

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
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033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate B

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033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
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033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
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033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
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033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
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033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
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033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
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													\$ 238	Avg of All								
													\$ 213	Avg of Vacant							For 2026, use \$225/foot fo Rate E	
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									
																					For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H	
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																					For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots	
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																					For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D	

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530	
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate E

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530	
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate I

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530	
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron Influence 0003-Rate J

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	0.413	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron 0003A-Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All								
													\$ 128	Avg of Vacant								For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174	
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174	
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174	
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174	
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174	
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174	
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174	
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174	
													\$ 238	Avg of All								
													\$ 213	Avg of Vacant								For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197	
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197	
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197	
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197	
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197	
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197	
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197	
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197	
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197	
													\$ 2,495									For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot	
																						For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530	
																						For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Lake Huron 0003A-Lake Huron Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	6819	9000	6819	Vacant	170.473624	1600	3.067	\$ 53	2934.463645	80	0003	2024-000608	LAKE HURON INFL 0003	402	Rate B-200	
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	6819	18000	6819	Vacant	170.473624	1600	3.067	\$ 106	5868.927291	80	0003	2024-000609	LAKE HURON INFL 0003	402	Rate B-200	
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	44742	42764	Improved	213.818215	156	0.655	\$ 209	68308.39695	183	0003	2024-000551	LAKE HURON INFL 0003	401	Rate I-200	
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	13658	15500	13658	Vacant	68.287744	153	0.263	\$ 227	58935.36122	75	0003	2023-003055	LAKE HURON INFL 0003	402	Rate B-200	
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	28366	18698	Improved	93.488649	165	0.379	\$ 303	74844.32718	100	0003	2023-002880	LAKE HURON INFL 0003	401	Rate B-200	
													\$ 180	Avg of All							
													\$ 128	Avg of Vacant							For 2026, use \$180/foot for Rate Group B, C, I, J
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	82854	3667	27321	Improved	157.021089	222	0.459	\$ 23	7989.106754	180	0003	2025-000642	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-174
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	5134	18645	Improved	107.157903	240	0.33	\$ 48	15557.57576	120	0003	2023-005445	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	104708	4906	16614	Improved	95.480781	150	0.344	\$ 51	14261.62791	100	401	2025-001286		LAKE HURON INFL 0003	401	Rate E-174
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	8325	16614	Improved	95.480781	150	0.344	\$ 87	24200.5814	100	401	2023-005234		LAKE HURON INFL 0003	401	Rate E-174
033-C20-000-004-00	1870 N US23	6/21/2024	109000	WD	109000	131489	25358	47847	Improved	274.98465	150	0.992	\$ 92	25562.5	288	201	2024-003253		LAKE HURON INFL 0003	201	Rate E-174
033-B40-000-086-10	WINTERGREEN	3/28/2025	230000	WD	230000	239094	15827	24921	Improved	143.221172	300	0.516	\$ 111	30672.48062	150	401	2025-001288	033-B40-000-088-00	LAKE HURON INFL 0003	402	Rate E-174
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18214	14000	18214	Vacant	104.680726	111	0.306	\$ 134	45751.63399	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-174
033-L40-004-014-00	3671 BIRCHCREST	1/30/2025	155000	WD	154988	143411	30222	18645	Improved	107.157903	240	0.33	\$ 282	91581.81818	120	0003	2025-000451	033-L40-004-016-00	LAKE HURON INFL 0003	401	Rate E-174
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8307	14000	8307	Vacant	47.740391	150	0.172	\$ 293	81395.34884	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-174
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	155548	37881	24570	Improved	92.02422	265	0.26	\$ 412	145696.1538	108	0003	2024-002988	033-C60-002-006-30	LAKE HURON INFL 0003	401	Rate E-174
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	142087	53013	15100	Improved	86.78219	155	0.32	\$ 611	165665.625	90	0003	2024-003124		LAKE HURON INFL 0003	401	Rate E-174
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	102912	62472	15384	Improved	88.412834	133	0.293	\$ 707	213215.0171	96	401	2024-004122		LAKE HURON INFL 0003	401	Rate E-174
													\$ 238	Avg of All							
													\$ 213	Avg of Vacant							For 2026, use \$225/foot fo Rate E
033-W20-000-023-00	2950 WOLVERINE	6/28/2024	80000	WD	80000	137543	80000	123891	Improved	128.638805	376	0.576	\$ 622	138888.8889	130	0003	2024-003462	033-W20-000-037-00	LAKE HURON INFL 0003	402	Rate F-2197
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	269778	100139	121917	Improved	55.492303	160	0.22	\$ 1,805	455177.2727	60	0003	2024-005154		LAKE HURON INFL 0003	401	Rate F-2197
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	201322	218575	Improved	99.487935	294	0.634	\$ 2,024	317542.5868	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-2197
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	151786	153673	Improved	69.946719	310	0.427	\$ 2,170	355470.726	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-2197
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	556202	156550	139752	Improved	63.610501	180	0.273	\$ 2,461	573443.2234	66	0003	2024-003617		LAKE HURON INFL 0003	401	Rate G-2197
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	255626	166191	121917	Improved	55.492303	160	0.22	\$ 2,995	755413.6364	60	0003	2024-003823		LAKE HURON INFL 0003	401	Rate F-2197
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	160995	113371	Improved	51.602522	130	0.179	\$ 3,120	899413.4078	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-2197
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	286834	271897	183731	Improved	83.628236	120	0.275	\$ 3,251	988716.3636	100	0003	2024-006205		LAKE HURON INFL 0003	401	Rate F-2197
033-B10-000-005-00	160 BALDWIN RESORT	10/21/2024	399000	WD	399000	247342	335567	183909	Improved	83.709311	494	0.692	\$ 4,009	484923.4104	61	0003	2024-005589		LAKE HURON INFL 0003	401	Rate F-2197
													\$ 2,495								For 2026, use \$2,495/foot for Lake Huron Rates, Rate F, G, H
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	82432	63650	Improved	229.782036	173	0.953	\$ 359	86497.37671	240	401	2023-001429		LAKE HURON 0003A	401	Backlot
																					For 2026, the prior rate was \$277/foot; rates have increased around 18-28%; increase by 18% to \$325 for Lake Huron Backlots
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	104767	63600	Improved		120	150	\$ 873	253673.1235	120	0003	2024-000705	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401	Rate A-530
																					For 2026, the prior rate was \$530/foot; rates have increased around 18-28%; increase by 18% to \$625 for Rate A, D

Baldwin Township-2026 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Price/Acre
032-007-200-001-20	1432 NASH	5/15/2023	90000	WD	90000	36100	40.11111111	123900	71300	36100	123900	41.3	\$ 2,179
040-011-400-001-25	PRESCOTT RD	10/6/2023	146520	WD	146520	47800	32.62353262	122500	60650	47800	122500	49	\$ 2,990
050-021-200-001-00	MILLER	10/30/2023	157500	WD	157500	64200	40.76190476	172500	85800	64200	172500	69	\$ 2,283
090-015-400-003-00	ALABASTER&SAND LAKE	9/15/2023	85000	WD	85000	33700	39.64705882	95063	45600	33700	95063	38.025	\$ 2,235
090-023-400-001-00	V/L BINDER RD	5/22/2023	104000	WD	104000	33400	32.11538462	92630	45200	45200	92630	37.052	\$ 2,807
												\$ 2,499	

For Iosco County, use between \$2,400 and \$2,500/acre for agricultural land values

For Baldwin Twp, use \$2,450 acre for agricultural land values

Baldwin Township-2026 Land Value Analysis Commercial/Industrial Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	209256	41282	88038	Improved	171.280655	428	0.631	\$ 241	65423.13788	193	201	2024-003481	033-N30-000-007-00, 0:	COMM / IND	201	Commercial
031-022-200-005-02	US23	8/22/2023	65000	CD	65000	65017	65000	65017	Vacant	126.491255	275	0.714	\$ 514	91036.41457	113.15	201	2023-004458		COMM / IND	202	Commercial
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	278325	188020	128345	Improved	249.697757	328	1.581	\$ 753	118924.7312	210	201	2025-000970		COMM / IND	201	Commercial
													\$	503							

For 2026, use \$503/foot for Baldwin Commercial-Industrial frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	55926	14490	15416	Improved	0	0	2	\$ 7,245	0	201	2023-005239		COMMERCIAL HALE	201	
033-T20-000-008-13	WILBER	3/31/2024	25000	LC	25000	40480	25000	40480	Vacant	0	0	3.68	\$ 6,793	0	201	2024-002963		COMM / IND	202	
090-022-200-004-10	4475 ALABASTER RD	1/20/2025	550000	WD	550000	486034	82211	18245	Improved	0	0	3.7	\$ 22,219	0	201	2025/000250	121-100-000-115-0	COMMERCIAL	201	
031-015-400-006-00	1921 E HURON	5/3/2023	118000	WD	118000	88258	118000	80740	Improved	0	0	7.34	\$ 16,076	0	201	2023-002416		COMM / IND	201	
090-022-300-007-01		5/26/2023	100000	WD	100000	65406	100000	65406	Vacant	0	0	19.82	\$ 5,045	0	301	2023-002908		INDUSTRIAL	001	
													\$	11,476						

For 2026, use \$11,476 for Baldwin Commercial/Industrial Acreage

Baldwin Township-2026 Land Value Analysis Commercial/Industrial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	209256	41282	88038	Improved	171.280655	428	0.631	\$ 241	65423.13788	193	201	2024-003481	033-N30-000-007-00, 03	COMM / IND	201	Commercial
031-022-200-005-02	US23	8/22/2023	65000	CD	65000	65017	65000	65017	Vacant	126.491255	275	0.714	\$ 514	91036.41457	113.15	201	2023-004458		COMM / IND	202	Commercial
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	278325	188020	128345	Improved	249.697757	328	1.581	\$ 753	118924.7312	210	201	2025-000970		COMM / IND	201	Commercial
													\$	503							

For 2026, use \$503/foot for Baldwin Commercial-Industrial frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	55926	14490	15416	Improved	0	0	2	\$ 7,245	0	201	2023-005239	COMMERCIAL HALE	201		
033-T20-000-008-13	WILBER	3/31/2024	25000	LC	25000	40480	25000	40480	Vacant	0	0	3.68	\$ 6,793	0	201	2024-002963	COMM / IND	202		
090-022-200-004-10	4475 ALABASTER RD	1/20/2025	550000	WD	550000	486034	82211	18245	Improved	0	0	3.7	\$ 22,219	0	201	2025/000250	121-100-000-115-0	COMMERCIAL	201	
031-015-400-006-00	1921 E HURON	5/3/2023	118000	WD	118000	88258	118000	80740	Improved	0	0	7.34	\$ 16,076	0	201	2023-002416	COMM / IND	201		
090-022-300-007-01		5/26/2023	100000	WD	100000	65406	100000	65406	Vacant	0	0	19.82	\$ 5,045	0	301	2023-002908	INDUSTRIAL	001		
													\$	11,476						

For 2026, use \$11,476 for Baldwin Commercial/Industrial Acreage

Baldwin Township-2026 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
033-C30-000-028-00	US23	3/3/2025	20500	WD	20500	73799	20500	73799	Vacant	343.252916	235	1.618	\$ 60	12669.96292	300	401	2025-000973		SUBS NO LAKE INF	402	215	
033-H40-000-015-00	WINTERGREEN	4/14/2023	8500	WD	8500	16125	8500	16125	Vacant	75	150	0.258	\$ 113	32945.73643	75	401	2023-002060		SUBS NO LAKE INF	402	215	
033-K10-000-005-00	2165 N US 23	10/4/2023	16500	WD	16500	21500	16500	21500	Vacant	100	200	0.459	\$ 165	35947.71242	100	401	2023-005185		SUBS NO LAKE INF	401	215	
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	88510	22229	15739	Improved	73.206179	169	0.299	\$ 304	74344.48161	77	401	2023-003179		SUBS NO LAKE INF	401	215	
033-A70-000-013-00	N HURON	4/30/2024	135000	WD	135000	118280	83718	44653	Improved	207.686193	842	1.971	\$ 403	42474.88584	204	401	2024-002334	033-A70-000-014-00	SUBS NO LAKE INF	401	215	
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	153199	64399	32598	Improved	151.619216	144	0.509	\$ 425	126520.6287	154	401	2023-003744	031-013-400-006-00	SUBS NO LAKE INF	401	215	
													\$ 245	Avg of All								
													\$ 113	Avg of Vacant								

For 2026, use \$150/foot for residential backlots