

Alpena County- 2024 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class
031-009-000-765-06	3198 BEAN CREEK ROAD	9/16/2022	14000	WD	03-ARM'S LENGTH	14000	31829	14000	31829	Vacant	19.799	\$ 707	0	101	549/621	Agricultural	102
032-033-000-251-00	12703 MACARTHUR ROAD	6/10/2021	300000	WD	03-ARM'S LENGTH	300000	319226	86974	106200	Improved	80	\$ 1,087	0	101	542/288	Agricultural	101
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	03-ARM'S LENGTH	111000	117211	46205	52416	Improved	37.44	\$ 1,234	0	AG	547-200	401-Residential New	401
024-033-000-571-00	MANNING HILL RD	5/18/2022	50000	WD	03-ARM'S LENGTH	50000	58500	50000	58500	Vacant	40	\$ 1,250	0	101	548/815	General Agricultural	102
031-006-000-001-01	4742 GOHL ROAD	5/28/2021	50000	WD	03-ARM'S LENGTH	50000	56370	50000	56370	Vacant	38.05	\$ 1,314	0	101	541/925	Agricultural	102
082-028-000-010-02	7495 MARWEDE ROAD	3/24/2022	100000	WD	03-ARM'S LENGTH	100000	111696	100000	111696	Vacant	74.88	\$ 1,335	0	101	546/755	082-028-000 AGRICULTURE	102
042-009-000-901-00	DIETZ RD	6/29/2021	60000	OTH	21-NOT USED/OTHE	60000	57000	60000	57000	Vacant	40	\$ 1,500	0	101	542/465	Agricultural	102
082-022-000-251-00	6672 WERTH ROAD	10/12/2021	225000	WD	03-ARM'S LENGTH	225000	219420	225000	219420	Vacant	150	\$ 1,500	0	101	544/332	AGRICULTURE	101
042-009-000-450-00	S BOLTON RD	7/27/2021	25500	WD	03-ARM'S LENGTH	25500	26433	25500	26433	Vacant	16.75	\$ 1,522	0	101	543/078	Agricultural	102
013-021-000-310-00	FRENCH RD	11/23/2021	30000	WD	03-ARM'S LENGTH	30000	32340	30000	32340	Vacant	19.6	\$ 1,531	0	AG	545/14	AGRICULTURE	402
083-022-000-350-00	BEAN CREEK ROAD	12/14/2021	192000	WD	03-ARM'S LENGTH	192000	177000	192000	177000	Vacant	120.001	\$ 1,600	0	101	545/313	AGRICULTURE	102
023-031-000-351-00	8167 M65 S	10/27/2022	334645	WD	03-ARM'S LENGTH	334645	302409	209991	177755	Improved	122.69	\$ 1,712	0	101	550/234	General Agricultural	101
042-025-000-225-00	6510 HAKEN RD	9/2/2021	375000	WD	03-ARM'S LENGTH	375000	419037	240153	179595	Improved	124.55	\$ 1,928	0	401	544/545	042-025-000 Agricultural	401
042-033-000-571-00	5650 DIETZ ROAD	3/4/2022	70000	WD	03-ARM'S LENGTH	70000	51180	70000	51180	Vacant	35	\$ 2,000	0	101	546/548	Agricultural	101
082-015-000-501-00	LEECK ROAD	12/7/2022	100000	WD	03-ARM'S LENGTH	100000	71626	100000	71626	Vacant	50	\$ 2,000	0	101	550/798	AGRICULTURE	102
022-032-000-321-04		5/20/2021	44000	WD	03-ARM'S LENGTH	44000	33774	44000	33774	Vacant	21.36	\$ 2,060	0	101	541/797	General Agricultural	102
081-013-000-251-00	10599 NAPPERS ROAD	5/27/2022	1300000	WD	19-MULTI PARCEL AI	1300000	1467717	930014	636616	Improved	432.22	\$ 2,152	8296	101	548/516	081-013-000 AGRICULTURE	101
082-028-000-251-03	MARWEDE ROAD	7/8/2022	180000	WD	03-ARM'S LENGTH	180000	89015	180000	89015	Vacant	60	\$ 3,000	0	101	548/621	AGRICULTURE	102
024-029-000-271-00	14055 PARK RD	11/11/2021	277000	WD	03-ARM'S LENGTH	277000	147735	211307	82042	Improved	59	\$ 3,581	0	101	544/808	024-020-000 General Agricultural	101
013-020-000-030-00	7870 FRENCH RD	5/13/2022	159400	WD	03-ARM'S LENGTH	159400	78031	133057	51688	Improved	36.92	\$ 3,604	1053.5	AG	548-205	013-020-000 401-Residential New	101
023-009-000-251-00	4120 EVANS RD	8/26/2022	200000	WD	03-ARM'S LENGTH	200000	154386	76180	30566	Improved	20	\$ 3,809	0	101	549/328	General Agricultural	101
												\$ 1,925				Avg of All	
												\$ 1,640				Avg of Vacant	
												\$ 1,844				40 Acre Parcels, Vacant	
												\$ 1,550				80+ Acre Parcels, Vacant	

**2024 Assessment Roll Acreage Table**  
**Alpena County**  
**AG Acreage**  
General Acreage - Residential

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

**Agricultural Acreage Conclusions**

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

Enter Percenatge:

Enter Minimum:  
\$ 1,500



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



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

Alpena County- 2024 Land Value Analysis Commercial Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	ResRate	Percentage	Rate1
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	03-ARM'S LENGTH	190000	169922	40156	20078	Improved	97.943333	158.964996	0.357	\$ 112,482	98.24	WTRTB	578/991		Thunder Bay River	401	\$ 11,000	1023%	
025-444-000-005-00	20915 E RIVERSIDE DR	9/2/2021	249950	WD	14-INTO/OUT OF TRI	249950	211580	65565	27195	Improved	102.623333	175.089996	0.412	\$ 159,138	102.76	River	543/800		Rivers - Thunder Bay	401	\$ 11,000	1447%	River Rate
021-017-000-375-00	5688 EMILS LANDING R	6/24/2021	230000	WD	03-ARM'S LENGTH	220000	128319	118181	26500	Improved	100	355.279999	0.816	\$ 144,830	100	Flood	542/374		Floodwaters	401	\$ 11,000	1317%	Floodwaters
002-036-000-310-02	7009 M33	8/20/2021	91000	WD	03-ARM'S LENGTH	91000	75757	29539	14296	Improved	144.4	289.700012	0.94	\$ 31,424	150.6	WTRCR	574/817		Creek Frontage	401	\$ 11,000	286%	
033-010-000-001-45		12/8/2022	18000	WD	03-ARM'S LENGTH	18000	31591	18000	31591	Vacant	119.21	405.589996	0.99	\$ 18,182	144.99	RIVER	550/877		River	402	\$ 11,000	165%	River Frontage
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	03-ARM'S LENGTH	113500	107658	46934	26156	Improved	264.2	342.150002	0.995	\$ 47,170	248	WTRCR	581/968	002-060-0	Creek Frontage	401	\$ 11,000	429%	
002-034-000-080-00	16280 SCHMALLERS	1/12/2022	150000	WD	03-ARM'S LENGTH	150000	116751	71789	38540	Improved	188	250	1.132	\$ 63,418	169.5	WTRTB	577/208		Thunder Bay River	401	\$ 11,000	577%	
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	03-ARM'S LENGTH	18750	41428	18750	41428	Vacant	156.333333	475	1.494	\$ 12,550	195	RIVER	550/082		River	402	\$ 8,000	157%	River Frontage
002-018-000-025-04		9/13/2021	55000	WD	03-ARM'S LENGTH	55000	95760	55000	90822	Improved	443.033333	164.300003	1.646	\$ 33,414	456.2	WATER	575/106		Thunder Bay River	401	\$ 8,000	418%	
														\$	34,360	Avg of Box				338%	Avg of Box		
														\$	15,366	Avg of Vacant							
														\$	37,180	Res 1 Acre Rate x 338%							
														\$	28,969	Avg of above 3 values							
For 2024, use \$25,000 as Water Acre Site Value Minimum																							
043-045-000-039-00	4823 LONG RAPIDS RD	8/12/2022	159900	WD	03-ARM'S LENGTH	159900	166919	26335	33354	Improved	130.8	746.599976	2.11	\$ 12,481	146.2	LAKEW	549/104		Lake Winyah	401	\$ 6,500	192%	
002-036-000-300-00	7165 M33	7/12/2021	170000	WD	03-ARM'S LENGTH	170000	147285	72050	49335	Improved	0	0	9.1	\$ 7,918	0	WTRCR	574/016		Creek Frontage	401	\$ 2,400	330%	
022-020-000-071-00	19380 BURNS BLVD	7/27/2021	163500	WD	03-ARM'S LENGTH	161300	196966	28619	64285	Improved	0	0	9.7	\$ 2,950	0	River	542/957		Rivers - Thunder Bay	401	\$ 2,400	123%	
041-004-000-111-01	4855 SANDALL RD	7/12/2021	55000	LC	03-ARM'S LENGTH	55000	87562	33857	66419	Improved	0	0	10.6	\$ 3,194	0	LAKEW	542/661		Lake Winyah	401	\$ 2,342	136%	
021-007-000-871-00	4900 EMILS LANDING R	11/16/2021	405000	WD	03-ARM'S LENGTH	405000	445927	53751	94678	Improved	0	0	19.697	\$ 2,729	0	Flood	544/974		Floodwaters	401	\$ 1,829	149%	
032-036-000-751-00	9141 FOREST LANE	9/14/2021	110000	WD	03-ARM'S LENGTH	109500	74614	102209	67323	Improved	0	0	27.23	\$ 3,754	0	RIVER	543/860		River	401	\$ 1,900	198%	
002-018-000-430-00	10445 SAVITSKY	12/18/2021	220000	WD	14-INTO/OUT OF TRI	220000	257434	143038	180472	Improved	0	0	46.06	\$ 3,105	0	WTRCR	577/029		Creek Frontage	401	\$ 1,570	198%	
189%																							

For 2024, use 189% of residential acre rate for Alpena County Water Acre Rate

Alpena County- 2024 Land Value Analysis Industrial Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class	Rate Group 1		
043-109-000-570-00	114 WABEEK COURT	10/12/2021	5500	WD	03-ARM'S LENGTH	5500	21107	5500	12710	Improved	317.727576	663.265014	1.958	\$ 17	134.89	BACK	544/474	043-109-000	Residential Back Lots	402			
042-028-000-637-00	6173 YUKER RD	2/17/2022	117000	WD	03-ARM'S LENGTH	117000	125627	3973	12600	Improved	200	300	1.377	\$ 20	200	BACK	546/276		Residential Back Lots	401			
043-105-000-414-00	136 BOONE ROAD	10/22/2021	2500	WD	03-ARM'S LENGTH	2500	4157	2500	4157	Vacant	103.923048	150	0.413	\$ 24	120	BACK	544/528		Residential Back Lots	402			
043-095-000-171-00	213 WINYAH LAKE RD	4/26/2022	4000	WD	03-ARM'S LENGTH	4000	10390	4000	6234	Improved	155.884572	450	0.621	\$ 26	180	BACK	547/523	043-095-000	Residential Back Lots	402			
033-037-000-202-01	2156 M65 NORTH	11/2/2022	3500	WD	03-ARM'S LENGTH	3500	12474	3500	8316	Improved	132	264	0.4	\$ 27	132	401	550/302	033-037-000	Residential Backlots	402	BackLot Rate		
042-006-000-863-00	8026 MAPLE LANE RD	8/31/2021	58000	WD	03-ARM'S LENGTH	54500	59816	5595	10911	Improved	173.194611	208	0.993	\$ 32	208	BACK	543/622		Residential Back Lots	401			
043-105-000-382-00	147 HICKOCK ROAD	1/14/2022	25000	WD	03-ARM'S LENGTH	25000	25572	4106	4678	Improved	116.959618	150	0.46	\$ 35	137.79	BACK	545/917		Residential Back Lots	401			
043-135-000-035-00	8100 SIMMONS ROAD	10/11/2022	5000	WD	03-ARM'S LENGTH	5000	8075	5000	8075	Vacant	128.168501	121.900002	0.562	\$ 39	201.6	BACK	550/032		Residential Back Lots	402			
032-033-000-280-00	2368 CHURCH ROAD	7/2/2021	35000	LC	21-NOT USED/OTHER	35000	38006	5310	8316	Improved	132	131	0.397	\$ 40	132	401	542/515		Residential Backlots	401	BackLot Rate		
033-038-000-001-00	12903 LONG RAPIDS ROAD	12/13/2021	55000	WD	03-ARM'S LENGTH	55000	58377	7018	10395	Improved	165	132	0.5	\$ 43	165	401	545/320		Residential Backlots	401	BackLot Rate		
032-032-000-065-00	13028 LONG RAPIDS ROAD	12/12/2022	135000	WD	03-ARM'S LENGTH	135000	153480	15855	19782	Improved	314	373	1.608	\$ 50	314	401	550/823	032-032-000	Residential Backlots	401	BackLot Rate		
043-095-000-230-00	248 GERONIMO RD	7/25/2022	9000	WD	03-ARM'S LENGTH	9000	6353	9000	6353	Vacant	158.830257	146.513947	0.62	\$ 57	188.44	BACK	548/813		Residential Back Lots	402			
043-105-000-369-00	135 KEMNITZ ROAD	8/17/2021	3000	WD	03-ARM'S LENGTH	3000	2078	3000	2078	Vacant	51.961524	150	0.207	\$ 58	60	BACK	543/315		Residential Back Lots	402			
033-010-000-001-50		1/18/2022	9900	WD	03-ARM'S LENGTH	9900	10897	9900	10897	Vacant	150	240	1.029	\$ 66	150	401	545/830		Residential Backlots	402	BackLot Rate		
043-095-000-294-00	265 GERONIMO RD	9/10/2021	3500	WD	03-ARM'S LENGTH	3500	2078	3500	2078	Vacant	51.961524	150	0.207	\$ 67	60	BACK	543/806		Residential Back Lots	402			
041-001-000-563-00	3814 LONG RAPIDS RD	6/30/2022	150000	WD	03-ARM'S LENGTH	150000	149500	4368	3868	Improved	61.390146	201	0.346	\$ 71	75	BACK	548/474		Residential Back Lots	401			
021-017-000-023-00	20037 PALMATEER RD	12/21/2021	170000	WD	03-ARM'S LENGTH	170000	166512	22388	18900	Improved	300	220	1.515	\$ 75	300	Back	545/589		General Residential	401	Back Lot		
033-037-000-005-00	2214 M65 NORTH	6/24/2021	25000	WD	03-ARM'S LENGTH	25000	24221	4937	4158	Improved	66	0	0	\$ 75	66	401	542/346		Residential Backlots	401	BackLot Rate		
025-050-000-020-00	5343 FISHING SITE RD	6/16/2021	15000	WD	03-ARM'S LENGTH	15000	25850	15000	12600	Improved	200	250	0.574	\$ 75	200	Back	542/259	025-050-000	General Residential	401	Back Lot		
025-070-000-411-00	MILLER DR	9/30/2021	7000	WD	21-NOT USED/OTHER	7000	4618	7000	4618	Vacant	93.3	100	0.218	\$ 75	89.95	Back	544/087		General Residential	402	Back Lot		
032-022-000-510-00	7469 M65 NORTH	3/31/2023	109650	WD	03-ARM'S LENGTH	109650	107944	10022	8316	Improved	132	0	0	\$ 76	132	401	551/949		Residential Backlots	401	BackLot Rate		
042-007-000-263-00	8713 MAPLE LANE RD	9/9/2021	63200	WD	03-ARM'S LENGTH	63200	60824	13287	10911	Improved	173.194611	208	0.993	\$ 77	208	BACK	543/751		Residential Back Lots	401			
025-070-000-414-00	JOHN ARTHUR ST	9/30/2021	4000	WD	21-NOT USED/OTHER	4000	3150	4000	3150	Vacant	50	100	0.115	\$ 80	50	Back	544/086		General Residential	402	Back Lot		
033-037-000-007-00	2222 M65 NORTH	12/28/2022	34000	WD	03-ARM'S LENGTH	34000	32344	5814	4158	Improved	66	0	0	\$ 88	66	401	551/023		Residential Backlots	401	BackLot Rate		
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	03-ARM'S LENGTH	66000	56453	25297	15750	Improved	250	200	1.148	\$ 101	250	401	548/510		Residential Backlots	401	BackLot Rate		
042-031-000-453-00	8121 LONG RAPIDS ROAD	7/22/2021	135000	WD	03-ARM'S LENGTH	135000	130412	48451	29206	Improved	463.586414	804.825012	3.698	\$ 105	400.41	BACK	542/898	042-031-000	Residential Back Lots	401			
025-070-000-313-00	FISHING SITE RD	9/7/2021	5750	WD	03-ARM'S LENGTH	5750	3150	5750	3150	Vacant	50	100	0.115	\$ 115	50	Back	543/801		General Residential	402	Back Lot		
041-003-000-070-00	4918 LONG RAPIDS RD	7/23/2021	110000	WD	03-ARM'S LENGTH	110000	103677	12999	6676	Improved	105.974225	248.964996	0.665	\$ 123	116.33	BACK	542/925		Residential Back Lots	401			
033-037-000-001-00	2194 M65 NORTH	2/2/2023	25000	WD	03-ARM'S LENGTH	25000	21437	7259	3696	Improved	58.666667	148	0.212	\$ 124	51	401	551/325		Residential Backlots	401	BackLot Rate		
														\$ 64								Avg of All	
														\$ 65									Avg of Vacant

2024, use \$65/foot for industrial lots





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

3054

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

4054

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

Alpena County- 2024 Land Value Analysis Industrial Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	ResRate	Percentage	Rate1
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	03-ARM'S LENGTH	190000	169922	40156	20078	Improved	97.943333	158.964996	0.357	\$ 112,482	98.24	WTRTB	578/991		Thunder Bay River	401	\$ 11,000	1023%	
025-444-000-005-00	20915 E RIVERSIDE DR	9/2/2021	249950	WD	14-INTO/OUT OF TRI	249950	211580	65565	27195	Improved	102.623333	175.089996	0.412	\$ 159,138	102.76	River	543/800		Rivers - Thunder Bay	401	\$ 11,000	1447%	River Rate
021-017-000-375-00	5688 EMILS LANDING R	6/24/2021	230000	WD	03-ARM'S LENGTH	220000	128319	118181	26500	Improved	100	355.279999	0.816	\$ 144,830	100	Flood	542/374		Floodwaters	401	\$ 11,000	1317%	Floodwaters
002-036-000-310-02	7009 M33	8/20/2021	91000	WD	03-ARM'S LENGTH	91000	75757	29539	14296	Improved	144.4	289.700012	0.94	\$ 31,424	150.6	WTRCR	574/817		Creek Frontage	401	\$ 11,000	286%	
033-010-000-001-45	10471 STURGIS	12/8/2022	18000	WD	03-ARM'S LENGTH	18000	31591	18000	31591	Vacant	119.21	405.589996	0.99	\$ 18,182	144.99	RIVER	550/877		River	402	\$ 11,000	165%	River Frontage
002-060-000-028-00	16280 SCHMALLERS	8/1/2022	113500	WD	03-ARM'S LENGTH	113500	107658	46934	26156	Improved	264.2	342.150002	0.995	\$ 47,170	248	WTRCR	581/968	002-060-0	Creek Frontage	401	\$ 11,000	429%	
002-034-000-080-00	16280 SCHMALLERS	1/12/2022	150000	WD	03-ARM'S LENGTH	150000	116751	71789	38540	Improved	188	250	1.132	\$ 63,418	169.5	WTRTB	577/208		Thunder Bay River	401	\$ 11,000	577%	
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	03-ARM'S LENGTH	18750	41428	18750	41428	Vacant	156.333333	475	1.494	\$ 12,550	195	RIVER	550/082		River	402	\$ 8,000	157%	River Frontage
002-018-000-025-04		9/13/2021	55000	WD	03-ARM'S LENGTH	55000	95760	55000	90822	Improved	443.033333	164.300003	1.646	\$ 33,414	456.2	WATER	575/106		Thunder Bay River	401	\$ 8,000	418%	
														\$ 34,360	Avg of Box				338% Avg of Box				
														\$ 15,366	Avg of Vacant								
														\$ 37,180	Res 1 Acre Rate x 338%								
														\$ 28,969	Avg of above 3 values								
For 2024, use \$25,000 as Water Acre Site Value Minimum																							
043-045-000-039-00	4823 LONG RAPIDS RD	8/12/2022	159900	WD	03-ARM'S LENGTH	159900	166919	26335	33354	Improved	130.8	746.599976	2.11	\$ 12,481	146.2	LAKEW	549/104		Lake Winyah	401	\$ 6,500	192%	
002-036-000-300-00	7165 M33	7/12/2021	170000	WD	03-ARM'S LENGTH	170000	147285	72050	49335	Improved	0	0	9.1	\$ 7,918	0	WTRCR	574/016		Creek Frontage	401	\$ 2,400	330%	
022-020-000-071-00	19380 BURNS BLVD	7/27/2021	163500	WD	03-ARM'S LENGTH	161300	196966	28619	64285	Improved	0	0	9.7	\$ 2,950	0	River	542/957		Rivers - Thunder Bay	401	\$ 2,400	123%	
041-004-000-111-01	4855 SANDALL RD	7/12/2021	55000	LC	03-ARM'S LENGTH	55000	87562	33857	66419	Improved	0	0	10.6	\$ 3,194	0	LAKEW	542/661		Lake Winyah	401	\$ 2,342	136%	
021-007-000-871-00	4900 EMILS LANDING R	11/16/2021	405000	WD	03-ARM'S LENGTH	405000	445927	53751	94678	Improved	0	0	19.697	\$ 2,729	0	Flood	544/974		Floodwaters	401	\$ 1,829	149%	
032-036-000-751-00	9141 FOREST LANE	9/14/2021	110000	WD	03-ARM'S LENGTH	109500	74614	102209	67323	Improved	0	0	27.23	\$ 3,754	0	RIVER	543/860		River	401	\$ 1,900	198%	
002-018-000-430-00	10445 SAVITSKY	12/18/2021	220000	WD	14-INTO/OUT OF TRI	220000	257434	143038	180472	Improved	0	0	46.06	\$ 3,105	0	WTRCR	577/029		Creek Frontage	401	\$ 1,570	198%	
189%																							

For 2024, use 189% of residential acre rate for Alpena County Water Acre Rate



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





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

**2024 Assessment Roll Acreage Table  
Alpena County  
RESIDENTIAL PROPERTY**

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

No direct sales average, using higher/lower category

**2023 Assessment Roll Acreage Table**

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

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

Alpena County- 2024 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class	Rate Group 1		
043-109-000-570-00	114 WABEEK COURT	10/12/2021	5500	WD	03-ARM'S LENGTH	5500	21107	5500	12710	Improved	317.727576	663.265014	1.958	\$ 17	134.89	BACK	544/474	043-109-000	Residential Back Lots	402			
042-028-000-637-00	6173 YUKER RD	2/17/2022	117000	WD	03-ARM'S LENGTH	117000	125627	3973	12600	Improved	200	300	1.377	\$ 20	200	BACK	546/276		Residential Back Lots	401			
043-105-000-414-00	136 BOONE ROAD	10/22/2021	2500	WD	03-ARM'S LENGTH	2500	4157	2500	4157	Vacant	103.923048	150	0.413	\$ 24	120	BACK	544/528		Residential Back Lots	402			
043-095-000-171-00	213 WINYAH LAKE RD	4/26/2022	4000	WD	03-ARM'S LENGTH	4000	10390	4000	6234	Improved	155.884572	450	0.621	\$ 26	180	BACK	547/523	043-095-000	Residential Back Lots	402			
033-037-000-202-01	2156 M6S NORTH	11/2/2022	3500	WD	03-ARM'S LENGTH	3500	12474	3500	8316	Improved	132	264	0.4	\$ 27	132	401	550/302	033-037-000	Residential Backlots	402	BackLot Rate		
042-006-000-863-00	8026 MAPLE LANE RD	8/31/2021	58000	WD	03-ARM'S LENGTH	54500	59816	5595	10911	Improved	173.194611	208	0.993	\$ 32	208	BACK	543/622		Residential Back Lots	401			
043-105-000-382-00	147 HICKOCK ROAD	1/14/2022	25000	WD	03-ARM'S LENGTH	25000	25572	4106	4678	Improved	116.959618	150	0.46	\$ 35	137.79	BACK	545/917		Residential Back Lots	401			
043-135-000-035-00	8100 SIMMONS ROAD	10/11/2022	5000	WD	03-ARM'S LENGTH	5000	8075	5000	8075	Vacant	128.168501	121.900002	0.562	\$ 39	201.6	BACK	550/032		Residential Back Lots	402			
032-033-000-280-00	2368 CHURCH ROAD	7/2/2021	35000	LC	21-NOT USED/OTHER	35000	38006	5310	8316	Improved	132	131	0.397	\$ 40	132	401	542/515		Residential Backlots	401	BackLot Rate		
033-038-000-001-00	12903 LONG RAPIDS ROAD	12/13/2021	55000	WD	03-ARM'S LENGTH	55000	58377	7018	10395	Improved	165	132	0.5	\$ 43	165	401	545/320		Residential Backlots	401	BackLot Rate		
032-032-000-065-00	13028 LONG RAPIDS ROAD	12/12/2022	135000	WD	03-ARM'S LENGTH	135000	153480	15855	19782	Improved	314	373	1.608	\$ 50	314	401	550/823	032-032-000	Residential Backlots	401	BackLot Rate		
043-095-000-230-00	248 GERONIMO RD	7/25/2022	9000	WD	03-ARM'S LENGTH	9000	6353	9000	6353	Vacant	158.830257	146.513947	0.62	\$ 57	188.44	BACK	548/813		Residential Back Lots	402			
043-105-000-369-00	135 KEMNITZ ROAD	8/17/2021	3000	WD	03-ARM'S LENGTH	3000	2078	3000	2078	Vacant	51.961524	150	0.207	\$ 58	60	BACK	543/315		Residential Back Lots	402			
033-010-000-001-50		1/18/2022	9900	WD	03-ARM'S LENGTH	9900	10897	9900	10897	Vacant	150	240	1.029	\$ 66	150	401	545/830		Residential Backlots	402	BackLot Rate		
043-095-000-294-00	265 GERONIMO RD	9/10/2021	3500	WD	03-ARM'S LENGTH	3500	2078	3500	2078	Vacant	51.961524	150	0.207	\$ 67	60	BACK	543/806		Residential Back Lots	402			
041-001-000-563-00	3814 LONG RAPIDS RD	6/30/2022	150000	WD	03-ARM'S LENGTH	150000	149500	4368	3868	Improved	61.390146	201	0.346	\$ 71	75	BACK	548/474		Residential Back Lots	401			
021-017-000-023-00	20037 PALMATEER RD	12/21/2021	170000	WD	03-ARM'S LENGTH	170000	166512	22388	18900	Improved	300	220	1.515	\$ 75	300	Back	545/589		General Residential	401	Back Lot		
033-037-000-005-00	2214 M6S NORTH	6/24/2021	25000	WD	03-ARM'S LENGTH	25000	24221	4937	4158	Improved	66	0	0	\$ 75	66	401	542/346		Residential Backlots	401	BackLot Rate		
025-050-000-020-00	5343 FISHING SITE RD	6/16/2021	15000	WD	03-ARM'S LENGTH	15000	25850	15000	12600	Improved	200	250	0.574	\$ 75	200	Back	542/259	025-050-000	General Residential	401	Back Lot		
025-070-000-411-00	MILLER DR	9/30/2021	7000	WD	21-NOT USED/OTHER	7000	4618	7000	4618	Vacant	93.3	100	0.218	\$ 75	89.95	Back	544/087		General Residential	402	Back Lot		
032-022-000-510-00	7469 M6S NORTH	3/31/2023	109650	WD	03-ARM'S LENGTH	109650	107944	10022	8316	Improved	132	0	0	\$ 76	132	401	551/949		Residential Backlots	401	BackLot Rate		
042-007-000-263-00	8713 MAPLE LANE RD	9/9/2021	63200	WD	03-ARM'S LENGTH	63200	60824	13287	10911	Improved	173.194611	208	0.993	\$ 77	208	BACK	543/751		Residential Back Lots	401			
025-070-000-414-00	JOHN ARTHUR ST	9/30/2021	4000	WD	21-NOT USED/OTHER	4000	3150	4000	3150	Vacant	50	100	0.115	\$ 80	50	Back	544/086		General Residential	402	Back Lot		
033-037-000-007-00	2222 M6S NORTH	12/28/2022	34000	WD	03-ARM'S LENGTH	34000	32344	5814	4158	Improved	66	0	0	\$ 88	66	401	551/023		Residential Backlots	401	BackLot Rate		
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	03-ARM'S LENGTH	66000	56453	25297	15750	Improved	250	200	1.148	\$ 101	250	401	548/510		Residential Backlots	401	BackLot Rate		
042-031-000-453-00	8121 LONG RAPIDS ROAD	7/22/2021	135000	WD	03-ARM'S LENGTH	135000	130412	48451	29206	Improved	463.586414	804.825012	3.698	\$ 105	400.41	BACK	542/898	042-031-000	Residential Back Lots	401			
025-070-000-313-00	FISHING SITE RD	9/7/2021	5750	WD	03-ARM'S LENGTH	5750	3150	5750	3150	Vacant	50	100	0.115	\$ 115	50	Back	543/801		General Residential	402	Back Lot		
041-003-000-070-00	4918 LONG RAPIDS RD	7/23/2021	110000	WD	03-ARM'S LENGTH	110000	103677	12999	6676	Improved	105.974225	248.964996	0.665	\$ 123	116.33	BACK	542/925		Residential Back Lots	401			
033-037-000-001-00	2194 M6S NORTH	2/2/2023	25000	WD	03-ARM'S LENGTH	25000	21437	7259	3696	Improved	58.666667	148	0.212	\$ 124	51	401	551/325		Residential Backlots	401	BackLot Rate		
														\$ 64								Avg of All	
														\$ 65									Avg of Vacant

2024, use \$65/foot for residential back lots

Maple Ridge Township- 2024 Land Value Analysis Backlots Thunder Bay Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class		
043-095-000-171-00	213 WINYAH LAKE RD	4/26/2022	4000	WD	03-ARM'S LENGTH	4000	10390	4000	6234	Improved	155.884572	450	0.621	\$ 26	6441.223833	180	BACK	547/523	043-095-000	Residential Back Lots	402		
043-095-000-230-00	248 GERONIMO RD	7/25/2022	9000	WD	03-ARM'S LENGTH	9000	6353	9000	6353	Vacant	158.830257	146.514	0.62	\$ 57	14516.12903	188.44	BACK	548/813		Residential Back Lots	402		
043-095-000-294-00	265 GERONIMO RD	9/10/2021	3500	WD	03-ARM'S LENGTH	3500	2078	3500	2078	Vacant	51.961524	150	0.207	\$ 67	16908.21256	60	BACK	543/806		Residential Back Lots	402		
043-105-000-369-00	135 KEMNITZ ROAD	8/17/2021	3000	WD	03-ARM'S LENGTH	3000	2078	3000	2078	Vacant	51.961524	150	0.207	\$ 58	14492.75362	60	BACK	543/315		Residential Back Lots	402		
043-105-000-382-00	147 HICKOCK ROAD	1/14/2022	25000	WD	03-ARM'S LENGTH	25000	25572	4106	4678	Improved	116.959618	150	0.46	\$ 35	8926.086957	137.79	BACK	545/917		Residential Back Lots	401		
043-105-000-414-00	136 BOONE ROAD	10/22/2021	2500	WD	03-ARM'S LENGTH	2500	4157	2500	4157	Vacant	103.923048	150	0.413	\$ 24	6053.268765	120	BACK	544/528		Residential Back Lots	402		
043-109-000-570-00	114 WABEEK COURT	10/12/2021	5500	WD	03-ARM'S LENGTH	5500	21107	5500	12710	Improved	317.727576	663.265	1.958	\$ 17	2808.988764	134.89	BACK	544/474	043-109-000	Residential Back Lots	402		
														\$	41								
														\$	51								

2024, Use \$50/foot fo TB Sub Lots

Maple Ridge Township- 2024 Land Value Analysis Lake Winyah

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par	Land Table	Class
043-045-000-039-00	4823 LONG RAPIDS RD	8/12/2022	159900	WD	03-ARM'S LENGTH	159900	166919	26335	33354	Improved	130.8	746.599976	2.11	\$ 201	12481.04265	146.2	LAKEW	549/104		Lake Winyah	401
043-045-000-039-00	4823 LONG RAPIDS RD	5/14/2021	136900	WD	03-ARM'S LENGTH	136900	166919	3335	33354	Improved	130.8	746.599976	2.11	\$ 25	1580.56872	146.2	LAKEW	541/710		Lake Winyah	401
043-045-000-046-00	4593 LONG RAPIDS RD	12/30/2021	339900	WD	03-ARM'S LENGTH	339900	270523	154377	85000	Improved	333.333333	250	1.722	\$ 463	89649.82578	400	LAKEW	545/481		Lake Winyah	401
043-045-000-048-00	4507 LONG RAPIDS RD	9/13/2021	237500	WD	03-ARM'S LENGTH	237500	187407	84501	34408	Improved	134.933333	248	0.718	\$ 626	117689.415	152.4	LAKEW	543/788		Lake Winyah	401
														\$ 329	Avg of All						
														\$ 430	Avg of Sales 1, 3, 4						
														\$ 332	Avg of Mid Sales # 1 & 3						
														\$ 255	2023 Rate						
															For 2024, use \$332/foot on Lake Winyah						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par	Land Table	Class
041-004-000-111-01	4855 SANDALL RD	7/12/2021	55000	LC	03-ARM'S LENGTH	55000	87562	33857	66419	Improved	0	0	10.6	#DIV/0!	3194.056604	0	LAKEW	542/661		Lake Winyah	401

Alpena County- 2024 Land Value Analysis Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	ResRate	Percentage	Rate1
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	03-ARM'S LENGTH	190000	169922	40156	20078	Improved	97.943333	158.964996	0.357	\$ 112,482	98.24	WTRTB	578/991		Thunder Bay River	401	\$ 11,000	1023%	
025-444-000-005-00	20915 E RIVERSIDE DR	9/2/2021	249950	WD	14-INTO/OUT OF TRI	249950	211580	65565	27195	Improved	102.623333	175.089996	0.412	\$ 159,138	102.76	River	543/800		Rivers - Thunder Bay	401	\$ 11,000	1447%	River Rate
021-017-000-375-00	5688 EMILS LANDING R	6/24/2021	230000	WD	03-ARM'S LENGTH	220000	128319	118181	26500	Improved	100	355.279999	0.816	\$ 144,830	100	Flood	542/374		Floodwaters	401	\$ 11,000	1317%	Floodwaters
002-036-000-310-02	7009 M33	8/20/2021	91000	WD	03-ARM'S LENGTH	91000	75757	29539	14296	Improved	144.4	289.700012	0.94	\$ 31,424	150.6	WTRCR	574/817		Creek Frontage	401	\$ 11,000	286%	
033-010-000-001-45		12/8/2022	18000	WD	03-ARM'S LENGTH	18000	31591	18000	31591	Vacant	119.21	405.589996	0.99	\$ 18,182	144.99	RIVER	550/877		River	402	\$ 11,000	165%	River Frontage
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	03-ARM'S LENGTH	113500	107658	46934	26156	Improved	264.2	342.150002	0.995	\$ 47,170	248	WTRCR	581/968	002-060-0	Creek Frontage	401	\$ 11,000	429%	
002-034-000-080-00	16280 SCHMALLERS	1/12/2022	150000	WD	03-ARM'S LENGTH	150000	116751	71789	38540	Improved	188	250	1.132	\$ 63,418	169.5	WTRTB	577/208		Thunder Bay River	401	\$ 11,000	577%	
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	03-ARM'S LENGTH	18750	41428	18750	41428	Vacant	156.333333	475	1.494	\$ 12,550	195	RIVER	550/082		River	402	\$ 8,000	157%	River Frontage
002-018-000-025-04		9/13/2021	55000	WD	03-ARM'S LENGTH	55000	95760	55000	90822	Improved	443.033333	164.300003	1.646	\$ 33,414	456.2	WATER	575/106		Thunder Bay River	401	\$ 8,000	418%	
														\$	34,360	Avg of Box				338%	Avg of Box		
														\$	15,366	Avg of Vacant							
														\$	37,180	Res 1 Acre Rate x 338%							
														\$	28,969	Avg of above 3 values							
For 2024, use \$25,000 as Water Acre Site Value Minimum																							
043-045-000-039-00	4823 LONG RAPIDS RD	8/12/2022	159900	WD	03-ARM'S LENGTH	159900	166919	26335	33354	Improved	130.8	746.599976	2.11	\$ 12,481	146.2	LAKIEW	549/104		Lake Winyah	401	\$ 6,500	192%	
002-036-000-300-00	7165 M33	7/12/2021	170000	WD	03-ARM'S LENGTH	170000	147285	72050	49335	Improved	0	0	9.1	\$ 7,918	0	WTRCR	574/016		Creek Frontage	401	\$ 2,400	330%	
022-020-000-071-00	19380 BURNS BLVD	7/27/2021	163500	WD	03-ARM'S LENGTH	161300	196966	28619	64285	Improved	0	0	9.7	\$ 2,950	0	River	542/957		Rivers - Thunder Bay	401	\$ 2,400	123%	
041-004-000-111-01	4855 SANDALL RD	7/12/2021	55000	LC	03-ARM'S LENGTH	55000	87562	33857	66419	Improved	0	0	10.6	\$ 3,194	0	LAKIEW	542/661		Lake Winyah	401	\$ 2,342	136%	
021-007-000-871-00	4900 EMILS LANDING R	11/16/2021	405000	WD	03-ARM'S LENGTH	405000	445927	53751	94678	Improved	0	0	19.697	\$ 2,729	0	Flood	544/974		Floodwaters	401	\$ 1,829	149%	
032-036-000-751-00	9141 FOREST LANE	9/14/2021	110000	WD	03-ARM'S LENGTH	109500	74614	102209	67323	Improved	0	0	27.23	\$ 3,754	0	RIVER	543/860		River	401	\$ 1,900	198%	
002-018-000-430-00	10445 SAVITSKY	12/18/2021	220000	WD	14-INTO/OUT OF TRI	220000	257434	143038	180472	Improved	0	0	46.06	\$ 3,105	0	WTRCR	577/029		Creek Frontage	401	\$ 1,570	198%	
For 2024, use 189% of residential acre rate for Alpena County Water Acre Rate																							

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

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

General Water Influence Acreage - Value Conclusions

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

Enter Percentatge:  
189%

Enter Minimum:  
\$ 25,000

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

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