

St. Ignace Township 2026 Land Value Analysis

4/1/2023 - 3/31/2025

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 2025. As required, the sales gathered and analyzed are from 4/1/2023 to 3/31/2025.

- shaded area = Upcoming sale, not calculated unless noted
- shaded area = Previous sale history documentation, not calculated unless noted
- Regular Font = Vacant Land
- Font in Italics = Improved Parcel

ACREAGE

Residential, Commercial, and Industrial Acreage (no agricultural class)

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	included
6/29/2020	011-212-114-00 7-115	402	889/538	MICHAEL/VANSLATEN	MACKINAC TR	WD	\$ 12,000	4.29	\$ -	\$ 12,000	\$ 2,797	included
9/13/2021	011-129-010-50	402	919/408	MCGEE/THOMPSON	GORMAN RD	WD	\$ 12,900	3.73	\$ -	\$ 12,900	\$ 3,458	included
7/30/2021	011-212-106-00&107-0	402	916/566	CASTLE/THUMSER	MACKINAC TR	WD	\$ 28,900	7.11	\$ -	\$ 28,900	\$ 4,065	included
10/11/2022	007-113-005-30	401	943/416	HARRISON/YAMADA	M-129	WD	\$ 29,000	5	\$ 16,449	\$ 12,551	\$ 2,510	Marq twp/Inc
9/18/2023	007-129-009-00	402	959/493	LEE/KLEIN	Simmons Rd	WD	\$ 18,000	5	\$ -	\$ 18,000	\$ 3,600	Marq twp/Inc

AVERAGE	\$ 3,568
MIN	\$ 2,510
MAX	\$ 4,980
MEDIAN	\$ 3,529

Conclusion: 1 acre = \$4000 (median & average rounded up) & 7 acre per acre = \$2571

1-9.99 acres \$2570 p/a - \$4000 p/a

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

Please note: Included sales from Marquette Township as it is a shared border with St. Ignace Twp. St. Ignace Twp did not have sales within dates of study

Residential, Commercial, and Industrial Acreage (no agricultural class)

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 WD		\$ 36,500	14.56	\$ -	\$ 36,500	\$ 2,507	Included
8/27/2021	011-131-032-00	402	918/234	COPLEY/ROBBINS	003 FIBRE/MACKINAC WD		\$ 26,500	14	\$ -	\$ 26,500	\$ 1,893	Included
12/10/2021	011-131-008-10	402	925/362	DUMAS/WILDE	003 FIBRE/GORMAN R WD		\$ 20,000	10	\$ -	\$ 20,000	\$ 2,000	Included
3/11/2022	011-131-008-20	402	941/218	DUMAS/WILDE	003 FIBRE/GORMAN R WD		\$ 22,000	10	\$ -	\$ 22,000	\$ 2,200	Included
2/15/2022	011-132-002-30	402	930/104	RENAUD/BANES	003 FIBRE/GORMAN R WD		\$ 69,000	28.8	\$ -	\$ 69,000	\$ 2,396	Included
6/21/2022	011-205-007-00	402	937/110	THOMAS/APPLEBEE	003 FIBRE/W OF 16 MI WD		\$ 27,500	14.48	\$ -	\$ 27,500	\$ 1,899	Included
12/14/2022	011-425-005-10	402	946/464	ROBERTS/SNYDER	003 FIBRE/WD		\$ 17,000	10	\$ -	\$ 17,000	\$ 1,700	Included
2/8/2023	011-131-032-00	402	948/612	ROBBINS/GEETING	003 FIBRE/MACKINAC WD		\$ 25,000	14	\$ -	\$ 25,000	\$ 1,786	Included
2/25/2023	011-312-018-10	402	949/254	SMITH/YAMUNI	003 FIBRE/MACKINAC WD		\$ 23,000	18.78	\$ -	\$ 23,000	\$ 1,225	Included
4/17/2024	011-224-005-00 +	401	969/212	SCHLAK/BAY	003 FIBRE/6638 N SERV WD		\$ 150,000	28.85	\$ 70,205	\$ 79,795	\$ 2,766	Included
1/15/2025	011-131-030-00	402	983/93	FREY/CHALKER	003 FIBRE/MACKINAC QC		\$ 33,000	16.4		\$ 33,000	\$ 2,012	Included
5/23/2025	011-312-004-00	402	987/664	SAYLES/BUSH	003 FIBRE/BELONGA WD		\$ 48,000	19.4		\$ 48,000	\$ 2,474	Included
8/6/2025	011-129-005-10	402	991/148	REDDMANN/MCNEELY	003 FIBRE/GORMAN R WD		\$ 45,000	25		\$ 25,000	\$ 1,800	Included

AVERAGE	\$ 2,051
MIN	\$ 1,225
MAX	\$ 2,766
MEDIAN	\$ 2,000

Conclusion: 10 acre = \$2000 (the median) & 25 acre per acre = \$1440

10-29.99 acres \$1440 p/a - \$2000 p/a

Land table value price per acre increases as acreage decreases. The median is determined best indicator of value.

Residential, Commercial, and Industrial Acreage (no agricultural class)

Size Range 30-49.99 ACRES

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	
8/15/2019	011-236-001-20	402	872/203	MULKA/BAZINAU	018 SIMMONS ROAD	WD	\$ 42,000	40	\$ -	\$ 42,000	\$ 1,050	
1/21/2020	011-224-003-00	402	879/579	JULIAN/CASE	023 NSERVRD/EOFPINE	WD	\$ 18,000	30	\$ -	\$ 18,000	\$ 600	
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	Included
7/7/2023	011-112-011-00 +	402	955/699	PENNINGTON/SLEE	003 FIBRE/JAMISON R	WD	\$ 71,500	46.8		\$ 71,500	\$ 1,528	Included
8/8/2024	011-108-002-00	402	974/561	TARRY/RADKE	003 FIBRE/MACKINAC	WD	\$ 65,000	40		\$ 65,000	\$ 1,625	Included

AVERAGE	\$ 1,418
MIN	\$ 1,100
MAX	\$ 1,625
MEDIAN	\$ 1,528

Conclusion: 30 acre = \$1400 (average rounded down) & 40 acre per acre = \$1200

10-29.99 acres \$1200 p/a - \$1400 p/a

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

Residential, Commercial, and Industrial Acreage (no agricultural class)

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
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/Inc
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/Inc
1/16/2023	007-413-010-00	402	948/228	MISKO/LOVELL	Fish Rd	WD	\$ 210,000	160		\$ 210,000	\$ 1,313	Adj Twp/Inc
3/9/2023	007-423-001-30+	402	949/580	EUP/HANNA	Fish Rd	WD	\$ 120,000	120		\$ 120,000	\$ 1,000	Adj Twp /Inc
5/10/2024	011-225-002-00	401	970/335	FILARSKI/WILMOT	2325 E Petes Rd	WD	\$ 125,000	80	\$ 31,836	\$ 93,164	\$ 1,165	Residual/Inc
8/16/2024	007-131-009-00	402	975/313	PIIPPO/McCOY	5744 Webb Rd	WD	\$ 96,000	77.93			\$ 1,232	Adj Twp/Inc
1/17/2025	007-131-010-00	402	982/653	INGALLS/SOLRACE PR LLC	5684 Webb Rd	WD	\$ 103,000	80			\$ 1,288	Adj Twp /Inc
3/7/2025	007-406-003-00	402	984/529	REID/LUBINSKI	Pheiffer Rd	WD	\$ 185,000	160			\$ 1,156	Adj Twp /Inc

AVERAGE	\$ 1,188
MIN	\$ 730
MAX	\$ 1,619
MEDIAN	\$ 1,199

Conclusion: 50 + acre = \$1200 (average rounded up) & 100 acre = \$900

50 + acres \$900 p/a - \$1200 p/a

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

GRAVEL PITS *St. Ignace Twp Acreage rates* *Rates used for 10-100 acre parcels only*

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	\$ 179,000	80		\$ 179,000	\$ 2,238	Included
5/7/2013	007-134-003-00	302	761/182	3 a active	N 3 Mile rd	WD	\$ 91,000	119		\$ 91,000	\$ 765	outlier
8/25/2015	011-101-002-00+	302	801/115		easement access	WD	\$ 15,200	76.6		\$ 15,200	\$ 198	outlier
10/8/2019	011-324-003-00	302	874/546	7.5 active	3075 Mack Tr.	WD	\$ 50,000	34		\$ 50,000	\$ 1,471	Included
5/30/2023	011-336-012-00	302	953/388		Castle Rock Rd	WD	\$ 70,000	40		\$ 70,000	\$ 1,750	Included

AVERAGE \$ 1,820
MIN \$ 1,471
MAX \$ 2,238
MEDIAN \$ 1,471

Conclusion: 10 - 100 acres \$2000 - \$1900 per acre
Average rounded up determined best indicator of value for 100 acres
Land table value price per acre increases as acreage decreases.

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 RATES

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
2/5/2020	011-130-029-10	401	880/567	LAWNICHAK/MCQUISTION	GORMAN RD	WD	\$ 164,500	200	\$ 137,680	\$ 26,820	\$ 134	
6/10/2020	011-019-020-20	401	888/168	AHRENS/SENOGLES	MAC TR	WD	\$ 85,000	107.74	\$ 79,383	\$ 5,617	\$ 52	
6/19/2020	011-129-025-00	401	888/652	CLAYTON/SOULLIERE	GORMAN	WD	\$ 40,000	112	\$ 35,419	\$ 4,581	\$ 41	
6/29/2020	011-212-114-00&115	402	889/538	MICHAEL/VANSLOTEN	MAC TR	WD	\$ 12,000	300	\$ -	\$ 12,000	\$ 40	
7/27/2020	011-129-020-00	402	891/189	PERAULT/TAMLYN	GORMAN	WD	\$ 7,000	200	\$ -	\$ 7,000	\$ 35	
8/23/2020	011-129-011-10	402	893/699	DAUW/SPRADER	GORMAN	WD	\$ 24,900	520	\$ -	\$ 24,900	\$ 48	
11/4/2020	011-129-020-10	401	898/695	BINZER/ROUNTREE	GORMAN RD	WD	\$ 122,570	97	\$ 94,953	\$ 27,617	\$ 285	
12/9/2020	011-131-011-00	401	900/677	BUNKER/MCDONALD	MAC TR	WD	\$ 91,250	100	\$ 70,534	\$ 20,716	\$ 207	
6/22/2021	011-130-004-00	401	913/360	BAUNOCH/MAYBANK	MAC TR	WD	\$ 167,200	200	\$ 142,895	\$ 24,305	\$ 122	Included
7/30/2021	11-212-106-00 & 107-0	402	916/566	CASTLE/THUMSER	MAC TR	WD	\$ 28,900	416.72	\$ -	\$ 28,900	\$ 69	Included
9/13/2021	011-129-010-50	402	919/408	MCGEE/THOMPSON	GORMAN RD	WD	\$ 12,900	201	\$ -	\$ 12,900	\$ 64	Included
9/15/2021	011-120-016-00	402	919/413	WILSON/HORN	GORMAN RD	WD	\$ 9,900	132	\$ -	\$ 9,900	\$ 75	Included
1/26/2022	011-129-010-12	401	928/531	CAMPBELL/WIARTALLA	GORMAN RD	WD	\$ 108,500	250	\$ 57,446	\$ 51,054	\$ 204	Included
3/11/2022	1-112-006-50&101-022	401	931/73	KRIESCHE/ROBBINS	ST IGNACE RD	WD	\$ 120,000	312	\$ 47,154	\$ 72,846	\$ 233	Included
10/5/2022	011-225-011-00	402	943/190	WINNERSKI/CANFIELD	NORTH SERVICE	WD	\$ 3,500	100	\$ -	\$ 3,500	\$ 35	Included
10/21/2022	011-130-031-00	401	943/528	SCHLEY/BLACKBURN	GORMAN RD	WD	\$ 225,000	288	\$ 204,976	\$ 20,024	\$ 70	Included
1/17/2023	011-129-010-15	401	948/128	VIEAU/GUGIN	GORMAN RD	WD	\$ 223,000	200	\$ 203,975	\$ 19,025	\$ 95	Included
1/20/2023	011-312-004-30	401	948/243	BROWN/LEONARD	BELONGA RD	WD	\$ 194,500	313.07	\$ 180,542	\$ 13,958	\$ 45	Included
6/23/2023	011-131-009-20	401	955/108	SCARROTT/CARNES	ACKLAND RD	WD	\$ 260,000	269	\$ 202,158	\$ 57,842	\$ 215	Included
9/7/2023	011-212-112-00	402	959/173	ALRICK/MCNEELY	MAC TR	WD	\$ 28,900	175.1	\$ -	\$ 28,900	\$ 165	Included
10/7/2025	011-132-006-00	401	994/466	BACKIE/WHERLEY	GORMAN RD	WD	\$ 158,500	450	\$ 102,357	\$ 56,143	\$ 125	Future

Conclusion:	Rd Front: High	\$ 120	PFF	AVERAGE	\$ 116
	Rd Front: Medium	\$70-85	PFF	MIN	\$ 35
	Rd Front: Low	\$ 45	PFF	MAX	\$ 233
	Average rounded up is the best indicator of High value.			MEDIAN	\$ 85

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	RV Rd WF
10/25/2017	011-103-014-20	402	841/373	WRIGHT/SHOWALTER	5271 Riverview Rd	WD	\$ 47,500	319	\$ -	\$ 47,500	\$ 149	RV 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	RV 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	RV 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 Included
11/8/2021	011-103-004-30	401	923/21	STREBEL/MASSEY	5347 Riverview Rd	WD	\$ 227,500	269	\$ 127,615	\$ 99,885	\$ 371	RV Rd WF/Inc
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/INC
7/6/2022	011-102-005-10	402	937/329	KRIESCHE/NURMI	N Pine River Rd	WD	\$ 15,000	250	\$ -	\$ 15,000	\$ 60	NO WF/INC
7/22/2022	011-111-036-85&036-80	401	938/523	PETERSON/MARSHALL	5019 S Pine River Rd	WD	\$ 165,000	448	\$ 123,499	\$ 41,501	\$ 93	NO WF/INC
8/1/2022	011-103-015-20	401	939/227	JAMES EST/DIALPAZ	5200 Riverview R	WD	\$ 116,000	100	\$ 43,885	\$ 72,115	\$ 721	RV Rd WF/Inc
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/INC
3/16/2023	011-103-001-00	402	950/176	ROBERTS/MELLON	N Pine River Rd	WD	\$ 14,500	102	\$ -	\$ 14,500	\$ 142	WF/INC
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/INC
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/INC
5/17/2024	011-110-008-00	401	970/496	MAST/CONNOR	S Pine River Rd	WD	\$ 315,000	110	\$ 228,701	\$ 86,299	\$ 785	WF/INC
6/19/2024	011-103-012-00	401	972/252	WOOD/LANDRO	N Pine River Rd	WD	\$ 276,500	214	\$ 115,631	\$ 160,869	\$ 752	WF/INC

CONTINUED...

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
7/27/2024	011-103-014-40	402	974/87	SHERMAN/SCHWAB	Riverview Rd	WD	\$ 29,000	131	\$	29,000	\$ 221	WF/INC
7/31/2024	011-110-012-00	402	974/160	MACILLAN/PAYMENT	Canfield Ln	WD	\$ 90,000	100	\$	90,000	\$ 900	WF outlier
9/26/2024	011-102-005-40	402	977/349	HAGLUND/SAUNDERS	N Pine River Rd	WD	\$ 7,000	150	\$	7,000	\$ 47	NO WF /INC

Conclusion:	WF Front: High	n/a	Rd Front: High	\$90	WF	AVERAGE	\$	448	RDF AVERAGE	\$	65
P/FF	WF Front: Medium	\$ 400	Rd Front: Mediur	\$75		MIN	\$	142	MIN	\$	47
	WF Front: Low	n/a	Rd Front: Low	\$60		MAX	\$	900	MAX	\$	93
						MEDIAN	\$	372	MEDIAN	\$	60

RD Front: Average rounded up is the best indicator of Medium Value

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

LAND VALUE 00027 MARTIN ST BAY/M-134 RD FF Sales

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	Price PFF	NOTES
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/Inc
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/Inc
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/Inc
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/Inc
9/23/2024	011-111-036-40	402	977/244	LAC/STREHLER	S Pine River North side	WD	\$ 18,000	400		\$ 18,000	\$ 45	RF/Inc
10/2/2025	011-113-002-60	402	994/443	MCDONALD/RUNSTROM	M-134	WD	\$ 12,000	200		\$ 12,000	\$ 60	RF future

Conclusion:	Rd Front: High	\$ 100	PFF						AVERAGE	\$	78
	Rd Front: Medium	\$ 60	PFF						MIN	\$	58
	Rd Front: Low	\$ 50	PFF						MAX	\$	143
	Average rounded up is the best indicator of High value.								MEDIAN	\$	72

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

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	2103 M-134	WD	\$ 100,000	165	\$ 37,848	\$ 62,152	\$ 377	
10/19/2018	011-111-026-00	401	857/691	RICE/DEEMER	4920 LOUIES LN	WD	\$ 235,000	140	\$ 93,983	\$ 141,017	\$ 1,007	
4/12/2019	011-113-002-35	401	865/523	SLAVIN/FRIEDLE	2361 M-134	WD	\$ 209,000	299.4	\$ 85,524	\$ 123,476	\$ 412	
6/12/2019	011-019-009-30	401	868/460	MURRAY/SCHROEDER	INGALSBE WF	WD	\$ 355,000	136.8	226668	\$ 128,332	\$ 938	
11/6/2020	1-114-004-40 & 111-00	402	899/269	SPENCER/KUSHION	M-134	WD	\$ 119,900	180	\$ -	\$ 119,900	\$ 666	
12/14/2020	11-111-019-20 & 019-1	402	901/419	WEBSTER/BAUSS	M-134	WD	\$ 165,000	275.26	\$ -	\$ 165,000	\$ 599	
5/6/2021	011-113-021-00	401	910/690	SPENCER/HALBERSMA	2061 M-134	WD	\$ 195,000	165	\$ 32,432	\$ 162,568	\$ 985	
8/11/2021	011-113-002-64	401	917/292	SYLVESTER/KLING	2371 M-134	WD	\$ 395,000	200	\$ 246,000	\$ 149,000	\$ 745	
8/13/2021	011-113-030-20	402	917/341	HOWARD/GENTRY	M-134	WD	\$ 96,000	172	\$ -	\$ 96,000	\$ 558	
9/24/2021	011-111-017-00	401	920/492	MELLGREN/WILK	4830 LOUIES LN	WD	\$ 347,000	250	\$ 163,081	\$ 183,919	\$ 736	
5/14/2021	011-113-002-30	402	911/534	WAGG/SALIBA	M-134	WD	\$ 78,000	200	\$ -	\$ 78,000	\$ 390	
9/25/2021	011-128-002-10	402	920/392	STAFFORD/ERICKSON	off of CHARLES RD	WD	\$ 79,000	175	\$ -	\$ 79,000	\$ 451	
11/12/2021	011-113-017-00	402	923/402	C&E/SLEE	M-134	WD	\$ 39,900	100	\$ -	\$ 39,900	\$ 399	
3/17/2022	011-111-012-00 010-00	401	931/535	PETERSEN/ARNOLD	1985 M-134	WD	\$ 434,000	665	\$ 154,718	\$ 279,282	\$ 420	Included
10/25/2022	011-113-002-30	402	944/176	SALIBA/HAYDEN	2365 M-134	WD	\$ 83,000	200	\$ -	\$ 83,000	\$ 415	Included
12/21/2022	011-111-019-00	402	947/35	STARR/COURTRIGHT	E M-134	WD	\$ 170,500	275.8	\$ -	\$ 170,500	\$ 618	Included
8/4/2023	011-113-002-00	402	957/194	MCDONALD/TITESWORTH	M-134	WD	\$ 220,000	235.17		\$ 220,000	\$ 935	Included
8/17/2023	011-111-011-10	401	958/37	PETERSEN/BATHERSON	1981 E M-134	WD	\$ 421,000	281.2	\$ 296,258	\$ 124,742	\$ 444	Included
7/9/2024	011-113-002-20	401	973/100	YANO/HENIGE	M-134	WD	\$ 600,000	200	\$ 335,117	\$ 264,883	\$ 1,324	Included
10/14/2024	011-128-004-20	402	978/515	PIIPPO/WILEY	CHARLES RD	WD	\$ 90,000	150		\$ 90,000	\$ 600	Included
11/1/2024	011-128-003-00	402	980/10	WILLETTE/WILDMAN	off of CHARLES RD	WD	\$ 130,000	316		\$ 130,000	\$ 411	Included
7/21/2025	011-112-011-00 +	402	990/290	SLEE/DEJONG	E SIDE of JAMISON	WD	\$ 175,000	180		\$ 175,000	\$ 972	Future
7/22/2025	011-113-030-20	402	990/461	GENTRY/MALESKI	M-134	WD	\$ 135,000	172		\$ 135,000	\$ 785	Future

Conclusion:	WF Front: High	\$ 700		AVERAGE	\$ 646
P/FF	WF Front: Medium	\$ 600		MIN	\$ 411
	WF Front: Low	\$ 500		MAX	\$ 1,324
				MEDIAN	\$ 522

Conclusion: Average rounded up is best indicator of value for High WF

P/FF = \$500-\$700

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	Included
11/12/2021	011-550-112-00	401	923/387	WOLSKI/GIOVENCO	125 Pine Tr	WD	\$ 94,500	125	\$ 81,478	\$ 13,022	\$ 104	Included
9/28/2022	011-660-089-00	402	942/335	HOULE/LANGSTAGG	180 Huron	WD	\$ 31,000	150	\$ -	\$ 31,000	\$ 207	Included
10/6/2022	011-550-112-00	401	943/15	GIOVENCO/BEAUDOIN	125 Pine Tr	WD	\$ 112,000	125	\$ 92,844	\$ 19,156	\$ 153	Included
11/8/2022	011-660-087-00 +	402	944/605	HOULE/DORMAN	164 Huron Tr	WD	\$ 29,000	150	\$ -	\$ 29,000	\$ 193	Included
1/23/2023	011-550-168-00	401	948/302	MATTILA/KACEL	147 Michigan Tr	WD	\$ 138,000	100	\$ 130,351	\$ 7,649	\$ 76	Included
12/4/2023	011-550-035-00	401	963/480	FERGUSON/JOHNSTON	Victoria St	WD	\$ 148,000	95	\$ 128,896	\$ 19,104	\$ 201	Included
5/29/2024	011-550-107-00	401	971/191	RIORDAN/LUNDEEN	Pine Tr	WD	\$ 179,000	100	\$ 123,174	\$ 55,826	\$ 558	Included
6/27/2024	011-550-123-00	401	972/370	SORRELS/MORRISON	Mackinac Ln	WD	\$ 135,000	100	\$ 99,934	\$ 35,066	\$ 351	Included

Conclusion:	RD Front: High	\$ 330		AVERAGE	\$ 213
P/FF	RD Front: Medium	\$ 200		MIN	\$ 70
	RD Front: Low	\$ 70		MAX	\$ 558
				MEDIAN	\$ 193

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

P/FF = \$70-\$330

LAND VALUE 010 EVERGREEN SHORES PRII

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	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	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	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	WF
11/9/2020	011-550-006-00	402	899/271	RAHOI/BRONSON	SHORE DR	WD	\$ 100,000	75.6	\$ -	\$ 100,000	\$ 1,323	Included 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	Included 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	Included 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	Included WF
9/2/2025	011-660082-00	401	992/420	HUSTED/THE BEACH HUTCH LL	2615 SHORE DR	WD	\$ 280,000	154.6	\$ 134,024	\$ 145,976	\$ 944	Future Inc WF

Conclusion: WF Front: High **\$1,500**
P/FF WF Front: Low **\$ 900**

AVERAGE \$ **1,687**
MIN \$ 944
MAX \$ 2,667
MEDIAN \$ 1,676

Conclusion: Average rounded down is best indicator of value for High WF p/ff
P/FF = \$900-\$1500

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/Inc
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/Inc
1/11/2021	11-650-012-00 & 014-0	402	903/344	BRIDGES/FITZPATRICKWD	Rabbits Back	WD	\$ 99,000	393	\$ -	\$ 99,000	\$ 252	WFVIEW/Inc
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/Inc
12/7/2023	011-030-008-00	402	963/672	BELONGA/EBAUGH	Rabbits Back	WD	\$ 70,000	167		\$ 70,000	\$ 419	WF VIEW/Inc

ALL PRIOR SALES INCLUDED

Conclusion: WF Front: High \$ 700
 P/FF WF View: Low \$ 400

AVERAGE \$ 382
MIN \$ 221
MAX \$ 559
MEDIAN \$ 419

Conclusion: St. Martin's Bay East high waterfront value is the best indicator of value for Rabbit's back waterfront as there are not recent sales and waterfront is very simila

Waterfront view best indicator of value is the 12/7/2023 vacant land sale

P/FF = \$400-\$700

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

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

Conclusion: Average rounded up is best indicator of value for Rd ff Medium p/ff

P/FF = \$50-\$70

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/Inc
10/31/2017	011-336-022-20	402	842/114	HAIRE/MCLEAN	Lant	WD	\$ 20,000	136	\$ -	\$ 20,000	\$ 147	RD FR/Inc
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/Inc
12/4/2020	011-336-019-00	401		VAUGN/GROGAN	783 W Lant	WD	\$ 135,900	118	\$ 71,085	\$ 64,815	\$ 549	RD FR/Inc
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/Inc

ALL PRIOR SALES INCLUDED

Conclusion: RD Front: High \$ 150 **GAMBLE LAKE FF: \$ 350 p/ff**
 P/FF RD Front: low Back \$ 75 Conclusion: Average rounded down is the best indicator of value
 Conclusion: The vacant sale (10/31/2017) p/ff rounded up is best indicator of value for Rd ff High
 P/FF = \$75-\$150

AVERAGE	\$ 370
MIN	\$ 147
MAX	\$ 550
MEDIAN	\$ 419

LAND VALUE 025 COMMERCIAL FF

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 175	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 175	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		\$ 219,000	115.0	\$ 149,375	\$ 69,625	\$ 605	INCLUDED
09/28/17	011-104-004-00	201	840/151	SHAW/SSM TRIBE	5104 N MACKINAC TRAL	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	Outlier
10/25/21	011-550-121-00	201	922/03	NOLAN/AFG	2040 I-75 BUSINESS LOC	WD	\$ 209,000	100.0	\$ 154,285	\$ 54,715	\$ 547	INCLUDED
06/17/22	011-550-021-00	201	936/456	TAYLOR/GURU	1809 I-75 BUSINESS LOC	WD	\$ 280,000	120.0	\$ 246,061	\$ 33,939	\$ 283	INCLUDED
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	Outlier
02/10/23	011-550-005-00	201	L949/P96	MCCALL/SSM TRIBE	1449 S I-75 BUSINESS LC	WD	\$ 340,000	220.0	\$ 580,033	\$ 281,967	\$ 1,282	WF
03/04/24	011-550-025-00 & 026	201	967/277	JAGHAB/SWOPE	I-75 BUSINESS LOOP	WD	\$ 240,000	269.5	\$ 137,041	\$ 102,959	\$ 382	INCLUDED
07/30/25	011-550-094-00 +	201	991/42	FULGENZI/PINE	1919 BUSINESS LOOP	WD	\$ 310,250	496.0	\$ 226,699	\$ 83,551	\$ 168	RD FR Future

Conclusion: Rd Front: High \$ 300 PFF WF rates are in line with WF- High \$ 1200 PFF
 Rd Front: Medium \$ 200 PFF Evergreen Shores Prime & WF- Low \$ 800 PFF
 Rd Front: Low \$ 100 PFF sale listed here.
 Median rounded up and Average rounded down is the best indicator of High value for RD FF
 and sale of 2/10/2023 rounded down is best indicator for Waterfront value

RD	AVERAGE	\$ 356
	MIN	\$ 57
	MAX	\$ 605
	MEDIAN	\$ 283