

Sherman Township- 2024 Land Value Analysis Agricultural Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce	Land Table	Class
090-023-400-001-75	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	61326	150000	61326	Vacant	0	0	34.55	#DIV/0!	\$ 4,341.53	0	AG	202202678		AGRICULTURAL	101

Parcel Number	Sale Date	Adj. Sale \$	Net Acres	Dollars/Acre	Actual Front
090-015-400-003-00	9/15/2023	85000	40	\$ 2,125.00	1
090-023-400-001-00	5/22/2023	104000	38	\$ 2,736.84	2
090-023-400-001-75	4/22/2022	150000	34.55	\$ 4,341.53	3
090-023-300-004-60	8/26/2020	76000	38.23	\$ 1,987.97	4
				\$ 2,056.48	Avg of 1,4

For 2024, use 2056/acre

Iosco County - 2024 Land Value Analysis Commercial 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, Interporate 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			

Sherman Township- 2024 Land Value Analysis Industrial Acres

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 i Land Table	Class
090-036-100-002-00	EASEMENT THRU PROF	2/25/2022	425000	WD	03-ARM'S LENGTH	425000	1900000	425000	1010000	Improved		0	0	400	#DIV/0!	\$ 1,063	0	RES	2022001101 090-035-100-0	INDUSTRIAL 301
090-027-100-001-00	4109 TURTLE	12/17/2021	120000	WD	03-ARM'S LENGTH	120000	74651	105349	60000	Improved		0	0	40	#DIV/0!	\$ 2,634	0	301	2021008913	INDUSTRIAL 301
090-028-100-001-01	4731 TURTLE	10/6/2021	1500000	MLC	03-ARM'S LENGTH	1500000	1449735	290265	240000	Improved		0	0	80	#DIV/0!	\$ 3,628	0	301	2021009000 090-028-100-0	INDUSTRIAL 301
090-022-400-002-50	S SAND LK RD	12/20/2022	177782	WD	03-ARM'S LENGTH	177782	94747	177782	91170	Improved		0	0	30.39	#DIV/0!	\$ 5,850	0	301	2022007409	INDUSTRIAL 301
090-022-100-004-00	2733 RHODES	11/30/2022	990522	WD	03-ARM'S LENGTH	990522	965238	981714	500430	Improved		0	0	166.81	#DIV/0!	\$ 5,885	0	301	2022006993 090-022-100-0	INDUSTRIAL 301
090-027-200-002-75	4455 TURTLE RD	4/22/2022	150000	LC	03-ARM'S LENGTH	150000	62040	96052	8092	Improved		0	0	8.21	#DIV/0!	\$ 11,699	0	RES	NOT RECORDED	INDUSTRIAL 301
090-018-400-002-00	2431 KITCHEN RD	5/20/2021	220000	WD	03-ARM'S LENGTH	220000	130974	100388	7105	Improved		0	0	4.21	#DIV/0!	\$ 23,845	0	301	2021004547 090-018-400-0	INDUSTRIAL 301
090-018-400-002-50	2301 KITCHEN RD	10/24/2022	75000	WD	03-ARM'S LENGTH	75000	40232	37768	3000	Improved		0	0	1	#DIV/0!	\$ 37,768	0	RES	2022006364	INDUSTRIAL 301
090-024-100-004-01	3165 ALABASTER RD	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	3000	372800	3000	Vacant		0	0	80	#DIV/0!	\$ 4,660	0	RES	2021008991 090-024-100-0	INDUSTRIAL 301
																\$ 10,781				

For 2024, using \$3,000/acre as a mid-point from the box above

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

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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	20.1	\$	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