





**2025 Assessment Roll Acreage Table**

**Alpena County**

**AG Acreage**

General Acreage - Residential

Acre	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**

Acre	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 Percentatge:

Enter Minimum:

\$ 1,700

Green Township-2025 Land Value Analysis Commercial (Uses Alpena County Residential Backlots Study)

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, 08	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

Green Township-2025 Land Value Analysis Industrial (Uses Alpena County Residential Backlots Study)

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
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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
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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
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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
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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
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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
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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

Green Township-2025 Land Value Analysis Residential Backlots (Uses Alpena County Residential Backlots Study)

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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	Residential Lot
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			







Green Township-2025 Land Value Analysis Beaver Lake Backlots

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	
021-035-000-106-00	LOON LN	8/23/2022	93000	WD	93000	100133	93000	100133	Vacant	105.073333	230.589996	1.289	\$ 885	116.79	Beavr	549/250		Beaver Lake	401	Beaver LAKE	
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	221682	133660	82773	Improved	194.906667	490.699997	1.28	\$ 686	154.1	Beavr	553/010	025-080-000-214-00	Beaver Lake	401	Beaver LAKE	
025-080-000-149-00	237 BEAVER SHORES DR	9/16/2022	57000	WD	57000	57839	57000	57839	Vacant	66.253333	251.699997	0.366	\$ 860	71.93	Beavr	549/608		Beaver Lake	402	Beaver LAKE	
													\$ 810		Avg of All						
													\$ 873		Avg of Vacant						
																					For 2025, use \$873/foot for Green Twp Beaver Lake
025-080-000-090-00	260 BEAVER SHORES DR	9/14/2022	16000	WD	16000	14533	16000	14533	Vacant	89.16	298.890015	0.575	\$ 179	100	Backl	549/609		Beaver Lake B. 402		Lake BACK	
025-080-000-095-00	240 BEAVER SHORES DR	8/24/2022	12000	WD	12000	14533	12000	14533	Vacant	89.16	298.890015	0.575	\$ 135	100	Backl	549/279		Beaver Lake B. 402		Lake BACK	
025-080-000-184-00	280 BEAVER SHORES DR	8/17/2023	80000	WD	80000	43454	64102	27222	Improved	167	597.78003	1.146	\$ 384	167	Backl	553/914	025-080-000-185-00	Beaver Lake B. 401		Lake BACK	
025-080-000-212-00	174 BEAVER SHORES DR	10/18/2022	83500	WD	83500	82873	20687	20060	Improved	123.07	300	0.925	\$ 168	100.57	Backl	550/188		Beaver Lake B. 401		Lake BACK	
025-081-000-156-01	257 PONDEROSA DR	7/12/2022	175100	WD	175100	145731	68192	38823	Improved	238.179999	300	1.835	\$ 286	181.77	Backl	548/691		Beaver Lake B. 401		Lake BACK	
025-081-000-194-00	300 PONDEROSA DR	8/11/2023	10000	WD	10000	14096	10000	14096	Vacant	86.48	311.209991	0.68	\$ 116	68.98	Backl	553/889		Beaver Lake B. 402		Lake BACK	
025-081-000-241-00	196 PONDEROSA DR	12/16/2022	8000	QC	8000	11550	8000	11550	Vacant	70.86	0	0	\$ 113	70.86	Backl	551/068		Beaver Lake B. 001		Lake BACK	
025-081-000-242-00	194 PONDEROSA DR	6/24/2022	16000	WD	16000	11550	16000	11550	Vacant	70.86	0	0	\$ 226	70.86	Backl	548/386		Beaver Lake B. 001		Lake BACK	
													\$ 201		Avg of All						
													\$ 154		Avg of Vacant						For 2025, use \$163/foot for Green Twp Beaver Lake Backlots

Green Township-2025 Land Value Analysis Beaver Lake 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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
021-035-000-106-00	LOON LN	8/23/2022	93000	WD	93000	100133	93000	100133	Vacant	105.073333	230.589996	1.289	\$ 885	116.79	Beavr	549/250		Beaver Lake	401	Beaver LAKE		
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	221682	133660	82773	Improved	194.906667	490.699997	1.28	\$ 686	154.1	Beavr	553/010	025-080-000-214-00	Beaver Lake	401	Beaver LAKE		
025-080-000-149-00	237 BEAVER SHORES DR	9/16/2022	57000	WD	57000	57839	57000	57839	Vacant	66.253333	251.699997	0.366	\$ 860	71.93	Beavr	549/608		Beaver Lake	402	Beaver LAKE		
													\$	810	Avg of All							
													\$	873	Avg of Vacant		For 2025, use \$873/foot for Green Twp Beaver Lake					
025-080-000-090-00	260 BEAVER SHORES DR	9/14/2022	16000	WD	16000	14533	16000	14533	Vacant	89.16	298.890015	0.575	\$ 179	100	Backl	549/609		Beaver Lake B. 402		Lake BACK		
025-080-000-095-00	240 BEAVER SHORES DR	8/24/2022	12000	WD	12000	14533	12000	14533	Vacant	89.16	298.890015	0.575	\$ 135	100	Backl	549/279		Beaver Lake B. 402		Lake BACK		
025-080-000-184-00	280 BEAVER SHORES DR	8/17/2023	80000	WD	80000	43454	64102	27222	Improved	167	597.78003	1.146	\$ 384	167	Backl	553/914	025-080-000-185-00	Beaver Lake B. 401		Lake BACK		
025-080-000-212-00	174 BEAVER SHORES DR	10/18/2022	83500	WD	83500	82873	20687	20060	Improved	123.07	300	0.925	\$ 168	100.57	Backl	550/188		Beaver Lake B. 401		Lake BACK		
025-081-000-156-01	257 PONDEROSA DR	7/12/2022	175100	WD	175100	145731	68192	38823	Improved	238.179999	300	1.835	\$ 286	181.77	Backl	548/691		Beaver Lake B. 401		Lake BACK		
025-081-000-194-00	300 PONDEROSA DR	8/11/2023	10000	WD	10000	14096	10000	14096	Vacant	86.48	311.209991	0.68	\$ 116	68.98	Backl	553/889		Beaver Lake B. 402		Lake BACK		
025-081-000-241-00	196 PONDEROSA DR	12/16/2022	8000	QC	8000	11550	8000	11550	Vacant	70.86	0	0	\$ 113	70.86	Backl	551/068		Beaver Lake B. 001		Lake BACK		
025-081-000-242-00	194 PONDEROSA DR	6/24/2022	16000	WD	16000	11550	16000	11550	Vacant	70.86	0	0	\$ 226	70.86	Backl	548/386		Beaver Lake B. 001		Lake BACK		
													\$	201	Avg of All							
													\$	154	Avg of Vacant		For 2025, use \$163/foot for Green Twp Beaver Lake Backlots					

Green Township-2025 Land Value Analysis Floodwaters

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
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD	25000	21624	25000	21624	Vacant	180.950785	581.23999	1.568	\$ 138	15943.87755	155 RIVER	549/823		TB River Frontage	401	Average 300std	
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD	79400	91200	27229	39029	Improved	163.299316	200	0.918	\$ 167	29661.22004	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	39126	Vacant	163.705989	214.949997	0.962	\$ 296	50415.80042	190.1 RIVER	548/436		TB River Frontage	401	Average 300std	
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	38103	23900	Improved	100	300	0.689	\$ 381	55301.88679	100 RIVER	550/998		TB River Frontage	401	Average 300std	
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC	38000	23581	38000	23581	Vacant	98.665716	187.449997	0.532	\$ 385	71428.57143	126.98 RIVER	553/706		TB River Frontage	402	Average 300std	
043-075-000-015-00	148 MABEL AVE	3/3/2023	87500	WD	87500	68453	29283	10236	Improved	42.827486	213.729996	0.248	\$ 684	118076.6129	51 RIVER	551/633		TB River Frontage	401	Average 300std	
041-002-000-071-00	LONG RAPIDS RD	5/5/2022	430000	WD	430000	426673	168217	89283	Improved	187.8	340.050003	3.254	\$ 896	51695.45175	190.7 RIVER	547/671	043-045-000-062-00, 041	TB River Frontage	401	Average 300std	
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100406	79108	20614	Improved	86.249045	216.705002	0.504	\$ 917	156960.3175	102 RIVER	553/501		TB River Frontage	401	Average 300std	
													\$ 483	Avg of All							
													\$ 273	Avg of Vacant							

For 2024, use \$273 per foot in Green Twp for Rivers and Floodwaters

Green Township-2025 Land Value Analysis Thunder Bay River

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	
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD	25000	21624	25000	21624	Vacant	180.950785	581.23999	1.568	\$ 138	15943.87755	155	RIVER	549/823		TB River Frontage	401	Average 300std	
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD	79400	91200	27229	39029	Improved	163.299316	200	0.918	\$ 167	29661.22004	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	39126	Vacant	163.705989	214.949997	0.962	\$ 296	50415.80042	190.1	RIVER	548/436		TB River Frontage	401	Average 300std	
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	38103	23900	Improved		100	0.689	\$ 381	55301.88679	100	RIVER	550/998		TB River Frontage	401	Average 300std	
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC	38000	23581	38000	23581	Vacant	98.665716	187.449997	0.532	\$ 385	71428.57143	126.98	RIVER	553/706		TB River Frontage	402	Average 300std	
043-075-000-015-00	148 MABEL AVE	3/3/2023	87500	WD	87500	68453	29283	10236	Improved	42.827486	213.729996	0.248	\$ 684	118076.6129	51	RIVER	551/633		TB River Frontage	401	Average 300std	
041-002-000-071-00	LONG RAPIDS RD	5/5/2022	430000	WD	430000	426673	168217	89283	Improved	187.8	340.050003	3.254	\$ 896	51695.45175	190.7	RIVER	547/671	043-045-000-062-00, 041	TB River Frontage	401	Average 300std	
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100406	79108	20614	Improved	86.249045	216.705002	0.504	\$ 917	156960.3175	102	RIVER	553/501		TB River Frontage	401	Average 300std	
													\$ 483	Avg of All								
													\$ 273	Avg of Vacant								

For 2024, use \$273 per foot in Green Twp for Rivers and Floodwaters

Green Township-2025 Land Value Analysis Water Acreage(Uses Alpena County Study)

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 LABEL 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	\$ 23,800	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%  
2025 Percentage: 285%

2024 Minimum: \$ 25,000  
2025 Minimum: \$ 30,000