

0-4 ACRES							
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
07/06/23	004-359-039-00	20230899	\$1,500	1.81	\$829	NO ROW	GOOD
04/19/24	002-225-005-00	20240522	\$5,000	1.23	\$4,065	1.33A - .1A ROW BELLAIRE	GOOD
03/05/24	002-212-016-10	20240216	\$19,000	4.57	\$4,158	-.24A ROW CADEAU	GOOD
10/22/24	001-229-006-20	20241440	\$12,800	2.5	\$5,120	NO ROW	GOOD
11/06/24	002-225-004-30	20241514	\$21,000	3.37	\$6,231	3.62A - .25A ROW BELLAIRE	GOOD
10/19/24	004-425-008-00	20241401	\$30,000	4.78	\$6,276	4.96A - .18A ROW SKANEE	GOOD
							OUTLIER

2026 RANGE OF \$829 TO \$6276/ACRE

AVERAGE TO US \$4890/ACRE

MEAN	\$4,446	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	2015	\$89,300	18	\$4,890
LOWER BOUND	416		MIN	\$829
UPPER BOUND	\$8,476.83		MAX	\$6,276

30-40 ACRES							
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
10/02/23	004-054-002-00	20231233	\$72,500	80	\$906	Black bear no ROW	GOOD
09/27/24	MULTIPARCEL	20241298	\$55,000	59.5	\$924	NO ROW	GOOD
05/29/24	004-108-002-00	20240692	\$38,500	38	\$1,013	40A - 2A ROW LAHTI & HAKKINEN	GOOD
08/14/24	001-230-016-00	20241075	\$40,000	39	\$1,026	40A - 1A ROW KARSCHNEY	GOOD
12/06/24	003-103-003-53	20250030	\$42,000	37	\$1,135	NO ROW	GOOD
08/15/23	001-067-010-20	20231038	\$90,000	79	\$1,139	-1A ROW	GOOD
08/04/23	002-230-012-00	20230990	\$45,000	37.68	\$1,194	-2.32A ROW	GOOD
10/05/23	002-225-004-00	20231260	\$94,088	77.09	\$1,220	-1.44A ROW	GOOD
03/04/25	001-065-013-05	20250230	\$53,000	39.5	\$1,342	40A - .5A ROW ST CYR	GOOD
11/19/24	001-065-013-15	20241565	\$55,000	39.5	\$1,392	40A - .5A ROW ST CYR	GOOD
06/24/23	001-084-005-00	20230843	\$52,500	37.58	\$1,397	2.42A ROW	GOOD
02/23/24	001-065-013-00	20240190	\$220,000	156	\$1,410	-4A ROW ST CYR & SKANEE	GOOD
10/30/24	003-228-001-00	20241451	\$60,000	40	\$1,500	NO ROW	GOOD
01/06/24	001-232-037-00	20240039	\$60,000	39	\$1,538	-1A ROW	GOOD
02/22/25	MULTIPARCEL	20250214	\$80,000	50	\$1,600	NO ROW	GOOD
08/09/24	001-065-013-20	20241040	\$69,900	39	\$1,792	40A - 1A ROW HURON	GOOD
10/02/24	001-065-013-10	20241327	\$72,900	39	\$1,869	40A - 1A ROW HURON	GOOD
05/08/24	004-110-001-10	20240601	\$78,000	40	\$1,950	NO ROW	GOOD
06/19/23	004-436-005-00	20230824	\$120,000	60	\$2,000	NO ROW {\$120,000, 60A, \$2,000/A}	GOOD
06/06/24	001-084-012-00	20240715	\$85,000	40	\$2,125	SWAMPY NO ACCESS	GOOD

2026 RANGE OF \$906 TO \$2125/ ACRE

AVERAGE TO USE \$1390/ACRE

MEAN	\$1,424	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	370	\$1,483,388	1,066.85	\$1,390
LOWER BOUND	684		MIN	\$906
UPPER BOUND	\$2,163.05		MAX	\$2,125

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
004-107-007-00	20855 HERMAN NESTORIA RD	08/21/24	\$250,000	\$250,000	\$88,948	35.58	\$191,738	\$93,375	\$35,113	1,085.0	1340.0	\$86
004-365-003-05	16130 USIMAKI RD	11/05/24	\$30,000	\$30,000	\$16,484	54.95	\$32,967	\$30,000	\$32,967	164.8	300.0	\$182
004-365-003-20	USIMAKI RD	11/05/24	\$30,000	\$30,000	\$16,484	54.95	\$32,967	\$30,000	\$32,967	164.8	300.0	\$182
004-366-029-00		09/30/24	\$83,000	\$83,000	\$11,834	14.26	\$23,667	\$83,000	\$23,667	100.0	0.0	\$830
004-378-002-04	19214 DOGPATCH RD	05/05/23	\$35,000	\$35,000	\$9,497	27.13	\$23,494	\$35,000	\$23,494	339.9	1283.0	\$103
004-378-002-05	19185 DOG PATCH RD "E"	05/19/23	\$30,000	\$30,000	\$8,950	29.83	\$22,100	\$30,000	\$22,100	319.0	1135.0	\$94
004-378-002-06	DOGPATCH RD "F"	04/22/24	\$34,000	\$34,000	\$21,949	64.56	\$43,897	\$34,000	\$43,897	659.4	1793.0	\$52
004-378-002-07	DOGPATCH RD "G"	04/22/24	\$34,000	\$34,000	\$21,949	64.56	\$43,897	\$34,000	\$43,897	659.4	1793.0	\$52
004-378-002-08	DOGPATCH RD "H"	04/21/23	\$24,000	\$24,000	\$8,242	34.34	\$16,484	\$24,000	\$16,484	329.7	695.0	\$73
Totals:			\$550,000	\$550,000	\$204,337		\$431,211	\$393,375	\$274,586	3,821.9		
						Sale. Ratio =>	37.15	Average				
						Std. Dev. =>	18.00	per FF=>		\$103		

2026 INLAND LANDS - \$103 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
004-204-013-20		03/25/24	\$60,000	\$60,000	\$34,558	57.60	\$69,115	\$60,000	\$69,115	181.0	0.0	\$331
004-208-014-00	14662 PEQUAMING RD	11/30/23	\$310,000	\$310,000	\$144,795	46.71	\$312,594	\$113,256	\$115,850	331.0	356.0	\$342
004-276-020-00	13346 SUNSET DR	11/18/24	\$265,000	\$265,000	\$147,058	55.49	\$264,170	\$50,830	\$50,000	100.0	100.0	\$508
004-307-005-20		04/04/23	\$27,000	\$27,000	\$12,500	46.30	\$25,000	\$27,000	\$25,000	100.0	100.0	\$270
004-460-014-00		12/09/24	\$25,000	\$25,000	\$17,150	68.60	\$34,300	\$25,000	\$34,300	98.0	125.0	\$255
Totals:			\$687,000	\$687,000	\$356,061		\$705,179	\$276,086	\$294,265	810.0		
						Sale. Ratio =>	51.83	Average				
						Std. Dev. =>	9.17	per FF=>				
								\$341				

2026 RANGE OF \$270 TO \$ 508 FF

2026 WATERFRONT AVERAGE TO USE FF - \$341 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
004-359-022-20	15740 JACK O LANTERN RD	10/13/23	\$205,000	\$205,000	\$100,451	49.00	\$202,221	\$47,890	\$45,111	143.1	100.0	\$335
044-506-002-00	309 N MAIN ST	05/19/23	\$122,000	\$122,000	\$41,006	33.61	\$95,455	\$31,222	\$4,677	62.4	135.0	\$501
044-548-011-81	410 FALLS RIVER DR	06/09/23	\$260,000	\$260,000	\$88,329	33.97	\$201,888	\$76,862	\$18,750	150.0	190.0	\$512
044-549-022-10	US HWY 41	10/13/23	\$205,000	\$205,000	\$100,451	49.00	\$202,221	\$47,890	\$45,111	143.1	100.0	\$335
044-586-007-00	1076 N MAIN ST	10/08/24	\$132,000	\$132,000	\$35,188	26.66	\$69,927	\$74,072	\$11,999	141.2	200.0	\$525
044-586-028-00	EASTERN AVE	06/26/23	\$44,000	\$44,000	\$7,019	15.95	\$20,745	\$44,000	\$20,745	89.4	100.0	\$492
044-592-009-00	501 N MAIN ST	01/09/24	\$181,000	\$181,000	\$64,931	35.87	\$136,779	\$51,721	\$7,500	100.0	125.0	\$517
044-593-010-00	401 N MAIN ST	05/22/23	\$123,000	\$123,000	\$44,272	35.99	\$94,435	\$32,315	\$3,750	50.0	125.0	\$646
044-593-014-00	416 N 3RD ST	02/09/24	\$72,000	\$72,000	\$23,817	33.08	\$60,794	\$15,456	\$4,250	50.0	125.0	\$309
044-595-007-00	415 N 3RD ST	10/11/24	\$123,000	\$123,000	\$41,758	33.95	\$93,904	\$36,491	\$7,395	87.0	125.0	\$419
044-609-014-00	211 E FORD AVE	10/13/23	\$170,000	\$170,000	\$40,543	23.85	\$111,983	\$63,517	\$5,500	100.0	125.0	\$635
044-692-016-00	16 GRAND AVE	10/03/23	\$59,000	\$59,000	\$15,417	26.13	\$47,122	\$15,412	\$3,534	47.1	111.0	\$327
044-702-002-00	507 E BROAD ST	09/21/24	\$128,195	\$128,195	\$56,861	44.36	\$112,033	\$39,344	\$23,182	115.9	111.0	\$339
044-702-005-00	521 E BROAD ST	08/04/23	\$165,000	\$165,000	\$52,601	31.88	\$110,098	\$67,966	\$13,064	174.2	141.0	\$390
044-703-005-50	621 E BROAD ST	09/19/24	\$165,000	\$165,000	\$50,934	30.87	\$116,948	\$54,552	\$6,500	100.0	125.0	\$546
044-715-013-00	22 TUTTLE AVE	08/19/24	\$155,000	\$155,000	\$52,295	33.74	\$115,486	\$50,963	\$11,449	134.7	115.7	\$378
044-720-015-00	118 E FALL ST	10/05/23	\$150,000	\$150,000	\$46,208	30.81	\$101,621	\$53,338	\$4,959	66.1	218.6	\$807
044-720-015-00	118 E FALL ST	12/20/24	\$155,000	\$155,000	\$62,672	40.43	\$122,467	\$38,154	\$5,621	66.1	218.6	\$577
044-731-002-50	1014 SEAVOY ST	11/07/24	\$220,000	\$220,000	\$78,279	35.58	\$165,930	\$64,150	\$10,080	118.6	141.6	\$541
044-732-001-30	17 MEADOR ST	06/24/24	\$145,000	\$145,000	\$39,922	27.53	\$79,234	\$80,747	\$14,981	176.2	513.0	\$458
044-752-025-00	828 LOUIS AVE	06/22/23	\$90,000	\$90,000	\$28,177	31.31	\$73,367	\$20,383	\$3,750	50.0	125.0	\$408
044-773-006-00	210 N BIRCH ST	08/18/23	\$75,000	\$75,000	\$30,354	40.47	\$63,600	\$15,074	\$3,674	49.0	120.0	\$308
044-779-009-00	320 SUPERIOR ST	07/17/24	\$175,000	\$175,000	\$67,390	38.51	\$131,797	\$56,888	\$13,685	161.0	100.0	\$353
044-780-001-00	127 SUPERIOR ST	06/23/23	\$90,000	\$90,000	\$25,469	28.30	\$53,912	\$43,395	\$7,307	132.9	100.0	\$327
Totals:			\$3,409,195	\$3,409,195	\$1,194,344		\$2,583,967	\$1,121,802	\$296,574	2,508.0		
Sale. Ratio =>						35.03	Average					
Std. Dev. =>						7.58	per FF=>					
							\$447					

Range of \$309 to \$807 ff
2026 VILLAGE GOOD FF TO USE \$447 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF
044-548-011-81	410 FALLS RIVER DR	06/09/23	\$260,000	\$260,000	\$88,329	33.97	\$201,888	\$76,862	\$18,750	150.0	190.0	0.65	\$512
044-702-002-00	507 E BROAD ST	09/21/24	\$128,195	\$128,195	\$56,861	44.36	\$112,033	\$39,344	\$23,182	115.9	111.0	0.31	\$339
044-773-005-05	216 N BIRCH ST	02/07/24	\$50,000	\$50,000	\$16,632	33.26	\$43,223	\$11,712	\$4,935	58.1	120.0	0.16	\$202
044-773-005-10	212 N BIRCH ST	02/07/24	\$50,000	\$50,000	\$16,632	33.26	\$43,223	\$11,712	\$4,935	58.1	120.0	0.16	\$202
Totals:			\$488,195	\$488,195	\$178,454		\$400,367	\$139,630	\$51,802	382.0		1.29	
						Sale. Ratio =>	36.55	Average				Average	
						Std. Dev. =>	5.44	per FF=>		\$365		per Net Acre=>	

RANGE OF \$202 TO \$512 FF

2026 VILLAGE ABOVE AVERAGE TO USE \$365 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
044-505-009-00	339 N FRONT ST	06/25/24	\$175,000	\$175,000	\$71,448	40.83	\$147,603	\$72,769	\$45,372	419.4	152.4	\$173
044-512-004-00	13 N 3RD ST	06/13/23	\$46,000	\$46,000	\$19,827	43.10	\$42,176	\$7,574	\$3,750	50.0	125.0	\$151
044-521-006-00	323 E BROAD ST	07/26/24	\$120,000	\$120,000	\$59,712	49.76	\$116,307	\$7,943	\$4,250	50.0	125.0	\$159
044-544-032-00	422 POPLAR ST	09/07/23	\$70,000	\$70,000	\$29,663	42.38	\$62,623	\$19,701	\$12,324	164.3	300.0	\$120
044-596-005-00	523 N 3RD STREET	07/16/24	\$80,000	\$80,000	\$40,187	50.23	\$78,418	\$5,832	\$4,250	50.0	125.0	\$117
044-596-016-00	520 N 4TH STREET	07/16/24	\$70,000	\$70,000	\$34,765	49.66	\$68,957	\$5,293	\$4,250	50.0	125.0	\$106
044-597-003-00	631 N 3RD STREET	07/24/24	\$70,000	\$70,000	\$36,646	52.35	\$72,515	\$1,735	\$4,250	50.0	125.0	\$35
044-609-002-00	529 N 4TH ST	04/03/24	\$125,000	\$125,000	\$60,665	48.53	\$121,330	\$12,170	\$8,500	100.0	125.0	\$122
044-610-011-50	214 E FORD AVE	01/30/24	\$115,000	\$115,000	\$43,232	37.59	\$112,639	\$6,611	\$4,250	50.0	125.0	\$132
044-613-012-00	332 E KINGSFORD AVE	08/27/23	\$130,000	\$130,000	\$57,678	44.37	\$121,293	\$14,221	\$5,514	73.5	25.0	\$193
044-640-014-00	118 CENTER STREET	07/16/24	\$80,000	\$80,000	\$39,507	49.38	\$77,081	\$6,720	\$3,801	44.7	100.0	\$150
044-650-008-00	132 E EASTERN AVE	07/24/23	\$5,000	\$5,000	\$1,875	37.50	\$3,750	\$5,000	\$3,750	50.0	125.0	\$100
044-660-009-00	927 MEADOR ST	04/14/23	\$175,000	\$175,000	\$82,162	46.95	\$164,323	\$22,770	\$12,093	161.2	325.0	\$141
044-694-018-00	126 WOODS AVE	12/16/24	\$71,000	\$71,000	\$33,967	47.84	\$66,289	\$8,787	\$4,076	48.0	115.0	\$183
044-698-031-05		08/18/23	\$20,000	\$20,000	\$10,074	50.37	\$24,150	\$20,000	\$24,150	386.9	229.8	\$52
044-702-010-00	102 W FALL ST	09/14/23	\$83,500	\$83,500	\$40,414	48.40	\$85,605	\$6,667	\$8,772	117.0	76.0	\$57
044-715-015-00	TUTTLE AVE	02/02/24	\$15,000	\$15,000	\$3,608	24.05	\$8,178	\$15,000	\$8,178	96.2	115.7	\$156
044-721-032-00	103 N SPRUCE ST	06/27/23	\$3,600	\$3,600	\$2,953	82.03	\$5,923	\$3,600	\$5,500	100.0	119.3	\$36
044-722-080-00	3 OAK ST	07/16/24	\$60,000	\$60,000	\$34,210	57.02	\$67,614	\$1,136	\$8,750	125.0	80.9	\$9
044-722-092-00	11 S SPRUCE ST	07/28/23	\$37,000	\$37,000	\$15,044	40.66	\$31,639	\$13,122	\$7,761	103.5	121.4	\$127
044-722-124-00	23 GREENWOOD ST	10/16/23	\$90,000	\$90,000	\$30,421	33.80	\$69,393	\$28,857	\$8,250	150.0	138.4	\$192
044-773-005-00	212 N BIRCH ST	02/07/24	\$50,000	\$50,000	\$16,632	33.26	\$43,223	\$11,712	\$4,935	58.1	120.0	\$202
Totals:			\$1,691,100	\$1,691,100	\$764,690		\$1,591,029	\$297,220	\$196,726	2,497.8		
						Sale. Ratio =>	45.22	Average				
						Std. Dev. =>	11.06	per FF=>		\$119		

RANGE OF \$9 TO \$202 FF

2026 VILLAGE AVERAGE FF TO USE \$119 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
004-108-004-00	HAKKINEN RD	02/08/24	\$30,000	\$30,000	\$20,000	66.67	\$40,000	\$30,000	\$40,000	40.00	40.00	\$750
004-202-006-05		03/23/24	\$32,500	\$32,500	\$0	0.00	\$40,000	\$32,500	\$40,000	40.00	40.00	\$813
004-286-001-05	13568 TOWNLINE RD	04/29/23	\$180,000	\$180,000	\$69,115	38.40	\$164,945	\$55,055	\$40,000	40.00	20.00	\$1,376
004-357-002-05		01/08/25	\$17,000	\$17,000	\$0	0.00	\$25,335	\$17,000	\$25,335	28.15	15.10	\$604
004-373-007-10		09/10/24	\$70,000	\$70,000	\$0	0.00	\$40,000	\$70,000	\$40,000	40.00	40.00	\$1,750
Totals:			\$329,500	\$329,500	\$89,115		\$310,280	\$204,555	\$185,335	188.15	155.10	
						Sale. Ratio =>	27.05	Average		Average		Average
						Std. Dev. =>	30.46	per FF=>		per Net Acre=>	1,087.19	per SqFt=>

RANGE OF \$604 TO \$1750 /ACRE

2026 TIMBER CUTOVER LAND VALUE - \$1087/ACRE