

Alpena County-2025 Land Value Analysis Agricultural 100 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
031-009-000-765-06	3198 BEAN CREEK ROAD	9/16/2022	14000	WD	14000	35450	14000	35450	Vacant	19.799	\$ 707	0	101	549/621		Agricultural	102	
024-028-000-551-01		6/12/2023	50000	WD	50000	74326	50000	74326	Vacant	47.91	\$ 1,044	0	101	553/287		General Agricultural	102	
024-033-000-571-00	MANNING HILL RD	5/18/2022	50000	WD	50000	62337	50000	62337	Vacant	40	\$ 1,250	0	101	548/815		General Agricultural	102	
023-009-000-051-02	EVANS RD	4/20/2023	60000	WD	60000	66300	56037	62337	Improved	40	\$ 1,401	0	101	552/420		General Agricultural	101	
023-031-000-351-00	8167 M65 S	10/27/2022	334645	WD	334645	299795	212605	177755	Improved	122.69	\$ 1,733	0	101	550/234		General Agricultural	101	
022-032-000-301-00	JACKS LANDING RD	4/26/2023	70000	WD	70000	62337	70000	62337	Vacant	40	\$ 1,750	0	101	552/514		General Agricultural	102	
023-030-000-021-02		2/20/2024	77500	WD	77500	61144	77500	61144	Vacant	39.77	\$ 1,949	0	101	555/930		General Agricultural	002	
042-024-000-051-01	7862 HAKEN RD	10/6/2023	259000	WD	259000	176713	144624	62337	Improved	40	\$ 3,616	0	101	554/454		Agricultural	101	
023-009-000-251-00	4120 EVANS RD	8/26/2022	200000	WD	200000	154589	79643	34232	Improved	20	\$ 3,982	0	101	549/328		General Agricultural	101	
											\$	1,937	Avg of All					
											\$	1,340	Avg of Vacant					
											\$	1,811	Avg of mid-band					

For 2025, use \$1,700/acre for 100 acre rate

2025 Assessment Roll Acreage Table

**Alpena County
AG Acreage**

General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 9,500	3	\$ 5,500	\$ 16,500	10	\$ 2,000	\$ 20,000	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,000	\$ 30,000	40	\$ 1,600	\$ 64,000
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,275	\$ 45,500	50	\$ 1,600	\$ 80,000
2.5	\$ 6,000	\$ 15,000	7	\$ 2,700	\$ 18,900	25	\$ 2,275	\$ 56,875	100	\$ 1,600	\$ 160,000

Agricultural Acreage Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 9,500	3	\$ 5,500	\$ 16,500	10	\$ 2,000	\$ 20,000	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,000	\$ 30,000	40	\$ 1,700	\$ 68,000
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,275	\$ 45,500	50	\$ 1,700	\$ 85,000
2.5	\$ 6,000	\$ 15,000	7	\$ 2,700	\$ 18,900	25	\$ 2,275	\$ 56,875	100	\$ 1,700	\$ 170,000

Enter Percentage:

Enter Minimum:

\$ 1,700

Alpena Township-2025 Land Value Analysis Commercial Rural Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	115565	24460	Improved	487.36	599	6.702	\$ 237	\$ 17,243	\$ 0.395853	487.36	201a	549-744		201-Comm-New-Acres	201		
018-103-000-123-02	2245 US 23 SOUTH	2/21/2024	250000	WD	250000	86973	179944	16917	Improved	0	0	4.42	#DIV/0!	\$ 40,711	\$ 0.934603	0	201a	555-972		201-Comm-New-Acres	201		
													\$ 28,977										
													For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres										
													For 2025, use \$237/foot for Commercial Rural lots										
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Commercial NEW M32	201	Commercial M32	
													For 2025, use \$3,200/foot for M-32										
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	7871	82950	Improved	210	198	0.955	\$ 37	\$ 8,242	\$ 0.189208	210	201b	550-172		Commercial NEW US23-1	201	Comm US-23 1	
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	58474	39500	Improved	100	539	1.24	\$ 585	\$ 47,257	\$ 1.084861	100	201b	548-360		Commercial NEW US23-1	201	Comm US-23 1	
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	81772	87728	39500	Improved	100	347	0.80	\$ 877	\$ 110,128	\$ 2.528184	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1	
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	98453	39500	Improved	100	208	0.478	\$ 985	\$ 205,969	\$ 4.728389	100	201b	548-437		Commercial NEW US23-1	201	Comm US-23 1	
													\$ 621										
													For 2025, use \$600/foot for Commercial Area 1										
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	731800	51155	182955	Improved	243.94	195	1.092	\$ 210	\$ 46,845	\$ 1.075419	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2	
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	888257	215762	466290	Improved	621.72	339	4.84	\$ 347	\$ 44,593	\$ 1.023718	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2	
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	249386	140014	124500	Improved	166	290	1.105	\$ 843	\$ 126,710	\$ 2.908850	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2	
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	381637	266363	198000	Improved	264	333	2.02	\$ 1,009	\$ 131,982	\$ 3.029882	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2	
													\$ 602										
													For 2025, use \$600/foot for Commercial Area 2										

Alpena Township-2025 Land Value Analysis Commercial US-23 Area 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	115565	24460	Improved	487.36	599	6.702	\$ 237	\$ 17,243	\$ 0.395853	487.36	201a	549-744		201-Comm-New-Acres	201	
018-103-000-123-02	2245 US 23 SOUTH	2/21/2024	250000	WD	250000	86973	179944	16917	Improved	0	0	4.42	#DIV/0!	\$ 40,711	\$ 0.934603	0	201a	555-972		201-Comm-New-Acres	201	
														\$ 28,977								
														For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres								
														For 2025, use \$237/foot for Commercial Rural lots								
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Commercial NEW M32	201	Commercial M32
														For 2025, use \$3,200/foot for M-32								
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	7871	82950	Improved	210	198	0.955	\$ 37	\$ 8,242	\$ 0.189208	210	201b	550-172		Commercial NEW US23-1	201	Comm US-23 1
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	58474	39500	Improved	100	539	1.24	\$ 585	\$ 47,257	\$ 1.084861	100	201b	548-360		Commercial NEW US23-1	201	Comm US-23 1
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	81772	87728	39500	Improved	100	347	0.80	\$ 877	\$ 110,128	\$ 2.528184	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	98453	39500	Improved	100	208	0.478	\$ 985	\$ 205,969	\$ 4.728389	100	201b	548-437		Commercial NEW US23-1	201	Comm US-23 1
														\$ 621								
														For 2025, use \$600/foot for Commercial Area 1								
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	731800	51155	182955	Improved	243.94	195	1.092	\$ 210	\$ 46,845	\$ 1.075419	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	888257	215762	466290	Improved	621.72	339	4.84	\$ 347	\$ 44,593	\$ 1.023718	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	249386	140014	124500	Improved	166	290	1.105	\$ 843	\$ 126,710	\$ 2.908850	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	381637	266363	198000	Improved	264	333	2.02	\$ 1,009	\$ 131,982	\$ 3.029882	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2
														\$ 602								
														For 2025, use \$600/foot for Commercial Area 2								

Alpena Township-2025 Land Value Analysis Commercial US-23 Area 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	115565	24460	Improved	487.36	599	6.702	\$ 237	\$ 17,243	\$ 0.395853	487.36	201a	549-744		201-Comm-New-Acres	201		
018-103-000-123-02	2245 US 23 SOUTH	2/21/2024	250000	WD	250000	86973	179944	16917	Improved	0	0	4.42	#DIV/0!	\$ 40,711	\$ 0.934603	0	201a	555-972		201-Comm-New-Acres	201		
													\$ 28,977										
For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres																							
For 2025, use \$237/foot for Commercial Rural lots																							
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Commercial NEW M32	201	Commercial M32	
For 2025, use \$3,200/foot for M-32																							
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	7871	82950	Improved	210	198	0.955	\$ 37	\$ 8,242	\$ 0.189208	210	201b	550-172		Commercial NEW US23-1	201	Comm US-23 1	
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	58474	39500	Improved	100	539	1.24	\$ 585	\$ 47,257	\$ 1.084861	100	201b	548-360		Commercial NEW US23-1	201	Comm US-23 1	
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	81772	87728	39500	Improved	100	347	0.80	\$ 877	\$ 110,128	\$ 2.528184	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1	
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	98453	39500	Improved	100	208	0.478	\$ 985	\$ 205,969	\$ 4.728389	100	201b	548-437		Commercial NEW US23-1	201	Comm US-23 1	
													\$ 621										
For 2025, use \$600/foot for Commercial Area 1																							
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	731800	51155	182955	Improved	243.94	195	1.092	\$ 210	\$ 46,845	\$ 1.075419	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2	
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	888257	215762	466290	Improved	621.72	339	4.84	\$ 347	\$ 44,593	\$ 1.023718	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2	
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	249386	140014	124500	Improved	166	290	1.105	\$ 843	\$ 126,710	\$ 2.908850	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2	
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	381637	266363	198000	Improved	264	333	2.02	\$ 1,009	\$ 131,982	\$ 3.029882	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2	
													\$ 602										
For 2025, use \$600/foot for Commercial Area 2																							

Alpena Township-2025 Land Value Analysis Commercial M-32

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	115565	24460	Improved	487.36	599	6.702	\$ 237	\$ 17,243	\$ 0.395853	487.36	201a	549-744		201-Comm-New-Acres	201		
018-103-000-123-02	2245 US 23 SOUTH	2/21/2024	250000	WD	250000	86973	179944	16917	Improved	0	0	4.42	#DIV/0!	\$ 40,711	\$ 0.934603	0	201a	555-972		201-Comm-New-Acres	201		
													\$ 28,977										
For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres																							
For 2025, use \$237/foot for Commercial Rural lots																							
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	565748	526950	Improved	175.65	350	1.41	\$ 3,221	\$ 400,862	\$ 9.202521	175.65	201d	548-716		Commercial NEW M32	201	Commercial M32	
For 2025, use \$3,200/foot for M-32																							
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	7871	82950	Improved	210	198	0.955	\$ 37	\$ 8,242	\$ 0.189208	210	201b	550-172		Commercial NEW US23-1	201	Comm US-23 1	
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	58474	39500	Improved	100	539	1.24	\$ 585	\$ 47,257	\$ 1.084861	100	201b	548-360		Commercial NEW US23-1	201	Comm US-23 1	
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	81772	87728	39500	Improved	100	347	0.80	\$ 877	\$ 110,128	\$ 2.528184	100	201b	554/129		Commercial NEW US23-1	201	Comm US-23 1	
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	98453	39500	Improved	100	208	0.478	\$ 985	\$ 205,969	\$ 4.728389	100	201b	548-437		Commercial NEW US23-1	201	Comm US-23 1	
													\$ 621										
For 2025, use \$600/foot for Commercial Area 1																							
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	731800	51155	182955	Improved	243.94	195	1.092	\$ 210	\$ 46,845	\$ 1.075419	243.94	201c	556-748		Commercial NEW US23-2	201	Comm US23-2	
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	888257	215762	466290	Improved	621.72	339	4.84	\$ 347	\$ 44,593	\$ 1.023718	621.72	201c	553/912	012-016-000-070-00	Commercial NEW US23-2	201	Comm US23-2	
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	249386	140014	124500	Improved	166	290	1.105	\$ 843	\$ 126,710	\$ 2.908850	166	201c	558/528		Commercial NEW US23-2	201	Comm US23-2	
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	381637	266363	198000	Improved	264	333	2.02	\$ 1,009	\$ 131,982	\$ 3.029882	264	201c	553/623		Commercial NEW US23-2	201	Comm US23-2	
													\$ 602										
For 2025, use \$600/foot for Commercial Area 2																							

Alpena Township-2025 Land Value Analysis 301-Industrial Lafarge Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
041-009-000-101-00	PRIVATE	2/8/2024	140000	WD	140000	190041	125003	175044	Improved	0	0	120	\$ 1,042	0	401	555/818	041-010-000-351-00	Residential Acres	401
042-018-000-551-00	PRIVATE	3/19/2024	308000	QC	308000	419069	229033	233975	Improved	0	0	159.61	\$ 1,435	0	401	556/995	042-019-000-311-01	Residential Acres	402
084-024-000-010-00	PRIVATE	9/16/2022	400000	WD	400000	523330	400000	341901	Improved	0	0	223.81	\$ 1,787	0	401	549/615	084-024-000-001-00, 084-024-000-760-00, 084-024-000-765-03	RESIDENTIAL	402
014-007-000-725-00	HAMILTON RD	7/25/2023	240000	WD	240000	581200	240000	588200	Improved	0	0	407.53	\$ 589	0	401b	553/619	014-018-000-001-01, 014-018-000-020-00	401-Residential New	402
													\$	1,213					

For 2025, use \$1,213 for large acreage parcels

Alpena Township-2025 Land Value Analysis 301-Industrial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
018-103-000-124-00	2459 US 23 SOUTH	6/28/2022	165000	WD	165000	322409	3841	161250	Improved	215	158	0.78	17.86511628	\$ 4,924.36	215	201c	548-597		Commercial NEW US23-2	201	Comm US23-2	
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	7871	82950	Improved	210	198	0.955	37.48095238	\$ 8,241.88	210	201b	550-172		Commercial NEW US23-1	201	Comm US-23 1	
														\$ 6,583.12								

For 2025, use \$6500/acre for Industrial Acres

Alpena County-2025 Land Value Analysis Residential Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
013-026-000-552-00	3016 BLOOM RD	11/3/2022	160000	WD	160000	170988	6722	17710	Improved	295.16	0	0	\$ 23	295.16	401b	550-390		401-Residential New	401	Residential Lot	
012-005-000-951-00	4020 FRENCH RD	10/31/2022	80000	WD	79600	83088	2332	5820	Improved	97	0	0	\$ 24	97	401b	550-320		401-Residential New	401	Residential Lot	
082-016-000-010-00	7333 NAPPERS ROAD	3/27/2023	189000	WD	189000	206393	44944	62337	Improved	1320	1320	40	\$ 34	1320	401	551/839		RESIDENTIAL	401	GRAVEL ROAD	
043-053-000-017-00	POLLARD DR	7/21/2023	8000	WD	8000	14142	8000	14142	Vacant	217.561486	236.664993	1.087	\$ 37	200	BACK	553/534		Residential Back Lots	402	River View	
011-005-000-349-01	3486 LAY RD	4/14/2023	118500	WD	118500	120483	3657	5640	Improved	94	0	0	\$ 39	94	401b	552/400		401-Residential New	401	Residential Lot	
043-135-000-035-00	8100 SIMMONS ROAD	10/11/2022	5000	WD	5000	8331	5000	8331	Vacant	128.168501	121.900002	0.562	\$ 39	201.6	BACK	550/032		Residential Back Lots	402	Average	
081-023-000-760-01	WINTLAND ROAD	4/20/2022	48000	WD	48000	63929	48000	63929	Vacant	1182.666667	1320	39	\$ 41	1114	401	548/229		RESIDENTIAL	102	A-GRAVEL RD FF	
081-010-000-277-00	4280 STINSON ROAD	5/26/2023	252000	WD	252000	261367	13764	23131	Improved	330	1320	10	\$ 42	330	401	553/028		RESIDENTIAL	401	GRAVEL ROAD	
083-023-000-545-00	1038 N EMERSON ROAD	3/12/2024	7500	WD	7500	13710	7500	11050	Improved	170	214.5	0.837	\$ 44	170	401	556/194		RESIDENTIAL	401	PAVED ROAD	
043-085-000-026-01	349 WINYAH DR	8/21/2023	7000	WD	7000	7794	7000	7794	Vacant	155.884573	150	0.62	\$ 45	180	BACK	553/919		Residential Back Lots	402	Thunder Bay Sub	
012-029-000-095-01	3380 S THIRD AVE	3/24/2023	6500	WD	6500	8580	6500	8580	Vacant	143	0	0	\$ 45	143	401b	551-869		401-Residential New	402	Residential Lot	
084-024-000-251-09	1810 N DEER VALLEY ROAD	7/11/2022	194000	WD	184000	197004	90054	103058	Improved	1970	1567	69.234	\$ 46	1970	401	548/598		RESIDENTIAL	401	GRAVEL ROAD	
081-014-000-001-02	5105 PREVO ROAD	6/21/2023	278000	WD	278000	278546	23997	24543	Improved	512.516667	976.73999	11.08	\$ 47	446.74	401	553/142		RESIDENTIAL	401	GRAVEL ROAD	
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	16693	18036	Improved	352	660	5.35	\$ 47	352	401	550/449		RESIDENTIAL	401	GRAVEL ROAD	
025-090-000-033-00	156 HAWKS RD	1/26/2024	5000	WD	5000	6500	5000	6500	Vacant	100	300	0.344	\$ 50	100	Back	555/717	025-090-000-034-00	General Residential	402	Back Lot	
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	35565	21567	27132	Improved	417.42	225.210007	2.158	\$ 52	417.42	401	554/200		RESIDENTIAL	401	GRAVEL ROAD	
083-022-000-485-03	11600 M32 WEST	3/30/2023	200000	WD	200000	289313	186781	161650	Improved	3464	2904	100.994	\$ 54	3464	401	552/196	083-022-000-510-00, 083-022-000-771-00	RESIDENTIAL	401	PAVED ROAD	
082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	19080	22750	Improved	350	164.5	1.322	\$ 55	350	401	550/260		RESIDENTIAL	401	PAVED ROAD	
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	56719	11801	13520	Improved	208	241	1.151	\$ 57	208	Back	554/130		General Residential	401	Back Lot	
014-003-000-340-00	4674 HURON BEACH RD	2/17/2023	25000	WD	25000	25145	5855	6000	Improved	100	0	0	\$ 59	100	401b	551-645		401-Residential New	401	Residential Lot	
033-037-000-001-00	2194 M65 NORTH	2/2/2023	25000	WD	25000	25238	3575	3813	Improved	58.666667	148	0.212	\$ 61	51	401	551/325		Residential Backlots	401	BackLot Rate	
013-009-000-100-00	9490 W LONG LAKE RD	3/28/2023	50000	WD	50000	48520	15280	13800	Improved	230	0	0	\$ 66	230	401b	551-866		401-Residential New	401	Residential Lot	
082-011-000-270-00	4445 DANN ROAD	11/10/2023	80000	WD	80000	74001	41783	35784	Improved	622	1312	20	\$ 67	622	401	554/921		RESIDENTIAL	401	GRAVEL ROAD	
018-405-000-151-00	MICHIGAN AVE	3/17/2023	7000	WD	7000	9300	7000	6000	Improved	100	276	0.316	\$ 70	100	401b	551-798	018-405-000-152-00	401-Residential New	402	Residential Lot	
018-405-000-152-00	404 MICHIGAN AVE	3/17/2023	7000	WD	7000	9300	7000	6000	Improved	100	276	0.316	\$ 70	100	401b	551-798	018-405-000-151-00	401-Residential New	402	Residential Lot	
043-040-000-016-00	6284 LONG RAPIDS RD	7/18/2023	5000	WD	5000	4596	5000	4596	Vacant	70.710678	150	0.344	\$ 71	100	BACK	553/443		Residential Back Lots	402	Average	
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	66000	63571	18679	16250	Improved	250	200	1.148	\$ 75	250	401	548/510		Residential Backlots	401	BackLot Rate	
012-017-000-296-00	1938 LONG RAPIDS RD	9/16/2022	110000	WD	110000	107103	11897	9000	Improved	150	0	0	\$ 79	150	401b	549-783		401-Residential New	401	Residential Lot	
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	497039	30287	18326	Improved	381.47	0	5.6	\$ 79	381.47	401b	554/875		401-Residential New	401		
013-033-000-608-00	1214 GUYOTTE RD	1/26/2023	98000	WD	98000	92641	17239	11880	Improved	198	0	0	\$ 87	198	401b	551-292		401-Residential New	401	Residential Lot	
032-032-000-824-00	5163 SAULS ROAD	10/10/2022	130500	WD	130500	125081	15364	9945	Improved	153	0	0	\$ 100	153	401	550/097		Residential Backlots	401	BackLot Rate	
													\$ 55	Avg of All							
													\$ 46	Avg of Vacant							
														For 2025, use \$55/foot for residential backlots							

Alpena County-2025 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effic. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
082-032-000-275-00	WOLF CREEK ROAD	9/1/2023	8000	WD	8000	11500	8000	11500	Vacant	0	0	1.25	\$ 6,400	0	401	554/131		RESIDENTIAL	402
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	45024	2326	12350	Improved	190	300	1.309	\$ 1,777	190	401	555/204		RESIDENTIAL	401
082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	19080	22750	Improved	350	164.5	1.322	\$ 14,433	350	401	550/260		RESIDENTIAL	401
084-031-000-030-01	KING SETTLEMENT ROAD	8/10/2022	6000	QC	6000	13250	6000	13250	Vacant	0	0	2.1	\$ 2,857	0	401	550/575		RESIDENTIAL	402
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	35565	21567	27132	Improved	417.42	225.210007	2.158	\$ 9,994	417.42	401	554/200		RESIDENTIAL	401
042-020-000-075-04	S BOLTON RD	7/31/2023	28000	WD	28000	14302	28000	14302	Vacant	0	0	2.52	\$ 11,111	0	401	553/792		Residential Acres	402
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	34897	14772	Improved	0	0	2.7	\$ 12,925	0	401	549/758		General Residential	401
084-031-000-785-01	2858 KING SETTLEMENT ROAD	8/25/2023	38500	WD	38500	14903	38500	14903	Vacant	0	0	2.75	\$ 14,000	0	401	553/958		RESIDENTIAL	402
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	283933	36257	15190	Improved	0	0	2.86	\$ 12,677	0	401	555/487		RESIDENTIAL	401
012-008-000-601-04	2030 LONG RAPIDS RD	3/22/2024	174000	WD	174000	155122	34915	16037	Improved	0	0	3.57	\$ 9,780	0	401b	556/322		401-Residential New	401
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	32493	16163	Improved	0	0	3.72	\$ 8,735	0	401	551/708		Residential Acres	401
													\$ 9,517	Avg of All					
													\$ 8,592	Avg of Vacant					For 2025, use \$9,500 site value
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	21457	16251	Improved	0	0	4.188	\$ 5,123	0	401	549/326		General Residential	401
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	15859	8000	15859	Vacant	0	0	4.5	\$ 1,778	0	401	556/119		Residential Acres	402
013-031-000-020-00	2151 BOILORE RD	4/20/2022	125000	WD	125000	113296	29285	17581	Improved	0	0	4.96	\$ 5,904	0	401b	547-445		401-Residential New	401
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	16693	18036	Improved	352	660	5.35	\$ 3,120	352	401	550/449		RESIDENTIAL	401
082-029-000-515-02	7787 WOLF CREEK ROAD	5/3/2022	98000	WD	98000	86628	29234	17862	Improved	0	0	5.36	\$ 5,454	0	401	547/696		RESIDENTIAL	401
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	497039	30287	18326	Improved	381.47	0	5.6	\$ 5,408	381.47	401b	554/875		401-Residential New	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	22228	18001	Improved	0	0	6.07	\$ 3,662	0	401	551/571		General Residential	401
													\$ 4,350	Avg of all					
													\$ 1,778	Vacant 1 pcl					For 2025, use \$4350 for 4 acres
																			For 2025, use \$3500 for 5 acres
012-015-000-051-00	2708 LONG LAKE RD	10/7/2022	125000	WD	125000	127675	20167	22842	Improved	0	0	9.5	\$ 2,123	0	401b	550-007		401-Residential New	401
014-003-000-800-00	EL CAJON BEACH RD	9/14/2022	18000	WD	18000	23235	18000	23235	Vacant	0	0	9.84	\$ 1,829	0	401b	549-623		401-Residential New	402
081-010-000-277-00	4280 STINSON ROAD	5/26/2023	252000	WD	252000	261367	13764	23131	Improved	330	1320	10	\$ 1,376	330	401	553/028		RESIDENTIAL	401
023-021-000-430-00	CHABOT RD	4/14/2022	15000	WD	15000	23131	15000	23131	Vacant	0	0	10	\$ 1,500	0	401	547/791		General Residential	402
042-030-000-950-00	ELLSWORTH ROAD	2/15/2024	19000	WD	19000	23420	19000	23420	Vacant	0	0	10	\$ 1,900	0	401	555/920		Residential Acres	402
082-030-000-251-04	7475 S HERRON ROAD	9/2/2022	355000	WD	355000	306641	71490	23131	Improved	0	0	10	\$ 7,149	0	401	549/430		RESIDENTIAL	401
012-003-000-220-00	4550 LONG LAKE RD	10/28/2022	150000	WD	150000	131767	41663	23430	Improved	0	0	10.01	\$ 4,162	0	401b	550-284		401-Residential New	401
082-011-000-905-00	4646 INDIAN RESERVE ROAD	2/21/2023	159000	WD	159000	132044	50459	23503	Improved	336	1307	10.08	\$ 5,006	336	401	551/517		RESIDENTIAL	401
041-012-000-540-00	DAISY LN	12/20/2023	23000	WD	23000	23628	23000	23628	Vacant	0	0	10.2	\$ 2,255	0	401	555/295		Residential Acres	402
081-014-000-001-02	5105 PREVO ROAD	6/21/2023	278000	WD	278000	278546	23997	24543	Improved	512.516667	976.73999	11.08	\$ 2,166	446.74	401	553/142		RESIDENTIAL	401
													\$ 2,947	Avg of All					
													\$ 1,871	Avg of Vacant					For 2025, use \$2,000 for 10 acres
041-012-000-530-00	WINYAH LAKE RD	9/9/2022	20000	WD	20000	27268	20000	27268	Vacant	0	0	13.7	\$ 1,460	0	401	549/491		Residential Acres	402
031-016-000-010-02		4/29/2022	32000	WD	32000	38859	20492	27351	Improved	0	0	13.78	\$ 1,487	0	401	547/581		Residential Acres	401
011-011-000-237-01	2942 S PARTRIDGE POINT RD	10/25/2023	405000	WD	405000	350949	81985	27934	Improved	0	0	14.34	\$ 5,717	0	401b	554/693		401-Residential New	401
015-029-000-001-03	TURNBULL MILL RD	2/9/2024	34000	WD	34000	28204	34000	28204	Vacant	0	0	14.6	\$ 2,329	0	401b	555/900		401-Residential New	402
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	77192	61291	30483	Improved	0	0	16.17	\$ 3,790	0	401	553/813		General Residential	401
024-019-000-821-01	14444 M32 W	2/8/2023	115000	WD	115000	77192	68291	30483	Improved	0	0	16.17	\$ 4,223	0	401	551/422		General Residential	401
013-008-000-180-00	9618 FRENCH RD	5/27/2022	50000	LC	50000	52127	29088	31215	Improved	0	0	16.63	\$ 1,749	0	401b	548-146		401-Residential New	401
013-005-000-520-01	10333 W LONG LAKE RD	8/15/2022	300000	WD	295000	263726	63524	32250	Improved	0	0	17.28	\$ 3,676	0	401b	549-108		401-Residential New	401
													\$ 3,054	Avg of All					
													\$ 1,894	Avg of Vacant					For 2025, use \$2,000 for 15 acres
011-031-000-051-03	SPRUCE RD	3/22/2024	24700	WD	24700	30594	24700	30594	Vacant	0	0	17.96	\$ 1,375	0	401b	556/362		401-Residential New	002
082-023-000-780-01	5271 WERTH ROAD	2/16/2024	150005	WD	150005	152329	32377	34701	Improved	0	0	18.82	\$ 1,720	0	401	555/975		RESIDENTIAL	401
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000	WD	135000	105666	64640	35306	Improved	0	0	19.2	\$ 3,367	0	401b	554/148		401-Residential New	401
082-004-000-754-00	SMITH ROAD	12/13/2023	34000	WD	34000	36580	34000	36580	Vacant	0	0	20	\$ 1,700	0	401	555/249		RESIDENTIAL	402
082-011-000-270-00	4445 DANN ROAD	11/10/2023	80000	WD	80000	74001	41783	35784	Improved	622	1312	20	\$ 2,089	622	401	554/921		RESIDENTIAL	401
022-030-000-121-00	JACKS LANDING RD	7/27/2022	47000	WD	47000	35784	47000	35784	Vacant	0	0	20	\$ 2,350	0	401	548/892		General Residential	402
023-007-000-601-03	15520 MOORES LANDING RD	2/24/2023	197900	WD	197900	181281	53199	36580	Improved	0	0	20	\$ 2,660	0	401	551/584		General Residential	401
021-012-000-159-00	16260 PARADISE RD	6/21/2022	195000	WD	187000	138443	85203	36646	Improved	0	0	20.03	\$ 4,254	0	401	548/389		General Residential	401
021-017-000-345-00	5301 EMILS LANDING RD	3/15/2024	111000	WD	111000	64753	92572	46325	Improved	0	0	20.053	\$ 4,616	0	401	556/281	021-017-000-350-00	General Residential	401
041-013-000-101-19	3645 NEUMANNS RD	9/13/2022	67000	WD	63600	92468	39219	47048	Improved	0	0	20.2	\$ 1,942	0	401	549/584	041-013-000-674-00	Residential Acres	401
082-025-000-795-00	PRECOUR ROAD	10/6/2023	68500	WD	68500	36580	68500	36580	Vacant	0	0	20.3	\$ 3,374	0	401	554/508		RESIDENTIAL	402
011-030-000-316-03	SPRUCE RD	8/22/2023	56000	WD	56000	37323	56000	37323	Vacant	0	0	20.57	\$ 2,722	0	401b	553/944		401-Residential New	402
084-024-000-490-01	1395 DEER VALLEY DR	5/12/2023	45000	WD	45000	39070	45000	39070	Vacant	0	0	21.14	\$ 2,129	0	401	552/690		RESIDENTIAL	402
012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000	WD	80000	82597													

								\$	2,428	Avg of All										
								\$	2,275	Avg of Vacant	For 2025, use \$2,275 for 20-25 acres									
042-024-000-801-01	7010 HAKEN RD	9/16/2022	69000	WD	69000	71751	49557	52308	Improved	0	0	28.08	\$	1,765	0	401	549/610	Residential Acres	401	
021-012-000-145-02	16298 JAKES RD	11/17/2022	185000	WD	185000	260754	37955	70468	Improved	0	0	30.2	\$	1,257	0	401	550/541	021-012-000-145-03, 02	General Residential	401
022-023-000-301-00	JAMES RD	10/6/2022	125000	WD	125000	114188	67368	56556	Improved	0	0	30.28	\$	2,225	0	401	550/146		General Residential	401
081-034-000-020-12	THIEM ROAD	6/19/2023	45000	QC	45000	57835	45000	57835	Vacant	0	0	32.21	\$	1,397	0	401	553/637		RESIDENTIAL	402
042-006-000-601-00	8732 MAPLE LANE RD	9/15/2023	55000	WD	55000	60451	55000	59751	Improved	0	0	35.1	\$	1,567	0	401	554/225		Residential Acres	401
032-003-000-751-02	11492 MAPLE LANE ROAD	4/4/2022	150000	WD	150000	137906	71750	59656	Improved	0	0	35.4	\$	2,027	0	401	547/170		Residential Acres	401
013-020-000-030-00	7870 FRENCH RD	5/13/2022	159400	WD	159400	81122	129994	60958	Improved	1053.5	1526.56006	36.92	\$	3,521	1053.5	401b	548-205	013-020-000-251-00, 01	401-Residential New	101
032-008-000-510-00	ENGER ROAD	9/28/2023	120000	WD	120000	60474	120000	60474	Vacant	0	0	37	\$	3,243	0	401	554/363		Residential Acres	402
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	111000	133653	38650	61303	Improved	0	0	37.44	\$	1,032	0	401b	547-200		401-Residential New	401
								\$	2,004	Avg of All										
								\$	2,320	Avg of Vacant	For 2025, use \$2,000 for 30 acres									
081-026-000-251-03		3/2/2023	38000	WD	38000	61826	38000	61826	Vacant	0	0	38.23	\$	994	0	401	551/679		RESIDENTIAL	402
081-026-000-251-03		7/7/2023	60000	WD	60000	61826	60000	61826	Vacant	0	0	38.23	\$	1,569	0	401	553/309		RESIDENTIAL	402
081-023-000-760-01	WINTLAND ROAD	4/20/2022	48000	WD	48000	63929	48000	63929	Vacant	1182.66667	1320	39	\$	1,231	1114	401	548/229		RESIDENTIAL	102
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650	WD	182650	174405	69979	61734	Improved	0	0	39	\$	1,794	0	401	555/952		Residential Acres	401
032-025-000-001-01	9260 FITZPATRICK ROAD	1/2/2024	105000	WD	105000	78060	89304	62364	Improved	0	0	39.57	\$	2,257	0	401	555/490		Residential Acres	401
014-005-000-001-00	6171 HAMILTON RD	4/22/2022	95000	WD	93000	115127	40873	63000	Improved	0	0	40	\$	1,022	0	401b	547-468		401-Residential New	401
042-021-000-071-02	W LACOMB RD	6/6/2022	66000	WD	66000	85940	43060	63000	Improved	0	0	40	\$	1,077	0	401	548/143		Residential Acres	401
082-016-000-010-00	7333 NAPPERS ROAD	3/27/2023	189000	WD	189000	206393	44944	62337	Improved	1320	1320	40	\$	1,124	1320	401	551/839		RESIDENTIAL	401
013-013-000-270-00	PRIVATE	9/29/2023	60000	WD	60000	73925	49075	63000	Improved	0	0	40	\$	1,227	0	401b	554/362		401-Residential New	401
011-031-000-051-02	SPRUCE RD	9/29/2022	49400	QC	49400	61674	49400	61674	Vacant	0	0	40	\$	1,235	0	401b	549-940		401-Residential New	402
022-025-000-071-00	PRIVATE	10/30/2023	51000	LC	51000	64153	51000	63000	Improved	0	0	40	\$	1,275	0	401	554/764		General Residential	401
023-008-000-101-04	14329 WAGNER RD	8/4/2023	60000	WD	60000	63000	60000	63000	Vacant	0	0	40	\$	1,500	0	401	553/798		General Residential	402
042-025-000-021-00	6900 HAKEN RD	7/6/2022	72000	WD	72000	69757	65243	63000	Improved	0	0	40	\$	1,631	0	401	548/534		Residential Acres	401
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000	WD	75000	69757	68243	63000	Improved	0	0	40	\$	1,706	0	401	553/356		Residential Acres	401
022-032-000-001-00	2000 PAUL ROAD	11/17/2022	76000	WD	76000	66708	72292	63000	Improved	0	0	40	\$	1,807	0	401	550/641		General Residential	401
042-020-000-091-00	7629 S BOLTON	7/29/2022	75000	WD	75000	63000	75000	63000	Vacant	0	0	40	\$	1,875	0	401	548/924		Residential Acres	402
024-029-000-821-00	13372 CARNEY RD	7/26/2022	125000	WD	125000	108108	79229	62337	Improved	0	0	40	\$	1,981	0	401	548/981		General Residential	401
042-017-000-351-07	W LACOMB RD	10/18/2022	82000	WD	82000	62337	82000	62337	Vacant	0	0	40	\$	2,050	0	401	550/122		Residential Acres	402
022-020-000-601-00	1117 N JACKS LANDING RD	7/15/2022	107000	WD	107000	80415	88078	61493	Improved	0	0	40	\$	2,202	0	401	548/662		General Residential	401
084-025-000-350-00	3981 M32 WEST	4/12/2022	95000	WD	95000	63456	95000	62251	Improved	0	0	40	\$	2,375	0	401	547/321		RESIDENTIAL	401
015-032-000-270-02	6125 BLOOM RD	1/13/2023	178000	WD	178000	177301	102463	74252	Improved	0	0	40.5	\$	2,530	0	401b	551-146	015-032-000-270-03	401-Residential New	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	51396	100119	64515	Improved	0	0	41	\$	1,254	0	401	555/435		General Residential	401
083-025-000-001-02	1080 S HERRON RD	10/5/2023	135000	WD	135000	76732	126146	67878	Improved	0	0	43.22	\$	2,919	0	401	554/442		RESIDENTIAL	401
012-007-000-300-15	LAKE BLUFF DR	10/30/2023	65210	WD	65210	92310	65210	127891	Improved	187.24	0	43.7	\$	1,492	187.24	401b	554-746	012-007-000-300-16	401-Residential New	402
								\$	1,672	Avg of All										
								\$	1,493	Avg of Vacant	For 2025, use \$1,600 for 40 acres									
013-017-000-501-00	8425 KANOWSKI RD	5/25/2023	165000	WD	165000	130755	112525	78280	Improved	0	0	50.1	\$	2,246	0	401b	552/836		401-Residential New	401
012-004-000-591-00	1250 HAMILTON RD	12/12/2022	231000	WD	231000	290237	64042	94500	Improved	100	0	52	\$	1,232	100	401b	550-812	012-009-000-281-00, 01	401-Residential New	401
022-022-000-551-00	M32 W	8/28/2023	135000	WD	135000	97753	135000	97753	Vacant	0	0	60.04	\$	2,249	0	401	554/249	022-022-000-562-00	General Residential	402
084-024-000-251-09	1810 N DEER VALLEY ROAD	7/11/2022	194000	WD	184000	197004	90054	103058	Improved	1970	1567	69.234	\$	1,301	1970	401	548/598		RESIDENTIAL	401
014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000	WD	275000	247568	144173	116741	Improved	0	0	79.8	\$	1,807	0	401b	554/861		401-Residential New	401
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000	WD	319000	267445	168503	116948	Improved	0	0	79.96	\$	2,107	0	401b	553/014		401-Residential New	401
014-008-000-560-00	HAMILTON RD	12/16/2022	85000	WD	85000	175000	85000	126000	Improved	0	0	80	\$	1,063	0	401b	550-872	014-008-000-725-00	401-Residential New	402
023-029-000-051-00	PRIVATE	9/8/2022	94000	WD	94000	117000	94000	117000	Vacant	0	0	80	\$	1,175	0	401	549/641		General Residential	402
022-022-000-651-00	17990 M32 W	12/13/2023	135000	WD	135000	114056	135000	114056	Vacant	0	0	80	\$	1,688	0	401	555/293		General Residential	402
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	341380	143825	115705	Improved	0	0	80	\$	1,798	0	401	552/397		General Residential	401
								\$	1,666	Avg of All										
								\$	1,704	Avg of Vacant	For 2025, use \$1,600 for 50 acres									
022-031-000-301-00	JACKS LANDING RD	12/22/2022	141040	WD	141040	127554	141040	127554	Vacant	0	0	88.15	\$	1,600	0	401	551/082		General Residential	402
083-023-000-010-06	M32 WEST	9/29/2022	173250	QC	173250	131893	173250	131893	Vacant	0	0	91.5	\$	1,893	0	401	549/939		RESIDENTIAL	402
032-023-000-270-00	6813 GRAHAM ROAD	11/5/2022	335000	WD	335000	223441	256445	144086	Improved	0	0	100.83	\$	2,535	0	401	550/549		Residential Acres	401
083-022-000-485-03	11600 M32 WEST	3/30/2023	200000	WD	200000	289313	186781	161650	Improved	3464	2904	100.994	\$	1,849	3464	401	552/196	083-022-000-510-00, 08	RESIDENTIAL	401
								\$	1,970	Avg of All										
								\$	1,747	Avg of Vacant	For 2025, use \$1,600 for 100 acre rate									
041-009-000-101-00	PRIVATE	2/8/2024	140000	WD	140000	190041	125003	175044	Improved	0	0	120	\$	1,042	0	401	555/818	041-010-000-351-00	Residential Acres	401
042-018-000-551-00	PRIVATE	3/19/2024	308000	QC	308000	419069	229033	233975	Improved	0	0	159.61	\$	1,435	0	401	556/995	042-019-000-311-01	Residential Acres	402
084-024-000-010-00	PRIVATE	9/16/2022	400000	WD	400000	523330	400000	341901	Improved	0	0	223.81	\$	1,787	0	401	549/615	084-024-000-001-00, 08	RESIDENTIAL	402
014-007-000-725-00	HAMILTON RD	7/25/2023	240000	WD	240000	581200	240000	588200	Improved	0	0	407.53	\$	589	0	401b	553/619	014-018-000-001-01, 01		

2025 Assessment Roll Acreage Table

**Alpena County
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 9,500	3	\$ 5,500	\$ 16,500	10	\$ 2,000	\$ 20,000	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,000	\$ 30,000	40	\$ 1,600	\$ 64,000
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,275	\$ 45,500	50	\$ 1,600	\$ 80,000
2.5	\$ 6,000	\$ 15,000	7	\$ 2,700	\$ 18,900	25	\$ 2,275	\$ 56,875	100	\$ 1,600	\$ 160,000

No direct sales average, using higher/lower category

2024 Assessment Roll Acreage Table

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 11,000	\$ 11,000	3	\$ 5,185	\$ 15,555	10	\$ 2,342	\$ 23,420	30	\$ 1,879	\$ 56,370
1.5	\$ 8,000	\$ 12,000	4	\$ 4,100	\$ 16,400	15	\$ 1,908	\$ 28,620	40	\$ 1,575	\$ 63,000
2	\$ 6,500	\$ 13,000	5	\$ 3,526	\$ 17,630	20	\$ 1,829	\$ 36,580	50	\$ 1,563	\$ 78,150
2.5	\$ 5,700	\$ 14,250	7	\$ 2,850	\$ 19,950	25	\$ 1,900	\$ 47,500	100	\$ 1,429	\$ 142,900

*values are taken in general from prior year BSA land table, slight variations could exist

Alpena Township-2025 Land Value Analysis City Like Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
011-004-000-111-00	1091 MEYERS RD	12/26/2022	60000	LC	60000	66360	4040	10400	Improved	65	0	0	\$ 62	65	401c	550-901		401-ResCityLot	401	City Like Lot
018-335-000-270-00	2155 HOBBS DR	7/27/2023	210000	WD	210000	217325	7075	14400	Improved	90	132	0.273	\$ 79	90	401c	553/621		401-ResCityLot	401	City Like Lot
018-165-000-022-00	1320 CRESTVIEW DR	6/3/2023	280000	WD	280000	297095	16855	27270	Improved	167	131.563	0.554	\$ 101	167	401c	552/918	018-430-000-100-00	401-ResCityLot	401	City Like Lot
018-396-000-015-00	1020 TROWBRIDGE DR	3/13/2024	28000	WD	28000	43190	28000	43190	Vacant	269.93667	200	0.905	\$ 104	280.9	401c	556/330		401-ResCityLot	402	City Like Lot
018-075-000-034-00	100 KLEMENS DR	9/13/2022	149900	WD	149900	155218	14842	20160	Improved	126	0	0	\$ 118	126	401c	549-550		401-ResCityLot	401	City Like Lot
011-004-000-079-01	1046 MEYERS RD	7/31/2023	100000	WD	100000	109854	36546	46400	Improved	290	0	0	\$ 126	290	401c	553/668		401-ResCityLot	401	City Like Lot
012-029-000-841-00	1448 HOBBS DR	1/9/2024	175000	WD	175000	179124	16996	21120	Improved	132	0	0	\$ 129	132	401c	555/586		401-ResCityLot	401	City Like Lot
012-017-000-120-00	140 FOXBORO DR	8/12/2022	329000	WD	329000	330373	18627	20000	Improved	125	0	0	\$ 149	125	401c	549-115		401-ResCityLot	401	City Like Lot
018-137-000-001-00	521 FOREST HILLS DR	3/4/2024	27900	WD	27900	28896	27900	28896	Vacant	180.6	0	0.305	\$ 154	180.6	401c	556/068		401-ResCityLot	402	City Like Lot
012-029-000-879-00	1492 HOBBS DR	10/7/2022	135000	WD	135000	135181	24459	24640	Improved	154	0	0	\$ 159	154	401c	550-004		401-ResCityLot	401	City Like Lot
018-425-000-272-01	1022 WILKE ST	3/17/2023	197000	WD	197000	197011	19189	19200	Improved	120	130	0.358	\$ 160	120	401c	551-804		401-ResCityLot	401	City Like Lot
018-335-000-182-00	2373 HOBBS DR	7/12/2023	131000	WD	131000	129830	11730	10560	Improved	66	181	0.274	\$ 178	66	401c	553/386		401-ResCityLot	401	City Like Lot
018-335-000-198-00	2233 HOBBS DR	7/11/2022	144900	WD	141900	139723	16657	14480	Improved	90.5	132	0.274	\$ 184	90.5	401c	548-617		401-ResCityLot	401	City Like Lot
018-137-000-002-01	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	370317	45956	39273	Improved	245.45667	116.407	0.659	\$ 187	242.94	401c	552/511		401-ResCityLot	002	City Like Lot
011-004-000-529-00	3332 PIPER RD	12/22/2023	152000	WD	150500	145403	28137	23040	Improved	144	0	0	\$ 195	144	401c	555/308		401-ResCityLot	401	City Like Lot
018-315-000-140-00	150 COLORADO RD	11/23/2022	82000	WD	82000	77684	15996	11680	Improved	73	150	0.251	\$ 219	73	401c	550-609		401-ResCityLot	401	City Like Lot
018-070-000-019-00	431 PRINCETON AVE	12/14/2023	260000	WD	260000	252523	23477	16000	Improved	100	135	0.31	\$ 235	100	401c	555/368		401-ResCityLot	401	City Like Lot
011-003-000-195-00	3271 US 23 SOUTH	5/1/2023	99900	WD	99900	91671	24229	16000	Improved	100	0	0	\$ 242	100	401c	552/577		401-ResCityLot	401	City Like Lot
011-004-000-107-01	MEYERS RD	10/21/2022	139000	WD	139000	137111	62917	40800	Improved	255	594	1.739	\$ 247	255	401c	550-238	011-004-000-107-02	401-ResCityLot	402	City Like Lot
													\$ 159							

For 2025, use \$150/foot for a City type lot

Alpena Township-2025 Land Value Analysis Golf Course Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
012-016-000-124-00	1288 GOLF COURSE RD	12/16/2022	134000	WD	134000	148089	13961	28050	Improved	165	0	0	\$ 85	#DIV/0!	165	401g	550-936		401-Golf Course	401	Golf Course Inf
018-135-000-033-00	222 EAGLE DR	6/30/2022	100000	WD	100000	102008	14652	16660	Improved	98	134	0.301	\$ 150	48677.74086	98	401g	548-477		401-Golf Course	401	Golf Course Inf
012-016-000-369-00	1106 GOLF COURSE RD	11/28/2022	258000	WD	258000	245663	31037	18700	Improved	110	0	0	\$ 282	#DIV/0!	110	401g	551-328		401-Golf Course	401	Golf Course Inf
012-016-000-410-00	1180 GOLF COURSE RD	8/25/2022	110000	WD	110000	97636	29364	17000	Improved	100	0	0	\$ 294	#DIV/0!	100	401g	549-342		401-Golf Course	401	Golf Course Inf
018-260-000-372-00	203 PARTRIDGE AVE	5/19/2023	240000	WD	240000	225191	31809	17000	Improved	100	149.5	0.343	\$ 318	92737.60933	100	401g	552/840		401-Golf Course	401	Golf Course Inf
012-016-000-345-00	1014 GOLF COURSE RD	4/1/2022	98800	WD	98800	67099	54141	22440	Improved	132	0	0	\$ 410	#DIV/0!	132	401g	546-859		401-Golf Course	401	Golf Course Inf
012-016-000-330-01	1066 GOLF COURSE RD	9/21/2022	142000	WD	136000	105449	47551	17000	Improved	100	0	0	\$ 476	#DIV/0!	100	401g	549-667		401-Golf Course	401	Golf Course Inf
018-135-000-040-00	208 EAGLE DR	8/18/2023	150000	WD	150000	121467	42133	13600	Improved	80	133	0.244	\$ 527	172676.2295	80	401g	553/940		401-Golf Course	401	Golf Course Inf
018-150-000-051-00	1110 DOW DR	4/22/2022	210000	WD	210000	172153	54847	17000	Improved	100	200	0.459	\$ 548	119492.3747	100	401g	547-470		401-Golf Course	401	Golf Course Inf
													\$ 343								

For 2025, use \$343/foot for Golf Course Influence lots

Alpena Township-2025 Land Value Analysis Residential but no Road Access

Parcel ID	Date	Sale Price	Frontage	Price/Foot	Number of Years	Annual Time Adj	Time Adj Value
012-032-000-202-00	8/21/2019	100	150.73	\$ 0.66	5	5%	\$ 0.83
012-032-000-046-04	6/9/2020	100	27	\$ 3.70	4	5%	\$ 4.44
013-022-000-176-00	8/30/2013	100	100	\$ 1.00	11	5%	\$ 1.55
018-080-000-015-00	10/28/2019	100	45.54	\$ 2.20	5	5%	\$ 2.74
018-260-000-426-00	10/25/2017	100	137	\$ 0.73	7	5%	\$ 0.99
018-260-000-429-00	9/25/1992	2200	137	\$ 16.06	32	5%	\$ 41.75
018-300-000-110-00	9/1/2016	800	33	\$ 24.24	8	5%	\$ 33.94
018-300-000-121-00	9/1/2016	800	66	\$ 12.12	8	5%	\$ 16.97
018-335-000-146-00	8/3/2004	800	40	\$ 20.00	20	5%	\$ 40.00
018-335-000-294-00	10/11/2005	10000	790	\$ 12.66	19	5%	\$ 24.68
018-335-000-326-00	12/17/2002	2000	197.67	\$ 10.12	22	5%	\$ 21.25
							\$ 17.20

For 2024, use \$15/foot
 For 2025, use \$17.20/foot

Current Year 12/31/2024

Alpena Township-2025 Land Value Analysis Long Lake Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	25652	9000	Improved	150	0	9.43	\$ 171	150	LLCrk	550-512		Long Lake Creek NEW	401	LL Creek-Stream		
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	28886	12020	Improved	176.76	0	0	\$ 163	176.76	LLCrk	548-323		Long Lake Creek NEW	401	Long Lake Creek		
													\$ 167									
For 2025, use \$167 for Long Lake Creek-Narrows																						
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	105924	22258	Improved	155.65	0	155.65	\$ 681	155.65	Long1	548/518		Long Lake New 1	401	Long Lake 1		
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	349075	114998	74073	Improved	159.64	0	159.64	\$ 720	159.64	Long2	553/856		Long Lake New 2	401	Long Lake 2		
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	39552	46400	Improved	100	0	100	\$ 396	100	Long2	549-038		Long Lake New 2	401	Long Lake 2		
													\$ 599									
For 2025, use \$599 for Long Lake 2																						
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	253000	212674	156380	116054	Improved	126.42	0	126.42	\$ 1,237	126.42	Long3	549-132		Long Lake New 3	401	Long Lake 3		
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	302842	108232	46340	Improved	50	0	50.04	\$ 2,165	50	Long3	548-750	018-390-000-115-00	Long Lake New 3	401	Long Lake 3		
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	204134	73069	105203	Improved	114.6	0	114.6	\$ 638	114.6	Long3	555/074		Long Lake New 3	401	Long Lake 3		
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	222464	167994	Improved	183	0	183	\$ 1,216	183	Long3	550-459		Long Lake New 3	401	Long Lake 3		
													\$ 1,314									
For 2025, use \$1,314 for Long Lake 3																						
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	64677	151020	Improved	90	0	90	\$ 719	90	Long4	550-109		Long Lake New 4	401	Long Lake 4		
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	479201	81099	167800	Improved	100	0	0	\$ 811	100	Long4	554/801		Long Lake New 4	401	Long Lake 4		
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	93117	125850	Improved	75	0	75	\$ 1,242	75	Long4	548-058		Long Lake New 4	401	Long Lake 4		
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	389892	123718	159410	Improved	95	0	95	\$ 1,302	95	Long4	554/654		Long Lake New 4	401	Long Lake 4		
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	72664	83598	Improved	49.82	0	49.82	\$ 1,459	49.82	Long4	549-510		Long Lake New 4	401	Long Lake 4		
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	252700	272295	229588	249183	Improved	148.5	0	148.5	\$ 1,546	148.5	Long4	550-795		Long Lake New 4	401	Long Lake 4		
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	91342	77490	Improved	46.18	269	0.285	\$ 1,978	46.18	Long4	551-435		Long Lake New 4	401	Long Lake 4		
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	311800	252950	209750	Improved	125	175	0.502	\$ 2,024	125	Long4	553/301		Long Lake New 4	401	Long Lake 4		
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	102541	83900	Improved	50	0	50	\$ 2,051	50	Long4	550-012		Long Lake New 4	401	Long Lake 4		
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	461507	222793	167800	Improved	100	0	100	\$ 2,228	100	Long4	553/752		Long Lake New 4	401	Long Lake 4		
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	272972	120928	83900	Improved	50	0	100.2	\$ 2,419	50	Long4	552/788		Long Lake New 4	401	Long Lake 4		
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	58234	35909	Improved	21.4	0	21.4	\$ 2,721	21.4	Long4	551-215		Long Lake New 4	401	Long Lake 4		
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	124866	93692	50558	Improved	30.13	0	30.13	\$ 3,110	30.13	Long4	554/583		Long Lake New 4	401	Long Lake 4		
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	203756	214144	83900	Improved	50	0	50	\$ 4,283	50	Long4	553/950		Long Lake New 4	401	Long Lake 4		
013-014-000-156-00	GUTCHESS RD	12/30/2022	380000	WD	380000	240752	268716	99987	Improved	50	0	53.63	\$ 5,374	50	Long4	551-022	013-014-000-800-00, 01	Long Lake New 4	402	Long Lake 4		
													\$ 2,218									
For 2025, use \$2,218 for Long Lake 4																						

	2024	2025	
Long Lake 2	464	599	0.290948276
Long Lake 3	918	1314	0.431372549
Long Lake 4	1678	2218	0.321811681
Long Lake 1	143	130%	185.9

Alpena Township-2025 Land Value Analysis Lake Huron Rock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
018-060-000-123	1480 ISLAND DR	12/5/2022	48000	WD	48000	50000	48000	55000	Improved	200	\$ 240	200	LH4	550-797	018-060-000-105-00	Lake Huron Canal NEW	402	Lake Hurn Canal	
018-060-000-140	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	46403	40250	Improved	115	\$ 404	115	LH4	550-603		Lake Huron Canal NEW	401	Lake Hurn Canal	
											\$ 322	For 2025, use \$322/foot for lake Huron Canal							
011-010-000-461	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	20000	20500	20000	Vacant	100	\$ 205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh	
011-010-000-521	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	50758	40000	Improved	200	\$ 254	200	LH1	548-425		Lake Huron NEW Marsh	401	Lake Marsh	
018-060-000-105	1485 ISLAND DR	12/5/2022	48000	WD	48000	65000	48000	55000	Improved	200	\$ 240	200	LH1	550-797	018-060-000-123-01	Lake Huron NEW Marsh	402	Lake Marsh	
											\$ 233	For 2025, use \$233/foot for Lake Huron Marsh area							
014-029-000-152	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	82512	86250	82512	Vacant	137.52	\$ 627	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft	
014-029-000-166	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	133518	160000	133518	Vacant	222.53	\$ 719	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft	
018-055-000-005	177 BEAR POINT RD	6/17/2022	80000	LC	80000	66600	80000	66600	Vacant	111	\$ 721	111	LH2	548-385		Lake Huron NEW ROCK	402	Rock <300Ft	
015-027-000-137	6081 LAPPAN RD	7/3/2023	185000	WD	185000	120963	122327	58290	Improved	97.15	\$ 1,259	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft	
018-245-000-065	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	60000	128000	60000	Vacant	100	\$ 1,280	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft	
018-055-000-010	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258941	335000	136059	Improved	100	\$ 1,361	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft	
014-029-000-188	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	298146	148654	61800	Improved	103	\$ 1,443	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft	
014-033-000-520	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	155173	60000	Improved	100	\$ 1,552	100	LH2	548-434		Lake Huron NEW ROCK	401	Rock <300Ft	
018-245-000-028	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	259490	198510	60000	Improved	100	\$ 1,985	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft	
014-029-000-168	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	237874	222026	63900	Improved	106.5	\$ 2,085	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft	
											\$ 1,303	Avg of All							
											\$ 837	Avg of Vacant							
											For 2025, use \$837 per foot for Lake Huron Rock, regular size								
015-027-000-135-24		8/29/2023	233000	WD	233000	161628	233000	161628	Vacant	404.07	\$ 577	404.07	LH2	554/050		Lake Huron NEW ROCK	402	Rock >300Ft+	
015-028-000-040	6767 SWIMMERS COVER RD	9/15/2022	160500	WD	160500	160144	160500	160144	Vacant	400.36	\$ 401	400.36	LH2	549-708		Lake Huron NEW ROCK	402	Rock >300Ft+	
											\$ 489	For 2025, use \$489/foot for Lake Huron Rock, large size							
014-003-000-790	4111 EL CAJON BEACH RD	11/14/2022	160000	WD	160000	509035	38075	285340	Improved	176	\$ 216	176	LH3	550-775	014-003-000-794-02, 01	Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-007	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	281207	150793	160000	Improved	100	\$ 1,508	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft	
011-034-000-777	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	325965	214035	160000	Improved	100	\$ 2,140	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-008	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	259042	160000	Improved	100	\$ 2,590	100	LH3	549-106		Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-025	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	137447	132553	80000	Improved	50	\$ 2,651	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-040	7837 US 23 SOUTH	6/3/2022	229000	WD	229000	170916	138084	80000	Improved	50	\$ 2,762	50	LH3	548-085		Lake Huron NEW Sand	401	Sand <300Ft	
											\$ 2,117								
														2024	2025	Percent Change			
For rock:														\$ 600	\$ 837	39.50%			
Sand <300														\$ 1,600	139%	\$ 2,224			
Sand >300														\$ 1,000	139%	\$ 1,390			
For regular Lake Huron Sand, 2025, use \$2,117/foot																			
For large Lake Huron sand, 2025, use \$1,390/foot																			

Alpena Township-2025 Land Value Analysis Lake Huron Sand

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
018-060-000-123	1480 ISLAND DR	12/5/2022	48000	WD	48000	50000	48000	55000	Improved	200	\$ 240	200	LH4	550-797	018-060-000-105-00	Lake Huron Canal NEW	402	Lake Huron Canal	
018-060-000-140	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	46403	40250	Improved	115	\$ 404	115	LH4	550-603		Lake Huron Canal NEW	401	Lake Huron Canal	
											\$ 322	For 2025, use \$322/foot for lake Huron Canal							
011-010-000-461	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	20000	20500	20000	Vacant	100	\$ 205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh	
011-010-000-521	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	50758	40000	Improved	200	\$ 254	200	LH1	548-425		Lake Huron NEW Marsh	401	Lake Marsh	
018-060-000-105	1485 ISLAND DR	12/5/2022	48000	WD	48000	65000	48000	55000	Improved	200	\$ 240	200	LH1	550-797	018-060-000-123-01	Lake Huron NEW Marsh	402	Lake Marsh	
											\$ 233	For 2025, use \$233/foot for Lake Huron Marsh area							
014-029-000-152	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	82512	86250	82512	Vacant	137.52	\$ 627	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft	
014-029-000-166	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	133518	160000	133518	Vacant	222.53	\$ 719	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft	
018-055-000-005	177 BEAR POINT RD	6/17/2022	80000	LC	80000	66600	80000	66600	Vacant	111	\$ 721	111	LH2	548-385		Lake Huron NEW ROCK	402	Rock <300Ft	
015-027-000-137	6081 LAPPAN RD	7/3/2023	185000	WD	185000	120963	122327	58290	Improved	97.15	\$ 1,259	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft	
018-245-000-065	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	60000	128000	60000	Vacant	100	\$ 1,280	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft	
018-055-000-010	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258941	136059	60000	Improved	100	\$ 1,361	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft	
014-029-000-188	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	298146	148654	61800	Improved	103	\$ 1,443	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft	
014-033-000-520	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	155173	60000	Improved	100	\$ 1,552	100	LH2	548-434		Lake Huron NEW ROCK	401	Rock <300Ft	
018-245-000-028	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	259490	198510	60000	Improved	100	\$ 1,985	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft	
014-029-000-168	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	237874	222026	63900	Improved	106.5	\$ 2,085	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft	
											\$ 1,303	Avg of All							
											\$ 837	Avg of Vacant							
											For 2025, use \$837 per foot for Lake Huron Rock, regular size								
015-027-000-135-24		8/29/2023	233000	WD	233000	161628	233000	161628	Vacant	404.07	\$ 577	404.07	LH2	554/050		Lake Huron NEW ROCK	402	Rock >300Ft+	
015-028-000-040	6767 SWIMMERS COVE RD	9/15/2022	160500	WD	160500	160144	160500	160144	Vacant	400.36	\$ 401	400.36	LH2	549-708		Lake Huron NEW ROCK	402	Rock >300Ft+	
											\$ 489	For 2025, use \$489/foot for Lake Huron Rock, large size							
014-003-000-790	4111 EL CAJON BEACH RD	11/14/2022	160000	WD	160000	509035	38075	285340	Improved	176	\$ 216	176	LH3	550-775	014-003-000-794-02, 01	Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-007	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	281207	150793	160000	Improved	100	\$ 1,508	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft	
011-034-000-777	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	325965	214035	160000	Improved	100	\$ 2,140	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-008	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	259042	160000	Improved	100	\$ 2,590	100	LH3	549-106		Lake Huron NEW Sand	401	Sand <300Ft	
018-110-000-025	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	137447	132553	80000	Improved	50	\$ 2,651	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft	
018-045-000-040	7837 US 23 SOUTH	6/3/2022	229000	WD	229000	170916	138084	80000	Improved	50	\$ 2,762	50	LH3	548-085		Lake Huron NEW Sand	401	Sand <300Ft	
											\$ 2,117								

	2024	2025	Percent Change
For rock:	\$ 600	\$ 837	39.50%
Sand <300	\$ 1,600	\$ 2,224	139%
Sand >300	\$ 1,000	\$ 1,390	139%

For regular Lake Huron Sand, 2025, use \$2,117/foot
 For large Lake Huron sand, 2025, use \$1,390/foot

Alpena Township-2025 Land Value Analysis Lake Huron Marsh

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1				
018-060-000-123	1480 ISLAND DR	12/5/2022	48000	WD	48000	50000	48000	55000	Improved	200	\$ 240	200	LH4	550-797	018-060-000-105-00	Lake Huron Canal NEW	402	Lake Huron Canal				
018-060-000-140	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	46403	40250	Improved	115	\$ 404	115	LH4	550-603		Lake Huron Canal NEW	401	Lake Huron Canal				
											\$	322	For 2025, use \$322/foot for lake Huron Canal									
011-010-000-461	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	20000	20500	20000	Vacant	100	\$ 205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh				
011-010-000-521	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	50758	40000	Improved	200	\$ 254	200	LH1	548-425		Lake Huron NEW Marsh	401	Lake Marsh				
018-060-000-105	1485 ISLAND DR	12/5/2022	48000	WD	48000	65000	48000	55000	Improved	200	\$ 240	200	LH1	550-797	018-060-000-123-01	Lake Huron NEW Marsh	402	Lake Marsh				
											\$	233	For 2025, use \$233/foot for Lake Huron Marsh area									
014-029-000-152	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	82512	86250	82512	Vacant	137.52	\$ 627	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft				
014-029-000-166	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	133518	160000	133518	Vacant	222.53	\$ 719	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft				
018-055-000-005	177 BEAR POINT RD	6/17/2022	80000	LC	80000	66600	80000	66600	Vacant	111	\$ 721	111	LH2	548-385		Lake Huron NEW ROCK	402	Rock <300Ft				
015-027-000-137	6081 LAPPAN RD	7/3/2023	185000	WD	185000	120963	122327	58290	Improved	97.15	\$ 1,259	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-065	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	60000	128000	60000	Vacant	100	\$ 1,280	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft				
018-055-000-010	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258941	136059	60000	Improved	100	\$ 1,361	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-188	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	298146	148654	61800	Improved	103	\$ 1,443	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft				
014-033-000-520	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	155173	60000	Improved	100	\$ 1,552	100	LH2	548-434		Lake Huron NEW ROCK	401	Rock <300Ft				
018-245-000-028	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	259490	198510	60000	Improved	100	\$ 1,985	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft				
014-029-000-168	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	237874	222026	63900	Improved	106.5	\$ 2,085	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft				
											\$	1,303	Avg of All									
											\$	837	Avg of Vacant		For 2025, use \$837 per foot for Lake Huron Rock, regular size							
015-027-000-135-24		8/29/2023	233000	WD	233000	161628	233000	161628	Vacant	404.07	\$ 577	404.07	LH2	554/050		Lake Huron NEW ROCK	402	Rock >300Ft+				
015-028-000-040	6767 SWIMMERS COVE RD	9/15/2022	160500	WD	160500	160144	160500	160144	Vacant	400.36	\$ 401	400.36	LH2	549-708		Lake Huron NEW ROCK	402	Rock >300Ft+				
											\$	489	For 2025, use \$489/foot for Lake Huron Rock, large size									
014-003-000-790	4111 EL CAJON BEACH RD	11/14/2022	160000	WD	160000	509035	38075	285340	Improved	176	\$ 216	176	LH3	550-775	014-003-000-794-02, 01	Lake Huron NEW Sand	401	Sand <300Ft				
018-110-000-007	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	281207	150793	160000	Improved	100	\$ 1,508	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft				
011-034-000-777	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	325965	214035	160000	Improved	100	\$ 2,140	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft				
018-110-000-008	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	259042	160000	Improved	100	\$ 2,590	100	LH3	549-106		Lake Huron NEW Sand	401	Sand <300Ft				
018-110-000-025	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	137447	132553	80000	Improved	50	\$ 2,651	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft				
018-045-000-040	7837 US 23 SOUTH	6/3/2022	229000	WD	229000	170916	138084	80000	Improved	50	\$ 2,762	50	LH3	548-085		Lake Huron NEW Sand	401	Sand <300Ft				
											\$	2,117										

	2024	2025	Percent Change
For rock:	\$ 600	\$ 837	39.50%
Sand <300	\$ 1,600	\$ 2,224	139%
Sand >300	\$ 1,000	\$ 1,390	139%

For regular Lake Huron Sand, 2025, use \$2,117/foot
 For large Lake Huron sand, 2025, use \$1,390/foot

Alpena Township-2025 Land Value Analysis Lake Huron Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
018-060-000-123	1480 ISLAND DR	12/5/2022	48000	WD	48000	50000	48000	55000	Improved	200	\$ 240	200	LH4	550-797	018-060-000-105-00	Lake Huron Canal NEW	402	Lake Huron Canal			
018-060-000-140	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	46403	40250	Improved	115	\$ 404	115	LH4	550-603		Lake Huron Canal NEW	401	Lake Huron Canal			
											\$	322	For 2025, use \$322/foot for lake Huron Canal								
011-010-000-461	S PARTRIDGE POINT RD	3/11/2024	20500	WD	20500	20000	20500	20000	Vacant	100	\$ 205	100	LH1	556/204		Lake Huron NEW Marsh	402	Lake Marsh			
011-010-000-521	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	50758	40000	Improved	200	\$ 254	200	LH1	548-425		Lake Huron NEW Marsh	401	Lake Marsh			
018-060-000-105	1485 ISLAND DR	12/5/2022	48000	WD	48000	65000	48000	55000	Improved	200	\$ 240	200	LH1	550-797	018-060-000-123-01	Lake Huron NEW Marsh	402	Lake Marsh			
											\$	233	For 2025, use \$233/foot for Lake Huron Marsh area								
014-029-000-152	NORTH POINT SHORES RD	4/3/2023	86250	WD	86250	82512	86250	82512	Vacant	137.52	\$ 627	137.52	LH2	552-202		Lake Huron NEW ROCK	402	Rock <300Ft			
014-029-000-166	7428 NORTH POINT SHORES RD	3/27/2024	160000	WD	160000	133518	160000	133518	Vacant	222.53	\$ 719	222.53	LH2	556-391		Lake Huron NEW ROCK	402	Rock <300Ft			
018-055-000-005	177 BEAR POINT RD	6/17/2022	80000	LC	80000	66600	80000	66600	Vacant	111	\$ 721	111	LH2	548-385		Lake Huron NEW ROCK	402	Rock <300Ft			
015-027-000-137	6081 LAPPAN RD	7/3/2023	185000	WD	185000	120963	122327	58290	Improved	97.15	\$ 1,259	97.15	LH2	553/275		Lake Huron NEW ROCK	401	Rock <300Ft			
018-245-000-065	7950 NORTH POINT SHORES RD	3/14/2024	128000	WD	128000	60000	128000	60000	Vacant	100	\$ 1,280	100	LH2	556/219		Lake Huron NEW ROCK	402	Rock <300Ft			
018-055-000-010	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258941	136059	60000	Improved	100	\$ 1,361	100	LH2	556/116		Lake Huron NEW ROCK	401	Rock <300Ft			
014-029-000-188	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	298146	148654	61800	Improved	103	\$ 1,443	103	LH2	556/713		Lake Huron NEW ROCK	401	Rock <300Ft			
014-033-000-520	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	155173	60000	Improved	100	\$ 1,552	100	LH2	548-434		Lake Huron NEW ROCK	401	Rock <300Ft			
018-245-000-028	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	259490	198510	60000	Improved	100	\$ 1,985	100	LH2	553/219		Lake Huron NEW ROCK	401	Rock <300Ft			
014-029-000-168	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	237874	222026	63900	Improved	106.5	\$ 2,085	106.5	LH2	553/811		Lake Huron NEW ROCK	401	Rock <300Ft			
											\$	1,303	Avg of All								
											\$	837	Avg of Vacant								
															For 2025, use \$837 per foot for Lake Huron Rock, regular size						
015-027-000-135-24		8/29/2023	233000	WD	233000	161628	233000	161628	Vacant	404.07	\$ 577	404.07	LH2	554/050		Lake Huron NEW ROCK	402	Rock >300Ft+			
015-028-000-040	6767 SWIMMERS COVE RD	9/15/2022	160500	WD	160500	160144	160500	160144	Vacant	400.36	\$ 401	400.36	LH2	549-708		Lake Huron NEW ROCK	402	Rock >300Ft+			
											\$	489	For 2025, use \$489/foot for Lake Huron Rock, large size								
014-003-000-790	4111 EL CAJON BEACH RD	11/14/2022	160000	WD	160000	509035	38075	285340	Improved	176	\$ 216	176	LH3	550-775	014-003-000-794-02, 01	Lake Huron NEW Sand	401	Sand <300Ft			
018-110-000-007	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	281207	150793	160000	Improved	100	\$ 1,508	100	LH3	553/862		Lake Huron NEW Sand	401	Sand <300Ft			
011-034-000-777	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	325965	214035	160000	Improved	100	\$ 2,140	100	LH3	552/808		Lake Huron NEW Sand	401	Sand <300Ft			
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft			
018-045-000-090	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	220198	243402	153600	Improved	96	\$ 2,535	96	LH3	553/756		Lake Huron NEW Sand	401	Sand <300Ft			
018-110-000-008	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	259042	160000	Improved	100	\$ 2,590	100	LH3	549-106		Lake Huron NEW Sand	401	Sand <300Ft			
018-110-000-025	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	137447	132553	80000	Improved	50	\$ 2,651	50	LH3	554/065		Lake Huron NEW Sand	401	Sand <300Ft			
018-045-000-040	7837 US 23 SOUTH	6/3/2022	229000	WD	229000	170916	138084	80000	Improved	50	\$ 2,762	50	LH3	548-085		Lake Huron NEW Sand	401	Sand <300Ft			
											\$	2,117									

	2024	2025	Percent Change
For rock:	\$ 600	\$ 837	39.50%
Sand <300	\$ 1,600	\$ 2,224	139%
Sand >300	\$ 1,000	\$ 1,390	139%

For regular Lake Huron Sand, 2025, use \$2,117/foot
 For large Lake Huron sand, 2025, use \$1,390/foot

Alpena Township-2025 Land Value Analysis Long Lake 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	25652	9000	Improved	150	0	9.43	\$ 171	150	LLCrk	550-512		Long Lake Creek NEW	401	LL Creek-Stream		
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	28886	12020	Improved	176.76	0	0	\$ 163	176.76	LLCrk	548-323		Long Lake Creek NEW	401	Long Lake Creek		
													\$ 167									
For 2025, use \$167 for Long Lake Creek-Narrows																						
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	105924	22258	Improved	155.65	0	155.65	\$ 681	155.65	Long1	548/518		Long Lake New 1	401	Long Lake 1		
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	349075	114998	74073	Improved	159.64	0	159.64	\$ 720	159.64	Long2	553/856		Long Lake New 2	401	Long Lake 2		
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	39552	46400	Improved	100	0	100	\$ 396	100	Long2	549-038		Long Lake New 2	401	Long Lake 2		
													\$ 599									
For 2025, use \$599 for Long Lake 2																						
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	253000	212674	156380	116054	Improved	126.42	0	126.42	\$ 1,237	126.42	Long3	549-132		Long Lake New 3	401	Long Lake 3		
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	302842	108232	46340	Improved	50	0	50.04	\$ 2,165	50	Long3	548-750	018-390-000-115-00	Long Lake New 3	401	Long Lake 3		
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	204134	73069	105203	Improved	114.6	0	114.6	\$ 638	114.6	Long3	555/074		Long Lake New 3	401	Long Lake 3		
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	222464	167994	Improved	183	0	183	\$ 1,216	183	Long3	550-459		Long Lake New 3	401	Long Lake 3		
													\$ 1,314									
For 2025, use \$1,314 for Long Lake 3																						
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	64677	151020	Improved	90	0	90	\$ 719	90	Long4	550-109		Long Lake New 4	401	Long Lake 4		
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	479201	81099	167800	Improved	100	0	0	\$ 811	100	Long4	554/801		Long Lake New 4	401	Long Lake 4		
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	93117	125850	Improved	75	0	75	\$ 1,242	75	Long4	548-058		Long Lake New 4	401	Long Lake 4		
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	389892	123718	159410	Improved	95	0	95	\$ 1,302	95	Long4	554/654		Long Lake New 4	401	Long Lake 4		
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	72664	83598	Improved	49.82	0	49.82	\$ 1,459	49.82	Long4	549-510		Long Lake New 4	401	Long Lake 4		
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	252700	272295	229588	249183	Improved	148.5	0	148.5	\$ 1,546	148.5	Long4	550-795		Long Lake New 4	401	Long Lake 4		
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	91342	77490	Improved	46.18	269	0.285	\$ 1,978	46.18	Long4	551-435		Long Lake New 4	401	Long Lake 4		
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	311800	252950	209750	Improved	125	175	0.502	\$ 2,024	125	Long4	553/301		Long Lake New 4	401	Long Lake 4		
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	102541	83900	Improved	50	0	50	\$ 2,051	50	Long4	550-012		Long Lake New 4	401	Long Lake 4		
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	461507	222793	167800	Improved	100	0	100	\$ 2,228	100	Long4	553/752		Long Lake New 4	401	Long Lake 4		
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	272972	120928	83900	Improved	50	0	100.2	\$ 2,419	50	Long4	552/788		Long Lake New 4	401	Long Lake 4		
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	58234	35909	Improved	21.4	0	21.4	\$ 2,721	21.4	Long4	551-215		Long Lake New 4	401	Long Lake 4		
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	124866	93692	50558	Improved	30.13	0	30.13	\$ 3,110	30.13	Long4	554/583		Long Lake New 4	401	Long Lake 4		
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	203756	214144	83900	Improved	50	0	50	\$ 4,283	50	Long4	553/950		Long Lake New 4	401	Long Lake 4		
013-014-000-156-00	GUTCHESS RD	12/30/2022	380000	WD	380000	240752	268716	99987	Improved	50	0	53.63	\$ 5,374	50	Long4	551-022	013-014-000-800-00, 01	Long Lake New 4	402	Long Lake 4		
													\$ 2,218									
For 2025, use \$2,218 for Long Lake 4																						

	2024	2025	
Long Lake 2	464	599	0.290948276
Long Lake 3	918	1314	0.431372549
Long Lake 4	1678	2218	0.321811681
Long Lake 1	143	130%	185.9

Alpena Township-2025 Land Value Analysis Long Lake 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	25652	9000	Improved	150	0	9.43	\$ 171	150	LLCrk	550-512		Long Lake Creek NEW	401	LL Creek-Stream
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	28886	12020	Improved	176.76	0	0	\$ 163	176.76	LLCrk	548-323		Long Lake Creek NEW	401	Long Lake Creek
													\$	167						
For 2025, use \$167 for Long Lake Creek-Narrows																				
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	105924	22258	Improved	155.65	0	155.65	\$ 681	155.65	Long1	548/518		Long Lake New 1	401	Long Lake 1
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	349075	114998	74073	Improved	159.64	0	159.64	\$ 720	159.64	Long2	553/856		Long Lake New 2	401	Long Lake 2
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	39552	46400	Improved	100	0	100	\$ 396	100	Long2	549-038		Long Lake New 2	401	Long Lake 2
													\$	599						
For 2025, use \$599 for Long Lake 2																				
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	253000	212674	156380	116054	Improved	126.42	0	126.42	\$ 1,237	126.42	Long3	549-132		Long Lake New 3	401	Long Lake 3
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	302842	108232	46340	Improved	50	0	50.04	\$ 2,165	50	Long3	548-750	018-390-000-115-00	Long Lake New 3	401	Long Lake 3
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	204134	73069	105203	Improved	114.6	0	114.6	\$ 638	114.6	Long3	555/074		Long Lake New 3	401	Long Lake 3
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	222464	167994	Improved	183	0	183	\$ 1,216	183	Long3	550-459		Long Lake New 3	401	Long Lake 3
													\$	1,314						
For 2025, use \$1,314 for Long Lake 3																				
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	64677	151020	Improved	90	0	90	\$ 719	90	Long4	550-109		Long Lake New 4	401	Long Lake 4
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	479201	81099	167800	Improved	100	0	0	\$ 811	100	Long4	554/801		Long Lake New 4	401	Long Lake 4
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	93117	125850	Improved	75	0	75	\$ 1,242	75	Long4	548-058		Long Lake New 4	401	Long Lake 4
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	389892	123718	159410	Improved	95	0	95	\$ 1,302	95	Long4	554/654		Long Lake New 4	401	Long Lake 4
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	72664	83598	Improved	49.82	0	49.82	\$ 1,459	49.82	Long4	549-510		Long Lake New 4	401	Long Lake 4
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	252700	272295	229588	249183	Improved	148.5	0	148.5	\$ 1,546	148.5	Long4	550-795		Long Lake New 4	401	Long Lake 4
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	91342	77490	Improved	46.18	269	0.285	\$ 1,978	46.18	Long4	551-435		Long Lake New 4	401	Long Lake 4
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	311800	252950	209750	Improved	125	175	0.502	\$ 2,024	125	Long4	553/301		Long Lake New 4	401	Long Lake 4
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	102541	83900	Improved	50	0	50	\$ 2,051	50	Long4	550-012		Long Lake New 4	401	Long Lake 4
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	461507	222793	167800	Improved	100	0	100	\$ 2,228	100	Long4	553/752		Long Lake New 4	401	Long Lake 4
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	272972	120928	83900	Improved	50	0	100.2	\$ 2,419	50	Long4	552/788		Long Lake New 4	401	Long Lake 4
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	58234	35909	Improved	21.4	0	21.4	\$ 2,721	21.4	Long4	551-215		Long Lake New 4	401	Long Lake 4
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	124866	93692	50558	Improved	30.13	0	30.13	\$ 3,110	30.13	Long4	554/583		Long Lake New 4	401	Long Lake 4
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	203756	214144	83900	Improved	50	0	50	\$ 4,283	50	Long4	553/950		Long Lake New 4	401	Long Lake 4
013-014-000-156-00	GUTCHESS RD	12/30/2022	380000	WD	380000	240752	268716	99987	Improved	50	0	53.63	\$ 5,374	50	Long4	551-022	013-014-000-800-00, 01	Long Lake New 4	402	Long Lake 4
													\$	2,218						

For 2025, use \$2,218 for Long Lake 4

	2024	2025	
Long Lake 2	464	599	0.290948276
Long Lake 3	918	1314	0.431372549
Long Lake 4	1678	2218	0.321811681
Long Lake 1	143	130%	185.9

Alpena Township-2025 Land Value Analysis Long Lake 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	25652	9000	Improved	150	0	9.43	\$ 171	150	LLCrk	550-512		Long Lake Creek NEW	401	LL Creek-Stream	
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	28886	12020	Improved	176.76	0	0	\$ 163	176.76	LLCrk	548-323		Long Lake Creek NEW	401	Long Lake Creek	
													\$ 167								
For 2025, use \$167 for Long Lake Creek-Narrows																					
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	105924	22258	Improved	155.65	0	155.65	\$ 681	155.65	Long1	548/518		Long Lake New 1	401	Long Lake 1	
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	349075	114998	74073	Improved	159.64	0	159.64	\$ 720	159.64	Long2	553/856		Long Lake New 2	401	Long Lake 2	
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	39552	46400	Improved	100	0	100	\$ 396	100	Long2	549-038		Long Lake New 2	401	Long Lake 2	
													\$ 599								
For 2025, use \$599 for Long Lake 2																					
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	253000	212674	156380	116054	Improved	126.42	0	126.42	\$ 1,237	126.42	Long3	549-132		Long Lake New 3	401	Long Lake 3	
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	302842	108232	46340	Improved	50	0	50.04	\$ 2,165	50	Long3	548-750	018-390-000-115-00	Long Lake New 3	401	Long Lake 3	
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	204134	73069	105203	Improved	114.6	0	114.6	\$ 638	114.6	Long3	555/074		Long Lake New 3	401	Long Lake 3	
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	222464	167994	Improved	183	0	183	\$ 1,216	183	Long3	550-459		Long Lake New 3	401	Long Lake 3	
													\$ 1,314								
For 2025, use \$1,314 for Long Lake 3																					
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	64677	151020	Improved	90	0	90	\$ 719	90	Long4	550-109		Long Lake New 4	401	Long Lake 4	
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	479201	81099	167800	Improved	100	0	0	\$ 811	100	Long4	554/801		Long Lake New 4	401	Long Lake 4	
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	93117	125850	Improved	75	0	75	\$ 1,242	75	Long4	548-058		Long Lake New 4	401	Long Lake 4	
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	389892	123718	159410	Improved	95	0	95	\$ 1,302	95	Long4	554/654		Long Lake New 4	401	Long Lake 4	
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	72664	83598	Improved	49.82	0	49.82	\$ 1,459	49.82	Long4	549-510		Long Lake New 4	401	Long Lake 4	
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	252700	272295	229588	249183	Improved	148.5	0	148.5	\$ 1,546	148.5	Long4	550-795		Long Lake New 4	401	Long Lake 4	
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	91342	77490	Improved	46.18	269	0.285	\$ 1,978	46.18	Long4	551-435		Long Lake New 4	401	Long Lake 4	
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	311800	252950	209750	Improved	125	175	0.502	\$ 2,024	125	Long4	553/301		Long Lake New 4	401	Long Lake 4	
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	102541	83900	Improved	50	0	50	\$ 2,051	50	Long4	550-012		Long Lake New 4	401	Long Lake 4	
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	461507	222793	167800	Improved	100	0	100	\$ 2,228	100	Long4	553/752		Long Lake New 4	401	Long Lake 4	
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	272972	120928	83900	Improved	50	0	100.2	\$ 2,419	50	Long4	552/788		Long Lake New 4	401	Long Lake 4	
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	58234	35909	Improved	21.4	0	21.4	\$ 2,721	21.4	Long4	551-215		Long Lake New 4	401	Long Lake 4	
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	124866	93692	50558	Improved	30.13	0	30.13	\$ 3,110	30.13	Long4	554/583		Long Lake New 4	401	Long Lake 4	
013-003-000-364-00	2311 LONG LAKE PARK RD	8/22/2023	340000	WD	334000	203756	214144	83900	Improved	50	0	50	\$ 4,283	50	Long4	553/950		Long Lake New 4	401	Long Lake 4	
013-014-000-156-00	GUTCHESS RD	12/30/2022	380000	WD	380000	240752	268716	99987	Improved	50	0	53.63	\$ 5,374	50	Long4	551-022	013-014-000-800-00, 01	Long Lake New 4	402	Long Lake 4	
													\$ 2,218								
For 2025, use \$2,218 for Long Lake 4																					

	2024	2025	
Long Lake 2	464	599	0.290948276
Long Lake 3	918	1314	0.431372549
Long Lake 4	1678	2218	0.321811681
Long Lake 1	143	130%	185.9

Alpena Township-2025 Land Value Analysis Sunset Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
012-029-000-819-00	1490 LAKEVIEW DR	3/24/2023	132000	WD	132000	131531	17349	16880	Improved	80	0	0	\$ 217	80	SunLk	551-843		SUNSET LAKE	401	Sunset Lake
018-265-000-025-00	1632 LAKEVIEW DR	5/19/2023	96000	WD	96000	84824	26579	15403	Improved	73	270	0.452	\$ 364	73	SunLk	552/801		SUNSET LAKE	401	Sunset Lake
018-265-000-030-00	1672 LAKEVIEW DR	8/14/2023	22000	QC	22000	29568	7835	15403	Improved	73	329	0.551	\$ 107	73	SunLk	553/793		SUNSET LAKE	401	Sunset Lake
													\$ 229							

For 2025, use \$229/foot for Sunset Lake

Alpena Township-2025 Land Value Analysis Thunder Bay River Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
012-007-000-300-12	RIVER BLUFF DR	10/24/2022	125000	WD	125000	99159	125000	99736	Improved	300.41	0	6.35	\$ 416	19685.03937	300.41	TBRiv	550-277	012-007-000-300-13	Thunder Bay River NEW	001	TB River			
012-007-000-300-19	LAKE BLUFF DR	6/28/2022	351000	WD	351000	376938	117057	135503	Improved	408.14	0	3.12	\$ 287	37518.26923	408.14	TBRiv	548-421	012-007-000-300-20	Thunder Bay River NEW	401	TB River			
012-007-000-300-24	LAKE BLUFF DR	3/13/2024	44000	WD	44000	141246	44000	141246	Vacant	425.44	0	3.86	\$ 103	11398.96373	425.44	TBRiv	556/195	012-007-000-300-25	Thunder Bay River NEW	402	TB River			
													\$	269										

For 2025, use \$269/foot for Thunder Bay River

Alpena County-2025 Land Value Analysis Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100406	79108	\$ 20,614	Improved	86.249045	216.705002	0.504		\$ 156,960			102	RIVER	553/501		TB River Frontage	401	Average 300std
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC	38000	23581	38000	\$ 23,581	Vacant	98.665716	187.449997	0.532		\$ 71,429	\$ 9,500	752%	126.98	RIVER	553/706		TB River Frontage	402	Average 300std
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	38103	\$ 23,900	Improved	100	300	0.689		\$ 55,302	\$ 9,500	582%	100	RIVER	550/998		TB River Frontage	401	Average 300std
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD	79400	91200	27229	\$ 39,029	Improved	163.299316	200	0.918		\$ 29,661	\$ 9,500	312%	200	RIVER	550/208		TB River Frontage	401	Average 300std
043-053-000-002-00	206 POLLARD DR	6/29/2022	48500	WD	48500	39126	48500	\$ 39,126	Vacant	163.705989	214.949997	0.962		\$ 50,416	\$ 9,500	531%	190.1	RIVER	548/436		TB River Frontage	401	Average 300std
								\$ 29,250	Avg of All														
								\$ 31,354	Avg of Vacant														

For 2025, use \$30,000 as a minimum lot/site value for water influence parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD	25000	21624	25000	21624	Vacant	180.950785	581.23999	1.568		\$ 15,944	\$ 9,500	168%	155	RIVER	549/823		TB River Frontage	401	Average 300std
042-034-000-625-00	LONG RAPIDS ROAD	3/29/2024	157000	WD	157000	46041	157000	41671	Improved	27.376279	223.649994	8.172		\$ 19,212	\$ 2,700	712%	28.3	RIVER	556/717	042-034-000-630-00	TB River Frontage	401	
021-018-000-101-01	EMILS LANDING RD	8/23/2023	150000	WD	150000	118177	150000	118177	Vacant	0	0	50.62		\$ 2,963	\$ 1,600	185%	0	Flood	554/073		Floodwaters	402	
002-035-000-080-00	17000 SCHMALLERS	12/15/2023	510000	WD	510000	457918	442817	390735	Improved	0	0	200		\$ 2,214	\$ 1,600	138%	0	WTRTB	590/201		Thunder Bay River	401	
002-024-000-350-00	9191 M33	10/11/2023	40000	WD	40000	59564	40000	57372	Improved	0	0	9		\$ 4,444	\$ 2,000	222%	0	WTRTB	589/184		Thunder Bay River	401	

For 2025, use 285% over residential rates

2025 Assessment Roll Acreage Table

Alpena County
Water Acreage PROPERTIES
General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 9,500	3	\$ 5,500	\$ 16,500	10	\$ 2,000	\$ 20,000	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,000	\$ 30,000	40	\$ 1,600	\$ 64,000
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,275	\$ 45,500	50	\$ 1,600	\$ 80,000
2.5	\$ 6,000	\$ 15,000	7	\$ 2,700	\$ 18,900	25	\$ 2,275	\$ 56,875	100	\$ 1,600	\$ 160,000

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 30,000	3	\$ 5,500	\$ 47,025	10	\$ 2,000	\$ 57,000	30	\$ 2,000	\$ 171,000
1.5	\$ 7,000	\$ 30,000	4	\$ 4,350	\$ 49,590	15	\$ 2,000	\$ 85,500	40	\$ 1,600	\$ 182,400
2	\$ 6,000	\$ 34,200	5	\$ 3,500	\$ 49,875	20	\$ 2,275	\$ 129,675	50	\$ 1,600	\$ 228,000
2.5	\$ 6,000	\$ 42,750	7	\$ 2,700	\$ 53,865	25	\$ 2,275	\$ 162,094	100	\$ 1,600	\$ 456,000

Enter Percentatge:
285%

Enter Minimum:
\$ 30,000

General Water Influence Acreage - Value Conclusions (Prior Year 2024)

Acres	Total	Acres	Total	Acres	Total	Acres	Total
1	\$ 25,000	3	\$ 31,185	10	\$ 37,800	30	\$ 113,400
1.5	\$ 25,000	4	\$ 32,886	15	\$ 56,700	40	\$ 120,960
2	\$ 25,000	5	\$ 33,075	20	\$ 85,995	50	\$ 151,200
2.5	\$ 28,350	7	\$ 35,721	25	\$ 107,494	100	\$ 302,400

2024 Percentage: 189% 2024 Minimum: \$ 25,000
 2025 Percentage: 285% 2025 Minimum: \$ 30,000