

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	Acres	Rate Each	Total	Acres	Rate Each	Total	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 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	Page 2 of 3
										\$	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	Page 3 of 3
084-020-000-120-00	GLENNIE ROAD	10/23/2024	125000 WD	125000	64000	125000	64000 Vacant	40	\$	3,125	0 401	559/254	RESIDENTIAL	402	
032-007-000-751-00	9078 KEELING ROAD	8/30/2024	469000 WD	468250	354142	177308	63200 Improved	40	\$	4,433	0 401	558/524	Residential Acres	401	
									\$	2,108	Avg of All				
									\$	2,148	Avg of Vacant		For 2026, use \$2,100 for 40 acre parcels		
012-007-000-300-15	LAKE BLUFF DR	10/30/2023	65210 WD	65210	117248	65210	117248 Vacant	43.7	\$	1,492	187.24 401b	554-746	012-007-000-300-16	401-Residential New	402
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000 WD	265000	238758	104306	78064 Improved	48.79	\$	2,138	0 401b	554/589		401-Residential New	401
013-017-000-501-00	8425 KANNOWSKI RD	5/25/2023	165000 WD	165000	139378	105782	80160 Improved	50.1	\$	2,111	0 401b	552/836		401-Residential New	401
013-033-000-575-00	FRENCH RD	12/11/2024	99000 WD	99000	92800	99000	92800 Vacant	58	\$	1,707	0 401b	559/813		401-Residential New	402
023-031-000-601-05		12/2/2024	89025 WD	89025	94960	89025	94960 Vacant	59.35	\$	1,500	0 401	559/944		General Residential	402
031-015-000-300-00	2350 BEAN CREEK ROAD	11/20/2024	130000 WD	130000	92976	130000	92976 Vacant	59.61	\$	2,181	0 401	559/794		Residential Acres	402
									\$	1,855	Avg of All				
									\$	1,720	Avg of Vacant		For 2026, use \$1,800 for 50 acre parcels		
022-022-000-551-00	M32 W	8/28/2023	135000 WD	135000	149434	135000	106575 Improved	60.04	\$	2,249	0 401	554/249	022-022-000-562-00	General Residential	402
014-006-000-050-02	HAMILTON RD	2/19/2025	127450 WD	127450	113272	127450	113272 Vacant	61.46	\$	2,074	0 401b	560/579	014-006-000-850-00	401-Residential New	402
015-034-000-600-00	5541 NORTH POINT RD	1/16/2025	400000 WD	400000	394286	136320	130606 Improved	71.21	\$	1,914	0 401b	560/275	014-003-000-350-00	401-Residential New	401
031-015-000-190-01	11301 STANDEN ROAD	11/22/2024	175000 WD	175000	183778	109894	118672 Improved	76.87	\$	1,430	0 401	559/643		Residential Acres	401
024-031-000-551-02		11/27/2024	150000 WD	150000	114868	147644	112512 Improved	77.12	\$	1,914	0 401	559/697		General Residential	401
013-025-000-520-00	4200 BLOOM RD	7/16/2024	115000 WD	115000	125568	115000	125568 Vacant	78.48	\$	1,465	0 401b	557/937		401-Residential New	402
014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000 WD	275000	277409	125271	127680 Improved	79.8	\$	1,570	0 401b	554/861		401-Residential New	401
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000 WD	319000	300607	146329	127936 Improved	79.96	\$	1,830	0 401b	553/014		401-Residential New	401
082-010-000-325-00	KANTHACK ROAD	8/22/2024	96000 WD	96000	127200	96000	127200 Vacant	80	\$	1,200	0 401	558/573		RESIDENTIAL	402
022-022-000-651-00	17990 M32 W	12/13/2023	135000 WD	135000	124363	135000	124363 Vacant	80	\$	1,688	0 401	555/293		General Residential	402
022-028-000-291-00	1041 PAUL RD	9/23/2024	162500 WD	162500	144818	138936	121254 Improved	80	\$	1,737	0 401	558/873		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500 WD	369500	353963	141937	126400 Improved	80	\$	1,774	0 401	552/397		General Residential	401
082-007-000-520-00	NAPPERS ROAD	10/18/2024	165000 WD	165000	123200	165000	123200 Vacant	80	\$	2,063	0 401	559/126		RESIDENTIAL	402
082-033-000-270-00	7900 SCHULTZ ROAD	11/4/2024	395000 WD	395000	219146	334694	158840 Improved	90	\$	3,719	0 401	559/359		RESIDENTIAL	401
083-023-000-010-06	M32 WEST	5/22/2024	225000 WD	225000	146400	225000	146400 Vacant	91.5	\$	2,459	0 401	557/294		RESIDENTIAL	402
011-033-000-200-00	PIPER RD	10/15/2024	260000 WD	260000	407471	189129	177400 Improved	103	\$	1,836	0 401b	559/086	011-034-000-350-00, 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	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 13,000	\$ 13,000	3	\$ 5,900	\$ 17,700	10	\$ 2,600	\$ 26,000	30	\$ 2,300	\$ 69,000
1.5	\$ 10,000	\$ 15,000	4	\$ 4,500	\$ 18,000	15	\$ 2,400	\$ 36,000	40	\$ 2,100	\$ 84,000
2	\$ 8,000	\$ 16,000	5	\$ 4,000	\$ 20,000	20	\$ 2,400	\$ 48,000	50	\$ 1,800	\$ 90,000
2.5	\$ 7,000	\$ 17,500	7	\$ 3,400	\$ 23,800	25	\$ 2,300	\$ 57,500	100	\$ 1,800	\$ 180,000

Alpena 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	Effic. 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 ADJIDAUMO RD	9/6/2024	4500	WD	4500	8816	4500	6023	Improved	217.7	0	0.634	\$	21	7097.791798	217.7	401b	558/670	018-140-000-082-00	401-Residential New	402	
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, 043-095-000-158-00	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		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 RO.	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 RO.	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	555/948		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	
012-019-000-818-00	LAKE WINYAH RD	10/26/2023	285000	WD	285000	288486	35555	11990	Improved	218	0	0	\$	163	#DIV/0!	218	401b	554-722	012-019-000-838-00	401-Residential New	402	Residential Lot
018-240-000-018-00	8464 NORTHLAND AVE	6/22/2023	219000	WD	219000	196007	50823	16665	Improved	303	0	0	\$	168	#DIV/0!	303	401b	553/231	018-240-000-019-00, 018-240-000-020-00	401-Residential New	401	Residential Lot
018-037-000-016-00	118 BERNICE LN	8/8/2023	225000	WD	225000	211180	19634	5814	Improved	105.7	0	0	\$	186	#DIV/0!	105.7	401b	553/742		401-Residential New	401	Residential Lot
025-100-000-149-00	166 TAYLOR RD	7/13/2																				