

# St. Ignace Township 2024 Land Value Analysis

4/1/2021 - 3/31/2023

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. This document is the analysis performed by the Marquette Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2024. As required, the sales gathered and analyzed are from 4/1/2021 to 3/31/2023.

shaded area = Upcoming sale, not calculated unless noted  
shaded area = Previous sale history documentation, not calculated unless noted

## ACREAGE

### Residential, Agricultural, Commercial, and Industrial Acreage

Size Range 0-9.99 ACRE

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
8/23/2020	011-129-011-10	402	893/699	DAUW/SPRADER	GORMAN RD	WD	\$ 24,900	5	\$ -	\$ 24,900	\$ 4,980	
6/29/2020	011-212-114-00 7-115	402	889/538	MICHAEL/VANSLOTEN	MACKINAC TR	WD	\$ 12,000	4.29	\$ -	\$ 12,000	\$ 2,797	
9/13/2021	011-129-010-50	402	919/408	MCGEE/THOMPSON	GORMAN RD	WD	\$ 12,900	3.73	\$ -	\$ 12,900	\$ 3,458	
7/30/2021	011-212-106-00&107-00	402	916/566	CASTLE/THUMSER	MACKINAC TR	WD	\$ 28,900	7.11	\$ -	\$ 28,900	\$ 4,065	

<b>AVERAGE</b>	\$ 3,825
<b>MIN</b>	\$ 2,797
<b>MAX</b>	\$ 4,980
<b>MEDIAN</b>	\$ 3,128

Conclusion: 1 acre = \$3000(median rounded down) & 7 acre per acre = \$2000

1-9.99 acres \$2000 p/a - \$3000 p/a

Land table value price per acre increases as acreage decreases. Median rounded down determined best indicator of value.

**Residential, Agricultural, Commercial, and Industrial Acreage**

Size Range 10-29.99 ACRE

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
4/20/2021	011-201-001-20	402	909/582	HOTTOIS/OSTERMAN	003 FIBRE/MACKINAC TWD		\$ 36,500	14.56	\$ -	\$ 36,500	\$ 2,507	
8/27/2021	011-131-032-00	402	918/234	COPLEY/ROBBINS	003 FIBRE/MACKINAC TWD		\$ 26,500	14	\$ -	\$ 26,500	\$ 1,893	
12/10/2021	011-131-008-10	402	925/362	DUMAS/WILDE	003 FIBRE/GORMAN RD WD		\$ 20,000	10	\$ -	\$ 20,000	\$ 2,000	
3/11/2022	011-131-008-20	402	941/218	DUMAS/WILDE	003 FIBRE/GORMAN RD WD		\$ 22,000	10	\$ -	\$ 22,000	\$ 2,200	
2/15/2022	011-132-002-30	402	930/104	RENAUD/BANES	003 FIBRE/GORMAN RD WD		\$ 69,000	28.8	\$ -	\$ 69,000	\$ 2,396	
6/21/2022	011-205-007-00	402	937/110	THOMAS/APPLEBEE	003 FIBRE/W OF 16 MILI WD		\$ 27,500	14.48	\$ -	\$ 27,500	\$ 1,899	
12/14/2022	011-425-005-10	402	946/464	ROBERTS/SNYDER	003 FIBRE/WD		\$ 17,000	10	\$ -	\$ 17,000	\$ 1,700	
2/8/2023	011-131-032-00	402	948/612	ROBBINS/GEETING	003 FIBRE/MACKINAC TWD		\$ 25,000	14	\$ -	\$ 25,000	\$ 1,786	
2/25/2023	011-312-018-10	402	949/254	SMITH/YAMUNI	003 FIBRE/MACKINAC TWD		\$ 23,000	18.78	\$ -	\$ 23,000	\$ 1,225	

<b>AVERAGE</b>	\$ 1,956
<b>MIN</b>	\$ 1,225
<b>MAX</b>	\$ 2,507
<b>MEDIAN</b>	\$ 1,899

Conclusion: 10 acre = \$1800(average rounded down) & 25 acre per acre = \$1200

10-29.99 acres \$1200 p/a - \$1800 p/a

Land table value price per acre increases as acreage decreases. Median rounded down determined best indicator of value.

**Residential, Agricultural, Commercial, and Industrial Acreage**

Size Range 30-49.99 ACRE

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
7/30/2019	011-101-001-20	402	870/366	DUDEK/CURTIS	018 SIMMONS ROAD	WD	\$ 43,000	39.56	\$ -	\$ 43,000	\$ 1,087	Included
8/15/2019	011-236-001-20	402	872/203	MULKA/BAZINAU	018 SIMMONS ROAD	WD	\$ 42,000	40	\$ -	\$ 42,000	\$ 1,050	Included
1/21/2020	011-224-003-00	402	879/579	JULIAN/CASE	023 NSERVRD/EOFPINE	WD	\$ 18,000	30	\$ -	\$ 18,000	\$ 600	Included
6/15/2022	011-201-011-00	401	936/567	GAREN/AITKEN	003 FIBRE/MACKINAC T. WD		\$ 134,900	40	\$ 23,303	\$ 111,597	\$ 2,790	
7/1/2022	011-233-006-00	401	937/351	JONES/BECKER	003 FIBRE/16 MILE RD	WD	\$ 48,000	40	\$ 1,346	\$ 46,654	\$ 1,166	
10/2/2022	011-236-003-10	402	943/542	ST LOUIS/SUMNER	003 FIBRE/SIMMONS	WD	\$ 44,000	40	\$ -	\$ 44,000	\$ 1,100	

<b>AVERAGE</b>	\$ 1,299
<b>MIN</b>	\$ 600
<b>MAX</b>	\$ 2,790
<b>MEDIAN</b>	\$ 1,094

Conclusion: 30 acre = \$1200(average rounded down) & 40 acre per acre = \$1000

10-29.99 acres \$1000 p/a - \$1200 p/a

Land table value price per acre increases as acreage decreases. Average rounded down determined best indicator of value.

**Residential, Agricultural, Commercial, and Industrial Acreage**

Size Range 50 + ACRES

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
2/5/2020	1-131-009-00&009-10	402	880/471	ANTOINE/ANDERSON	003 FIBRE/ACKLAND RI	WD	\$ 74,000	75.5	\$ -	\$ 74,000	\$ 980	Included
3/1/2021	011-101-003-10	402	906/323	MCCLELLAND/JORGENSEN	004 ST IG/ST IGNACE RI	WD	\$ 59,900	67.04	\$ -	\$ 59,900	\$ 893	Included
4/30/2021	1-213-001-00 & 003-00	402	910/326	KNAUSS/BAY & DRENTH	003 FIBRE/ SERIOUS AC	WD	\$ 100,000	312	\$ -	\$ 100,000	\$ 320	outlier
9/30/2021	011-204-005-00	402	920/321	BUCHHOLTZ/BATTERBEE	003 FIBRE/ BETW MAC	WD	\$ 50,000	80	\$ -	\$ 50,000	\$ 625	
4/15/2022	011-129-011-00	401	933/245	BRANHAM/MUSSELMAN	003 FIBRE/GORMAN RD	WD	\$ 210,000	61.9	\$ 109,809	\$ 100,191	\$ 1,619	Residual
6/30/2022	011-204-002-00	401	937/340	ZEILINGER/PENNEY	003 FIBRE/16 MILE RD	WD	\$ 150,000	157.29	\$ 35,122	\$ 114,878	\$ 730	Residual
1/16/2023	007-413-010-00	402	948/228	MISKO/LOVELL	Fish Rd	WD	\$ 210,000	160		\$ 210,000	\$ 1,313	Adj Twp
3/9/2023	007-423-001-30+	402	949/580	EUP/HANNA	Fish Rd	WD	\$ 120,000	120		\$ 120,000	\$ 1,000	Adj Twp

**AVERAGE** \$ 1,023

Conclusion: 50 + acre = \$1000(average rounded down) & 100 acre = \$800

**MIN** \$ 625

50 + acres \$800 p/a - \$1000 p/a

**MAX** \$ 1,619

Land table value price per acre increases as acreage decreases. Average rounded down determined best indicator of value.

**MEDIAN** \$ 980

**GRAVEL PITS St. Ignace Twp Acreage rates**

DATE	PARCEL ID No	CLASS	RECORDING	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
11/16/2010	007-409-001-20	302	715/24	40 a active	Cryderman Rd	WD	\$ 2,238	80	\$ 179,000	\$ 2,238	
5/7/2013	007-134-003-00	302	761/182	3 a active	N 3 Mile rd	WD	\$ 765	119	\$ 91,000	\$ 765	outlier
8/25/2015	011-101-002-00+	302	801/115		easement access	WD	\$ 198	76.6	\$ 15,200	\$ 198	outlier
1/18/2018	007-403-002-00	302	844/495		off Cryderman Rd	WD	\$ 1,099	10.01	\$ 11,000	\$ 1,099	
10/8/2019	011-324-003-00	302	874/546	7.5 active	3075 Mack Tr.	WD	\$ 1,424	34	\$ 48,400	\$ 1,424	
5/30/2023	011-336-012-00	302	953/388		Castle Rock Rd	WD	\$ 70,000	40		\$ 1,750	

**AVERAGE** \$ 1,628

Conclusion: 10 - 100 acres \$2000 - \$1500 per acre

**MIN** \$ 1,099

Median rounded down determined best indicator of value for 100 acres

**MAX** \$ 2,238

Land table value price per acre increases as acreage decreases.

**MEDIAN** \$ 1,587

**SMALL LOT/FRONT FOOT SALES**

**Please note: Sales in italics are improved. Many of the land value codes are heavily developed neighborhoods, therefore both vacant and improved sales are tracked.**

**LAND VALUE 00003 RURAL AREA RD FF RA**

*Was also 00004 & 00016*

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
<i>2/5/2020</i>	<i>011-130-029-10</i>	<i>401</i>	<i>880/567</i>	<i>LAWNICHAK/MCQUISTION</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 164,500</i>	<i>200</i>	<i>\$ 137,680</i>	<i>\$ 26,820</i>	<i>\$ 134</i>	
<i>6/10/2020</i>	<i>011-019-020-20</i>	<i>401</i>	<i>888/168</i>	<i>AHRENS/SENOGLES</i>	<i>MAC TR</i>	<i>WD</i>	<i>\$ 85,000</i>	<i>107.74</i>	<i>\$ 79,383</i>	<i>\$ 5,617</i>	<i>\$ 52</i>	
<i>6/19/2020</i>	<i>011-129-025-00</i>	<i>401</i>	<i>888/652</i>	<i>CLAYTON/SOULLIERE</i>	<i>GORMAN</i>	<i>WD</i>	<i>\$ 40,000</i>	<i>112</i>	<i>\$ 35,419</i>	<i>\$ 4,581</i>	<i>\$ 41</i>	
<i>6/29/2020</i>	<i>011-212-114-00&amp;115</i>	<i>402</i>	<i>889/538</i>	<i>MICHAEL/VANSLOTEN</i>	<i>MAC TR</i>	<i>WD</i>	<i>\$ 12,000</i>	<i>300</i>	<i>\$ -</i>	<i>\$ 12,000</i>	<i>\$ 40</i>	
<i>7/27/2020</i>	<i>011-129-020-00</i>	<i>402</i>	<i>891/189</i>	<i>PERAULT/TAMLYN</i>	<i>GORMAN</i>	<i>WD</i>	<i>\$ 7,000</i>	<i>200</i>	<i>\$ -</i>	<i>\$ 7,000</i>	<i>\$ 35</i>	
<i>8/23/2020</i>	<i>011-129-011-10</i>	<i>402</i>	<i>893/699</i>	<i>DAUW/SPRADER</i>	<i>GORMAN</i>	<i>WD</i>	<i>\$ 24,900</i>	<i>520</i>	<i>\$ -</i>	<i>\$ 24,900</i>	<i>\$ 48</i>	
<i>11/4/2020</i>	<i>011-129-020-10</i>	<i>401</i>	<i>898/695</i>	<i>BINZER/ROUNTREE</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 122,570</i>	<i>97</i>	<i>\$ 94,953</i>	<i>\$ 27,617</i>	<i>\$ 285</i>	
<i>12/9/2020</i>	<i>011-131-011-00</i>	<i>401</i>	<i>900/677</i>	<i>BUNKER/MCDONALD</i>	<i>MAC TR</i>	<i>WD</i>	<i>\$ 91,250</i>	<i>100</i>	<i>\$ 70,534</i>	<i>\$ 20,716</i>	<i>\$ 207</i>	
<i>6/22/2021</i>	<i>011-130-004-00</i>	<i>401</i>	<i>913/360</i>	<i>BAUNOCH/MAYBANK</i>	<i>MAC TR</i>	<i>WD</i>	<i>\$ 167,200</i>	<i>200</i>	<i>\$ 142,895</i>	<i>\$ 24,305</i>	<i>\$ 122</i>	
<i>7/30/2021</i>	<i>11-212-106-00 &amp; 107-0</i>	<i>402</i>	<i>916/566</i>	<i>CASTLE/THUMSER</i>	<i>MAC TR</i>	<i>WD</i>	<i>\$ 28,900</i>	<i>416.72</i>	<i>\$ -</i>	<i>\$ 28,900</i>	<i>\$ 69</i>	
<i>9/13/2021</i>	<i>011-129-010-50</i>	<i>402</i>	<i>919/408</i>	<i>MCGEE/THOMPSON</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 12,900</i>	<i>201</i>	<i>\$ -</i>	<i>\$ 12,900</i>	<i>\$ 64</i>	
<i>9/15/2021</i>	<i>011-120-016-00</i>	<i>402</i>	<i>919/413</i>	<i>WILSON/HORN</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 9,900</i>	<i>132</i>	<i>\$ -</i>	<i>\$ 9,900</i>	<i>\$ 75</i>	
<i>10/21/2022</i>	<i>011-130-031-00</i>	<i>401</i>	<i>943/528</i>	<i>SCHLEY/BLACKBURN</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 225,000</i>	<i>288</i>	<i>\$ 204,976</i>	<i>\$ 20,024</i>	<i>\$ 70</i>	
<i>1/26/2022</i>	<i>011-129-010-12</i>	<i>401</i>	<i>928/531</i>	<i>CAMPBELL/WIARTALLA</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 108,500</i>	<i>250</i>	<i>\$ 57,446</i>	<i>\$ 51,054</i>	<i>\$ 204</i>	
<i>3/11/2022</i>	<i>1-112-006-50&amp;101-022</i>	<i>401</i>	<i>931/73</i>	<i>KRIESCHE/ROBBINS</i>	<i>ST IGNACE RD</i>	<i>WD</i>	<i>\$ 120,000</i>	<i>312</i>	<i>\$ 47,154</i>	<i>\$ 72,846</i>	<i>\$ 233</i>	
<i>1/17/2023</i>	<i>011-129-010-15</i>	<i>401</i>	<i>948/128</i>	<i>VIEAU/GUGIN</i>	<i>GORMAN RD</i>	<i>WD</i>	<i>\$ 223,000</i>	<i>200</i>	<i>\$ 203,975</i>	<i>\$ 19,025</i>	<i>\$ 95</i>	
<i>10/5/2022</i>	<i>011-225-011-00</i>	<i>402</i>	<i>943/190</i>	<i>WINNERSKI/CANFIELD</i>	<i>NORTH SERVICE</i>	<i>WD</i>	<i>\$ 3,500</i>	<i>100</i>	<i>\$ -</i>	<i>\$ 3,500</i>	<i>\$ 35</i>	
<i>1/20/2023</i>	<i>011-312-004-30</i>	<i>401</i>	<i>948/243</i>	<i>BROWN/LEONARD</i>	<i>BELONGA RD</i>	<i>WD</i>	<i>\$ 194,500</i>	<i>313.07</i>	<i>\$ 180,542</i>	<i>\$ 13,958</i>	<i>\$ 45</i>	
Conclusion:	Rd Front: High	\$ 70		PFF						<b>AVERAGE</b>	\$ 101	
	Rd Front: Medium	\$47-60		PFF						<b>MIN</b>	\$ 35	
	Rd Front: Low	\$ 35		PFF						<b>MAX</b>	\$ 233	
	Median rounded down is the best indicator of High value.									<b>MEDIAN</b>	\$ 73	

**LAND VALUE 00017 PINE RIVER** *And also Land Value Code 00005 Combined*

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
12/22/2016	011-700-009-10	402	825/433	PRUSIK/WAMBOLD	N Pine River Rd	WD	\$ 7,000	200	\$ -	\$ 7,000	\$ 35	NO WF
6/15/2017	011-110-003-00	401	834/564	ANDREWS/MCKEOWN	5026 S Pine River Rd	WD	\$ 99,000	138	\$ 61,479	\$ 37,521	\$ 272	WF
8/18/2017	011-103-004-10	401	838/344	MITCHELL/BACKHOUSE	5387 Riverview rd	WD	\$ 225,000	294	\$ 167,897	\$ 57,103	\$ 194	RIVERVIEW RD WF
10/25/2017	011-103-014-20	402	841/373	WRIGHT/SHOWALTER	5271 Riverview Rd	WD	\$ 47,500	319	\$ -	\$ 47,500	\$ 149	RIVERVIEW RD WF
4/30/2018	011-103-012-00	401	852/376	HALONEN/SCHUMACHER	5220 N Pine River Rd	WD	\$ 95,000	214	\$ 44,162	\$ 50,838	\$ 238	WF
6/1/2018	011-110-009-00	401	851/315	SCHICK/PALSROK	4994 S Pine River Rd	WD	\$ 192,500	500	\$ 71,641	\$ 120,859	\$ 242	WF
8/27/2018	011-700-008-00	402	855/203	MILNER/HICKS	5344 N Pine River Rd	WD	\$ 25,000	157	\$ -	\$ 25,000	\$ 159	WF
11/14/2018	011-110-001-00	401	859/174	STOCKFISH/GUSTAFSON	1569 M-134	WD	\$ 106,000	260	\$ 74,345	\$ 31,655	\$ 122	WF
11/21/2018	011-103-019-52 & 51	401	860/23	SCHNEIDER/BULLOCKWD	5132 Pine River Rd	WD	\$ 200,000	200	\$ 123,058	\$ 76,942	\$ 385	WF
2/12/2019	011-110-008-00	401	863/33	DENNIS/MAST	5036 S Pine River Rd	WD	\$ 165,000	110	\$ 116,236	\$ 48,764	\$ 443	WF
2/13/2019	011-103-014-00	401	863/132	HUBBARD/DENNING	5237 Riverview Rd	WD	\$ 215,000	225	\$ 150,891	\$ 64,109	\$ 285	RIVERVIEW RD WF
10/2/2019	011-110-002-00	401	874/59	BROWN/FILAN	5044 S Pine River Rd	WD	\$ 195,000	90	\$ 134,136	\$ 60,864	\$ 676	WF
10/4/2019	011-103-019-60&-00	401		HOUSE/WINDSOR	5108 N Pine River Rd	WD	\$ 182,000	335	\$ 97,603	\$ 84,397	\$ 252	WF
1/13/2020	011-103-019-10	401	879/336	MARKSTROM/DEJONG	5194 N Pine River Rd	WD	\$ 145,000	100	\$ 115,697	\$ 29,303	\$ 293	WF
9/14/2020	011-103-010-00	401	894/600	WADE/COLEMAN	5254 N Pine River Rd	WD	\$ 110,000	75	\$ 71,822	\$ 38,178	\$ 509	WF
10/5/2020	011-103-012-00	401	896/391	SCHUMACHER/JOHNSON	5220 N Pine River Rd	WD	\$ 115,000	214	\$ 60,217	\$ 54,783	\$ 256	WF
10/15/2020	011-103-014-40	402	898/570	JANKOWSKI/SHERMAN	5218 Riverview Rd	WD	\$ 24,000	131	\$ -	\$ 24,000	\$ 183	RIVERVIEW RD WF
12/10/2020	011-102-004-50	401	900/643	MITCHELL/BUCKMASTER	5456 N Pine River Rd	WD	\$ 165,000	165	\$ 121,937	\$ 43,063	\$ 261	WF
7/9/2021	011-700-006-00	401	915/413	AHO/BLOSWICK	5354 N Pine River Rd	WD	\$ 131,500	103	\$ 114,338	\$ 17,162	\$ 167	WF
11/8/2021	011-103-004-30	401	923/21	STREBEL/MASSEY	5347 Riverview Rd	WD	\$ 227,500	269	\$ 127,615	\$ 99,885	\$ 371	RIVERVIEW RD WF
5/26/2022	011-103-012-00	401	935/325	JOHNSON/WOOD	5220 N Pine River Rd	WD	\$ 179,900	214	\$ 76,286	\$ 103,614	\$ 484	WF
7/6/2022	011-102-005-10	402	937/329	KRIESCHKE/NURMI	N Pine River Rd	WD	\$ 15,000	250	\$ -	\$ 15,000	\$ 60	N PINE RIV NO WF
7/22/2022	111-111-036-85&036-80	401	938/523	PETERSON/MARSHALL	5019 S Pine River Rd	WD	\$ 165,000	448	\$ 123,499	\$ 41,501	\$ 93	NO WF
8/1/2022	011-103-015-20	401	939/227	JAMES EST/DIALPAZ	5200 Riverview R	WD	\$ 116,000	100	\$ 43,885	\$ 72,115	\$ <del>721</del>	RIVERVIEW RD WF
3/16/2023	011-102-003-30	401	950/183	SLATER/HUTCHINGS	5463 Riverview Rd	WD	\$ 215,000	374	\$ 132,023	\$ 82,977	\$ 223	WF

3/16/2023	011-103-001-00	402	950/176 ROBERTS/MELLON	N Pine River Rd	WD	\$ 14,500	102	\$ -	\$ 14,500	\$ 142	WF
6/15/2023	011-111-036-80	401	954/380 MARSHALL/GAREN	S Pine River Rd	WD	\$ 168,000	449	\$ 140,869	\$ 27,131	\$ 60	NO WF
7/17/2023	011-103-014-00	401	956/78 DENNING/SCHWAB	5237 Riverview Rd	WD	\$ 321,000	225	\$ 262,788	\$ 58,212	\$ 259	WF

Conclusion:	WF Front: High	Rd Front: High	\$95	WF	AVERAGE	\$ 277	RDF AVERAGE	\$ 77
P/FF	WF Front: Medium	\$ 250	Rd Front: Medium	\$75	MIN	\$ 142	MIN	\$ 60
	WF Front: Low		Rd Front: Low	\$60	MAX	\$ 484	MAX	\$ 93
					MEDIAN	\$ 223	MEDIAN	\$ 77

RD Front: Average & Median rounded down is the best indicator of Medium Value

WF RIVERFRONT: Average rounded down and Median rounded up is the best indicator of value

**LAND VALUE 00027 MARTIN ST BAY/M-134 RD FF Sales Was also 00028**

11/4/2020	011-111-032-00	401	899/526	KRAMEN/BLACKABY	1670 M-134	WD	\$ 94,000	331	\$ 74,789	\$ 19,211	\$ 58	RF
1/19/2021	011-111-007-10	401	903/521	STARR/COURTRIGHT	1903 E M-134	WD	\$ 327,500	768	\$ 275,510	\$ 51,990	\$ 68	RF
3/22/2021	011-111-032-00	401	907/480	BLACKABY/SHERBROOK	1670 M-134	WD	\$ 100,000	331	\$ 74,789	\$ 25,211	\$ 76	RF
9/16/2022	011-113-011-00	401	942/29	SHOCKEY/CUSTER	2212 M-134	WD	\$ 103,300	200	\$ 74,603	\$ 28,697	\$ 143	RF

Conclusion:	Rd Front: High	\$ 100	PFF	<b>AVERAGE</b>	\$ 86
	Rd Front: Medium	\$ 60	PFF	<b>MIN</b>	\$ 58
	Rd Front: Low	\$ 50	PFF	<b>MAX</b>	\$ 143
				<b>MEDIAN</b>	\$ 72

Average rounded up is the best indicator of High value.

**LAND VALUE 00027 MARTIN ST. BAY EAST/M-134 WF FF Sales**

WAS also 00006 & 00001

DATE	PARCEL ID No	CLASS RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
6/14/2016	011-113-002-80	402	816/106	FIRST MERIT BANK/STONEW M-134		\$ 54,900	124.98	\$ -	\$ 54,900	\$ 439	
10/17/2018	011-113-019-00	401	858/350	BRANKEL/SOUTHWICK	WD	\$ 100,000	165	\$ 37,848	\$ 62,152	\$ 377	
10/19/2018	011-111-026-00	401	857/691	RICE/DEEMER	WD	\$ 235,000	140	\$ 93,983	\$ 141,017	\$ 1,007	
4/12/2019	011-113-002-35	401	865/523	SLAVIN/FRIEDLE	WD	\$ 209,000	299.4	\$ 85,524	\$ 123,476	\$ 412	
6/12/2019	011-019-009-30	401	868/460	MURRAY/SCHROEDER	WD	\$ 355,000	136.8	226668	\$ 128,332	\$ 938	
11/6/2020	1-114-004-40 & 111-00	402	899/269	SPENCER/KUSHION	WD	\$ 119,900	180	\$ -	\$ 119,900	\$ 666	
12/14/2020	11-111-019-20 & 019-1	402	901/419	WEBSTER/BAUSS	WD	\$ 165,000	275.26	\$ -	\$ 165,000	\$ 599	
5/6/2021	011-113-021-00	401	910/690	SPENCER/HALBERSMA	WD	\$ 195,000	165	\$ 32,432	\$ 162,568	\$ 985	
8/11/2021	011-113-002-64	401	917/292	SYLVESTER/KLING	WD	\$ 395,000	200	\$ 246,000	\$ 149,000	\$ 745	
8/13/2021	011-113-030-20	402	917/341	HOWARD/GENTRY	WD	\$ 96,000	172	\$ -	\$ 96,000	\$ 558	
9/24/2021	011-111-017-00	401	920/492	MELLGREN/WILK	WD	\$ 347,000	250	\$ 163,081	\$ 183,919	\$ 736	
5/14/2021	011-113-002-30	402	911/534	WAGG/SALIBA	WD	\$ 78,000	200	\$ -	\$ 78,000	\$ 390	
9/25/2021	011-128-002-10	402	920/392	STAFFORD/ERICKSON	WD	\$ 79,000	175	\$ -	\$ 79,000	\$ 451	
11/12/2021	011-113-017-00	402	923/402	C&E/SLEE	WD	\$ 39,900	100	\$ -	\$ 39,900	\$ 399	
3/17/2022	011-111-012-00 010-00	401	931/535	PETERSEN/ARNOLD	WD	\$ 434,000	665	\$ 154,718	\$ 279,282	\$ 420	
10/25/2022	011-113-002-30	402	944/176	SALIBA/HAYDEN	WD	\$ 83,000	200	\$ -	\$ 83,000	\$ 415	

12/21/2022	011-111-019-00	402	947/35 STARR/COURTRIGHT	E M-134	WD	\$	170,500	275.8	\$	-	\$	170,500	\$	618
8/17/2023	011-111-011-10	401	958/37 PETERSEN/BATHERSON	1981 E M-134	WD	\$	421,000	281.2	\$	252,914	\$	168,086	\$	598

Conclusion:	WF Front: High	\$ 550										<b>AVERAGE</b>	\$	572
P/FF	WF Front: Medium	\$ 500										<b>MIN</b>	\$	399
	WF Front: Low	\$ 400										<b>MAX</b>	\$	985
												<b>MEDIAN</b>	\$	505

Conclusion: Average rounded down is best indicator of value for High WF  
P/FF = \$400-\$550

**LAND VALUE 008 EVERGREEN SHORES #3**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
8/20/2018	011-550-118-00 +	402	854/683	BENSON/SEIFERT	Bus Loop/Mac Ln	WD	\$ 40,000	573	\$ -	\$ 40,000	\$ 70	
11/6/2018	11-550-061-00 & 062-0	402	858/524	BELONGA/TAMLYN	Young St	WD	\$ 12,000	160	\$ -	\$ 12,000	\$ 75	
11/6/2018	011-550-061-10	402	858/522	BELONGA/MATSON	Young St	WD	\$ 8,000	100	\$ -	\$ 8,000	\$ 80	
7/1/2019	011-550-115-00	401	869/105	WEST/LAPINE	116 S Mac Tr	WD	\$ 135,000	100	\$ 74,003	\$ 60,997	\$ 610	
9/27/2019	011-550-107-00&109-00	401	873/336	BUNKER/RIORDAN	221 Pine Tr	WD	\$ 74,500	100	\$ 41,330	\$ 33,170	\$ 331	
11/23/2020	011-550-168-00	401	900/48	PACKER/MATTILA	147 Michigan Tr	WD	\$ 105,000	100	\$ 85,634	\$ 19,366	\$ 194	
4/21/2021	1-550-076-00/550-079-	402	909/557	DURM/BUNKER	Barth & Hazel	WD	\$ 30,000	431.5	\$ -	\$ 30,000	\$ 70	
11/12/2021	011-550-112-00	401	923/387	WOLSKI/GIOVENCO	125 Pine Tr	WD	\$ 94,500	125	\$ 81,478	\$ 13,022	\$ 104	
9/28/2022	011-660-089-00	402	942/335	HOULE/LANGSTAGG	180 Huron	WD	\$ 31,000	150	\$ -	\$ 31,000	\$ 207	
10/6/2022	011-550-112-00	401	943/15	GIOVENCO/BEAUDOIN	125 Pine Tr	WD	\$ 112,000	125	\$ 92,844	\$ 19,156	\$ 153	
11/8/2022	011-660-087-00 +	402	944/605	HOULE/DORMAN	164 Huron Tr	WD	\$ 29,000	150	\$ -	\$ 29,000	\$ 193	
1/23/2023	011-550-168-00	401	948/302	MATTILA/KACEL	147 Michigan Tr	WD	\$ 138,000	100	\$ 130,351	\$ 7,649	\$ 76	
Conclusion:	RD Front: High	\$ 200								<b>AVERAGE</b>	\$ 134	
P/FF	RD Front: Medium	\$ 130								<b>MIN</b>	\$ 70	
	RD Front: Low	\$ 70								<b>MAX</b>	\$ 207	
										<b>MEDIAN</b>	\$ 129	

Conclusion: Average rounded down & Median rounded up is best indicator of value for Medium RD fr

P/FF = \$70-\$200

**LAND VALUE 010 EVERGREEN SHORES PRIM**

*Also includes old 00011*

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
11/4/2016	011-550-151-10	401	823/295	GRIX/BARABE	2421 SHORE DR	WD	\$ 108,000	63	\$ 68,145	\$ 39,855	\$ 633	Included WF
3/28/2018	011-550-009-00	401	847/568	WALKER/JOHNSTON	1601 SHORE DR	WD	\$ 185,000	119	\$ 123,575	\$ 61,425	\$ 516	Included WF
7/9/2018	11-550-098-00 & 097-0	401	PTA	HOULT/ELLIS	1929 SHORE DR	LC	\$ 195,900	118	\$ 103,777	\$ 92,123	\$ 781	Included WF
9/24/2019	011-550-129-00&128	401	873/258	FERRIS/MCPHERSON	2137 SHORE DR	WD	\$ 185,000	187.57	\$ 74,398	\$ 110,602	\$ 590	Included WF
11/9/2020	011-550-006-00	402	899/271	RAHOI/BRONSON	SHORE DR	WD	\$ 100,000	75.6	\$ -	\$ 100,000	\$ 1,323	WF
1/25/2021	011-550-011-00	401	904/82	HARROLD/MARA	1703 SHORE DR	WD	\$ 240,000	55	\$ 139,752	\$ 100,248	\$ 1,823	WF
1/26/2022	011-550-144-00	401	929/55	YEKENOVSKY/RUSSELL	2405 SHORE DR	WD	\$ 244,000	87.7	\$ 97,047	\$ 146,953	\$ 1,676	WF

9/21/2023 011-550-098-00 401 959/2 TILMAN/HUTCHINGS 1929 SHORE DR WD \$ 487,000 118 \$ 172,271 \$ 314,729 \$ 2,667

WF

Conclusion: WF Front: High \$ 700  
P/FF WF Front: Low \$ 500

**AVERAGE** \$ 1,049  
**MIN** \$ 516  
**MAX** \$ 1,823  
**MEDIAN** \$ 781

Conclusion: Median rounded down is best indicator of value for High WF p/ff  
P/FF = \$500-\$700

**LAND VALUE 012 RABBITS BACK AREA**

**Waterfront or Waterfront View**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
4/5/2018	011-650-010-00	401	849/244	MARSHALL/HART	196 Rabbits Back	WD	\$ 54,000	80.5	\$ 36,224	\$ 17,776	\$ 221	WF VIEW
9/14/2020	011-030-007-00	401	895/368	OGNE/MCCLURE	176 Rabbits Back	WD	\$ 132,500	135	\$ 56,989	\$ 75,511	\$ 559	WFVIEW&FEDOWNS
1/11/2021	11-650-012-00 & 014-0	402	903/344	BRIDGES/FITZPATRICKWD	Rabbits Back	WD	\$ 99,000	393	\$ -	\$ 99,000	\$ 252	WFVIEW&FEDOWNS
9/15/2023	011-030-019-10	401	959/347	BELONGA/MUSCOTT	150 Rabbits Back	WD	\$ 365,000	408.7	177352	\$ 187,648	\$ 459	WF Beach Sandy

**ALL PRIOR SALES INCLUDED**

Conclusion: WF Front: High \$ 500  
 P/FF WF View: Low \$ 250

Conclusion: Median rounded down is best indicator of value for WV low p/ff  
 P/FF = \$250-\$500

**AVERAGE** \$ 344  
**MIN** \$ 221  
**MAX** \$ 559  
**MEDIAN** \$ 252

**LAND VALUE 012 RABBITS BACK AREA**

**Road Front**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
10/17/2018	011-650-001-50	402	857/650	STEVENSON/MARTIN	Yack Rd	WD	\$ 15,000	200	\$ -	\$ 15,000	\$ 75	RD FR
5/8/2020	011-650-004-40	402	887/11	OGNE/MASSEY	Rabbits Back	WD	\$ 10,000	200	\$ -	\$ 10,000	\$ 50	RD FR
9/30/2020	011-030-019-30&-50	402	895/471	BELONGA/HILTNER	150 Rabbits Back	WD	\$ 8,500	253	\$ -	\$ 8,500	\$ 34	RD FR
5/26/2021	011-030-023-00	402	912/51	CAMPBELL/OFF GRID	2906 Mackinac Tr	WD	\$ 15,000	426	\$ -	\$ 15,000	\$ 35	Mackinac Tr

**ALL PRIOR SALES INCLUDED**

Conclusion: RD Front: High \$ 70  
 P/FF RD Front: Medium \$ 50

Conclusion: Average rounded up is best indicator of value for Rd ff Medium p/ff  
 P/FF = \$50-\$70

**AVERAGE** \$ 49  
**MIN** \$ 34  
**MAX** \$ 75  
**MEDIAN** \$ 43

**LAND VALUE 021 LANT ROAD AREA**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
10/27/2017	011-336-019-00	401	841/326	PAQUIN/VAUGHM	783 W Lant	WD	\$ 82,000	118	\$ 60,345	\$ 21,655	\$ 184	RD FR
10/31/2017	011-336-022-20	402	842/114	HAIRE/MCLEAN	Lant	WD	\$ 20,000	136	\$ -	\$ 20,000	\$ 147	4A RD FR
7/9/2018	011-336-017-00	401	856/536	SCHAIRER/LIPNITZ	793 W Lant	WD	\$ 210,000	112	\$ 148,385	\$ 61,615	\$ 550	RD FR
12/4/2020	011-336-019-00	401		VAUGN/GROGAN	783 W Lant	WD	\$ 135,900	118	\$ 71,085	\$ 64,815	\$ 549	RD FR
5/20/2022	011-336-019-00	401	935/186	GROGAN/MACK ESTATES	783 W Lant	WD	\$ 175,000	118	\$ 125,541	\$ 49,459	\$ 419	RD FR

**ALL PRIOR SALES INCLUDED**

Conclusion: RD Front: High	\$ 150	<b>GAMBLE LAKE FF:</b>	\$ 350 p/ff	<b>AVERAGE</b>	\$ 370
P/FF RD Front: low Back	\$ 75	Conclusion: Average rounded down is the best indicator of value		<b>MIN</b>	\$ 147
				<b>MAX</b>	\$ 550
Conclusion: The vacant sale pff rounded up is best indicator of value for Rd ff High				<b>MEDIAN</b>	\$ 419
P/FF = \$75-\$150					

**LAND VALUE 025 COMMERCIAL**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
01/13/16	011-550-053-00	201	808/217	HUSKEY/MACKINAC CO	1440 BUSINESS LOOP	WD	\$ 150,000	201.0	\$ 117,756	\$ 32,244	\$ 160	
11/09/16	011-336-007-30	202	PTA	MAC IS FERRY/STAR LINE	BUS SPUR I75	WD	\$ 8,802	44.8	\$ -	\$ 8,802	\$ 196	INCLUDED
11/09/16	011-336-011-00	202	PTA	MAC IS FERRY/STAR LINE	BUS SPUR I75	WD	\$ 43,296	164.0	\$ -	\$ 43,296	\$ 264	INCLUDED
05/05/17	011-550-081-00	201	832/624	MAC PROP/MARCHWINSKI	1808 I-75 BUSINESS LOOP LC	WD	\$ 219,000	115.0	\$ 149,375	\$ 69,625	\$ 605	
09/28/17	011-104-004-00	201	840/151	SHAW/SSM TRIBE	5104 N MACKINAC TRAIL	WD	\$ 70,000	200.0	\$ 58,516	\$ 11,484	\$ 57	RURAL/INC
06/07/21	011-550-099-00	201	912/483	WHEELDON/MACK IS FERRY	2020 I-75 BUS LOOP	WD	\$ 539,000	274.0	\$ 315,466	\$ 223,534	\$ 816	
10/25/21	011-550-121-00	201	922/03	NOLAN/AFG	2040 I-75 BUSINESS LOOP	WD	\$ 209,000	100.0	\$ 154,285	\$ 54,715	\$ 547	
06/17/22	011-550-021-00	201	936/456	TAYLOR/GURU	1809 I-75 BUSINESS LOOP	WD	\$ 280,000	120.0	\$ 246,061	\$ 33,939	\$ 283	
06/29/22	011-550-081-00	201	937/418	MARCHWINSKI/WOODS	1808 I-75 BUSINESS LOOP	WD	\$ 350,000	265.0	\$ 157,617	\$ 192,383	\$ 726	
02/10/23	011-550-005-00	201	L949/P96	MCCALL/SSM TRIBE	1449 S I-75 BUSINESS LOOP	WD	\$ 340,000	220.0	\$ 580,033	\$ 281,967	\$ 1,282	WF

Conclusion: Rd Front: High	\$ 200	PFF	WF- High \$ 700	PFF	<b>RD</b>	<b>AVERAGE</b>	\$ 230
Rd Front: Medium	\$ 100	PFF	WF- Low \$ 400	PFF		<b>MIN</b>	\$ 196
Rd Front: Low	\$ 50	PFF				<b>MAX</b>	\$ 264
Average rounded down is the best indicator of High value for RD FF						<b>MEDIAN</b>	\$ 230



