

City of Petoskey-2024 Land Value Analysis BH101 Wildwinds

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 Pa	Land Table	Class	Rate Group 1
52-18-09-101-109	4996 WILDWINDS DR	6/22/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	63.84349	190	0.284	-753.71819	-169436.6197	65	BH003			BH101.WILDWINDS	401	FRONT FOOT RATE
52-18-09-101-110	4984 WILDWINDS DR	9/30/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	63.84349	190	0.284	-277.28747	-62334.50704	65	BH003			BH101.WILDWINDS	401	FRONT FOOT RATE
52-18-09-101-123	5034 WILDWINDS DR	12/1/2022	1425000	WD	03-ARM'S LENGTH	1425000	1272685	248076	95761	Improved	101.363961	196.5	0.586	2447.3787	423337.884	130	BH003	1248/955		BH101.WILDWINDS	401	FRONT FOOT RATE

For 2024, inconclusive data. Stay with prior rate of \$990/foot.

City of Petoskey-2024 Land Value Analysis BH102 Coastal Woods

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 Parc	Land Table	Class	Rate Group 1
52-18-09-110-128	5544 COASTAL WOODS CT	10/18/2021		WD	03-ARM'S LENGT						138.309723	253	0.732	1286.9088	243158.4699	126	BH001	1238/615		BH102.COASTAL WOODS	401	VIEW FF
52-18-09-110-130	5604 COASTAL WOODS CT	3/17/2023	1450000	PTA	21-NOT USED/O	1450000	2304792	-834608	20184	Improved	118.726869	166	0.476	-7029.647	-1753378.15	125	BH001			BH102.COASTAL WOODS	401	VIEW FF

For 2024, inconclusive data. Stay with prior rate of \$187/foot.

City of Petoskey-2024 Land Value Analysis BH104 Bluffs

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 Parc Land Table	Class	Rate Group 1
52-18-03-470-112	932 BLUFFS CT	9/20/2021		WD	03-ARM'S LENGTH						53.612931	145	0.2	\$ 10,343	2772605	60	BH001	1237/955	BH104.BLUFFS	401	BLUFFS
52-18-03-470-114	952 BLUFFS CT	5/28/2021		WD	03-ARM'S LENGTH						53.870601	147	0.202	\$ 9,496	2532549.505	60	BH001	1228/853	BH104.BLUFFS	401	BLUFFS
52-18-03-470-119	922 BLUFFS CT	7/16/2021		WD	03-ARM'S LENGTH						87.644751	163	0.449	\$ 6,712	1310104.677	120	BH001	1236/343	BH104.BLUFFS	401	BLUFFS
														\$ 8,850							

For 2024, use \$6712/foot, prior rate was \$2500

City of Petoskey-2024 Land Value Analysis BH108 The Preserve

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 P; Land Table	Class	Rate Group 1
52-18-07-110-124	7284 PRESERVE DRIVE NORTH	10/28/2022		WD	03-ARM'S LENGTH						149.808857	375	1.334	\$ 1,875	210609.4453	155	BH102		BH108.THE PRESERVE	401	LAKE FF

2024-stay with prior rates, inconclusive

City of Petoskey-2024 Land Value Analysis BH109 The Preserve South

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 Parce Land Table	Class	Rate Group 1
52-18-07-120-140	7078 PRESERVE DRIVE SOUTH	4/12/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	316.360588	282.813	2.876	-108.0539	-11885.9527	443	BH102	1232/088	BH109.THE PRESERVE SOUTH	401	preserve south
52-18-07-120-141	6929 PRESERVE DRIVE SOUTH	4/21/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	313.201784	267.432	2.757	-1175.277	-133514.327	449	BH102	1243/491	BH109.THE PRESERVE SOUTH	401	preserve south
52-18-07-120-159	7348 PRESERVE DRIVE SOUTH	10/25/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	123.961284	196	0.63	-791.0776	-155655.556	140	BH102	1239/368	BH109.THE PRESERVE SOUTH	401	preserve south

2024-stay with prior rate, inconclusive

City of Petoskey-2024 Land Value Analysis BH111 The Shores II

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 Parcels	Land Table	Class	Rate Group 1
52-18-10-120-103	4440 VISTA DR	5/28/2021		WD	03-ARM'S LENGTH						122.269914	211	0.581	\$ 10,057	2116382.1	120	BH001	1234/465		BH111.THE SHORES II	401	FRONT FOOT RATE

For 2024, use \$7,500/foot, prior rate was \$4,200 and only one sale in study

City of Petoskey-2024 Land Value Analysis BH126 Yacht Docks

Parcel Number	Street A	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
52-18-10-126-139		10/18/2022	134000	WD	03-ARM'S LENGTH	134000	43515	134000	43515	Vacant	45	0	45	\$ 2,978	\$ 2,978	45		1248/470		BH126.YACHT DOCKS	402
52-18-10-126-142		10/3/2022	157000	WD	03-ARM'S LENGTH	157000	43515	157000	43515	Vacant	45	0	45	\$ 3,489	\$ 3,489	45				BH126.YACHT DOCKS	402
52-18-10-126-155		10/3/2022	175000	WD	03-ARM'S LENGTH	175000	48350	175000	48350	Vacant	50	0	50	\$ 3,500	\$ 3,500	50				BH126.YACHT DOCKS	402
52-18-10-126-168		6/10/2022	150000	WD	03-ARM'S LENGTH	150000	58020	150000	58020	Vacant	60	0	60	\$ 2,500	\$ 2,500	60		1245/019		BH126.YACHT DOCKS	402
52-18-10-126-173		12/9/2022	200000	WD	03-ARM'S LENGTH	200000	58020	200000	58020	Vacant	60	0	60	\$ 3,333	\$ 3,333	60		1249/081		BH126.YACHT DOCKS	402
52-18-10-126-174		10/27/2022	200000	WD	03-ARM'S LENGTH	200000	58020	200000	58020	Vacant	60	0	60	\$ 3,333	\$ 3,333	60		1248/196		BH126.YACHT DOCKS	402
														\$ 3,189	Avg						
For 2024, use \$3,189 for Docks 35-60 Foot																					
52-18-10-126-114		1/25/2023	300000	WD	03-ARM'S LENGTH	300000	118000	300000	118000	Vacant	80	0	80	\$ 3,750	3750	80		1249/935		BH126.YACHT DOCKS	402
52-18-10-126-196		10/21/2022	300000	WD	03-ARM'S LENGTH	300000	118000	300000	118000	Vacant	80	0	80	\$ 3,750	3750	80				BH126.YACHT DOCKS	402
														\$ 3,750							
For 2024, use \$3,750 for docks 70-120 Foot																					

City of Petoskey-2024 Land Value Analysis BH130 Harborside

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 Pa	Land Table	Class	Rate Group 1
52-18-10-130-101	1190 VISTA DR	11/11/2021	2700000	WD	03-ARM'S LENGTH	2700000	3028717	1250445	1579162	Improved	86.477316	125	0.296	\$ 14,460	4224476.351	103	BH001	1239/421		BH130.HARBORSIDE	401	FRONT FOOT RATE
52-18-10-130-109	1110 VISTA DR	8/30/2021		WD	03-ARM'S LENGTH						89.430861	248	0.427	\$ 18,758	3928737.705	75	BH001	1236/839		BH130.HARBORSIDE	401	FRONT FOOT RATE
														\$ 16,609								

For 2024, use \$16,609 for Harborside

City of Petoskey-2024 Land Value Analysis BH152 Quarry View Court

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	Rate Group 1
52-18-08-152-119	6259 QUARRY VIEW DR	10/14/2021		WD	03-ARM'S LENGTH						101.6366	148.5	0.443	\$ 3,971.02	911063.2054	130	BH001	1238/273	BH152-QUARRY VIEW COURT	401	FRONT FOOT RATE

For 2024, use \$1,800 per foot. Prior rate was \$900

City of Petoskey-2024 Land Value Analysis BH201 Harborview Ridge

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 Parc	Land Table	Class	Rate Group 1
52-18-10-201-111	4044 HARBORVIEW RIDGE	9/1/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0	0	0	#DIV/0!	#DIV/0!	0	BH005	1237/085		BH201.HARBORVIEW RIDGE	401	
52-18-10-201-135	4140 HARBORVIEW RIDGE	5/28/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0	0	0	#DIV/0!	#DIV/0!	0	BH005			BH201.HARBORVIEW RIDGE	401	

For 2024, use \$300,000 for Site Value (prior year was \$277,395)

City of Petoskey-2024 Land Value Analysis BH202 Captain's Quarters Carriage House

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	Rate Group 1
52-18-10-202-107	4062 CARRIAGE HOUSE DR	4/14/2022		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH001			BH202.CAPTAIN'S QUARTERS CARRIAGE H	401	
52-18-10-202-107	4062 CARRIAGE HOUSE DR	10/27/2022	340000	WD	03-ARM'S LENGTH	340000	185427	\$ 224,293	69720	Improved	0	0	0	#DIV/0!	#DIV/0!	0	BH001			BH202.CAPTAIN'S QUARTERS CARRIAGE H	401	
52-18-10-202-116	4026 CARRIAGE HOUSE DR	2/17/2022	210000	WD	03-ARM'S LENGTH	210000	202784	\$ 76,936	69720	Improved	0	0	0	#DIV/0!	#DIV/0!	0	BH001			BH202.CAPTAIN'S QUARTERS CARRIAGE H	401	
								\$ 170,174	Avg of All													
								\$ 150,615	Avg of Sale 2 and 3													

For 2024, use \$150,000 for Site Value

City of Petoskey-2024 Land Value Analysis BH210 Coastal Cliffs

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	Rate Group 1
52-18-08-210-101	5874 COASTAL CLIFFS CT	10/21/2022	3755000	WD	03-ARM'S LENGTH	3755000	1389110	2769932	404042	Improved	120.250734	323	0.69	\$ 23,035	4014394.2	93	BH001		BH210.COASTAL CLIFFS	401	GOOD VIEW FF
52-18-08-210-106	6024 COASTAL CLIFFS CT	8/25/2022		WD	03-ARM'S LENGTH						147.304793	183.13	0.725	\$ 4,311	875862.069	172.5	BH001		BH210.COASTAL CLIFFS	402	GOOD VIEW FF
52-18-08-210-108	6084 COASTAL CLIFFS CT	9/7/2021		WD	03-ARM'S LENGTH						136.413607	210.105	0.687	\$ 8,245	1637250.36	142.5	BH001	1237/314	BH210.COASTAL CLIFFS	401	GOOD VIEW FF
																		For 2024, use \$4311 for Good View/Costal Cliffs			
52-18-08-210-117	6113 COASTAL CLIFFS CT	8/17/2022		WD	03-ARM'S LENGTH						127.61886	189	0.59	\$ 4,925	1065354.24	136	BH001		BH210.COASTAL CLIFFS	401	GOLF FF
52-18-08-210-124	5972 QUARRY RIDGE DR	12/17/2021		WD	03-ARM'S LENGTH						117.294464	213	0.548	\$ 128	27372.2628	112	BH001	1240/364	BH210.COASTAL CLIFFS	402	GOLF FF
																		For 2024, use \$128/foot for Golf FF			

City of Petoskey-2024 Land Value Analysis BH212 Coastal Ridge

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	Rate Group 1
52-18-09-210-103	5033 COASTAL RIDGE CT	11/3/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	98.551588	102	0.286	\$ 203	69930.06993	122	BH001	1239/724	BH212.COASTAL RIDGE	402	NON LAKE FF
52-18-09-210-107	5132 COASTAL RIDGE CT	9/9/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	132.688132	195	0.609	\$ 22,049	4804039.409	136	BH001		BH212.COASTAL RIDGE	401	LAKE FF
52-18-09-210-109	5192 COASTAL RIDGE DR	9/15/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	130.471855	205	0.607	\$ 11,778	2531617.792	129	BH001	1237/326	BH212.COASTAL RIDGE	401	LAKE FF

For 2024, use \$11,778 for Lake Coastal Ridge
 For 2024, use \$2,000/foot for Non-Lake FF (prior rates)

City of Petoskey-2024 Land Value Analysis BH225 Vistas 1

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 Parc Land Table	Class	Rate Group 1
52-18-09-225-113	4500 VISTA DR	8/23/2021		WD	03-ARM'S LENGTH						104.706621	88	0.337	\$ 1,294	401905.0445	167	BH001	1236/802	VISTAS 1	401	GOLF C. FF
52-18-09-225-114	4575 WILDWINDS DR	9/30/2022		WD	21-NOT USED/OTHER						90.674073	160	0.356	\$ 772	196629.2135	97	BH001		VISTAS 1	402	GOLF C. FF
														\$ 1,033							

For 2024, use \$1,000/foot for Golf Vistas

City of Petoskey-2024 Land Value Analysis BH315 Lakeside Cottages

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 Parcels	Land Table	Class	Rate Group 1
52-18-02-315-105	605 LAKESIDE CT	5/28/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0	0	0	#DIV/0!	#DIV/0!	0	BH351	1233/726		BH315.LAKESIDE COTTAGES	407	
52-18-02-315-108	605 LAKESIDE CT	9/7/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0	0	0	#DIV/0!	#DIV/0!	0	BH351	1237/270		BH315.LAKESIDE COTTAGES	407	
487500																						

For 2024, add 20% as experience in other land value increases
 2023 rates of 127,000 and 174,000

	2023	20%	2024
Site A	\$ 127,000	\$ 25,400	\$ 152,400
Site B	\$ 174,000	\$ 34,800	\$ 208,800

City of Petoskey-2024 Land Value Analysis BH350 Bay Ridge

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	Rate Group 1
52-18-05-350-102	6494 BAY RIDGE DR	8/11/2022		WD	03-ARM'S LENGTH						159.697152	276	0.95	\$ 21,838	3671023.158	150	BH001		BH350.BAY RIDGE	401	LAKE FF	
For 2024, single sale, add 20% to land value rate. Use \$5819/foot for Lakefront																						
52-18-05-350-116		6/30/2021		WD	03-ARM'S LENGTH						160.842357	247	0.913	\$ 1,399	246440.3067	161	BH001	1234/936	BH350.BAY RIDGE	402	NON LAKE FF	
52-18-05-350-117		10/7/2021		WD	03-ARM'S LENGTH						147.311258	274	0.837	\$ 1,358	238948.626	133	BH001	1237/927	BH350.BAY RIDGE	402	NON LAKE FF	
52-18-05-350-118		12/17/2021	148500	WD	03-ARM'S LENGTH	148500	172370	148500	172370	Vacant	133.723654	77	0.401	\$ 1,110	370324.1895	227	BH001	1240/227	BH350.BAY RIDGE	402	NON LAKE FF	
														\$ 1,289								

For 2024, use \$1289/foot for Non-Lakefront

City of Petoskey-2024 Land Value Analysis BH53 Village Harbor Docks

Parcel Number	Street Ad	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 Parce Land Table	Class
52-18-02-353-104		10/29/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0		1238/933	BH53.VILLAGE HARBOR DOCKS	402
52-18-02-353-110		7/23/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0		1235/514	BH53.VILLAGE HARBOR DOCKS	402
52-18-02-353-111		6/15/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0		1234/225	BH53.VILLAGE HARBOR DOCKS	402
52-18-02-353-116		10/7/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0		1238/386	BH53.VILLAGE HARBOR DOCKS	402
						\$ 39,875.00														

For 2024, use \$39,875 for Village Harbor Dock Value

City of Petoskey-2024 Land Value Analysis BH365 The Cliffs

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 Parc Land Table	Class	Rate Group 1
52-18-02-365-152	3404 CLIFFS DR	11/23/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH365	1239/728	BH365.THE CLIFFS	401	
52-18-02-365-136	3636 CLIFFS DR	5/25/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH365	1234/435	BH365.THE CLIFFS	401	
52-18-02-365-185	3228 CLIFFS DR	7/21/2022		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH365		BH365.THE CLIFFS	401	
52-18-02-365-128	3604 CLIFFS DR	6/25/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH365	1234/839	BH365.THE CLIFFS	401	
52-18-02-365-159	3348 CLIFFS DR	10/15/2021		WD	03-ARM'S LENGTH						0	0	0	#DIV/0!	#DIV/0!	0	BH365	1238/272	BH365.THE CLIFFS	401	
52-18-02-365-125	3612 CLIFFS DR	8/24/2021	744000	WD	03-ARM'S LENGTH	744000	596918	\$ 262,275	115193	Improved	0	0	0	#DIV/0!	#DIV/0!	0	BH365	1236/542	BH365.THE CLIFFS	401	
								\$ 180,714													

For 2024, use \$180,000 for Site Value

City of Petoskey-2024 Land Value Analysis BH376 Peninsula

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	Rate Group 1
52-18-03-375-116	4050 PENINSULA DR	12/14/2021		WD	03-ARM'S LENGTH						131.416503	195	0.6	\$ 17,820	3903130	134	BH001	1240/136		BH376.PENINSULA	401	LAKE & HARBOR
														For 2024, use \$17,820 for Lake Harbor								
52-18-03-375-119	3990 PENINSULA DR	6/1/2021		WD	03-ARM'S LENGTH						245.876747	330	0.994	\$ 9,565	2366066.398	262	BH001	1234/273	52-18-03-	BH376.PENINSULA	401	VACANT
52-18-03-375-121	3950 PENINSULA DR	6/30/2022		WD	03-ARM'S LENGTH						130	178	0.531	\$ 13,667	3346088.512	130	BH001			BH376.PENINSULA	401	VACANT
														\$ 11,616								
														For 2024, use \$11,616 for Vacant								
52-18-03-375-123	3910 PENINSULA DR	7/19/2022		WD	03-ARM'S LENGTH						124.804388	178	0.531	\$ 9,227	2168613.936	130	BH001			BH376.PENINSULA	401	LAKE
														For 2024, use \$9,227 for Lake								

City of Petoskey-2024 Land Value Analysis BH405 Marina District Garage

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
52-18-03-405-105	4200 MAIN ST	4/22/2021		WD	03-ARM'S LENGTH						0	0	0.028	#DIV/0!	10472892.86	0	BH002	1233/068		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-115	4200 MAIN ST	1/25/2022		WD	03-ARM'S LENGTH						0	0	0.044	#DIV/0!	3941136.364	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-119	4200 MAIN ST	5/3/2022		WD	03-ARM'S LENGTH						0	0	0.035	#DIV/0!	-1750314.286	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-122	4200 MAIN ST	2/14/2023	375000	WD	03-ARM'S LENGTH	375000	320355	125135	70490	Improved	0	0	0.031	#DIV/0!	4036612.903	0	BH002	1250/139		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-130	4200 MAIN ST	8/12/2022		WD	21-NOT USED/OTHER						0	0	0.031	#DIV/0!	4877677.419	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-133	4200 MAIN ST	3/15/2022		WD	03-ARM'S LENGTH						0	0	0.031	#DIV/0!	2746290.323	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-137	4205 MAIN ST	5/17/2021	450000	WD	03-ARM'S LENGTH	450000	543122	71507	135129	Improved	0	0	0.046	#DIV/0!	1554500	0	BH002	1233/928	52-18-03-	BH405.MARINA DISTRICT CONDO	401
52-18-03-405-140	4205 MAIN ST	4/12/2022	240000	WD	03-ARM'S LENGTH	240000	270287	27854	58141	Improved	0	0	0.025	#DIV/0!	1114160	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-140	4205 MAIN ST	11/18/2022	285000	WD	03-ARM'S LENGTH	285000	270287	72854	58141	Improved	0	0	0.025	#DIV/0!	2914160	0	BH002	1248/768		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-142	4205 MAIN ST	9/23/2022		WD	03-ARM'S LENGTH						0	0	0.025	#DIV/0!	4314160	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-148	4205 MAIN ST	6/10/2021		WD	03-ARM'S LENGTH						0	0	0.064	#DIV/0!	4717156.25	0	BH002	1235/257		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-150	4205 MAIN ST	1/28/2022		WD	03-ARM'S LENGTH						0	0	0.025	#DIV/0!	3474160	0	BH002			BH405.MARINA DISTRICT CONDO	401
52-18-03-405-151	4205 MAIN ST	7/22/2022		WD	03-ARM'S LENGTH						0	0	0.025	#DIV/0!	5714160	0	BH002	1246/432		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-151	4205 MAIN ST	4/12/2021		WD	03-ARM'S LENGTH						0	0	0.025	#DIV/0!	3474160	0	BH002	1232/217		BH405.MARINA DISTRICT CONDO	401
52-18-03-405-152	4205 MAIN ST	9/24/2021	250000	WD	03-ARM'S LENGTH	250000	263633	43872	57505	Improved	0	0	0.025	#DIV/0!	1754880	0	BH002	1237/606		BH405.MARINA DISTRICT CONDO	401
52-18-03-406-116	4000 MAIN ST	11/16/2022	125500	WD	03-ARM'S LENGTH	125500	46387	108613	29500	Improved	0	0	0	#DIV/0!	#DIV/0!	0	BH002	1248/875		BH405.MARINA DISTRICT GARAGE	401

For 2024, use \$75,000 as site value. Prior site value was \$5,700

City of Petoskey-2024 Land Value Analysis BH410 Village Beach

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 Parc	Land Table	Class	Rate Group 1
52-18-03-410-104	3760 NORTH BEACH ST	6/15/2021		WD	03-ARM'S LENGTH						70	100	0.161	\$ 18,354	7980080.745	70	BH410	1234/224		BH410.VILLAGE BEACH	401	\$1m SITE
For 2024, use \$1,200,000 for Site Value (prior rate was \$1,000,000)																						
52-18-03-410-160	765 EAST BEACH ST	7/29/2022		WD	21-NOT USED/OTHER						208.583262	370	0.405	\$ 330	169753.0864	191	BH410		52-18-03-4	BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-128	764 SUNSET WAY	5/21/2021		WD	03-ARM'S LENGTH						46.471565	74	0.076	\$ 624	381578.9474	45	BH410	1233/622		BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-157	741 EAST BEACH ST	10/25/2021		WD	03-ARM'S LENGTH						54.918202	88	0.107	\$ 710	364485.9813	53	BH410	1239/137		BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-112	725 WEST BEACH ST	6/18/2021		WD	03-ARM'S LENGTH						49.765648	74	0.085	\$ 743	435294.1176	50	BH410	1234/439		BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-113	733 WEST BEACH ST	6/2/2021		WD	03-ARM'S LENGTH						49.765648	74	0.085	\$ 774	452941.1765	50	BH410	1233/903		BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-138	757 SUNSET WAY	5/5/2022		WD	03-ARM'S LENGTH						46.471565	74	0.076	\$ 1,076	657894.7368	45	BH410			BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-116	757 WEST BEACH ST	7/1/2022	102000	OTH	21-NOT USED/OTHER	102000	114180	102000	76120 Improved		92.94313	148	0.152	\$ 1,097	671052.6316	90	BH410		52-18-03-4	BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-125	740 SUNSET WAY	7/16/2021		WD	03-ARM'S LENGTH						49.765648	74	0.085	\$ 1,242	727058.8235	50	BH410	1235/507		BH410.VILLAGE BEACH	402	\$819 FF RATE
52-18-03-410-125	740 SUNSET WAY	5/17/2022		WD	03-ARM'S LENGTH						49.765648	74	0.085	\$ 1,366	800000	50	BH410			BH410.VILLAGE BEACH	402	\$819 FF RATE
														\$ 885	Avg of All							
														\$ 934	Avg of Vacant							
For 2024, use \$934/foot																						

City of Petoskey-2024 Land Value Analysis BH465 Harbor Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improve	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel Land Table	Class	Rate Group 1
52-18-03-465-106	900 VISTA DR	10/15/2021		WD	03-ARM'S LENGTH						53.178299	85	0.117	\$ 17,498.90	7953521.368	60	BH001	1238/418	BH465.HARBOR HOMES	401	\$8.2K FF RATE
52-18-03-465-113	850 VISTA DR	6/7/2022	1456000	WD	03-ARM'S LENGTH	1456000	1343237	797018	684255	Improved	83.445695	85	0.234	\$ 9,551.34	3406059.829	120	BH001		BH465.HARBOR HOMES	401	\$8.2K FF RATE

Typical Land Increase is 20%, prior year rate of \$8200 with 20% is \$9,840

Use \$9,840 for 2024

City of Petoskey-2024 Land Value Analysis BH550 Bay Harbor 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/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par	Land Table	Class	Rate Group 1
52-18-03-475-103	3792 CLIFFS DR	12/14/2022	1300000	WD	03-ARM'S LENGTH	1300000	999451	487592	187043	Improved	48.989795	100	0.138	\$ 9,953	\$ 3,533,275	60	BH001	1249/211		BH550.BAY HARBOR ACREAGE	401	\$3,818 FRTG
52-18-03-475-107	3760 CLIFFS DR	12/6/2021		WD	03-ARM'S LENGTH						48.989795	100	0.138	\$ 4,491	\$ 1,594,203	60	BH001	1240/367		BH550.BAY HARBOR ACREAGE	402	\$3,818 FRTG
52-18-03-475-109	3744 CLIFFS DR	4/23/2021		WD	03-ARM'S LENGTH						53.665631	120	0.165	\$ 7,903	\$ 2,570,430	60	BH001	1232/785		BH550.BAY HARBOR ACREAGE	401	\$3,818 FRTG
52-18-03-475-110	3736 CLIFFS DR	9/10/2021		WD	03-ARM'S LENGTH						71.554175	120	0.22	\$ 1,970	\$ 640,686	80	BH001	1237/325		BH550.BAY HARBOR ACREAGE	401	\$3,818 FRTG
														\$ 6,079								

For 2024, use \$4,491 per foot

City of Petoskey-2024 Land Value Analysis PC12 Commercial

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	Rate Group 1
52-19-07-200-023	1630 CLARION AV	5/13/2021	215000	WD	03-ARM'S LENGTH	215000	288691	215000	217601	Improved	1113.847311		472	5.877 \$	193	36583.29079	1064	1233/213	52-19-07-200	PC12 COMMERCIAL	202	1300/FF
52-18-10-252-005		3/17/2022		WD	03-ARM'S LENGTH								200	2.99 \$	475	122073.5786	769			PC12 COMMERCIAL	202	1300/FF
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	03-ARM'S LENGTH	450000	576322	209371	218282	Improved	357.525204	664.600006	1.067	\$	586	196223.9925	394	1237/212	52-19-06-402	PC12 COMMERCIAL	201	1300/FF
52-19-07-100-006	1310 SPRING ST	9/14/2021	350000	WD	03-ARM'S LENGTH	350000	376468	188032	214500	Improved	203.38503	184.908661	0.883	\$	925	212946.7724	208	1232/649		PC12 COMMERCIAL	201	1300/FF
52-19-06-200-021	120 E LAKE ST	4/23/2021	400000	WD	03-ARM'S LENGTH	400000	420668	115230	135898	Improved	83.629357		60	0.156 \$	1,378	738653.8462	113			PC12 COMMERCIAL	201	1300/FF
52-19-06-300-031	887 SPRING ST	6/22/2022		WD	03-ARM'S LENGTH						123.483315		140	0.434 \$	1,870	532064.5161	135			PC12 COMMERCIAL	201	1300/FF
52-19-06-300-049	919 SPRING ST	4/1/2022	850000	CD	17-LENDING TO LEN	850000	584044	614922	348966	Improved	268.435424		313	1.725 \$	2,291	356476.5217	240	1243/189		PC12 COMMERCIAL	201	1300/FF
For 2024, use \$1,102/foot for Rate A																						
52-19-06-100-039	624 CHARLEVOIX AV	7/7/2021		WD	03-ARM'S LENGTH						104.766407		175	0.45 \$	3,770	877777.7778	112	1235/037		PC12 COMMERCIAL	202	3500/FF
52-19-06-100-037	575 W MITCHELL ST	11/11/2021	425000	WD	03-ARM'S LENGTH	425000	397964	290499	263463	Improved	75.275228		118	0.265 \$	3,859	1096222.642	98	1239/109		PC12 COMMERCIAL	201	3500/FF
For 2024, use \$3,815/foot for Rate C																						
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	03-ARM'S LENGTH	250000	256400	32094	38494	Improved	136.503626		142	0.528 \$	235	60784.09091	162	1240/149		PC12 COMMERCIAL	201	564/FF
52-19-06-127-079	406 LIBERTY ST	12/10/2021	192500	WD	03-ARM'S LENGTH	192500	184382	20808	12690	Improved	22.5		50	0.052 \$	925	400153.8462	45			PC12 COMMERCIAL	201	564/FF
For 2024, use \$580/foot for Rate B																						
52-19-05-100-029	413 WAUKAZOO AV	3/11/2022		WD	03-ARM'S LENGTH								0	0.084	#DIV/0!	3700976.19	0	1242/265		PC12 COMMERCIAL	201	
52-19-05-100-151	412 E MITCHELL ST	9/29/2022		WD	03-ARM'S LENGTH								0	0.037	#DIV/0!	15078810.81	0	1247/530		PC12 COMMERCIAL	201	
52-19-05-101-036	303 HOWARD ST	10/27/2021	1800000	WD	03-ARM'S LENGTH	1800000	1368512	692548	152760	Improved			0	0.117	#DIV/0!	5919213.675	0	1238/489	52-19-05-101	PC12 COMMERCIAL	201	
52-19-05-154-101	422 E MITCHELL ST	6/14/2021		WD	03-ARM'S LENGTH								0	0	#DIV/0!	#DIV/0!	0	1234/118		PC12 COMMERCIAL	401	
52-19-06-200-007	327 BAY ST	8/4/2021	775000	WD	03-ARM'S LENGTH	775000	499931	431069	156000	Improved			0	0.119	#DIV/0!	3622428.571	0	1236/055		PC12 COMMERCIAL	201	
52-19-06-226-009	305 E LAKE ST	7/9/2021	768788	MLC	03-ARM'S LENGTH	768788	481659	390629	103500	Improved			0	0.079	#DIV/0!	4944670.886	0	1235/043		PC12 COMMERCIAL	201	
52-19-06-226-015	317 E LAKE ST	5/27/2021	815000	WD	03-ARM'S LENGTH	815000	887096	31404	103500	Improved			0	0.079	#DIV/0!	397518.9873	0	1233/819		PC12 COMMERCIAL	201	
52-19-06-278-020	204 STATE ST	3/9/2022	505000	WD	03-ARM'S LENGTH	505000	721239	100586	316825	Improved			0	0.316	#DIV/0!	318310.1266	0	1242/130		PC12 COMMERCIAL	201	
52-19-08-300-009	1711 STANDISH AV	8/11/2021		WD	03-ARM'S LENGTH								0	0.717	#DIV/0!	-4044.630404	0	1236/602		PC12 COMMERCIAL	201	

City of Petoskey-2024 Land Value Analysis PR01 Southeast Residential

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 Parce	Land Table	Class	Rate Group 1
52-19-05-403-003	1009 LINDELL AV	10/1/2021	175000	WD	03-ARM'S LENGTH	175000	233505	32325	90830	Improved	80.026733	110	0.215	\$ 404	150348.8372	85	PR1		1237/756	PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-400-048	1223 HAZELTON AV	8/24/2022	325000	WD	03-ARM'S LENGTH	325000	403614	56353	134967	Improved	118.913915	135	0.372	\$ 474	151486.5591	120	PR1			PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-200-114	1115 E MITCHELL ST	6/16/2022	175000	WD	03-ARM'S LENGTH	175000	221429	24276	70705	Improved	47.136909	151.570007	0.169	\$ 515	143644.9704	48.43	PR1			PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-05-351-023	420 JENNINGS AV	11/5/2021		WD	03-ARM'S LENGTH						49.435672	134	0.154	\$ 607	194805.1948	49.98	PR1	1238/804		PRO1 SOUTHEAST RES	402	SOUTHEAST RES
52-19-05-403-018	1024 LINDELL AV	7/21/2021	210000	WD	03-ARM'S LENGTH	210000	229709	36212	55921	Improved	49.269877	132	0.152	\$ 735	238236.8421	50	PR1	1235/581		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-303-003	524 CHERRY ST	11/16/2021		WD	03-ARM'S LENGTH						66.623022	129	0.201	\$ 775	256865.6716	68	PR1	1239/319		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-403-013	801 KALAMAZOO AV	6/8/2021		WD	03-ARM'S LENGTH						73.252644	150	0.248	\$ 789	233028.2258	72	PR1	1234/018		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-327-011	905 SPRUCE ST	3/30/2023	303000	WD	03-ARM'S LENGTH	303000	326510	59254	82764	Improved	72.919418	132	0.224	\$ 813	264526.7857	74	PR1	1251/472		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-301-017	431 BEECH ST	4/15/2022	190000	WD	03-ARM'S LENGTH	190000	201721	36337	48058	Improved	42.341976	72	0.083	\$ 858	437795.1807	50	PR1	1243/452		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-08-251-104	1414 WOODVIEW CT	8/30/2021	850000	WD	31-SPLIT IMPROVED	850000	935182	187989	273171	Improved	218.653023	200	5	\$ 860	37597.8	200	PR1	1236/717		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-301-023	417 BEECH ST	8/12/2022	111000	WD	03-ARM'S LENGTH	111000	121850	37374	48224	Improved	42.488237	73	0.084	\$ 880	444928.5714	50	PR1			PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-08-251-103	1410 WOODVIEW CT	7/21/2021	725000	WD	03-ARM'S LENGTH	725000	791856	196315	263171	Improved	218.653023	200	3	\$ 898	65438.33333	200	PR1	1235/598		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-302-013	416 PEARL ST	9/17/2021		WD	03-ARM'S LENGTH						78.142431	100	0.195	\$ 970	388717.9487	85	PR1	1237/712		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-401-004	1030 HOFFMAN ST	8/22/2022	380000	WD	03-ARM'S LENGTH	380000	390051	63531	73582	Improved	64.829898	103	0.166	\$ 980	382716.8675	70	PR1			PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-376-009	1126 VALLEY VIEW	11/23/2021	395000	WD	03-ARM'S LENGTH	395000	407061	127088	139149	Improved	122.598464	201	0.517	\$ 1,037	245818.1818	112	PR1	1239/632		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-400-040	1141 KALAMAZOO AV	9/1/2021	400000	WD	03-ARM'S LENGTH	400000	402797	71654	74451	Improved	65.595907	200	0.275	\$ 1,092	260560	60	PR1	1237/082		PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-403-014	1010 LINDELL AV	6/1/2022		WD	03-ARM'S LENGTH						157.663606	132	0.485	\$ 1,126	366072.1649	160	PR1			PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-400-080	1233 ATKINS RD	6/30/2022		WD	03-ARM'S LENGTH						225.301392	344	0.844	\$ 1,237	330315.1659	214	PR1	1245/312	52-19-05-40	PRO1 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-376-001	818 JENNINGS AV	12/9/2022	208500	WD	03-ARM'S LENGTH	208500	200439	86055	77994	Improved	68.717147	146	0.228	\$ 1,252	377434.2105	68	PR1	1249/130		PRO1 SOUTHEAST RES	401	SOUTHEAST RES

For 2024, use \$858/foot

City of Petoskey-2024 Land Value Analysis PR02 Northeast Residential

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	Rate Group 1
52-19-05-178-004	813 MICHIGAN ST	1/25/2022		WD	03-ARM'S LENGTH						45.863365	122	0.14	\$ 1,237	405278.5714	50	PR2	1241/417	PRO2 NORTHEAST RES	401	MICHIGAN (2180)
52-19-05-100-052	904 MICHIGAN ST	7/5/2022		WD	03-ARM'S LENGTH									\$ 2,337					PRO2 NORTHEAST RES	401	MICHIGAN (2180)
For 2024, use \$2,337 for Michigan																					
52-19-05-100-023	806 E MITCHELL ST	2/18/2022	450000	WD	03-ARM'S LENGTH	450000	601798	80915	232713	Improved	79.723661	144	0.264	\$ 1,015	306496.2121	80	PR2	1241/736	PRO2 NORTHEAST RES	401	MITCHELL (2919)
52-19-05-177-001	910 E MITCHELL ST	8/20/2021		WD	03-ARM'S LENGTH						106.350105	164	0.376	\$ 1,287	364053.1915	100	PR2	1236/511	PRO2 NORTHEAST RES	401	MITCHELL (2919)
52-19-05-100-020	612 E MITCHELL ST	9/28/2022		WD	03-ARM'S LENGTH						50	145	0.166	\$ 5,100	1536174.699	50	PR2	1247/631	PRO2 NORTHEAST RES	401	MITCHELL (2919)
For 2024, use \$2,467 for Mitchell																					
52-16-32-402-012	825 ARLINGTON AV	5/3/2021	350000	WD	03-ARM'S LENGTH	350000	415313	52081	117394	Improved	78.262379	98	0.225	\$ 665	231471.1111	100	PR2	1232/947	PRO2 NORTHEAST RES	401	NE RES (1000)
52-16-32-376-018	148 BEAUBIEN AVE	7/26/2021	60000	WD	03-ARM'S LENGTH	60000	57514	60000	57514	Vacant	63.904225	150	0.227	\$ 939	264317.1806	66	PR2	1235/523	PRO2 NORTHEAST RES	402	NE RES (1000)
52-16-32-300-016	619 ROSE ST	11/21/2022	950000	WD	03-ARM'S LENGTH	950000	938184	287384	275568	Improved	282.532908	176.36	1.113	\$ 1,017	258206.6487	275	PR2	1248/916	PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-05-126-076	614 ROSE ST	7/1/2021	279000	WD	03-ARM'S LENGTH	279000	302284	78174	89383	Improved	59.588433	113.24	0.174	\$ 1,312	449275.8621	75	PR2	1234/911	52-19-05- PRO2 NORTHEAST RES	401	NE RES (1000)
52-16-32-300-023		7/1/2021		WD	03-ARM'S LENGTH						210.851232	255	0.722	\$ 1,316	384444.5983	234	PR2	1234/910	52-16-32- PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-05-200-024	1124 E MITCHELL ST	12/1/2022	257000	WD	03-ARM'S LENGTH	257000	193714	111133	47847	Improved	79.74569	407	0.467	\$ 1,394	237972.1627	50	PR2	1248/970	PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-05-200-012	311 KALAMAZOO AV	5/14/2021		WD	03-ARM'S LENGTH						65.840717	150	0.234	\$ 1,440	405145.2991	68	PR2	1233/529	PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-06-278-006	421 EMMET ST	9/20/2021	299900	WD	03-ARM'S LENGTH	299900	299289	74584	73973	Improved	49.315312	95	0.14	\$ 1,512	532742.8571	64	PR2	1237/564	PRO2 NORTHEAST RES	401	NE RES (1000)
52-16-32-376-015	154 BEAUBIEN AV	3/4/2022	235000	WD	03-ARM'S LENGTH	235000	227206	103650	95856	Improved	63.904225	150	0.227	\$ 1,622	456607.9295	66	PR2	1242/145	PRO2 NORTHEAST RES	401	NE RES (1000)
52-19-06-127-027	412 W JEFFERSON ST	6/4/2021		WD	03-ARM'S LENGTH						47.598582	145	0.166	\$ 2,017	578295.1807	50	PR2	1234/185	PRO2 NORTHEAST RES	401	NE RES (1000)
For 2024, use \$1,323 per Foot for NE Res																					

Site Value
 Vacant Sale
 \$ 60,000

For 2024, use \$60,000 for NE Site Value

City of Petoskey-2024 Land Value Analysis PR03 Central West Residential										Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class	Rate Group 1
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	136.720203								
52-19-06-300-016	819 PLEASANT ST	7/20/2022		WD	03-ARM'S LENGTH						350	0.707	\$ 593	114660.5375	88	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-127-096	421 MONROE ST	1/23/2023	160000	WD	03-ARM'S LENGTH	160000	170119	36281	46400	Improved	50	0.166	\$ 726	218560.241	50	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-127-095	423 MONROE ST	7/1/2022	145000	WD	03-ARM'S LENGTH	145000	139313	56474	50787	Improved	54.727032	0.179	\$ 1,032	315497.2067	56	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-202-064	513 LIBERTY ST	6/1/2021		WD	03-ARM'S LENGTH						45.485883	0.138	\$ 1,341	441963.7681	50	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-100-030	423 JACKSON ST	8/5/2021	199900	WD	03-ARM'S LENGTH	199900	163405	91207	54712	Improved	58.956442	0.193	\$ 1,547	472575.1295	60	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-127-131	413 MADISON ST	6/24/2022	200000	WD	03-ARM'S LENGTH	200000	164766	81634	46400	Improved	50	0.166	\$ 1,633	491771.0843	50	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-202-068	521 LIBERTY ST	8/12/2022	221000	WD	03-ARM'S LENGTH	221000	184803	79623	43426	Improved	46.795225	0.116	\$ 1,702	686405.1724	63	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
52-19-06-127-101	502 INGALLS AV	3/31/2023	125000	WD	03-ARM'S LENGTH	125000	64669	113227	52896	Improved	57	0.19	\$ 1,986	595931.5789	57	PR1	PRO3 CENTRAL WEST	401	CENTRAL WEST
													\$ 1,320						

For 2024, use \$1320/foot

City of Petoskey-2024 Land Value Analysis PR04 Southwest Residential

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 Parct Land Table	Class	Rate Group 1
52-19-07-101-006	1304 HIGHLAND CT	8/17/2021	320000	WD	03-ARM'S LENGTH	320000	323235	22584	25819	Improved	61.473205	120	0.179	\$ 367	126167.5978	65	PR1	1236/284	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-102-014	1118 LAKEVIEW CT	11/18/2022	300000	WD	03-ARM'S LENGTH	300000	300914	40182	41096	Improved	97.847391	240	0.479	\$ 411	83887.26514	87	PR1	1248/773	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-201-094	1510 WILLIS AV	3/25/2022	182000	WD	03-ARM'S LENGTH	182000	182022	32860	32882	Improved	78.29071	297	0.45	\$ 420	73022.22222	66	PR1	1243/137	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-202-006	200 LAKEWOOD CT	5/27/2022	46000	WD	03-ARM'S LENGTH	46000	19991	46000	19991	Vacant	95.193228	215	0.429	\$ 483	107226.1072	87	PR1		PR04 SOUTHWEST	402	SOUTHWEST
52-19-07-201-105	1522 CLARION AV	7/9/2021	195000	WD	03-ARM'S LENGTH	195000	176830	71662	53492	Improved	127.363065	260	0.663	\$ 563	108087.4811	111	PR1	1235/403	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-101-014	910 REGENT DR	12/17/2021	275000	WD	03-ARM'S LENGTH	275000	235679	75461	36140	Improved	114.731028	91	0.272	\$ 658	277430.1471	130	PR1	1240/225	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-201-009	1321 CLARION AV	4/30/2021		WD	03-ARM'S LENGTH						56.482968	91	0.134	\$ 694	292619.403	64	PR1	1232/713	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-102-006	1109 GREENWOOD RD	10/15/2021	259000	WD	03-ARM'S LENGTH	259000	227065	67230	35295	Improved	84.034986	100	0.213	\$ 800	315633.8028	93	PR1	1238/170	PR04 SOUTHWEST	401	SOUTHWEST
52-19-06-300-070	403 LAWRENCE ST	7/26/2021	132000	WD	03-ARM'S LENGTH	132000	108402	45104	21506	Improved	51.205684	165	0.189	\$ 881	238645.5026	50	PR1	1236/275	PR04 SOUTHWEST	401	SOUTHWEST
52-19-07-101-005	913 REGENT CT	12/12/2022	300000	WD	03-ARM'S LENGTH	300000	255069	82636	37705	Improved	89.773827	136	0.287	\$ 920	287930.3136	92	PR1	1249/078	PR04 SOUTHWEST	401	SOUTHWEST
														\$ 620							

For 2024, use \$620/foot.

City of Petoskey-2024 Land Value Analysis PR05 Lake Residential

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	Rate Group 1
52-16-32-401-001	114 BOULDER LN	6/29/2022	[REDACTED]	WD	21-NOT USED/OTHER	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	50.541221	43	0.108	\$ 20,291	9495592.593	109	PR5			PRO5 LAKE RES	401	LAKE
52-19-06-100-006	546 W LAKE ST	5/2/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	93.841995	151	0.374	\$ 6,631	1663735.294	108	PR5	1243/670		PRO5 LAKE RES	401	LAKE
														\$ 13,461								

For 2024 use \$6,631 for Lake Res, prior year rate was \$5,200

City of Petoskey-2024 Land Value Analysis PR06 Lake Influence Residential

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 Parc Land Table	Class	Rate Group 1
52-16-32-400-006	5 BELLE AV	5/11/2022	480000	WD	03-ARM'S LENGTH	480000	381732	181109	82841	Improved	69.033808	170	0.226	\$ 2,623	801367.2566	58	PR6	1244/103	PR06 LAKE INFLUENCE	401	LAKE INFLUENCE
52-16-32-401-017	118 ROSEDALE AV	9/3/2021		WD	03-ARM'S LENGTH						45.643546	100	0.115	\$ 5,283	2096782.609	50	PR6	1236/884	PR06 LAKE INFLUENCE	401	LAKE INFLUENCE
														\$ 3,953							

For 2024, use \$2,623 for Lake Influence, prior year rate was \$1200

City of Petoskey-2024 Land Value Analysis PR07 Harbor Watch

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 Part	Land Table	Class	Sq Ft	PP/SqFt
52-19-06-363-101	725 HARBOR WATCH DR	1/17/2022	163000	WD	03-ARM'S LENGTH	163000	141689	163000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1241/093		PR07 HARBOR WATCH	407	592	\$ 275
52-19-06-363-101	725 HARBOR WATCH DR	11/30/2022	184000	WD	03-ARM'S LENGTH	184000	141689	184000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1248/880		PR07 HARBOR WATCH	407	592	\$ 311
52-19-06-363-109	725 HARBOR WATCH DR	11/23/2021	158750	WD	03-ARM'S LENGTH	158750	148818	158750	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1239/431		PR07 HARBOR WATCH	407	622	\$ 255
52-19-06-363-109	725 HARBOR WATCH DR	12/30/2022	155000	WD	03-ARM'S LENGTH	155000	148818	155000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1249/624		PR07 HARBOR WATCH	407	622	\$ 249
52-19-06-363-109	725 HARBOR WATCH DR	7/27/2021	158000	WD	03-ARM'S LENGTH	158000	149294	158000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1236/424		PR07 HARBOR WATCH	407	624	\$ 253
52-19-06-363-102	725 HARBOR WATCH DR	12/21/2021	158750	WD	03-ARM'S LENGTH	158750	149294	158750	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1240/274		PR07 HARBOR WATCH	407	624	\$ 254
52-19-06-363-121	725 HARBOR WATCH DR	3/25/2022		WD	03-ARM'S LENGTH				1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1243/362		PR07 HARBOR WATCH	407	700	\$ 261
52-19-06-363-104	725 HARBOR WATCH DR	1/25/2023	225000	WD	03-ARM'S LENGTH	225000	174247	225000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1249/796		PR07 HARBOR WATCH	407	729	\$ 309
52-19-06-363-111	725 HARBOR WATCH DR	11/30/2021	172750	WD	03-ARM'S LENGTH	172750	174484	172750	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1239/725		PR07 HARBOR WATCH	407	730	\$ 237
52-19-06-363-119	725 HARBOR WATCH DR	10/13/2021	172750	WD	03-ARM'S LENGTH	172750	174484	172750	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1237/997		PR07 HARBOR WATCH	407	730	\$ 237
52-19-06-363-123	725 HARBOR WATCH DR																						\$ 264
For 2024, use \$264/SqFt for Under 1,000SqFt																							
52-19-06-363-108	725 HARBOR WATCH DR	10/11/2022	345000	WD	03-ARM'S LENGTH	345000	282534	345000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1247/953		PR07 HARBOR WATCH	407	1008	\$ 342
52-19-06-363-122	725 HARBOR WATCH DR	9/14/2021	334000	WD	03-ARM'S LENGTH	334000	312534	334000	1000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR9	1237/646		PR07 HARBOR WATCH	407	1008	\$ 331
52-19-06-355-175	812 LAKEVIEW RIDGE	5/5/2021		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	310900	0	PR7	1232/949		PR07 HARBOR WATCH	407	1060	\$ 293
52-19-06-355-125	820 MAPLE LEAF LN	7/28/2022		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	595000	0	PR7			PR07 HARBOR WATCH	407	1501	\$ 396
52-19-06-355-157	810 HARBOR WATCH DR	11/1/2022	389000	WD	03-ARM'S LENGTH	389000	257539	389000	1000 Improved		0	0	1	#DIV/0!	389000	0	PR7	1248/378		PR07 HARBOR WATCH	407	1501	\$ 259
52-19-06-355-120	820 MAPLE LEAF LN	7/12/2021		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	398000	0	PR7	1235/381		PR07 HARBOR WATCH	407	1584	\$ 251
52-19-06-355-121	820 MAPLE LEAF LN	2/1/2022		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	600000	0	PR7	1241/508		PR07 HARBOR WATCH	407	1615	\$ 372
52-19-06-355-155	818 HARBOR WATCH DR	2/22/2023	714200	WD	03-ARM'S LENGTH	714200	399270	334930	20000 Improved		0	0	0	#DIV/0!	#DIV/0!	0	PR07A	1250/399		PR07 HARBOR WATCH	407	2107	\$ 339
52-19-06-355-111	810 MAPLE LEAF LN	5/6/2021	469900	WD	03-ARM'S LENGTH	469900	385381	469900	1000 Improved		0	0	1	#DIV/0!	469900	0	PR7	1233/318		PR07 HARBOR WATCH	407	2249	\$ 209
52-19-06-355-104	800 MAPLE LEAF LN	4/15/2022		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	701500	0	PR7			PR07 HARBOR WATCH	407	2272	\$ 309
52-19-06-355-104	800 MAPLE LEAF LN	9/23/2022		WD	03-ARM'S LENGTH						0	0	1	#DIV/0!	727000	0	PR7	1247/488		PR07 HARBOR WATCH	407	2272	\$ 320
52-19-06-355-126	820 MAPLE LEAF LN	7/28/2022	640000	WD	03-ARM'S LENGTH	640000	460814	640000	1000 Improved		0	0	1	#DIV/0!	640000	0	PR7			PR07 HARBOR WATCH	407	2316	\$ 276
For 2024, use \$308/SqFt for Under 1,000SqFt																							

City of Petoskey-2024 Land Value Analysis PR14 Mid Petoskey

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 Parc	Land Table	Class	Rate Group 1
52-19-07-200-018	1500 HOWARD ST	1/26/2022		WD	03-ARM'S LENGTH						418.143674	185	1.656	\$ 233	58882.24638	390	PR1	1241/152		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-149	1040 HOWARD ST	8/12/2021	29000	WD	03-ARM'S LENGTH	29000	40000	29000	40000	Vacant	112	134	0.345	\$ 259	84057.97101	0	PR1	1236/904		PR14 MID PETOSKEY	402	SITE VALUE
52-19-06-276-010	424 EMMET ST	7/1/2022	125000	WD	03-ARM'S LENGTH	125000	135666	20027	30693	Improved	42.044821	70	0.08	\$ 476	250337.5	50	PR1	1245/368		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-477-012	1215 EMMET ST	4/16/2021	132500	WD	03-ARM'S LENGTH	132500	143683	25761	36944	Improved	50.608406	87	0.114	\$ 509	225973.6842	57	PR1	1232/311		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-478-009	1304 EMMET ST	8/9/2021	50000	WD	03-ARM'S LENGTH	50000	67111	50000	67111	Vacant	91.932272	100	0.23	\$ 544	217391.3043	100	PR1	1236/341		PR14 MID PETOSKEY	402	MID PETOSKEY
52-19-06-478-016	1308 EMMET ST	1/13/2022	178000	WD	03-ARM'S LENGTH	178000	185821	31476	39297	Improved	53.831989	149	0.181	\$ 585	173900.5525	53	PR1	1240/867		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-427-008	1010 EMMET ST	11/19/2021	133000	WD	03-ARM'S LENGTH	133000	134028	29900	30928	Improved	42.367094	110	0.114	\$ 706	262280.7018	45	PR1	1239/850		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-040	224 WASHINGTON	10/5/2021	200000	WD	03-ARM'S LENGTH	200000	196659	43973	40632	Improved	55.660565	215	0.247	\$ 790	178028.3401	50	PR1	1237/825		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-427-010	1014 EMMET ST	8/31/2021	163500	WD	03-ARM'S LENGTH	163500	160680	33748	30928	Improved	42.367094	110	0.114	\$ 797	296035.0877	45	PR1	1236/905		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-402-014	124 FULTON ST	6/25/2021	224000	WD	03-ARM'S LENGTH	224000	208466	67886	52352	Improved	71.71464	54	0.113	\$ 947	600761.0619	91	PR1	1234/638		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-081	1106 PETOSKEY ST	6/28/2021	214000	WD	03-ARM'S LENGTH	214000	199890	51245	37135	Improved	50.869891	150	0.172	\$ 1,007	297936.0465	50	PR1	1234/605		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-109	1202 HOWARD ST	5/24/2022	280000	WD	03-ARM'S LENGTH	280000	252619	83139	55758	Improved	76.380233	159.65	0.271	\$ 1,088	306785.9779	74	PR1			PR14 MID PETOSKEY	401	MID PETOSKEY

Site Value of Vacant Avg: 39500

For 2024, use \$662/foot
 For 2024, use \$39,500 for a site value

City of Petoskey-2024 Land Value Analysis Sunset Ridge

	SqFt	PP/SqFt
Lot 4	241400	33849 7.131673
Lot 5	275000	37473 7.338617
Lot 6	570000	78635 7.248681
Lot 8	349000	41615 8.386399
Lot 9	300000	45928 <u>6.531963</u>
		7.327467

For 2024, use \$7.33/SqFt for Sunset Ridge (shared with Resort Twp)