

Alpena City-2026 Land Value Analysis Northside Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
092-297-000-166-00	201 W OLDFIELD ST	10/7/2024	120000	WD	120000	146024	1828	27852	Improved		66	140	0.212	\$ 28	8622.641509	66	11	559/104	Northside Res	401	NORTH
092-127-000-052-00	132 W CLARK ST	5/3/2024	60000	WD	60000	85240	2612	27852	Improved		66	90	0.136	\$ 40	19205.88235	66	11	557/001	Northside Res	401	NORTH
092-127-000-044-00	707 N SECOND AVE	5/5/2023	95000	WD	95000	107420	5304	17724	Improved		42	122	0.118	\$ 126	44949.15254	42	11	552/724	Northside Res	401	NORTH
092-297-000-011-00	529 WALNUT ST	2/20/2024	58000	WD	58000	71172	7928	21100	Improved		50	62	0.071	\$ 159	111661.9718	50	11	555/982	Northside Res	401	NORTH
092-307-000-106-00	119 E CLARK ST	8/27/2024	94000	WD	94000	110127	11725	27852	Improved		66	140	0.212	\$ 178	55306.60377	66	11	558/545	Northside Res	401	NORTH
091-022-000-186-00	302 LONG LAKE AVE	8/23/2023	105000	WD	105000	127420	17670	40090	Improved		95	113	0.246	\$ 186	71829.26829	95	11	554/007	Northside Res	401	NORTH
092-067-000-006-00	510 HURON ST	5/8/2024	80000	WD	80000	94933	12919	27852	Improved		66	140	0.212	\$ 196	60938.67925	66	11	557/114	Northside Res	401	NORTH
091-023-000-391-00	201 W BOSLEY ST	3/19/2024	60000	WD	60000	73229	14623	27852	Improved		66	132	0.2	\$ 222	73115	66	11	556/278	Northside Res	401	NORTH
092-057-000-137-00	426 AVERY ST	6/28/2023	90000	WD	80000	91020	16832	27852	Improved		66	140	0.212	\$ 255	79396.22642	66	11	553/278	Northside Res	401	NORTH
092-077-000-041-00	1205 N SECOND AVE	9/23/2024	135000	WD	135000	155832	38248	59080	Improved		140	68	0.219	\$ 273	174648.4018	140	11	558/819	Northside Res	401	NORTH
091-023-000-341-00	911 MERCHANT ST	12/19/2023	65000	WD	65000	69256	7877	12133	Improved		28.75	0	0	\$ 274	#DIV/0!	28.75	11	555/315	Northside Res	401	NORTH
092-067-000-048-00	528 BOLTON ST	10/21/2024	91000	WD	91000	109847	36857	55704	Improved		132	140	0.424	\$ 279	86926.88679	132	11	559/172	Northside Res	401	NORTH
092-057-000-094-00	608 DAWSON ST	3/11/2025	80000	WD	80000	88112	19740	27852	Improved		66	140	0.212	\$ 299	95113.20755	66	11	560/819	Northside Res	401	NORTH
092-117-000-045-00	611 MERCHANT ST	6/27/2023	90000	WD	90000	95099	14596	19695	Improved		46.67	99	0.106	\$ 313	137698.1132	46.67	11	553/228	Northside Res	401	NORTH
092-287-000-282-00	104 DAWSON ST	9/19/2024	110000	WD	110000	117075	20777	27852	Improved		66	140	0.212	\$ 315	98004.71698	66	11	558/799	Northside Res	401	NORTH
092-287-000-128-00	115 HURON ST	9/19/2024	127000	WD	127000	132108	22744	27852	Improved		66	132	0.2	\$ 345	113720	66	11	558/803	Northside Res	401	NORTH
092-287-000-090-00	314 MONROE ST	10/20/2023	80000	WD	80000	84517	22069	26586	Improved		63	77	0.111	\$ 350	198819.8198	63	11	554/593	Northside Res	401	NORTH
091-023-000-346-00	907 MERCHANT ST	10/23/2023	90000	WD	90000	90616	19429	20045	Improved		47.5	132	0.144	\$ 409	134923.6111	47.5	11	555/091	Northside Res	401	NORTH
092-177-000-061-00	1406 N SECOND AVE	7/31/2023	106000	WD	106000	106088	34727	34815	Improved		82.5	132	0.25	\$ 421	138908	82.5	11	553/648	Northside Res	401	NORTH
092-117-000-059-00	321 W MILLER ST	12/15/2023	90000	WD	90000	89809	23823	23632	Improved		56	140	0.18	\$ 425	132350	56	11	555/250	Northside Res	401	NORTH
092-057-000-107-00	514 BEEBE ST	6/2/2023	67500	WD	67500	66774	28578	27852	Improved		66	140	0.212	\$ 433	134801.8868	66	11	552/913	Northside Res	401	NORTH
092-177-000-003-00	125 E BOSLEY ST	10/23/2024	142900	WD	142900	129586	69018	55704	Improved		132	99	0.3	\$ 523	230060	132	11	559/238	Northside Res	401	NORTH
092-287-000-085-00	220 AVERY ST	1/3/2025	67500	WD	67500	60270	35082	27852	Improved		66	140	0.212	\$ 532	165481.1321	66	11	560/005	Northside Res	401	NORTH
092-107-000-011-00	60 W OLDFIELD ST	2/7/2025	99000	WD	99000	91012	35840	27852	Improved		66	70	0.106	\$ 543	33813.2075	66	11	560/472	Northside Res	401	NORTH
092-297-000-076-00	524 W LAKE ST	8/19/2024	105000	WD	105000	96532	36320	27852	Improved		66	140	0.212	\$ 550	171320.7547	66	11	558/379	Northside Res	401	NORTH
092-297-000-010-00	521 WALNUT ST	10/30/2024	68000	WD	68000	62993	21465	16458	Improved		39	62	0.056	\$ 550	383303.5714	39	11	559/287	Northside Res	401	NORTH
092-067-000-051-00	508 HURON ST	5/28/2024	151000	WD	151000	133566	73138	55704	Improved		132	140	0.424	\$ 554	172495.283	132	11	557/357	Northside Res	401	NORTH
092-177-000-061-00	1406 N SECOND AVE	11/25/2024	125000	WD	121700	106088	50427	34815	Improved		82.5	132	0.25	\$ 611	201708	82.5	11	559/624	Northside Res	401	NORTH
092-067-000-046-01	410 W BOSLEY ST	12/21/2023	125000	WD	125000	110383	42469	27852	Improved		66	140	0.212	\$ 643	200325.4717	66	11	555/483	Northside Res	401	NORTH
092-057-000-118-00	533 DAWSON ST	1/22/2025	134000	OTH	134000	119230	42622	27852	Improved		66	140	0.212	\$ 646	201047.1698	66	11	560/298	Northside Res	401	NORTH
092-067-000-046-02	408 W BOSLEY ST	8/29/2023	138000	WD	138000	122267	43585	27852	Improved		66	140	0.212	\$ 660	205589.6226	66	11	554/020	Northside Res	401	NORTH
092-287-000-155-00	414 TAYLOR ST	3/8/2024	107000	WD	107000	89792	46748	29540	Improved		70	132	0.212	\$ 668	220509.434	70	11	556/166	Northside Res	401	NORTH
092-287-000-064-00	210 BEEBE ST	4/4/2024	133000	WD	133000	116027	44825	27852	Improved		66	140	0.212	\$ 679	211438.6792	66	11	556/733	Northside Res	401	NORTH
092-307-000-136-00	116 E SPRATT ST	4/11/2023	119000	WD	119000	101557	45295	27852	Improved		66	140	0.212	\$ 686	213655.6604	66	11	552/343	Northside Res	401	NORTH
092-287-000-150-00	110 HURON ST	4/28/2023	130000	WD	130000	110238	47614	27852	Improved		66	140	0.212	\$ 721	224594.3396	66	11	552/549	Northside Res	401	NORTH
092-297-000-071-00	521 W MILLER ST	1/29/2025	115000	WD	115000	95233	47619	27852	Improved		66	140	0.212	\$ 722	224617.9245	66	11	560/362	Northside Res	401	NORTH
092-297-000-014-00	614 W LAKE ST	8/6/2024	131000	WD	131000	109622	49230	27852	Improved		66	140	0.212	\$ 746	232216.9811	66	11	558/222	Northside Res	401	NORTH
092-057-000-076-00	520 DAWSON ST	8/24/2023	134000	WD	134000	112420	49432	27852	Improved		66	140	0.212	\$ 749	233169.8113	66	11	553/959	Northside Res	401	NORTH
092-307-000-142-00	908 N SECOND AVE	11/13/2023	141500	WD	141500	117873	53167	29540	Improved		70	132	0.212	\$ 760	250787.7358	70	11	554/900	Northside Res	401	NORTH
091-015-000-771-00	726 LONG LAKE AVE	1/19/2024	139000	WD	139000	110073	64375	35448	Improved		84	140	0.27	\$ 766	238425.9259	84	11	555/621	Northside Res	401	NORTH
092-047-000-006-00	325 AVERY ST	12/14/2023	110000	WD	110000	86338	51514	27852	Improved		66	140	0.212	\$ 781	242990.566	66	11	555/275	Northside Res	401	NORTH
092-287-000-112-00	417 ADAMS ST	7/18/2023	135000	WD	134650	109381	54809	29540	Improved		70	132	0.212	\$ 783	258533.0189	70	11	553/460	Northside Res	401	NORTH
092-297-000-020-00	633 W MILLER ST	10/1/2024	140000	WD	137000	113003	51849	27852	Improved		66	140	0.212	\$ 786	244570.7547	66	11	558/930	Northside Res	401	NORTH
092-287-000-040-00	309 DAWSON ST	8/20/2024	115000	WD	115000	87897	58331	31228	Improved		74	140	0.238	\$ 788	245088.2353	74	11	558/449	Northside Res	401	NORTH
092-287-000-175-00	110 AVERY ST	10/12/2023	127900	WD	127900	102132	53620	27852	Improved		66	140	0.212	\$ 788	252924.5283	66	11	554/504	Northside Res	401	NORTH
092-277-000-013-00	210 W HUEBER ST	12/7/2023	123500	WD	123500	94181	59703	30384	Improved		72	140	0.231	\$ 258454.5455		72	11	555/212	Northside Res	401	NORTH
092-287-000-212-00	220 TAYLOR ST	10/31/2024	126000	WD	126000	95721	58131	27852	Improved		66	66	0.1	\$ 581310		66	11	559/736	Northside Res	401	NORTH
092-157-000-040-00	318 W ALFRED ST	11/8/2024	150000	WD	150000	115484	65744	31228	Improved		74	55	0.093	\$ 706924.7312		74	11	559/422	Northside Res	401	NORTH
092-127-000-083-00	121 E LAKE ST	7/11/2024	135000	WD	135000	103224	59628	27852	Improved		66	140	0.212	\$ 281264.1509		66	11	558/060	Northside Res	401	NORTH
092-297-000-161-00	215 W FLETCHER ST	12/13/2024	167500	WD	167500	123268	82529	38297	Improved		90.75	140	0.292	\$ 282633.5616		90.75	11	559/937	Northside Res	401	NORTH
092-297-000-152-00	417 MERCHANT ST	1/7/2025	145000	WD	145000	110814	62038	27852	Improved		66	66	0.1	\$ 620380		66	11	560/038	Northside Res	401	NORTH
091-023-000-372-00	215 W HUEBER ST	9/20/2024	148000	WD	148000	111692	65004	28696	Improved		68	142	0.222	\$ 292810.8108		68	11	558/851	Northside Res	401	NORTH
092-287-000-057-00	218 BEEBE ST	5/17/2024	149900	WD	149900	114199	63553	27852	Improved		66	140	0.212	\$ 299778.3019		66	11	557/212	Northside Res	401	NORTH
092-297-000-114-00	508 PINE ST	11/3/2023	138000	WD	138000	94664	71188	27852	Improved		66	140	0.212	\$ 335792.4528		66	11	554/790	Northside Res	401	NORTH
092-077-000-013-00	112 W ALFRED ST	10/12/2023	135900	WD	135900	99433	58411	21944	Improved		52	140	0.167	\$ 349766.4671		52	11	554/575	Northside Res	401	NORTH
092-287-000-185-00	215 DAWSON ST	11/3/2023	144000	WD	144000																

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
093-607-000-282-00	315 N RIFLEY BLVD	7/19/2023	190000	WD	190000	242597	4427	57024	Improved		99	132	0.3	\$ 45	14756.66667	99	12	553/478	South of Washington	401	S WASH	
093-567-000-050-00	2685 S FIFTH AVE	5/8/2024	120000	WD	120000	149707	8309	38016	Improved		66	140.25	0.213	\$ 126	39009.38967	66	12	557/115	South of Washington	401	S WASH	
093-607-000-428-00	412 HELEN ST	5/23/2024	80000	WD	79500	117828	13397	51725	Improved		89.8	118	0.229	\$ 149	58502.18341	100	12	557/298	South of Washington	401	S WASH	
093-467-000-044-00	114 ELIZABETH ST	6/27/2024	27000	WD	27000	76032	27000	76032	Vacant	132	132	0.4	\$ 205	67500	132	12	557/714	South of Washington	202	S WASH		
093-607-000-314-00	1102 S FIFTH AVE	5/23/2023	144000	WD	144000	196318	31778	84096	Improved		146	62.506851	0.21	\$ 218	151323.8095	146	12	552/844	South of Washington	401	S WASH	
093-377-000-048-00	313 N ADDISON ST	8/17/2023	80000	WD	80000	103626	14390	38016	Improved		66	140	0.212	\$ 218	67877.35849	66	12	553/865	South of Washington	401	S WASH	
093-517-000-020-00	229 BEDFORD ST	10/24/2024	57000	WD	55000	72653	12875	30528	Improved		53	132	0.161	\$ 243	79968.9441	53	12	559/223	South of Washington	401	S WASH	
093-597-000-112-00	2141 S FIRST AVE	6/23/2023	159000	WD	179000	210596	26004	57600	Improved		100	157	0.36	\$ 260	72233.33333	100	12	553/244	South of Washington	401	S WASH	
093-517-000-016-00	225 BEDFORD ST	4/29/2024	135000	WD	135000	158688	22392	46080	Improved		80	134	0.246	\$ 280	91024.39024	80	12	556/953	South of Washington	401	S WASH	
093-417-000-135-00	215 E CAMPBELL ST	4/29/2024	25000	WD	25000	51322	25000	51322	Vacant	89.1	197	0.403	\$ 281	62034.73945	89.1	12	557/263	South of Washington	402	S WASH		
093-527-000-096-00	2337 LAFOREST AVE	6/22/2023	157000	WD	157000	175317	19699	38016	Improved		66	132	0.2	\$ 298	98495	66	12	553/182	South of Washington	401	S WASH	
093-377-000-120-00	203 N FRANKLIN ST	6/13/2024	37500	WD	37500	54867	20649	38016	Improved		66	80	0.121	\$ 313	170652.8926	66	12	557/557	South of Washington	401	S WASH	
093-347-000-005-00	256 S THIRD AVE	7/3/2023	92000	WD	92000	108746	21270	38016	Improved		66	132	0.2	\$ 322	106350	66	12	553/293	South of Washington	401	S WASH	
093-427-000-612-01	126 CLINTON ST	10/25/2023	160000	WD	160000	219479	82505	141984	Improved		246.5	165	0.934	\$ 335	88335.11777	246.5	12	554/836	093-427-000-610-00	South of Washington	401	S WASH
093-567-000-196-00	2970 ONTARIO ST	9/25/2023	157000	WD	157000	186605	51035	80640	Improved		140	128	0.411	\$ 365	124172.7494	140	12	554/315	South of Washington	401	S WASH	
093-427-000-610-00	128 CLINTON ST	10/25/2023	160000	WD	160000	304153	92295	141984	Improved		246.5	330	0.934	\$ 374	98816.91649	246.5	12	554/836	093-427-000-612-00	South of Washington	001	S WASH
093-427-000-612-00	126 CLINTON ST	10/25/2023	160000	WD	160000	257209	92295	141984	Improved		246.5	330	0.934	\$ 374	98816.91649	246.5	12	554/836	093-427-000-610-00	South of Washington	001	S WASH
093-377-000-110-00	2462 S FOURTH AVE	4/5/2024	110000	WD	110000	124107	26213	40320	Improved		70	132	0.212	\$ 374	123646.2264	70	12	556/712	South of Washington	401	S WASH	
093-347-000-101-02	130 N BROOKE ST	2/14/2025	275000	WD	275000	289776	30895	45671	Improved		79.29	140.479966	0.256	\$ 390	120683.5938	79.29	12	560/619	South of Washington	401	S WASH	
093-340-000-001-01	3120 S THIRD AVE	11/30/2023	219000	WD	219000	261814	91557	134371	Improved		396	1.17	\$ 392	78253.84615	233.53	12	555/105	093-340-000-002-01	South of Washington	401	S WASH	
093-607-000-583-00	2215 S 5TH AVE	3/1/2024	78000	LC	78000	86590	25970	34560	Improved		60	301.220001	0.415	\$ 433	62578.31325	60	12	560/514	South of Washington	401	S WASH	
093-427-000-760-00	302 E PARSON ST	7/13/2023	95000	WD	95000	103479	29537	38016	Improved		66	140	0.212	\$ 448	139325.4717	66	12	553/423	South of Washington	401	S WASH	
093-567-000-108-00	2763 S THIRD AVE	12/29/2023	182000	WD	182000	190662	34106	42768	Improved		74.25	132	0.225	\$ 459	151582.2222	74.25	12	555/402	South of Washington	401	S WASH	
093-427-000-426-00	1507 S FIRST AVE	6/27/2024	163000	WD	163000	171408	42280	50688	Improved		88	75	0.152	\$ 480	278157.8947	88	12	557/728	South of Washington	401	S WASH	
093-567-000-089-00	341 N BROOKE ST	6/12/2024	194000	WD	194000	199649	32367	38016	Improved		66	132	0.2	\$ 490	161835	66	12	557/631	South of Washington	401	S WASH	
093-427-000-290-00	1411 S SECOND AVE	8/18/2023	120000	WD	120000	125568	34752	40320	Improved		70	132	0.212	\$ 496	163924.5283	70	12	553/951	South of Washington	401	S WASH	
093-417-000-815-00	635 W CAMPBELL ST	8/9/2023	28000	WD	28000	32429	28000	32429	Vacant	56.3	164.9254	0.213	\$ 497	131455.3991	56.3	12	553/809	South of Washington	402	S WASH		
091-028-000-834-00	102 E PARSON ST	1/29/2025	192500	WD	192500	198135	45243	50878	Improved		88.33	110	0.223	\$ 512	202883.4081	88.33	12	560/413	South of Washington	401	S WASH	
093-547-000-066-00	420 W LINCOLN ST	2/15/2024	155000	WD	155000	158606	34410	38016	Improved		66	140	0.212	\$ 521	162311.3208	66	12	555/872	South of Washington	401	S WASH	
093-607-000-185-00	360 N JUNE ST	2/8/2024	93000	WD	93000	95601	25911	28512	Improved		49.5	110	0.125	\$ 523	207288	49.5	12	555/816	South of Washington	401	S WASH	
093-557-000-168-00	323 W MIRRE ST	9/25/2023	130000	WD	130000	133232	34784	38016	Improved		66	140	0.212	\$ 527	164075.4717	66	12	554/305	South of Washington	401	S WASH	
093-607-000-256-00	2075 S FOURTH AVE	12/19/2023	65500	WD	65500	67167	26845	28512	Improved		49.5	110	0.125	\$ 542	214760	49.5	12	555/260	South of Washington	401	S WASH	
093-567-000-194-00	451 N GARDEN ST	4/6/2023	200000	WD	200000	200426	37590	38016	Improved		66	140.25	0.213	\$ 570	176478.8732	66	12	552/299	South of Washington	401	S WASH	
093-427-000-430-00	1066 S FIRST AVE	5/1/2023	135000	WD	135000	135258	57048	57306	Improved		99.49	116.180252	0.265	\$ 573	215275.4717	99.49	12	552/548	South of Washington	401	S WASH	
091-028-000-561-00	1361 HOBBS DR	1/8/2024	120000	WD	120000	117290	78742	76032	Improved		132	140	0.424	\$ 597	185712.2642	132	12	555/511	South of Washington	401	S WASH	
093-417-000-592-00	126 E MAPLE ST	8/29/2023	119000	WD	119000	117209	39807	38016	Improved		66	148.5	0.225	\$ 603	176920	66	12	554/017	South of Washington	401	S WASH	
091-028-000-796-00	2186 LAFOREST AVE	2/29/2024	160000	WD	160000	157168	60432	57600	Improved		100	89.5	0.205	\$ 604	294790.2439	100	12	556/133	South of Washington	401	S WASH	
093-427-000-692-00	812 E WISNER ST	6/9/2023	105000	WD	105000	102462	40554	38016	Improved		66	70	0.106	\$ 614	382584.9057	66	12	553/006	South of Washington	401	S WASH	
093-487-000-052-00	301 W WASHINGTON AVE	11/28/2023	134000	WD	134000	130817	42351	39168	Improved		68	70	0.109	\$ 623	388541.2844	68	12	555/111	South of Washington	401	S WASH	
093-607-000-156-00	304 HELEN ST	4/21/2023	120000	WD	120000	116523	46245	42768	Improved		74.25	117.5	0.2	\$ 623	231225	74.25	12	552/493	South of Washington	401	S WASH	
093-387-000-110-00	2362 EMMET ST	5/19/2023	177000	WD	177000	173092	46532	42624	Improved		74	132	0.224	\$ 629	207732.1429	74	12	552/804	South of Washington	401	S WASH	
093-427-000-654-00	322 E BLAIR ST	10/27/2023	110000	WD	110000	110000	43291	38016	Improved		66	156.75	0.238	\$ 656	181894.958	66	12	554/768	South of Washington	401	S WASH	
093-427-000-182-00	207 W BLAIR ST	5/29/2024	80000	WD	80000	74450	43566	38016	Improved		66	70	0.106	\$ 660	411000	66	12	557/382	South of Washington	401	S WASH	
093-517-000-007-00	119 GARFIELD ST	1/23/2024	240000	WD	237000	229995	54237	47232	Improved		82	132	0.248	\$ 661	218697.5806	82	12	555/629	South of Washington	401	S WASH	
093-567-000-020-00	242 N ADDISON ST	10/15/2024	156000	WD	156000	150197	43819	38016	Improved		66	137.800003	0.209	\$ 664	209660.2871	66	12	559/083	South of Washington	401	S WASH	
093-427-000-412-00	102 E BINGHAM ST	6/28/2024	228000	WD	228000	214758	89274	76032	Improved		132	140	0.424	\$ 676	210551.8868	132	12	557/774	South of Washington	401	S WASH	
093-397-000-014-00	123 GRANT ST	10/27/2023	188000	WD	188000	178769	61071	51840	Improved		90	132	0.273	\$ 679	223703.2967	90	12	554/734	South of Washington	401	S WASH	
093-567-000-158-00	358 N BROOKE ST	3/6/2024	274000	WD	274000	262451	62260	50711	Improved		88.04	140	0.283	\$ 707	220000	88.04	12	556/085	South of Washington	401	S WASH	
093-557-000-062-00	515 S FOURTH AVE	7/31/2024	115250	WD	115250	108326	36588	29664	Improved		51.5	66	0.078	\$ 710	469076.9231	51.5	12	558/157	South of Washington	401	S WASH	
093-397-000-056-00	207 MASON ST	7/29/2024	305950	WD	305950	281841	120877	96768	Improved		168	93.496429	0.361	\$ 720	334839.3352	168	12	558/130	South of Washington	401	S WASH	
093-427-000-444-00	207 E CRAPO ST	2/5/2024	125000	WD	125000	114172	52257	41472	Improved		72	69.830002	0.115	\$ 726	454408.6957	72	12	555/843	South of Washington	401	S WASH	
093-417-000-748-00	919 S THIRD AVE	6/23/2023	147000	WD	147000	135355	54269	42624	Improved		74	132	0.224	\$ 733	242272.3214	74	12	553/242	South of Washington	401	S WASH	
093-347-000-088-00	2930 S THIRD AVE	8/11/2023	325000	WD	325000	287029	175635	137664	Improved		239	135.313812	0.742	\$ 735	236704.8518	239	12	553/832	South of Washington	401	S WASH	
093-447-000-009-01	1236 W WASHINGTON AVE	10/27/2023	170000	WD	170000	155384	63000															

093-397-000-005-00	125 GRANT ST	4/4/2024	130000	WD	130000	108500	60092	38592	Improved	67	132	0.203	296019.7044	67	12	556/693	South of Washington	401	S WASH
093-607-000-164-00	360 HELEN ST	9/8/2023	105000	WD	105000	88440	45072	28512	Improved	49.5	117.5	0.134	336358.209	49.5	12	554/153	South of Washington	401	S WASH
093-537-000-028-00	440 S LAWN ST	7/6/2023	179900	WD	179900	146489	87267	53856	Improved	93.5	132	0.283	308363.9576	93.5	12	553/349	South of Washington	401	S WASH
093-527-000-208-00	421 S SHERIDAN ST	6/17/2024	155000	WD	147000	122969	62047	38016	Improved	66	132	0.2	310235	66	12	557/588	South of Washington	401	S WASH
093-347-000-022-00	2662 S THIRD AVE	6/30/2023	224000	WD	224000	196445	70323	42768	Improved	74.25	132	0.225	312546.6667	74.25	12	553/296	South of Washington	401	S WASH
093-377-000-022-00	217 N ADDISON ST	5/30/2023	160000	WD	160000	133704	66616	40320	Improved	70	132	0.212	314226.4151	70	12	552/871	South of Washington	401	S WASH
093-457-000-008-00	171 PATRICIA LANE	8/26/2024	190000	WD	190000	155978	85862	51840	Improved	90	100	0.207	414792.2705	90	12	558/473	South of Washington	401	S WASH
093-527-000-090-00	341 S NORTH ST	5/23/2024	203000	WD	203000	177456	63560	38016	Improved	66	132	0.2	317800	66	12	557/289	South of Washington	401	S WASH
093-417-000-610-00	131 E MIRRE ST	10/17/2024	127900	WD	127900	102115	63801	38016	Improved	66	148.5	0.225	283560	66	12	559/097	South of Washington	401	S WASH
093-417-000-936-00	216 E CAMPBELL ST	10/15/2024	172000	WD	172000	144622	65394	38016	Improved	66	160	0.242	270223.1405	66	12	559/142	South of Washington	401	S WASH
093-557-000-229-00	709 S FOURTH AVE	6/25/2024	179900	WD	179900	145674	81458	47232	Improved	82	112	0.211	386056.872	82	12	557/706	South of Washington	401	S WASH
093-417-000-920-00	1010 S SECOND AVE	11/6/2024	165000	WD	165000	137719	64145	36864	Improved	64	97	0.143	448566.4336	64	12	559/426	South of Washington	401	S WASH
093-527-000-198-00	488 S SHERIDAN ST	7/2/2024	189000	WD	189000	159494	67522	38016	Improved	66	101.199997	0.153	441320.2614	66	12	557/770	South of Washington	401	S WASH
091-028-000-786-00	489 S OLIVER ST	4/29/2024	157000	WD	157000	116589	92251	51840	Improved	90	100	0.207	445657.0048	90	12	556/988	South of Washington	401	S WASH
093-427-000-222-00	104 W CRAPO ST	6/25/2024	169000	WD	169000	139131	67885	38016	Improved	66	140	0.212	320212.2642	66	12	557/743	South of Washington	401	S WASH
093-427-000-574-00	707 S STATE AVE	4/19/2024	210000	WD	209500	202551	110059	61632	Improved	107	264	0.324	339688.2716	107	12	556/844	South of Washington	401	S WASH
093-427-000-692-00	312 E WISNER ST	3/25/2025	133000	WD	133000	102462	68554	38016	Improved	66	70	0.106	646735.8491	66	12	560/979	South of Washington	401	S WASH
093-427-000-210-00	129 W CRAPO ST	10/6/2023	155000	WD	155000	124342	68674	38016	Improved	66	80	0.121	567553.719	66	12	554/458	South of Washington	401	S WASH
093-427-000-760-00	302 E PARSON ST	3/15/2024	134900	WD	134900	103479	69437	38016	Improved	66	140	0.212	327533.0189	66	12	556/206	South of Washington	401	S WASH
093-537-000-095-00	2688 FREDERICK AVE	4/24/2023	150000	WD	150000	118064	69952	38016	Improved	66	132	0.2	349760	66	12	552/447	South of Washington	401	S WASH
093-387-000-128-00	173 N NORTH ST	9/30/2024	186500	WD	186500	153233	71283	38016	Improved	66	132	0.2	356415	66	12	558/922	South of Washington	401	S WASH
093-557-000-238-00	220 W MIRRE ST	2/21/2025	189000	WD	189000	155609	71407	38016	Improved	66	140	0.212	336825.4717	66	12	560/630	South of Washington	401	S WASH
093-417-000-910-00	114 E CAMPBELL ST	5/29/2024	157900	WD	157450	123892	71574	38016	Improved	66	140	0.212	337613.2075	66	12	557/511	South of Washington	401	S WASH
093-427-000-176-00	1213 S THIRD AVE	4/13/2023	159900	WD	159900	124242	75978	40320	Improved	70	132	0.212	358386.7925	70	12	552/376	South of Washington	401	S WASH
093-547-000-072-00	408 W LINCOLN ST	11/30/2023	200000	WD	200000	166266	71750	38016	Improved	66	140	0.212	338443.3962	66	12	555/094	South of Washington	401	S WASH
093-427-000-440-00	1024 S FIRST AVE	8/6/2024	177000	WD	177000	138900	78322	40222	Improved	69.83	150.300003	0.241	324987.5519	69.83	12	558/252	South of Washington	401	S WASH
093-387-000-172-00	2563 S FIRST AVE	3/18/2024	167500	WD	167500	130717	74799	38016	Improved	66	140.25	0.213	351169.0141	66	12	556/239	South of Washington	401	S WASH
093-547-000-184-00	728 W WASHINGTON A	10/7/2024	182000	WD	182000	144536	75480	38016	Improved	66	132	0.2	377400	66	12	559/005	South of Washington	401	S WASH
093-377-000-095-00	2438 S FIFTH AVE	9/29/2023	188500	WD	188500	146853	81967	40320	Improved	70	132	0.212	386636.7925	70	12	554/365	South of Washington	401	S WASH
093-427-000-792-00	346 BARRY ST	8/10/2023	221000	WD	221000	181539	77477	38016	Improved	66	140	0.212	365457.5472	66	12	553/805	South of Washington	401	S WASH
093-417-000-588-00	603 S FIRST AVE	10/23/2024	177000	WD	177000	136491	78525	38016	Improved	66	75	0.114	688815.7895	66	12	559/214	South of Washington	401	S WASH
093-347-000-014-00	180 N FRANKLIN ST	7/18/2023	170000	WD	170000	129098	78918	38016	Improved	66	132	0.2	394590	66	12	553/435	South of Washington	401	S WASH
093-427-000-302-00	108 E BALDWIN ST	11/22/2023	165000	WD	165000	122744	80272	38016	Improved	66	132	0.2	401360	66	12	555/036	South of Washington	401	S WASH
093-567-000-005-00	241 N LAWN ST	8/4/2023	180000	WD	180000	137618	80398	38016	Improved	66	132	0.2	401990	66	12	553/803	South of Washington	401	S WASH
093-427-000-442-00	1034 S FIRST AVE	7/24/2024	149900	WD	149900	104390	85732	40222	Improved	69.83	77.800003	0.125	685856	69.83	12	558/125	South of Washington	401	S WASH
093-567-000-010-00	275 N LAWN ST	7/30/2024	173000	WD	173000	129793	81223	38016	Improved	66	132	0.2	406115	66	12	558/136	South of Washington	401	S WASH
093-417-000-626-00	120 E MIRRE ST	7/3/2024	188000	WD	188000	144173	81843	38016	Improved	66	148.5	0.225	363746.6667	66	12	557/863	South of Washington	401	S WASH
093-427-000-232-00	121 W BLAIR ST	1/3/2025	138500	WD	138500	94305	82211	38016	Improved	66	70	0.106	775575.4717	66	12	560/009	South of Washington	401	S WASH
093-567-000-112-00	259 N BROOKE ST	3/12/2025	185000	WD	185000	140302	82714	38016	Improved	66	140.25	0.213	388328.6385	66	12	560/847	South of Washington	401	S WASH
093-607-000-072-00	229 HELEN ST	7/2/2024	204500	WD	204500	156210	88034	39744	Improved	69	110	0.174	505942.5287	69	12	557/845	South of Washington	401	S WASH
093-547-000-056-00	452 W LINCOLN ST	7/18/2024	191000	WD	191000	142341	66675	38016	Improved	66	140	0.212	408844.3396	66	12	558/055	South of Washington	401	S WASH
093-547-000-158-00	215 POTTER ST	6/22/2023	166000	WD	166000	129029	65771	28800	Improved	50	133.5	0.153	429875.817	50	12	553/217	South of Washington	401	S WASH
093-427-000-616-01	120 CLINTON ST	10/13/2023	165900	WD	165900	128425	66275	28800	Improved	50	121	0.139	476798.5612	50	12	554/518	South of Washington	401	S WASH
093-607-000-267-00	320 BEDFORD ST	2/24/2025	158000	WD	158000	114325	76795	33120	Improved	57.5	132	0.174	441350.5747	57.5	12	560/665	South of Washington	401	S WASH
093-387-000-191-00	120 N FRANKLIN ST	3/25/2024	140000	WD	140000	88677	89339	38016	Improved	66	127.63636	0.193	462896.3731	66	12	556/373	South of Washington	401	S WASH
093-607-000-050-00	282 N JUNE ST	7/3/2023	145000	WD	145000	106399	67113	28512	Improved	49.5	110	0.125	536904	49.5	12	553/265	South of Washington	401	S WASH
093-427-000-594-00	753 S STATE AVE	10/24/2024	134000	WD	134000	85391	83745	35136	Improved	61	99	0.139	602482.0144	61	12	559/243	South of Washington	401	S WASH
093-557-000-080-00	206 W LEWIS ST	9/20/2024	166000	WD	166000	122479	74395	30874	Improved	53.6	70	0.086	865058.1395	53.6	12	558/785	South of Washington	401	S WASH
093-627-000-106-00	715 W WASHINGTON A	4/12/2024	175000	WD	175000	138700	60780	24480	Improved	42.5	120.5	0.118	515084.7458	42.5	12	556/807	South of Washington	401	S WASH
093-607-000-063-00	269 HELEN ST	5/24/2024	159100	WD	159100	114656	72668	28224	Improved	49	110	0.124	586032.2581	49	12	557/338	South of Washington	401	S WASH
093-567-000-079-00	492 N LAWN ST	8/9/2023	155000	WD	155000	92712	100304	38016	Improved	66	140	0.212	473132.0755	66	12	553/807	South of Washington	401	S WASH
093-407-000-044-00	214 POTTER ST	5/3/2024	215000	WD	210000	141745	109727	41472	Improved	72	153.583328	0.254	431996.063	72	12	557/045	South of Washington	401	S WASH
093-427-000-654-00	322 E BLAIR ST	11/21/2024	167500	WD	167500	140725	100791	38016	Improved	66	156.75	0.238	423491.5966	66	12	559/575	South of Washington	401	S WASH
093-417-000-544-00	611 S SECOND AVE	5/20/2024	195000	WD	195000	124692	110772	40464	Improved	70.25	132	0.213	520056.338	70.25	12	557/251	South of Washington	401	S WASH
093-417-000-694-00	920 S SECOND AVE	5/7/2024	226000	WD	226000	150595	117223	41818	Improved	72.6	132	0.22	532831.8182	72.6	12	557/049	South of Washington	401	S WASH
093-417-000-740-00	121 LIBERTY ST	11/16/2023	330000	WD	328000	189153	214879	76032	Improved	132	148.5	0.45	477508.8889	132	12	554/969	South of Washington	401	S WASH
093-567-000-194-00	451 N GARDEN ST	7/26/2024	275000	WD	275000	200426	112590	38016	Improved	66	140.25	0.213	528591.5493	66	12	558/143	South of Washington	401	S WASH
093-557-000-198-00	122 W MAPLE ST	7/31/2023	165000	WD	165000	107580	85644	28224	Improved	49	70	0.079	1084101.266	49	12	553/622	South of Washington	401	S WASH
093-597-000-001-00	193 N OLIVER ST	5/24/2024	185000	WD	185000	104190	119402	38592	Improved	67	132	0.203	588187						

Alpena City-2026 Land Value Analysis North of Washington

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
093-497-000-062-00	309 SABLE ST	10/25/2023	42000	WD	42000	62100	986	21087	Improved		33	140	0.106		9301.886792	33 13	554/751		North of Washington	401	N WASH
093-627-000-303-00	315 TUTTLE ST	1/12/2024	80000	WD	77000	116427	2747	42174	Improved		66	140	0.212		12957.54717	66 13	555/545		North of Washington	401	N WASH
093-637-000-757-00	1011 LOCKWOOD ST	4/14/2023	67500	WD	65900	90915	2462	27477	Improved		43	140	0.138		17840.57971	43 13	552/385		North of Washington	401	N WASH
093-637-000-794-01	1025 RIVER ST	8/2/2023	37000	WD	37000	62664	3413	29077	Improved	45.503333	140.449997	0.147		23217.68707	45.46 13	553/711		North of Washington	401	N WASH	
093-337-000-020-00	208 S FOURTH AVE	5/31/2024	63000	WD	63000	93183	14547	44730	Improved		70	66	0.106	\$ 208	137235.8491	70 13	557/436		North of Washington	401	N WASH
093-367-000-044-00	510 S EIGHTH AVE	1/19/2024	95000	WD	94800	124168	15362	44730	Improved		70	132	0.212	\$ 219	72462.26415	70 13	555/626		North of Washington	401	N WASH
093-637-000-683-00	924 SABLE ST	2/15/2024	83000	WD	83000	95812	8275	21087	Improved		33	140	0.106	\$ 251	78066.03774	33 13	555/882		North of Washington	401	N WASH
093-627-000-065-00	202 TUTTLE ST	7/26/2024	85000	WD	85000	107268	19906	42174	Improved		66	132	0.2	\$ 302	99530	66 13	558/112		North of Washington	401	N WASH
093-437-000-090-00	301 S NINTH AVE	8/31/2023	97500	WD	97500	119861	22369	44730	Improved		70	132	0.212	\$ 320	105514.1509	70 13	554/044		North of Washington	401	N WASH
093-627-000-348-00	105 CATHERINE ST	5/24/2024	145000	WD	144850	178803	44644	78597	Improved	123	119.398376	0.337	\$ 363	132474.7774	123 13	557/335		North of Washington	401	N WASH	
093-367-000-302-00	99 FAIR AVE	6/16/2023	85000	WD	85000	92909	20846	28755	Improved		45	70	0.072	\$ 463	289527.7778	45 13	553/085		North of Washington	401	N WASH
093-637-000-943-00	1235 RIVER ST	10/25/2024	83000	WD	83000	93873	31301	42174	Improved		66	140	0.212	\$ 474	147646.2264	66 13	559/235		North of Washington	401	N WASH
093-657-000-170-00	817 TAWAS ST	7/25/2024	100000	WD	100000	108895	33279	42174	Improved		66	140	0.212	\$ 504	156976.4151	66 13	558/127		North of Washington	401	N WASH
093-637-000-799-00	307 MINOR ST	2/29/2024	165000	WD	165000	171587	37504	44091	Improved		69	132	0.209	\$ 544	179444.9761	69 13	556/027		North of Washington	401	N WASH
093-337-000-104-00	213 TAWAS ST	4/10/2023	148000	WD	148000	153512	36662	42174	Improved		66	140	0.212	\$ 555	172933.9623	66 13	552/322		North of Washington	401	N WASH
093-627-000-161-00	728 S EIGHTH AVE	11/6/2023	112500	WD	112500	117242	42544	47286	Improved		74	96	0.163	\$ 575	261006.135	74 13	554/843		North of Washington	401	N WASH
093-637-000-326-01	526 W CHISHOLM ST	8/8/2024	219500	WD	219500	226459	86335	93294	Improved	146	88.047943	0.295	\$ 591	292661.0169	146 13	558/685		North of Washington	401	N WASH	
093-367-000-052-00	302 MCKINLEY AVE	2/5/2024	96500	WD	96500	99722	41508	44730	Improved		70	80	0.129	\$ 593	321767.4419	70 13	555/776		North of Washington	401	N WASH
093-467-000-040-00	202 CHARLOTTE ST	5/8/2023	106000	WD	106000	108862	38673	41535	Improved		65	132	0.197	\$ 595	196309.6447	65 13	552/637		North of Washington	401	N WASH
093-367-000-265-00	620 S SIXTH AVE	6/10/2024	125000	WD	125000	126264	47939	49203	Improved		77	133	0.235	\$ 623	203995.7447	77 13	557/574		North of Washington	401	N WASH
093-437-000-028-00	618 SABLE ST	12/14/2023	85000	WD	85000	85418	20669	21087	Improved		33	140	0.106	\$ 626	194990.566	33 13	555/232		North of Washington	401	N WASH
093-337-000-008-00	211 S THIRD AVE	6/2/2023	130000	WD	130000	129955	44775	44730	Improved		70	132	0.212	\$ 640	211202.8302	70 13	552/921		North of Washington	401	N WASH
093-637-000-600-00	232 MINOR ST	8/18/2023	110000	WD	110000	108270	43904	42174	Improved		66	70	0.106	\$ 665	414188.6792	66 13	553/883		North of Washington	401	N WASH
093-357-000-088-00	502 LOCKWOOD ST	11/1/2023	115000	LC	115000	111938	45236	42174	Improved		66	70	0.106	\$ 685	426754.717	66 13	558/330		North of Washington	401	N WASH
093-437-000-072-00	303 S EIGHTH AVE	1/17/2025	135000	WD	133800	128038	50492	44730	Improved		70	66	0.106	\$ 721	476339.6226	70 13	560/307		North of Washington	401	N WASH
093-437-000-094-00	719 TAWAS ST	11/6/2023	139900	WD	139900	130556	51518	42174	Improved		66	140	0.212	\$ 781	243009.434	66 13	554/842		North of Washington	401	N WASH
093-627-000-059-00	124 TUTTLE ST	4/10/2023	100000	LC	98700	88978	41992	32270	Improved	50.5	113	0.131		320549.6183	50.5 13	552/357		North of Washington	401	N WASH	
093-487-000-014-00	934 S NINTH AVE	1/22/2025	79500	WD	79500	71725	33335	25560	Improved		40	101	0.093		358440.8602	40 13	560/346		North of Washington	401	N WASH
093-637-000-661-00	907 LOCKWOOD ST	10/5/2023	69000	WD	69000	62076	28011	21087	Improved		33	140	0.106		264254.717	33 13	554/441		North of Washington	401	N WASH
093-637-000-420-00	609 SABLE ST	5/1/2024	121000	WD	120800	104820	58154	42174	Improved		66	140	0.212		274311.3208	66 13	557/507		North of Washington	401	N WASH
093-627-000-126-00	900 S EIGHTH AVE	6/12/2024	110000	WD	110000	92890	59284	42174	Improved		66	132	0.2		296420	66 13	557/576		North of Washington	401	N WASH
093-367-000-196-00	425 TAWAS ST	5/31/2024	117000	WD	117000	98221	60953	42174	Improved		66	70	0.106		575028.3019	66 13	557/418		North of Washington	401	N WASH
093-637-000-518-00	207 N NINTH AVE	4/12/2024	131000	WD	131000	109377	66353	44730	Improved		70	66	0.106		625971.6981	70 13	556/853		North of Washington	401	N WASH
093-637-000-796-00	1011 RIVER ST	11/22/2024	146900	WD	146900	125843	643231	42174	Improved		66	140	0.212		298259.434	66 13	559/601		North of Washington	401	N WASH
093-637-000-444-00	226 N NINTH AVE	11/22/2024	95000	WD	95000	77763	51104	33867	Improved		53	132	0.161		317416.1491	53 13	559/667		North of Washington	401	N WASH
093-627-000-344-00	226 CAVANAUGH ST	12/4/2023	180000	WD	180000	158395	63779	42174	Improved		66	140	0.212		300844.3396	66 13	555/098		North of Washington	401	N WASH
093-637-000-505-00	120 MINOR ST	4/12/2023	87000	WD	87000	76161	31926	21087	Improved		33	140	0.106		301188.6792	33 13	552/349		North of Washington	401	N WASH
093-637-000-807-00	325 MINOR ST	9/27/2023	142000	WD	142000	119841	64333	42174	Improved		66	200	0.303		212320.132	66 13	554/397		North of Washington	401	N WASH
093-637-000-586-00	215 MINOR ST	6/30/2023	125000	WD	122000	99463	64711	42174	Improved		66	132	0.2		323555	66 13	553/294		North of Washington	401	N WASH
093-657-000-069-00	508 MCKINLEY AVE	10/2/2023	135000	WD	135000	111712	65462	42174	Improved		66	105	0.159		411710.6918	66 13	554/406		North of Washington	401	N WASH
093-627-000-252-00	321 FAIR AVE	4/10/2024	165000	WD	165000	128953	90362	54315	Improved		85	166	0.324		278895.0617	85 13	556/804		North of Washington	401	N WASH
093-437-000-083-00	703 TAWAS ST	5/17/2023	150000	WD	150000	119812	72362	42174	Improved		66	70	0.106		682660.3774	66 13	552/765		North of Washington	401	N WASH
093-627-000-224-00	333 MCKINLEY AVE	10/5/2024	150000	WD	150000	114359	77815	42174	Improved		66	70	0.106		734103.7736	66 13	559/119		North of Washington	401	N WASH
093-657-000-035-00	413 MCKINLEY AVE	11/16/2023	126000	WD	125250	88915	78509	42174	Improved		66	140	0.212		370325.4717	66 13	555/034		North of Washington	401	N WASH
093-627-000-028-00	119 TUTTLE ST	1/4/2024	137500	WD	137500	100904	78770	42174	Improved		66	160	0.242		325495.8678	66 13	555/437		North of Washington	401	N WASH
093-637-000-673-00	927 SABLE ST	6/28/2024	111000	WD	111000	73987	79187	42174	Improved		66	140	0.212		373523.5849	66 13	558/087		North of Washington	401	N WASH
093-637-000-838-00	200 N THIRTEENTH AVE	10/22/2024	155000	WD	155000	111688	85486	42174	Improved		66	70	0.106		806471.6981	66 13	559/192		North of Washington	401	N WASH
093-367-000-342-00	333 TAWAS ST	5/20/2024	165000	WD	165000	115215	91959	42174	Improved		66	70	0.106		867537.7358	66 13	557/241		North of Washington	401	N WASH
093-637-000-523-00	818 RIVER ST	2/20/2024	215000	WD	215000	162791	94383	42174	Improved		66	140	0.212		445202.8302	66 13	555/917		North of Washington	401	N WASH
093-437-000-134-00	500 TAWAS ST	5/12/2023	129000	WD	127000	74634	94540	42174	Improved		66	70	0.106		891886.7925	66 13	552/710		North of Washington	401	N WASH
093-497-000-102-00	309 S FIFTH AVE	3/5/2025	160000	CD	160000	98964	105766	44730	Improved		70	66	0.106		997792.4528	70 13	560/916		North of Washington	401	N WASH
093-497-000-060-00	311 SABLE ST	2/24/2025	122900	WD	122900	94069	49918	21087	Improved		33	140	0.106		470924.5283	33 13	560/640		North of Washington	401	N WASH
093-437-000-024-00	626 SABLE ST	7/11/2024	165000	WD	165000	101989	105185	42174	Improved		66	70	0.106		992311.3208	66 13	557/922		North of Washington	401	N WASH
093-637-000-923-00	510 MINOR ST	4/15/2024	116000	WD	116000	81688	55399	21087	Improved		33	140	0.106		522632.0755	33 13	556/883		North of Washington	401	N WASH
093-467-000-032-00	220 CATHERINE ST	4/17/2024	100000	WD	100000	64661	56426	21087	Improved		33	132	0.1		564260	33 13	556/845		North of Washington	401	N WASH
093-367-000-005-00	415 SAGINAW ST	9/5/2024	184300	WD	184300	112468	114006	42174	Improved												

Alpena City-2026 Land Value Analysis Historic Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
093-417-000-334-00	106 HITCHCOCK ST	7/21/2023	160000	WD	160000	173620	25473	39093	Improved	49.8	150	0.171	\$ 512	148964.9123	49.8	14	553/525		Historic Area	401	HISTORIC
093-417-000-364-00	122 W WHITE ST	12/10/2024	217000	WD	217000	233333	35477	51810	Improved	66	150	0.227	\$ 538	156286.3436	66	14	559/769		Historic Area	401	HISTORIC
093-417-000-492-00	126 W DUNBAR ST	9/26/2024	250000	WD	250000	245666	67919	63585	Improved	81	148.5	0.276	\$ 839	246083.3333	81	14	558/988		Historic Area	401	HISTORIC
093-417-000-113-00	513 S STATE AVE	10/26/2023	178000	WD	178000	154749	80556	57305	Improved	73	244.561646	0.41	\$ 1,104	196478.0488	73	14	554/833		Historic Area	401	HISTORIC
093-417-000-165-00	215 RICHARDSON ST	9/15/2023	155000	WD	155000	135984	54341	35325	Improved	45	90	0.093	\$ 1,208	584311.828	45	14	554/199		Historic Area	401	HISTORIC
093-417-000-023-00	142 S STATE AVE	10/11/2023	215600	OTH	212600	189372	60123	36895	Improved	47	150	0.162	\$ 1,279	371129.6296	47	14	554/551		Historic Area	401	HISTORIC
093-417-000-380-00	425 S SECOND AVE	8/15/2024	349000	WD	349000	284129	123746	58875	Improved	75	132	0.227		545136.5639	75	14	558/339		Historic Area	401	HISTORIC
093-417-000-260-00	163 S STATE AVE	11/16/2023	505000	WD	505000	394306	175457	64763	Improved	82.5	145	0.275		638025.4545	82.5	14	554/957		Historic Area	401	HISTORIC
093-417-000-117-00	523 S STATE AVE	9/3/2024	160000	WD	150000	104687	70983	25670	Improved	32.7	90	0.068		1043867.647	32.7	14	558/580		Historic Area	401	HISTORIC
093-417-000-081-00	327 S STATE AVE	11/11/2024	400000	WD	400000	254928	210227	65155	Improved	83	151	0.288		729954.8611	83	14	559/414		Historic Area	401	HISTORIC
													\$	913							







Alpena City-2026 Land Value Analysis Commercial Ripley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	493169	59505	170927	Improved	228.36	353.279998	1.349	\$ 261	\$ 44,110	228.36	04	555/312	091-016-000-706-05	Commercial-General	201	Gen Comm
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145595	101443	122038	Improved	187.75	149	0.642	\$ 540	\$ 158,011	187.75	04	559/376	092-317-000-007-00	Commercial-General	201	Gen Comm
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	106820	39080	56000	Improved	56	132	0.17	\$ 698	\$ 229,882	56	04	556/793		Commercial-General	201	Gen Comm
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	168412	49588	70000	Improved	70	132	0.212	\$ 708	\$ 233,906	70	04	559/893		Commercial-General	201	Gen Comm
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	176318	64482	90800	Improved	90.8	198	0.413	\$ 710	\$ 156,131	90.8	04	558/957		Commercial-General	201	Gen Comm
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	550253	203747	225000	Improved	225	0	0	\$ 906	#DIV/0!	225	04	553/213		Commercial-General	201	Gen Comm
092-177-000-122-00	104 E HERMAN ST	9/21/2023	150000	WD	150000	98205	123795	72000	Improved	72	250	0.413	\$ 1,719	\$ 299,746	72	04	554/260		Commercial-General	201	Gen Comm
093-537-000-020-00	409 S BROOKE ST	3/7/2024	195000	WD	195000	131028	129972	66000	Improved	66	132	0.2	\$ 1,969	\$ 649,860	66	04	556/151		Commercial-General	201	Gen Comm
092-297-000-180-00	133 W FLETCHER ST	12/11/2024	425000	WD	425000	172880	384120	132000	Improved	132	140	0.424		\$ 905,943	132	04	559/786	092-297-000-176-00	Commercial-General	201	Gen Comm
092-225-000-067-00	320 LONG RAPIDS PLAZA	6/29/2023	573000	WD	573000	351374	321626	100000	Improved	100	0	0		#DIV/0!	100	04	553/574		Commercial-General	201	Gen Comm
													\$ 939								
093-337-000-001-03	139 W WASHINGTON AVE	1/27/2025	325000	LC	325000	429593	97140	201733	Improved	118.666667	144	0.302	\$ 819	\$ 321,656	173	03	560/383		Commercial-Downtown	201	Downtown
093-357-000-003-00	123 LOCKWOOD ST	9/20/2023	38000	WD	38000	29277	38000	28900	Improved	17	61	0.024	\$ 2,235	\$ 1,583,333	17	03	554/273		Commercial-Downtown	202	Downtown
093-637-000-266-00	311 W CHISHOLM ST	3/12/2024	150000	WD	150000	101774	99226	51000	Improved	30	67	0.046	\$ 3,308	\$ 2,157,087	30	03	556/200		Commercial-Downtown	201	Downtown
													\$ 2,120								
093-637-000-534-00	827 W CHISHOLM ST	3/26/2025	174169	WD	174169	208982	103187	138000	Improved	92	280	0.296	\$ 1,122	\$ 348,605	92	01	561/480	093-637-000-538-00	Commercial-Chisholm	202	Chisholm
093-637-000-538-00	823 W CHISHOLM ST	3/26/2025	174169	WD	174169	268982	103187	138000	Improved	92	280	0.296	\$ 1,122	\$ 348,605	92	01	561/480	093-637-000-534-00	Commercial-Chisholm	201	Chisholm
093-637-000-741-00	1020 W CHISHOLM ST	12/23/2024	79500	LC	79500	92825	40675	54000	Improved	36	135.166672	0.112	\$ 1,130	\$ 363,170	36	01	559/922		Commercial-Chisholm	201	Chisholm
													\$ 1,124								
093-597-000-075-00	150 S RIPLEY BLVD	1/8/2025	325000	WD	325000	467262	109792	252054	Improved	198	137	0.623	\$ 555	\$ 176,231	198	02	560/054		Commercial-Ripley	201	Comm Ripley
093-587-000-055-00	300 PARK ST	8/30/2024	150000	QC	150000	244019	77836	171855	Improved	135	100	0.31	\$ 577	\$ 251,084	135	04	558/549		Commercial-Ripley	201	Comm Ripley
093-587-000-019-02	121 N RIPLEY STREET	5/6/2024	80000	WD	80000	118994	45924	84918	Improved	66.706667	121.190002	0.186	\$ 688	\$ 246,903	66.09	02	557/043		Commercial-Ripley	201	Comm Ripley
093-587-000-022-00	216 CATHERINE ST	6/8/2023	150000	WD	150000	139195	79547	68742	Improved	54	133	0.165	\$ 1,473	\$ 482,103	54	02	553/001		Commercial-Ripley	201	Comm Ripley
093-597-000-043-00	174 N RIPLEY BLVD	3/1/2024	600000	WD	600000	498075	353979	252054	Improved	198	180	0.818	\$ 1,788	\$ 432,737	198	02	556/139		Commercial-Ripley	201	Comm Ripley
													\$ 1,016								
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Comm 201	Commercial M32
															For 2025, use \$9.00 /sqft for M-32						

Alpena City-2026 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
092-185-000-027-00	835 COMMERCE DR	9/18/2024	25000	WD	25000	106202	25000	70092	Improved	350.46	507	2.038	\$ 71	\$ 12,267	350.46	019	558/770	092-185-000-029-00	Industrial NEW	302	Industrial
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	252790	63832	64122	Improved	0	0	15.22	#DIV/0!	\$ 4,194	0	019	555/476		Industrial NEW	301	

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
091-009-000-110-05	100 OAK LEAF LANE	8/26/2022	125000	WD	125000	210958	26005	111963	Improved	0	0	3.95		\$ 6,584	0	019	549/336		Industrial NEW	002	
091-014-000-506-02	700 COMMERCE DR	7/20/2022	62000	WD	62000	107524	62000	82207	Improved	208.72	208.7	10.39	\$ 297	\$ 5,967	208.72	019	548/771	091-014-000-506-00	Industrial NEW	302	
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	305900	37418	90818	Improved	0	0	15.22		\$ 2,458	0	019	555/476		Industrial NEW	301	
092-067-000-103-00	401 COMMERCE DR	3/8/2023	50000	WD	50000	66044	50000	66044	Vacant	0	0	2.33		\$ 21,459	0	019	551/675		Industrial NEW	302	

\$ 2,600 10 acres Residential  
 \$ 4,200 10 acre Industrial  
 61.54% Increase  
  
 \$ 5,900 3 Acre Residential Rate  
 \$ 9,529 Increase 61.5%  
 \$ 12,267 Single Sale

For 2026, use \$15,000/acre for 5 acre industrial

Alpena City-2026 Land Value Analysis Lake Huron

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
093-427-000-048-00	928 S STATE AVE	6/18/2024	280000	WD	280000	318823	188991	227814	Improved	86	380	0.75	\$ 2,198	251988	86 16	557/603		Lake Huron	401	Lake Huron	
093-417-000-067-00	500 S STATE AVE	12/29/2023	520000	WD	519000	454193	390634	325827	Improved	123	270	0.762	\$ 3,176	512643.0446	123 16	555/400		Lake Huron	401	Lake Huron	
093-427-000-040-00	906 S STATE AVE	10/13/2023	400000	WD	400000	308038	277392	185430	Improved	70	350	0.562	\$ 3,963	493580.0712	70 16	554/540		Lake Huron	401	Lake Huron	
093-427-000-020-00	750 S STATE AVE	11/25/2024	385000	WD	385000	296137	239856	150993	Improved	57	305	0.399	\$ 4,208	601142.8571	57 16	559/638		Lake Huron	401	Lake Huron	
													\$ 3,386								

For 2026, use \$3,300 for Lake Huron Frontage

Alpena City-2026 Land Value Analysis River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
093-647-000-045-00	1225 S ELEVENTH AVE	5/22/2023	285000	WD	280000	312467	86513	118980	Improved	90	220	0.455	\$ 961	190138.4615	90 016	552/817		River	401	River	
093-637-000-967-00	215 N FOURTEENTH AVE	1/26/2024	184000	WD	184000	198986	72266	87252	Improved	66	171	0.259	\$ 1,095	279019.305	66 016	555/825		River	401	River	
093-637-000-815-00	421 MINOR ST	12/14/2023	200000	WD	200000	213969	73283	87252	Improved	66	231	0.35	\$ 1,110	209380	66 016	556/192		River	401	River	
													\$ 1,056								

For 2026, use \$1,056/foot for River frontage

Alpena City-2026 Land Value Analysis Island View Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
091-021-000-256-00	601 ISLAND VIEW DR	3/14/2024	275000	WD	275000	328187	1980	55167	Improved	111	124	0.316	\$ 18	6265.822785	111 020	556/285		Island View Sub	401	Island View	
092-197-000-048-00	521 PLYMOUTH DR	5/8/2023	218000	WD	198000	235758	3940	41698	Improved	83.9	132	0.254	\$ 47	15511.81102	83.9 020	552/634		Island View Sub	401	Island View	
092-247-000-090-00	168 THOMAS AVE	10/18/2023	244500	WD	244500	271566	22634	49700	Improved	100	137	0.315	\$ 226	71853.96825	100 020	554/584		Island View Sub	401	Island View	
092-247-000-060-00	250 GILCHRIST AVE	2/16/2024	315000	WD	311000	341132	70262	100394	Improved	202	173	0.802	\$ 348	87608.4788	202 020	555/901		Island View Sub	401	Island View	
092-247-000-070-00	2192 RALPH AVE	8/4/2023	200000	WD	200000	210495	88905	99400	Improved	200	127.5	0.585	\$ 445	151974.359	200 020	553/734		Island View Sub	401	Island View	
092-167-000-057-00	597 DESOTA DR	10/10/2023	175000	WD	175000	160958	72191	58149	Improved	117	131	0.352	\$ 617	205088.0682	117 020	554/506		Island View Sub	401	Island View	
091-016-000-721-00	212 LONG RAPIDS RD	9/22/2023	480000	WD	480000	456871	102152	79023	Improved	159	500	1.825	\$ 642	55973.69863	159 020	554/368		Island View Sub	401	Island View	
092-197-000-063-00	570 ISLAND VIEW DR	5/12/2023	195000	WD	195000	168356	67895	41251	Improved	83	142	0.271	\$ 818	250535.0554	83 020	552/736		Island View Sub	401	Island View	
092-247-000-015-00	192 PARKER AVE	12/2/2024	185000	WD	185000	150952	83748	49700	Improved	100	134	0.308	\$ 837	271909.0909	100 020	559/635		Island View Sub	401	Island View	
092-167-000-048-00	541 DESOTA DR	7/11/2024	192900	WD	192900	166300	63875	37275	Improved	75	132	0.227	\$ 852	281387.6652	75 020	557/883		Island View Sub	401	Island View	
092-247-000-008-00	178 THOMAS AVE	12/19/2024	315000	WD	315000	270295	107277	62572	Improved	125.9	147.5	0.426	\$ 852	251823.9437	125.9 020	559/896		Island View Sub	401	Island View	
092-247-000-044-00	241 GILCHRIST AVE	8/22/2024	237500	WD	229000	190296	88404	49700	Improved	100	150	0.344		256988.3721	100 020	558/610		Island View Sub	401	Island View	
091-016-000-586-00	567 LONG RAPIDS RD	12/9/2024	277000	WD	277000	222123	124457	69580	Improved	140	197	0.633		196614.534	140 020	559/756		Island View Sub	401	Island View	
092-267-000-045-00	546 CARDINAL ST	6/19/2023	275000	WD	275000	225500	108643	59143	Improved	119	110	0.301		360940.1993	119 020	553/113		Island View Sub	401	Island View	
092-167-000-010-00	542 ROBBIN AVE	7/20/2023	191000	WD	191000	159339	68439	36778	Improved	74	131.270004	0.223		306901.3453	74 020	553/481		Island View Sub	401	Island View	
092-247-000-021-00	125 PARKER AVE	11/25/2024	380000	WD	377223	321236	118112	62125	Improved	125	143	0.41		288078.0488	125 020	559/615		Island View Sub	401	Island View	
092-247-000-020-00	142 PARKER AVE	9/4/2024	277000	WD	277000	218833	107867	49700	Improved	100	125	0.287		375843.2056	100 020	558/613		Island View Sub	401	Island View	
092-247-000-074-00	2140 RALPH AVE	6/6/2024	280000	WD	280000	224371	99862	44233	Improved	89	125	0.255		391615.6863	89 020	557/462		Island View Sub	401	Island View	
092-247-000-003-00	110 GILCHRIST AVE	3/26/2025	320000	WD	320000	211156	188165	79321	Improved	159.6	163.600006	0.599		314131.8865	159.6 020	560/973		Island View Sub	401	Island View	
092-167-000-022-00	551 NORTHWOOD DR	6/10/2024	250000	WD	250000	193292	95474	38766	Improved	78	131.320007	0.235		406272.3404	78 020	557/516		Island View Sub	401	Island View	
092-207-000-020-00	547 PLYMOUTH DR	10/6/2023	225500	WD	225500	167635	95140	37275	Improved	75	132	0.227		419118.9427	75 020	554/456		Island View Sub	401	Island View	
													\$	518							

Alpena City-2026 Land Value Analysis Commercial M32 Bagley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	493169	59505	170927	Improved	228.36	353.279998	1.349	\$ 261	\$ 44,110	228.36	04	555/312	091-016-000-706-05	Commercial-General	201	Gen Comm
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145595	101443	122038	Improved	187.75	149	0.642	\$ 540	\$ 158,011	187.75	04	559/376	092-317-000-007-00	Commercial-General	201	Gen Comm
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	106820	39080	56000	Improved	56	132	0.17	\$ 698	\$ 229,882	56	04	556/793		Commercial-General	201	Gen Comm
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	168412	49588	70000	Improved	70	132	0.212	\$ 708	\$ 233,906	70	04	559/893		Commercial-General	201	Gen Comm
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	176318	64482	90800	Improved	90.8	198	0.413	\$ 710	\$ 156,131	90.8	04	558/957		Commercial-General	201	Gen Comm
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	550253	203747	225000	Improved	225	0	0	\$ 906	#DIV/0!	225	04	553/213		Commercial-General	201	Gen Comm
092-177-000-122-00	104 E HERMAN ST	9/21/2023	150000	WD	150000	98205	123795	72000	Improved	72	250	0.413	\$ 1,719	\$ 299,746	72	04	554/260		Commercial-General	201	Gen Comm
093-537-000-020-00	409 S BROOKE ST	3/7/2024	195000	WD	195000	131028	129972	66000	Improved	66	132	0.2	\$ 1,969	\$ 649,860	66	04	556/151		Commercial-General	201	Gen Comm
092-297-000-180-00	133 W FLETCHER ST	12/11/2024	425000	WD	425000	172880	384120	132000	Improved	132	140	0.424		\$ 905,943	132	04	559/786	092-297-000-176-00	Commercial-General	201	Gen Comm
092-225-000-067-00	320 LONG RAPIDS PLAZA	6/29/2023	573000	WD	573000	351374	321626	100000	Improved	100	0	0		#DIV/0!	100	04	553/574		Commercial-General	201	Gen Comm
													\$ 939								
093-337-000-001-03	139 W WASHINGTON AVE	1/27/2025	325000	LC	325000	429593	97140	201733	Improved	118.666667	144	0.302	\$ 819	\$ 321,656	173	03	560/383		Commercial-Downtown	201	Downtown
093-357-000-003-00	123 LOCKWOOD ST	9/20/2023	38000	WD	38000	29277	38000	28900	Improved	17	61	0.024	\$ 2,235	\$ 1,583,333	17	03	554/273		Commercial-Downtown	202	Downtown
093-637-000-266-00	311 W CHISHOLM ST	3/12/2024	150000	WD	150000	101774	99226	51000	Improved	30	67	0.046	\$ 3,308	\$ 2,157,087	30	03	556/200		Commercial-Downtown	201	Downtown
													\$ 2,120								
093-637-000-534-00	827 W CHISHOLM ST	3/26/2025	174169	WD	174169	208982	103187	138000	Improved	92	280	0.296	\$ 1,122	\$ 348,605	92	01	561/480	093-637-000-538-00	Commercial-Chisholm	202	Chisholm
093-637-000-538-00	823 W CHISHOLM ST	3/26/2025	174169	WD	174169	268982	103187	138000	Improved	92	280	0.296	\$ 1,122	\$ 348,605	92	01	561/480	093-637-000-534-00	Commercial-Chisholm	201	Chisholm
093-637-000-741-00	1020 W CHISHOLM ST	12/23/2024	79500	LC	79500	92825	40675	54000	Improved	36	135.166672	0.112	\$ 1,130	\$ 363,170	36	01	559/922		Commercial-Chisholm	201	Chisholm
													\$ 1,124								
093-597-000-075-00	150 S RIPLEY BLVD	1/8/2025	325000	WD	325000	467262	109792	252054	Improved	198	137	0.623	\$ 555	\$ 176,231	198	02	560/054		Commercial-Ripley	201	Comm Ripley
093-587-000-055-00	300 PARK ST	8/30/2024	150000	QC	150000	244019	77836	171855	Improved	135	100	0.31	\$ 577	\$ 251,084	135	04	558/549		Commercial-Ripley	201	Comm Ripley
093-587-000-019-02	121 N RIPLEY STREET	5/6/2024	80000	WD	80000	118994	45924	84918	Improved	66.706667	121.190002	0.186	\$ 688	\$ 246,903	66.09	02	557/043		Commercial-Ripley	201	Comm Ripley
093-587-000-022-00	216 CATHERINE ST	6/8/2023	150000	WD	150000	139195	79547	68742	Improved	54	133	0.165	\$ 1,473	\$ 482,103	54	02	553/001		Commercial-Ripley	201	Comm Ripley
093-597-000-043-00	174 N RIPLEY BLVD	3/1/2024	600000	WD	600000	498075	353979	252054	Improved	198	180	0.818	\$ 1,788	\$ 432,737	198	02	556/139		Commercial-Ripley	201	Comm Ripley
													\$ 1,016								
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Comm 201	Commercial M32
															For 2025, use \$9.00 /sqft for M-32						

Alpena City-2026 Land Value Analysis 301-Lafarge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
092-185-000-027-00	835 COMMERCE DR	9/18/2024	25000	WD	25000	106202	25000	70092	Improved	350.46	507	2.038	\$ 71	\$ 12,267	350.46	019	558/770	092-185-000-029-00	Industrial NEW	302	Industrial
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	252790	63832	64122	Improved	0	0	15.22	#DIV/0!	\$ 4,194	0	019	555/476		Industrial NEW	301	

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
091-009-000-110-05	100 OAK LEAF LANE	8/26/2022	125000	WD	125000	210958	26005	111963	Improved	0	0	3.95		\$ 6,584	0	019	549/336		Industrial NEW	002	
091-014-000-506-02	700 COMMERCE DR	7/20/2022	62000	WD	62000	107524	62000	82207	Improved	208.72	208.7	10.39	\$ 297	\$ 5,967	208.72	019	548/771	091-014-000-506-00	Industrial NEW	302	
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	305900	37418	90818	Improved	0	0	15.22		\$ 2,458	0	019	555/476		Industrial NEW	301	
092-067-000-103-00	401 COMMERCE DR	3/8/2023	50000	WD	50000	66044	50000	66044	Vacant	0	0	2.33		\$ 21,459	0	019	551/675		Industrial NEW	302	

\$ 2,600 10 acres Residential

\$ 4,200 10 acre Industrial

61.54% Increase

\$ 5,900 3 Acre Residential Rate

\$ 9,529 Increase 61.5%

\$ 12,267 Single Sale

For 2026, use \$15,000/acre for 5 acre industrial