

2025 ACREAGE VALUES

ACREAGE RATES USED FOR RESIDENTIAL & COMMERCIAL & INDUSTRIAL

1 +/--ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
GREENBUSH	041-220-000-019-00	CEDAR LAKE DR	07/14/22	\$10,000	CD	\$10,000	\$5,600	1.41	\$7,092	
GREENBUSH	041-100-000-020-00	STEVENS RD	04/14/22	\$5,000	WD	\$5,000	\$2,300	1.03	\$4,854	
GREENBUSH	041-100-000-029-00	STEVENS RD	08/02/22	\$6,000	WD	\$6,000	\$2,200	0.92	\$6,522	
MIKADO	091-035-300-050-00	KINGS CORNER RD	12/15/22	\$3,000	WD	\$3,000	\$2,400	1.00	\$3,000	
OSCODA	064-E20-000-007-20	JOEL TR	08/05/22	\$3,800	QC	\$3,800	\$2,600	1.07	\$3,558	94360 VE LK BACK LOTS & INFLUENCE
OSCODA	064-C40-000-015-00	LAWRENCE DR	03/15/24	\$10,000	QC	\$10,000	\$2,800	0.92	\$10,823	94303 R9 EAST OF VAN ETTAN LK
Totals:				\$37,800		\$37,800	\$17,900	6.35	\$5,951	

2024 P/A RATE = \$5,700

2025 P/A RATE= \$5,900

1.5 +/--ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
MIKADO	092-101-000-045-00	BIRCH RD	09/16/22	\$14,000	WD	\$14,000	\$5,600	1.77	\$7,910
MIKADO	092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD	\$10,000	\$5,200	1.71	\$5,848
Totals:				\$24,000		\$24,000	\$10,800	3.48	\$6,897

2024 P/A RATE = \$5,200

2025 P/A RATE= \$5,600

USED SAME \$400 RATE INCREASE AS 2 ACRE PARCELS

2 +/--ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
GREENBUSH	040-002-200-122-00	2178 W CEDAR LAKE RD	09/09/22	\$12,000	WD	\$12,000	\$5,400	2.54	\$4,724	09 RESIDENTIAL
MIKADO	092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD	\$10,000	\$5,200	1.71	\$5,845	05 GRAVEL/DIRT CO ROADS
GREENBUSH	041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD	\$13,000	\$5,500	2.21	\$5,882	09 RESIDENTIAL
Totals:				\$35,000		\$35,000	\$16,100	6.46	\$5,417	

2024 P/A RATE = \$5,000

2025 P/A RATE= \$5,400

2.5 ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
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GREENBUSH	040-002-200-122-00	E F-30	09/09/22	\$12,000	WD	\$12,000	\$5,400	2.54	\$4,724	
MIKADO	041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD	\$13,000	\$5,500	2.21	\$5,882	09 RESIDENTIAL
Totals:				\$25,000		\$25,000	\$10,900	\$5	\$5,263	

2024 P/A RATE = \$5,000

2025 P/A RATE= \$5,200

3 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
CURTIS	031-015-200-100-00	W F-30	10/16/22	\$18,500	WD	\$18,500	\$5,500	3.25	\$5,692	
CURTIS	030-020-100-030-00	3504 SIX PACK	08/29/23	\$23,000	WD	\$23,000	\$9,500	3.94	\$5,838	
GREENBUSH	040-002-200-122-00	2178 W CEDAR LAKE RD	02/02/24	\$21,500	WD	\$17,400	\$6,000	2.54	\$6,850	09 RESIDENTIAL
GREENBUSH	041-133-000-007-00	W CEDAR LAKE RD	04/06/23	\$5,000	WD	\$5,000	\$7,300	3.26	\$1,534	09 RESIDENTIAL
Totals:				\$68,000		\$63,900	\$28,300	\$13	\$4,919	

2024 P/A RATE = \$4,900 **2025 P/A RATE= \$5,100**
 USED SAME \$200 RATE INCREASE AS 2.5 ACRE PARCELS

4 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
GREENBUSH	041-133-000-004-00	CEDAR LAKE RD	02/01/23	\$12,000	WD	\$12,000	\$8,000	4.13	\$2,906	
HAWES	071-027-400-005-01	BEAVER HILLS DR	09/13/22	\$13,000	WD	\$13,000	\$10,200	4.80	\$2,708	
GREENBUSH	041-133-000-001-00	2272 W CEDAR LAKE RD	05/30/23	\$17,400	WD	\$17,400	\$9,700	4.75	\$3,663	09 RESIDENTIAL
Totals:				\$42,400		\$42,400	\$27,900	\$14	\$3,099	

2024 P/A RATE = \$4,800 **2025 P/A RATE= \$5,100**
 ACREAGE VALUE USED INTERPOLATED BETWEEN 3 ACRE & 5 ACRE RATES

5 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
GREENBUSH	040-021-300-010-00	3758 S POOR FARM RD	10/11/22	\$19,901	WD	\$19,901	\$0	5.42	\$3,672	09 RESIDENTIAL
GREENBUSH	041-255-000-006-09	US-23	07/19/22	\$23,000	WD	\$23,000	\$23,000	5.63	\$4,085	
HAWES	071-007-400-010-03		08/31/22	\$27,000	WD	\$27,000	\$27,000	5.00	\$5,400	
HAYNES	080-028-200-015-01	QUICK RD	01/02/23	\$22,500	WD	\$22,500	\$22,500	5.21	\$4,319	
MIKADO	091-034-400-060-00	KINGS CORNER RD	05/20/22	\$32,000	WD	\$32,000	\$32,000	5.00	\$6,400	
CITY HARRISVILLE	120-110-012-210-00	US-23	09/01/22	\$22,500	WD	\$22,500	\$22,500	5.67	\$3,968	
OSCODA	060-022-300-001-30	PINE ST	05/23/22	\$50,000	WD	\$50,000	\$9,900	5.76	\$8,681	94000 RANGE 6
TAWAS	101-018-400-004-04	MILLER RD	10/25/22	\$31,000	WD	\$31,000		5.00	\$6,200	
TAWAS	101-018-400-004-04	MILLER RD	10/25/22	\$31,000	WD	\$31,000	\$31,000	5.00	\$6,200	
WILBER	111-031-400-006-00	GALION RD	11/03/22	\$11,000	WD	\$11,000		4.79	\$2,296	
GREENBUSH	041-133-000-001-00	2272 W CEDAR LAKE RD	05/30/23	\$17,400	WD	\$17,400	\$9,700	4.75	\$3,663	09 RESIDENTIAL
GREENBUSH	041-255-000-012-01	S US-23	06/05/23	\$22,500	WD	\$22,500	\$10,700	5.58	\$4,032	09 RESIDENTIAL
GUSTIN	060-010-400-066-00	E M-72	10/13/23	\$20,000	WD	\$20,000	\$11,400	5.00	\$4,000	

HAYNES	080-013-300-070-00	2575 N LAKESHORE DR	11/20/23	\$39,900	WD	\$39,900	\$11,800	5.47	\$7,294	
MIKADO	091-026-100-005-10	S F-41	07/19/23	\$20,000	WD	\$20,000	\$0	5.00	\$4,000	12 RES 5 - 29 ACRES
MIKADO	091-026-100-005-20	S F-41	07/19/23	\$20,000	WD	\$20,000	\$0	5.00	\$4,000	12 RES 5 - 29 ACRES
PLAINFIELD	070-018-300-004-00	ORA LAKE RD	05/30/23	\$15,000	WD	\$15,000		5.00	\$3,000	
TAWAS	101-018-400-004-05	MCARDLE RD	11/02/23	\$30,000	WD	\$30,000		5.00	\$6,000	
EAST TAWAS	120-021-200-102-00	SCHILL RD	12/04/23	\$35,000	WD	\$35,000		5.39	\$6,494	
Totals:				\$489,701		\$489,701	\$211,500	98.67	\$4,963	

2024 P/A RATE = \$4,600

2025 P/A RATE= \$5,000

7 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
HAYNES	080-025-200-010-00		08/12/22	\$45,000	WD	\$45,000	\$43,407	7.30	\$5,946
TAWAS	101-018-300-001-30	MILLER RD	10/12/22	\$31,000	WD	\$31,000	\$31,000	8.48	\$3,656
Totals:				\$76,000		\$76,000	\$74,407	15.78	\$4,816

2024 P/A RATE = \$4,100

2025 P/A RATE= \$4,400

ACREAGE VALUE USED INTERPOLATED BETWEEN 5 ACRE & 10 ACRE RATES

10+/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
ALCONA	013-140-000-010-01	US-23	08/16/22	\$43,500	WD	\$43,500	\$43,500	9.44	\$4,608
CALEDONIA	022-003-200-002-02	HUBERT RD	11/18/22	\$15,000	WD	\$15,000	\$15,000	10.00	\$1,500
HARRISVILLE	060-010-400-062-00		07/11/22	\$50,000	WD	\$50,000	\$50,000	10.01	\$4,995
GUSTIN	060-015-400-005-05	CLARK RD	07/26/22	\$46,900	WD	\$46,900	\$46,900	10.01	\$4,685
HAWES	070-012-100-005-03	DUNDALE DR	07/18/22	\$30,000	WD	\$30,000	\$30,000	10.18	\$2,947
HAWES	070-012-400-005-07	DUNDALE DR	08/15/22	\$25,000	WD	\$25,000	\$25,000	9.08	\$2,753
HAWES	070-012-400-005-13	DUNDALE DR	12/05/22	\$37,500	WD	\$37,500	\$37,500	10.12	\$3,706
HAWES	071-013-400-010-00		05/18/22	\$40,000	WD	\$40,000	\$40,000	9.95	\$4,020
HAYNES	080-014-400-024-07	US-23	09/21/22	\$60,000	WD	\$60,000	\$60,000	10.10	\$5,941
HAYNES	080-024-300-011-00	LAKESHORE DR	11/01/22	\$59,000	WD	\$59,000	\$59,000	11.27	\$5,235
MILLEN	100-015-300-050-00	ROSS RD	04/22/22	\$35,500	WD	\$35,500	\$35,500	10.01	\$3,546
MILLEN	101-005-300-005-06	STOUT RD	02/07/22	\$34,900	WD	\$34,900	\$34,900	10.02	\$3,483
MITCHELL	111-029-100-005-40		05/17/22	\$44,900	WD	\$44,900	\$44,900	10.33	\$4,347
MITCHELL	113-022-100-203-00	BEAVER COURT	03/08/23	\$35,000	WD	\$35,000	\$35,000	10.01	\$3,497
MITCHELL	113-033-100-038-00	LAKESIDE TRL	05/03/22	\$30,000	WD	\$30,000	\$30,000	10.01	\$2,997
AUSABLE	020-010-200-003-25	FOREST RD	06/07/22	\$25,000	WD	\$25,000	\$25,000	12.00	\$2,083
AUSABLE	020-021-400-001-17	EAGLE DRIVE	11/09/22	\$44,900	WD	\$44,900	\$44,900	11.17	\$4,020
AUSABLE	020-033-100-001-00	WEST AUSABLE PT	11/18/22	\$39,950	WD	\$39,950	\$39,950	11.99	\$3,332
GRANT	050-009-200-018-00	OLD STATE RD	04/29/22	\$39,900	WD	\$39,900	\$39,900	10.00	\$3,990
PLAINFIELD	070-016-300-012-00	ORA LAKE RD	08/05/22	\$50,000	WD	\$50,000	\$50,000	10.24	\$4,883
PLAINFIELD	071-030-200-001-20	CURTIS RD	12/27/22	\$42,000	WD	\$42,000	\$42,000	12.52	\$3,355
PLAINFIELD	072-034-200-001-00	W SLOSSER TR	11/04/22	\$30,000	WD	\$30,000	\$30,000	9.10	\$3,297
TAWAS	100-004-400-005-00	REMPERT RD	03/01/23	\$37,000	WD	\$37,000	\$37,000	10.38	\$3,565
TAWAS	101-009-300-003-50	LORENZ RD	09/13/22	\$36,000	WD	\$36,000	\$36,000	10.38	\$3,468
ALCONA	012-022-400-060-05	E LAVERGNE RD	08/23/23	\$20,000	WD	\$20,000	\$20,000	10.71	\$1,867
ALCONA	012-027-200-032-00	N US-23	11/24/23	\$32,000	WD	\$32,000	\$32,000	9.00	\$3,556
HAWES	070-012-400-005-08	DUNDALE DR	02/08/24	\$28,000	WD	\$28,000	\$28,000	10.18	\$2,750
HAWES	071-029-100-005-05	877 E TAYLOR TRACK	10/27/23	\$38,500	WD	\$38,500	\$38,500	10.07	\$3,823
MILLEN	100-015-300-050-00	S ROSS RD	10/13/23	\$35,000	WD	\$35,000	\$35,000	10.01	\$3,497
MITCHELL	113-027-200-211-00	W LAKE CIRCLE DR	12/28/23	\$35,000	WD	\$35,000	\$35,000	10.01	\$3,497
ALABASTER	010-017-100-004-00	LORENZ RD	09/13/23	\$40,500	WD	\$40,500	\$40,500	10.00	\$4,050
GRANT	050-013-100-001-60	N SLAWSON	05/18/23	\$27,000	WD	\$27,000	\$27,000	10.05	\$2,687
PLAINFIELD	070-010-300-001-02	4050 PUTNAM	09/21/23	\$40,000	WD	\$40,000	\$40,000	10.00	\$4,000
PLAINFIELD	070-010-300-001-03	Ora Lake	10/02/23	\$37,000	WD	\$37,000	\$37,000	10.00	\$3,700
Totals:				\$1,264,950		\$1,264,950	\$1,264,950	348.35	\$3,631

2024 P/A RATE = \$3,400

2025 P/A RATE= \$3,600

15+/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
HAYNES	080-001-200-030-01	N LAKESHORE	05/16/22	\$25,500	WD	\$25,500	\$25,500	16.30	\$1,564
ALABASTER	010-002-400-002-50	RHEUL RD	12/02/22	\$53,750	WD	\$53,750	\$53,750	15.29	\$3,515
OSCODA	063-033-400-001-00	RIVER RD	08/18/22	\$80,500	QC	\$80,500	\$0	16.50	\$4,879
TAWAS	100-004-400-005-00	REMPERT RD	03/01/23	\$37,000	WD	\$37,000	\$37,000	15.50	\$2,387
WILBER	111-029-300-002-00	BROOKS/SWAN	08/30/22	\$30,000	WD	\$30,000	\$30,000	13.50	\$2,222
GREENBUSH	040-021-400-003-00	S POOR FARM RD	05/09/23	\$25,000	WD	\$25,000	\$24,000	15.00	\$1,667
ALABASTER	010-002-400-002-50	RHEUL RD	12/14/23	\$64,900	WD	\$64,900	\$64,900	15.29	\$4,245
AUSABLE	020-021-400-001-20	EAGLE DRIVE	02/16/24	\$40,000	WD	\$40,000	\$40,000	13.58	\$2,946
BALDWIN	031-011-300-002-00	2087 E KUNZE	10/06/23	\$68,500	WD	\$68,500	\$68,500	15.00	\$4,567
OSCODA	063-021-100-002-00	LOUD DR	04/14/23	\$60,000	WD	\$60,000	\$60,000	16.00	\$3,750
EAST TAWAS	120-020-100-019-03		07/21/23	\$74,000	WD	\$74,000	\$74,000	17.52	\$4,224
Totals:				\$559,150		\$559,150	\$477,650	169.48	\$3,299

94300 R9E

2024 P/A RATE = \$3,000

2025 P/A RATE= \$3,200

20+/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
CURTIS	031-032-400-010-00	4995 S VAUGHN LAKE	09/29/22	\$78,000	WD	\$78,000	\$78,000	20.00	\$3,900
MIKADO	091-001-100-010-00	2045 S FORSYTHE DR	08/01/22	\$75,000	WD	\$75,000	\$17,700	20.00	\$3,750
MIKADO	091-021-200-005-00	VANDERCOOK RD	09/20/22	\$34,000	WD	\$34,000	\$34,000	20.00	\$1,700
MITCHELL	113-020-200-005-03		04/11/22	\$32,500	WD	\$32,500	\$32,500	20.00	\$1,625
BURLEIGH	040-026-200-009-30	S M65	09/30/22	\$74,900	WD	\$74,900	\$74,900	20.00	\$3,745
ALCONA	012-007-200-090-00	N US-23	04/07/23	\$65,000	WD	\$65,000	\$65,000	19.52	\$3,330
GREENBUSH	040-018-200-050-01	S BARLOW RD	06/27/23	\$28,000	QC	\$28,000	\$0	20.00	\$1,400
MITCHELL	113-031-300-001-00	M-65 & M-72	01/23/24	\$41,000	WD	\$41,000	\$41,000	20.07	\$2,043
ALABASTER	010-034-100-003-50	1121 KEYSTONE	07/14/23	\$62,000	WD	\$62,000	\$62,000	20.00	\$3,100
GRANT	050-011-100-003-50	OLD STATE RD	04/28/23	\$43,000	WD	\$43,000	\$43,000	20.00	\$2,150
OSCODA	062-002-200-001-00	KINGS CORNER RD	12/21/23	\$70,000	WD	\$70,000	\$23,200	18.53	\$3,778
OSCODA	062-020-200-003-50	BISSONETTE RD	07/24/23	\$45,000	WD	\$45,000	\$45,000	20.00	\$2,250
Totals:				\$648,400		\$648,400	\$516,300	238.12	\$2,723

12 RES 5 - 29 ACRES

09 RESIDENTIAL

94200 RANGE 8

2024 P/A RATE = \$2,300

2025 P/A RATE= \$2,700

25 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
CURTIS	031-008-400-005-00	MCDUGAL RD	09/09/22	\$49,000	WD	\$49,000	\$49,000	26.00	\$1,885
MIKADO	090-005-100-005-03	ADAMS RD	11/18/22	\$65,000	WD	\$65,000	\$65,000	25.02	\$2,598
MITCHELL	113-036-300-005-01	RAYMOND RD	06/10/22	\$69,000	WD	\$69,000	\$69,000	25.83	\$2,671
PLAINFIELD	072-034-400-001-22	5087 N. M-65	11/10/22	\$68,000	WD	\$68,000	\$68,000	26.30	\$2,586
CALEDONIA	022-003-300-070-00	1631 E SPRUCE	07/06/23	\$60,000	WD	\$60,000	\$60,000	24.33	\$2,466
HAWES	071-007-400-015-01	Esmt Kirchie in the woods	12/28/23	\$75,000	WD	\$75,000	\$75,000	25.40	\$2,953
MITCHELL	113-031-300-001-00	M-65 & M-72	01/23/24	\$41,000	WD	\$41,000	\$41,000	20.07	\$2,043
Totals:				\$427,000		\$427,000	\$427,000	172.95	\$2,469

2024 P/A RATE = \$2,200

2025 P/A RATE= \$2,400

30 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
CURTIS	031-012-300-050-00	W F-30	09/09/22	\$72,000	WD	\$72,000	\$72,000	35.42	\$2,033
GREENBUSH	040-007-400-025-01	E WISSMILLER RD	11/23/22	\$87,500	WD	\$87,500	\$0	34.90	\$2,507
GUSTIN	050-028-200-020-05	FOWLER RD	05/11/22	\$105,000	WD	\$105,000	\$105,000	35.00	\$3,000
HAWES	071-020-100-100-00	N TAYLOR RD	04/12/23	\$75,000	WD	\$75,000	\$75,000	30.09	\$2,493
HAYNES	080-035-400-005-05	Esmt off Trask Lake	07/19/23	\$94,900	WD	\$94,900	\$94,900	35.68	\$2,660
PLAINFIELD	070-025-100-003-50	BRITT RD	11/10/23	\$89,600	WD	\$89,600	\$89,600	30.99	\$2,891
Totals:				\$524,000		\$524,000	\$436,500	202.08	\$2,593

09 RESIDENTIAL

2024 P/A RATE = \$2,200

2025 P/A RATE= \$2,500

40+/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	
CURTIS	031-012-300-050-00	W F-30	09/09/22	\$72,000	WD	\$72,000	\$72,000	35.42	\$2,033	
GUSTIN	050-013-400-010-00	CLARK RD	11/10/22	\$89,900	WD	\$89,900	\$89,900	40.00	\$2,248	
GUSTIN	050-016-400-005-00	M-72	11/07/22	\$80,000	WD	\$80,000	\$80,000	40.00	\$2,000	
GUSTIN	050-024-100-005-00	BARLOW RD	09/22/22	\$110,000	WD	\$110,000	\$110,000	37.43	\$2,939	
MITCHELL	112-032-300-040-00		10/28/22	\$80,000	WD	\$80,000	\$80,000	40.26	\$1,987	
AUSABLE	020-032-400-004-00	N US-23	10/26/22	\$75,512	WD	\$75,512	\$75,512	41.40	\$1,824	
BALDWIN	031-002-100-003-00		09/08/22	\$97,500	WD	\$97,500	\$97,500	40.00	\$2,438	
TAWAS	110-034-400-001-00	MONUMENT RD	03/16/23	\$130,000	WD	\$130,000	\$130,000	40.00	\$3,250	
WILBER	111-009-400-003-00	OLD HWY US23	09/23/22	\$135,000	WD	\$135,000	\$135,000	38.00	\$3,553	
GREENBSUH	040-015-100-005-01	W CEDAR LAKE RD	10/03/23	\$70,000	WD	\$70,000	\$58,700	39.77	\$1,760	09 RESIDENTIAL
HAWES	071-027-100-020-00	1777 N MCCONNELL	04/04/23	\$110,000	WD	\$110,000	\$110,000	40.00	\$2,750	
HAYNES	080-019-300-060-00	F-41	01/31/24	\$94,000	WD	\$94,000	\$94,000	40.00	\$2,350	
HAYNES	080-035-400-005-05	Esmt off Trask Lake	07/19/23	\$94,900	WD	\$94,900	\$94,900	35.68	\$2,660	
BALDWIN	031-012-100-003-00	NASH	04/12/23	\$92,000	WD	\$92,000	\$92,000	40.00	\$2,300	
PLAINFIELD	071-035-100-003-00	LATHAM RD	11/11/23	\$85,000	WD	\$85,000	\$85,000	40.00	\$2,125	
Totals:				\$1,415,812		\$1,415,812	\$1,404,512	587.96	\$2,408	

2024 P/A RATE = \$2,000

2025 P/A RATE= \$2,400

50+/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
GRANT	050-029-400-001-00	S IMPERIAL DR	10/21/22	\$125,000	WD	\$125,000	\$125,000	50.30	\$2,485
CALEDONIA	022-011-100-070-00	DEERFIELD RD	01/20/23	\$118,000	WD	\$118,000	\$118,000	50.17	\$2,352
Totals:				\$243,000		\$243,000	\$243,000	100.47	\$2,419

2024 P/A RATE = \$2,000

2025 P/A RATE= \$2,400

55 - 70 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
ALCONA	020-012-300-020-00	W HUBBARD LAKE TRL	03/22/22	\$135,500	WD	\$135,500	\$35,900	56.70	\$2,390
GUSTIN	050-032-100-030-00	ALLARD TRL	09/23/21	\$145,900	WD	\$145,900	\$145,900	63.44	\$2,300
RENO	080-008-100-001-00		09/21/21	\$138,000	LC	\$138,000	\$69,900	66.37	\$2,079

NO SALES APRIL 2022 THRU MARCH 2024

Totals: \$419,400 \$419,400 \$251,700 186.51 \$2,249

2024 P/A RATE = \$2,000

2025 P/A RATE= \$2,200

SAME \$200 PER ACRE INCREASE AS 80 - 120 ACRES

80 - 120 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
CALEDONIA	020-015-400-005-00		10/28/22	\$159,000	WD	\$159,000	\$159,000	80.00	\$1,988
ALABASTER	010-033-400-002-00	DYER RD	03/24/23	\$148,000	WD	\$148,000	\$148,000	80.00	\$1,850
OSCODA	060-022-100-002-00	WINN RD	03/13/24	\$154,000	WD	\$154,000	\$154,000	80.00	\$1,925
Totals:				\$461,000		\$461,000	\$461,000	240.00	\$1,921

2024 P/A RATE = \$1,700

2025 P/A RATE= \$1,900

OVER 120 - 600 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
HAWES	070-024-300-050-00	2121 N HUBBARD LAKE RD	10/22/21	\$265,000	WD	\$265,000	\$125,200	180.00	\$1,472
MITCHELL	112-012-100-050-00	FRUCHY RANCH RD	07/28/21	\$219,900	WD	\$219,900	\$112,500	158.75	\$1,385
AUSABLE	020-017-400-001-00	4111 GRASS LAKE	08/13/21	\$224,100	WD	\$224,100	\$67,200	160.00	\$1,401
MITCHELL	112-014-100-005-02	VANWAGONER RD	02/21/23	\$380,000	WD	\$380,000	\$380,000	240.00	\$1,583

NO SALES APRIL 2022 THRU MARCH 2024

Totals: \$1,089,000 \$1,089,000 \$684,900 738.75 \$1,474

2024 P/A RATE = \$1,500

2025 P/A RATE= \$1,700

SAME \$200 PER ACRE INCREASE AS 80 - 120 ACRES

640 +/- ACRES (2025) 4/1/2022 - 3/31/2024 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre
NO SALES APRIL 2022 THRU MARCH 2024									
Totals:				\$0		\$0	\$0	0.00	#DIV/0!

2024 P/A RATE = \$1,400

2025 P/A RATE= \$1,500

INCREASED \$100 PER ACRE

GREENBUSH TOWNSHIP

PER FRONT FOOTAGE RATE

F-30 AND F-41 & CEDAR LAKE RD IN CONDITIONS,

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-034-300-100-00	4934 W CEDAR LAKE RD	09/02/22	\$15,000	WD
041-133-000-004-00	W CEDAR LAKE RD	02/01/23	\$12,000	WD
064-W41-000-008-00	CEDAR LAKE RD	08/30/22	\$2,500	WD
040-002-200-122-00	2178 W CEDAR LAKE RD	02/02/24	\$21,500	WD
041-133-000-001-00	2272 W CEDAR LAKE RD	05/30/23	\$17,400	WD
041-133-000-002-00	W CEDAR LAKE RD	09/12/23	\$55,000	WD
041-133-000-007-00	W CEDAR LAKE RD	04/06/23	\$5,000	WD
091-026-100-005-10	S F-41	07/19/23	\$20,000	WD
091-026-100-005-20	S F-41	07/19/23	\$20,000	WD
064-S70-000-034-00	5891 CEDAR LAKE RD	11/06/23	\$12,000	WD
064-W10-000-003-00	CEDAR LAKE RD	02/22/24	\$4,700	WD
Totals:			\$185,100	

PAVEI

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-400-006-016-00	E CAMPBELL ST	06/10/22	\$9,500	WD
091-034-400-060-00	KINGS CORNER RD	05/20/22	\$32,000	WD
091-035-300-050-00	2081 KINGS CORNER RD	12/15/22	\$3,000	WD
064-L15-000-658-00	WOODLEA RD	11/22/22	\$9,000	WD
063-034-200-008-30	WEST WEIR RD	09/14/23	\$9,800	WD
064-B10-000-008-00	BISSONETTE RD	11/22/23	\$5,000	WD
064-C40-000-015-00	LAWRENCE DR	03/15/24	\$10,000	QC
064-L10-000-105-60	MATHEW LN	04/06/23	\$4,752	WD
064-L16-000-805-00	WOODLEA RD	10/16/23	\$1,500	WD
064-L16-000-813-01	WOODLEA RD	06/06/23	\$6,500	WD
Totals:			\$91,052	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-400-007-014-00	E GRUFF ST	01/28/20	\$4,300	WD
041-400-006-016-00	E CAMPBELL ST	06/10/22	\$9,500	WD
Totals:			\$13,800	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-100-000-020-00	S STEVENS RD	04/14/22	\$5,000	QC
041-100-000-029-00	S STEVENS RD	08/04/22	\$6,000	WD
092-101-000-045-00	579 BIRCH RD	09/16/22	\$14,000	WD
092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD
041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD
Totals:			\$48,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
091-024-200-035-10	WILDWOOD TR	05/06/21	\$18,000	WD
041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD
Totals:			\$31,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-255-000-006-09	S US-23	07/19/22	\$23,000	WD
041-255-000-012-01	S US-23	06/05/23	\$22,500	WD
064-L10-000-079-00	N US-23	08/16/23	\$27,500	WD
064-L10-000-189-00	N US-23	06/08/23	\$6,000	WD
064-L10-000-191-00	N US-23	02/09/24	\$5,500	WD
064-L10-000-192-00	N US-23	03/08/23	\$6,000	WD
064-W40-000-022-00	N US-23	06/28/23	\$13,500	WD
Totals:			\$104,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-002-200-122-00	2178 W CEDAR LAKE RD	09/09/22	\$12,000	WD

041-133-000-004-00	W CEDAR LAKE RD	02/01/23	\$12,000	WD
064-W41-000-008-00	CEDAR LAKE RD	08/30/22	\$2,500	WD
040-002-200-122-00	2178 W CEDAR LAKE RD	02/02/24	\$21,500	WD
041-133-000-001-00	2272 W CEDAR LAKE RD	05/30/23	\$17,400	WD
041-133-000-002-00	W CEDAR LAKE RD	09/12/23	\$55,000	WD
064-P31-000-035-00	CEDAR LAKE RD	04/14/23	\$20,000	WD
064-W10-000-003-00	CEDAR LAKE RD	02/22/24	\$4,700	WD
Totals:			\$145,100	

CEADR LAKE DR

NO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
064-L10-000-109-00	CEDAR LAKE DR	09/18/20	\$5,000	WD
064-L10-000-174-00	CEDAR LAKE DR	04/03/20	\$6,500	WD
Totals:			\$11,500	

NO NEW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
063-011-200-002-00	N US-23	08/30/21	\$22,000	WD
064-L10-000-083-00	N US-23	07/21/21	\$10,000	WD
064-L10-000-079-00	N US-23	08/16/23	\$27,500	WD
064-O10-000-026-01		11/07/23	\$15,000	WD
Totals:			\$74,500	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-220-000-019-00	4371 E CEDAR LAKE DR	07/14/22	\$10,000	CD
064-L10-000-174-00	CEDAR LAKE DR	08/31/22	\$11,500	WD
041-141-000-215-01	3660 E CEDAR LAKE DR	09/05/23	\$8,000	WD
041-141-000-225-00	E CEDAR LAKE DR	11/03/23	\$13,000	WD
Totals:			\$42,500	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-034-300-155-15	4998 W CEDAR LAKE RD	07/21/22	\$95,000	OTH
041-131-000-003-00	E CEDAR LAKE DR	11/01/22	\$72,500	WD
041-140-000-096-00	3480 E CEDAR LAKE DR	06/17/22	\$56,000	WD
041-196-000-068-00	3325 W CEDAR LAKE RD	07/14/22	\$150,000	WD
064-L14-000-442-00	CEDAR LAKE DR	04/18/22	\$55,000	WD
064-L60-000-020-00	CEDAR LAKE RD	08/29/22	\$55,000	WD
064-L60-000-028-00	CEDAR LAKE RD	01/02/23	\$117,500	WD
041-195-000-027-00	3611 S CEDAR ST	05/17/23	\$53,500	WD
064-L14-000-445-00	CEDAR LAKE DR	10/02/23	\$84,000	WD
Totals:			\$738,500	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-026-200-045-02	S US-23	10/15/21	\$95,000	WD
041-401-006-010-02	2307 S US-23	04/15/21	\$190,000	WD
064-L11-000-237-00	6370 N US-23	07/15/21	\$115,000	WD

064-S60-000-020-00	N US-23	07/23/21	\$115,400	WD
064-S60-000-021-00	5188 N US-23	07/09/21	\$100,000	LC
064-S60-000-021-00	5188 N US-23	02/03/22	\$150,000	WD
041-145-000-291-00	3179 S US-23	07/13/23	\$125,000	WD
Totals:			\$890,400	

TIMBERLAKES & GREENBUSH SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-266-000-204-00	S DEER RUN DR	09/22/22	\$2,600	QC
041-265-000-053-00	S BIRCHCREST DR	09/15/23	\$3,300	QC
041-265-000-134-00	S PINETREE DR	09/15/23	\$3,200	QC
041-266-000-215-00	S DEER RUN DR	09/15/23	\$2,800	QC
041-266-000-293-00	E INDIAN CREEK DR	10/17/23	\$2,100	QC
064-L40-000-885-00	CEDARBROOK DR	05/12/23	\$3,000	QC
064-L40-000-907-00	CEDARBROOK DR	08/14/23	\$1,750	WD
Totals:			\$18,750	

TIMBERLAKES & GREENBUSH SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
064-L20-000-012-00	WESTWOOD DR	08/05/22	\$709	QC
064-L20-000-041-00	DEERFIELD CT	09/21/22	\$2,698	WD
064-L21-000-251-00	WESTWOOD DR	06/25/22	\$500	WD
064-L25-000-646-00	WOODLAWN PASS	08/05/22	\$889	QC
064-L36-000-517-00	HUNTINGTON DR	02/17/23	\$2,500	WD
064-L25-000-654-00	WOODLAWN DR	03/15/24	\$6,000	WD
064-L33-000-249-00	KINGSWOOD LN	07/07/23	\$1,500	QC
Totals:			\$14,796	

TIMBERLAKES & GREENBUSH SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
064-L32-000-105-00	BIRCH CREST DR	07/05/22	\$4,000	QC
064-L36-000-517-00	HUNTINGTON DR	02/17/23	\$2,500	WD
041-265-000-136-00	S PINETREE DR	09/15/23	\$3,200	QC
064-L31-000-070-00	WOODLEA RD	11/22/23	\$2,010	QC
064-L33-000-249-00	KINGSWOOD LN	07/07/23	\$1,500	QC
Totals:			\$13,210	

LAND VALUE STUDY FOR 2025 ASSESSMENTS

USES USED FOR RESIDENTIAL & COMMERCIAL & INDUSTRIAL

F-30 & F-41

MAINTENANCE AND TRAFFIC PATTERNS, IN MY OPINION SHOULD BE THE SAME

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$15,000	\$3,900	339.00	295.5	152.0
03-ARM'S LENGTH	\$12,000	\$8,000	146.00	327.0	1190.0
03-ARM'S LENGTH	\$2,500	\$2,000	60.00	61.2	208.0
03-ARM'S LENGTH	\$21,500	\$6,000	500.00	378.0	221.0
08-ESTATE	\$17,400	\$9,700	192.00	387.0	1051.0
19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$20,200	192.00	397.0	1106.0
22-OUTLIER	\$5,000	\$7,300	192.00	321.0	724.0
32-SPLIT VACANT	\$20,000	\$0	500.00	494.0	435.0
32-SPLIT VACANT	\$20,000	\$0	500.00	494.0	435.0
03-ARM'S LENGTH	\$12,000	\$3,400	105.00	103.9	196.0
03-ARM'S LENGTH	\$4,700	\$1,800	75.00	73.3	191.0
	\$185,100	\$62,300		3,332.0	
		Average		58.6	
		per FF=>		\$56	
			PRICE P/FF 2025	\$55	

D ROADS & MARTEL/HURON CEDAR

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$9,500	\$2,800	198.00	179.8	165.0
03-ARM'S LENGTH	\$32,000	\$7,700	361.00	450.0	602.0
03-ARM'S LENGTH	\$3,000	\$2,400	165.00	163.1	264.0
03-ARM'S LENGTH	\$9,000	\$4,000	186.00	192.8	145.0
03-ARM'S LENGTH	\$9,800	\$3,600	100.00	110.7	245.0
03-ARM'S LENGTH	\$5,000	\$2,300	98.00	90.9	172.0
03-ARM'S LENGTH	\$10,000	\$2,800	149.00	173.1	270.0
03-ARM'S LENGTH	\$4,752	\$1,500	66.00	63.8	187.0
03-ARM'S LENGTH	\$1,500	\$1,400	60.00	57.5	124.0
03-ARM'S LENGTH	\$6,500	\$2,900	120.00	115.5	125.0
\$91,052		\$31,400		1,597.2	
		Average		54.7	
		per FF=>		\$57	
				PRICE P/FF 2025	\$55

PAVED ROADS IN VILLAGE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$4,300	\$3,100	132.00	119.9	165.0
03-ARM'S LENGTH	\$9,500	\$2,800	198.00	179.8	165.0
\$13,800		\$5,900		299.7	
		Average		44.3	

per FF=>

\$46

PRICE P/FF 2025

\$55

GRAVEL/DIRT ROADS

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$5,000	\$2,300	195.00	209.1	230.0
03-ARM'S LENGTH	\$6,000	\$2,200	196.00	198.4	205.0
03-ARM'S LENGTH	\$14,000	\$5,600	200.00	225.4	385.0
03-ARM'S LENGTH	\$10,000	\$5,200	150.00	209.4	497.0
03-ARM'S LENGTH	\$13,000	\$5,500	330.00	311.0	292.0
	\$48,000	\$20,800		1,153.3	
		Average		41.2	
		per FF=>		\$42	

PRICE P/FF 2025

\$40

PRIVATE ROADS

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$12,000	\$9,200	293.00	342.0	522.0
03-ARM'S LENGTH	\$13,000	\$5,500	330.00	311.0	292.0
	\$25,000	\$14,700		653.0	

Average
per FF=>

38.4
\$38

PRICE P/FF 2025

\$30

USE SAME \$5 PER FF INCREASE AS GRAVEL AND DIRT

US-23

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$23,000	\$9,600	400.00	530.0	608.0
03-ARM'S LENGTH	\$22,500	\$10,700	500.00	561.0	486.0
03-ARM'S LENGTH	\$27,500	\$6,000	100.00	159.2	507.0
03-ARM'S LENGTH	\$6,000	\$3,000	100.00	100.0	200.0
03-ARM'S LENGTH	\$5,500	\$2,900	100.00	97.0	188.0
03-ARM'S LENGTH	\$6,000	\$2,500	100.00	96.4	186.0
03-ARM'S LENGTH	\$13,500	\$4,800	114.00	148.6	340.0
	\$104,000	\$39,500		\$1,692	\$2,515
		Average		75.1	
		per FF=>		\$61	

PRICE P/FF 2025

\$70

CEDAR LAKE RD

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$12,000	\$5,400	500.00	378.0	221.0

03-ARM'S LENGTH	\$12,000	\$8,000	146.00	327.0	1190.0
03-ARM'S LENGTH	\$2,500	\$2,000	60.00	61.2	208.0
03-ARM'S LENGTH	\$21,500	\$6,000	500.00	378.0	221.0
08-ESTATE	\$17,400	\$9,700	192.00	387.0	1051.0
19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$20,200	384.00	684.0	1099.0
03-ARM'S LENGTH	\$20,000	\$8,200	160.00	202.0	501.0
03-ARM'S LENGTH	\$4,700	\$1,800	75.00	73.3	191.0
	\$145,100	\$61,300		\$2,490	\$4,682
		Average		56.8	
		per FF=>		\$58	
			PRICE P/FF 2025	\$55	

WATER INFLUENCE

ALSO USE OF IRWIN & THAYI

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$5,000	\$2,300	60.00	60.0	273.0
03-ARM'S LENGTH	\$6,500	\$3,600	120.00	120.0	350.0
	\$11,500	\$5,900		180.0	
		Average		68.8	
		per FF=>		\$64	
			PRICE P/FF 2025	\$70	

SAME \$5 INCREASE PER FF AS OTHER PA

LAKE HURON INFLUENCE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$22,000	\$5,600	100.00	171.8	590.0
03-ARM'S LENGTH	\$10,000	\$5,300	110.00	164.3	446.0
03-ARM'S LENGTH	\$27,500	\$6,000	100.00	159.2	507.0
03-ARM'S LENGTH	\$15,000	\$0	107.20	111.5	100.1
	\$74,500	\$16,900		606.8	
		Average		124.0	
		per FF=>		\$123	
				PRICE P/FF 2025	\$95

CEDAR LAKE INFLUENCE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$10,000	\$5,600	50.00	124.0	1230.0
03-ARM'S LENGTH	\$11,500	\$3,600	120.00	158.7	700.0
32-SPLIT VACANT	\$8,000	\$0	50.00	89.2	637.0
03-ARM'S LENGTH	\$13,000	\$4,100	50.00	90.6	657.0
	\$42,500	\$13,300		\$463	
		Average		116.6	
		per FF=>		\$92	
				PRICE P/FF 2025	\$95

WATER FRONT - CEDAR LAKE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
08-ESTATE	\$95,000	\$55,400	118.00	147.8	738.0
03-ARM'S LENGTH	\$72,500	\$27,300	66.00	72.7	441.0
03-ARM'S LENGTH	\$56,000	\$31,500	100.00	79.5	120.0
13-GOVERNMENT	\$129,743	\$98,900	374.00	128.4	339.0
03-ARM'S LENGTH	\$55,000	\$14,900	50.00	51.7	229.0
03-ARM'S LENGTH	\$55,000	\$28,800	100.00	100.1	176.0
03-ARM'S LENGTH	\$117,500	\$28,900	100.00	100.4	178.0
03-ARM'S LENGTH	\$53,500	\$25,000	60.00	62.4	352.0
03-ARM'S LENGTH	\$84,000	\$16,700	57.00	63.5	308.0
	\$718,243	\$327,400		806.6	
		Average		924.1	
		per FF=>		\$890	
			PRICE P/FF 2025	\$900	

WATER FRONT - LAKE HURON

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$95,000	\$23,900	50.00	39.8	100.0
03-ARM'S LENGTH	\$190,000	\$95,900	150.00	159.8	450.0
03-ARM'S LENGTH	\$115,000	\$50,200	60.00	64.8	375.0

03-ARM'S LENGTH	\$115,400	\$57,700	80.50	82.9	97.7
03-ARM'S LENGTH	\$100,000	\$56,800	80.50	81.8	94.6
03-ARM'S LENGTH	\$150,000	\$56,800	80.50	81.8	94.6
03-ARM'S LENGTH	\$125,000	\$30,200	50.00	46.5	187.0
	\$890,400	\$371,500		557.4	
		Average		1,783.9	
		per FF=>		\$1,597	
			PRICE P/FF 2025	\$1,500	

LOW

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
13-GOVERNMENT	\$2,600	\$300	1.00	1.0	0.0
13-GOVERNMENT	\$3,300	\$300	1.00	1.0	0.0
13-GOVERNMENT	\$3,200	\$500	1.00	1.0	0.0
13-GOVERNMENT	\$2,800	\$300	1.00	1.0	0.0
13-GOVERNMENT	\$2,100	\$200	1.00	1.0	0.0
19-MULTI PARCEL ARM'S LENGTH	\$3,000	\$500	322.00	2.0	145.0
03-ARM'S LENGTH	\$1,750	\$600	113.00	1.0	148.0
	\$18,750	\$2,700		\$8	
		Average		2,464.3	
		per FF=>		\$2,344	
			PRICE P/FF 2025	\$1,000	

LOW LOTS HISTORICALLY LOWER THAN AVERAGE AND HIGH

AVERAGE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
13-GOVERNMENT	\$709	\$900	2.00	2.0	0.0
03-ARM'S LENGTH	\$2,698	\$500	1.00	1.0	0.0
03-ARM'S LENGTH	\$500	\$500	1.00	1.0	0.0
13-GOVERNMENT	\$889	\$2,800	137.00	1.0	141.0
03-ARM'S LENGTH	\$2,500	\$2,200	153.00	1.0	196.0
03-ARM'S LENGTH	\$6,000	\$1,000	3.00	3.0	0.0
03-ARM'S LENGTH	\$1,500	\$1,700	122.00	1.0	160.0
	\$14,796	\$9,600		\$10	
		Average		1,491.6	
		per FF=>		\$1,480	
			PRICE P/FF 2025	\$1,500	

HIGH

Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth
03-ARM'S LENGTH	\$4,000	\$1,500	143.00	1.0	161.0
03-ARM'S LENGTH	\$2,500	\$2,200	153.00	1.0	196.0
13-GOVERNMENT	\$3,200	\$1,300	1.00	1.0	0.0
19-MULTI PARCEL ARM'S LENGTH	\$2,010	\$1,900	120.00	2.0	111.0
03-ARM'S LENGTH	\$1,500	\$1,700	122.00	1.0	160.0
	\$13,210	\$8,600		\$6	

Average
per FF=>

2,441.0
\$2,202

PRICE P/FF 2025

\$2,500

Dollars/FF

51

37

41

57

45

139

16

40

40

115

64

Dollars/FF

53

71

18

47

89

55

58

74

26

56

Dollars/FF

36

53

Dollars/FF

24

30
62

48

42

35 WO RED

Dollars/FF

35

42

ROADS

Dollars/FF
43
40
173
60
57
62
91
<hr/> <hr/> \$526

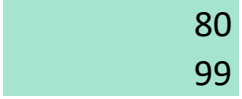
37



41

57

45



80

99

64

\$455

ER

Dollars/FF



83

54



/ED ROADS

Dollars/FF

128

61

173

134

Dollars/FF

81

72

90

143

\$386

Dollars/FF

643

998

704

1,010

1,063

549

1,170

857

1,323

Dollars/FF

2,389

1,189

1,774

1,392

1,222

1,833

2,688

Dollars/FF

2,600

3,300

3,200

2,800

2,100

1,500

1,750

\$17,250

Dollars/FF

355

2,698

500

889

2,500

2,000

1,500

Dollars/FF

4,000

2,500

3,200

1,005

1,500

AGRICULTURAL LAND VALUE STUDY FOR 2025 ASSESSMENTS

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
GRANT	050-021-200-001-00	MILLER RD	10/30/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$157,500	70.00	\$2,250
PLAINFIELD	070-029-200-001-30	CURTIS RD	07/19/22	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$76,000	38.19	\$1,990
SHERMAN	090-015-400-003-00	ALABASTER&SAND LAK	09/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	40.00	\$2,125
WHITTEMORE	140-002-300-001-00	401 E SHERMAN	05/12/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$144,900	55.11	\$2,629
CALEDONIA	022-005-300-005-01	E SPRUCE RD	01/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$165,000	65.00	\$2,538
CURTIS	031-024-300-005-01	3287 W HOSKINS RD	05/19/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$97,300	34.65	\$2,641
GUSTIN	050-026-300-060-00	1425 S MCCONNELL	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$54,900	\$31,357	30.00	\$1,045
HARRISVILLE	060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,016	39.57	\$1,593
HARRISVILLE	060-031-100-030-00	S KING RD	09/15/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	59.07	\$1,344
HARRISVILLE	060-031-400-005-00	1787 S KING RD	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,608	79.23	\$1,280
Totals: \$1,338,400							\$1,338,300	\$986,681	510.82	
									per Net Acre=>	1,931.56

2024 USED P/A \$1,600

2025 USE P/A \$1900