

All Off Water lower Rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
050-007-100-003-00	5634 OLD STATE RD	06/28/24	\$141,047	WD	03-ARM'S LENGTH	\$141,047	\$68,700	48.71	\$137,388
050-015-400-008-00	521 N SAND LAKE RD	08/14/23	\$169,000	WD	03-ARM'S LENGTH	\$168,500	\$79,900	47.42	\$159,780
050-015-400-012-00	529 N SAND LAKE RD	10/24/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$71,600	49.72	\$143,147
050-020-100-026-00	5242 CARPENTER RD	11/08/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$29,500	47.58	\$59,049
050-021-300-036-00	175 W RIVER RD	04/27/23	\$40,000	MLC	19-MULTI PARCEL ARM'S LE	\$40,000	\$21,700	54.25	\$43,282
050-029-100-005-00	5155 M-55	05/15/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,200	40.15	\$104,410
050-030-100-005-10	5647 M-55	05/12/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$72,400	47.35	\$144,858
051-A10-002-017-00	1823 COURT ST	10/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$26,100	46.61	\$52,100
051-A10-004-001-00	3864 TRAVER ST	05/18/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$65,611
051-A20-000-026-00	84 N IMPERIAL DR	03/26/24	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$77,600	57.52	\$155,248
051-C20-000-076-50	1752 KENDALL	08/02/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,500	56.67	\$50,973
051-E10-000-007-00	3464 SAGINAW ST	07/18/24	\$97,000	WD	03-ARM'S LENGTH	\$92,000	\$40,300	43.80	\$80,664
051-E10-000-010-00	3446 SAGINAW ST	05/31/23	\$32,900	WD	03-ARM'S LENGTH	\$32,900	\$11,900	36.17	\$23,881
051-E10-000-011-00	3442 SAGINAW ST	08/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$49,200	35.17	\$98,378
051-E10-000-049-00	3454 MIDLAND	05/31/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,300	54.19	\$46,527
051-E10-000-112-00	3465 SHIAWASSEE	12/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,900	44.33	\$79,819
051-E10-000-160-00	3439 BAY ST	01/30/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$51,500	54.21	\$103,024
051-E10-000-223-00	3392 GENESEE ST	06/28/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$70,300	47.50	\$140,565
051-F10-000-010-00	1740 ASPEN	08/22/24	\$110,000	WD	03-ARM'S LENGTH	\$109,000	\$39,900	36.61	\$79,783
051-F10-000-015-00	3521 FOX ST	09/28/23	\$99,000	WD	19-MULTI PARCEL ARM'S LE	\$99,000	\$41,100	41.52	\$82,073
051-F20-000-043-10	1677 SAGINAW ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,900	41.15	\$135,827
051-F20-000-052-00	1704 LILLIAN DR	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,600	49.38	\$143,269
051-G10-000-031-00	44 CHEROKEE ST	12/06/24	\$52,890	WD	03-ARM'S LENGTH	\$52,890	\$26,800	50.67	\$53,522
051-G10-000-039-00	ALGOQUIN ST	03/28/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$4,500	300.00	\$8,940
051-G10-000-068-00	CHIPPEWA	06/17/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$4,500	300.00	\$8,940
051-K10-000-008-50	1826 INDIAN LAKE RD	08/23/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,300	51.50	\$20,657
051-K10-000-016-00	1800 INDIAN LAKE RD	05/08/23	\$121,900	WD	19-MULTI PARCEL ARM'S LE	\$120,400	\$64,700	53.74	\$129,345
051-L10-000-003-00	3653 LITTLE ISLAND DR	08/12/24	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$54,000	44.44	\$107,972

051-L10-000-008-00	3665 LITTLE ISLAND DR	02/24/25	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$50,000	37.88	\$99,907
051-L10-000-011-00	3703 LITTLE ISLAND DR	06/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,700	44.96	\$103,428
051-P20-000-002-00	5480 M-55	07/30/24	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$23,000	38.33	\$45,902
051-Q10-000-016-00	4196 FERN AVE	02/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,900	49.66	\$173,820
051-S10-002-017-00	MABELLE ST	05/30/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$7,500	75.00	\$14,900
051-S21-000-032-00	1136 N SAND LAKE RD	07/09/24	\$130,000	WD	19-MULTI PARCEL ARM'S LE	\$130,000	\$53,400	41.08	\$106,759
051-S30-000-025-50	BEECH ST	05/16/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,500	21.25	\$16,900
051-S30-000-073-00	MICHIGAN AVE	07/14/23	\$2,300	WD	03-ARM'S LENGTH	\$2,300	\$3,700	160.87	\$7,450
051-S40-007-027-00	1315 ASH ST	01/23/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,100	40.14	\$56,260
051-S40-010-009-00	1257 MAPLE ST	05/16/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,600	59.38	\$77,156
051-S40-013-003-00	1348 N SAND LAKE RD	09/16/24	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$48,600	47.18	\$97,207
051-S50-000-016-01	1927 INDIAN LAKE RD	06/28/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$66,000	49.81	\$132,020
051-S50-000-031-00	INDIAN LAKE RD	05/02/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$6,900	138.00	\$13,753
051-S50-000-032-50	INDIAN LAKE RD	01/01/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$10,000	200.00	\$19,966
051-S50-000-033-50	INDIAN LAKE RD	01/01/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$8,000	160.00	\$15,943
051-W11-003-015-00	1610 INDIAN LAKE RD	05/26/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$72,900	47.65	\$145,867
051-W11-004-021-00	1559 INDIAN LAKE RD	11/04/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,400	57.87	\$86,718
051-W11-004-023-00	1537 INDIAN LAKE RD	08/11/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$8,500	48.57	\$17,007
051-W11-004-024-00	1541 INDIAN LAKE RD	10/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,300	41.65	\$166,519
Totals:			\$4,134,237			\$4,126,237	\$1,928,700		\$3,856,514
								Sale. Ratio =>	46.74
								Std. Dev. =>	60.50

Using \$200/FF

Outliers

051-C20-000-043-00	1741 LOUKS DR	05/17/24	\$285,000	WD	19-MULTI PARCEL ARM'S LE	\$62,800	\$23,400	37.26	\$47,558
051-C20-000-067-00	1728 COWAN	06/07/23	\$98,000	WD	03-ARM'S LENGTH	\$94,000	\$51,200	54.47	\$102,486
051-E10-000-160-00	3439 BAY ST	07/05/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$51,500	60.59	\$103,024
051-E10-000-175-00	1858 SAGINAW ST	10/25/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$52,400	65.50	\$104,871
051-I10-005-005-00	3790 PARDEE DR	11/05/24	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$29,500	118.00	\$58,992
051-S30-000-076-00	4006 OLD STATE RD	01/08/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,000	56.67	\$101,900
051-S30-000-118-00	4029 INDIAN LAKE RD	02/05/25	\$49,000	CD	03-ARM'S LENGTH	\$49,000	\$32,900	67.14	\$65,892
051-A10-004-003-00	3858 TRAVER ST	12/12/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$35,300	33.62	\$70,574
050-007-100-010-00	5564 OLD STATE RD	11/02/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$32,300	82.82	\$59,723
050-015-400-008-50	535 N SAND LAKE RD	08/03/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$21,500	107.50	\$43,046
051-T10-000-005-00	4067 CAMINO DR	08/08/23	\$125,000	WD	19-MULTI PARCEL ARM'S LE	\$125,000	\$75,500	60.40	\$150,941

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$28,244	\$24,585	165.0	264.0	1.00	1.00	\$171	\$28,244
\$33,305	\$24,585	165.0	264.0	1.00	1.00	\$202	\$33,305
\$15,753	\$14,900	100.0	264.0	0.61	0.61	\$158	\$25,995
\$30,218	\$27,267	183.0	264.0	1.11	1.11	\$165	\$27,248
\$22,793	\$26,075	175.0	200.0	0.40	0.23	\$130	\$56,699
\$46,450	\$20,860	140.0	241.0	0.78	0.78	\$332	\$59,935
\$23,836	\$15,794	106.0	400.0	0.97	0.97	\$225	\$24,497
\$9,860	\$5,960	40.0	75.0	0.07	0.07	\$247	\$142,899
\$26,309	\$11,920	80.0	95.0	0.17	0.17	\$329	\$151,201
\$24,352	\$44,700	300.0	195.0	1.34	1.34	\$81	\$18,133
\$2,241	\$10,132	82.0	82.3	0.16	0.16	\$27	\$14,458
\$33,686	\$22,350	150.0	125.0	0.43	0.43	\$225	\$78,340
\$16,469	\$7,450	50.0	125.0	0.14	0.14	\$329	\$115,168
\$56,422	\$14,900	100.0	125.0	0.29	0.29	\$564	\$196,592
\$11,373	\$14,900	100.0	125.0	0.29	0.29	\$114	\$39,627
\$25,081	\$14,900	100.0	125.0	0.29	0.29	\$251	\$87,390
\$6,876	\$14,900	100.0	125.0	0.29	0.29	\$69	\$23,958
\$22,335	\$14,900	100.0	125.0	0.29	0.29	\$223	\$77,822
\$36,816	\$7,599	51.0	100.0	0.12	0.12	\$722	\$314,667
\$32,125	\$15,198	102.0	200.0	0.23	0.12	\$315	\$137,286
\$47,053	\$17,880	120.0	145.0	0.40	0.40	\$392	\$117,927
\$15,141	\$13,410	90.0	150.0	0.31	0.31	\$168	\$48,842
\$17,248	\$17,880	120.0	120.0	0.33	0.33	\$144	\$52,109
\$1,500	\$8,940	60.0	120.0	0.17	0.17	\$25	\$9,091
\$1,500	\$8,940	60.0	120.0	0.17	0.17	\$25	\$9,091
\$13,498	\$14,155	95.0	103.6	0.23	0.23	\$142	\$59,726
\$25,325	\$34,270	230.0	100.0	0.43	0.23	\$110	\$58,895
\$24,107	\$10,579	71.0	154.0	0.25	0.25	\$340	\$96,044

\$44,758	\$12,665	85.0	142.0	0.28	0.28	\$527	\$161,581
\$20,512	\$8,940	60.0	208.0	0.29	0.29	\$342	\$71,470
\$28,998	\$14,900	100.0	256.0	0.59	0.59	\$290	\$49,316
\$17,123	\$15,943	107.0	132.0	0.32	0.32	\$160	\$52,849
\$10,000	\$14,900	100.0	100.0	0.23	0.23	\$100	\$43,478
\$52,892	\$29,651	199.0	400.0	0.91	0.46	\$266	\$57,869
\$40,000	\$14,900	100.0	119.4	0.27	0.27	\$400	\$145,985
\$2,300	\$7,450	50.0	100.0	0.12	0.12	\$46	\$20,000
\$21,190	\$7,450	50.0	100.0	0.12	0.12	\$424	\$184,261
\$2,744	\$14,900	100.0	100.0	0.23	0.23	\$27	\$11,930
\$28,143	\$22,350	150.0	100.0	0.34	0.34	\$188	\$81,811
\$27,300	\$26,820	180.0	150.0	0.62	0.62	\$152	\$44,032
\$5,000	\$13,753	130.0	64.0	0.19	0.19	\$38	\$26,178
\$5,000	\$19,966	134.0	84.0	0.26	0.26	\$37	\$19,380
\$5,000	\$15,943	107.0	111.0	0.27	0.27	\$47	\$18,315
\$29,483	\$22,350	150.0	125.0	0.43	0.43	\$197	\$68,565
\$16,145	\$27,863	287.0	165.5	1.09	1.09	\$56	\$14,812
\$17,500	\$12,814	86.0	125.0	0.25	0.25	\$203	\$70,850
\$56,814	\$23,333	174.0	125.0	0.50	0.50	\$327	\$113,856

\$1,080,818

\$806,820

5,584.0

19.55

18.60

**Average
per FF=>**

\$194

**Average
per Net Acre=>**

55,290.46

**Average
per SqFt=>**

(\$53,601) \$7,450 50.0 225.0 0.26 0.14 **(\$1,072)** **(\$207,756)**

(\$1,036) \$7,450 50.0 125.0 0.14 0.14 **(\$21)** **(\$7,245)**

(\$3,124) \$14,900 100.0 125.0 0.29 0.29 **(\$31)** **(\$10,885)**

(\$2,521) \$22,350 150.0 125.0 0.43 0.43 **(\$17)** **(\$5,863)**

(\$19,092) \$14,900 100.0 110.5 0.25 0.25 **(\$191)** **(\$75,165)**

(\$3,705) \$8,195 55.0 100.0 0.13 0.13 **(\$67)** **(\$29,405)**

(\$1,992) \$14,900 100.0 100.0 0.23 0.23 **(\$20)** **(\$8,661)**

\$40,386 \$5,960 40.0 95.0 0.09 0.09 \$1,010 \$464,207

\$1,180 \$21,903 147.0 330.0 1.11 1.11 \$8 \$1,059

\$1,539 \$24,585 165.0 403.5 1.53 1.53 \$9 \$1,007

\$3,859 \$29,800 200.0 400.0 0.92 0.46 \$19 \$4,204

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1
\$0.65	165.00	11	2024003476		SECTION LOTS AND ACREAGE	B-FF
\$0.76	165.00	11	2023004487		SECTION LOTS AND ACREAGE	B-FF
\$0.60	100.00	11	2024005634		SECTION LOTS AND ACREAGE	B-FF
\$0.63	183.00	11	2024005906		SECTION LOTS AND ACREAGE	B-FF
\$1.30	175.00	11	2023002334	050-021-300-036-50	SECTION LOTS AND ACREAGE	B-FF
\$1.38	140.00	11	202400664		SECTION LOTS AND ACREAGE	B-FF
\$0.56	106.00	11	2023002608		SECTION LOTS AND ACREAGE	B-FF
\$3.28	40.00	4A	2023005695		OFF WATER-SAND LAKE	A-FF
\$3.47	80.00	4A	2023002805		OFF WATER-SAND LAKE	A-FF
\$0.42	300.00	11	2024001255		SECTION LOTS AND ACREAGE	B-FF
\$0.33	82.00	4A	2024004165		OFF WATER-SAND LAKE	A-FF
\$1.80	150.00	27	2024003829		EAGLE PARK	A-FF
\$2.64	50.00	27	2023003016		EAGLE PARK	A-FF
\$4.51	100.00	27	2023004305		EAGLE PARK	A-FF
\$0.91	100.00	27	2023003225		EAGLE PARK	A-FF
\$2.01	100.00	27	2024000038		EAGLE PARK	A-FF
\$0.55	100.00	27	2024000597		EAGLE PARK	A-FF
\$1.79	100.00	27	2024003614		EAGLE PARK	A-FF
\$7.22	51.00	5A	2024004550		OFF WATER-FLOYD LAKE	B-FF
\$3.15	102.00	5A	2023005136	051-F10-000-006-00	OFF WATER-FLOYD LAKE	B-FF
\$2.71	120.00	5A	2024000553		OFF WATER-FLOYD LAKE	B-FF
\$1.12	90.00	5A	2023004802		OFF WATER-FLOYD LAKE	B-FF
\$1.20	120.00	11	2024006319		SECTION LOTS AND ACREAGE	B-FF
\$0.21	60.00	11	2024001389		SECTION LOTS AND ACREAGE	B-FF
\$0.21	60.00	11	2024003185		SECTION LOTS AND ACREAGE	B-FF
\$1.37	95.00	4A	2024004547	051-K10-000-008-00	OFF WATER-SAND LAKE	A-FF
\$1.35	230.00	4A	2023002492	051-K10-000-017-00	OFF WATER-SAND LAKE	A-FF
\$2.20	71.00	7A	2024004239		OFF WATER-BASS,ROUND,ISLAND LAKE	C-FF

\$3.71	85.00	7A	2025000786	OFF WATER-BASS,ROUND,ISLAND LAKE	C-FF
\$1.64	60.00	7A	2023003253	OFF WATER-BASS,ROUND,ISLAND LAKE	C-FF
\$1.13	100.00	11	2024004015	SECTION LOTS AND ACREAGE	B-FF
\$1.21	107.00	4A	2024000459	OFF WATER-SAND LAKE	A-FF
\$1.00	100.00	4A	2024002897	OFF WATER-SAND LAKE	A-FF
\$1.33	199.00	11	2024003653	051-S21-000-033-00, 051-S21 SECTION LOTS AND ACREAGE	B-FF
\$3.35	100.00	4A	2024002663	OFF WATER-SAND LAKE	A-FF
\$0.46	50.00	4A	2023003765	OFF WATER-SAND LAKE	A-FF
\$4.23	50.00	4A	2025000359	OFF WATER-SAND LAKE	A-FF
\$0.27	100.00	4A	2024002674	OFF WATER-SAND LAKE	A-FF
\$1.88	150.00	4A	2024004941	OFF WATER-SAND LAKE	A-FF
\$1.01	180.00	4A	2024003464	OFF WATER-SAND LAKE	A-FF
\$0.60	130.00	4A	2024004820	OFF WATER-SAND LAKE	A-FF
\$0.44	134.00	4A	2024000736	OFF WATER-SAND LAKE	A-FF
\$0.42	107.00	4A	2024000737	OFF WATER-SAND LAKE	A-FF
\$1.57	150.00	4A	2023003918	OFF WATER-SAND LAKE	A-FF
\$0.34	287.00	4A	2023005934	OFF WATER-SAND LAKE	A-FF
\$1.63	86.00	4A	2023004170	OFF WATER-SAND LAKE	A-FF
\$2.61	174.00	4A	2024005721	OFF WATER-SAND LAKE	A-FF

\$1.27

(\$4.77)	100.00	4A	2024002876	051-C20-000-008-00	OFF WATER-SAND LAKE	A-FF
(\$0.17)	50.00	4A	2023003130		OFF WATER-SAND LAKE	A-FF
(\$0.25)	100.00	27	2024003560		EAGLE PARK	A-FF
(\$0.13)	150.00	27	2023005701		EAGLE PARK	A-FF
(\$1.73)	100.00	4A	2024005803		OFF WATER-SAND LAKE	A-FF
(\$0.68)	55.00	4A	2024000278		OFF WATER-SAND LAKE	A-FF
(\$0.20)	100.00	4A	2025000573		OFF WATER-SAND LAKE	A-FF
\$10.66	40.00	4A	2024006426		OFF WATER-SAND LAKE	A-FF
\$0.02	147.00	11	2023005753		SECTION LOTS AND ACREAGE	B-FF
\$0.02	165.00	11	2023004044		SECTION LOTS AND ACREAGE	B-FF
\$0.10	200.00	4A	2023004124	051-T10-000-004-00	OFF WATER-SAND LAKE	A-FF