

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate A

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 Letter	Rate Dollar
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	237696	20852	30994	Improved	67.231248	200	0.184	\$ 310	\$ 113,326	80	0003	2021-002975	033-H50-00 LAKE HURON INFL 0003	401	Rate A	461

For 2024, no new sales data, review prior year study and stay at \$461/foot

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
033-H51-004-005-00	1585 BAKER	8/26/2020	80000	WD	03-ARM'S LENGTH	80000	174342	29728	72955	Improved	80.734687	320	0.192	\$ 368.22	154833.3333	125	0003	2020-004927	033-H50-00 LAKE HURON INFL 0003	401	Rate A-546
033-H51-005-006-00	1620 MEDIA	10/23/2020	105000	WD	03-ARM'S LENGTH	105000	111669	41282	47951	Improved	90.513825	160	0.282	\$ 456.09	146390.0709	110	0003	2020-006380	033-H50-00 LAKE HURON INFL 0003	401	Rate A-546
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	221275	45301	36708	Improved	67.231248	200	0.184	\$ 673.81	246201.087	80	0003	2021-002975	033-H50-00 LAKE HURON INFL 0003	401	Rate A-546
033-H51-005-001-00	1602 MEDIA	5/1/2020	400000	WD	03-ARM'S LENGTH	400000	564146	46021	114734	Improved	132.477465	360	0.331	\$ 347.39	139036.2538	200	0003	2020-002536	033-H51-00 LAKE HURON INFL 0003	401	Rate A-546

\$ 461.37

For 2023, use \$461/foot for rate group A, Lake Huron

Baldwin Township- 2024 Land Value Analysis Lake Huron Influence Rate B

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 Letter	Rate Dollar	
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	155522	9191	22213	Improved	46.744324	165	0.189	\$ 197	\$ 48,630	50	0003	2021-005725		LAKE HURON INFL 0003	401	Rate B	352	
033-O10-004-013-00	BLACKFOOT	7/22/2021	20000	WD	03-ARM'S LENGTH	20000	47742	20000	31828	Improved	90.421444	300	0.344	\$ 221	\$ 58,140	100	0003	2021-005351	033-O10-00	LAKE HURON INFL 0003	402	Rate B	352	
033-A10-003-001-00		5/28/2021	25000	WD	03-ARM'S LENGTH	25000	36278	25000	36278	Vacant	103.062168	218	0.5	\$ 243	\$ 50,000	100	0003	2021-003998		LAKE HURON INFL 0003	402	Rate B	352	
032-004-100-013-00	AUSABLE DUNES	4/26/2021	85000	WD	03-ARM'S LENGTH	85000	74918	85000	74918	Vacant	304.049578	2020	9.275	\$ 280	\$ 9,164	200	0003	2021-003042		LAKE HURON INFL 0003	402	Rate J	352	
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	135131	52529	12660	Improved	179.825517	1600	3.19	\$ 292	\$ 16,467	86.85	0003	2022-005099		LAKE HURON INFL 0003	401	Rate B	352	
032-004-100-001-20	AUSABLE DUNES	12/7/2021	110000	WD	03-ARM'S LENGTH	108500	71675	108500	71675	Vacant	290.889611	1743	8.003	\$ 373	\$ 13,557	200	0003	2021-008658	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352	
032-004-100-023-00	AUSABLE DUNES	1/14/2022	130000	WD	03-ARM'S LENGTH	130000	59706	130000	59706	Vacant	339.238802	2055	10.473	\$ 383	\$ 12,413	222	0003	2022-000304		LAKE HURON INFL 0003	402	Rate J	352	
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	105816	19984	17600	Improved		50	100	0.115	\$ 400	\$ 173,774	50	0003	2021-003044		LAKE HURON INFL 0003	401	Rate I	352
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	191083	44469	35552	Improved		101	100	0.232	\$ 440	\$ 191,677	101	0003	2022-005277		LAKE HURON INFL 0003	401	Rate I	352
032-004-100-004-00	AUSABLE DUNES	2/25/2022	142000	WD	03-ARM'S LENGTH	142000	72165	142000	72165	Vacant	292.876232	1940	8.685	\$ 485	\$ 16,350	195	0003	2022-001117	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352	
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	85615	44901	30516	Improved	86.693707	133	0.305	\$ 518	\$ 147,216	100	0003	2022-005138		LAKE HURON INFL 0003	401	Rate B	352	
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	226637	68506	45143	Improved	128.247723	140	0.366	\$ 534	\$ 187,175	114	0003	2021-006137		LAKE HURON INFL 0003	401	Rate C	352	
														\$ 364	Avg of All									
														\$ 353	Avg of Vacant									

For 2024, use 353/foot fo Rates B, C, I, J.

Baldwin Township- 2024 Land Value Analysis Lake Huron Influence Rate C

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 Letter	Rate Dollar	
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	155522	9191	22213	Improved	46.744324	165	0.189	\$ 197	\$ 48,630	50	0003	2021-005725	LAKE HURON INFL 0003	401	Rate B	352	
033-O10-004-013-00	BLACKFOOT	7/22/2021	20000	WD	03-ARM'S LENGTH	20000	47742	20000	31828	Improved	90.421444	300	0.344	\$ 221	\$ 58,140	100	0003	2021-005351	033-O10-00	LAKE HURON INFL 0003	402	Rate B	352
033-A10-003-001-00		5/28/2021	25000	WD	03-ARM'S LENGTH	25000	36278	25000	36278	Vacant	103.062168	218	0.5	\$ 243	\$ 50,000	100	0003	2021-003998	LAKE HURON INFL 0003	402	Rate B	352	
032-004-100-013-00	AUSABLE DUNES	4/26/2021	85000	WD	03-ARM'S LENGTH	85000	74918	85000	74918	Vacant	304.049578	2020	9.275	\$ 280	\$ 9,164	200	0003	2021-003042	LAKE HURON INFL 0003	402	Rate J	352	
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	135131	52529	12660	Improved	179.825517	1600	3.19	\$ 292	\$ 16,467	86.85	0003	2022-005099	LAKE HURON INFL 0003	401	Rate B	352	
032-004-100-001-20	AUSABLE DUNES	12/7/2021	110000	WD	03-ARM'S LENGTH	108500	71675	108500	71675	Vacant	290.889611	1743	8.003	\$ 373	\$ 13,557	200	0003	2021-008658	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352
032-004-100-023-00	AUSABLE DUNES	1/14/2022	130000	WD	03-ARM'S LENGTH	130000	59706	130000	59706	Vacant	339.238802	2055	10.473	\$ 383	\$ 12,413	222	0003	2022-000304	LAKE HURON INFL 0003	402	Rate J	352	
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	105816	19984	17600	Improved	50	100	0.115	\$ 400	\$ 173,774	50	0003	2021-003044	LAKE HURON INFL 0003	401	Rate I	352	
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	191083	44469	35552	Improved	101	100	0.232	\$ 440	\$ 191,677	101	0003	2022-005277	LAKE HURON INFL 0003	401	Rate I	352	
032-004-100-004-00	AUSABLE DUNES	2/25/2022	142000	WD	03-ARM'S LENGTH	142000	72165	142000	72165	Vacant	292.876232	1940	8.685	\$ 485	\$ 16,350	195	0003	2022-001117	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	85615	44901	30516	Improved	86.693707	133	0.305	\$ 518	\$ 147,216	100	0003	2022-005138	LAKE HURON INFL 0003	401	Rate B	352	
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	226637	68506	45143	Improved	128.247723	140	0.366	\$ 534	\$ 187,175	114	0003	2021-006137	LAKE HURON INFL 0003	401	Rate C	352	
														\$ 364	Avg of All								
														\$ 353	Avg of Vacant								

For 2024, use 353/foot fo Rates B, C, I, J.

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate D

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 Letter	Rate Dollar
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	237696	20852	30994	Improved	67.231248	200	0.184	\$ 310	\$ 113,326	80	0003	2021-002975	033-H50-01 LAKE HURON INFL 0003	401	Rate A	461

For 2024, no new sales data, review prior year study and stay at \$461/foot

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
033-H51-004-005-00	1585 BAKER	8/26/2020	80000	WD	03-ARM'S LENGTH	80000	174342	29728	72955	Improved	80.734687	320	0.192	\$ 368.22	154833.333	125	0003	2020-004927	033-H50-01 LAKE HURON INFL 0003	401	Rate A-546
033-H51-005-006-00	1620 MEDIA	10/23/2020	105000	WD	03-ARM'S LENGTH	105000	111669	41282	47951	Improved	90.513825	160	0.282	\$ 456.09	146390.071	110	0003	2020-006380	033-H50-01 LAKE HURON INFL 0003	401	Rate A-546
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	221275	45301	36708	Improved	67.231248	200	0.184	\$ 673.81	246201.087	80	0003	2021-002975	033-H50-01 LAKE HURON INFL 0003	401	Rate A-546
033-H51-005-001-00	1602 MEDIA	5/1/2020	400000	WD	03-ARM'S LENGTH	400000	564146	46021	114734	Improved	132.477465	360	0.331	\$ 347.39	139036.254	200	0003	2020-002536	033-H51-01 LAKE HURON INFL 0003	401	Rate A-546

\$ 461.37
For 2023, use \$461/foot for rate group D, Lake Huron

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate E

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 Letter	Rate Dollar	
033-B40-000-107-00	1235 WINTERGREEN	7/23/2021	278000	WD	03-ARM'S LENGTH	278000	298982	26425	47407	Improved	309.357731	150	1.536	\$ 85	\$ 17,204	324	401	2021-005362	032-007-300- LAKE HURON INFL 0003	401	Rate E	145	
033-W20-000-028-00	WOLVERINE	8/20/2021	170000	WD	03-ARM'S LENGTH	170000	193354	28764	31208	Improved	279.619929	326.5	1.066	\$ 103	\$ 26,983	286	0003	2021-006060	033-W20-000 LAKE HURON INFL 0003	402	Rate E	145	
033-H30-003-001-00	1027 OTTAWAS	7/27/2021	69500	WD	03-ARM'S LENGTH	69500	75228	17061	22789	Improved	157.162106	223	0.46	\$ 109	\$ 37,089	180	0003	2021-005495	033-H30-003 LAKE HURON INFL 0003	401	Rate E	145	
033-C10-000-110-00	COLUMBINE	8/31/2022	18000	WD	03-ARM'S LENGTH	18000	11912	18000	11912	Vacant	102.692044	235	0.507	\$ 175	\$ 35,503	94	0003	2022-005321	LAKE HURON INFL 0003	402	Rate E	145	
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	03-ARM'S LENGTH	87000	90407	34561	22789	Improved	157.162106	223	0.46	\$ 220	\$ 75,133	180	0003	2022-002743	033-H30-003 LAKE HURON INFL 0003	401	Rate E	145	
031-023-100-017-00	365 BALDWIN RESORT	4/16/2021	112000	WD	03-ARM'S LENGTH	112000	81196	47208	16404	Improved	113.12791	264	0.606	\$ 417	\$ 77,901	100	0003	2021-002966	LAKE HURON INFL 0003	401	Rate E	145	
														\$	185								

For 2024, use \$175/foot. Prior year rate was \$145/foot

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate F

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 Letter	Rate Dollar
032-007-100-022-00	1258 N US23	5/27/2021	320000	WD	03-ARM'S LENGTH	310500	340405	73505	103410	Improved	76.374038	90	0.209	\$ 962	\$ 351,699	101 0003	2021-003994		LAKE HURON INFL 0003	401	Rate F	1354	
033-530-000-015-00	63 BALDWIN RESORT	5/14/2021	195000	WD	03-ARM'S LENGTH	195000	251737	136425	193162	Improved	140.685951	663	1.522	\$ 970	\$ 89,635	100 0003	2021-003630		LAKE HURON INFL 0003	401	Rate H	1373	
033-A10-001-007-00	968 N HURON	3/30/2022	253000	WD	03-ARM'S LENGTH	253000	269768	111145	127913	Improved	94.470589	170	0.39	\$ 1,177	\$ 284,987	100 0003	2022-001667		LAKE HURON INFL 0003	401	Rate F	1354	
033-I10-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	03-ARM'S LENGTH	360000	358662	195164	193826	Improved	143.150898	175	0.603	\$ 1,363	\$ 323,655	150 0003A	2023-000775		LAKE HURON INFL 0003	401	Rate G	1354	
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	03-ARM'S LENGTH	380000	269963	207039	97002	Improved	147.478557	72	0.372	\$ 1,404	\$ 556,556	225 201	2023-001377		LAKE HURON INFL 0003	201	Rate F and B	1354 and 352	
033-W20-000-022-00	2940 WOLVERINE	5/27/2022	215000	WD	03-ARM'S LENGTH	215000	125232	165199	75431	Improved	114.386862	347	0.478	\$ 1,444	\$ 345,605	120 0003	2022-003327	033-W20-0	LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-001-014-00	930 HURON	5/7/2021	530000	WD	03-ARM'S LENGTH	530000	520209	135019	125228	Improved	92.487171	160	0.367	\$ 1,460	\$ 367,899	100 0003	2021-003414		LAKE HURON INFL 0003	401	Rate F	1354	
033-W20-000-001-00	2832 US23	10/12/2021	280000	WD	03-ARM'S LENGTH	280000	265915	142711	128626	Improved	94.997264	202	0.439	\$ 1,502	\$ 325,082	94.667 201	2021-007686		LAKE HURON INFL 0003	201	Rate F	1354	
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	03-ARM'S LENGTH	380000	350209	213494	183703	Improved	135.674179	298	0.807	\$ 1,574	\$ 264,553	118 0003	2022-006065		LAKE HURON INFL 0003	401	Rate G	1354	
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	03-ARM'S LENGTH	112500	103363	62253	53116	Improved	39.229205	100	0.115	\$ 1,587	\$ 541,330	50 0003	2022-003559		LAKE HURON INFL 0003	401	Rate G	1354	
033-H30-001-005-00	1040 OTTAWAS	10/5/2021	240000	WD	03-ARM'S LENGTH	234500	208704	100933	75137	Improved	55.492303	160	0.22	\$ 1,819	\$ 458,786	60 0003	2021-007328		LAKE HURON INFL 0003	401	Rate F	1354	
033-H30-002-012-00	1122 OTTAWAS	8/6/2021	224000	WD	03-ARM'S LENGTH	224000	190821	114630	81451	Improved	60.155504	147	0.226	\$ 1,906	\$ 507,212	67 0003	2021-005752		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-002-016-00	820 OTTAWAS	12/27/2021	175000	WD	03-ARM'S LENGTH	173000	128407	97815	53222	Improved	46.243586	160	0.184	\$ 2,115	\$ 531,603	50 0003	2022-000050		LAKE HURON INFL 0003	401	Rate F	1354	
032-007-100-008-00	1396 US23	9/30/2022	180000	WD	03-ARM'S LENGTH	180000	132223	107232	59455	Improved	43.910379	138	0.158	\$ 2,442	\$ 678,684	50 0003	2022-005328		LAKE HURON INFL 0003	401	Rate F	1354	
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	03-ARM'S LENGTH	260000	198966	132128	71094	Improved	52.506642	230	0.264	\$ 2,516	\$ 500,485	50 0003	2022-002802		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-002-018-00	816 OTTAWAS	11/1/2021	244500	WD	03-ARM'S LENGTH	244500	155786	147250	58536	Improved	50.86116	210	0.241	\$ 2,895	\$ 610,996	50 0003	2021-007818		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-001-021-00	902 HURON	7/12/2021	235000	WD	03-ARM'S LENGTH	235000	138896	158718	62614	Improved	46.243586	160	0.184	\$ 3,432	\$ 862,598	50 0003	2021-005072		LAKE HURON INFL 0003	401	Rate F	1354	
033-C40-005-002-00	629 LAKEVIEW	8/1/2022	265000	WD	03-ARM'S LENGTH	265000	137323	180793	53116	Improved	39.229205	100	0.115	\$ 4,609	\$ 1,572,113	50 0003	2022-004741		LAKE HURON INFL 0003	401	Rate G	1354	
033-A80-000-020-00	530 HURON HILLS	10/15/2021	755000	WD	03-ARM'S LENGTH	755000	204958	755000	204958	Vacant	151.372345	250	0.803	\$ 4,988	\$ 940,224	140 0003	2021-007477		LAKE HURON INFL 0003	402	Rate F	1354 *	
033-C40-005-004-00	633 LAKEVIEW	6/7/2022	350000	WD	03-ARM'S LENGTH	350000	161270	240901	52171	Improved	38.531221	95	0.109	\$ 6,252	\$ 2,210,101	50 0003	2022-003560		LAKE HURON INFL 0003	401	Rate G	1354	
														\$ 2,321	Avg of All								
														\$ 1,649	Avg of Box (From \$1,000 to \$2,500)								

*purchase included demo home

For 2024; prior year rate was stable for 4 years around 1,300/foot.
 This year is seeing a possible 77% increase in value.
 No vacant sales.
 Other rates are stable.
 For 2024, increase to \$1,649/foot.

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate G

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032-007-100-022-00	1258 N US23	5/27/2021	320000	WD	03-ARM'S LENGTH	310500	340405	73505	103410	Improved	76.374038	90	0.209	\$ 962	\$ 351,699	101 0003	2021-003994		LAKE HURON INFL 0003	401	Rate F	1354	
033-530-000-015-00	63 BALDWIN RESORT	5/14/2021	195000	WD	03-ARM'S LENGTH	195000	251737	136425	193162	Improved	140.685951	663	1.522	\$ 970	\$ 89,635	100 0003	2021-003630		LAKE HURON INFL 0003	401	Rate H	1373	
033-A10-001-007-00	968 N HURON	3/30/2022	253000	WD	03-ARM'S LENGTH	253000	269768	111145	127913	Improved	94.470589	170	0.39	\$ 1,177	\$ 284,987	100 0003	2022-001667		LAKE HURON INFL 0003	401	Rate F	1354	
033-110-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	03-ARM'S LENGTH	360000	358662	195164	193826	Improved	143.150898	175	0.603	\$ 1,363	\$ 323,655	150 0003A	2023-000775		LAKE HURON INFL 0003	401	Rate G	1354	
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	03-ARM'S LENGTH	380000	269963	207039	97002	Improved	147.478557	72	0.372	\$ 1,404	\$ 556,556	225 201	2023-001377		LAKE HURON INFL 0003	201	Rate F and B	1354 and 352	
033-W20-000-022-00	2940 WOLVERINE	5/27/2022	215000	WD	03-ARM'S LENGTH	215000	125232	165199	75431	Improved	114.386862	347	0.478	\$ 1,444	\$ 345,605	120 0003	2022-003327	033-W20-0	LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-001-014-00	930 HURON	5/7/2021	530000	WD	03-ARM'S LENGTH	530000	520209	135019	125228	Improved	92.487171	160	0.367	\$ 1,460	\$ 367,899	100 0003	2021-003414		LAKE HURON INFL 0003	401	Rate F	1354	
033-W20-000-001-00	2832 US23	10/12/2021	280000	WD	03-ARM'S LENGTH	280000	265915	142711	128626	Improved	94.997264	202	0.439	\$ 1,502	\$ 325,082	94.667 201	2021-007686		LAKE HURON INFL 0003	201	Rate F	1354	
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	03-ARM'S LENGTH	380000	350209	213494	183703	Improved	135.674179	298	0.807	\$ 1,574	\$ 264,553	118 0003	2022-006065		LAKE HURON INFL 0003	401	Rate G	1354	
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	03-ARM'S LENGTH	112500	103363	62253	53116	Improved	39.229205	100	0.115	\$ 1,587	\$ 541,330	50 0003	2022-003559		LAKE HURON INFL 0003	401	Rate G	1354	
033-H30-001-005-00	1040 OTTAWAS	10/5/2021	240000	WD	03-ARM'S LENGTH	234500	208704	100933	75137	Improved	55.492303	160	0.22	\$ 1,819	\$ 458,786	60 0003	2021-007328		LAKE HURON INFL 0003	401	Rate F	1354	
033-H30-002-012-00	1122 OTTAWAS	8/6/2021	224000	WD	03-ARM'S LENGTH	224000	190821	114630	81451	Improved	60.155504	147	0.226	\$ 1,906	\$ 507,212	67 0003	2021-005752		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-002-016-00	820 OTTAWAS	12/27/2021	175000	WD	03-ARM'S LENGTH	173000	128407	97815	53222	Improved	46.243586	160	0.184	\$ 2,115	\$ 531,603	50 0003	2022-000050		LAKE HURON INFL 0003	401	Rate F	1354	
032-007-100-008-00	1396 US23	9/30/2022	180000	WD	03-ARM'S LENGTH	180000	132223	107232	59455	Improved	43.910379	138	0.158	\$ 2,442	\$ 678,684	50 0003	2022-005328		LAKE HURON INFL 0003	401	Rate F	1354	
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	03-ARM'S LENGTH	260000	198966	132128	71094	Improved	52.506642	230	0.264	\$ 2,516	\$ 500,485	50 0003	2022-002802		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-002-018-00	816 OTTAWAS	11/1/2021	244500	WD	03-ARM'S LENGTH	244500	155786	147250	58536	Improved	50.86116	210	0.241	\$ 2,895	\$ 610,996	50 0003	2021-007818		LAKE HURON INFL 0003	401	Rate F	1354	
033-A10-001-021-00	902 HURON	7/12/2021	235000	WD	03-ARM'S LENGTH	235000	138896	158718	62614	Improved	46.243586	160	0.184	\$ 3,432	\$ 862,598	50 0003	2021-005072		LAKE HURON INFL 0003	401	Rate G	1354	
033-C40-005-002-00	629 LAKEVIEW	8/1/2022	265000	WD	03-ARM'S LENGTH	265000	137323	180793	53116	Improved	39.229205	100	0.115	\$ 4,609	\$ 1,572,113	50 0003	2022-004741		LAKE HURON INFL 0003	401	Rate G	1354	
033-A80-000-020-00	530 HURON HILLS	10/15/2021	755000	WD	03-ARM'S LENGTH	755000	204958	755000	204958	Vacant	151.372345	250	0.803	\$ 4,988	\$ 940,224	140 0003	2021-007477		LAKE HURON INFL 0003	402	Rate F	1354 *	
033-C40-005-004-00	633 LAKEVIEW	6/7/2022	350000	WD	03-ARM'S LENGTH	350000	161270	240901	52171	Improved	38.531221	95	0.109	\$ 6,252	\$ 2,210,101	50 0003	2022-003560		LAKE HURON INFL 0003	401	Rate G	1354	
														\$ 2,321	Avg of All								
														\$ 1,649	Avg of Box (From \$1,000 to \$2,500)								*purchase included demo home

For 2024; prior year rate was stable for 4 years around 1,300/foot.

This year is seeing a possible 77% increase in value.

No vacant sales.

Other rates are stable.

For 2024, increase to \$1,649/foot.

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate H

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 Letter	Rate Dollar
032-007-100-022-00	1258 N US23	5/27/2021	320000	WD	03-ARM'S LENGTH	310500	340405	73505	103410	Improved	76.374038	90	0.209	\$ 962	\$ 351,699	101	0003	2021-003994		LAKE HURON INFL 0003	401	Rate F	1354
033-530-000-015-00	63 BALDWIN RESORT	5/14/2021	195000	WD	03-ARM'S LENGTH	195000	251737	136425	193162	Improved	140.685951	663	1.522	\$ 970	\$ 89,635	100	0003	2021-003630		LAKE HURON INFL 0003	401	Rate H	1373
033-A10-001-007-00	968 N HURON	3/30/2022	253000	WD	03-ARM'S LENGTH	253000	269768	111145	127913	Improved	94.470589	170	0.39	\$ 1,177	\$ 284,987	100	0003	2022-001667		LAKE HURON INFL 0003	401	Rate F	1354
033-I10-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	03-ARM'S LENGTH	360000	358662	195164	193826	Improved	143.150898	175	0.603	\$ 1,363	\$ 323,655	150	0003A	2023-000775		LAKE HURON INFL 0003	401	Rate G	1354
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	03-ARM'S LENGTH	380000	269963	207039	97002	Improved	147.478557	72	0.372	\$ 1,404	\$ 556,556	225	201	2023-001377		LAKE HURON INFL 0003	201	Rate F and B	1354 and 352
033-W20-000-022-00	2940 WOLVERINE	5/27/2022	215000	WD	03-ARM'S LENGTH	215000	165199	125232	75431	Improved	114.386862	347	0.478	\$ 1,444	\$ 345,605	120	0003	2022-003327	033-W20-0	LAKE HURON INFL 0003	401	Rate F	1354
033-A10-001-014-00	930 HURON	5/7/2021	530000	WD	03-ARM'S LENGTH	530000	520209	135019	125228	Improved	92.487171	160	0.367	\$ 1,460	\$ 367,899	100	0003	2021-003414		LAKE HURON INFL 0003	401	Rate F	1354
033-W20-000-001-00	2832 US23	10/12/2021	280000	WD	03-ARM'S LENGTH	280000	265915	142711	128626	Improved	94.997264	202	0.439	\$ 1,502	\$ 325,082	94.667	201	2021-007686		LAKE HURON INFL 0003	201	Rate F	1354
033-540-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	03-ARM'S LENGTH	380000	350209	213494	183703	Improved	135.674179	298	0.807	\$ 1,574	\$ 264,553	118	0003	2022-006065		LAKE HURON INFL 0003	401	Rate G	1354
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	03-ARM'S LENGTH	112500	103363	62253	53116	Improved	39.229205	100	0.115	\$ 1,587	\$ 541,330	50	0003	2022-003559		LAKE HURON INFL 0003	401	Rate G	1354
033-H30-001-005-00	1040 OTTAWAS	10/5/2021	240000	WD	03-ARM'S LENGTH	240000	208704	100933	75137	Improved	55.492303	160	0.22	\$ 1,819	\$ 458,786	60	0003	2021-007328		LAKE HURON INFL 0003	401	Rate F	1354
033-H30-002-012-00	1122 OTTAWAS	8/6/2021	224000	WD	03-ARM'S LENGTH	224000	190821	114630	81451	Improved	60.155504	147	0.226	\$ 1,906	\$ 507,212	67	0003	2021-005752		LAKE HURON INFL 0003	401	Rate F	1354
033-A10-002-016-00	820 OTTAWAS	12/27/2021	175000	WD	03-ARM'S LENGTH	173000	128407	97815	53222	Improved	46.243586	160	0.184	\$ 2,115	\$ 531,603	50	0003	2022-000050		LAKE HURON INFL 0003	401	Rate F	1354
032-007-100-008-00	1396 US23	9/30/2022	180000	WD	03-ARM'S LENGTH	180000	132223	107232	59455	Improved	43.910379	138	0.158	\$ 2,442	\$ 678,684	50	0003	2022-005328		LAKE HURON INFL 0003	401	Rate F	1354
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	03-ARM'S LENGTH	260000	198966	132128	71094	Improved	52.506642	230	0.264	\$ 2,516	\$ 500,485	50	0003	2022-002802		LAKE HURON INFL 0003	401	Rate F	1354
033-A10-002-018-00	816 OTTAWAS	11/1/2021	244500	WD	03-ARM'S LENGTH	244500	155786	147250	58536	Improved	50.86116	210	0.241	\$ 2,895	\$ 610,996	50	0003	2021-007818		LAKE HURON INFL 0003	401	Rate F	1354
033-A10-001-021-00	902 HURON	7/12/2021	235000	WD	03-ARM'S LENGTH	235000	138896	158718	62614	Improved	46.243586	160	0.184	\$ 3,432	\$ 862,598	50	0003	2021-005072		LAKE HURON INFL 0003	401	Rate G	1354
033-C40-005-002-00	629 LAKEVIEW	8/1/2022	265000	WD	03-ARM'S LENGTH	265000	137323	180793	53116	Improved	39.229205	100	0.115	\$ 4,609	\$ 1,572,113	50	0003	2022-004741		LAKE HURON INFL 0003	401	Rate G	1354
033-A80-000-020-00	530 HURON HILLS	10/15/2021	755000	WD	03-ARM'S LENGTH	755000	204958	755000	204958	Vacant	151.372345	250	0.803	\$ 4,988	\$ 940,224	140	0003	2021-007477		LAKE HURON INFL 0003	402	Rate F	1354 *
033-C40-005-004-00	633 LAKEVIEW	6/7/2022	350000	WD	03-ARM'S LENGTH	350000	161270	240901	52171	Improved	38.531221	95	0.109	\$ 6,252	\$ 2,210,101	50	0003	2022-003560		LAKE HURON INFL 0003	401	Rate G	1354
														\$ 2,321	Avg of All								
														\$ 1,649	Avg of Box (From \$1,000 to \$2,500)								

*purchase included demo home

For 2024; prior year rate was stable for 4 years around 1,300/foot.

This year is seeing a possible 77% increase in value.

No vacant sales.

Other rates are stable.

For 2024, increase to \$1,649/foot.

Baldwin Township- 2024 Land Value Analysis Lake Huron Influence Rate I

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 Letter	Rate Dollar
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	155522	9191	22213	Improved	46.744324	165	0.189	\$ 197	\$ 48,630	50	0003	2021-005725		LAKE HURON INFL 0003	401	Rate B	352
033-O10-004-013-00	BLACKFOOT	7/22/2021	20000	WD	03-ARM'S LENGTH	20000	47742	20000	31828	Improved	90.421444	300	0.344	\$ 221	\$ 58,140	100	0003	2021-005351	033-O10-00	LAKE HURON INFL 0003	402	Rate B	352
033-A10-003-001-00		5/28/2021	25000	WD	03-ARM'S LENGTH	25000	36278	25000	36278	Vacant	103.062168	218	0.5	\$ 243	\$ 50,000	100	0003	2021-003998		LAKE HURON INFL 0003	402	Rate B	352
032-004-100-013-00	AUSABLE DUNES	4/26/2021	85000	WD	03-ARM'S LENGTH	85000	74918	85000	74918	Vacant	304.049578	2020	9.275	\$ 280	\$ 9,164	200	0003	2021-003042		LAKE HURON INFL 0003	402	Rate J	352
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	135131	52529	12660	Improved	179.825517	1600	3.19	\$ 292	\$ 16,467	86.85	0003	2022-005099		LAKE HURON INFL 0003	401	Rate B	352
032-004-100-001-20	AUSABLE DUNES	12/7/2021	110000	WD	03-ARM'S LENGTH	108500	71675	108500	71675	Vacant	290.889611	1743	8.003	\$ 373	\$ 13,557	200	0003	2021-008658	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352
032-004-100-023-00	AUSABLE DUNES	1/14/2022	130000	WD	03-ARM'S LENGTH	130000	59706	130000	59706	Vacant	339.238802	2055	10.473	\$ 383	\$ 12,413	222	0003	2022-000304		LAKE HURON INFL 0003	402	Rate J	352
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	105816	19984	17600	Improved	50	100	0.115	\$ 400	\$ 173,774	50	0003	2021-003044		LAKE HURON INFL 0003	401	Rate I	352
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	191083	44469	35552	Improved	101	100	0.232	\$ 440	\$ 191,677	101	0003	2022-005277		LAKE HURON INFL 0003	401	Rate I	352
032-004-100-004-00	AUSABLE DUNES	2/25/2022	142000	WD	03-ARM'S LENGTH	142000	72165	142000	72165	Vacant	292.876232	1940	8.685	\$ 485	\$ 16,350	195	0003	2022-001117	020-033-3C	LAKE HURON INFL 0003	402	Rate J	352
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	85615	44901	30516	Improved	86.693707	133	0.305	\$ 518	\$ 147,216	100	0003	2022-005138		LAKE HURON INFL 0003	401	Rate B	352
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	226637	68506	45143	Improved	128.247723	140	0.366	\$ 534	\$ 187,175	114	0003	2021-006137		LAKE HURON INFL 0003	401	Rate C	352
														\$ 364	Avg of All								
														\$ 353	Avg of Vacant								

For 2024, use 353/foot fo Rates B, C, I, J.

Baldwin Township- 2024 Land Value Analysis Lake Huron Rate J

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 Letter	Rate Dollar
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	155522	9191	22213	Improved	46.744324	165	0.189	\$ 197	\$ 48,630	50	0003	2021-005725		LAKE HURON INFL 0003	401	Rate B	352
033-O10-004-013-00	BLACKFOOT	7/22/2021	20000	WD	03-ARM'S LENGTH	20000	47742	20000	31828	Improved	90.421444	300	0.344	\$ 221	\$ 58,140	100	0003	2021-005351	033-O10-004	LAKE HURON INFL 0003	402	Rate B	352
033-A10-003-001-00		5/28/2021	25000	WD	03-ARM'S LENGTH	25000	36278	25000	36278	Vacant	103.062168	218	0.5	\$ 243	\$ 50,000	100	0003	2021-003998		LAKE HURON INFL 0003	402	Rate B	352
032-004-100-013-00	AUSABLE DUNES	4/26/2021	85000	WD	03-ARM'S LENGTH	85000	74918	85000	74918	Vacant	304.049578	2020	9.275	\$ 280	\$ 9,164	200	0003	2021-003042		LAKE HURON INFL 0003	402	Rate J	352
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	135131	52529	12660	Improved	179.825517	1600	3.19	\$ 292	\$ 16,467	86.85	0003	2022-005099		LAKE HURON INFL 0003	401	Rate B	352
032-004-100-001-20	AUSABLE DUNES	12/7/2021	110000	WD	03-ARM'S LENGTH	108500	71675	108500	71675	Vacant	290.889611	1743	8.003	\$ 373	\$ 13,557	200	0003	2021-008658	020-033-300	LAKE HURON INFL 0003	402	Rate J	352
032-004-100-023-00	AUSABLE DUNES	1/14/2022	130000	WD	03-ARM'S LENGTH	130000	59706	130000	59706	Vacant	339.238802	2055	10.473	\$ 383	\$ 12,413	222	0003	2022-000304		LAKE HURON INFL 0003	402	Rate J	352
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	105816	19984	17600	Improved	50	100	0.115	\$ 400	\$ 173,774	50	0003	2021-003044		LAKE HURON INFL 0003	401	Rate I	352
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	191083	44469	35552	Improved	101	100	0.232	\$ 440	\$ 191,677	101	0003	2022-005277		LAKE HURON INFL 0003	401	Rate I	352
032-004-100-004-00	AUSABLE DUNES	2/25/2022	142000	WD	03-ARM'S LENGTH	142000	72165	142000	72165	Vacant	292.876232	1940	8.685	\$ 485	\$ 16,350	195	0003	2022-001117	020-033-300	LAKE HURON INFL 0003	402	Rate J	352
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	85615	44901	30516	Improved	86.693707	133	0.305	\$ 518	\$ 147,216	100	0003	2022-005138		LAKE HURON INFL 0003	401	Rate B	352
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	226637	68506	45143	Improved	128.247723	140	0.366	\$ 534	\$ 187,175	114	0003	2021-006137		LAKE HURON INFL 0003	401	Rate C	352
														\$ 364	Avg of All								
														\$ 353	Avg of Vacant								

For 2024, use 353/foot fo Rates B, C, I, J.

Baldwin Township- 2024 Land Value Analysis Lake Huron 0003A Lake Frontage

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 Land Table	Class
033-A40-000-032-00	IRIS	7/15/2022	10000	WD	14-INTO/OUT OF TRUST	10000	12212	10000	12212	Vacant	76.8027	178	0.327	\$ 130	30581.03976	80	0003	2022-004337	LAKE HURON 0003A	402
033-N10-000-016-00	ALLEN	4/27/2022	28500	WD	03-ARM'S LENGTH	28500	28907	28500	28907	Vacant	181.805258	350.907288	1.216	\$ 157	23437.5	151	0003	2022-002700	LAKE HURON 0003A	402
														\$	143					

2024: Use \$143/foot for Lake Huron Backlots

033-A20-000-080-00	1974 AUSABLE POINT	9/3/2021	200000	LC	21-NOT USED/OTHER	200000	262949	142218	205167	Improved	80.143432	314	0.505	\$ 1,775	281619.802	70	0003	2021-006652	LAKE HURON 0003A	401	LakeHuron
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	14-INTO/OUT OF TRUST	425000	416102	221149	212251	Improved	82.910645	443	0.814	\$ 2,667	271681.8182	80	0003	2022-004335	LAKE HURON 0003A	401	LakeHuron
														\$	2,221						

2023 was \$2,560/foot using historical sales
 2024, one sale of \$1700 and one at \$2,600
 2024: use \$2500/foot lake frontage

Baldwin Township- 2024 Land Value Analysis Lake Huron 0003A Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Land Table	Class
033-A40-000-032-00	IRIS	7/15/2022	10000	WD	14-INTO/OUT OF TRUST	10000	12212	10000	12212	Vacant	76.8027	178	0.327	\$ 130	30581.03976	80	0003	2022-004337	LAKE HURON 0003A	402
033-N10-000-016-00	ALLEN	4/27/2022	28500	WD	03-ARM'S LENGTH	28500	28907	28500	28907	Vacant	181.805258	350.907288	1.216	\$ 157	23437.5	151	0003	2022-002700	LAKE HURON 0003A	402
														\$ 143						

2024: Use \$143/foot for Lake Huron Backlots

033-A20-000-080-00	1974 AUSABLE POINT	9/3/2021	200000	LC	21-NOT USED/OTHER	200000	262949	142218	205167	Improved	80.143432	314	0.505	\$ 1,775	281619.802	70	0003	2021-006652	LAKE HURON 0003A	401	LakeHuron
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	14-INTO/OUT OF TRUST	425000	416102	221149	212251	Improved	82.910645	443	0.814	\$ 2,667	271681.8182	80	0003	2022-004335	LAKE HURON 0003A	401	LakeHuron
														\$ 2,221							

2023 was \$2,560/foot using historical sales
 2024, one sale of \$1700 and one at \$2,600
 2024: use \$2500/foot lake frontage

Iosco County - 2024 Land Value Analysis Agricultural Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Land Table	Land Table	Class
070-028-300-001-00	N WILSON CREEK RD	10/27/2021	200000	WD	03-ARM'S LENGTH	200000	224658	200000	224658	Vacant	120.46	\$ 1,660	0	AG	2021-007828		AGRICULTURAL	102
070-020-100-002-00	8179 ESMOND RD	8/26/2021	175000	WD	14-INTO/OUT OF TRUST	175000	261782	136403	148827	Improved	80.8	\$ 1,688	0	AG	2021-006321	070-020-100-00	AGRICULTURAL	101
070-028-300-001-00	N WILSON CREEK RD	1/20/2022	216000	WD	03-ARM'S LENGTH	216000	224658	216000	224658	Vacant	120.46	\$ 1,793	0	AG	2022-000398		AGRICULTURAL	102
070-017-400-002-00	3676 WILSON CREEK RD	9/16/2022	180000	WD	03-ARM'S LENGTH	180000	166357	165920	152277	Improved	85	\$ 1,952	0	AG	2022-005663		AGRICULTURAL	101
070-029-200-001-30	CURTIS RD	7/19/2022	76000	WD	03-ARM'S LENGTH	76000	69359	76000	69359	Vacant	38.19	\$ 1,990	0	AG	2022-004396		AGRICULTURAL	102
070-023-100-003-00	TOWERLINE RD	6/4/2021	70000	WD	03-ARM'S LENGTH	70000	63876	70000	63876	Vacant	35	\$ 2,000	0	AG	2021-004186		AGRICULTURAL	102
090-023-400-001-75	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	61326	150000	61326	Vacant	34.55	\$ 4,342	0	AG	202202678		AGRICULTURAL	101
												\$	2,204					

Baldwin Township- 2024 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	03-ARM'S LENGTH	55000	61408	3595	10003	Improved	116.315984	331	0.76	\$ 31	4730.263158	100	401	2022-003521		SUBS NO LAKE INF	401
033-C50-000-008-50		8/2/2022	15000	WD	03-ARM'S LENGTH	15000	34056	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-C	SUBS NO LAKE INF	402
033-C50-000-012-00	US23	8/2/2022	15000	WD	03-ARM'S LENGTH	15000	36378	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-C	SUBS NO LAKE INF	402
033-H40-000-036-00	1015 WINTERGREEN	5/28/2021	194000	WD	03-ARM'S LENGTH	194000	196830	7060	9890	Improved	115	150	0.396	\$ 61	17828.28283	115	401	2021-003995		SUBS NO LAKE INF	401
033-K10-000-045-00	614 AULERICH	9/17/2021	25000	WD	03-ARM'S LENGTH	25000	22296	7943	5239	Improved	60.91893	100	0.172	\$ 130	46180.23256	75	401	2021-006776		SUBS NO LAKE INF	401
033-C30-000-026-00	2309 US23	9/7/2021	149900	WD	03-ARM'S LENGTH	149900	131857	56497	28887	Improved	335.904411	435	1.506	\$ 168	37514.60823	300	401	2021-006704	033-C30-000-C	SUBS NO LAKE INF	401

For Res Backlots use \$83/foot

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Iosco County - 2024 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels i Land Table	Class
072-008-300-004-01		3/16/2022	2000	WD	03-ARM'S LENGTH	2000	1120	2000	1120	Vacant	0.28	\$ 7,143	RP	2022-005208	RURAL PARCELS 1-5 A	402
072-008-100-002-00	7247 EAST DR	7/2/2021	68500	WD	03-ARM'S LENGTH	67500	61938	9562	4000	Improved	0.918	\$ 10,416	RPG	2021-004801	RURAL PARCELS 1-5 A	401
070-030-100-005-30	2840 MILL STATION RD	6/7/2021	78000	WD	03-ARM'S LENGTH	78000	79699	1801	3500	Improved	1	\$ 1,801	RP	2021-004174	RURAL PARCELS 1-5 A	401
073-E90-000-035-00	IARGO RD	3/10/2022	5000	WD	03-ARM'S LENGTH	5000	4000	5000	4000	Vacant	1	\$ 5,000	RP	2022-001411	RURAL PARCELS 1-5 A	402
072-036-400-008-00	5145 BRITT RD	9/2/2021	58500	WD	03-ARM'S LENGTH	58500	51979	11601	5080	Improved	1.37	\$ 8,468	RP	2021-006482	RURAL PARCELS 1-5 A	401
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	03-ARM'S LENGTH	60000	51979	13101	5080	Improved	1.37	\$ 9,563	RP	2023-000907	RURAL PARCELS 1-5 A	401
												\$ 7,065	Avg of All	2024: Use \$7065/acre, 1 acre		
073-F50-000-017-50	CHIPPEWA TR	8/2/2021	12000	WD	03-ARM'S LENGTH	12000	8360	12000	8360	Vacant	2.09	\$ 5,742	BB	2021-005715	RURAL PARCELS 1-5 A	402
070-024-100-001-03		9/23/2021	7000	WD	03-ARM'S LENGTH	7000	9080	7000	9080	Vacant	2.27	\$ 3,084		2021006926		402
070-005-400-012-10	LONG LAKE RD	7/10/2021	17500	WD	03-ARM'S LENGTH	17500	10120	17500	10120	Vacant	2.53	\$ 6,917	RP	2021-005077	RURAL PARCELS 1-5 A	402
070-024-100-001-11		11/26/2022	15500	WD	03-ARM'S LENGTH	15500	10720	15500	10720	Vacant	2.68	\$ 5,784	RP	2022-007012	RURAL PARCELS 1-5 A	402
												\$ 5,381	Avg of All/Vacant	2024: Use \$5381/acre, 2-2.5 acre		
070-024-100-001-85	ESMOND RD	8/18/2021	15500	WD	03-ARM'S LENGTH	15500	13060	15500	13060	Vacant	3.39	\$ 4,572	RP	2021-006106	RURAL PARCELS 1-5 A	401
072-025-400-011-00	SLOSSER RD	10/20/2021	22000	WD	03-ARM'S LENGTH	22000	13740	22000	13740	Vacant	3.6	\$ 6,111	RP	2021-007802	RURAL PARCELS 1-5 A	402
												\$ 5,342	Avg of All/Vacant	2024: Use \$5342/acre, 3 acre		
072-025-400-013-00	SLOSSER RD	5/19/2022	25000	WD	03-ARM'S LENGTH	25000	17880	25000	12000	Improved	4	\$ 6,250	RPF	2022-003355	RURAL PARCELS 5-10A	401
070-018-400-001-60	8521 ORA LAKE RD	2/18/2022	64900	WD	03-ARM'S LENGTH	64900	57236	22824	15160	Improved	4.54	\$ 5,027	RP	2022-000891	RURAL PARCELS 1-5 A	401
070-005-300-001-01	8437 LONG LAKE RD	9/20/2022	125000	WD	03-ARM'S LENGTH	125000	101071	43249	19320	Improved	4.83	\$ 8,954	RP	2022-006152	RURAL PARCELS 1-5 A	401
070-028-100-001-70	2969 VIOLETS WAY	10/20/2021	110000	WD	03-ARM'S LENGTH	110000	101518	22492	14010	Improved	5.07	\$ 4,436	RPF	2021-007553	RURAL PARCELS 5-10A	401
070-016-100-001-75	7551 WEBB RD	11/16/2021	165000	WD	03-ARM'S LENGTH	160000	133104	41686	14790	Improved	5.13	\$ 8,126	RPF	2021-008423	RURAL PARCELS 5-10A	401
072-018-300-008-00	6542 E COUNTY LINE RD	10/28/2022	160000	WD	03-ARM'S LENGTH	160000	137661	38809	16470	Improved	5.74	\$ 6,761	RPF	2022-006539	RURAL PARCELS 5-10A	401
070-028-200-002-50	2770 WILSON CREEK RD	10/19/2021	176100	WD	03-ARM'S LENGTH	176100	159457	33833	17190	Improved	5.95	\$ 5,686	RPF	2021-007585	RURAL PARCELS 5-10A	401
												\$ 6,252	Avg of All	2024: Sales out of range, Interpolate 4-5 Acres		
												None	Avg of Vacant			
030-012-100-004-60	WILBER	12/2/2022	18000	WD	19-MULTI PARCEL A	18000	43875	18000	29250	Improved	6	\$ 3,000	401	2022-007075	030-012-100-C Residential	402
030-012-100-004-70	1271 WILBER	12/2/2022	18000	WD	19-MULTI PARCEL A	18000	43875	18000	29250	Improved	6	\$ 3,000	401	2022-007075	030-012-100-C Residential	402
090-005-400-004-00	OFF CONSUMERS EASEME	4/30/2021	50000	LC	21-NOT USED/OTHE	50000	54791	16909	21700	Improved	6.7	\$ 2,524	RES	2023-003528	SHERMAN LAND	401
071-020-200-003-40	3392 ALLEN RD	10/20/2021	88200	WD	03-ARM'S LENGTH	88200	62765	43318	17883	Improved	7.9	\$ 5,483	RPTA	2021-007657	RURAL PARCELS 10-29	401
												\$ 3,502	Avg of All	2024: Use \$3502/acre, 7 acre		
												None	Avg of Vacant			
071-028-300-001-00	NATIONAL CITY RD	11/3/2021	22000	WD	03-ARM'S LENGTH	22000	18538	22000	18538	Vacant	8.31	\$ 2,647	RPF	2021-007894	RURAL PARCELS 10-29	402
070-011-400-001-50	6564 WEBB RD	8/4/2022	65000	WD	03-ARM'S LENGTH	65000	42789	46601	24390	Improved	8.63	\$ 5,400	RPF	2022-004755	RURAL PARCELS 5-10A	401
072-034-200-001-00	W SLOSSER TR	11/4/2022	30000	WD	03-ARM'S LENGTH	30000	26550	30000	26550	Vacant	9.1	\$ 3,297	RPF	2022-006786	RURAL PARCELS 5-10A	402
072-034-200-007-00	W SLOSSER TR	4/16/2021	42500	WD	03-ARM'S LENGTH	40500	33370	40500	27450	Improved	9.4	\$ 4,309	RPF	2021-002797	RURAL PARCELS 5-10A	401
090-027-300-003-00	RHODES RD	5/18/2022	24000	WD	03-ARM'S LENGTH	24000	28800	24000	28800	Vacant	9.8	\$ 2,449	RES	2022003143	SHERMAN LAND	401
070-020-100-001-50	ESMOND	12/20/2021	26000	WD	03-ARM'S LENGTH	26000	22310	26000	22310	Vacant	10	\$ 2,600	RPTA	2022-000181	RURAL PARCELS 10-29	402
090-006-300-002-00	1392 KITCHEN RD	2/10/2023	94000	WD	03-ARM'S LENGTH	94000	58589	64744	29333	Improved	10	\$ 6,474	RES	202300604	SHERMAN LAND	401
070-023-400-001-75	3187 TOWERLINE RD	12/8/2021	35000	WD	03-ARM'S LENGTH	35000	22471	35000	22471	Vacant	10.02	\$ 3,493	RPTA	2021-008657	RURAL PARCELS 10-29	402
090-005-300-003-50	5396 WHITTEMORE RD	5/26/2021	200000	WD	03-ARM'S LENGTH	200000	203902	25511	29413	Improved	10.03	\$ 2,543	RES	2021004027	SHERMAN LAND	401
072-035-400-001-40	6626 TERRY LANE	9/3/2021	150000	WD	03-ARM'S LENGTH	150000	150392	22723	23115	Improved	10.05	\$ 2,261	RPTA	2021/006511	RURAL PARCELS 10-29	401
070-016-300-012-00	ORA LAKE RD	8/5/2022	50000	WD	03-ARM'S LENGTH	50000	24466	50000	24466	Vacant	10.24	\$ 4,883	RPTA	2022-004933	RURAL PARCELS 10-29	402

070-034-400-001-10	2053 M65	7/6/2022	35000 WD	03-ARM'S LENGTH	35000	31080	35000	31080 Vacant	10.36 \$	3,378	RPTA	2022-004120	RURAL PARCELS 5-10A	402
070-034-400-001-40	2053 M65	5/16/2021	40000 WD	03-ARM'S LENGTH	40000	34555	36645	31200 Improved	10.4 \$	3,524	AG	2021-001646	RURAL PARCELS 5-10A	401
071-028-300-001-50	2564 NATIONAL CITY RD	9/29/2022	99500 WD	03-ARM'S LENGTH	99500	58644	64661	23805 Improved	10.6 \$	6,100	RPTA	2022-005925	RURAL PARCELS 10-29	401
070-034-400-001-20	2053 M65	4/23/2021	26000 WD	03-ARM'S LENGTH	26000	32040	26000	32040 Vacant	10.68 \$	2,434	AG	2021-003034	RURAL PARCELS 5-10A	102
071-030-200-001-20	CURTIS RD	6/11/2021	30000 WD	03-ARM'S LENGTH	30000	28796	30000	28796 Vacant	12.52 \$	2,396	RPTA	2021-004416	RURAL PARCELS 10-29	402
071-030-200-001-20	CURTIS RD	12/27/2022	42000 WD	03-ARM'S LENGTH	42000	28796	42000	28796 Vacant	12.52 \$	3,355	RPTA	2022-007500	RURAL PARCELS 10-29	402
									\$	3,620	Avg of All		2024: Use \$3093/acre, 10 acre	
									\$	3,093	Avg of Vacant			
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000 WD	03-ARM'S LENGTH	130000	110482	50962	31444 Improved	13.96 \$	3,651	RES	2022006815	SHERMAN LAND	401
031-011-300-002-00	KUNZE	10/5/2021	50000 WD	03-ARM'S LENGTH	50000	42555	50000	42555 Vacant	15 \$	3,333	401	2021-007443	Residential	402
072-008-100-007-00	CEDAR RD	8/16/2021	31000 WD	03-ARM'S LENGTH	31000	92375	31000	53575 Improved	16.11 \$	1,924	RP	2021-006118	072-008-100-C RURAL PARCELS 1-5 A	402
071-019-100-002-20	E ESMOND RD	8/27/2021	58750 WD	03-ARM'S LENGTH	58750	43485	58750	37605 Improved	16.35 \$	3,593	RPTA	2021-006318	RURAL PARCELS 10-29	401
090-022-200-006-00		6/21/2021	43500 WD	03-ARM'S LENGTH	43500	34400	43500	34400 Vacant	16.9 \$	2,574	RES	2021004524	SHERMAN LAND	401
090-022-200-006-50	ALABASTER RD	3/18/2022	54000 WD	03-ARM'S LENGTH	54000	34736	54000	34736 Vacant	16.9 \$	3,195	RES	202201395	SHERMAN LAND	401
									\$	3,045	Avg of All		2024: Use \$3034/acre, 15 acre	
									\$	3,034	Avg of Vacant			
090-027-300-004-00	RHODES RD	6/7/2021	41500 WD	03-ARM'S LENGTH	41500	86400	41500	57600 Improved	19.6 \$	2,117	RES	2021004185	090-027-300-C SHERMAN LAND	401
090-005-100-002-50	N NATION AL CITY RD	4/30/2021	50000 LC	21-NOT USED/OTHE	50000	40000	50000	40000 Vacant	20 \$	2,500	RES	2023-003528	SHERMAN LAND	401
090-030-400-001-50	ALLEN RD VACANT	9/16/2021	56000 WD	03-ARM'S LENGTH	56000	58666	56000	58666 Vacant	20 \$	2,800	RES	20210065779	090-030-400-C SHERMAN LAND	401
090-030-400-001-25	3376 ALLEN RD	9/15/2021	150000 WD	03-ARM'S LENGTH	150000	125910	63290	39200 Improved	20 \$	3,165	RES	2021006938	SHERMAN LAND	401
070-020-200-001-75	8401 ESMOND RD	9/14/2022	162000 WD	03-ARM'S LENGTH	162000	142700	64150	44850 Improved	20 \$	3,208	RPTA	2022-005572	RURAL PARCELS 10-29	401
070-016-300-011-00	7597 ORA LAKE RD	5/10/2022	280000 WD	08-ESTATE	280000	195940	155802	47828 Improved	20 \$	7,790	RPTA	2022-003171	070-016-300-C RURAL PARCELS 10-29	401
031-001-100-002-00	GALION	3/31/2023	260000 WD	03-ARM'S LENGTH	260000	140002	165378	45380 Improved	20 \$	8,269	401	2023-001363	Residential	401
072-035-400-001-00	6612 TERRY LANE	2/11/2022	184900 WD	03-ARM'S LENGTH	184900	186047	45083	46230 Improved	20.1 \$	2,243	RPTA	2022-000820	RURAL PARCELS 10-29	401
090-007-300-001-00	KITCHEN RD	1/20/2023	45000 WD	03-ARM'S LENGTH	45000	39968	45000	39968 Vacant	20.23 \$	2,224	RES	2023000358	SHERMAN LAND	401
									\$	3,813	Avg of All		2024: Use \$2508/acre, 20 acre	
									\$	2,508	Avg of Vacant			
090-028-200-002-50	3165 S NATIONAL CITY RD	8/6/2021	75000 WD	03-ARM'S LENGTH	75000	45243	71117	41360 Improved	24 \$	2,963	RES	2021005719	SHERMAN LAND	401
071-019-100-002-13	E ESMOND RD	1/10/2022	76000 WD	03-ARM'S LENGTH	76000	61126	76000	55246 Improved	24.02 \$	3,164	RPTA	2022-000194	RURAL PARCELS 10-29	401
072-035-200-005-20	SLOSSER RD	6/13/2022	49900 WD	03-ARM'S LENGTH	49900	43226	49900	43226 Vacant	24.74 \$	2,017	RPTA	2022-003706	RURAL PARCELS 30+ ACRE	402
072-035-200-005-30	M65	11/4/2021	50500 WD	03-ARM'S LENGTH	50500	43245	50500	43245 Vacant	26.25 \$	1,924	RPTA	2021-007913	RURAL PARCELS 30+ ACRE	402
072-034-400-001-22	5087 N M65	11/10/2022	68000 WD	03-ARM'S LENGTH	68000	60490	68000	60490 Vacant	26.3 \$	2,586	RPTA	2022-006695	RURAL PARCELS 10-29	402
090-004-100-008-00	ELRICH TRAIL V/L	8/31/2021	59000 WD	03-ARM'S LENGTH	59000	45175	59000	44175 Improved	26.45 \$	2,231	RES	2021006356	SHERMAN LAND	401
									\$	2,481	Avg of All		2024: Use \$2175/acre, 25 acre	
									\$	2,175	Avg of Vacant			
090-014-200-002-00	2183 SAND LAKE RD S	3/18/2022	210000 WD	03-ARM'S LENGTH	210000	226944	31071	48015 Improved	29.76 \$	1,044	RES	2022001459	SHERMAN LAND	401
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900 WD	03-ARM'S LENGTH	119900	125762	42513	48375 Improved	30 \$	1,417	RES	2022006674	SHERMAN LAND	401
032-006-400-002-50	NASH	9/28/2021	74900 WD	03-ARM'S LENGTH	74900	59610	74900	59610 Vacant	30 \$	2,497	401	2021-007043	Residential	402
071-029-200-002-00	5419 CURTIS RD	10/12/2021	180000 WD	03-ARM'S LENGTH	180000	163350	76174	59524 Improved	30 \$	2,539	RPTA	2021-007703	RURAL PARCELS 30+ ACRE	401
070-014-200-001-01	3900 N M65	6/23/2022	165000 WD	03-ARM'S LENGTH	165000	125435	57005	17440 Improved	30.7 \$	1,857	RP	2022-003881	RURAL PARCELS 1-5 A	401
070-020-400-011-00	3162 HOTTIS RD	12/7/2021	430000 WD	03-ARM'S LENGTH	430000	329267	161722	60989 Improved	30.72 \$	5,264	RPTA	2021-008615	RURAL PARCELS 30+ ACRE	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000 LC	21-NOT USED/OTHE	350000	281837	162917	73628 Improved	33.139 \$	4,916	401	2022-005897	030-002-300-C Residential	401
									\$	2,791	Avg of All		2024: Use \$2497/acre, 30 acre	
									\$	2,497	Avg of Vacant			
070-032-100-001-60	PRIVATE DR	6/30/2021	67500 WD	03-ARM'S LENGTH	67500	71226	67500	71226 Vacant	39.57 \$	1,706	RPTA	2021-004813	RURAL PARCELS 30+ ACRE	402
072-027-400-001-00	5645 M65	8/20/2021	167000 WD	21-NOT USED/OTHE	167000	210554	46146	89700 Improved	40 \$	1,154	RPTA	2021-007590	072-027-400-C RURAL PARCELS 10-29	401

070-032-100-001-00	PRIVATE DR	6/30/2021	67500 WD	03-ARM'S LENGTH	67500	59680	67500	59680	Vacant	40 \$	1,688	RPTA	2021-004815	RURAL PARCELS 30+ ACRE	402
071-035-100-002-00	DAVISON RD	3/3/2022	90000 WD	03-ARM'S LENGTH	90000	93395	69145	72540	Improved	40 \$	1,729	RPTA	2022-001145	RURAL PARCELS 30+ ACRE	401
090-023-400-001-51	2852 BINDER	4/22/2022	150000 WD	03-ARM'S LENGTH	150000	83353	86877	20230	Improved	40 \$	2,172	RES	202202678	SHERMAN LAND	401
071-013-200-004-01	BINDER	4/1/2022	91000 WD	08-ESTATE	91000	87785	91000	81400	Improved	40 \$	2,275	RPTA	2022-001966	RURAL PARCELS 30+ ACRE	401
031-002-100-003-00		9/8/2022	97500 WD	03-ARM'S LENGTH	97500	56704	97500	56704	Vacant	40 \$	2,438	401	2022-005516	Residential	402
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500 WD	03-ARM'S LENGTH	152500	155582	56966	60048	Improved	40.024 \$	1,423	RES	2022003266	SHERMAN LAND	401
031-015-100-001-00	987 KUNZE	5/18/2021	249916 WD	03-ARM'S LENGTH	249916	233433	88407	71924	Improved	40.57 \$	2,179	401	2021-003824	Residential	401
090-002-200-001-00	1101 S SAND LAKE RD	7/26/2022	275000 WD	03-ARM'S LENGTH	275000	178387	159813	63200	Improved	43.6 \$	3,665	RES	2022004753	SHERMAN LAND	401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000 WD	03-ARM'S LENGTH	195000	136067	128133	69200	Improved	45.6 \$	2,810	RES	2022003269	SHERMAN LAND	401
										\$	2,113	Avg of All		2024: Use \$1944/acre, 40 acre	
										\$	1,944	Avg of Vacant			
072-006-100-001-40	E COUNTY LINE RD	10/28/2022	166000 WD	03-ARM'S LENGTH	166000	88452	166000	88452	Vacant	47.68 \$	3,482	RPTA	2022-006750	RURAL PARCELS 30+ ACRE	402
072-004-300-001-00	PRIVATE RD	8/16/2021	90000 WD	03-ARM'S LENGTH	90000	71616	90000	71616	Vacant	50 \$	1,800	RPTA	2021-006117	RURAL PARCELS 30+ ACRE	401
071-029-200-004-00	2837 IMPERIAL DR	4/19/2021	335000 WD	03-ARM'S LENGTH	335000	359979	152346	120975	Improved	50 \$	3,047	RPTA	2021-002791	071-029-200-C RURAL PARCELS 10-29	401
071-029-200-004-20	IMPERIAL DR	12/16/2022	399000 WD	19-MULTI PARCEL A	399000	374134	216346	120975	Improved	50 \$	4,327	RPTA	2022-007340	071-029-200-C RURAL PARCELS 10-29	402
072-004-300-002-00	CEDAR RD	8/16/2021	99000 WD	03-ARM'S LENGTH	99000	114098	65097	80195	Improved	55 \$	1,184	RPTA	2021-006116	RURAL PARCELS 30+ ACRE	401
070-022-200-002-01		8/8/2022	137000 WD	03-ARM'S LENGTH	137000	106373	137000	106373	Vacant	57.19 \$	2,396	RPTA	2022-005066	RURAL PARCELS 30+ ACRE	402
										\$	2,706	Avg of All		2024: Use \$2559/acre, 50 acre	
										\$	2,559	Avg of Vacant			
090-017-100-001-00	V/L NATIONAL CITY	4/8/2021	96500 WD	03-ARM'S LENGTH	96500	114800	96500	114800	Vacant	80 \$	1,206	RES	2021003101	SHERMAN LAND	401
090-017-100-001-00	V/L NATIONAL CITY	4/9/2021	144530 WD	03-ARM'S LENGTH	144530	114800	144530	114800	Vacant	80 \$	1,807	RES	2021003102	SHERMAN LAND	401
072-026-400-002-05	6650 SLOSSER RD	4/13/2022	350000 WD	14-INTO/OUT OF TR	350000	268889	198979	117868	Improved	80 \$	2,487	RPTA	2022-002386	RURAL PARCELS 30+ ACRE	401
										\$	1,833	Avg of All		2024: Use \$1800/acre, 100 acre	
										\$	1,506	Avg of Vacant			
030-002-200-001-00	1910 MONUMENT	8/18/2021	330000 WD	03-ARM'S LENGTH	330000	378023	184138	232161	Improved	137.13 \$	1,343	401	2021-006084	Residential	401
072-029-400-002-00	PRIVATE RD	8/31/2022	300000 WD	03-ARM'S LENGTH	300000	450264	267408	232752	Improved	160 \$	1,671	RPTA	2022-005482	072-032-100-C RURAL PARCELS 30+ ACRE	402
071-017-300-001-00	5490 ESMOND RD	4/28/2021	290000 WD	03-ARM'S LENGTH	290000	250217	274027	234244	Improved	160 \$	1,713	RPTA	2021-004612	RURAL PARCELS 30+ ACRE	401
										\$	1,576	Avg of 100-200 Acres, All Improved			
										None		Avg of Vacant			

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

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,065	\$ 7,065	3	\$ 5,342	\$ 16,026	10	\$ 3,093	\$ 30,930	30	\$ 2,497	\$ 74,910
1.5	\$ 6,100	\$ 9,150	4	\$ 4,800	\$ 19,200	15	\$ 3,034	\$ 45,510	40	\$ 1,944	\$ 77,760
2	\$ 5,381	\$ 10,762	5	\$ 4,200	\$ 21,000	20	\$ 2,508	\$ 50,160	50	\$ 2,559	\$ 127,950
2.5	\$ 5,381	\$ 13,453	7	\$ 3,502	\$ 24,514	25	\$ 2,175	\$ 54,375	100	\$ 1,800	\$ 180,000

No direct sales average, using higher/lower category

2023 Assessment Roll Acreage Table

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 6,071	\$ 6,071	3	\$ 4,875	\$ 14,625	10	\$ 2,660	\$ 26,600	30	\$ 1,987	\$ 59,610
1.5	\$ 5,800	\$ 8,700	4	\$ 3,800	\$ 15,200	15	\$ 2,837	\$ 42,555	40	\$ 1,772	\$ 70,880
2	\$ 5,635	\$ 11,270	5	\$ 3,400	\$ 17,000	20	\$ 2,269	\$ 45,380	50	\$ 1,784	\$ 89,200
2.5	\$ 5,200	\$ 13,000	7	\$ 2,647	\$ 18,529	25	\$ 1,923	\$ 48,075	100	\$ 1,693	\$ 169,300

Baldwin Township- 2024 Land Value Analysis Subdivision Lots Without Lake Influence

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
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	03-ARM'S LENGTH	55000	61408	3595	10003	Improved	116.315984	331	0.76	\$ 31	4730.263158	100	401	2022-003521		SUBS NO LAKE INF	401
033-C50-000-008-50		8/2/2022	15000	WD	03-ARM'S LENGTH	15000	34056	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-C	SUBS NO LAKE INF	402
033-C50-000-012-00	US23	8/2/2022	15000	WD	03-ARM'S LENGTH	15000	36378	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-C	SUBS NO LAKE INF	402
033-H40-000-036-00	1015 WINTERGREEN	5/28/2021	194000	WD	03-ARM'S LENGTH	194000	196830	7060	9890	Improved		115	0.396	\$ 61	17828.28283	115	401	2021-003995		SUBS NO LAKE INF	401
033-K10-000-045-00	614 AULERICH	9/17/2021	25000	WD	03-ARM'S LENGTH	25000	22296	7943	5239	Improved	60.91893	100	0.172	\$ 130	46180.23256	75	401	2021-006776		SUBS NO LAKE INF	401
033-C30-000-026-00	2309 US23	9/7/2021	149900	WD	03-ARM'S LENGTH	149900	131857	56497	28887	Improved	335.904411	435	1.506	\$ 168	37514.60823	300	401	2021-006704	033-C30-000-C	SUBS NO LAKE INF	401
														\$	83						

For Res Backlots use \$83/foot

Baldwin Township- 2024 Land Value Analysis Tawas Lake Frontage

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 Parcels	Land Table	Class	
033-P30-001-005-00	1013 CRANBERRY PIKE	9/15/2021	101000	WD	03-ARM'S LENGTH	100600	117736	20883	38019	Improved	69	75	0.119	\$ 303	175487.395	69	TAWAS	2021-006804		TAWAS LAKE INFL	401	
033-P30-001-014-00	1035 CRANBERRY PIKE	3/4/2022	197000	WD	03-ARM'S LENGTH	197000	229201	41733	46957	Improved	113.45	1295	240	0.221	\$ 368	188837.1041	120	TAWAS	2022-001193	033-P30-001	TAWAS LAKE INFL	401
033-H20-001-012-00	CRANBERRY PIKE	11/23/2022	30000	WD	21-NOT USED/OTHE	30000	44080	30000	44080	Vacant	80	100	0.184	\$ 375	163043.4783	80	TAWAS	2022-006954		TAWAS LAKE INFL	402	
033-P30-001-016-00	1043 CRANBERRY PIKE	5/19/2022	190000	WD	03-ARM'S LENGTH	190000	175500	102660	88160	Improved	160	75	0.275	\$ 642	373309.0909	160	TAWAS	2022-003210		TAWAS LAKE INFL	401	
033-P30-001-008-00	1023 CRANBERRY PIKE	1/13/2022	145000	WD	03-ARM'S LENGTH	145000	124219	64861	44080	Improved	80	75	0.138	\$ 811	470007.2464	80	TAWAS	2022-000467		TAWAS LAKE INFL	401	
														\$	500							

For 2024, use \$500/foot for Tawas Lake frontage

Baldwin Township- 2024 Land Value Analysis Tawas Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	03-ARM'S LENGTH	55000	61408	3595	10003	Improved	116.315984	331	0.76	\$ 31	4730.263158	100	401	2022-003521		SUBS NO LAKE INF	401
033-C50-000-008-50		8/2/2022	15000	WD	03-ARM'S LENGTH	15000	34056	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-008-50	SUBS NO LAKE INF	402
033-C50-000-012-00	US23	8/2/2022	15000	WD	03-ARM'S LENGTH	15000	36378	15000	23478	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-012-00	SUBS NO LAKE INF	402
033-H40-000-036-00	1015 WINTERGREEN	5/28/2021	194000	WD	03-ARM'S LENGTH	194000	196830	7060	9890	Improved	115	150	0.396	\$ 61	17828.28283	115	401	2021-003995		SUBS NO LAKE INF	401
033-K10-000-045-00	614 AULERICH	9/17/2021	25000	WD	03-ARM'S LENGTH	25000	22296	7943	5239	Improved	60.91893	100	0.172	\$ 130	46180.23256	75	401	2021-006776		SUBS NO LAKE INF	401
033-C30-000-026-00	2309 US23	9/7/2021	149900	WD	03-ARM'S LENGTH	149900	131857	56497	28887	Improved	335.904411	435	1.506	\$ 168	37514.60823	300	401	2021-006704	033-C30-000-026-00	SUBS NO LAKE INF	401

For Res Backlots use \$83/foot