

Bearinger Township-2026 Land Value Analysis Subdivision Lots-Lakefront

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	
021-140-000-387-00	19009 HAWK LN	6/16/2023	410000	WD	410000	405048	162146	114894	Improved	516.15	564.600008	1.335	\$ 314	121457.6779	516.15	1	685/564	021-140-000-388-00, 02	NEW-Subdivision Lots-LAKE	401	Lakefront	
021-038-000-011-00		7/3/2023	150000	WD	150000	165463	150000	165463	Vacant	264.74	558.900024	3.35	\$ 567	44776.1194	272.02	1	686/158		NEW-Subdivision Lots-LAKE	402	Lakefront	
021-140-000-202-00		11/11/2023	84000	WD	84000	72375	84000	72375	Vacant	115.8	100	0.266	\$ 725	315789.4737	115.8	1	691/276		NEW-Subdivision Lots-LAKE	402	Lakefront	
021-038-000-009-00	21281 US-23 N	5/25/2023	550000	WD	550000	454094	260552	164646	Improved	263.433333	549.700012	3.27	\$ 989	79679.5107	272	1	684/819		NEW-Subdivision Lots-LAKE	401	Lakefront	
													\$ 649	Avg of All								
													\$ 646	Avg of Vacant								
For 2026, use \$650/foot for Lake Subdivision Lakefront																						
021-140-000-228-01		1/24/2024	39000	WD	17100	42300	17100	42300	Vacant	100	111.0625	1.02	\$ 171	16764.70588	100	2	693/708		NEW-Subdivision Lots-VIEW	402	Back Lot *	
021-140-000-421-00		11/3/2022	80000	WD	80000	231226	80000	123823	Improved	338.7	377.399994	0.954	\$ 236	83857.44235	338.7	2	678/537	021-140-000-422-00, 02	NEW-Subdivision Lots-VIEW	402	View Lot +	
021-140-000-052-02		1/17/2024	89000	WD	89000	203702	89000	109901	Improved	409.666667	585.089996	1.356	\$ 217	65634.21829	386	2	693/641	021-140-000-054-00, 02	NEW-Subdivision Lots-VIEW	402	View Lot +	
													\$ 208									
For 2026, use \$200/foot for Subdivision View Lots																						
021-140-000-442-00		11/27/2023	4000	WD	4000	7300	4000	7300	Vacant	100	117.25	0.269	\$ 40	14869.88848	100	3	691/654		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-431-00		7/26/2023	5500	WD	5500	8498	5500	8498	Vacant	116.416667	107.5	0.288	\$ 47	19097.22222	116	3	686/888		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-395-00		6/5/2024	4000	WD	4000	5603	4000	5603	Vacant	76.758333	123.599998	0.23	\$ 52	17391.30435	68	3	699/010		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-331-00		3/15/2024	6300	WD	6300	8511	6300	8511	Vacant	116.583333	91.190002	0.244	\$ 54	25819.67213	116.5	3	695/237		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-416-00		5/15/2023	5500	CD	5500	7300	5500	7300	Vacant	100	138.699997	0.318	\$ 55	17295.59748	100	3	684/853		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-426-00		1/24/2025	18000	WD	18000	36500	18000	21900	Improved	300	416.099991	0.954	\$ 60	18867.92453	300	3	707/908	021-140-000-418-00, 02	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-428-00		4/20/2023	6300	WD	6300	7300	6300	7300	Vacant	100	138.699997	0.318	\$ 63	19811.32075	100	3	683/620		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-360-00		10/13/2023	6500	WD	6500	7300	6500	7300	Vacant	100	114.959999	0.264	\$ 65	24621.21212	100	3	691/012		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-125-00		3/28/2025	8200	WD	8200	8356	8200	8356	Vacant	114.466667	107.980003	0.239	\$ 72	34309.62343	114.7	3	710/162		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-459-00		5/16/2024	7500	WD	7500	7300	7500	7300	Vacant	100	116.129997	0.267	\$ 75	28089.88764	100	3	697/964		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-091-00		1/2/2024	25000	WD	25000	38918	25000	23109	Improved	316.566667	381.149994	0.932	\$ 79	26824.03433	315	3	692/959	021-140-000-092-00, 02	NEW-Subdivision Lots-BACK	402	Backlot	
021-060-000-006-00		5/25/2023	8500	WD	8500	7646	8500	7646	Vacant	104.733333	85.300003	0.195	\$ 81	43589.74359	115.15	3	684/947		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-219-00		6/1/2023	18000	WD	18000	23822	18000	15561	Improved	213.166667	212.5	0.517	\$ 84	34816.24758	214.5	3	685/285	021-140-000-220-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-221-00		1/31/2024	10000	WD	10000	8419	10000	8419	Vacant	115.333333	111.5	0.295	\$ 87	33898.30508	115.5	3	693/858		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-331-00		2/27/2025	11500	WD	11500	8511	11500	8511	Vacant	116.583333	91.190002	0.244	\$ 99	47131.14754	116.5	3	709/144		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-363-00	16027 PINE TREE 1	9/18/2024	14600	WD	14600	8402	14600	8402	Vacant	115.09	93	0.246	\$ 127	59349.5935	115	3	702/926		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-218-00		8/11/2023	13000	WD	13000	7300	13000	7300	Vacant	100	110.5	0.254	\$ 130	51181.10236	100	3	687/747		NEW-Subdivision Lots-BACK	402	Backlot	
													\$ 75	Avg of All								
													\$ 75	Avg of Vacant								
For 2026, use \$75/foot for Lake Subdivision Backlots																						

*removed value of backlots from sale and frontage
+ outside of timeframe

Bearinger Township-2026 Land Value Analysis Black Lake View Lots

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
021-014-000-028-00		1/3/2024	35000	WD	35000	41550	35000	41550	Vacant	150	600	2.066	\$ 233	16940.94869	150 7	692/998		NEW-US23 View Lot	402	US-23 View	
021-014-000-029-00		8/10/2023	39000	WD	39000	41550	39000	41550	Vacant	150	600	2.066	\$ 260	18877.05712	150 7	687/534		NEW-US23 View Lot	402	US-23 View	
021-023-000-033-00		3/20/2024	51000	WD	51000	41550	51000	41550	Vacant	150	600	2.066	\$ 340	24685.38238	150 7	695/686		NEW-US23 View Lot	402	US-23 View	
021-023-000-035-00		9/20/2024	35000	WD	35000	41550	35000	41550	Vacant	150	600	2.066	\$ 233	16940.94869	150 7	703/430		NEW-US23 View Lot	402	US-23 View	
													\$ 267								

For 2026, use \$267/foot for View lots

Bearinger Township-2026 Land Value Analysis Subdivision Lots-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		
021-140-000-387-00	19009 HAWK LN	6/16/2023	410000	WD	410000	405048	162146	114894	Improved	516.15	564.600008	1.335	\$ 314	121457.6779	516.15	1	685/564	021-140-000-388-00, 02	NEW-Subdivision Lots-LAKE	401	Lakefront		
021-038-000-011-00		7/3/2023	150000	WD	150000	165463	150000	165463	Vacant	264.74	558.900024	3.35	\$ 567	44776.1194	272.02	1	686/158		NEW-Subdivision Lots-LAKE	402	Lakefront		
021-140-000-202-00		11/11/2023	84000	WD	84000	72375	84000	72375	Vacant	115.8	100	0.266	\$ 725	315789.4737	115.8	1	691/276		NEW-Subdivision Lots-LAKE	402	Lakefront		
021-038-000-009-00	21281 US-23 N	5/25/2023	550000	WD	550000	454094	260552	164646	Improved	263.433333	549.700012	3.27	\$ 989	79679.5107	272	1	684/819		NEW-Subdivision Lots-LAKE	401	Lakefront		
													\$ 649	Avg of All									
													\$ 646	Avg of Vacant									
																			For 2026, use \$650/foot for Lake Subdivision Lakefront				
021-140-000-228-01		1/24/2024	39000	WD	17100	42300	17100	42300	Vacant	100	111.0625	1.02	\$ 171	16764.70588	100	2	693/708		NEW-Subdivision Lots-VIEW	402	Back Lot *		
021-140-000-421-00		11/3/2022	80000	WD	80000	231226	80000	123823	Improved	338.7	377.399994	0.954	\$ 236	83857.44235	338.7	2	678/537	021-140-000-422-00, 02	NEW-Subdivision Lots-VIEW	402	View Lot +		
021-140-000-052-02		1/17/2024	89000	WD	89000	203702	89000	109901	Improved	409.666667	585.089996	1.356	\$ 217	65634.21829	386	2	693/641	021-140-000-054-00, 02	NEW-Subdivision Lots-VIEW	402	View Lot +		
													\$ 208										
													\$										
																			For 2026, use \$200/foot for Subdivision View Lots				
021-140-000-442-00		11/27/2023	4000	WD	4000	7300	4000	7300	Vacant	100	117.25	0.269	\$ 40	14869.88848	100	3	691/654		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-431-00		7/26/2023	5500	WD	5500	8498	5500	8498	Vacant	116.416667	107.5	0.288	\$ 47	19097.22222	116	3	686/888		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-395-00		6/5/2024	4000	WD	4000	5603	4000	5603	Vacant	76.758333	123.599998	0.23	\$ 52	17391.30435	68	3	699/010		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-331-00		3/15/2024	6300	WD	6300	8511	6300	8511	Vacant	116.583333	91.190002	0.244	\$ 54	25819.67213	116.5	3	695/237		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-416-00		5/15/2023	5500	CD	5500	7300	5500	7300	Vacant	100	138.699997	0.318	\$ 55	17295.59748	100	3	684/853		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-426-00		1/24/2025	18000	WD	18000	36500	18000	21900	Improved	300	416.099991	0.954	\$ 60	18867.92453	300	3	707/908	021-140-000-418-00, 02	NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-428-00		4/20/2023	6300	WD	6300	7300	6300	7300	Vacant	100	138.699997	0.318	\$ 63	19811.32075	100	3	683/620		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-360-00		10/13/2023	6500	WD	6500	7300	6500	7300	Vacant	100	114.959999	0.264	\$ 65	24621.21212	100	3	691/012		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-125-00		3/28/2025	8200	WD	8200	8356	8200	8356	Vacant	114.466667	107.980003	0.239	\$ 72	34309.62343	114.7	3	710/162		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-459-00		5/16/2024	7500	WD	7500	7300	7500	7300	Vacant	100	116.129997	0.267	\$ 75	28089.88764	100	3	697/964		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-091-00		1/2/2024	25000	WD	25000	38918	25000	23109	Improved	316.566667	381.149994	0.932	\$ 79	26824.03433	315	3	692/959	021-140-000-092-00, 02	NEW-Subdivision Lots-BACK	402	Backlot		
021-060-000-006-00		5/25/2023	8500	WD	8500	7646	8500	7646	Vacant	104.733333	85.300003	0.195	\$ 81	43589.74359	115.15	3	684/947		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-219-00		6/1/2023	18000	WD	18000	23822	18000	15561	Improved	213.166667	212.5	0.517	\$ 84	34816.24758	214.5	3	685/285	021-140-000-220-00	NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-221-00		1/31/2024	10000	WD	10000	8419	10000	8419	Vacant	115.333333	111.5	0.295	\$ 87	33898.30508	115.5	3	693/858		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-331-00		2/27/2025	11500	WD	11500	8511	11500	8511	Vacant	116.583333	91.190002	0.244	\$ 99	47131.14754	116.5	3	709/144		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-363-00	16027 PINE TREE 1	9/18/2024	14600	WD	14600	8402	14600	8402	Vacant	115.09	93	0.246	\$ 127	59349.5935	115	3	702/926		NEW-Subdivision Lots-BACK	402	Backlot		
021-140-000-218-00		8/11/2023	13000	WD	13000	7300	13000	7300	Vacant	100	110.5	0.254	\$ 130	51181.10236	100	3	687/747		NEW-Subdivision Lots-BACK	402	Backlot		
													\$ 75	Avg of All									
													\$ 75	Avg of Vacant									
																			For 2026, use \$75/foot for Lake Subdivision Backlots				

*removed value of backlots from sale and frontage
+ outside of timeframe

Bearinger Township-2026 Land Value Analysis Black Lake 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
020-030-000-047-04	21023 BLUFFS HWY	9/18/2023	415000	WD	410000	560890	201172	224666	Improved	132.156667	339.92	0.509	\$ 1,522	395229.8625	135 4	689/049	020-030-000-047-03	NEW-Black Lake	401	Black Lk Water	
020-032-000-007-10		11/6/2023	210000	WD	210000	190650	210000	190650	Vacant	107	0	1.1	\$ 1,963	190909.0909	107 4	691/082		NEW-Black Lake	402	Black Lk Water	
021-050-000-029-00	21495 BLUFFS HWY	8/10/2023	290000	WD	256105	205703	135402	85000	Improved	50	150	0.172	\$ 2,708	787220.9302	50 4	687/510		NEW-Black Lake	401	Black Lk Water	
													\$ 2,064	Avg of All							
													\$ 1,963	Vacant							
																					For 2026, use \$1900/foot for Black Lake

Bearinger Township-2026 Land Value Analysis Lake Huron Frontage Non-Subdivision

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	
140-023-000-007-00	7295 MANITOU BEACH RD	10/13/2023	1000000	WD	1000000	959309	432309	391618	Improved	567.2	200	10.702	\$ 762	40395.15978	579.25	LKHUR	690/211		Lake Huron	401	Mixed Frontage	
021-095-000-005-00	19531 US-23 N	5/22/2024	795000	WD	795000	893512	167914	266426	Improved	160	200	2.94	\$ 1,049	57113.60544	160	5	698/124		NEW-Lake Huron NonSub	401	Lake NonSub	
140-025-000-043-00		12/16/2024	215000	WD	215000	266486	215000	266486	Vacant	200	200	1.681	\$ 1,075	127900.0595	200	LKHUR	706/598		Lake Huron	402	Mixed Frontage	
140-025-000-024-00	6085 HURON SHORE RD	6/12/2024	250000	WD	250000	296330	78319	124649	Improved	71.9	200	0.403	\$ 1,089	194339.9504	71.9	LKHUR	698/793		Lake Huron	401	Sand Frontage	
140-025-000-016-00		12/10/2024	290000	WD	290000	357478	290000	357478	Vacant	207.333333	200	1.21	\$ 1,399	239669.4215	200	LKHUR	706/569		Lake Huron	402	Sand Frontage	
142-060-000-003-00	6572 BEACH RD	8/21/2024	725000	WD	725000	494095	462533	219264	Improved	321.12	854.2	1.624	\$ 1,440	284810.9606	320.78	LKHUR	701/889	142-060-000-023-00, 14	Lake Huron	401	Sand Frontage	
142-210-000-013-00	6313 HURON SHORE RD	11/21/2023	238000	WD	238000	180397	143853	86250	Improved	50	200.7	0.23	\$ 2,877	625447.8261	50	LKHUR	691/460		Lake Huron	401	Sand Frontage	
142-060-000-013-00	6706 BEACH RD	10/31/2024	675000	WD	675000	310210	381182	116392	Improved	67.473333	293.3	0.451	\$ 5,649	845192.9047	68.31	LKHUR	704/710		Lake Huron	401	Sand Frontage	
													\$ 1,918	Avg of All								
													\$ 1,399	Vacant								

Midpoint between \$1,399 and \$1,918 = \$1,658

For 2026, use \$1,600/foot (same as 2025 rate)