	\$ 284.40
Comm M32 Acre	\$ 5,650	\$ 6,780.00
Comm M32 FF	\$ 3,200	\$ 3,840.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Actual Front	Price/FF	Class	Liber/Page	Grantor	Grantee	Verified t	Other Parcels in Sale
012-016-000-108-00	1091 US 23 N	10/16/2023	65000	LC	65000	61146	63100	63100	61146	0.545	131.78	\$ 493	202	554/538	TWIN ACRES RENTAL LLC	PROPANE PLUS INC	DEED	
061-014-000-252-00	US 23 S	9/19/2024	119000	WD	119000	87032	58700	58700	39518	1.535	421	\$ 283	202	558/815	BYLER NATHAN M & BYLER NORMAN	J MAIN SERVICES LLC	DEED	061-014-000-293-00
084-020-000-825-00	M-32 W	5/10/2023	85000	WD	85000	23840	10000	10000	23840	10	635	\$ 134	202	552/646	JENNINGS DUANE D	THOMAS DONALD F ET AL	DEED	
093-467-000-044-00	114 ELIZABETH ST	6/27/2024	27000	WD	27000	71285	38000	38000	61248	0.4	132	\$ 205	202	557/714	MCCONNELL GLENN H ET AL	DORR ADAM P	DEED	
												\$	279					

For 2026, the avg of County sales is \$279, using 20% increaes is \$284. Use \$284 for 2026 Commercial General Front Foot.
 For 2026 use \$6,500/acre for M32 and \$3,500 per foot for M32

Alpena Township-2026 Land Value Analysis Commercial US-23 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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/Pag	Other Parcels in Sale	Land Table	Class	Rate Group 1
018-103-000-016-01	612 S RIPLEY BLVD	2/12/2025	125000	WD	125000	222560	4700	102260	Improved	170.433333	222.729996	0.835	\$ 28	\$ 5,629	184.8	201b	560/526		Commercial NEW US23-1	201	Comm US-23 1
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	35803	60000	Improved	100		0	\$ 358	#DIV/0!	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	183043	50957	84000	Improved	140		0	\$ 364	#DIV/0!	140	201b	558/944		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-046-01	620 S RIPLEY BLVD	1/13/2025	500000	WD	500000	391872	212554	104426	Improved	174.043333	405	1.561	\$ 1,221	\$ 136,165	186.25	201b	560/467		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	177805	153595	71400	Improved	119	208	0.568	\$ 1,291	\$ 270,414	119	201b	557/526		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	109838	95962	40800	Improved	68	100	0.156		\$ 615,141	68	201b	559/234		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-303-00	2643 US 23 SOUTH	1/27/2025	192500	WD	192500	128901	105599	42000	Improved	70	205	0.329		\$ 320,970	70	201b	560/478		Commercial NEW US23-1	201	Comm US-23 1
													\$	652							

012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	1198227	272843	373032	Improved	621.72		0	\$ 439	#DIV/0!	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	155125	146364	Improved	243.94	195	1.092	\$ 636	\$ 142,056	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	160757	99600	Improved	166	290	1.105	\$ 968	\$ 145,481	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	107027	74973	42000	Improved	70	209	0.336	\$ 1,071	\$ 223,134	70	201c	560/295		Commercial NEW US23-2	201	Comm US23-2
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	311393	297007	158400	Improved	264		0		#DIV/0!	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1008958	501278	182580	Improved	304.3	210	1.081		\$ 463,717	304.3	201c	557/837	018-260-000-445-00	Commercial NEW US23-2	202	Comm US23-2
													\$	779							

	2025	2026	
Comm US-23 1	\$ 600	652	9%
Comm US-23 2	\$ 600	779	30%
			19%

	2025	Approx. 20% increase
Comm Rural	\$ 237	\$ 284.40
Comm M32 Acre	\$ 5,650	\$ 6,780.00
Comm M32 FF	\$ 3,200	\$ 3,840.00

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012-016-000-108-00	1091 US 23 N	10/16/2023	65000	LC	65000	61146	63100	63100	61146	0.545	131.78	\$ 493	202	554/538	TWIN ACRES RENTAL LLC	PROPANE PLUS INC	DEED	
061-014-000-252-00	US 23 S	9/19/2024	119000	WD	119000	87032	58700	58700	39518	1.535	421	\$ 283	202	558/815	BYLER NATHAN M & BYLER NORMAN	J MAIN SERVICES LLC	DEED	061-014-000-293-00
084-020-000-825-00	M-32 W	5/10/2023	85000	WD	85000	23840	10000	10000	23840	10	635	\$ 134	202	552/646	JENNINGS DUANE D	THOMAS DONALD F ET AL	DEED	
093-467-000-044-00	114 ELIZABETH ST	6/27/2024	27000	WD	27000	71285	38000	38000	61248	0.4	132	\$ 205	202	557/714	MCCONNELL GLENN H ET AL	DORR ADAM P	DEED	
												\$	279					

For 2026, the avg of County sales is \$279, using 20% increaes is \$284. Use \$284 for 2026 Commercial General Front Foot.
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Alpena Township-2026 Land Value Analysis Commercial US-23 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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/Pag	Other Parcels in Sale	Land Table	Class	Rate Group 1
018-103-000-016-01	612 S RIPLEY BLVD	2/12/2025	125000	WD	125000	222560	4700	102260	Improved	170.433333	222.729996	0.835	\$ 28	\$ 5,629	184.8	201b	560/526		Commercial NEW US23-1	201	Comm US-23 1
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	35803	60000	Improved	100	0	0	\$ 358	#DIV/0!	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	183043	50957	84000	Improved	140	0	0	\$ 364	#DIV/0!	140	201b	558/944		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-046-01	620 S RIPLEY BLVD	1/13/2025	500000	WD	500000	391872	212554	104426	Improved	174.043333	405	1.561	\$ 1,221	\$ 136,165	186.25	201b	560/467		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	177805	153595	71400	Improved	119	208	0.568	\$ 1,291	\$ 270,414	119	201b	557/526		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	109838	95962	40800	Improved	68	100	0.156		\$ 615,141	68	201b	559/234		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-303-00	2643 US 23 SOUTH	1/27/2025	192500	WD	192500	128901	105599	42000	Improved	70	205	0.329		\$ 320,970	70	201b	560/478		Commercial NEW US23-1	201	Comm US-23 1
													\$	652							

012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	1198227	272843	373032	Improved	621.72	0	0	\$ 439	#DIV/0!	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	155125	146364	Improved	243.94	195	1.092	\$ 636	\$ 142,056	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	160757	99600	Improved	166	290	1.105	\$ 968	\$ 145,481	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	107027	74973	42000	Improved	70	209	0.336	\$ 1,071	\$ 223,134	70	201c	560/295		Commercial NEW US23-2	201	Comm US23-2
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	311393	297007	158400	Improved	264	0	0		#DIV/0!	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1008958	501278	182580	Improved	304.3	210	1.081		\$ 463,717	304.3	201c	557/837	018-260-000-445-00	Commercial NEW US23-2	202	Comm US23-2
													\$	779							

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			19%

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061-014-000-252-00	US 23 S	9/19/2024	119000	WD	119000	87032	58700	58700	39518	1.535	421	\$ 283	202	558/815	BYLER NATHAN M & BYLER NORMAN	J MAIN SERVICES LLC	DEED	061-014-000-293-00
084-020-000-825-00	M-32 W	5/10/2023	85000	WD	85000	23840	10000	10000	23840	10	635	\$ 134	202	552/646	JENNINGS DUANE D	THOMAS DONALD F ET AL	DEED	
093-467-000-044-00	114 ELIZABETH ST	6/27/2024	27000	WD	27000	71285	38000	38000	61248	0.4	132	\$ 205	202	557/714	MCCONNELL GLENN H ET AL	DORR ADAM P	DEED	
												\$	279					

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Alpena Township-2026 Land Value Analysis Commercial M32

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018-103-000-016-01	612 S RIPLEY BLVD	2/12/2025	125000	WD	125000	222560	4700	102260	Improved	170.433333	222.729996	0.835	\$ 28	\$ 5,629	184.8	201b	560/526		Commercial NEW US23-1	201	Comm US-23 1
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	35803	60000	Improved	100		0	\$ 358	#DIV/0!	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	183043	50957	84000	Improved	140		0	\$ 364	#DIV/0!	140	201b	558/944		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-046-01	620 S RIPLEY BLVD	1/13/2025	500000	WD	500000	391872	212554	104426	Improved	174.043333	405	1.561	\$ 1,221	\$ 136,165	186.25	201b	560/467		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	177805	153595	71400	Improved	119	208	0.568	\$ 1,291	\$ 270,414	119	201b	557/526		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	109838	95962	40800	Improved	68	100	0.156		\$ 615,141	68	201b	559/234		Commercial NEW US23-1	201	Comm US-23 1
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018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	155125	146364	Improved	243.94	195	1.092	\$ 636	\$ 142,056	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	160757	99600	Improved	166	290	1.105	\$ 968	\$ 145,481	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	107027	74973	42000	Improved	70	209	0.336	\$ 1,071	\$ 223,134	70	201c	560/295		Commercial NEW US23-2	201	Comm US23-2
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	311393	297007	158400	Improved	264	0	0		#DIV/0!	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1008958	501278	182580	Improved	304.3	210	1.081		\$ 463,717	304.3	201c	557/837	018-260-000-445-00	Commercial NEW US23-2	202	Comm US23-2
													\$	779							

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Comm M32 Acre	\$ 5,650	\$ 6,780.00
Comm M32 FF	\$ 3,200	\$ 3,840.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Actual Front	Price/FF	Class	Liber/Page	Grantor	Grantee	Verified t	Other Parcels in Sale
012-016-000-108-00	1091 US 23 N	10/16/2023	65000	LC	65000	61146	63100	63100	61146	0.545	131.78	\$ 493	202	554/538	TWIN ACRES RENTAL LLC	PROPANE PLUS INC	DEED	
061-014-000-252-00	US 23 S	9/19/2024	119000	WD	119000	87032	58700	58700	39518	1.535	421	\$ 283	202	558/815	BYLER NATHAN M & BYLER NORMAN	J MAIN SERVICES LLC	DEED	061-014-000-293-00
084-020-000-825-00	M-32 W	5/10/2023	85000	WD	85000	23840	10000	10000	23840	10	635	\$ 134	202	552/646	JENNINGS DUANE D	THOMAS DONALD F ET AL	DEED	
093-467-000-044-00	114 ELIZABETH ST	6/27/2024	27000	WD	27000	71285	38000	38000	61248	0.4	132	\$ 205	202	557/714	MCCONNELL GLENN H ET AL	DORR ADAM P	DEED	
												\$	279					

For 2026, the avg of County sales is \$279, using 20% increaes is \$284. Use \$284 for 2026 Commercial General Front Foot.
 For 2026 use \$6,500/acre for M32 and \$3,500 per foot for M32

Alpena Township-2026 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1
092-185-000-027-00	835 COMMERECE DR	9/18/2024	25000	WD	25000	106202	25000	70092	Improved	350.46	507	2.038	\$ 71	\$ 12,267	350.46	019	558/770	092-185-000-029-00	Industrial NEW	302	Industrial
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	252790	63832	64122	Improved	0	0	15.22	#DIV/0!	\$ 4,194	0	019	555/476		Industrial NEW	301	

Using the 15 acre parcel as best reference for larger-tract of land

For 2026, use \$4,200/acre for 10 acre industrial including LaFarage Industrial

Alpena Township-2026 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1	
018-140-000-078-00	10115 ADJIDAUMO RD	9/6/2024	4500	WD	4500	8816	4500	6023	Improved	217.7	0	0.634	\$ 21	7097.791798	217.7	401b	558/670	018-140-000-082-00	401-Residential New	402		
012-019-000-578-00	2726 M32 W	7/31/2024	75000	WD	75000	77891	2609	5500	Improved	100	250	0.574	\$ 26	4545.296167	100	401b	558/667		401-Residential New	401	Residential Lot	
013-026-000-780-00	3716 BLOOM RD	12/13/2023	145000	WD	145000	147861	4014	6875	Improved	125	0	0	\$ 32	#DIV/0!	125	401b	555/224		401-Residential New	401	Residential Lot	
018-202-000-012-00	10424 US 23 NORTH	5/2/2024	4500	WD	4500	6215	4500	6215	Vacant	113	134	0.348	\$ 40	12931.03448	113	401b	557/021		401-Residential New	402	Residential Lot	
018-240-000-005-00	3486 PINTO LN	5/21/2024	4000	WD	4000	5390	4000	5390	Vacant	98	0	0	\$ 41	#DIV/0!	98	401b	557-259		401-Residential New	402	Residential Lot	
013-015-000-147-00	2001 MAPLE GROVE RD	6/17/2024	10000	WD	10000	16994	10000	10659	Improved	193.8	0	0	\$ 52	#DIV/0!	193.8	401b	557/578	013-015-000-150-00	401-Residential New	001	Residential Lot	
012-016-000-078-00	2503 FRENCH RD	7/26/2024	110000	WD	110000	109192	9388	8580	Improved	156	0	0	\$ 60	#DIV/0!	156	401b	558/166		401-Residential New	401	Residential Lot	
011-004-000-869-00	BIRCH RD	7/23/2024	5000	WD	5000	4125	5000	4125	Vacant	75	0	0	\$ 67	#DIV/0!	75	401b	558/027		401-Residential New	402	Residential Lot	
018-160-000-067-01	1214 SHERIDAN DR	1/11/2024	145000	WD	145000	142116	16446	13562	Improved	246.58	0	0	\$ 67	#DIV/0!	246.58	401b	555/508		401-Residential New	401	Residential Lot	
018-250-000-022-11	US 23 SOUTH	9/4/2024	13500	QC	13500	11000	13500	11000	Vacant	200	200	0.918	\$ 68	14705.88235	200	401b	558/656		401-Residential New	402	Residential Lot	
013-015-000-127-00	MAPLE GROVE RD	6/5/2024	10000	WD	10000	11000	10000	7150	Improved	130	0	0	\$ 77	#DIV/0!	130	401b	557/598	013-015-000-129-00	401-Residential New	001	Residential Lot	
013-027-000-175-00	6745 US 23 NORTH	5/28/2024	172000	WD	172000	167021	17079	12100	Improved	220	0	0	\$ 78	#DIV/0!	220	401b	557/350		401-Residential New	401	Residential Lot	
013-027-000-775-00	6416 LONG LAKE RD	2/12/2024	62500	WD	62000	56759	8871	3630	Improved	66	0	0	\$ 134	#DIV/0!	66	401b	555/859		401-Residential New	401	Residential Lot	
018-140-000-110-00	10101 RENSBERRY RD	2/21/2024	110000	WD	110000	83093	45424	18517	Improved	336.67	0	0	\$ 135	#DIV/0!	336.67	401b	555/958		401-Residential New	401	Residential Lot	
011-004-000-903-00	1035 POHL RD	4/21/2023	115000	WD	115000	108392	10733	4125	Improved	75	0	0	\$ 143	#DIV/0!	75	401b	552-453		401-Residential New	401	Residential Lot	
018-405-000-382-00	703 THUNDER BAY AVE	2/6/2024	15000	WD	15000	5500	15000	5500	Vacant	100	132	0.303	\$ 150	49504.9505	100	401b	555/784		401-Residential New	402	Residential Lot	
012-019-000-818-00	LAKE WINYAH RD	10/26/2023	285000	WD	285000	288486	35555	11990	Improved	218	0	0	\$ 163	#DIV/0!	218	401b	554-722	012-019-000-838-00	401-Residential New	402	Residential Lot	
018-240-000-018-00	8464 NORTHLAND AVE	6/22/2023	219000	WD	219000	196007	50823	16665	Improved	303	0	0	\$ 168	#DIV/0!	303	401b	553/231	018-240-000-019-00, 01	401-Residential New	401	Residential Lot	
													\$ 84	Avg of All								
													\$ 73	Avg of Vacant								

For 2026, use \$73/foot for Alpena Twp Residential Backlots

Alpena County-2026 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
023-020-000-571-02	14803 WERTH RD	1/10/2025	155000	WD	155000	158202	7298	10500	Improved	1.5	\$ 4,865	0	401	560/149		General Residential	401	
032-017-000-251-03	13719 ENGER ROAD	6/24/2024	150000	WD	150000	121196	39424	10620	Improved	1.78	\$ 22,148	0	401	557/697		Residential Acres	401	
											\$ 13,507	Avg of All						
For 2026, use \$13,000 for 1 acre site Residential Front Foot value is \$65/foot at 200' = \$13,000																		
032-017-000-260-04		12/27/2024	2500	WD	2500	11580	2500	11580	Vacant	1.88	\$ 1,330	0	401	559/935		Residential Acres	402	
081-026-000-251-02	7160 BRIAR HILL ROAD	8/22/2024	64000	WD	64000	65049	10951	12000	Improved	2	\$ 5,476	0	401	558/505		RESIDENTIAL	401	
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	31231	21727	22958	Improved	2.158	\$ 10,068	417.42	401	554/200		RESIDENTIAL	401	
042-020-000-075-04	7635 S BOLTON RD	7/31/2023	28000	WD	28000	18514	28000	15060	Improved	2.52	\$ 11,111	0	401	553/792		Residential Acres	402	
											\$ 6,996	Avg of All						
For 2026, use \$7,000/acre for 2.5 acres																		
082-006-000-535-00	3501 S HERRON ROAD	6/18/2024	175000	WD	175000	176390	15560	16950	Improved	3.57	\$ 4,359	0	401	557/601		RESIDENTIAL	401	
021-017-000-516-01	TENNIS RD	12/4/2024	28000	WD	28000	17238	28000	17238	Vacant	3.82	\$ 7,330	0	401	559/760		General Residential	402	
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	16824	8000	16824	Vacant	4.5	\$ 1,778	0	401	556/119		Residential Acres	402	
											\$ 4,489	Avg of All						
For 2026, use \$4,500/acre for 4 acre parcels																		
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900	WD	142900	130922	29426	17448	Improved	4.48	\$ 6,568	0	401b	554/692		401-Residential New	401	
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	16824	8000	16824	Vacant	4.5	\$ 1,778	0	401	556/119		Residential Acres	402	
023-007-000-851-00	15480 MOORES LANDING RD	3/14/2025	65000	WD	65000	76039	6445	17484	Improved	5	\$ 1,289	0	401	560/958		General Residential	401	
083-022-000-010-02	1968 BEAN CREEK ROAD	10/21/2024	135000	WD	135000	124571	28174	17745	Improved	5.35	\$ 5,266	352	401	559/151		RESIDENTIAL	401	
024-030-000-775-01	14272 CARNEY RD	11/13/2024	180000	WD	180000	186751	10849	17600	Improved	5.37	\$ 2,020	0	401	559/524		General Residential	401	
032-020-000-030-02		9/4/2024	9774	WD	9774	17801	9774	17801	Vacant	5.43	\$ 1,800	0	401	558/730		Residential Acres	402	
012-009-000-397-00	3406 FRENCH RD	12/30/2024	120000	WD	120000	104653	33337	17990	Improved	5.7	\$ 5,849	0	401b	560/002		401-Residential New	401	
013-034-000-020-00	2857 BLOOM RD	10/8/2024	140000	WD	120000	114256	24827	19083	Improved	7.5	\$ 3,310	0	401b	559/117		401-Residential New	401	
											\$ 3,485	Avg of All						
For 2026, use \$3,400 for 7 acres																		
013-022-000-001-16	SOUTH BEACH DR	9/5/2024	15000	WD	15000	19696	15000	19696	Vacant	9.17	\$ 1,636	0	401b	558/630		401-Residential New	402	
042-030-000-950-00	ELLSWORTH ROAD	2/15/2024	19000	WD	19000	20000	19000	20000	Vacant	10	\$ 1,900	0	401	555/920		Residential Acres	402	
022-036-000-061-00	15181 CARNEY RD	12/3/2024	25000	WD	25000	19908	25000	19908	Vacant	10	\$ 2,500	0	401	559/710		General Residential	402	
081-001-000-752-01	3442 S HERRON ROAD	2/11/2025	148500	WD	148500	130072	38668	20240	Improved	10.12	\$ 3,821	0	401	560/516		RESIDENTIAL	401	
041-012-000-540-00	DAISY LN	12/20/2023	23000	WD	23000	20400	23000	20400	Vacant	10.2	\$ 2,255	0	401	555/295		Residential Acres	402	
021-012-000-416-05	16845 JAKES RD	11/12/2024	184000	WD	184000	181280	23180	20460	Improved	10.23	\$ 2,266	0	401	559/490		General Residential	401	
083-036-000-825-00	MORRIS ROAD	5/17/2024	50000	WD	50000	21000	50000	21000	Vacant	10.5	\$ 4,762	0	401	559/197		RESIDENTIAL	402	
											\$ 2,734	Avg of All						
											\$ 2,611	Avg of Vacant						
For 2026, use \$2,600/acre for 10 acre parcels																		
015-029-000-001-03	TURNBULL MILL RD	9/9/2024	33500	WD	33500	29200	33500	29200	Vacant	14.6	\$ 2,295	0	401b	558/651		401-Residential New	402	
015-029-000-001-03	TURNBULL MILL RD	2/9/2024	34000	WD	34000	29200	34000	29200	Vacant	14.6	\$ 2,329	0	401b	555/900		401-Residential New	402	
022-026-000-021-07		7/5/2024	25000	WD	25000	25692	25000	25692	Vacant	15.35	\$ 1,629	0	401	557/831		General Residential	402	
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	81121	60506	33627	Improved	16.17	\$ 3,742	0	401	553/813		General Residential	401	
084-024-000-275-00	N BLACK BEAR RD	4/12/2024	40000	WD	40000	35115	40000	35115	Vacant	16.65	\$ 2,402	0	401	556/771		RESIDENTIAL	402	
082-028-000-251-04	MARWEDE ROAD	10/23/2024	40000	WD	37500	37967	37500	37967	Vacant	17.57	\$ 2,134	0	401	559/213		RESIDENTIAL	402	
											\$ 2,422	Avg of All						
											\$ 2,158	Avg of Vacant						
For 2026, use \$2,400/acre for 15 acre parcels																		
082-004-000-753-00	7222 SMITH ROAD	8/23/2024	480000	WD	480000	458867	78875	48242	Improved	19.16	\$ 4,117	0	401	558/486	082-004-000-990-00	RESIDENTIAL	401	
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000	WD	135000	123138	54882	43020	Improved	19.2	\$ 2,858	0	401b	554/148		401-Residential New	401	
042-012-000-151-00	9716 HAKEN RD	8/16/2024	97000	LC	97000	126916	15584	45500	Improved	20	\$ 779	0	401	559/080		Residential Acres	401	
082-004-000-754-00	SMITH ROAD	12/13/2023	34000	WD	34000	34000	34000	45500	Vacant	20	\$ 1,700	0	401	555/249		RESIDENTIAL	402	
013-034-000-850-00	5422 LONG LAKE RD	1/4/2024	40000	WD	40000	45500	40000	45500	Vacant	20	\$ 2,000	0	22	555-549		401-Residential New	402	
082-011-000-270-00	4445 DANN ROAD	11/11/2023	80000	WD	80000	81520	42430	43950	Improved	20	\$ 2,122	622	401	554/921		RESIDENTIAL	401	
011-021-000-751-00	PRIVATE	9/19/2024	95000	WD	95000	61242	79258	45500	Improved	20	\$ 3,963	0	401b	558/788		401-Residential New	401	
021-017-000-345-00	5301 EMILS LANDING RD	3/15/2024	111000	WD	111000	58370	92466	39836	Improved	20.053	\$ 4,611	0	401	556/281	021-017-000-350-00	General Residential	401	
021-017-000-345-00	5301 EMILS LANDING RD	12/18/2024	119000	WD	119000	58370	100466	39836	Improved	20.053	\$ 5,010	0	401	559/934	021-017-000-350-00	General Residential	401	
082-025-000-795-00	PRECOUR ROAD	10/6/2023	68500	WD	68500	45500	68500	45500	Vacant	20.3	\$ 3,374	0	401	554/508		RESIDENTIAL	402	
011-030-000-316-03	SPRUCE RD	8/22/2023	56000	WD	56000	46274	56000	46274	Vacant	20.57	\$ 2,722	0	401b	553/944		401-Residential New	402	
012-003-000-860-00	2690 HAMILTON RD	9/1/2023	349000	WD	349000	299703	96321	47024	Improved	20.67	\$ 4,660	0	401b	554/076		401-Residential New	401	
084-024-000-490-01	1395 DEER VALLEY DR	5/12/2023	45000	WD	45000	48094	45000	48094	Vacant	21.14	\$ 2,129	0	401	552/690		RESIDENTIAL	402	

012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000 WD	80000	98325	31998	50323 Improved	22.12	\$ 1,447	0 401b	552/590	401-Residential New	401
									\$ 2,964	Avg of All			
									\$ 2,385	Avg of Vacant	For 2026, use \$2,400 for 20 acre parcels		
083-024-000-539-00	9676 M32 WEST	4/9/2024	110000 WD	110000	137110	22940	50050 Improved	22.5	\$ 1,020	0 401	556/965	RESIDENTIAL	401
031-010-000-520-00	3025 BEAN CREEK ROAD	11/13/2024	209500 WD	209500	149865	115805	56170 Improved	25	\$ 4,632	0 401	559/449	Residential Acres	401
021-004-000-560-00	3775 JACKS LANDING RD	6/13/2023	92000 WD	92000	69779	77952	55731 Improved	25.09	\$ 3,107	0 401	553/214	General Residential	401
021-014-000-041-01	MOORES LANDING RD	7/22/2024	65000 WD	59700	60300	59700	60300 Vacant	30.75	\$ 1,941	0 401	558/232	General Residential	402
022-031-000-800-01	JACKS LANDING RD	8/23/2024	105000 WD	105000	61880	105000	61880 Vacant	34.7	\$ 3,026	0 401	558/489	General Residential	402
042-006-000-601-00	8732 MAPLE LANE RD	9/15/2023	55000 WD	55000	62740	55000	62040 Improved	35.1	\$ 1,567	0 401	554/225	Residential Acres	401
023-018-000-852-01	5580 M65 S	7/30/2024	169000 WD	169000	189568	41486	62054 Improved	36.5	\$ 1,137	0 401	558/138	General Residential	401
									\$ 2,347	Avg of All			
									\$ 2,484	Avg of Vacant	For 2026, use \$2,300 for 25-30 acre parcels		
032-008-000-510-00	ENGER ROAD	9/28/2023	120000 WD	120000	62476	120000	62476 Vacant	37	\$ 3,243	0 401	554/363	Residential Acres	402
024-019-000-825-00	14056 M32 W	4/4/2024	400000 WD	400000	420648	42252	62900 Improved	38	\$ 1,112	0 401	556/741	General Residential	401
032-025-000-751-00	9269 FITZPATRICK ROAD	5/6/2024	230000 WD	230000	174964	117436	62400 Improved	38	\$ 3,090	0 401	557/144	Residential Acres	401
081-026-000-251-03		7/7/2023	60000 WD	60000	63292	60000	63292 Vacant	38.23	\$ 1,569	0 401	553/309	RESIDENTIAL	001
024-032-000-101-06	13425 CARNEY RD	8/16/2024	245000 WD	245000	201338	106982	63320 Improved	38.3	\$ 2,793	0 401	558/390	General Residential	401
012-004-000-541-01	FRENCH RD	9/14/2023	50000 WD	50000	63396	50000	63396 Vacant	38.49	\$ 1,299	0 22	554/198	401-Residential New	402
011-031-000-521-00	8590 SPRUCE RD	1/14/2025	155000 WD	155000	199566	30850	75416 Improved	39	\$ 791	0 401b	560/233	011-031-000-515-00 401-Residential New	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650 WD	182650	189496	56390	63236 Improved	39	\$ 1,446	0 401	555/952	Residential Acres	401
014-005-000-001-00	6171 HAMILTON RD	11/16/2023	89000 WD	89000	123666	29334	64000 Improved	40	\$ 733	0 401b	554/959	401-Residential New	401
022-025-000-071-00	PRIVATE	10/30/2023	51000 LC	51000	65119	51000	64000 Improved	40	\$ 1,275	0 401	554/764	General Residential	401
084-028-000-751-00	PRIVATE	1/10/2025	65000 WD	65000	64000	65000	64000 Vacant	40	\$ 1,625	0 401	560/219	RESIDENTIAL	402
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000 WD	75000	71477	67523	64000 Improved	40	\$ 1,688	0 401	553/356	Residential Acres	401
032-007-000-001-00	PRIVATE	4/8/2024	80850 WD	80850	64000	80850	64000 Vacant	40	\$ 2,021	0 401	556/769	Residential Acres	402
022-029-000-771-00	1520 PAUL RD	3/28/2025	82000 WD	82000	63600	82000	63600 Vacant	40	\$ 2,050	0 401	561/021	General Residential	402
031-018-000-040-00	PRIVATE	12/10/2024	90000 WD	90000	64000	90000	64000 Vacant	40	\$ 2,250	0 401	560/053	Residential Acres	402
023-032-000-071-00	14189 BLACK RD	10/10/2024	280000 WD	275950	234769	104981	63800 Improved	40	\$ 2,625	0 401	559/043	General Residential	401
022-022-000-871-00	17052 M32 W	1/15/2025	175000 WD	175000	122594	115120	62714 Improved	40	\$ 2,878	0 401	560/303	General Residential	401
084-020-000-120-00	GLENNIE ROAD	10/23/2024	125000 WD	125000	64000	125000	64000 Vacant	40	\$ 3,125	0 401	559/254	RESIDENTIAL	402
032-007-000-751-00	9078 KEELING ROAD	8/30/2024	469000 WD	468250	354142	177308	63200 Improved	40	\$ 4,433	0 401	558/524	Residential Acres	401
									\$ 2,108	Avg of All			
									\$ 2,148	Avg of Vacant	For 2026, use \$2,100 for 40 acre parcels		
012-007-000-300-15	LAKE BLUFF DR	10/30/2023	65210 WD	65210	117248	65210	117248 Vacant	43.7	\$ 1,492	187.24 401b	554-746	012-007-000-300-16 401-Residential New	402
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000 WD	265000	238758	104306	78064 Improved	48.79	\$ 2,138	0 401b	554/589	401-Residential New	401
013-017-000-501-00	8425 KANNOWSKI RD	5/25/2023	165000 WD	165000	139378	105782	80160 Improved	50.1	\$ 2,111	0 401b	552/836	401-Residential New	401
013-033-000-575-00	FRENCH RD	12/11/2024	99000 WD	99000	92800	99000	92800 Vacant	58	\$ 1,707	0 401b	559/813	401-Residential New	402
023-031-000-601-05		12/2/2024	89025 WD	89025	94960	89025	94960 Vacant	59.35	\$ 1,500	0 401	559/944	General Residential	402
031-015-000-300-00	2350 BEAN CREEK ROAD	11/20/2024	130000 WD	130000	92976	130000	92976 Vacant	59.61	\$ 2,181	0 401	559/794	Residential Acres	402
									\$ 1,855	Avg of All			
									\$ 1,720	Avg of Vacant	For 2026, use \$1,800 for 50 acre parcels		
022-022-000-551-00	M32 W	8/28/2023	135000 WD	135000	149434	135000	106575 Improved	60.04	\$ 2,249	0 401	554/249	022-022-000-562-00 General Residential	402
014-006-000-050-02	HAMILTON RD	2/19/2025	127450 WD	127450	113272	127450	113272 Vacant	61.46	\$ 2,074	0 401b	560/579	014-006-000-850-00 401-Residential New	402
015-034-000-600-00	5541 NORTH POINT RD	1/16/2025	400000 WD	400000	394286	136320	130606 Improved	71.21	\$ 1,914	0 401b	560/275	014-003-000-350-00 401-Residential New	401
031-015-000-190-01	11301 STANDEN ROAD	11/22/2024	175000 WD	175000	183778	109894	118672 Improved	76.87	\$ 1,430	0 401	559/643	Residential Acres	401
024-031-000-551-02		11/27/2024	150000 WD	150000	114868	147644	112512 Improved	77.12	\$ 1,914	0 401	559/697	General Residential	401
013-025-000-520-00	4200 BLOOM RD	7/16/2024	115000 WD	115000	125568	115000	125568 Vacant	78.48	\$ 1,465	0 401b	557/937	401-Residential New	402
014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000 WD	275000	277409	125271	127680 Improved	79.8	\$ 1,570	0 401b	554/861	401-Residential New	401
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000 WD	319000	300607	146329	127936 Improved	79.96	\$ 1,830	0 401b	553/014	401-Residential New	401
082-010-000-325-00	KANTHACK ROAD	8/22/2024	96000 WD	96000	127200	96000	127200 Vacant	80	\$ 1,200	0 401	558/573	RESIDENTIAL	402
022-022-000-651-00	17990 M32 W	12/13/2023	135000 WD	135000	124363	135000	124363 Vacant	80	\$ 1,688	0 401	555/293	General Residential	402
022-028-000-291-00	1041 PAUL RD	9/23/2024	162500 WD	162500	144818	138936	121254 Improved	80	\$ 1,737	0 401	558/873	General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500 WD	369500	353963	141937	126400 Improved	80	\$ 1,774	0 401	552/397	General Residential	401
082-007-000-520-00	NAPPERS ROAD	10/18/2024	165000 WD	165000	123200	165000	123200 Vacant	80	\$ 2,063	0 401	559/126	RESIDENTIAL	402
082-033-000-270-00	7900 SCHULTZ ROAD	11/4/2024	395000 WD	395000	219146	334694	158840 Improved	90	\$ 3,719	0 401	559/359	RESIDENTIAL	401
083-023-000-010-06	M32 WEST	5/22/2024	225000 WD	225000	146400	225000	146400 Vacant	91.5	\$ 2,459	0 401	557/294	RESIDENTIAL	402
011-033-000-200-00	PIPER RD	10/15/2024	260000 WD	260000	407471	189129	177400 Improved	103	\$ 1,836	0 401b	559/086	011-034-000-350-00, 011-034-000-350-00 401-Residential New	402
041-009-000-101-00	PRIVATE	2/8/2024	140000 WD	140000	359197	122767	234982 Improved	120	\$ 1,023	0 401	555/818	041-010-000-351-00 Residential Acres	401
									\$ 1,879	Avg of All			
									\$ 1,825	Avg of Vacant	For 2026, use \$1,800 for 100+ acre parcels		

2026 Assessment Roll Acreage Table

**Alpena County
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total									
1	\$ 13,000	\$ 13,000	3	\$ 5,900	\$ 17,700	10	\$ 2,600	\$ 26,000	30	\$ 2,300	\$ 69,000
1.5	\$ 10,000	\$ 15,000	4	\$ 4,500	\$ 18,000	15	\$ 2,400	\$ 36,000	40	\$ 2,100	\$ 84,000
2	\$ 8,000	\$ 16,000	5	\$ 4,000	\$ 20,000	20	\$ 2,400	\$ 48,000	50	\$ 1,800	\$ 90,000
2.5	\$ 7,000	\$ 17,500	7	\$ 3,400	\$ 23,800	25	\$ 2,300	\$ 57,500	100	\$ 1,800	\$ 180,000

Alpena Township-2026 Land Value Analysis Residential City Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1	
018-137-000-002-01	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	413260	559	36819	Improved	245.456667	116.407402	0.659	\$ 2	848.2549317	242.94	401c	552/511		401-ResCityLot	002	City Like Lot	
018-137-000-002-00	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	393694	559	17253	Improved	115.02	0	0.323	\$ 5	1730.650155	115.02	401c	552/511		401-ResCityLot	401	City Like Lot	
018-310-000-110-03	2443 HOBBS DR	7/1/2024	78000	WD	78000	87813	2474	12287	Improved	81.91	0	0	\$ 30	#DIV/0!	81.91	401c	557/905		401-ResCityLot	401	City Like Lot	
018-335-000-226-00	2273 HOBBS DR	7/12/2024	155000	WD	155000	168092	6708	19800	Improved	132	96	0.291	\$ 51	23051.54639	132	401c	557/950		401-ResCityLot	401	City Like Lot	
011-004-000-529-00	3332 PIPER RD	12/22/2023	152000	WD	150500	163056	9044	21600	Improved	144	0	0	\$ 63	#DIV/0!	144	401c	555/308		401-ResCityLot	401	City Like Lot	
011-004-000-079-01	1046 MEYERS RD	7/31/2023	100000	WD	100000	116139	27361	43500	Improved	290	0	0	\$ 94	#DIV/0!	290	401c	553/668		401-ResCityLot	401	City Like Lot	
018-103-000-032-00	506 NORTH ST	3/27/2025	71000	WD	68000	72486	7964	12450	Improved	83	112	0.213	\$ 96	37389.67136	83	401c	561/022		401-ResCityLot	401	City Like Lot	
018-396-000-015-00	1020 TROWBRIDGE DR	3/13/2024	28000	WD	28000	40491	28000	40491	Vacant	269.936667	200	0.905	\$ 104	30939.22652	280.9	401c	556/330		401-ResCityLot	402	City Like Lot	
018-295-000-015-00	1026 PINE RD	4/5/2024	160000	WD	160000	195861	22260	31050	Improved	207	0	0	\$ 108	#DIV/0!	207	401c	556-743	018-295-000-010-00	401-ResCityLot	402	City Like Lot	
018-285-000-130-00	1224 ELDENS DR	9/5/2024	136000	WD	128000	130859	8391	11250	Improved	75	141	0.243	\$ 112	34530.8642	75	401c	558/628		401-ResCityLot	401	City Like Lot	
011-003-000-195-00	3271 US 23 SOUTH	5/1/2023	99900	WD	99900	100963	13937	15000	Improved	100	0	0	\$ 139	#DIV/0!	100	401c	552/577		401-ResCityLot	401	City Like Lot	
018-475-000-028-00	1204 BIRCHINGTON CRT	12/31/2024	17000	WD	17000	16675	17000	16675	Vacant	111.166667	151.899994	0.468	\$ 153	36324.78632	65.1	401c	559/961		401-ResCityLot	402	City Like Lot	
018-137-000-001-00	521 FOREST HILLS DR	3/4/2024	27900	WD	27900	27090	27900	27090	Vacant	180.6	0	0.305	\$ 154	91475.40984	180.6	401c	556/068		401-ResCityLot	402	City Like Lot	
012-029-000-400-08	S THIRD AVE	8/5/2024	17000	WD	17000	16500	17000	16500	Vacant	110	0	0	\$ 155	#DIV/0!	110	401c	558/316		401-ResCityLot	402	City Like Lot	
018-335-000-164-00	801 SHELLY ST	4/21/2023	205000	WD	205000	208294	10406	11800	Improved	66	181	0.474	\$ 158	21953.5865	66	401c	552/452	018-335-000-144-01	401-ResCityLot	401	City Like Lot	
018-435-000-015-00	2348 SANDY LN	3/5/2024	279900	WD	279900	279089	15811	15000	Improved	100	180	0.413	\$ 158	38283.29298	100	401c	556/075		401-ResCityLot	401	City Like Lot	
018-070-000-026-00	495 PRINCETON AVE	9/11/2023	145900	WD	145900	143968	18909	16977	Improved	113.18	133	0.346	\$ 167	54650.28902	113.18	401c	554/203		401-ResCityLot	401	City Like Lot	
012-016-000-360-00	2364 GENSHAW RD	1/30/2024	134000	WD	134000	132038	16962	15000	Improved	100	0	0	\$ 170	#DIV/0!	100	401c	555-730		401-ResCityLot	401	City Like Lot	
011-004-000-565-02	3491 PIPER RD	8/30/2024	200000	WD	200000	191008	53587	44595	Improved	297.3	0	1.73	\$ 180	30975.14451	297.3	401c	558/571		401-ResCityLot	401	City Like Lot	
018-065-000-129-00	3015 HARBOR DR	8/30/2023	145000	WD	145000	140782	20523	16305	Improved	108.7	0	0	\$ 189	#DIV/0!	108.7	401c	554/018		401-ResCityLot	401	City Like Lot	
011-004-000-595-00	3539 PIPER RD	1/17/2024	355000	WD	355000	348388	26112	19500	Improved	130	0	0	\$ 201	#DIV/0!	130	401c	555/559		401-ResCityLot	401	City Like Lot	
018-295-000-150-00	1143 PINE RD	7/20/2023	134000	WD	134000	129342	15908	11250	Improved	75	0	0	\$ 212	#DIV/0!	75	401c	553/493		401-ResCityLot	401	City Like Lot	
018-075-000-043-00	425 MARYWOOD DR	4/24/2023	215000	WD	215000	209808	17192	12000	Improved	80	130	0.239	\$ 215	71933.05439	80	401c	552/444		401-ResCityLot	401	City Like Lot	
018-425-000-195-00	1113 WILKE ST	12/11/2023	205000	WD	205000	199680	17320	12000	Improved	80	136	0.25	\$ 217	69280	80	401c	555/214		401-ResCityLot	401	City Like Lot	
018-260-000-052-00	108 SUNSET BLVD	1/10/2024	160000	WD	157000	150139	21861	15000	Improved	100	137	0.315	\$ 219	69400	100	401c	555/515		401-ResCityLot	401	City Like Lot	
018-215-000-070-00	2522 DIAMOND DR	6/6/2023	196500	WD	196500	187864	24386	15750	Improved	105	149.571426	0.361	\$ 232	67551.24654	105	401c	553/003		401-ResCityLot	401	City Like Lot	
011-003-000-240-00	3371 US 23 SOUTH	7/17/2024	156000	WD	156000	138664	47336	30000	Improved	200	0	0	\$ 237	#DIV/0!	200	401c	558/045		401-ResCityLot	401	City Like Lot	
018-285-000-123-00	3023 HINCKLEY BLVD	10/4/2023	220000	WD	220000	206944	30756	17700	Improved	118	119	0.322	\$ 261	95515.52795	118	401c	554-445		401-ResCityLot	401	City Like Lot	
018-410-000-061-00	611 BROOKE ST	7/17/2024	174450	WD	174450	162972	26478	15000	Improved	100	100	0.23	\$ 265	115121.7391	100	401c	557/984		401-ResCityLot	401	City Like Lot	
012-029-000-863-00	1020 GRANT ST	1/2/2024	155000	WD	155000	143054	26946	15000	Improved	100	0	0	\$ 269	#DIV/0!	100	401c	555/410		401-ResCityLot	401	City Like Lot	
018-075-000-013-00	403 MARYWOOD DR	5/23/2024	280000	WD	280000	267727	27273	15000	Improved	100	0	0	\$ 273	#DIV/0!	100	401c	557-290		401-ResCityLot	401	City Like Lot	
018-075-000-054-00	470 MARYWOOD DR	6/21/2023	130000	WD	130000	119599	22401	12000	Improved	80	130	0.239	\$ 280	93728.03347	80	401c	553/186		401-ResCityLot	401	City Like Lot	
018-396-000-017-00	1120 TROWBRIDGE DR	10/9/2024	45000	WD	45000	21437	45000	21437	Vacant	142.913333	187.470001	0.608	\$ 315	74013.15789	146.87	401c	559/079		401-ResCityLot	402	City Like Lot	
018-065-000-129-00	3015 HARBOR DR	12/18/2024	165000	WD	165000	140782	40523	16305	Improved	108.7	0	0	\$ 373	#DIV/0!	108.7	401c	559/923		401-ResCityLot	401	City Like Lot	
018-425-000-250-00	1058 WILKE ST	8/8/2023	155000	WD	151000	134171	28079	11250	Improved	75	130	0.224	\$ 374	125352.6786	75	401c	553/740		401-ResCityLot	401	City Like Lot	
018-260-000-066-00	105 SUNSET BLVD	5/6/2024	255000	WD	255000	232415	37585	15000	Improved	100	137	0.315	\$ 376	119317.4603	100	401c	557/040		401-ResCityLot	401	City Like Lot	
012-032-000-082-00	2050 AUTUMN DR	9/27/2024	150000	WD	150000	127124	37576	14700	Improved	98	0	0	\$ 383	#DIV/0!	98	401c	558/934		401-ResCityLot	401	City Like Lot	
018-215-000-075-00	2534 DIAMOND DR	4/12/2024	260000	WD	256000	214344	68131	26475	Improved	176.5	146.26062	0.593	\$ 386	114892.0742	176.5	401c	556-792		401-ResCityLot	401	City Like Lot	
018-315-000-295-00	127 COLORADO RD	10/25/2024	135000	WD	135000	111135	38865	15000	Improved	100	104	0.239	\$ 389	162615.0628	100	401c	559/230		401-ResCityLot	401	City Like Lot	
018-260-000-037-00	112 PRINCETON AVE	8/14/2023	325000	WD	325000	279148	73602	27750	Improved	185	274	0.582	\$ 398	126463.9175	185	401c	553/826	018-260-000-039-00	401-ResCityLot	401	City Like Lot	
018-430-000-030-00	2365 WOODCREST DR	10/7/2024	256490	WD	256490	231673	39817	15000	Improved	100	176	0.404	\$ 398	98556.93069	100	401c	558/990		401-ResCityLot	401	City Like Lot	
													\$	209								
													\$	176								

For 2026, use \$175/foot for City Like Residential Lot

Alpena Township-2026 Land Value Analysis Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1			
012-016-000-112-00	1362 GOLF COURSE RD	2/10/2025	100000	LC	100000	130378	14898	45276	Improved	132	0	0	\$ 113	#DIV/0!	132	401g	560/490		401-Golf Course	401	Golf Course Inf			
018-260-000-372-00	203 PARTRIDGE AVE	5/19/2023	240000	WD	240000	262100	12200	34300	Improved	100	149.5	0.343	\$ 122	35568.51312	100	401g	552/840		401-Golf Course	401	Golf Course Inf			
018-426-000-008-00	420 PARTRIDGE AVE	2/14/2025	38000	WD	38000	48020	38000	48020	Vacant	140	203	0.652	\$ 271	58282.20859	140	401g	560/581		401-Golf Course	402	Golf Course Inf			
018-150-000-098-00	1241 DOW DR	8/16/2023	265000	WD	265000	246310	87290	51450	Improved	150	350	0.603	\$ 582	144759.5357	150	401g	553/881	018-150-000-100-00	401-Golf Course	401	Golf Course Inf			
													\$ 272											

For 2026, use \$272/foot for Golf Course Influence

Alpena Township-2026 Land Value Analysis 401-No Road Built

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1
018-140-000-156-00	PLEASANT VIEW	8/26/2024	1000	WD	1000	340	1000	340	Vacant	20		0	\$ 50	#DIV/0!	20	401b	558/536		401-No Road Built	402	No Road
018-410-000-170-02	GARDEN ST	8/12/2024	8500	WD	8500	6683	8500	6683	Vacant	393.14	257.350006	1.178	\$ 22	7215.619694	393.14	401b	558/345	018-410-000-145-00	401-No Road Built	402	No Road
													\$	36							

For 2026, use \$35/foot for no road built

Alpena Township-2026 Land Value Analysis Long Lake Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Land Table	Class	Rate Group 1	
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	79810	150584	Improved	114.6	0	114.6	\$ 696	696.4223386	114.6	Long3	555/074	Long Lake New 3	401	Long Lake 3	
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	292122	300932	173054	Improved	131.7	0	131.7	\$ 2,285	2284.981017	131.7	Long3	558/574	Long Lake New 3	401	Long Lake 3	
													\$ 1,491								
For 2026, use \$1,400 for Long Lake 3																					
013-003-000-392-00	2411 LONG LAKE PARK RD	10/4/2024	150000	WD	150000	253845	62505	166350	Improved	75	0	75	\$ 833	833.4	75	Long4	559/026	Long Lake New 4	401	Long Lake 4	
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	113472	221800	Improved	100	0	0	\$ 1,135	#DIV/0!	100	Long4	554/801	Long Lake New 4	401	Long Lake 4	
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	394357	117481	201838	Improved	91	0	91	\$ 1,291	1291	91	Long4	557-184	Long Lake New 4	401	Long Lake 4	
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	149247	210710	Improved	95	0	95	\$ 1,571	1571.021053	95	Long4	554/654	Long Lake New 4	401	Long Lake 4	
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	460577	186223	221800	Improved	100	160	0.367	\$ 1,862	507419.6185	100	Long4	558/859	Long Lake New 4	401	Long Lake 4	
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	263008	277250	Improved	125	175	0.502	\$ 2,104	523920.3187	125	Long4	553/301	Long Lake New 4	401	Long Lake 4	
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	254245	221800	Improved	100	0	100	\$ 2,542	2542.45	100	Long4	553/752	Long Lake New 4	401	Long Lake 4	
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	132846	110900	Improved	50	0	100.2	\$ 2,657	1325.808383	50	Long4	552/788	Long Lake New 4	401	Long Lake 4	
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	166847	175005	141952	Improved	64	0	0	\$ 2,734	#DIV/0!	64	Long4	557/692	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	101453	66828	Improved	30.13	0	30.13	\$ 3,367	3367.175573	30.13	Long4	554/583	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	133375	108453	66828	Improved	30.13	0	30.13	\$ 3,600	3599.502157	30.13	Long4	560/974	Long Lake New 4	401	Long Lake 4	
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	105623	78742	47465	Improved	21.4	0	21.4	\$ 3,680	3679.53271	21.4	Long4	557-308	Long Lake New 4	401	Long Lake 4	
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	216217	228683	110900	Improved	50	0	50	\$ 4,574	4573.66	50	Long4	553/950	Long Lake New 4	401	Long Lake 4	
													\$ 2,458								

For 2026, use \$2,450/foot for Long Lake 4

No sales in Long Lake 1 or 2.

	2025	2026	
Long Lake 3	\$ 1,314	\$ 1,400	6.54%
Long Lake 4	\$ 2,218	\$ 2,450	10.46%
			8.50%
Apply 8.5%			
Long Lake 1	\$ 186.00	\$ 201.81	
Long Lake 2	\$ 599.00	\$ 649.92	
Long Lake Narrows	\$ 167.00	\$ 181.20	

For 2026, use 8.5% increase for Long Lake 1 and Long Lake 2

Long Lake 1, 2026: \$200
 Long lake 2, 2026: \$650
 Long Lake Narrows: \$180

Alpena Township-2026 Land Value Analysis Lake Huron Rock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1				
011-010-000-461-00	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	23300	20500	23300	Vacant	100	0	100	\$ 205	205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh				
For 2026, use \$205/foot for Lake Huron Marsh																									
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	350293	280949	116242	Improved	361	0	20.56	\$ 778	13664.83463	361	LH4	560/060		Lake Huron Canal NEW	401	Lake Hurn Canal				
015-034-000-540-00	LINCOLN BAY DR	5/15/2024	250000	WD	250000	322000	250000	322000	Vacant	1000	0	36.73	\$ 250	6806.425265	1000	LH4	557-246		Lake Huron Canal NEW	402	Lake Hurn Canal				
018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	352295	44125	35420	Improved	110	0	110	\$ 401	401.1363636	110	LH4	559/081		Lake Huron Canal NEW	401	Lake Hurn Canal				
													\$ 476	Avg of All											
													\$ 250	Vacant		For 2026, use \$325/foot for Lake Huron Canal									

014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	332094	27192	84286	Improved	100.7	0	100.7	\$ 270	270.0297915	100.7	LH2	559/865		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-152-00	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	115104	86250	115104	Vacant	137.52	0	137.52	\$ 627	627.1815009	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft				
014-029-000-166-01	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	186258	160000	186258	Vacant	222.53	0	222.53	\$ 719	719.0041792	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-135-27		7/29/2024	263000	WD	263000	158739	263000	158739	Vacant	324.62	0	5.88	\$ 810	44727.89116	324.62	LH2	558/160		Lake Huron NEW ROCK	402	Rock >300Ft+				
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	148529	97012	85541	Improved	102.2	0	102.2	\$ 949	949.2367906	102.2	LH2	560/807		Lake Huron NEW ROCK	401	Rock <300Ft				
015-027-000-132-02	5907 LAPPAN RD	8/16/2024	167500	WD	167500	140558	162955	136013	Improved	162.5	0	162.5	\$ 1,003	1002.8	162.5	LH2	558/386		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-065-00	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	83700	128000	83700	Vacant	100	0	0.43	\$ 1,280	297674.4186	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	136007	130308	81315	Improved	97.15	0	97.15	\$ 1,341	1341.307257	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	393289	269111	167400	Improved	200	301	1.382	\$ 1,346	194725.7598	200	LH2	558/396		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-130-00	N PARTRIDGE POINT RD	6/21/2024	150000	WD	150000	88304	150000	88304	Vacant	105.5	0	105.5	\$ 1,422	1421.800948	105.5	LH2	557/674		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-050-00	6711 W LAPPAN RD	5/14/2024	175000	WD	175000	99161	163699	87860	Improved	104.97	0	104.97	\$ 1,559	1559.483662	104.97	LH2	557-181		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-180-00	7314 NORTH POINT SHORES RD	11/14/2024	298000	WD	298000	214816	174836	91652	Improved	109.5	0	109.5	\$ 1,597	1596.675799	109.5	LH2	559/497		Lake Huron NEW ROCK	401	Rock <300Ft				
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	160673	83700	Improved	100	0	100	\$ 1,607	1606.73	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-195-00	2223 N PARTRIDGE POINT RD	9/6/2024	325500	WD	325500	232934	181288	88722	Improved	106	0	106	\$ 1,710	1710.264151	106	LH2	558/650		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	294757	176454	86211	Improved	103	0	103	\$ 1,713	1713.145631	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-098-00	7720 NORTH POINT SHORES RD	7/1/2024	420000	WD	420000	294352	209348	83700	Improved	100	195	0.448	\$ 2,093	467294.6429	100	LH2	558/197		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	253442	228258	83700	Improved	100	291.5	0.669	\$ 2,283	341192.8251	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	240861	244280	89141	Improved	106.5	0	106.5	\$ 2,294	2293.70892	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft				
													\$ 1,368	Avg of All											
													\$ 972	Avg of Vacant		For 2026, use \$972/foot for Rock frontage									

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	117416	211700	Improved	100	0	100	\$ 1,174	1174.16	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft				
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	163875	211700	Improved	100	0	100	\$ 1,639	1638.75	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	473497	290323	318820	Improved	150.6	324	1.12	\$ 1,928	259216.9643	150.6	LH3	559/546		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	221178	203232	Improved	96	175	0.415	\$ 2,304	532959.0361	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft				
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	116090	105850	Improved	50	0	50	\$ 2,322	2321.8	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	302274	234426	211700	Improved	100	175	0.402	\$ 2,344	583149.2537	100	LH3	558/850		Lake Huron NEW Sand	401	Sand <300Ft				
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	445437	330263	211700	Improved	100	0	100	\$ 3,303	3302.63	100	LH3	560/845		Lake Huron NEW Sand	401	Sand <300Ft				
													\$ 2,145												
For 2026, use \$2,145/foot for Sand frontage																									

	2025	2026
Sand	\$ 2,117	\$ 2,145
Rock	\$ 837	\$ 972

Rock > 300	\$ 489	\$ 568
Sand > 300	\$ 1,390	\$ 1,408

For 2026, Rock above 300 Feet, use \$568
 For 2026, Sand above 300 feet, use \$1,408

Alpena Township-2026 Land Value Analysis Lake Huron Sand

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1							
011-010-000-461-00	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	23300	20500	23300	Vacant	100	0	100	\$ 205	205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh							
For 2026, use \$205/foot for Lake Huron Marsh																												
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	350293	280949	116242	Improved	361	0	20.56	\$ 778	13664.83463	361	LH4	560/060		Lake Huron Canal NEW	401	Lake Hurn Canal							
015-034-000-540-00	LINCOLN BAY DR	5/15/2024	250000	WD	250000	322000	250000	322000	Vacant	1000	0	36.73	\$ 250	6806.425265	1000	LH4	557-246		Lake Huron Canal NEW	402	Lake Hurn Canal							
018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	352295	44125	35420	Improved	110	0	110	\$ 401	401.1363636	110	LH4	559/081		Lake Huron Canal NEW	401	Lake Hurn Canal							
													\$ 476	Avg of All														
													\$ 250	Vacant		For 2026, use \$325/foot for Lake Huron Canal												
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	332094	27192	84286	Improved	100.7	0	100.7	\$ 270	270.0297915	100.7	LH2	559/865		Lake Huron NEW ROCK	401	Rock <300Ft							
014-029-000-152-00	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	115104	86250	115104	Vacant	137.52	0	137.52	\$ 627	627.1815009	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft							
014-029-000-166-01	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	186258	160000	186258	Vacant	222.53	0	222.53	\$ 719	719.0041792	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft							
015-027-000-135-27		7/29/2024	263000	WD	263000	158739	263000	158739	Vacant	324.62	0	5.88	\$ 810	44727.89116	324.62	LH2	558/160		Lake Huron NEW ROCK	402	Rock >300Ft+							
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	148529	97012	85541	Improved	102.2	0	102.2	\$ 949	949.2367906	102.2	LH2	560/807		Lake Huron NEW ROCK	401	Rock <300Ft							
015-027-000-132-02	5907 LAPPAN RD	8/16/2024	167500	WD	167500	140558	162955	136013	Improved	162.5	0	162.5	\$ 1,003	1002.8	162.5	LH2	558/386		Lake Huron NEW ROCK	401	Rock <300Ft							
018-245-000-065-00	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	83700	128000	83700	Vacant	100	0	0.43	\$ 1,280	297674.4186	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft							
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	136007	130308	81315	Improved	97.15	0	97.15	\$ 1,341	1341.307257	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft							
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	393289	269111	167400	Improved	200	301	1.382	\$ 1,346	194725.7598	200	LH2	558/396		Lake Huron NEW ROCK	401	Rock <300Ft							
011-011-000-130-00	N PARTRIDGE POINT RD	6/21/2024	150000	WD	150000	88304	150000	88304	Vacant	105.5	0	105.5	\$ 1,422	1421.800948	105.5	LH2	557/674		Lake Huron NEW ROCK	402	Rock <300Ft							
015-027-000-050-00	6711 W LAPPAN RD	5/14/2024	175000	WD	175000	99161	163699	87860	Improved	104.97	0	104.97	\$ 1,559	1559.483662	104.97	LH2	557-181		Lake Huron NEW ROCK	401	Rock <300Ft							
014-029-000-180-00	7314 NORTH POINT SHORES RD	11/14/2024	298000	WD	298000	214816	174836	91652	Improved	109.5	0	109.5	\$ 1,597	1596.675799	109.5	LH2	559/497		Lake Huron NEW ROCK	401	Rock <300Ft							
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	160673	83700	Improved	100	0	100	\$ 1,607	1606.73	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft							
011-011-000-195-00	2223 N PARTRIDGE POINT RD	9/6/2024	325500	WD	325500	232934	181288	88722	Improved	106	0	106	\$ 1,710	1710.264151	106	LH2	558/650		Lake Huron NEW ROCK	401	Rock <300Ft							
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	294757	176454	86211	Improved	103	0	103	\$ 1,713	1713.145631	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft							
018-245-000-098-00	7720 NORTH POINT SHORES RD	7/1/2024	420000	WD	420000	294352	209348	83700	Improved	100	195	0.448	\$ 2,093	467294.6429	100	LH2	558/197		Lake Huron NEW ROCK	401	Rock <300Ft							
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	253442	228258	83700	Improved	100	291.5	0.669	\$ 2,283	341192.8251	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft							
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	240861	244280	89141	Improved	106.5	0	106.5	\$ 2,294	2293.70892	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft							
													\$ 1,368	Avg of All														
													\$ 972	Avg of Vacant		For 2026, use \$972/foot for Rock frontage												
018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	117416	211700	Improved	100	0	100	\$ 1,174	1174.16	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft							
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	163875	211700	Improved	100	0	100	\$ 1,639	1638.75	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft							
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	473497	290323	318820	Improved	150.6	324	1.12	\$ 1,928	259216.9643	150.6	LH3	559/546		Lake Huron NEW Sand	401	Sand <300Ft							
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	221178	203232	Improved	96	175	0.415	\$ 2,304	532959.0361	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft							
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	116090	105850	Improved	50	0	50	\$ 2,322	2321.8	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft							
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	302274	234426	211700	Improved	100	175	0.402	\$ 2,344	583149.2537	100	LH3	558/850		Lake Huron NEW Sand	401	Sand <300Ft							
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	445437	330263	211700	Improved	100	0	100	\$ 3,303	3302.63	100	LH3	560/845		Lake Huron NEW Sand	401	Sand <300Ft							
													\$ 2,145	Avg of All														
													For 2026, use \$2,145/foot for Sand frontage															
															2025			2026										
													Sand	\$	2,117	\$	2,145	1.32%										
													Rock	\$	837	\$	972	16.13%										
													Rock > 300	\$	489	\$	568											
													Sand > 300	\$	1,390	\$	1,408											
For 2026, Rock above 300 Feet, use \$568																												
For 2026, Sand above 300 feet, use \$1,408																												

Alpena Township-2026 Land Value Analysis Lake Huron Marsh

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1				
011-010-000-461-00	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	23300	20500	23300	Vacant	100	0	100	\$ 205	205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh				
For 2026, use \$205/foot for Lake Huron Marsh																									
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	350293	280949	116242	Improved	361	0	20.56	\$ 778	13664.83463	361	LH4	560/060		Lake Huron Canal NEW	401	Lake Hurn Canal				
015-034-000-540-00	LINCOLN BAY DR	5/15/2024	250000	WD	250000	322000	250000	322000	Vacant	1000	0	36.73	\$ 250	6806.425265	1000	LH4	557-246		Lake Huron Canal NEW	402	Lake Hurn Canal				
018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	352295	44125	35420	Improved	110	0	110	\$ 401	401.1363636	110	LH4	559/081		Lake Huron Canal NEW	401	Lake Hurn Canal				
													\$ 476	Avg of All											
													\$ 250	Vacant		For 2026, use \$325/foot for Lake Huron Canal									
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	332094	27192	84286	Improved	100.7	0	100.7	\$ 270	270.0297915	100.7	LH2	559/865		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-152-00	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	115104	86250	115104	Vacant	137.52	0	137.52	\$ 627	627.1815009	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft				
014-029-000-166-01	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	186258	160000	186258	Vacant	222.53	0	222.53	\$ 719	719.0041792	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-135-27		7/29/2024	263000	WD	263000	158739	263000	158739	Vacant	324.62	0	5.88	\$ 810	44727.89116	324.62	LH2	558/160		Lake Huron NEW ROCK	402	Rock >300Ft+				
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	148529	97012	85541	Improved	102.2	0	102.2	\$ 949	949.2367906	102.2	LH2	560/807		Lake Huron NEW ROCK	401	Rock <300Ft				
015-027-000-132-02	5907 LAPPAN RD	8/16/2024	167500	WD	167500	140558	162955	136013	Improved	162.5	0	162.5	\$ 1,003	1002.8	162.5	LH2	558/386		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-065-00	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	83700	128000	83700	Vacant	100	0	0.43	\$ 1,280	297674.4186	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	136007	130308	81315	Improved	97.15	0	97.15	\$ 1,341	1341.307257	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	393289	269111	167400	Improved	200	301	1.382	\$ 1,346	194725.7598	200	LH2	558/396		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-130-00	N PARTRIDGE POINT RD	6/21/2024	150000	WD	150000	88304	150000	88304	Vacant	105.5	0	105.5	\$ 1,422	1421.800948	105.5	LH2	557/674		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-050-00	6711 W LAPPAN RD	5/14/2024	175000	WD	175000	99161	163699	87860	Improved	104.97	0	104.97	\$ 1,559	1559.483662	104.97	LH2	557-181		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-180-00	7314 NORTH POINT SHORES RD	11/14/2024	298000	WD	298000	214816	174836	91652	Improved	109.5	0	109.5	\$ 1,597	1596.675799	109.5	LH2	559/497		Lake Huron NEW ROCK	401	Rock <300Ft				
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	160673	83700	Improved	100	0	100	\$ 1,607	1606.73	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-195-00	2223 N PARTRIDGE POINT RD	9/6/2024	325500	WD	325500	232934	181288	88722	Improved	106	0	106	\$ 1,710	1710.264151	106	LH2	558/650		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	294757	176454	86211	Improved	103	0	103	\$ 1,713	1713.145631	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-098-00	7720 NORTH POINT SHORES RD	7/1/2024	420000	WD	420000	294352	209348	83700	Improved	100	195	0.448	\$ 2,093	467294.6429	100	LH2	558/197		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	253442	228258	83700	Improved	100	291.5	0.669	\$ 2,283	341192.8251	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	240861	244280	89141	Improved	106.5	0	106.5	\$ 2,294	2293.70892	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft				
													\$ 1,368	Avg of All											
													\$ 972	Avg of Vacant		For 2026, use \$972/foot for Rock frontage									
018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	117416	211700	Improved	100	0	100	\$ 1,174	1174.16	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft				
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	163875	211700	Improved	100	0	100	\$ 1,639	1638.75	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	473497	290323	318820	Improved	150.6	324	1.12	\$ 1,928	259216.9643	150.6	LH3	559/546		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	221178	203232	Improved	96	175	0.415	\$ 2,304	532959.0361	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft				
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	116090	105850	Improved	50	0	50	\$ 2,322	2321.8	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	302274	234426	211700	Improved	100	175	0.402	\$ 2,344	583149.2537	100	LH3	558/850		Lake Huron NEW Sand	401	Sand <300Ft				
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	445437	330263	211700	Improved	100	0	100	\$ 3,303	3302.63	100	LH3	560/845		Lake Huron NEW Sand	401	Sand <300Ft				
													\$ 2,145			For 2026, use \$2,145/foot for Sand frontage									
															2025		2026								
															Sand	\$ 2,117	\$ 2,145	1.32%							
															Rock	\$ 837	\$ 972	16.13%							
															Rock > 300	\$ 489	\$ 568								
															Sand > 300	\$ 1,390	\$ 1,408								
For 2026, Rock above 300 Feet, use \$568																									
For 2026, Sand above 300 feet, use \$1,408																									

Alpena Township-2026 Land Value Analysis Lake Huron Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1				
011-010-000-461-00	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	23300	20500	23300	Vacant	100	0	100	\$ 205	205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh				
For 2026, use \$205/foot for Lake Huron Marsh																									
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	350293	280949	116242	Improved	361	0	20.56	\$ 778	13664.83463	361	LH4	560/060		Lake Huron Canal NEW	401	Lake Huron Canal				
015-034-000-540-00	LINCOLN BAY DR	5/15/2024	250000	WD	250000	322000	250000	322000	Vacant	1000	0	36.73	\$ 250	6806.425265	1000	LH4	557-246		Lake Huron Canal NEW	402	Lake Huron Canal				
018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	352295	44125	35420	Improved	110	0	110	\$ 401	401.1363636	110	LH4	559/081		Lake Huron Canal NEW	401	Lake Huron Canal				
													\$ 476	Avg of All											
													\$ 250	Vacant		For 2026, use \$325/foot for Lake Huron Canal									

014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	332094	27192	84286	Improved	100.7	0	100.7	\$ 270	270.0297915	100.7	LH2	559/865		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-152-00	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	115104	86250	115104	Vacant	137.52	0	137.52	\$ 627	627.1815009	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft				
014-029-000-166-01	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	186258	160000	186258	Vacant	222.53	0	222.53	\$ 719	719.0041792	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-135-27		7/29/2024	263000	WD	263000	158739	263000	158739	Vacant	324.62	0	5.88	\$ 810	44727.89116	324.62	LH2	558/160		Lake Huron NEW ROCK	402	Rock >300Ft+				
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	148529	97012	85541	Improved	102.2	0	102.2	\$ 949	949.2367906	102.2	LH2	560/807		Lake Huron NEW ROCK	401	Rock <300Ft				
015-027-000-132-02	5907 LAPPAN RD	8/16/2024	167500	WD	167500	140558	162955	136013	Improved	162.5	0	162.5	\$ 1,003	1002.8	162.5	LH2	558/386		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-065-00	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	83700	128000	83700	Vacant	100	0	0.43	\$ 1,280	297674.4186	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	136007	130308	81315	Improved	97.15	0	97.15	\$ 1,341	1341.307257	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	393289	269111	167400	Improved	200	301	1.382	\$ 1,346	194725.7598	200	LH2	558/396		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-130-00	N PARTRIDGE POINT RD	6/21/2024	150000	WD	150000	88304	150000	88304	Vacant	105.5	0	105.5	\$ 1,422	1421.800948	105.5	LH2	557/674		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-050-00	6711 W LAPPAN RD	5/14/2024	175000	WD	175000	99161	163699	87860	Improved	104.97	0	104.97	\$ 1,559	1559.483662	104.97	LH2	557-181		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-180-00	7314 NORTH POINT SHORES RD	11/14/2024	298000	WD	298000	214816	174836	91652	Improved	109.5	0	109.5	\$ 1,597	1596.675799	109.5	LH2	559/497		Lake Huron NEW ROCK	401	Rock <300Ft				
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	160673	83700	Improved	100	0	100	\$ 1,607	1606.73	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft				
011-011-000-195-00	2223 N PARTRIDGE POINT RD	9/6/2024	325500	WD	325500	232934	181288	88722	Improved	106	0	106	\$ 1,710	1710.264151	106	LH2	558/650		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	294757	176454	86211	Improved	103	0	103	\$ 1,713	1713.145631	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-098-00	7720 NORTH POINT SHORES RD	7/1/2024	420000	WD	420000	294352	209348	83700	Improved	100	195	0.448	\$ 2,093	467294.6429	100	LH2	558/197		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	253442	228258	83700	Improved	100	291.5	0.669	\$ 2,283	341192.8251	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	240861	244280	89141	Improved	106.5	0	106.5	\$ 2,294	2293.70892	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft				
													\$ 1,368	Avg of All											
													\$ 972	Avg of Vacant		For 2026, use \$972/foot for Rock frontage									

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	117416	211700	Improved	100	0	100	\$ 1,174	1174.16	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	163875	211700	Improved	100	0	100	\$ 1,639	1638.75	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	473497	290323	318820	Improved	150.6	324	1.12	\$ 1,928	259216.9643	150.6	LH3	559/546		Lake Huron NEW Sand	401	Sand <300Ft
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	221178	203232	Improved	96	175	0.415	\$ 2,304	532959.0361	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	116090	105850	Improved	50	0	50	\$ 2,322	2321.8	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	302274	234426	211700	Improved	100	175	0.402	\$ 2,344	583149.2537	100	LH3	558/850		Lake Huron NEW Sand	401	Sand <300Ft
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	445437	330263	211700	Improved	100	0	100	\$ 3,303	3302.63	100	LH3	560/845		Lake Huron NEW Sand	401	Sand <300Ft

For 2026, use \$2,145/foot for Sand frontage

	2025	2026	
Sand	\$ 2,117	\$ 2,145	1.32%
Rock	\$ 837	\$ 972	16.13%

Rock > 300	\$ 489	\$ 568
Sand > 300	\$ 1,390	\$ 1,408

For 2026, Rock above 300 Feet, use \$568
 For 2026, Sand above 300 feet, use \$1,408

Alpena Township-2026 Land Value Analysis Long Lake 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Land Table	Class	Rate Group 1	
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	79810	150584	Improved	114.6	0	114.6	\$ 696	696.4223386	114.6	Long3	555/074	Long Lake New 3	401	Long Lake 3	
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	292122	300932	173054	Improved	131.7	0	131.7	\$ 2,285	2284.981017	131.7	Long3	558/574	Long Lake New 3	401	Long Lake 3	
													\$ 1,491								
For 2026, use \$1,400 for Long Lake 3																					
013-003-000-392-00	2411 LONG LAKE PARK RD	10/4/2024	150000	WD	150000	253845	62505	166350	Improved	75	0	75	\$ 833	833.4	75	Long4	559/026	Long Lake New 4	401	Long Lake 4	
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	113472	221800	Improved	100	0	0	\$ 1,135	#DIV/0!	100	Long4	554/801	Long Lake New 4	401	Long Lake 4	
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	394357	117481	201838	Improved	91	0	91	\$ 1,291	1291	91	Long4	557-184	Long Lake New 4	401	Long Lake 4	
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	149247	210710	Improved	95	0	95	\$ 1,571	1571.021053	95	Long4	554/654	Long Lake New 4	401	Long Lake 4	
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	460577	186223	221800	Improved	100	160	0.367	\$ 1,862	507419.6185	100	Long4	558/859	Long Lake New 4	401	Long Lake 4	
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	263008	277250	Improved	125	175	0.502	\$ 2,104	523920.3187	125	Long4	553/301	Long Lake New 4	401	Long Lake 4	
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	254245	221800	Improved	100	0	100	\$ 2,542	2542.45	100	Long4	553/752	Long Lake New 4	401	Long Lake 4	
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	132846	110900	Improved	50	0	100.2	\$ 2,657	1325.808383	50	Long4	552/788	Long Lake New 4	401	Long Lake 4	
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	166847	175005	141952	Improved	64	0	0	\$ 2,734	#DIV/0!	64	Long4	557/692	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	101453	66828	Improved	30.13	0	30.13	\$ 3,367	3367.175573	30.13	Long4	554/583	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	133375	108453	66828	Improved	30.13	0	30.13	\$ 3,600	3599.502157	30.13	Long4	560/974	Long Lake New 4	401	Long Lake 4	
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	105623	78742	47465	Improved	21.4	0	21.4	\$ 3,680	3679.53271	21.4	Long4	557-308	Long Lake New 4	401	Long Lake 4	
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	216217	228683	110900	Improved	50	0	50	\$ 4,574	4573.66	50	Long4	553/950	Long Lake New 4	401	Long Lake 4	
													\$ 2,458								

For 2026, use \$2,450/foot for Long Lake 4

No sales in Long Lake 1 or 2.

	2025	2026	
Long Lake 3	\$ 1,314	\$ 1,400	6.54%
Long Lake 4	\$ 2,218	\$ 2,450	10.46%
			8.50%
Apply 8.5%			
Long Lake 1	\$ 186.00	\$ 201.81	
Long Lake 2	\$ 599.00	\$ 649.92	
Long Lake Narrows	\$ 167.00	\$ 181.20	

For 2026, use 8.5% increase for Long Lake 1 and Long Lake 2

Long Lake 1, 2026: \$200
 Long lake 2, 2026: \$650
 Long Lake Narrows: \$180

Alpena Township-2026 Land Value Analysis Long Lake 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Land Table	Class	Rate Group 1	
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	79810	150584	Improved	114.6	0	114.6	\$ 696	696.4223386	114.6	Long3	555/074	Long Lake New 3	401	Long Lake 3	
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	292122	300932	173054	Improved	131.7	0	131.7	\$ 2,285	2284.981017	131.7	Long3	558/574	Long Lake New 3	401	Long Lake 3	
													\$ 1,491								
For 2026, use \$1,400 for Long Lake 3																					
013-003-000-392-00	2411 LONG LAKE PARK RD	10/4/2024	150000	WD	150000	253845	62505	166350	Improved	75	0	75	\$ 833	833.4	75	Long4	559/026	Long Lake New 4	401	Long Lake 4	
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	113472	221800	Improved	100	0	0	\$ 1,135	#DIV/0!	100	Long4	554/801	Long Lake New 4	401	Long Lake 4	
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	394357	117481	201838	Improved	91	0	91	\$ 1,291	1291	91	Long4	557-184	Long Lake New 4	401	Long Lake 4	
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	149247	210710	Improved	95	0	95	\$ 1,571	1571.021053	95	Long4	554/654	Long Lake New 4	401	Long Lake 4	
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	460577	186223	221800	Improved	100	160	0.367	\$ 1,862	507419.6185	100	Long4	558/859	Long Lake New 4	401	Long Lake 4	
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	263008	277250	Improved	125	175	0.502	\$ 2,104	523920.3187	125	Long4	553/301	Long Lake New 4	401	Long Lake 4	
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	254245	221800	Improved	100	0	100	\$ 2,542	2542.45	100	Long4	553/752	Long Lake New 4	401	Long Lake 4	
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	132846	110900	Improved	50	0	100.2	\$ 2,657	1325.808383	50	Long4	552/788	Long Lake New 4	401	Long Lake 4	
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	166847	175005	141952	Improved	64	0	0	\$ 2,734	#DIV/0!	64	Long4	557/692	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	101453	66828	Improved	30.13	0	30.13	\$ 3,367	3367.175573	30.13	Long4	554/583	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	133375	108453	66828	Improved	30.13	0	30.13	\$ 3,600	3599.502157	30.13	Long4	560/974	Long Lake New 4	401	Long Lake 4	
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	105623	78742	47465	Improved	21.4	0	21.4	\$ 3,680	3679.53271	21.4	Long4	557-308	Long Lake New 4	401	Long Lake 4	
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	216217	228683	110900	Improved	50	0	50	\$ 4,574	4573.66	50	Long4	553/950	Long Lake New 4	401	Long Lake 4	
													\$ 2,458								

For 2026, use \$2,450/foot for Long Lake 4

No sales in Long Lake 1 or 2.

	2025	2026	
Long Lake 3	\$ 1,314	\$ 1,400	6.54%
Long Lake 4	\$ 2,218	\$ 2,450	10.46%
			8.50%
Apply 8.5%			
Long Lake 1	\$ 186.00	\$ 201.81	
Long Lake 2	\$ 599.00	\$ 649.92	
Long Lake Narrows	\$ 167.00	\$ 181.20	

For 2026, use 8.5% increase for Long Lake 1 and Long Lake 2

Long Lake 1, 2026: \$200
 Long lake 2, 2026: \$650
 Long Lake Narrows: \$180

Alpena Township-2026 Land Value Analysis Long Lake 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Land Table	Class	Rate Group 1	
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	79810	150584	Improved	114.6	0	114.6	\$ 696	696.4223386	114.6	Long3	555/074	Long Lake New 3	401	Long Lake 3	
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	292122	300932	173054	Improved	131.7	0	131.7	\$ 2,285	2284.981017	131.7	Long3	558/574	Long Lake New 3	401	Long Lake 3	
													\$ 1,491								
For 2026, use \$1,400 for Long Lake 3																					
013-003-000-392-00	2411 LONG LAKE PARK RD	10/4/2024	150000	WD	150000	253845	62505	166350	Improved	75	0	75	\$ 833	833.4	75	Long4	559/026	Long Lake New 4	401	Long Lake 4	
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	113472	221800	Improved	100	0	0	\$ 1,135	#DIV/0!	100	Long4	554/801	Long Lake New 4	401	Long Lake 4	
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	394357	117481	201838	Improved	91	0	91	\$ 1,291	1291	91	Long4	557-184	Long Lake New 4	401	Long Lake 4	
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	149247	210710	Improved	95	0	95	\$ 1,571	1571.021053	95	Long4	554/654	Long Lake New 4	401	Long Lake 4	
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	460577	186223	221800	Improved	100	160	0.367	\$ 1,862	507419.6185	100	Long4	558/859	Long Lake New 4	401	Long Lake 4	
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	263008	277250	Improved	125	175	0.502	\$ 2,104	523920.3187	125	Long4	553/301	Long Lake New 4	401	Long Lake 4	
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	254245	221800	Improved	100	0	100	\$ 2,542	2542.45	100	Long4	553/752	Long Lake New 4	401	Long Lake 4	
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	132846	110900	Improved	50	0	100.2	\$ 2,657	1325.808383	50	Long4	552/788	Long Lake New 4	401	Long Lake 4	
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	166847	175005	141952	Improved	64	0	0	\$ 2,734	#DIV/0!	64	Long4	557/692	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	101453	66828	Improved	30.13	0	30.13	\$ 3,367	3367.175573	30.13	Long4	554/583	Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	133375	108453	66828	Improved	30.13	0	30.13	\$ 3,600	3599.502157	30.13	Long4	560/974	Long Lake New 4	401	Long Lake 4	
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	105623	78742	47465	Improved	21.4	0	21.4	\$ 3,680	3679.53271	21.4	Long4	557-308	Long Lake New 4	401	Long Lake 4	
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	216217	228683	110900	Improved	50	0	50	\$ 4,574	4573.66	50	Long4	553/950	Long Lake New 4	401	Long Lake 4	
													\$ 2,458								

For 2026, use \$2,450/foot for Long Lake 4

No sales in Long Lake 1 or 2.

	2025	2026	
Long Lake 3	\$ 1,314	\$ 1,400	6.54%
Long Lake 4	\$ 2,218	\$ 2,450	10.46%
			8.50%
Apply 8.5%			
Long Lake 1	\$ 186.00	\$ 201.81	
Long Lake 2	\$ 599.00	\$ 649.92	
Long Lake Narrows	\$ 167.00	\$ 181.20	

For 2026, use 8.5% increase for Long Lake 1 and Long Lake 2

Long Lake 1, 2026: \$200
 Long lake 2, 2026: \$650
 Long Lake Narrows: \$180

Alpena Township-2026 Land Value Analysis Long Lake 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Land Table	Class	Rate Group 1		
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	79810	150584	Improved	114.6	0	114.6	\$ 696	696.4223386	114.6	Long3	555/074	Long Lake New 3	401	Long Lake 3		
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	292122	300932	173054	Improved	131.7	0	131.7	\$ 2,285	2284.981017	131.7	Long3	558/574	Long Lake New 3	401	Long Lake 3		
													\$ 1,491									
For 2026, use \$1,400 for Long Lake 3																						
013-003-000-392-00	2411 LONG LAKE PARK RD	10/4/2024	150000	WD	150000	253845	62505	166350	Improved	75	0	75	\$ 833	833.4	75	Long4	559/026	Long Lake New 4	401	Long Lake 4		
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	113472	221800	Improved	100	0	0	\$ 1,135	#DIV/0!	100	Long4	554/801	Long Lake New 4	401	Long Lake 4		
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	394357	117481	201838	Improved	91	0	91	\$ 1,291	1291	91	Long4	557-184	Long Lake New 4	401	Long Lake 4		
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	149247	210710	Improved	95	0	95	\$ 1,571	1571.021053	95	Long4	554/654	Long Lake New 4	401	Long Lake 4		
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	460577	186223	221800	Improved	100	160	0.367	\$ 1,862	507419.6185	100	Long4	558/859	Long Lake New 4	401	Long Lake 4		
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	263008	277250	Improved	125	175	0.502	\$ 2,104	523920.3187	125	Long4	553/301	Long Lake New 4	401	Long Lake 4		
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	254245	221800	Improved	100	0	100	\$ 2,542	2542.45	100	Long4	553/752	Long Lake New 4	401	Long Lake 4		
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	132846	110900	Improved	50	0	100.2	\$ 2,657	1325.808383	50	Long4	552/788	Long Lake New 4	401	Long Lake 4		
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	166847	175005	141952	Improved	64	0	0	\$ 2,734	#DIV/0!	64	Long4	557/692	Long Lake New 4	401	Long Lake 4		
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	101453	66828	Improved	30.13	0	30.13	\$ 3,367	3367.175573	30.13	Long4	554/583	Long Lake New 4	401	Long Lake 4		
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	133375	108453	66828	Improved	30.13	0	30.13	\$ 3,600	3599.502157	30.13	Long4	560/974	Long Lake New 4	401	Long Lake 4		
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	105623	78742	47465	Improved	21.4	0	21.4	\$ 3,680	3679.53271	21.4	Long4	557-308	Long Lake New 4	401	Long Lake 4		
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	216217	228683	110900	Improved	50	0	50	\$ 4,574	4573.66	50	Long4	553/950	Long Lake New 4	401	Long Lake 4		
													\$ 2,458									

For 2026, use \$2,450/foot for Long Lake 4

No sales in Long Lake 1 or 2.

	2025	2026	
Long Lake 3	\$ 1,314	\$ 1,400	6.54%
Long Lake 4	\$ 2,218	\$ 2,450	10.46%
			8.50%
Apply 8.5%			
Long Lake 1	\$ 186.00	\$ 201.81	
Long Lake 2	\$ 599.00	\$ 649.92	
Long Lake Narrows	\$ 167.00	\$ 181.20	

For 2026, use 8.5% increase for Long Lake 1 and Long Lake 2

Long Lake 1, 2026: \$200
 Long lake 2, 2026: \$650
 Long Lake Narrows: \$180

Alpena Township-2026 Land Value Analysis Sunset Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1
018-265-000-025-00	1632 LAKEVIEW DR	5/19/2023	96000	WD	96000	79559	33158	16717	Improved	73	270	0.452	\$ 454	73358.40708	73	SunLk	552/801		SUNSET LAKE	401	Sunset Lake
018-265-000-029-01	1664 LAKEVIEW DR	7/17/2024	115000	LC	115000	117413	32212	34625	Improved	151.2	309.5	1.074	\$ 213	29992.55121	151.2	SunLk	557/952		SUNSET LAKE	401	Sunset Lake
													\$	334							

For 2026, use \$330/foot for Sunset Lake

Alpena Township-2026 Land Value Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Class	Rate Group 1
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	305127	6758	22885	Improved	102.623333	175.089996	0.412	\$ 66	16402.91262	102.76	River	554/091		Rivers - Thunder Bay	401	River Rate
031-003-000-340-00	11175 SPENS LANE	8/16/2023	50000	WD	50000	44880	50000	44880	Vacant	264	0	0	\$ 189	#DIV/0!	264	RIVER	538/66		River	402	River Frontage
042-032-000-061-02	7076 LONG RAPIDS ROAD	11/14/2024	62500	WD	62500	65908	21285	24693	Improved	90.449479	339.700012	0.663	\$ 235	32104.0724	85	RIVER	559/496		TB River Frontage	401	
031-002-000-508-00	10771 SPENS LANE	8/1/2024	95000	WD	95000	80679	44468	30147	Improved	177.333333	490	2.598	\$ 251	17116.24326	70	RIVER	558/535		River	401	River Frontage
033-010-000-040-00	217 CEDARWOOD DRIVE	9/10/2024	254500	WD	254500	239370	37230	22100	Improved	130	425	1.268	\$ 286	29361.19874	130	RIVER	558/680		River	401	River Frontage
033-010-000-008-00	165 GREEN VALLEY DRIVE	10/4/2024	250000	WD	250000	200890	66207	17097	Improved	100.57	0	0	\$ 658	#DIV/0!	100.57	RIVER	558/987		River	401	River Frontage
													\$ 281								

For 2026, use \$280/river frontage

2026 Assessment Roll Acreage Table

**Alpena County
Water Acreage PROPERTIES**

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 13,000	\$ 42,000	3	\$ 5,900	\$ 53,100	10	\$ 2,600	\$ 78,000	30	\$ 2,300	\$ 207,000
1.5	\$ 10,000	\$ 45,000	4	\$ 4,500	\$ 54,000	15	\$ 2,400	\$ 108,000	40	\$ 2,100	\$ 252,000
2	\$ 8,000	\$ 48,000	5	\$ 4,000	\$ 60,000	20	\$ 2,400	\$ 144,000	50	\$ 1,800	\$ 270,000
2.5	\$ 7,000	\$ 52,500	7	\$ 3,400	\$ 71,400	25	\$ 2,300	\$ 172,500	100	\$ 1,800	\$ 540,000