

City of East Tawas-2026 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
121-Y10-000-003-20	826 W BAY ST	9/26/2023	460000	WD	460000	395538	460000	395538	Vacant	0	0	0.825	#DIV/0!	\$ 557,576	\$ 12.80	0	COMM	2023/004998		THE YARDS COMMERCIAL	202	Developed
121-Y10-000-004-00	W BAY ST	12/29/2023	200000	WD	200000	149849	200000	149849	Vacant	0	0	0.806	#DIV/0!	\$ 248,139	\$ 5.70	0	COMM	2024/000011		THE YARDS COMMERCIAL	207	Undeveloped

For 2026, use \$12.80 for The Yards-Developed and \$5.70 for Undeveloped-Back Units

120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	478631	262044	40675	Improved	271.166001	278	1.468	\$ 966	\$ 178,504	\$ 4.10	230	COMM	2023/003519		COMMERCIAL	201	RD
121-F30-004-001-00	820 W BAY ST	12/21/2023	300000	WD	300000	164662	161642	26304	Improved	175.362482	120	0.512	\$ 922	\$ 315,707	\$ 7.25	186	COMM	2024/000046		COMMERCIAL	201	HWY

\$ 944

For 2026, no vacant sales, typically lower than downtown. Residential is \$275/foot. Prior commercial study was \$150/foot.
For 2026, use \$275/foot for East Tawas General Commercial & Industrial

121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	277877	76966	79843	Improved	46.285843	143	0.146	\$ 1,663	\$ 527,164	\$ 12.10	44.47	DT	2023/002522		DOWNTOWN AREA	201	DOWNTOWN
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For 2026, use \$1,663 for Downtown Commercial

121-O40-017-002-00	201 E WESTOVER ST	8/8/2024	160000	WD	160000	156492	49708	46200	Improved	66	132	0.2	\$ 753	\$ 248,540	\$ 5.71	66	DT	2024/004177		DOWNTOWN AREA	201	CLOSE DOWNTOWN
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	12677	19600	Improved	28	132	0.085	\$ 453	\$ 149,141	\$ 3.42	28	COMM	2023/003402		DOWNTOWN AREA	201	OFFICE/RETAIL

\$ 603

For 2026, use \$956/foot for Near Downtown

121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	176400	200000	176400	Vacant	120	100	0.275	\$ 1,667	\$ 727,273	\$ 16.70	120	COMM	2023/004552		COMMERCIAL	201	LAKE HURON
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For 2026, use \$1,700/foot for Lake Huron Commercial