

Alpena County-2025 Land Value Analysis Agricultural

1082

| 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 | | |
| | | | | | | | | | | | | | \$ | 1,778 | Vacant 1 pct | | | | 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 | 19000 | 23131 | Vacant | 0 | 0 | 10 \$ | - | 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 | | 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 | | | |
| | | | | | | | | | | | | | \$ | 2,797 | Avg of All | | | | | | |
| | | | | | | | | | | | | | \$ | 1,496 | 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 | | | |

202

| | | | | | | | | | | | | | | | | | | | | |
|--------------------|-------------------------|-----------|--------|----|--------|--------|-------|-------|----------|---|---|--------|----|-------|---|------|---------|---------------------|---------------------|-----|
| 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 Percenatge:

Enter Minimum:

\$ 1,700

Wilson Township-2025 Land Value Analysis Commercial Lots (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 | | 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 | | 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 | | 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 | | 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 | \$ | 39 | 94 | 401b | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | \$ | 45 | 143 | 401b | | 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 | | 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 | | 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 | | 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 | 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 | | 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 | 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 | | 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 | | 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 | \$ | 59 | 100 | 401b | | 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 | | 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 | \$ | 66 | 230 | 401b | | 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 | | 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 | 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 | 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 | | 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 | | 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 | \$ | 79 | 150 | 401b | | 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 | \$ | 79 | 381.47 | 401b | | 401-Residential New | 401 | Residential Lot |
| 013-033-000-608-00 | 1214 GUYOTTE RD | 1/26/2023 | 98000 | WD | 98000 | 92641 | | 11880 | Improved | 198 | | 0 | \$ | 87 | 198 | 401b | | 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 | \$ | 100 | 153 | 401 | | Residential Backlots | 401 | BackLot Rate |
| | | | | | | | | | | | | | \$ | 55 | Avg of All | | | | | |
| | | | | | | | | | | | | | \$ | 46 | Avg of Vacant | | | | | |

For 2025, use \$55/foot for residential backlots

Wilson Township-2025 Land Value Analysis Industrial Lots (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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | 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 | | 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 | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | | 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 | 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 | 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 | | 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 | | 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 | | 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 | | 401-Residential New | 401 | | |
| 013-033-000-608-00 | 1214 GUYOTTE RD | 1/26/2023 | 98000 | WD | 98000 | 92641 | | 11880 | Improved | 198 | | 0 | 0 \$ | 87 | 198 | 401b | | 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 | | Residential Backlots | 401 | BackLot Rate | |
| | | | | | | | | | | | | | \$ | 55 | | | | | | | |
| | | | | | | | | | | | | | \$ | 46 | | | | | | | For 2025, use \$55/foot for residential backlots |

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 | Residential Lot | |
| 013-033-000-608-00 | 1214 GUYOTTE RD | 1/26/2023 | 98000 | WD | 98000 | 92641 | | 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

1 of 2

Table with columns: 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. Rows include various parcel details such as 082-032-000-275-00, 084-028-000-015-00, etc.

\$ 9,517 Avg of All
\$ 8,592 Avg of Vacant
For 2025, use \$9,500 site value

\$ 4,350 Avg of all
\$ 1,778 Vacant 1 pct
For 2025, use \$4350 for 4 acres
For 2025, use \$3500 for 5 acres

\$ 2,809 Avg of All
\$ 1,871 Avg of Vacant
For 2025, use \$2,000 for 10 acres

\$ 3,054 Avg of All
\$ 1,894 Avg of Vacant
For 2025, use \$2,000 for 15 acres

021-017-000-350-00
041-013-000-674-00

011-010-000-351-00

\$ 2,428 Avg of All

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

Wilson 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 | |
|--------------------|-----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|---------------|----------|------------|------------------------|-------------------|-------------------|----------------|----------------|
| 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, 04 | 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 | | | | | | | | |
| | | | | | | | | | | | | | \$ | 273 | Avg of Vacant | | | | | | | |

For 2024, use \$273 per foot in Wilson Twp