

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		
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 County-2026 Land Value Analysis Residential Lots

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
085-080-000-004-00	1088 FERN LANE	11/30/2023	65000	WD	65000	74673	1327	11000	Improved	200	209.5	0.481	\$ 7	2758.835759	200 401	555/066	085-080-000-011-00	RESIDENTIAL	401		
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	42608	2842	10450	Improved	190	300	1.309	\$ 15	2171.122995	190 401	555/204		RESIDENTIAL	401		
025-070-000-501-03	5612 MILLER DR	5/15/2024	105000	WD	104700	114009	5395	14704	Improved	267.346667	77.968185	0.471	\$ 20	11454.35244	276.02 Back	557/201		General Residential	401	Back Lot	
018-140-000-078-00	10115 ADJUDAUMO 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		
032-028-000-501-02	6240 M65 NORTH	10/28/2024	160000	WD	160000	173851	12494	26345	Improved	479	0	0	\$ 26	#DIV/0!	479 401	560/342		Residential Backlots	401	BackLot Rate	
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	
043-109-000-577-00	208 WABEEK DRIVE	1/13/2025	42800	WD	42800	45270	4548	7018	Improved	155.94871	190	0.698	\$ 29	6515.759312	160 BACK	560/169		Residential Back Lots	401		
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	
032-005-000-510-00	13640 OLSEN ROAD	4/23/2024	115000	WD	111500	117463	11280	17243	Improved	313.5	0	0	\$ 36	#DIV/0!	313.5 401	556/960		Residential Backlots	401	BackLot Rate	
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	
043-107-000-502-00	425 GERONIMO ROAD	2/21/2025	3500	WD	3500	3509	3500	3509	Vacant	77.974355	190	0.349	\$ 45	10028.6533	80 BACK	560/711		Residential Back Lots	402		
043-085-000-026-01	349 WINYAH DR	8/21/2023	7000	WD	7000	7015	7000	7015	Vacant	155.884573	150	0.62	\$ 45	11290.32258	180 BACK	553/919		Residential Back Lots	402		
043-085-000-038-00	305 WINYAH DR	9/5/2024	2500	WD	2500	2338	2500	2338	Vacant	51.961524	150	0.207	\$ 48	12077.29469	60 BACK	558/671		Residential Back Lots	402		
043-095-000-151-00	313 WINYAH LAKE RD	8/20/2024	7500	WD	7500	11690	7500	7014	Improved	155.884572	450	0.621	\$ 48	12077.29469	180 BACK	558/424	043-095-000-152-00, 043	Residential Back Lots	402		
043-095-000-157-00	269 WINYAH LAKE RD	7/29/2024	5000	WD	5000	7014	5000	4676	Improved	103.923048	300	0.414	\$ 48	12077.29469	120 BACK	558/208	043-095-000-158-00	Residential Back Lots	402		
025-090-000-033-00	156 HAWKS RD	1/26/2024	5000	WD	5000	8250	5000	5500	Improved	100	300	0.344	\$ 50	14534.88372	100 Back	555/717	025-090-000-034-00	General Residential	402	Back 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	
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	31231	21727	22958	Improved	417.42	225.21001	2.158	\$ 52	10068.11863	417.42 401	554/200		RESIDENTIAL	401		
043-085-000-036-00	313 WINYAH DR	10/23/2024	2800	WD	2800	2338	2800	2338	Vacant	51.961524	150	0.207	\$ 54	13526.57005	60 BACK	559/250		Residential Back Lots	402		
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	54129	12311	11440	Improved	208	241	1.151	\$ 59	10695.91659	208 Back	554/130		General Residential	401	Back Lot	
043-085-000-039-00	301 WINYAH DR	6/22/2024	4500	WD	4500	3366	4500	3366	Vacant	74.810161	150	0.249	\$ 60	18072.28916	114.68 BACK	557/974		Residential Back Lots	402		
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	
032-032-000-765-03	13039 LONG RAPIDS ROA	7/30/2024	50000	PTA	50000	47613	11462	9075	Improved	165	0	0	\$ 69	#DIV/0!	165 401	558/226		Residential Backlots	401	BackLot Rate	
043-095-000-148-00	325 WINYAH LAKE RD	2/20/2025	4000	WD	4000	2572	4000	2572	Vacant	57.157677	150	0.227	\$ 70	17621.14537	66 BACK	560/669		Residential Back Lots	402		
043-040-000-016-00	6284 LONG RAPIDS RD	7/18/2023	5000	WD	5000	3889	5000	3889	Vacant	70.710678	150	0.344	\$ 71	14534.88372	100 BACK	553/443		Residential Back Lots	402		
043-105-000-451-00	130 CUSTER ROAD	10/30/2024	3750	WD	3750	2338	3750	2338	Vacant	51.961524	150	0.207	\$ 72	18115.94203	60 BACK	559/321		Residential Back Lots	402		
043-105-000-459-00	135 HOWARD ROAD	4/2/2024	3800	WD	3800	2338	3800	2338	Vacant	51.961524	150	0.207	\$ 73	18357.48792	60 BACK	556/691		Residential Back Lots	402		
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	
043-095-000-195-00	164 SITTING BULL RD	6/28/2024	4500	WD	4500	2572	4500	2572	Vacant	57.157677	150	0.227	\$ 79	19823.78855	66 BACK	557/723		Residential Back Lots	402		
033-038-000-001-00	12903 LONG RAPIDS ROA	1/9/2024	72000	LC	72000	66876	14199	9075	Improved	165	132	0.5	\$ 86	28398	165 401	555/474		Residential Backlots	401	BackLot Rate	
032-006-000-251-00	14711 CARR ROAD	2/12/2024	110000	WD	110000	99309	24441	13750	Improved	250	250	1.435	\$ 98	17032.05575	250 401	555/848		Residential Backlots	401	BackLot Rate	
043-107-000-509-01	397 GERONIMO ROAD	2/13/2025	220000	WD	220000	202264	32375	14639	Improved	325.304402	383.515	1.477	\$ 100	21919.43128	326.03 BACK	560/534	043-107-000-510-01	Residential Back Lots	401		
031-016-000-030-00	2835 ARTHUR ROAD	8/2/2024	175000	WD	175000	168528	13732	7260	Improved	132	0	0	\$ 104	#DIV/0!	132 401	558/242		Residential Backlots	401	BackLot Rate	
032-032-000-550-00	5205 GOHL ROAD	6/7/2024	143000	WD	143000	124499	36651	18150	Improved	330	0	0	\$ 111	#DIV/0!	330 401	557/509		Residential Backlots	401	BackLot Rate	
084-029-000-503-00	7662 WITT ROAD	1/28/2025	85000	WD	85000	70757	27993	13750	Improved	250	250	1.435	\$ 112	19507.31707	250 401	560/338		RESIDENTIAL	401		
084-026-000-005-02	M32 WEST	12/15/2023	85000	WD	85000	85400	18326	8938	Improved	162.5	375	0.697	\$ 113	26292.68293	162.5 401	555/241	084-026-000-025-00	RESIDENTIAL	402		
025-050-000-020-00	5343 FISHING SITE RD	7/14/2023	26000	WD	26000	23310	26000	11000	Improved	200	250	0.574	\$ 130	45296.16725	200 Back	553/421	025-050-000-021-00	General Residential	401	Back Lot	
082-024-000-380-00	4772 WERTH ROAD	8/2/2024	250000	WD	250000	223185	45887	19072	Improved	346.77	200	1.592	\$ 132	28823.49246	346.77 401	558/244		RESIDENTIAL	401		
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	
032-033-000-275-00	5581 M65 NORTH	6/16/2023	134000	WD	134000	123310	17895	7205	Improved	131	0	0	\$ 137	#DIV/0!	131 401	553/140		Residential Backlots	401	BackLot Rate	
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	
025-060-000-029-00	5472 FISHING SITE RD	8/7/2024	21500	WD	21500	10319	21500	8250	Improved	150	200	0.689	\$ 143	31204.64441	150 Back	558/370		General Residential	401	Back 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	
041-001-000-867-00	3262 LONG RAPIDS RD	6/23/2023	131000	WD	131000	120979	15744	5723	Improved	104.047976	318.38001	0.555	\$ 151	28367.56757	151 BACK	553/184		Residential Back Lots	401	</	

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 RI	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	45500	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	GLENNE 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, 01	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

Green Township-2026 Land Value Analysis Beaver Lake 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
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	252175	123658	82773	Improved	194.906667	490.699997	1.28	\$ 634	96607.8125	154.1	Beavr	553/010	025-080-000-214-00	Beaver Lake	401	Beaver LAKE
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	336778	106056	80834	Improved	92.593333	255.024994	0.626	\$ 1,145	169418.5304	63.89	Beavr	557/044		Beaver Lake	401	Beaver LAKE
													\$	890							
For 2026, use \$890/foot for Beaver Lake Frontage																					
025-080-000-184-00	280 BEAVER SHORES DR	8/17/2023	80000	WD	80000	56937	63896	27222	Improved	167	597.78003	1.146	\$ 383	55755.6719	167	Backl	553/914	025-080-000-185-00	Beaver Lake B 401		Lake BACK
025-081-000-123-00	191 PONDEROSA DR	4/24/2024	19000	WD	19000	41280	19000	26892	Improved	164.986666	600	1.076	\$ 115	17657.99257	182.48	Backl	557/866	025-081-000-124-00	Beaver Lake B 402		Lake BACK
025-081-000-194-00	300 PONDEROSA DR	8/11/2023	10000	WD	10000	14096	10000	14096	Vacant	86.48	311.209991	0.68	\$ 116	14705.88235	68.98	Backl	553/889		Beaver Lake B 402		Lake BACK
													\$	204	Avg of All						
													\$	116	Vacant						
For 2026, use \$200/foot for Beaver Lake Back Lot																					

Green Township-2026 Land Value Analysis Beaver Lake Frontage

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
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	252175	123658	82773	Improved	194.906667	490.699997	1.28	\$ 634	96607.8125	154.1	Beavr	553/010	025-080-000-214-00	Beaver Lake	401	Beaver LAKE
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	336778	106056	80834	Improved	92.593333	255.024994	0.626	\$ 1,145	169418.5304	63.89	Beavr	557/044		Beaver Lake	401	Beaver LAKE
													\$	890							
For 2026, use \$890/foot for Beaver Lake Frontage																					
025-080-000-184-00	280 BEAVER SHORES DR	8/17/2023	80000	WD	80000	56937	63896	27222	Improved	167	597.78003	1.146	\$ 383	55755.6719	167	Backl	553/914	025-080-000-185-00	Beaver Lake B 401		Lake BACK
025-081-000-123-00	191 PONDEROSA DR	4/24/2024	19000	WD	19000	41280	19000	26892	Improved	164.986666	600	1.076	\$ 115	17657.99257	182.48	Backl	557/866	025-081-000-124-00	Beaver Lake B 402		Lake BACK
025-081-000-194-00	300 PONDEROSA DR	8/11/2023	10000	WD	10000	14096	10000	14096	Vacant	86.48	311.209991	0.68	\$ 116	14705.88235	68.98	Backl	553/889		Beaver Lake B 402		Lake BACK
													\$	204	Avg of All						
													\$	116	Vacant						
For 2026, use \$200/foot for Beaver Lake Back Lot																					

Green Township-2026 Land Value Analysis Floodwater Frontage (Uses Alpena County River Study)

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	\$ 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	\$ 658	#DIV/0!	100.57	RIVER	558/987		River	401	River Frontage	
													\$	281								

For 2026, use \$280/river frontage

Alpena County-2026 Land Value Analysis River Frontage

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	\$ 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