

Alpena County-2025 Land Value Analysis Agricultural

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	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 pct		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 NEUMANN'S 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	38613	41210	Improved	0	0	22.12 \$	1,746	0 401b	552/590		401-Residential New	401
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283 SD	92283	138642	464	46823	Improved	0	0	25 \$	19	0 401	552/211		Residential Acres	401
021-004-000-560-00	3775 JACKS LANDING RD	6/13/2023	92000 WD	92000	60384	78017	46401	Improved	0	0	25.09 \$	3,109	0 401	553/214		General Residential	401
011-010-000-352-00	S PARTRIDGE POINT RD	3/17/2023	55000 WD	55000	73803	55000	53298	Improved	0	0	26.21 \$	2,098	0 401b	551-746	011-010-000-351-00	401-Residential New	402
												\$	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		
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 40+ acres																	

### 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 Percentatge:

Enter Minimum:

\$ 1,700

Long Rapids 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	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		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	Effec. 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	976.739999	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	38613	41210	Improved	0	0	22.12	\$	1,746	0	401b	552/590	401-Residential New	401	
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283	SD	92283	138642	464	46823	Improved	0	0	25	\$	19	0	401	552/211	Residential Acres	401	
021-004-000-560-00	3775 JACKS LANDING RD	6/13/2023	92000	WD	92000	60384	78017	46401	Improved	0	0	25.09	\$	3,109	0	401	553/214	General Residential	401	
011-010-000-352-00	S PARTRIDGE POINT RD	3/17/2023	55000	WD	55000	73803	55000	53298	Improved	0	0	26.21	\$	2,098	0	401b	551-746	011-010-000-351-00	401-Residential New	402
												\$	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	17150	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	100119	51396	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 KANNOVSKI 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	0 401	552/397		General Residential	401	
										\$	1,652	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	255645	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	3464 401	552/196	083-022-000- RESIDENTIAL		401	
										\$	2,010	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	0 401	549/615	084-024-000- RESIDENTIAL		402	
014-007-000-725-00	HAMILTON RD	7/25/2023	240000 WD	240000	581200	240000	588200 Improved	0	0	407.53	0 401b	553/619	014-018-000- 401-Residential New		402	

Large Tract data, not used in table shows lower rate for additional acres

**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 County-2025 Land Value Analysis Residential 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	
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		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

Long Rapids Township-2025 Land Value Analysis 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	
031-003-000-340-00	11175 SPENS LANE	8/16/2023	50000	WD	50000	41712	50000	41712	Vacant	264	0	0	\$ 189	#DIV/0!	264 RIVER	538/66		River	402	River Frontage		
031-005-000-001-02	4664 M65 NORTH	8/19/2022	55000	WD	55000	42929	55000	42929	Vacant	271.7	0	0	\$ 202	#DIV/0!	271.7 RIVER	549/212		River	402	River Frontage		
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	122500	112622	25678	15800	Improved	100	0	0	\$ 257	#DIV/0!	100 RIVER	549/850		River	401	River Frontage		
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	18750	24701	18750	24701	Vacant	156.333333	475	1.494	\$ 120	12550.2008	195 RIVER	550/082		River	402	River Frontage		
033-010-000-001-45		12/8/2022	18000	WD	18000	18835	18000	18835	Vacant	119.21	405.589996	0.99	\$ 151	18181.81818	144.99 RIVER	550/877		River	402	River Frontage		
													\$	184	Avg of All							
													\$	166	Avg of Vacant							

For 2025, use \$170/foot for Long Rapids River Frontage

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	
																							285%

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