

Alpena City-2025 Land Value Analysis Northside Residential

| 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 | Land Table | Class | Rate Group 1 |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|---------|-----------|------------|--------------|--------------|----------|------------|------------------|---------------|-------|--------------|
| 092-127-000-105-00 | 125 W CLARK ST | 4/28/2023 | 58000 | WD | 58000 | 64211 | \$ 884 | 7095 | Improved | 33 | 140 | 0.106 | \$ 27 | 8339.622642 | 33 | 11 | 552/650 | | Northside Res | 401 | NORTH |
| 092-307-000-218-00 | 1001 N SECOND AVE | 10/3/2022 | 102500 | WD | 102500 | 114786 | \$ 2,764 | 15050 | Improved | 70 | 132 | 0.212 | \$ 39 | 13037.73585 | 70 | 11 | 549/853 | | Northside Res | 401 | NORTH |
| 092-067-000-051-00 | 505 HURON ST | 11/14/2022 | 74500 | WD | 74500 | 97350 | \$ 5,530 | 28380 | Improved | 132 | 140 | 0.424 | \$ 42 | 13042.45283 | 132 | 11 | 550/441 | | Northside Res | 401 | NORTH |
| 092-127-000-027-00 | 132 W LAKE ST | 12/8/2022 | 52500 | QC | 52500 | 63748 | \$ 2,942 | 14190 | Improved | 66 | 70 | 0.106 | \$ 45 | 27754.71698 | 66 | 11 | 550/704 | | Northside Res | 401 | NORTH |
| 092-257-000-015-00 | 125 W SPRATT ST | 7/21/2022 | 75000 | WD | 75000 | 84517 | \$ 5,533 | 15050 | Improved | 70 | 132 | 0.212 | \$ 79 | 26099.0566 | 70 | 11 | 548/765 | | Northside Res | 401 | NORTH |
| 092-287-000-283-00 | 636 PINE ST | 1/30/2023 | 100000 | WD | 100000 | 102582 | \$ 5,158 | 7740 | Improved | 36 | 137 | 0.113 | \$ 143 | 45646.0177 | 36 | 11 | 551/307 | | Northside Res | 401 | NORTH |
| 092-077-000-011-00 | 113 E ALFRED ST | 4/7/2023 | 64000 | WD | 64000 | 66767 | \$ 6,263 | 9030 | Improved | 42 | 70 | 0.067 | \$ 149 | 93477.61194 | 42 | 11 | 552/296 | | Northside Res | 401 | NORTH |
| 092-297-000-089-00 | 425 W OLDFIELD ST | 7/21/2022 | 70000 | LC | 70000 | 74057 | \$ 13,681 | 17738 | Improved | 82.5 | 140 | 0.265 | \$ 166 | 51626.41509 | 82.5 | 11 | 549/788 | | Northside Res | 401 | NORTH |
| 091-014-000-556-00 | 817 LONG LAKE AVE | 5/13/2022 | 119000 | WD | 119000 | 122253 | \$ 36,092 | 39345 | Improved | 183 | 173.115 | 0.727 | \$ 197 | 49645.11692 | 183 | 11 | 547/755 | | Northside Res | 401 | NORTH |
| 092-297-000-011-00 | 529 WALNUT ST | 2/20/2024 | 58000 | WD | 58000 | 54868 | \$ 13,882 | 10750 | Improved | 50 | 62 | 0.071 | \$ 278 | 195521.1268 | 50 | 11 | 555/982 | | Northside Res | 401 | NORTH |
| 091-022-000-186-00 | 302 LONG LAKE AVE | 8/23/2023 | 105000 | WD | 105000 | 96528 | \$ 28,897 | 20425 | Improved | 95 | 113 | 0.246 | \$ 304 | 117467.4797 | 95 | 11 | 554/007 | | Northside Res | 401 | NORTH |
| 092-127-000-063-00 | 211 W LAKE ST | 5/16/2022 | 110000 | WD | 110000 | 104097 | \$ 20,093 | 14190 | Improved | 66 | 140 | 0.212 | \$ 304 | 94778.30189 | 66 | 11 | 547/853 | | Northside Res | 401 | NORTH |
| 091-023-000-391-00 | 201 W BOSLEY ST | 3/19/2024 | 60000 | WD | 60000 | 53988 | \$ 20,202 | 14190 | Improved | 66 | 132 | 0.2 | \$ 306 | 101010 | 66 | 11 | 556/278 | | Northside Res | 401 | NORTH |
| 091-023-000-313-00 | 221 W SPRATT ST | 10/5/2023 | 106000 | CD | 105350 | 88511 | \$ 42,410 | 25571 | Improved | 118.93333 | 129.957 | 0.416 | \$ 357 | 101947.1154 | 77.8 | 11 | 554/555 | | Northside Res | 401 | NORTH |
| 092-127-000-044-00 | 707 N SECOND AVE | 5/5/2023 | 95000 | WD | 95000 | 87294 | \$ 16,736 | 9030 | Improved | 42 | 122 | 0.118 | \$ 398 | 141830.5085 | 42 | 11 | 552/724 | | Northside Res | 401 | NORTH |
| 092-307-000-197-00 | 123 E ALFRED ST | 2/1/2023 | 70000 | WD | 70000 | 57615 | \$ 26,575 | 14190 | Improved | 66 | 70 | 0.106 | \$ 403 | 250707.5472 | 66 | 11 | 551/301 | | Northside Res | 401 | NORTH |
| 092-287-000-005-00 | 320 W ALFRED ST | 10/11/2022 | 90000 | WD | 90000 | 70517 | \$ 39,263 | 19780 | Improved | 92 | 57 | 0.12 | \$ 427 | 327191.6667 | 92 | 11 | 549/999 | | Northside Res | 401 | NORTH |
| 091-023-000-256-00 | 506 ADAMS ST | 5/6/2022 | 89100 | WD | 84100 | 62793 | \$ 42,592 | 21285 | Improved | 99 | 99 | 0.225 | \$ 430 | 189297.7778 | 99 | 11 | 547/706 | | Northside Res | 401 | NORTH |
| 091-023-000-372-00 | 215 W HUEBER ST | 5/26/2022 | 105000 | WD | 105000 | 88786 | \$ 30,834 | 14620 | Improved | 68 | 142 | 0.222 | \$ 453 | 138891.8919 | 68 | 11 | 547/931 | | Northside Res | 401 | NORTH |
| 092-287-000-090-00 | 314 MONROE ST | 10/20/2023 | 80000 | WD | 80000 | 64686 | \$ 28,859 | 13545 | Improved | 63 | 77 | 0.111 | \$ 458 | 259990.991 | 63 | 11 | 554/593 | | Northside Res | 401 | NORTH |
| 092-047-000-023-00 | 332 AVERY ST | 3/13/2023 | 68000 | WD | 68000 | 51483 | \$ 30,707 | 14190 | Improved | 66 | 140 | 0.212 | \$ 465 | 144844.3396 | 66 | 11 | 551/713 | | Northside Res | 401 | NORTH |
| 092-057-000-107-00 | 514 BEEBE ST | 6/2/2023 | 67500 | WD | 67500 | 48095 | \$ 33,595 | 14190 | Improved | 66 | 140 | 0.212 | \$ 509 | 158466.9811 | 66 | 11 | 552/913 | | Northside Res | 401 | NORTH |
| 092-177-000-061-00 | 1406 N SECOND AVE | 7/31/2023 | 106000 | WD | 106000 | 80994 | \$ 42,744 | 17738 | Improved | 82.5 | 132 | 0.25 | \$ 518 | 170976 | 82.5 | 11 | 553/648 | | Northside Res | 401 | NORTH |
| 092-117-000-045-00 | 611 MERCHANT ST | 6/27/2023 | 90000 | WD | 90000 | 75783 | \$ 24,251 | 10034 | Improved | 46.67 | 99 | 0.106 | \$ 520 | 228783.0189 | 46.67 | 11 | 553/228 | | Northside Res | 401 | NORTH |
| 091-023-000-341-00 | 911 MERCHANT ST | 12/19/2023 | 65000 | WD | 65000 | 56116 | \$ 15,065 | 6181 | Improved | 28.75 | 0 | 0 | \$ 524 | #DIV/0! | 28.75 | 11 | 555/315 | | Northside Res | 401 | NORTH |
| 092-057-000-137-00 | 426 AVERY ST | 6/28/2023 | 90000 | WD | 90000 | 69477 | \$ 34,713 | 14190 | Improved | 66 | 140 | 0.212 | \$ 526 | 163740.566 | 66 | 11 | 553/278 | | Northside Res | 401 | NORTH |
| 092-117-000-059-00 | 321 W MILLER ST | 12/15/2023 | 90000 | WD | 90000 | 70153 | \$ 31,887 | 12040 | Improved | 56 | 140 | 0.18 | \$ 569 | 177150 | 56 | 11 | 555/250 | | Northside Res | 401 | NORTH |
| 092-127-000-083-00 | 121 E LAKE ST | 5/23/2022 | 105000 | WD | 104700 | 79747 | \$ 39,143 | 14190 | Improved | 66 | 140 | 0.212 | \$ 593 | 184636.7925 | 66 | 11 | 547/924 | | Northside Res | 401 | NORTH |
| 091-023-000-346-00 | 907 MERCHANT ST | 10/23/2023 | 90000 | WD | 90000 | 71957 | \$ 28,256 | 10213 | Improved | 47.5 | 132 | 0.144 | \$ 595 | 196222.2222 | 47.5 | 11 | 555/091 | | Northside Res | 401 | NORTH |
| 091-023-000-321-00 | 214 W SPRATT ST | 3/1/2023 | 120300 | WD | 120300 | 72477 | \$ 74,483 | 26660 | Improved | 124 | 100.581 | 0.286 | \$ 601 | 260430.0699 | 124 | 11 | 551/620 | | Northside Res | 401 | NORTH |
| 092-287-000-119-00 | 220 HURON ST | 4/21/2022 | 93500 | WD | 93500 | 66985 | \$ 40,705 | 14190 | Improved | 66 | 140 | 0.212 | \$ 617 | 192004.717 | 66 | 11 | 547/498 | | Northside Res | 401 | NORTH |
| 091-022-000-166-02 | 635 WALNUT ST | 2/7/2024 | 135000 | WD | 135000 | 90198 | \$ 64,715 | 19913 | Improved | 92.620333 | 185.355 | 0.296 | \$ 699 | 218631.7568 | 138.93 | 11 | 555/868 | | Northside Res | 401 | NORTH |
| 092-067-000-022-00 | 701 ADAMS ST | 8/1/2022 | 103000 | WD | 103000 | 73502 | \$ 41,108 | 11610 | Improved | 54 | 132 | 0.176 | \$ 761 | 233568.1818 | 46 | 11 | 548/972 | | Northside Res | 401 | NORTH |
| 092-297-000-111-00 | 321 W OLDFIELD ST | 11/21/2022 | 120000 | WD | 120000 | 83851 | \$ 50,339 | 14190 | Improved | 66 | 140 | 0.212 | \$ 763 | 237448.1132 | 66 | 11 | 550/600 | | Northside Res | 401 | NORTH |
| 092-287-000-155-00 | 414 TAYLOR ST | 3/8/2024 | 107000 | WD | 107000 | 68459 | \$ 53,591 | 15050 | Improved | 70 | 132 | 0.212 | \$ 766 | 252787.7358 | 70 | 11 | 556/166 | | Northside Res | 401 | NORTH |
| 092-157-000-034-00 | 1110 COMMERCIAL ST | 2/23/2023 | 113000 | WD | 113000 | 75627 | \$ 51,563 | 14190 | Improved | 66 | 140 | 0.212 | \$ 781 | 243221.6981 | 66 | 11 | 551/539 | | Northside Res | 401 | NORTH |
| 092-067-000-046-01 | 410 W BOSLEY ST | 12/21/2023 | 125000 | WD | 125000 | 86861 | \$ 52,329 | 14190 | Improved | 66 | 140 | 0.212 | \$ 793 | 246834.9057 | 66 | 11 | 555/483 | | Northside Res | 401 | NORTH |
| | | | | | | | \$ 29,686 | | | | | | \$ 422 | | | | | | | | |

For 2025, use \$422/foot for Northside Residential

Alpena City-2025 Land Value Analysis South of Washington

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|---------|-----------|------------|--------------|--------------|----------|------------|-----------------------|---------------------|-------|--------------|
| 093-557-000-184-00 | 709 S THIRD AVE | 10/14/2022 | 166000 | WD | 166000 | 190572 | \$ 3,994 | 28566 | Improved | 69 | 132 | 0.209 | \$ 58 | 19110.04785 | 69 | 12 | 550/107 | | South of Washington | 401 | S WASH |
| 093-347-000-030-00 | 2613 EMMET ST | 10/5/2022 | 96000 | WD | 96000 | 119456 | \$ 3,868 | 27324 | Improved | 66 | 140 | 0.212 | \$ 59 | 18245.28302 | 66 | 12 | 549/928 | | South of Washington | 401 | S WASH |
| 093-567-000-157-00 | 2812 S FIFTH AVE | 12/9/2022 | 200000 | WD | 200000 | 229758 | \$ 6,674 | 36432 | Improved | 88 | 140 | 0.283 | \$ 76 | 23583.03887 | 88 | 12 | 550/728 | | South of Washington | 401 | S WASH |
| 093-427-000-126-00 | 325 W BALDWIN ST | 5/10/2022 | 62500 | WD | 62500 | 83895 | \$ 5,929 | 27324 | Improved | 66 | 153 | 0.232 | \$ 90 | 25556.03448 | 66 | 12 | 548/223 | | South of Washington | 401 | S WASH |
| 093-607-000-282-00 | 315 N RIPLEY BLVD | 7/19/2022 | 190000 | WD | 190000 | 221562 | \$ 9,424 | 40986 | Improved | 99 | 132 | 0.3 | \$ 95 | 31413.33333 | 99 | 12 | 553/478 | | South of Washington | 401 | S WASH |
| 093-567-000-050-00 | 2685 S FIFTH AVE | 12/10/2022 | 120000 | WD | 120000 | 136004 | \$ 11,320 | 27324 | Improved | 66 | 140.25 | 0.213 | \$ 172 | 53145.53991 | 66 | 12 | 550/818 | | South of Washington | 401 | S WASH |
| 093-607-000-583-00 | 2215 S 5TH AVE | 5/10/2022 | 62500 | WD | 62500 | 75535 | \$ 11,805 | 24840 | Improved | 60 | 301.22 | 0.415 | \$ 197 | 28445.78313 | 60 | 12 | 548/224 | | South of Washington | 401 | S WASH |
| 093-427-000-616-00 | 320 E BALDWIN ST | 8/17/2022 | 95000 | WD | 95000 | 107810 | \$ 12,030 | 24840 | Improved | 60 | 140 | 0.193 | \$ 201 | 62331.60622 | 60 | 12 | 549/184 | | South of Washington | 401 | S WASH |
| 093-427-000-427-00 | 216 E BALDWIN ST | 9/13/2022 | 180000 | WD | 179200 | 197899 | \$ 23,529 | 42228 | Improved | 102 | 89 | 0.208 | \$ 231 | 113120.1923 | 102 | 12 | 549/594 | | South of Washington | 401 | S WASH |
| 093-607-000-314-00 | 1102 S FIFTH AVE | 5/23/2023 | 144000 | WD | 144000 | 170019 | \$ 34,425 | 60444 | Improved | 146 | 62.5069 | 0.21 | \$ 236 | 163928.5714 | 146 | 12 | 552/844 | | South of Washington | 401 | S WASH |
| 093-377-000-048-00 | 313 N ADDISON ST | 8/17/2023 | 80000 | WD | 80000 | 91610 | \$ 15,714 | 27324 | Improved | 66 | 140 | 0.212 | \$ 238 | 74122.64151 | 66 | 12 | 553/865 | | South of Washington | 401 | S WASH |
| 093-427-000-152-00 | 1201 S THIRD AVE | 6/21/2022 | 138000 | WD | 138000 | 150206 | \$ 20,231 | 32437 | Improved | 78.35 | 132 | 0.237 | \$ 258 | 85362.8692 | 78.35 | 12 | 548/333 | | South of Washington | 401 | S WASH |
| 093-547-000-126-00 | 415 W LINCOLN ST | 7/22/2022 | 85000 | WD | 82000 | 91549 | \$ 17,775 | 27324 | Improved | 66 | 140 | 0.212 | \$ 269 | 83844.33962 | 66 | 12 | 548/770 | | South of Washington | 401 | S WASH |
| 093-557-000-246-00 | 815 S THIRD AVE | 2/16/2023 | 230500 | WD | 230500 | 238550 | \$ 20,930 | 28980 | Improved | 70 | 132 | 0.212 | \$ 299 | 98726.41509 | 70 | 12 | 551/476 | | South of Washington | 401 | S WASH |
| 093-597-000-112-00 | 2141 S FIRST AVE | 6/23/2023 | 179000 | WD | 179000 | 189705 | \$ 30,695 | 41400 | Improved | 100 | 157 | 0.36 | \$ 307 | 85263.88889 | 100 | 12 | 553/244 | | South of Washington | 401 | S WASH |
| 093-387-000-018-00 | 181 N SHERIDAN ST | 9/8/2022 | 136000 | WD | 135650 | 142063 | \$ 20,911 | 27324 | Improved | 66 | 140.25 | 0.213 | \$ 317 | 98173.70892 | 66 | 12 | 549/468 | | South of Washington | 401 | S WASH |
| 093-567-000-014-00 | 290 N ADDISON ST | 8/22/2022 | 115000 | WD | 110000 | 115139 | \$ 22,185 | 27324 | Improved | 66 | 144 | 0.218 | \$ 336 | 101766.055 | 66 | 12 | 549/217 | | South of Washington | 401 | S WASH |
| 093-427-000-442-00 | 1034 S FIRST AVE | 5/26/2022 | 86500 | WD | 86500 | 91708 | \$ 23,702 | 28910 | Improved | 69.83 | 77.8 | 0.125 | \$ 339 | 189616 | 69.83 | 12 | 548/011 | | South of Washington | 401 | S WASH |
| 093-427-000-570-00 | 705 CLINTON ST | 6/17/2022 | 129900 | WD | 129900 | 136999 | \$ 33,473 | 40572 | Improved | 98 | 90 | 0.202 | \$ 342 | 165707.9208 | 98 | 12 | 548/384 | | South of Washington | 401 | S WASH |
| 093-347-000-005-00 | 2562 S THIRD AVE | 7/3/2023 | 92000 | WD | 92000 | 96653 | \$ 22,671 | 27324 | Improved | 66 | 132 | 0.2 | \$ 344 | 113355 | 66 | 12 | 553/293 | | South of Washington | 401 | S WASH |
| 093-527-000-096-00 | 2337 LAFOREST AVE | 6/22/2023 | 157000 | WD | 157000 | 161406 | \$ 22,918 | 27324 | Improved | 66 | 132 | 0.2 | \$ 347 | 114590 | 66 | 12 | 553/182 | | South of Washington | 401 | S WASH |
| 093-607-000-138-00 | 2287 S THIRD AVE | 9/1/2023 | 105600 | WD | 105600 | 109702 | \$ 26,948 | 31050 | Improved | 75 | 99 | 0.17 | \$ 359 | 158517.6471 | 75 | 12 | 554/118 | | South of Washington | 401 | S WASH |
| 093-547-000-016-00 | 815 S FOURTH AVE | 4/22/2022 | 125000 | WD | 125000 | 130757 | \$ 48,891 | 54648 | Improved | 132 | 66 | 0.2 | \$ 370 | 244455 | 132 | 12 | 547/451 | | South of Washington | 401 | S WASH |
| 093-567-000-196-00 | 2970 ONTARIO ST | 9/25/2023 | 157000 | WD | 157000 | 161593 | \$ 53,367 | 57960 | Improved | 140 | 128 | 0.411 | \$ 381 | 129846.7153 | 140 | 12 | 554/315 | | South of Washington | 401 | S WASH |
| 093-427-000-610-00 | 128 CLINTON ST | 10/25/2023 | 160000 | WD | 160000 | 133648 | \$ 94,248 | 102051 | Improved | 246.5 | 330 | 0.934 | \$ 382 | 100907.9229 | 246.5 | 12 | 554/836 | 093-427-000-612-00 | South of Washington | 202 | S WASH |
| 093-417-000-474-00 | 511 S THIRD AVE | 12/30/2022 | 200000 | WD | 200000 | 201991 | \$ 28,749 | 30740 | Improved | 74.25 | 132 | 0.225 | \$ 387 | 127773.3333 | 74.25 | 12 | 551/044 | | South of Washington | 401 | S WASH |
| 093-427-000-338-00 | 1214 S SECOND AVE | 11/3/2022 | 60000 | WD | 60000 | 61180 | \$ 27,800 | 28980 | Improved | 70 | 132 | 0.212 | \$ 397 | 131132.0755 | 70 | 12 | 550/311 | | South of Washington | 401 | S WASH |
| 093-427-000-338-00 | 1214 S SECOND AVE | 10/13/2022 | 60000 | WD | 60000 | 61180 | \$ 27,800 | 28980 | Improved | 70 | 132 | 0.212 | \$ 397 | 131132.0755 | 70 | 12 | 550/091 | | South of Washington | 401 | S WASH |
| 093-340-000-001-01 | 3120 S THIRD AVE | 11/30/2023 | 219000 | WD | 219000 | 221411 | \$ 94,168 | 96579 | Improved | 233.283333 | 396 | 1.17 | \$ 404 | 80485.47009 | 233.53 | 12 | 555/105 | 093-340-000-002-01 | South of Washington | 401 | S WASH |
| 093-607-000-480-00 | 510 W BALDWIN ST | 11/30/2022 | 85000 | WD | 85000 | 84609 | \$ 21,091 | 20700 | Improved | 50 | 132 | 0.152 | \$ 422 | 138756.5789 | 50 | 12 | 550/631 | | South of Washington | 401 | S WASH |
| 093-547-000-116-00 | 453 W LINCOLN ST | 5/4/2022 | 110000 | WD | 110000 | 109205 | \$ 26,463 | 25668 | Improved | 62 | 66 | 0.094 | \$ 427 | 281521.2766 | 62 | 12 | 547/648 | | South of Washington | 401 | S WASH |
| 093-567-000-020-00 | 242 N ADDISON ST | 12/21/2022 | 140000 | WD | 139000 | 137162 | \$ 29,162 | 27324 | Improved | 66 | 137.8 | 0.209 | \$ 442 | 139531.1005 | 66 | 12 | 550/975 | | South of Washington | 401 | S WASH |
| 093-417-000-478-00 | 214 W DUNBAR ST | 12/28/2022 | 140000 | WD | 140000 | 137928 | \$ 29,396 | 27324 | Improved | 66 | 122.902 | 0.186 | \$ 445 | 158043.0108 | 66 | 12 | 550/994 | | South of Washington | 401 | S WASH |
| 093-340-000-004-00 | 180 N GARDEN ST | 8/18/2022 | 188000 | WD | 188000 | 182913 | \$ 59,735 | 54648 | Improved | 132 | 160 | 0.485 | \$ 453 | 123164.9485 | 132 | 12 | 549/161 | | South of Washington | 401 | S WASH |
| 093-487-000-032-00 | 819 W WASHINGTON AVE | 12/15/2022 | 120000 | WD | 120000 | 117440 | \$ 29,884 | 27324 | Improved | 66 | 133 | 0.202 | \$ 453 | 147940.5941 | 66 | 12 | 550/874 | | South of Washington | 401 | S WASH |
| 093-427-000-362-00 | 1300 S SECOND AVE | 11/29/2022 | 115000 | WD | 115000 | 111912 | \$ 33,828 | 30740 | Improved | 74.25 | 132 | 0.225 | \$ 456 | 150346.6667 | 74.25 | 12 | 550/605 | | South of Washington | 401 | S WASH |
| 093-407-000-044-00 | 214 POTTER ST | 8/19/2022 | 132000 | WD | 132000 | 127920 | \$ 33,888 | 29808 | Improved | 72 | 153.583 | 0.254 | \$ 471 | 133417.3228 | 72 | 12 | 549/243 | | South of Washington | 401 | S WASH |
| 093-427-000-760-00 | 302 E PARSON ST | 7/13/2023 | 95000 | WD | 95000 | 91146 | \$ 31,178 | 27324 | Improved | 66 | 140 | 0.212 | \$ 472 | 147066.0377 | 66 | 12 | 553/423 | | South of Washington | 401 | S WASH |
| 093-417-000-910-00 | 114 E CAMPBELL ST | 2/24/2023 | 115000 | WD | 115000 | 110447 | \$ 31,877 | 27324 | Improved | 66 | 140 | 0.212 | \$ 483 | 150363.2075 | 66 | 12 | 551/574 | | South of Washington | 401 | S WASH |
| 093-417-000-882-00 | 228 W CAMPBELL ST | 11/22/2022 | 138250 | WD | 138250 | 133480 | \$ 32,094 | 27324 | Improved | 66 | 163.73 | 0.248 | \$ 486 | 129411.2903 | 66 | 12 | 550/524 | | South of Washington | 401 | S WASH |
| 093-387-000-158-00 | 170 S NORTH ST | 7/13/2022 | 188000 | WD | 188000 | 179796 | \$ 51,674 | 43470 | Improved | 105 | 140 | 0.337 | \$ 492 | 153335.3116 | 105 | 12 | 548/647 | | South of Washington | 401 | S WASH |
| 093-567-000-094-00 | 372 N LAWN ST | 1/13/2023 | 148000 | WD | 148000 | 142692 | \$ 32,632 | 27324 | Improved | 66 | 132 | 0.2 | \$ 494 | 163160 | 66 | 12 | 551/142 | | South of Washington | 401 | S WASH |
| 093-417-000-815-00 | 635 W CAMPBELL ST | 8/9/2023 | 28000 | WD | 28000 | 23308 | \$ 28,000 | 23308 | Vacant | 56.3 | 164.925 | 0.213 | \$ 497 | 131455.3991 | 56.3 | 12 | 553/809 | | South of Washington | 402 | S WASH |
| 093-567-000-108-00 | 2763 S THIRD AVE | 12/29/2023 | 182000 | WD | 182000 | 175526 | \$ 37,214 | 30740 | Improved | 74.25 | 132 | 0.225 | \$ 501 | 165395.5556 | 74.25 | 12 | 555/402 | | South of Washington | 401 | S WASH |
| 093-427-000-406-00 | 111 E BINGHAM ST | 6/13/2022 | 145000 | WD | 145000 | 137980 | \$ 34,344 | 27324 | Improved | 66 | 70 | 0.106 | \$ 520 | 324000 | 66 | 12 | 548/234 | | South of Washington | 401 | S WASH |
| 093-427-000-290-00 | 1411 S SECOND AVE | 8/18/2023 | 120000 | WD | 120000 | 112483 | \$ 36,497 | 28980 | Improved | 70 | 132 | 0.212 | \$ 521 | 172155.6604 | 70 | 12 | 553/951 | | South of Washington | 401 | S WASH |
| 093-427-000-452-00 | 131 CLINTON ST | 9/9/2022 | 132500 | WD | 132500 | 125473 | \$ 33,109 | 26082 | Improved | 63 | 151.2 | 0.201 | \$ 526 | 164721.393 | 73 | 12 | 549/529 | | South of Washington | 401 | S WASH |
| 093-417-000-137-01 | 800 S FIRST AVE | 11/28/2022 | 146500 | WD | 146500 | 133648 | \$ 55,900 | 43048 | Improved | 103.98 | 99.52 | 0.228 | \$ 538 | 245175.4386 | 112.36 | 12 | 550/570 | | South of Washington | 401 | S WASH |
| 093-417-000-668-00 | 101 W LINCOLN ST | 7/11/2022 | 122500 | WD | 12240 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-----------------------|------------|--------|-----|--------|--------|----|---------|-------|----------|--------|---------|-------|----|-----|-------------|--------|----|---------|---------------------|-----|--------|
| 093-627-000-046-00 | 621 W WASHINGTON AVE | 8/29/2022 | 149900 | WD | 139900 | 128135 | \$ | 39,089 | 27324 | Improved | 66 | 132 | 0.2 | \$ | 592 | 195445 | 66 | 12 | 549/388 | South of Washington | 401 | S WASH |
| 093-397-000-048-00 | 211 MASON ST | 12/12/2022 | 180000 | WD | 180000 | 163754 | \$ | 52,885 | 36639 | Improved | 88.5 | 132 | 0.268 | \$ | 598 | 197332.0896 | 88.5 | 12 | 550/821 | South of Washington | 401 | S WASH |
| 093-527-000-144-00 | 2562 LAFOREST AVE | 12/2/2022 | 129900 | WD | 129900 | 117662 | \$ | 39,562 | 27324 | Improved | 66 | 132 | 0.2 | \$ | 599 | 197810 | 66 | 12 | 550/673 | South of Washington | 401 | S WASH |
| 093-567-000-144-00 | 242 N BROOKE ST | 5/31/2022 | 180000 | WD | 180000 | 167622 | \$ | 39,702 | 27324 | Improved | 66 | 140.25 | 0.213 | \$ | 602 | 186394.3662 | 66 | 12 | 548/009 | South of Washington | 401 | S WASH |
| 091-028-000-561-00 | 1361 HOBBS DR | 1/8/2024 | 120000 | WD | 120000 | 95183 | \$ | 79,465 | 54648 | Improved | 132 | 140 | 0.424 | \$ | 602 | 187417.4528 | 132 | 12 | 555/511 | South of Washington | 401 | S WASH |
| 093-557-000-162-00 | 307 W MIRRE ST | 9/20/2022 | 175000 | WD | 175000 | 161493 | \$ | 42,487 | 28980 | Improved | 70 | 90 | 0.145 | \$ | 607 | 293013.7931 | 70 | 12 | 549/746 | South of Washington | 401 | S WASH |
| 093-427-000-340-00 | 115 E BLAIR ST | 5/17/2023 | 145000 | WD | 145000 | 131034 | \$ | 42,946 | 28980 | Improved | 70 | 132 | 0.212 | \$ | 614 | 202575.4717 | 70 | 12 | 552/776 | South of Washington | 401 | S WASH |
| 093-547-000-001-00 | 314 W LINCOLN ST | 1/17/2023 | 115000 | LC | 115000 | 100203 | \$ | 43,984 | 29187 | Improved | 70.5 | 140 | 0.227 | \$ | 624 | 193762.1145 | 70.5 | 12 | 551/182 | South of Washington | 401 | S WASH |
| 093-417-000-592-00 | 126 E MAPLE ST | 8/29/2023 | 119000 | WD | 119000 | 105080 | \$ | 41,244 | 27324 | Improved | 66 | 148.5 | 0.225 | \$ | 625 | 183306.6667 | 66 | 12 | 554/017 | South of Washington | 401 | S WASH |
| 091-028-000-796-00 | 2186 LAFOREST AVE | 2/29/2024 | 160000 | WD | 160000 | 138898 | \$ | 62,502 | 41400 | Improved | 100 | 89.5 | 0.205 | \$ | 625 | 304887.8049 | 100 | 12 | 556/133 | South of Washington | 401 | S WASH |
| 093-557-000-168-00 | 323 W MIRRE ST | 9/27/2023 | 130000 | WD | 130000 | 115811 | \$ | 41,513 | 27324 | Improved | 66 | 140 | 0.212 | \$ | 629 | 195816.0377 | 66 | 12 | 554/305 | South of Washington | 401 | S WASH |
| 093-347-000-114-00 | 2762 EMMET ST | 8/24/2022 | 127000 | WD | 127000 | 112377 | \$ | 41,947 | 27324 | Improved | 66 | 132 | 0.2 | \$ | 636 | 209735 | 66 | 12 | 549/287 | South of Washington | 401 | S WASH |
| 093-427-000-692-00 | 312 E WISNER ST | 6/9/2023 | 105000 | WD | 105000 | 90352 | \$ | 41,972 | 27324 | Improved | 66 | 70 | 0.106 | \$ | 636 | 395962.2642 | 66 | 12 | 553/006 | South of Washington | 401 | S WASH |
| 093-607-000-156-00 | 304 HELEN ST | 4/21/2023 | 120000 | WD | 120000 | 103360 | \$ | 47,380 | 30740 | Improved | 74.25 | 117.5 | 0.2 | \$ | 638 | 236900 | 74.25 | 12 | 552/493 | South of Washington | 401 | S WASH |
| 093-477-000-038-00 | 1402 S THIRD AVE | 8/26/2022 | 190000 | WD | 190000 | 165184 | \$ | 69,354 | 44538 | Improved | 107.58 | 186 | 0.459 | \$ | 645 | 151098.0392 | 107.58 | 12 | 549/306 | South of Washington | 401 | S WASH |
| 093-487-000-052-00 | 801 W WASHINGTON AVE | 11/28/2023 | 134000 | WD | 134000 | 117784 | \$ | 44,368 | 28152 | Improved | 68 | 70 | 0.109 | \$ | 652 | 407045.8716 | 68 | 12 | 555/111 | South of Washington | 401 | S WASH |
| 093-387-000-110-00 | 2362 EMMET ST | 5/19/2023 | 177000 | WD | 177000 | 157669 | \$ | 49,967 | 30636 | Improved | 74 | 132 | 0.224 | \$ | 675 | 223066.9643 | 74 | 12 | 552/804 | South of Washington | 401 | S WASH |
| 093-427-000-654-00 | 322 E BLAIR ST | 10/27/2023 | 110000 | WD | 110000 | 92711 | \$ | 44,613 | 27324 | Improved | 66 | 156.75 | 0.238 | \$ | 676 | 187449.5798 | 66 | 12 | 554/768 | South of Washington | 401 | S WASH |
| 093-567-000-194-00 | 451 N GARDEN ST | 4/6/2023 | 200000 | WD | 200000 | 182099 | \$ | 45,225 | 27324 | Improved | 66 | 140.25 | 0.213 | \$ | 685 | 212323.9437 | 66 | 12 | 552/299 | South of Washington | 401 | S WASH |
| 093-417-000-606-00 | 115 E MIRRE ST | 6/3/2022 | 150000 | WD | 150000 | 131016 | \$ | 46,308 | 27324 | Improved | 66 | 148.5 | 0.225 | \$ | 702 | 205813.3333 | 66 | 12 | 548/074 | South of Washington | 401 | S WASH |
| 093-607-000-342-00 | 411 N RIPLEY BLVD | 1/24/2023 | 95000 | WD | 95000 | 80409 | \$ | 35,084 | 20493 | Improved | 49.5 | 132 | 0.15 | \$ | 709 | 233893.3333 | 49.5 | 12 | 551/241 | South of Washington | 401 | S WASH |
| 093-397-000-014-00 | 123 GRANT ST | 10/27/2023 | 188000 | WD | 188000 | 161044 | \$ | 64,216 | 37260 | Improved | 90 | 132 | 0.273 | \$ | 714 | 235223.4432 | 90 | 12 | 554/734 | South of Washington | 401 | S WASH |
| 093-517-000-028-00 | 126 GARFIELD ST | 6/10/2022 | 189900 | WD | 189900 | 161318 | \$ | 67,084 | 38502 | Improved | 93 | 134 | 0.286 | \$ | 721 | 234559.4406 | 93 | 12 | 548/271 | South of Washington | 401 | S WASH |
| 093-427-000-460-00 | 1106 S FIRST AVE | 2/27/2023 | 133500 | WD | 133500 | 111984 | \$ | 50,496 | 28980 | Improved | 70 | 132 | 0.212 | \$ | 721 | 238188.6792 | 70 | 12 | 551/555 | South of Washington | 401 | S WASH |
| 093-517-000-007-00 | 119 GARFIELD ST | 1/23/2024 | 240000 | WD | 237000 | 211637 | \$ | 59,311 | 33948 | Improved | 82 | 132 | 0.248 | \$ | 723 | 239157.2581 | 82 | 12 | 555/629 | South of Washington | 401 | S WASH |
| 093-607-000-398-00 | 472 N JUNE ST | 8/29/2022 | 77000 | WD | 77000 | 61640 | \$ | 35,853 | 20493 | Improved | 49.5 | 110 | 0.125 | \$ | 724 | 286824 | 49.5 | 12 | 549/348 | South of Washington | 401 | S WASH |
| 093-387-000-190-00 | 126 N FRANKLIN ST | 7/18/2022 | 120000 | WD | 120000 | 102791 | \$ | 39,979 | 22770 | Improved | 55 | 198 | 0.25 | \$ | 727 | 159916 | 55 | 12 | 548/701 | South of Washington | 401 | S WASH |
| 093-427-000-202-00 | 103 W CRAPO ST | 3/17/2023 | 155000 | WD | 150000 | 126719 | \$ | 53,503 | 30222 | Improved | 73 | 96.7397 | 0.162 | \$ | 733 | 330265.4321 | 73 | 12 | 551/803 | South of Washington | 401 | S WASH |
| 093-347-000-088-00 | 2930 S THIRD AVE | 8/11/2023 | 325000 | WD | 325000 | 245981 | \$ | 177,965 | 98946 | Improved | 239 | 135.314 | 0.742 | \$ | 745 | 239845.0135 | 239 | 12 | 553/832 | South of Washington | 401 | S WASH |
| 093-547-000-122-00 | 451 W LINCOLN ST | 11/4/2022 | 190400 | WD | 190400 | 161608 | \$ | 64,653 | 35861 | Improved | 86.62 | 140 | 0.278 | \$ | 746 | 232564.7482 | 86.62 | 12 | 550/384 | South of Washington | 401 | S WASH |
| 093-427-000-444-00 | 207 E CRAPO ST | 2/5/2024 | 125000 | WD | 125000 | 100888 | \$ | 53,920 | 29808 | Improved | 72 | 69.83 | 0.115 | \$ | 749 | 468869.5652 | 72 | 12 | 555/843 | South of Washington | 401 | S WASH |
| 093-417-000-748-00 | 919 S THIRD AVE | 6/23/2023 | 147000 | WD | 147000 | 121539 | \$ | 56,097 | 30636 | Improved | 74 | 132 | 0.224 | \$ | 758 | 250433.0357 | 74 | 12 | 553/242 | South of Washington | 401 | S WASH |
| 093-447-000-009-01 | 1236 W WASHINGTON AVE | 10/27/2023 | 170000 | WD | 170000 | 139176 | \$ | 65,600 | 34776 | Improved | 84 | 435 | 0.809 | \$ | 781 | 81087.76267 | 90 | 12 | 554/780 | South of Washington | 401 | S WASH |
| 091-028-000-806-00 | 463 S OLIVER ST | 3/19/2024 | 170000 | WD | 170000 | 136777 | \$ | 70,483 | 37260 | Improved | 90 | 100 | 0.207 | \$ | 783 | 340497.5845 | 90 | 12 | 556/317 | South of Washington | 401 | S WASH |
| 093-567-000-158-00 | 358 N BROOKE ST | 3/6/2024 | 274000 | WD | 274000 | 241246 | \$ | 69,203 | 36449 | Improved | 88.04 | 140 | 0.283 | \$ | 786 | 244533.5689 | 88.04 | 12 | 556/085 | South of Washington | 401 | S WASH |
| 093-427-000-604-00 | 140 CLINTON ST | 2/12/2024 | 140000 | WD | 140000 | 106103 | \$ | 70,329 | 36432 | Improved | 88 | 66 | 0.133 | \$ | 799 | 528789.4737 | 88 | 12 | 555/864 | South of Washington | 401 | S WASH |
| 093-517-000-024-00 | 423 W CAMPBELL ST | 3/27/2023 | 152500 | WD | 152500 | 126197 | \$ | 54,455 | 28152 | Improved | 68 | 120 | 0.187 | \$ | 801 | 291203.2086 | 68 | 12 | 551/841 | South of Washington | 401 | S WASH |
| 093-567-000-097-00 | 2737 S FOURTH AVE | 8/23/2022 | 152000 | WD | 152000 | 126421 | \$ | 52,903 | 27324 | Improved | 66 | 132 | 0.2 | \$ | 802 | 264515 | 66 | 12 | 549/309 | South of Washington | 401 | S WASH |
| 093-557-000-180-00 | 202 W MAPLE ST | 5/16/2023 | 135000 | WD | 135000 | 109257 | \$ | 53,067 | 27324 | Improved | 66 | 71 | 0.108 | \$ | 804 | 491361.1111 | 66 | 12 | 552/764 | South of Washington | 401 | S WASH |
| 093-427-000-616-01 | 120 CLINTON ST | 6/30/2022 | 131500 | WD | 131500 | 111597 | \$ | 40,603 | 20700 | Improved | 50 | 121 | 0.139 | \$ | 812 | 292107.9137 | 50 | 12 | 548/480 | South of Washington | 401 | S WASH |
| 093-557-000-238-00 | 220 W MIRRE ST | 8/22/2022 | 169000 | WD | 169000 | 141984 | \$ | 54,340 | 27324 | Improved | 66 | 140 | 0.212 | \$ | 823 | 256320.7547 | 66 | 12 | 549/239 | South of Washington | 401 | S WASH |
| 093-607-000-310-00 | 325 BEDFORD ST | 10/17/2023 | 98000 | WD | 98000 | 75379 | \$ | 43,114 | 20493 | Improved | 49.5 | 132 | 0.15 | \$ | 871 | 287426.6667 | 49.5 | 12 | 554/675 | South of Washington | 401 | S WASH |
| 093-607-000-450-00 | 1015 S FIFTH AVE | 5/5/2022 | 153000 | WD | 153000 | 116085 | \$ | 70,035 | 33120 | Improved | 80 | 94 | 0.173 | \$ | 875 | 404826.5896 | 80 | 12 | 547/726 | South of Washington | 401 | S WASH |
| 093-517-000-007-00 | 119 GARFIELD ST | 10/27/2023 | 250000 | WD | 250000 | 211637 | \$ | 72,311 | 33948 | Improved | 82 | 132 | 0.248 | \$ | 882 | 291576.6129 | 82 | 12 | 554/732 | South of Washington | 401 | S WASH |
| 093-597-000-034-00 | 183 N OLIVER ST | 8/15/2022 | 144000 | WD | 144000 | 112569 | \$ | 58,755 | 27324 | Improved | 66 | 167.5 | 0.254 | \$ | 890 | 231318.8976 | 66 | 12 | 549/136 | South of Washington | 401 | S WASH |
| 093-567-000-150-00 | 2887 S FOURTH AVE | 7/8/2022 | 150000 | WD | 150000 | 116065 | \$ | 62,915 | 28980 | Improved | 70 | 132 | 0.212 | \$ | 899 | 296768.8679 | 70 | 12 | 548/600 | South of Washington | 401 | S WASH |
| 093-417-000-698-00 | 903 S SECOND AVE | 4/7/2023 | 125000 | WD | 125000 | 88628 | \$ | 67,112 | 30740 | Improved | 74.25 | 66 | 0.113 | \$ | 904 | 593911.5044 | 74.25 | 12 | 552/298 | South of Washington | 401 | S WASH |
| 093-427-000-126-00 | 325 W BALDWIN ST | 10/13/2023 | 117022 | WD | 117022 | 83895 | \$ | 60,451 | 27324 | Improved | 66 | 153 | 0.232 | \$ | 916 | 260564.6552 | 66 | 12 | 554/536 | South of Washington | 401 | S WASH |
| 093-557-000-056-00 | 311 W MAPLE ST | 9/26/2023 | 175500 | WD | 175500 | 141669 | \$ | 61,155 | 27324 | Improved | 66 | 140 | 0.212 | \$ | 927 | 288466.9811 | 66 | 12 | 554/311 | South of Washington | 401 | S WASH |
| 093-607-000-164-00 | 360 HELEN ST | 9/8/2023 | 105000 | WD | 105000 | 79020 | \$ | 46,473 | 20493 | Improved | 49.5 | 117.5 | 0.134 | \$ | 939 | 346813.4328 | 49.5 | 12 | 554/153 | South of Washington | 401 | S WASH |
| 093-567-000-208-00 | 2963 S FOURTH AVE | 1/20/2023 | 180000 | WD | 180000 | 142926 | \$ | 66,054 | 28980 | Improved | 70 | 132 | 0.212 | \$ | 944 | 311575.4717 | 70 | 12 | 551/213 | South of Washington | 401 | S WASH |
| 093-537-000-028-00 | 440 S LAWN ST | 7/6/2023 | 179900 | WD | 179900 | 129122 | \$ | 89,487 | 38709 | Improved | 93.5 | 132 | 0.283 | \$ | 957 | 316208.4806 | 93.5 | 12 | 553/349 | South of Washington | 401 | S WASH |
| 093-417-000-129-00 | 231 E CAMPBELL ST | 10/19/2022 | 150782 | MLC | 149000 | 124281 | \$ | 42,935 | 18216 | Improved | 44 | 171.5 | 0.173 | \$ | 976 | 248179.1908 | 44 | 12 | 553/358 | South of Washington | 401 | S WASH |
| 093-377-000-022-00 | 217 N ADDISON ST | 5/30/2023 | 160000 | WD | 160000 | 120279 | \$ | 68,701 | 28980 | Improved | 70 | 132 | 0.212 | \$ | 981 | 324061.3208 | 70 | 12 | 552/871 | South of | | |

Alpena City-2025 Land Value Analysis North of Washington

| 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 |
|--------------------|-------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|---------------------|-------|--------------|
| 093-637-000-683-00 | 924 SABLE ST | 2/15/2024 | 83000 | WD | 83000 | 98973 | \$ 1,550 | 17523 | Improved | 33 | 140 | 0.106 | \$ 47 | 14622.64151 | 33 | 13 | 555/882 | | North of Washington | 401 | N WASH |
| 093-357-000-112-00 | 525 SABLE ST | 6/8/2022 | 75000 | WD | 75000 | 92622 | \$ 2,025 | 19647 | Improved | 37 | 132.6487 | 0.113 | \$ 55 | 17920.35398 | 37 | 13 | 548/086 | | North of Washington | 401 | N WASH |
| 093-437-000-060-00 | 734 SABLE ST | 1/13/2023 | 65000 | LC | 65000 | 94995 | \$ 5,051 | 35046 | Improved | 66 | 70 | 0.106 | \$ 77 | 47650.9434 | 66 | 13 | 551/148 | | North of Washington | 401 | N WASH |
| 093-437-000-032-00 | 606 SABLE ST | 9/30/2022 | 93250 | WD | 93250 | 123222 | \$ 5,074 | 35046 | Improved | 66 | 140 | 0.212 | \$ 77 | 23933.96226 | 66 | 13 | 549/820 | | North of Washington | 401 | N WASH |
| 093-627-000-303-00 | 315 TUTTLE ST | 1/12/2024 | 80000 | WD | 77000 | 105661 | \$ 6,385 | 35046 | Improved | 66 | 140 | 0.212 | \$ 97 | 30117.92453 | 66 | 13 | 555/545 | | North of Washington | 401 | N WASH |
| 093-367-000-044-00 | 510 S EIGHTH AVE | 1/19/2024 | 95000 | WD | 94800 | 124791 | \$ 7,179 | 37170 | Improved | 70 | 132 | 0.212 | \$ 103 | 33863.20755 | 70 | 13 | 555/626 | | North of Washington | 401 | N WASH |
| 093-337-000-127-00 | 400 S FIFTH AVE | 12/6/2022 | 75000 | WD | 75000 | 97406 | \$ 14,764 | 37170 | Improved | 70 | 66 | 0.106 | \$ 211 | 139283.0189 | 70 | 13 | 550/702 | | North of Washington | 401 | N WASH |
| 093-437-000-090-00 | 301 S NINTH AVE | 8/31/2023 | 97500 | WD | 97500 | 119655 | \$ 15,015 | 37170 | Improved | 70 | 132 | 0.212 | \$ 215 | 70825.4717 | 70 | 13 | 554/044 | | North of Washington | 401 | N WASH |
| 093-637-000-662-00 | 901 LOCKWOOD ST | 4/21/2022 | 76000 | WD | 76000 | 86018 | \$ 7,505 | 17523 | Improved | 33 | 140 | 0.106 | \$ 227 | 70801.88679 | 33 | 13 | 547/437 | | North of Washington | 401 | N WASH |
| 093-487-000-044-00 | 921 S EIGHTH AVE | 2/7/2023 | 79000 | WD | 79000 | 98691 | \$ 15,355 | 35046 | Improved | 66 | 75 | 0.114 | \$ 233 | 134692.9825 | 66 | 13 | 551/379 | | North of Washington | 401 | N WASH |
| 093-657-000-106-00 | 612 SAGINAW ST | 1/25/2023 | 95000 | WD | 95000 | 114400 | \$ 15,646 | 35046 | Improved | 66 | 140 | 0.212 | \$ 237 | 73801.88679 | 66 | 13 | 551/254 | | North of Washington | 401 | N WASH |
| 093-637-000-787-00 | 324 MINOR ST | 10/14/2022 | 65000 | WD | 65000 | 74546 | \$ 7,977 | 17523 | Improved | 33 | 140 | 0.106 | \$ 242 | 75254.71698 | 33 | 13 | 550/092 | | North of Washington | 401 | N WASH |
| 093-637-000-408-00 | 634 LOCKWOOD ST | 7/22/2022 | 95000 | WD | 95000 | 113435 | \$ 16,611 | 35046 | Improved | 66 | 95 | 0.144 | \$ 252 | 115354.1667 | 66 | 13 | 548/859 | | North of Washington | 401 | N WASH |
| 093-627-000-252-00 | 321 FAIR AVE | 8/12/2022 | 105000 | WD | 105000 | 126883 | \$ 23,252 | 45135 | Improved | 85 | 166 | 0.324 | \$ 274 | 71765.4321 | 85 | 13 | 549/116 | | North of Washington | 401 | N WASH |
| 093-367-000-302-00 | 99 FAIR AVE | 6/16/2023 | 85000 | WD | 85000 | 94456 | \$ 14,439 | 23895 | Improved | 45 | 70 | 0.072 | \$ 321 | 200541.6667 | 45 | 13 | 553/085 | | North of Washington | 401 | N WASH |
| 093-437-000-001-00 | 318 S SEVENTH AVE | 5/31/2022 | 95000 | WD | 95000 | 109340 | \$ 22,830 | 37170 | Improved | 40 | 70 | 0.106 | \$ 326 | 107688.6792 | 70 | 13 | 547/984 | | North of Washington | 401 | N WASH |
| 093-437-000-022-00 | 632 SABLE ST | 9/9/2022 | 83500 | WD | 83500 | 95550 | \$ 22,996 | 35046 | Improved | 66 | 132 | 0.2 | \$ 348 | 114980 | 66 | 13 | 550/139 | | North of Washington | 401 | N WASH |
| 093-637-000-496-00 | 133 MINOR ST | 10/20/2022 | 95000 | WD | 95000 | 109340 | \$ 22,830 | 37170 | Improved | 69 | 132 | 0.209 | \$ 379 | 125210.5263 | 69 | 13 | 556/027 | | North of Washington | 401 | N WASH |
| 093-637-000-799-00 | 307 MINOR ST | 2/29/2024 | 165000 | WD | 165000 | 175470 | \$ 26,169 | 36639 | Improved | 66 | 160 | 0.242 | \$ 383 | 104495.8678 | 66 | 13 | 547/481 | | North of Washington | 401 | N WASH |
| 093-627-000-028-00 | 119 TUTTLE ST | 4/1/2022 | 90000 | WD | 90000 | 99758 | \$ 25,288 | 35046 | Improved | 66 | 140 | 0.212 | \$ 392 | 122051.8868 | 66 | 13 | 552/322 | | North of Washington | 401 | N WASH |
| 093-337-000-104-00 | 213 TAWAS ST | 4/10/2023 | 148000 | WD | 148000 | 157171 | \$ 25,875 | 35046 | Improved | 66 | 140 | 0.212 | \$ 392 | 122051.8868 | 66 | 13 | 548/173 | | North of Washington | 401 | N WASH |
| 093-637-000-827-00 | 545 MINOR ST | 5/25/2022 | 125000 | WD | 125000 | 133202 | \$ 26,844 | 35046 | Improved | 66 | 425 | 0.644 | \$ 407 | 41683.22981 | 66 | 13 | 548/922 | | North of Washington | 401 | N WASH |
| 093-367-000-070-00 | 120 FAIR AVE | 7/29/2022 | 130000 | WD | 126000 | 134904 | \$ 36,231 | 45135 | Improved | 85 | 136 | 0.265 | \$ 426 | 136720.7547 | 85 | 13 | 555/232 | | North of Washington | 401 | N WASH |
| 093-437-000-028-00 | 618 SABLE ST | 12/14/2023 | 85000 | WD | 85000 | 88441 | \$ 14,082 | 17523 | Improved | 33 | 140 | 0.106 | \$ 427 | 132849.0566 | 33 | 13 | 554/843 | | North of Washington | 401 | N WASH |
| 093-627-000-161-00 | 728 S EIGHTH AVE | 11/6/2023 | 112500 | WD | 112500 | 116522 | \$ 35,272 | 39294 | Improved | 74 | 96 | 0.163 | \$ 477 | 216392.638 | 74 | 13 | 551/047 | | North of Washington | 401 | N WASH |
| 093-637-000-610-00 | 913 RIVER ST | 12/30/2022 | 130000 | WD | 130000 | 143769 | \$ 31,635 | 35046 | Improved | 66 | 280 | 0.212 | \$ 479 | 149221.6981 | 66 | 13 | 552/637 | 093-637-000-611-00 | North of Washington | 401 | N WASH |
| 093-467-000-040-00 | 202 CHARLOTTE ST | 5/8/2023 | 106000 | WD | 106000 | 108622 | \$ 31,893 | 34515 | Improved | 65 | 132 | 0.197 | \$ 491 | 161893.401 | 66 | 13 | 550/708 | | North of Washington | 401 | N WASH |
| 093-337-000-038-00 | 209 SABLE ST | 12/8/2022 | 129000 | WD | 129000 | 129720 | \$ 34,326 | 35046 | Improved | 66 | 140 | 0.212 | \$ 520 | 161915.0943 | 66 | 13 | 552/709 | | North of Washington | 401 | N WASH |
| 093-587-000-032-00 | 944 S NINTH AVE | 5/12/2023 | 132000 | WD | 130500 | 131730 | \$ 64,561 | 65791 | Improved | 123.9 | 59.79237 | 0.17 | \$ 521 | 379770.5882 | 123.9 | 13 | 550/793 | | North of Washington | 401 | N WASH |
| 093-637-000-457-00 | 711 SABLE ST | 12/9/2022 | 95000 | WD | 92000 | 92439 | \$ 34,607 | 35046 | Improved | 66 | 72.5 | 0.11 | \$ 524 | 314609.0909 | 66 | 13 | 555/776 | | North of Washington | 401 | N WASH |
| 093-367-000-052-00 | 302 MCKINLEY AVE | 2/5/2024 | 96500 | WD | 96500 | 96648 | \$ 37,022 | 37170 | Improved | 70 | 80 | 0.129 | \$ 529 | 286992.2481 | 70 | 13 | 552/921 | | North of Washington | 401 | N WASH |
| 093-337-000-008-00 | 211 S THIRD AVE | 6/2/2023 | 130000 | WD | 130000 | 129964 | \$ 37,206 | 37170 | Improved | 70 | 132 | 0.212 | \$ 532 | 175500 | 70 | 13 | 553/883 | | North of Washington | 401 | N WASH |
| 093-637-000-600-00 | 232 MINOR ST | 8/18/2023 | 110000 | WD | 110000 | 108297 | \$ 36,749 | 35046 | Improved | 66 | 70 | 0.106 | \$ 557 | 346688.6792 | 66 | 13 | 558/330 | | North of Washington | 401 | N WASH |
| 093-357-000-088-00 | 502 LOCKWOOD ST | 11/1/2023 | 115000 | LC | 115000 | 112366 | \$ 37,680 | 35046 | Improved | 66 | 70 | 0.106 | \$ 571 | 355471.6981 | 66 | 13 | 552/829 | | North of Washington | 401 | N WASH |
| 093-367-000-265-00 | 620 S SIXTH AVE | 11/15/2022 | 130000 | WD | 130000 | 125688 | \$ 45,199 | 40887 | Improved | 77 | 133 | 0.235 | \$ 587 | 192336.1702 | 77 | 13 | 548/785 | | North of Washington | 401 | N WASH |
| 093-637-000-401-00 | 119 S SEVENTH AVE | 7/21/2022 | 97000 | WD | 97000 | 92468 | \$ 39,578 | 35046 | Improved | 66 | 140 | 0.212 | \$ 600 | 186688.6792 | 66 | 13 | 547/543 | | North of Washington | 401 | N WASH |
| 093-627-000-224-00 | 333 MCKINLEY AVE | 4/26/2022 | 121000 | WD | 121000 | 114564 | \$ 41,482 | 35046 | Improved | 66 | 70 | 0.106 | \$ 629 | 391339.6226 | 66 | 13 | 550/410 | | North of Washington | 401 | N WASH |
| 093-487-000-010-00 | 117 CATHERINE ST | 10/20/2022 | 122000 | WD | 122000 | 115854 | \$ 38,006 | 31860 | Improved | 60 | 144 | 0.198 | \$ 633 | 191949.4949 | 60 | 13 | 554/842 | | North of Washington | 401 | N WASH |
| 093-437-000-094-00 | 719 TAWAS ST | 11/6/2023 | 139900 | WD | 139900 | 131881 | \$ 43,065 | 35046 | Improved | 66 | 140 | 0.212 | \$ 657 | 204683.9623 | 66 | 13 | 550/451 | | North of Washington | 401 | N WASH |
| 093-497-000-130-00 | 324 SABLE ST | 11/14/2022 | 139900 | WD | 139900 | 131553 | \$ 43,393 | 35046 | Improved | 66 | 140 | 0.212 | \$ 657 | 204683.9623 | 66 | 13 | 549/035 | | North of Washington | 401 | N WASH |
| 093-637-000-681-00 | 920 SABLE ST | 8/3/2022 | 152000 | WD | 142000 | 133552 | \$ 43,494 | 35046 | Improved | 66 | 140 | 0.212 | \$ 659 | 205160.3774 | 66 | 13 | 550/684 | | North of Washington | 401 | N WASH |
| 093-637-000-354-00 | 614 RIVER ST | 12/5/2022 | 127000 | WD | 127000 | 117227 | \$ 48,005 | 38232 | Improved | 72 | 140 | 0.231 | \$ 667 | 207813.8528 | 72 | 13 | 554/974 | | North of Washington | 401 | N WASH |
| 093-437-000-094-00 | 719 TAWAS ST | 11/30/2023 | 142700 | LC | 142700 | 131881 | \$ 45,865 | 35046 | Improved | 66 | 140 | 0.212 | \$ 695 | 216344.3396 | 66 | 13 | 552/357 | | North of Washington | 401 | N WASH |
| 093-627-000-059-00 | 124 TUTTLE ST | 4/10/2023 | 100000 | LC | 98700 | 89486 | \$ 36,030 | 26816 | Improved | 50.5 | 113 | 0.131 | \$ 713 | 275038.1679 | 50.5 | 13 | 554/441 | | North of Washington | 401 | N WASH |
| 093-637-000-661-00 | 907 LOCKWOOD ST | 10/5/2023 | 69000 | WD | 69000 | 62680 | \$ 23,843 | 17523 | Improved | 33 | 140 | 0.106 | \$ 723 | 224933.9623 | 33 | 13 | 548/342 | | North of Washington | 401 | N WASH |
| 093-437-000-101-00 | 620 TAWAS ST | 6/13/2022 | 120000 | WD | 120000 | 107142 | \$ 47,904 | 35046 | Improved | 66 | 140 | 0.212 | \$ 726 | 225962.2642 | 66 | 13 | 547/762 | | North of Washington | 401 | N WASH |
| 093-337-000-079-00 | 412 S FOURTH AVE | 5/13/2022 | 75000 | WD | 75000 | 67207 | \$ 27,971 | 20178 | Improved | 38 | 66 | 0.058 | \$ 736 | 482258.6207 | 38 | 13 | 555/098 | | North of Washington | 401 | N WASH |
| 093-627-000-344-00 | 226 CAVANAUGH ST | 12/4/2023 | 180000 | WD | 180000 | 162499 | \$ 52,547 | 35046 | Improved | 66 | 140 | 0.212 | \$ 796 | 247863.2075 | 66 | 13 | 552/349 | | North of Washington | 401 | N WASH |
| 093-637-000-505-00 | 120 MINOR ST | 4/12/2023 | 87000 | WD | 87000 | 78171 | \$ 26,352 | 17523 | Improved | 33 | 140 | 0.106 | \$ 799 | 248603.7736 | 33 | 13 | 549/936 | | North of Washington | 401 | N WASH |
| 0 | | | | | | | | | | | | | | | | | | | | | |

Alpena City-2025 Land Value Analysis North of Historic Area

| 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 |
|--------------------|------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|---------------|-------|--------------|
| 093-417-000-364-00 | 122 W WHITE ST | 9/14/2022 | 188220 | WD | 188220 | 206297 | \$ 27,661 | 45738 | Improved | 66 | 150 | 0.227 | \$ 419 | 121854.6256 | 66 | 14 | 549/619 | | Historic Area | 401 | HISTORIC |
| 093-417-000-542-02 | 415 S FIRST AVE | 2/16/2023 | 110000 | WD | 110000 | 116794 | \$ 17,461 | 24255 | Improved | 35 | 132 | 0.106 | \$ 499 | 164726.4151 | 35 | 14 | 551/477 | | Historic Area | 401 | HISTORIC |
| 093-417-000-334-00 | 106 HITCHCOCK ST | 7/21/2023 | 160000 | WD | 160000 | 152280 | \$ 42,231 | 34511 | Improved | 49.8 | 150 | 0.171 | \$ 848 | 246964.9123 | 49.8 | 14 | 553/525 | | Historic Area | 401 | HISTORIC |
| 093-417-000-344-00 | 113 E WHITE ST | 10/9/2022 | 225000 | LC | 225000 | 210223 | \$ 60,515 | 45738 | Improved | 66 | 150 | 0.227 | \$ 917 | 266585.9031 | 66 | 14 | 550/815 | | Historic Area | 401 | HISTORIC |
| 093-417-000-113-00 | 513 S STATE AVE | 10/26/2023 | 178000 | WD | 178000 | 138050 | \$ 90,539 | 50589 | Improved | 73 | 244.561646 | 0.41 | \$ 1,240 | 220826.8293 | 73 | 14 | 554/833 | | Historic Area | 401 | HISTORIC |
| | | | | | | | \$ 47,681 | | | | | | \$ 785 | | | | | | | | |

For 2025, use \$785/foot for the Historic area

Alpena City-2025 Land Value Analysis Northside Residential-Industrial Area

| 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 | |
|--------------------|-----------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|-----------------------|-------|--------------|--|
| 092-177-000-042-00 | 148 E BIRCH ST | 10/12/2023 | 128850 | WD | 128850 | 116843 | 55667 | 47640 | Improved | 198.5 | 296 | 0.674 | \$ 280 | 82591.98813 | 198.5 | 15 | 554/557 | 092-177-000-043-00 | North Side - Ind Area | 401 | N-Side Ind. | |
| 092-307-000-090-00 | 128 E CLARK ST | 8/30/2023 | 95000 | WD | 95000 | 91608 | 19232 | 15840 | Improved | 66 | 70 | 0.106 | \$ 291 | 181433.9623 | 66 | 15 | 554/022 | | North Side - Ind Area | 401 | N-Side Ind. | |
| 092-127-000-013-00 | 133 E MILLER ST | 4/27/2022 | 55000 | WD | 55000 | 48446 | 14474 | 7920 | Improved | 33 | 140 | 0.106 | \$ 439 | 136547.1698 | 33 | 15 | 547/549 | | North Side - Ind Area | 401 | N-Side Ind. | |
| | | | | | | | | | | | | | \$ 337 | | | | | | | | | |

For 2025, use \$337/foot for Northside Residential-Industrial area

Alpena City-2025 Land Value Analysis Commercial Downtown

| 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 | | | | |
|--|-----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|---|--------------|---|------------|-----------------------|---------------------|-------|--------------|----------|--|--|--|
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 21362 | 56100 | Improved | 66 | 140 | 0.212 | \$ 324 | 100764.1509 | 66 | 01 | 550/876 | | Commercial-Chisholm | 401 | Chisholm | | | | |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 53047 | 56100 | Improved | 66 | 140 | 0.212 | \$ 804 | 250221.6981 | 66 | 01 | 550/545 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| 093-637-000-865-00 | 1105 W CHISHOLM ST | 8/23/2022 | 375000 | LC | 375000 | 200534 | 230566 | 56100 | Improved | 66 | 140 | 0.212 | \$ 3,493 | 1087575.472 | 66 | 01 | 549/262 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| | | | | | | | | | | | | | \$ 1,540 | | | | | | | | | | | | |
| For 2025, range is extreme. 2024 rate was \$837/foot. Use \$1,000 per foot | | | | | | | | | | | | | | | | | | | | | | | | | |
| 093-417-000-422-00 | 204 W WASHINGTON AVE | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 6331 | 64380 | Improved | 111 | 71.945946 | 0.183 | \$ 57 | 34595.62842 | 111 | 03 | 551/598 | | Commercial-Downtown | 201 | Downtown | *outlier | | | |
| 093-357-000-077-00 | 121 W WASHINGTON AVE | 5/23/2022 | 139500 | WD | 139500 | 189288 | 74332 | 124120 | Improved | 107 | 104.915886 | 0.258 | \$ 695 | 288108.5271 | 107 | 03 | 547/956 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 33148 | 24572 | 19720 | Improved | 17 | 61 | 0.024 | \$ 1,445 | 1023833.333 | 17 | 03 | 554/273 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 69720 | 51040 | Improved | 44 | 132 | 0.133 | \$ 1,585 | 524210.5263 | 44 | 03 | 548/235 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 186818 | 109040 | Improved | 94 | 120.340424 | 0.26 | \$ 1,987 | 718530.7692 | 94 | 03 | 549/895 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-003-00 | 110 N FIRST AVE | 11/30/2022 | 400000 | WD | 400000 | 271122 | 327312 | 146160 | Improved | 126 | 212 | 0.303 | \$ 2,588 | 1080237.624 | 126 | 03 | 550/645 | 093-417-000-006-00 | Commercial-Downtown | 202 | Downtown | | | | |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 95711 | 89089 | 34800 | Improved | 30 | 67 | 0.046 | \$ 2,970 | 1936717.391 | 30 | 03 | 556/200 | | Commercial-Downtown | 201 | Downtown | *outlier | | | |
| 093-637-000-104-00 | 102 N SECOND AVE | 7/17/2023 | 350000 | WD | 350000 | 61515 | 309017 | 25230 | Improved | 21.75 | 85.419998 | 0.043 | \$ 14,208 | 7186441.86 | 21.75 | 03 | 553/503 | 093-637-000-104-01 | Commercial-Downtown | 201 | Downtown | | | | |
| | | | | | | | | | | | | | \$ 1,619 | Avg of All | | | | | | | | | | | |
| | | | | | | | | | | | | | \$ 1,880 | Avg of Box | | For 2025, use \$1,700/foot for downtown | | | | | | | | | |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 829321 | 481583 | 155904 | Improved | 134.4 | 220 | 0.673 | \$ 3,583 | 715576.523 | 136.6 | 03 | 554/255 | | Commercial-Downtown | 401 | River | | | | |
| For 2025, use \$3,000/foot considering increase from prior years rate of \$1,160 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 441055 | 9999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 | 04 | 555/312 | 091-016-000-706-05 | Commercial-General | 201 | Gen Comm | | | | |
| 093-337-000-054-00 | 320 S FOURTH AVE | 2/6/2023 | 37000 | WD | 37000 | 94228 | 3378 | 60606 | Improved | 74 | 66 | 0.112 | \$ 46 | 30160.71429 | 74 | 04 | 551/366 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-037-000-006-00 | 109 ARBOR LANE | 6/3/2022 | 14000 | WD | 14000 | 81900 | 14000 | 81900 | Vacant | 100 | 245.75 | 0.564 | \$ 140 | 24822.69504 | 100 | 04 | 548/057 | | Commercial-General | 202 | Gen Comm | | | | |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 19296 | 28665 | Improved | 35 | 75 | 0.06 | \$ 551 | 321600 | 35 | 04 | | | Commercial-General | 201 | Gen Comm | | | | |
| 093-367-000-244-00 | 555 S FIFTH AVE | 2/8/2024 | 312000 | WD | 312000 | 387041 | 167793 | 242834 | Improved | 296.5 | 198 | 1.348 | \$ 566 | 124475.5193 | 296.5 | 04 | 555/826 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 567747 | 145528 | 184275 | Improved | 225 | 0 | 0 | \$ 647 | #DIV/0! | 225 | 04 | 553/213 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 86193 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,306 | 430965 | 66 | 04 | 549/112 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-177-000-122-00 | 104 E HERMAN ST | 9/21/2023 | 150000 | WD | 150000 | 84346 | 124622 | 58968 | Improved | 72 | 250 | 0.413 | \$ 1,731 | 301748.184 | 72 | 04 | 554/260 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-020-00 | 409 S BROOKE ST | 3/7/2024 | 195000 | WD | 195000 | 131737 | 117317 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,778 | 586585 | 66 | 04 | 556/151 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-037-000-017-00 | 110 ARBOR LANE | 5/9/2022 | 365000 | CD | 365000 | 252554 | 194346 | 81900 | Improved | 100 | 219.800003 | 0.505 | \$ 1,943 | 384843.5644 | 100 | 04 | 548/006 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-067-00 | 320 LONG RAPIDS PLAZA | 6/29/2023 | 573000 | WD | 573000 | 378071 | 276829 | 81900 | Improved | 100 | 0 | 0 | \$ 2,768 | #DIV/0! | 100 | 04 | 553/574 | | Commercial-General | 201 | Gen Comm | | | | |
| | | | | | | | | | | | | | \$ 1,047 | For 2025, use \$1,000/foot for general commercial | | | | | | | | | | | |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 100815 | 158578 | Improved | 189.46 | 378.5 | 1.646 | \$ 532 | 61248.48117 | 189.46 | 02 | 547/569 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 123741 | 71457 | 45198 | Improved | 54 | 133 | 0.165 | \$ 1,323 | 433072.7273 | 54 | 02 | 553/001 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-417-000-119-00 | 525 S STATE AVE | 7/29/2022 | 385000 | WD | 385000 | 360956 | 187576 | 101361 | Improved | 121.1 | 177.227852 | 0.247 | \$ 1,549 | 759417.004 | 121.1 | 02 | 548/905 | 093-417-000-123-00 | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-597-000-043-00 | 174 N RIPLEY BLVD | 3/1/2024 | 600000 | WD | 600000 | 431334 | 334392 | 165726 | Improved | 198 | 180 | 0.818 | \$ 1,689 | 408792.176 | 198 | 02 | 556/139 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| | | | | | | | | | | | | | \$ 1,273 | For 2025, use \$1,273/foot for Commercial Ripley | | | | | | | | | | | |

Alpena City-2025 Land Value Analysis Commercial Downtown-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 | | | | |
|--|-----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|--------------------|-----------------------|------------|-------------|--------------|--|--|--|--|
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 21362 | 56100 | Improved | 66 | 140 | 0.212 | \$ 324 | 100764.1509 | 66 01 | 550/876 | | Commercial-Chisholm | 401 | Chisholm | | | | | |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 53047 | 56100 | Improved | 66 | 140 | 0.212 | \$ 804 | 250221.6981 | 66 01 | 550/545 | | Commercial-Chisholm | 201 | Chisholm | | | | | |
| 093-637-000-865-00 | 1105 W CHISHOLM ST | 8/23/2022 | 375000 | LC | 375000 | 200534 | 230566 | 56100 | Improved | 66 | 140 | 0.212 | \$ 3,493 | 1087575.472 | 66 01 | 549/262 | | Commercial-Chisholm | 201 | Chisholm | | | | | |
| | | | | | | | | | | | | | \$ 1,540 | | | | | | | | | | | | |
| For 2025, range is extreme. 2024 rate was \$837/foot. Use \$1,000 per foot | | | | | | | | | | | | | | | | | | | | | | | | | |
| 093-417-000-422-00 | 204 W WASHINGTON AVE | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 6331 | 64380 | Improved | 111 | 71.945946 | 0.183 | \$ 57 | 34595.62842 | 111 03 | 551/598 | | Commercial-Downtown | 201 | Downtown | *outlier | | | | |
| 093-357-000-077-00 | 121 W WASHINGTON AVE | 5/23/2022 | 139500 | WD | 139500 | 189288 | 74332 | 124120 | Improved | 107 | 104.915886 | 0.258 | \$ 695 | 288108.5271 | 107 03 | 547/956 | | Commercial-Downtown | 201 | Downtown | | | | | |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 33148 | 24572 | 19720 | Improved | 17 | 61 | 0.024 | \$ 1,445 | 1023833.333 | 17 03 | 554/273 | | Commercial-Downtown | 201 | Downtown | | | | | |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 69720 | 51040 | Improved | 44 | 132 | 0.133 | \$ 1,585 | 524210.5263 | 44 03 | 548/235 | | Commercial-Downtown | 201 | Downtown | | | | | |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 186818 | 109040 | Improved | 94 | 120.340424 | 0.26 | \$ 1,987 | 718530.7692 | 94 03 | 549/895 | | Commercial-Downtown | 201 | Downtown | | | | | |
| 093-417-000-003-00 | 110 N FIRST AVE | 11/30/2022 | 400000 | WD | 400000 | 271122 | 327312 | 146160 | Improved | 126 | 212 | 0.303 | \$ 2,598 | 1080237.624 | 126 03 | 550/645 | 093-417-000-006-00 | Commercial-Downtown | 202 | Downtown | | | | | |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 95711 | 89089 | 34800 | Improved | 30 | 67 | 0.046 | \$ 2,970 | 1936717.391 | 30 03 | 556/200 | | Commercial-Downtown | 201 | Downtown | | | | | |
| 093-637-000-104-00 | 102 N SECOND AVE | 7/17/2023 | 350000 | WD | 350000 | 61515 | 309017 | 25230 | Improved | 21.75 | 85.419998 | 0.043 | \$ 14,208 | 7186441.86 | 21.75 03 | 553/503 | 093-637-000-104-01 | Commercial-Downtown | 201 | Downtown | *outlier | | | | |
| | | | | | | | | | | | | | \$ 1,619 | Avg of All | | | | | | | | | | | |
| | | | | | | | | | | | | | \$ 1,880 | Avg of Box | | | | | | | | | | | |
| For 2025, use \$1,700/foot for downtown | | | | | | | | | | | | | | | | | | | | | | | | | |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 829321 | 481583 | 155904 | Improved | 134.4 | 220 | 0.673 | \$ 3,583 | 715576.523 | 136.6 03 | 554/255 | | Commercial-Downtown | 401 | River | | | | | |
| For 2025, use \$3,000/foot considering increase from prior years rate of \$1,160 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 441055 | 9999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 04 | 555/312 | 091-016-000-706-05 | Commercial-General | 201 | Gen Comm | | | | | |
| 093-337-000-054-00 | 320 S FOURTH AVE | 2/16/2023 | 37000 | WD | 37000 | 94228 | 3378 | 60606 | Improved | 74 | 66 | 0.112 | \$ 46 | 30160.71429 | 74 04 | 551/366 | | Commercial-General | 201 | Gen Comm | | | | | |
| 092-037-000-006-00 | 109 ARBOR LANE | 6/3/2022 | 14000 | WD | 14000 | 81900 | 14000 | 81900 | Vacant | 100 | 245.75 | 0.564 | \$ 140 | 24822.69504 | 100 04 | 548/057 | | Commercial-General | 202 | Gen Comm | | | | | |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 19296 | 28665 | Improved | 35 | 75 | 0.06 | \$ 551 | 321600 | 35 04 | | | Commercial-General | 201 | Gen Comm | | | | | |
| 093-367-000-244-00 | 555 S FIFTH AVE | 2/8/2024 | 312000 | WD | 312000 | 387041 | 167793 | 242834 | Improved | 296.5 | 198 | 1.348 | \$ 566 | 124475.5193 | 296.5 04 | 555/826 | | Commercial-General | 201 | Gen Comm | | | | | |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 567747 | 145528 | 184275 | Improved | 225 | 0 | 0 | \$ 647 | #DIV/0! | 225 04 | 553/213 | | Commercial-General | 201 | Gen Comm | | | | | |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 86193 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,306 | 430965 | 66 04 | 549/112 | | Commercial-General | 201 | Gen Comm | | | | | |
| 092-177-000-122-00 | 104 E HERMAN ST | 9/21/2023 | 150000 | WD | 150000 | 84346 | 124622 | 58968 | Improved | 72 | 250 | 0.413 | \$ 1,731 | 301748.184 | 72 04 | 554/260 | | Commercial-General | 201 | Gen Comm | | | | | |
| 093-537-000-020-00 | 409 S BROOKE ST | 3/7/2024 | 195000 | WD | 195000 | 131737 | 117317 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,778 | 586585 | 66 04 | 556/151 | | Commercial-General | 201 | Gen Comm | | | | | |
| 092-037-000-017-00 | 110 ARBOR LANE | 5/9/2022 | 365000 | CD | 365000 | 252554 | 194346 | 81900 | Improved | 100 | 219.800003 | 0.505 | \$ 1,943 | 384843.5644 | 100 04 | 548/006 | | Commercial-General | 201 | Gen Comm | | | | | |
| 092-225-000-067-00 | 320 LONG RAPIDS PLAZA | 6/29/2023 | 573000 | WD | 573000 | 378071 | 276829 | 81900 | Improved | 100 | 0 | 0 | \$ 2,768 | #DIV/0! | 100 04 | 553/574 | | Commercial-General | 201 | Gen Comm | | | | | |
| | | | | | | | | | | | | | \$ 1,047 | | | | | | | | | | | | |
| For 2025, use \$1,000/foot for general commercial | | | | | | | | | | | | | | | | | | | | | | | | | |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 100815 | 158578 | Improved | 189.46 | 378.5 | 1.646 | \$ 532 | 61248.48117 | 189.46 02 | 547/569 | | Commercial-Ripley | 201 | Comm Ripley | | | | | |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 123741 | 71457 | 45198 | Improved | 54 | 133 | 0.165 | \$ 1,323 | 433072.7273 | 54 02 | 553/001 | | Commercial-Ripley | 201 | Comm Ripley | | | | | |
| 093-417-000-119-00 | 525 S STATE AVE | 7/29/2022 | 385000 | WD | 385000 | 360956 | 187576 | 101361 | Improved | 121.1 | 177.227852 | 0.247 | \$ 1,549 | 759417.004 | 121.1 02 | 548/905 | 093-417-000-123-00 | Commercial-Ripley | 201 | Comm Ripley | | | | | |
| 093-597-000-043-00 | 174 N RIPLEY BLVD | 3/1/2024 | 600000 | WD | 600000 | 431334 | 334392 | 165726 | Improved | 198 | 180 | 0.818 | \$ 1,689 | 408792.176 | 198 02 | 556/139 | | Commercial-Ripley | 201 | Comm Ripley | | | | | |
| | | | | | | | | | | | | | \$ 1,273 | | | | | | | | | | | | |
| For 2025, use \$1,273/foot for Commercial Ripley | | | | | | | | | | | | | | | | | | | | | | | | | |

Alpena City-2025 Land Value Analysis Commercial General

| 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 | | | | |
|--|-----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|---|--------------|---|------------|-----------------------|---------------------|-------|--------------|----------|--|--|--|
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 21362 | 56100 | Improved | 66 | 140 | 0.212 | \$ 324 | 100764.1509 | 66 | 01 | 550/876 | | Commercial-Chisholm | 401 | Chisholm | | | | |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 53047 | 56100 | Improved | 66 | 140 | 0.212 | \$ 804 | 250221.6981 | 66 | 01 | 550/545 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| 093-637-000-865-00 | 1105 W CHISHOLM ST | 8/23/2022 | 375000 | LC | 375000 | 200534 | 230566 | 56100 | Improved | 66 | 140 | 0.212 | \$ 3,493 | 1087575.472 | 66 | 01 | 549/262 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| | | | | | | | | | | | | | \$ 1,540 | | | | | | | | | | | | |
| For 2025, range is extreme. 2024 rate was \$837/foot. Use \$1,000 per foot | | | | | | | | | | | | | | | | | | | | | | | | | |
| 093-417-000-422-00 | 204 W WASHINGTON AVE | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 6331 | 64380 | Improved | 111 | 71.945946 | 0.183 | \$ 57 | 34595.62842 | 111 | 03 | 551/598 | | Commercial-Downtown | 201 | Downtown | *outlier | | | |
| 093-357-000-077-00 | 121 W WASHINGTON AVE | 5/23/2022 | 139500 | WD | 139500 | 189288 | 74332 | 124120 | Improved | 107 | 104.915886 | 0.258 | \$ 695 | 288108.5271 | 107 | 03 | 547/956 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 33148 | 24572 | 19720 | Improved | 17 | 61 | 0.024 | \$ 1,445 | 1023833.333 | 17 | 03 | 554/273 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 69720 | 51040 | Improved | 44 | 132 | 0.133 | \$ 1,585 | 524210.5263 | 44 | 03 | 548/235 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 186818 | 109040 | Improved | 94 | 120.340424 | 0.26 | \$ 1,987 | 718530.7692 | 94 | 03 | 549/895 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-003-00 | 110 N FIRST AVE | 11/30/2022 | 400000 | WD | 400000 | 271122 | 327312 | 146160 | Improved | 126 | 212 | 0.303 | \$ 2,598 | 1080237.624 | 126 | 03 | 550/645 | 093-417-000-006-00 | Commercial-Downtown | 202 | Downtown | | | | |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 95711 | 89089 | 34800 | Improved | 30 | 67 | 0.046 | \$ 2,970 | 1936717.391 | 30 | 03 | 556/200 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-637-000-104-00 | 102 N SECOND AVE | 7/17/2023 | 350000 | WD | 350000 | 61515 | 309017 | 25230 | Improved | 21.75 | 85.419998 | 0.043 | \$ 14,208 | 7186441.86 | 21.75 | 03 | 553/503 | 093-637-000-104-01 | Commercial-Downtown | 201 | Downtown | *outlier | | | |
| | | | | | | | | | | | | | \$ 1,619 | Avg of All | | | | | | | | | | | |
| | | | | | | | | | | | | | \$ 1,880 | Avg of Box | | For 2025, use \$1,700/foot for downtown | | | | | | | | | |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 829321 | 481583 | 155904 | Improved | 134.4 | 220 | 0.673 | \$ 3,583 | 715576.523 | 136.6 | 03 | 554/255 | | Commercial-Downtown | 401 | River | | | | |
| For 2025, use \$3,000/foot considering increase from prior years rate of \$1,160 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 441055 | 9999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 | 04 | 555/312 | 091-016-000-706-05 | Commercial-General | 201 | Gen Comm | | | | |
| 093-337-000-054-00 | 320 S FOURTH AVE | 2/6/2023 | 37000 | WD | 37000 | 94228 | 3378 | 60806 | Improved | 74 | 66 | 0.112 | \$ 46 | 30160.71429 | 74 | 04 | 551/366 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-037-000-006-00 | 109 ARBOR LANE | 6/3/2022 | 14000 | WD | 14000 | 81900 | 14000 | 81900 | Vacant | 100 | 245.75 | 0.564 | \$ 140 | 24822.69504 | 100 | 04 | 548/057 | | Commercial-General | 202 | Gen Comm | | | | |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 19296 | 28665 | Improved | 35 | 75 | 0.06 | \$ 551 | 321600 | 35 | 04 | | | Commercial-General | 201 | Gen Comm | | | | |
| 093-367-000-244-00 | 555 S FIFTH AVE | 2/8/2024 | 312000 | WD | 312000 | 387041 | 167793 | 242834 | Improved | 296.5 | 198 | 1.348 | \$ 566 | 124475.5193 | 296.5 | 04 | 555/826 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 567747 | 145528 | 184275 | Improved | 225 | 0 | 0 | \$ 647 | #DIV/0! | 225 | 04 | 553/213 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 86193 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,306 | 430965 | 66 | 04 | 549/112 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-177-000-122-00 | 104 E HERMAN ST | 9/21/2023 | 150000 | WD | 150000 | 84346 | 124622 | 58968 | Improved | 72 | 250 | 0.413 | \$ 1,731 | 301748.184 | 72 | 04 | 554/260 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-020-00 | 409 S BROOKE ST | 3/7/2024 | 195000 | WD | 195000 | 131737 | 117317 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,778 | 586585 | 66 | 04 | 556/151 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-037-000-017-00 | 110 ARBOR LANE | 5/9/2022 | 365000 | CD | 365000 | 252554 | 194346 | 81900 | Improved | 100 | 219.800003 | 0.505 | \$ 1,943 | 384843.5644 | 100 | 04 | 548/006 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-067-00 | 320 LONG RAPIDS PLAZA | 6/29/2023 | 573000 | WD | 573000 | 378071 | 276829 | 81900 | Improved | 100 | 0 | 0 | \$ 2,768 | #DIV/0! | 100 | 04 | 553/574 | | Commercial-General | 201 | Gen Comm | | | | |
| | | | | | | | | | | | | | \$ 1,047 | For 2025, use \$1,000/foot for general commercial | | | | | | | | | | | |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 100815 | 158578 | Improved | 189.46 | 378.5 | 1.646 | \$ 532 | 61248.48117 | 189.46 | 02 | 547/569 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 123741 | 71457 | 45198 | Improved | 54 | 133 | 0.165 | \$ 1,323 | 433072.7273 | 54 | 02 | 553/001 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-417-000-119-00 | 525 S STATE AVE | 7/29/2022 | 385000 | WD | 385000 | 360956 | 187576 | 101361 | Improved | 121.1 | 177.227852 | 0.247 | \$ 1,549 | 759417.004 | 121.1 | 02 | 548/905 | 093-417-000-123-00 | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-597-000-043-00 | 174 N RIPLEY BLVD | 3/1/2024 | 600000 | WD | 600000 | 431334 | 334392 | 165726 | Improved | 198 | 180 | 0.818 | \$ 1,689 | 408792.176 | 198 | 02 | 556/139 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| | | | | | | | | | | | | | \$ 1,273 | For 2025, use \$1,273/foot for Commercial Ripley | | | | | | | | | | | |

Alpena City-2025 Land Value Analysis Commercial Ripley

| 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 | | | | |
|--|-----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|---|--------------|---|------------|-----------------------|---------------------|-------|-------------------|--|--|--|--|
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 21362 | 56100 | Improved | 66 | 140 | 0.212 | \$ 324 | 100764.1509 | 66 | 01 | 550/876 | | Commercial-Chisholm | 401 | Chisholm | | | | |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 53047 | 56100 | Improved | 66 | 140 | 0.212 | \$ 804 | 250221.6981 | 66 | 01 | 550/545 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| 093-637-000-865-00 | 1105 W CHISHOLM ST | 8/23/2022 | 375000 | LC | 375000 | 200534 | 230566 | 56100 | Improved | 66 | 140 | 0.212 | \$ 3,493 | 1087575.472 | 66 | 01 | 549/262 | | Commercial-Chisholm | 201 | Chisholm | | | | |
| | | | | | | | | | | | | | \$ 1,540 | | | | | | | | | | | | |
| For 2025, range is extreme. 2024 rate was \$837/foot. Use \$1,000 per foot | | | | | | | | | | | | | | | | | | | | | | | | | |
| 093-417-000-422-00 | 204 W WASHINGTON AVE | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 6331 | 64380 | Improved | 111 | 71.945946 | 0.183 | \$ 57 | 34595.62842 | 111 | 03 | 551/598 | | Commercial-Downtown | 201 | Downtown *outlier | | | | |
| 093-357-000-077-00 | 121 W WASHINGTON AVE | 5/23/2022 | 139500 | WD | 139500 | 189288 | 74332 | 124120 | Improved | 107 | 104.915886 | 0.258 | \$ 695 | 288108.5271 | 107 | 03 | 547/956 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 33148 | 24572 | 19720 | Improved | 17 | 61 | 0.024 | \$ 1,445 | 1023833.333 | 17 | 03 | 554/273 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 69720 | 51040 | Improved | 44 | 132 | 0.133 | \$ 1,585 | 524210.5263 | 44 | 03 | 548/235 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 186818 | 109040 | Improved | 94 | 120.340424 | 0.26 | \$ 1,987 | 718530.7692 | 94 | 03 | 549/895 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-417-000-003-00 | 110 N FIRST AVE | 11/30/2022 | 400000 | WD | 400000 | 271122 | 327312 | 146160 | Improved | 126 | 212 | 0.303 | \$ 2,598 | 1080237.624 | 126 | 03 | 550/645 | 093-417-000-006-00 | Commercial-Downtown | 202 | Downtown | | | | |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 95711 | 89089 | 34800 | Improved | 30 | 67 | 0.046 | \$ 2,970 | 1936717.391 | 30 | 03 | 556/200 | | Commercial-Downtown | 201 | Downtown | | | | |
| 093-637-000-104-00 | 102 N SECOND AVE | 7/17/2023 | 350000 | WD | 350000 | 61515 | 309017 | 25230 | Improved | 21.75 | 85.419998 | 0.043 | \$ 14,208 | 7186441.86 | 21.75 | 03 | 553/503 | 093-637-000-104-01 | Commercial-Downtown | 201 | Downtown *outlier | | | | |
| | | | | | | | | | | | | | \$ 1,619 | Avg of All | | | | | | | | | | | |
| | | | | | | | | | | | | | \$ 1,880 | Avg of Box | | For 2025, use \$1,700/foot for downtown | | | | | | | | | |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 829321 | 481583 | 155904 | Improved | 134.4 | 220 | 0.673 | \$ 3,583 | 715576.523 | 136.6 | 03 | 554/255 | | Commercial-Downtown | 401 | River | | | | |
| For 2025, use \$3,000/foot considering increase from prior years rate of \$1,160 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 441055 | 9999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 | 04 | 555/312 | 091-016-000-706-05 | Commercial-General | 201 | Gen Comm | | | | |
| 093-337-000-054-00 | 320 S FOURTH AVE | 2/6/2023 | 37000 | WD | 37000 | 94228 | 3378 | 60606 | Improved | 74 | 66 | 0.112 | \$ 46 | 30160.71429 | 74 | 04 | 551/366 | | Commercial-General | 202 | Gen Comm | | | | |
| 092-037-000-006-00 | 109 ARBOR LANE | 6/3/2022 | 14000 | WD | 14000 | 81900 | 14000 | 81900 | Vacant | 100 | 245.75 | 0.564 | \$ 140 | 24822.69504 | 100 | 04 | 548/057 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 19296 | 28665 | Improved | 35 | 75 | 0.06 | \$ 551 | 321600 | 35 | 04 | | | Commercial-General | 201 | Gen Comm | | | | |
| 093-367-000-244-00 | 555 S FIFTH AVE | 2/8/2024 | 312000 | WD | 312000 | 387041 | 167793 | 242834 | Improved | 296.5 | 198 | 1.348 | \$ 566 | 124475.5193 | 296.5 | 04 | 555/826 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 567747 | 145528 | 184275 | Improved | 225 | 0 | 0 | \$ 647 | #DIV/0! | 225 | 04 | 553/213 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 86193 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,306 | 430965 | 66 | 04 | 549/112 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-177-000-122-00 | 104 E HERMAN ST | 9/21/2023 | 150000 | WD | 150000 | 84346 | 124622 | 58968 | Improved | 72 | 250 | 0.413 | \$ 1,731 | 301748.184 | 72 | 04 | 554/260 | | Commercial-General | 201 | Gen Comm | | | | |
| 093-537-000-020-00 | 409 S BROOKE ST | 3/7/2024 | 195000 | WD | 195000 | 131737 | 117317 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,778 | 586585 | 66 | 04 | 556/151 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-037-000-017-00 | 110 ARBOR LANE | 5/9/2022 | 365000 | CD | 365000 | 252554 | 194346 | 81900 | Improved | 100 | 219.800003 | 0.505 | \$ 1,943 | 384843.5644 | 100 | 04 | 548/006 | | Commercial-General | 201 | Gen Comm | | | | |
| 092-225-000-067-00 | 320 LONG RAPIDS PLAZA | 6/29/2023 | 573000 | WD | 573000 | 378071 | 276829 | 81900 | Improved | 100 | 0 | 0 | \$ 2,768 | #DIV/0! | 100 | 04 | 553/574 | | Commercial-General | 201 | Gen Comm | | | | |
| | | | | | | | | | | | | | \$ 1,047 | For 2025, use \$1,000/foot for general commercial | | | | | | | | | | | |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 100815 | 158578 | Improved | 189.46 | 378.5 | 1.646 | \$ 532 | 61248.48117 | 189.46 | 02 | 547/569 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 123741 | 71457 | 45198 | Improved | 54 | 133 | 0.165 | \$ 1,323 | 433072.7273 | 54 | 02 | 553/001 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-417-000-119-00 | 525 S STATE AVE | 7/29/2022 | 385000 | WD | 385000 | 360956 | 187576 | 101361 | Improved | 121.1 | 177.227852 | 0.247 | \$ 1,549 | 759417.004 | 121.1 | 02 | 548/905 | 093-417-000-123-00 | Commercial-Ripley | 201 | Comm Ripley | | | | |
| 093-597-000-043-00 | 174 N RIPLEY BLVD | 3/1/2024 | 600000 | WD | 600000 | 431334 | 334392 | 165726 | Improved | 198 | 180 | 0.818 | \$ 1,689 | 408792.176 | 198 | 02 | 556/139 | | Commercial-Ripley | 201 | Comm Ripley | | | | |
| | | | | | | | | | | | | | \$ 1,273 | For 2025, use \$1,273/foot for Commercial Ripley | | | | | | | | | | | |

Alpena City-2025 Land Value Analysis Lake Huron

| 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 |
|--------------------|------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|------------|--------------|
| 093-427-000-040-00 | 906 S STATE AVE | 10/13/2023 | 400000 | WD | 400000 | 271087 | 289913 | 161000 | Improved | 70 | 350 | 0.562 | \$ 4,142 | 515859.4306 | 70 16 | 554/540 | | Lake Huron | 401 | Lake Huron | |
| 093-427-000-062-00 | 1120 S STATE AVE | 3/2/2023 | 500000 | LC | 500000 | 563248 | 240352 | 303600 | Improved | 132 | 161 | 0.488 | \$ 1,821 | 492524.5902 | 132 04 | 551/586 | | Lake Huron | 201 | Lake Huron | |
| 093-417-000-051-00 | 416 S STATE AVE | 2/22/2023 | 270000 | WD | 270000 | 349181 | 110569 | 189750 | Improved | 82.5 | 254 | 0.481 | \$ 1,340 | 229873.1809 | 82.5 16 | 551/537 | | Lake Huron | 401 | Lake Huron | |
| 093-417-000-067-00 | 500 S STATE AVE | 12/29/2023 | 520000 | WD | 519000 | 396950 | 404950 | 282900 | Improved | 123 | 270 | 0.762 | \$ 3,292 | 531430.4462 | 123 16 | 555/400 | | Lake Huron | 401 | Lake Huron | |
| | | | | | | | | | | | | | \$ 2,649 | | | | | | | | |

For 2025, use \$2,649 for Lake Huron frontage

Alpena City-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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|--------------|
| 093-637-000-815-00 | 421 MINOR ST | 12/14/2023 | 200000 | WD | 200000 | 160374 | \$ 91,304 | 51678 | Improved | 66 | 231 | 0.35 | \$ 1,383 | \$ 260,869 | | 66 016 | 556/192 | | River | 401 | River |
| 093-637-000-967-00 | 215 N FOURTEENTH AVE | 1/26/2024 | 184000 | WD | 184000 | 148813 | \$ 86,865 | 51678 | Improved | 66 | 171 | 0.259 | \$ 1,316 | \$ 335,386 | | 66 016 | 555/825 | | River | 401 | River |
| 093-647-000-045-00 | 1225 S ELEVENTH AVE | 5/22/2023 | 285000 | WD | 280000 | 236416 | \$ 114,054 | 70470 | Improved | 90 | 220 | 0.455 | \$ 1,267 | \$ 250,668 | | 90 016 | 552/817 | | River | 401 | River |

\$ 1,322

For 2025, use \$1,322 for River frontage

Alpena County-2025 Land Value Analysis River Acreage

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

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

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

For 2025, use 285% over residential rates

2025 Assessment Roll Acreage Table

**Alpena County
Water Acreage PROPERTIES**

General Acreage - Residential

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

General Water Influence Acreage - Value Conclusions

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

Enter Percentatge:
285%

Enter Minimum:
\$ 30,000

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

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

2024 Percentage: 189%
2025 Percentage: 285%

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

Alpena City-2025 Land Value Analysis Island View Subdivision

| 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 | |
|--------------------|---------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|-----------------|-------|--------------|--|
| 092-197-000-048-00 | 521 PLYMOUTH DR | 5/8/2023 | 218000 | WD | 198000 | 232937 | \$ 637 | 35574 | Improved | 83.9 | 132 | 0.254 | \$ 8 | 2507.874016 | 83.9 | 020 | 552/634 | | Island View Sub | 401 | Island View | |
| 092-197-000-006-00 | 330 ISLAND VIEW DR | 3/2/2023 | 300000 | WD | 300000 | 359528 | \$ 4,072 | 63600 | Improved | 150 | 130 | 0.448 | \$ 27 | 9089.285714 | 150 | 020 | 551/596 | | Island View Sub | 401 | Island View | |
| 091-016-000-706-05 | ST ONGE ST EXTENDED | 12/22/2023 | 325000 | WD | 325000 | 486156 | \$ 9,999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 | 020 | 555/312 | 091-016-000-706-03 | Island View Sub | 202 | Island View | |
| 092-247-000-090-00 | 168 THOMAS AVE | 10/18/2023 | 244500 | WD | 244500 | 270254 | \$ 16,646 | 42400 | Improved | 100 | 137 | 0.315 | \$ 166 | 52844.444444 | 100 | 020 | 554/584 | | Island View Sub | 401 | Island View | |
| 092-167-000-042-00 | 534 NORTHWOOD DR | 8/17/2022 | 166000 | WD | 166000 | 174591 | \$ 22,997 | 31588 | Improved | 74.5 | 131.449997 | 0.225 | \$ 309 | 102208.8889 | 74.5 | 020 | 549/170 | | Island View Sub | 401 | Island View | |
| 092-247-000-060-00 | 250 GILCHRIST AVE | 2/16/2024 | 315000 | WD | 311000 | 331891 | \$ 64,757 | 85648 | Improved | 202 | 173 | 0.802 | \$ 321 | 80744.38903 | 202 | 020 | 555/901 | | Island View Sub | 401 | Island View | |
| 092-167-000-003-00 | 590 ROBBIN AVE | 9/19/2023 | 198899 | WD | 198899 | 209069 | \$ 52,590 | 62760 | Improved | 148.02 | 131.570007 | 0.447 | \$ 355 | 117651.0067 | 148.02 | 020 | 554/274 | | Island View Sub | 401 | Island View | |
| 092-247-000-070-00 | 2192 RALPH AVE | 8/4/2023 | 200000 | WD | 200000 | 199496 | \$ 85,304 | 84800 | Improved | 200 | 127.5 | 0.585 | \$ 427 | 145818.8034 | 200 | 020 | 553/734 | | Island View Sub | 401 | Island View | |
| 092-207-000-024-00 | 540 PLYMOUTH DR | 6/1/2022 | 205000 | WD | 205000 | 197501 | \$ 39,299 | 31800 | Improved | 75 | 130 | 0.224 | \$ 524 | 175441.9643 | 75 | 020 | 548/062 | | Island View Sub | 401 | Island View | |
| 091-016-000-721-00 | 212 LONG RAPIDS RD | 9/22/2023 | 480000 | WD | 480000 | 455623 | \$ 91,793 | 67416 | Improved | 159 | 500 | 1.825 | \$ 577 | 50297.53425 | 159 | 020 | 554/368 | | Island View Sub | 401 | Island View | |
| 092-167-000-057-00 | 597 DESOTA DR | 10/10/2023 | 175000 | WD | 175000 | 155671 | \$ 68,937 | 49608 | Improved | 117 | 131 | 0.352 | \$ 589 | 195843.75 | 117 | 020 | 554/506 | | Island View Sub | 401 | Island View | |
| 092-207-000-036-00 | 581 DODGE DR | 11/17/2022 | 167500 | WD | 167500 | 153245 | \$ 46,055 | 31800 | Improved | 75 | 134 | 0.231 | \$ 614 | 199372.2944 | 75 | 020 | 550/511 | | Island View Sub | 401 | Island View | |
| 092-167-000-033-00 | 590 NORTHWOOD DR | 8/2/2022 | 162000 | WD | 162000 | 136557 | \$ 57,243 | 31800 | Improved | 75 | 131.630005 | 0.227 | \$ 763 | 252171.8062 | 75 | 020 | 548/943 | | Island View Sub | 401 | Island View | |
| 092-197-000-063-00 | 570 ISLAND VIEW DR | 5/12/2023 | 195000 | WD | 195000 | 165908 | \$ 64,284 | 35192 | Improved | 83 | 142 | 0.271 | \$ 775 | 237210.3321 | 83 | 020 | 552/736 | | Island View Sub | 401 | Island View | |
| 092-267-000-045-00 | 546 CARDINAL ST | 6/19/2023 | 275000 | WD | 275000 | 222110 | \$ 103,346 | 50456 | Improved | 119 | 110 | 0.301 | \$ 868 | 343342.1927 | 119 | 020 | 553/113 | | Island View Sub | 401 | Island View | |
| 092-167-000-010-00 | 542 ROBBIN AVE | 7/20/2023 | 191000 | WD | 191000 | 157769 | \$ 64,607 | 31376 | Improved | 74 | 131.270004 | 0.223 | \$ 873 | 289717.4888 | 74 | 020 | 553/481 | | Island View Sub | 401 | Island View | |
| 092-207-000-020-00 | 547 PLYMOUTH DR | 10/6/2023 | 225500 | WD | 225500 | 166060 | \$ 91,240 | 31800 | Improved | 75 | 132 | 0.227 | \$ 1,217 | 401938.326 | 75 | 020 | 554/456 | | Island View Sub | 401 | Island View | |
| | | | | | | \$ | 51,989 | | | | | | \$ | 497 | | | | | | | | |

For 2025, use \$497/foot for Island View area

Alpena City-2025 Land Value Analysis Commercial M-32/Bagley

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth | Net Acres | Dollars/FF | Dollars/Acre | Dollars/Sq Ft | Actual Fron ECF Area | Liber/Page | Other Parcels in E Land Table | Class | Rate Group 1. |
|--|------------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|---------------|----------------------|------------|-------------------------------|-------|---------------|
| 012-004-000-800-00 | 1880 HAMILTON RD | 9/23/2022 | 500000 | LC | 500000 | 408895 | 115565 | 24460 | Improved | 487.36 | 599 | 6.702 | \$ 237 | \$ 17,243 | \$ 0.395853 | 487.36 201a | 549-744 | 201-Comm-New-Acres | 201 | |
| 018-103-000-123-02 | 2245 US 23 SOUTH | 2/21/2024 | 250000 | WD | 250000 | 86973 | 179944 | 16917 | Improved | 0 | 0 | 4.42 | #DIV/0! | \$ 40,711 | \$ 0.934603 | 0 201a | 555-972 | 201-Comm-New-Acres | 201 | |
| For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|------------|-----------|--------|----|--------|--------|--------|--------|----------|--------|-----|------|----------|------------|-------------|-------------|---------|--------------------|-----|----------------|
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 906986 | 868188 | 565748 | 526950 | Improved | 175.65 | 350 | 1.41 | \$ 3,221 | \$ 400,862 | \$ 9.202521 | 175.65 201d | 548-716 | Commercial NEW M32 | 201 | Commercial M32 |
| For 2025, use \$9.00 /sqft for M-32 | | | | | | | | | | | | | | | | | | | | |

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth | Net Acres | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--|------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|--------------|--------------|----------|------------|-----------------------|--------------------|-------|
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 9,342 | 144.18 | COMM | 545/897 | 018-103-000-222-00 | 201-Comm-New-Acres | 202 |
| 012-004-000-800-00 | 1880 HAMILTON RD | 6/1/2021 | 552000 | LC | 552000 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 6,502 | 487.36 | COMM | 546/354 | | 201-Comm-New-Acres | 201 |
| 012-003-000-600-06 | 2082 HAMILTON RD | 10/18/2021 | 82000 | WD | 82000 | 23058 | 82000 | 23058 | Vacant | 0 | 0 | 11.67 | \$ 7,027 | 0 | COMM | | | ACREAGE | 202 |
| 012-003-000-600-06 | 2082 HAMILTON RD | 5/4/2022 | 92000 | WD | 92000 | 23058 | 92000 | 23058 | Vacant | 0 | 0 | 11.67 | \$ 7,883 | 0 | COMM | 547-660 | | ACREAGE | 202 |
| 011-004-000-773-01 | US 23 SOUTH | 10/6/2022 | 175000 | WD | 175000 | 33927 | 175000 | 33927 | Vacant | 0 | 0 | 21.03 | \$ 8,321 | 0 | 22 | 550-009 | | ACREAGE | 202 |
| \$ 7,815 For 2024, use \$7,815 for 10-20 Acre Rate | | | | | | | | | | | | | | | | | | | |

No New sales for 2025

2-5 Acre Rate

| | | |
|--------|----|--------|
| 2024 | \$ | 24,823 |
| 2025 | \$ | 28,000 |
| 12.80% | | |

| | | |
|-----------------|----|-------|
| 10-20 Acre Rate | \$ | 7,815 |
| with 12.8% | \$ | 8,815 |

For 2025, use \$8,815/acre for 10-20 acres

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal |
|--------------------|------------------|------------|------------|--------|--------------|----------------|
| 022-031-000-301-00 | JACKS LANDING RD | 12/22/2022 | 141040 | WD | 141040 | 127554 |
| 083-023-000-010-06 | M32 WEST | 9/29/2022 | 173250 | QC | 173250 | 131893 |
| 032-023-000-270-00 | 6813 GRAHAM ROAD | 11/5/2022 | 335000 | WD | 335000 | 223441 |
| 083-022-000-485-03 | 11600 M32 WEST | 3/30/2023 | 200000 | WD | 200000 | 289313 |

City of Alpena-2025 Land Value Analysis 301-Lafarge

| Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth | Net Acres | Dollars/Acre |
|---------------|-----------------|-----------------|--------------|-------|-----------|--------------|
| 141040 | 127554 | Vacant | 0 | 0 | 88.15 | \$ 1,600 |
| 173250 | 131893 | Vacant | 0 | 0 | 91.5 | \$ 1,893 |
| 255645 | 144086 | Improved | 0 | 0 | 100.83 | \$ 2,535 |
| 186781 | 161650 | Improved | 3464 | 2904 | 100.994 | \$ 1,849 |
| | | | | | | \$ 1,970 |
| | | | | | | \$ 1,747 |

| Actual Front | ECF Area | Liber//Page | Other Parcels in Sale | Land Table | Class |
|--------------|----------|-------------|--|---------------------|-------|
| 0 | 401 | 551/082 | | General Residential | 402 |
| 0 | 401 | 549/939 | | RESIDENTIAL | 402 |
| 0 | 401 | 550/549 | | Residential Acres | 401 |
| 3464 | 401 | 552/196 | 083-022-000-510-00, 083-022-000-771-00 | RESIDENTIAL | 401 |

Avg of All

Avg of Vacant

For 2025, use \$1,600 for 100 acre rate

Alpena City-2025 Land Value Analysis Commercial 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 | Dollars/Sq Ft | Actual Fron | ECF Area | Liber/Page | Other Parcels in S Land Table | Class | Rate Group 1 |
|--------------------|------------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|---------------|-------------|----------|------------|-------------------------------|-------|--------------|
| 012-004-000-800-00 | 1880 HAMILTON RD | 9/23/2022 | 500000 | LC | 500000 | 408895 | 115565 | 24460 | Improved | 487.36 | 599 | 6.702 | \$ 237 | \$ 17,243 | \$ 0.395853 | 487.36 | 201a | 549-744 | 201-Comm-New-Acres | 201 | |
| 018-103-000-123-02 | 2245 US 23 SOUTH | 2/21/2024 | 250000 | WD | 250000 | 86973 | 179944 | 16917 | Improved | 0 | 0 | 4.42 | #DIV/0! | \$ 40,711 | \$ 0.934603 | 0 | 201a | 555-972 | 201-Comm-New-Acres | 201 | |

For 2025, use \$28,000/acre for Commercial Acres 2-5 Acres

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|-----------|--------|----|--------|--------|--------|--------|----------|--------|-----|------|----------|------------|-------------|--------|------|---------|--------------------|-----|----------------|
| 012-020-000-851-08 | 1480 M32 W | 7/12/2022 | 906986 | CD | 906986 | 868188 | 565748 | 526950 | Improved | 175.65 | 350 | 1.41 | \$ 3,221 | \$ 400,862 | \$ 9.202521 | 175.65 | 201d | 548-716 | Commercial NEW M32 | 201 | Commercial M32 |
|--------------------|------------|-----------|--------|----|--------|--------|--------|--------|----------|--------|-----|------|----------|------------|-------------|--------|------|---------|--------------------|-----|----------------|

For 2025, use \$9.00 /sqft for M-32

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth | Net Acres | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--------------------|------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|--------------|--------------|----------|------------|-----------------------|--------------------|-------|
| 018-103-000-221-00 | PEARL RD | 1/7/2022 | 50000 | WD | 50000 | 36792 | 50000 | 26699 | Improved | 144.18 | 70 | 5.352 | \$ 9,342 | 144.18 | COMM | 545/897 | 018-103-000-222-00 | 201-Comm-New-Acres | 202 |
| 012-004-000-800-00 | 1880 HAMILTON RD | 6/1/2021 | 552000 | LC | 552000 | 531140 | 43578 | 22718 | Improved | 487.36 | 599 | 6.702 | \$ 6,502 | 487.36 | COMM | 546/354 | | 201-Comm-New-Acres | 201 |
| 012-003-000-600-06 | 2082 HAMILTON RD | 10/18/2021 | 82000 | WD | 82000 | 23058 | 82000 | 23058 | Vacant | 0 | 0 | 11.67 | \$ 7,027 | 0 | COMM | | | ACREAGE | 202 |
| 012-003-000-600-06 | 2082 HAMILTON RD | 5/4/2022 | 92000 | WD | 92000 | 23058 | 92000 | 23058 | Vacant | 0 | 0 | 11.67 | \$ 7,883 | 0 | COMM | 547-660 | | ACREAGE | 202 |
| 011-004-000-773-01 | US 23 SOUTH | 10/6/2022 | 175000 | WD | 175000 | 33927 | 175000 | 33927 | Vacant | 0 | 0 | 21.03 | \$ 8,321 | 0 | 22 | 550-009 | | ACREAGE | 202 |

For 2024, use \$7,815 for 10-20 Acre Rate

No New sales for 2025

2-5 Acre Rate

| | |
|------|-----------|
| 2024 | \$ 24,823 |
| 2025 | \$ 28,000 |
| | 12.80% |

| | |
|-----------------|----------|
| 10-20 Acre Rate | \$ 7,815 |
| with 12.8% | \$ 8,815 |

For 2025, use \$8,815/acre for 10-20 acres

Alpena City-2025 Land Value Analysis Commercial Chisholm

| 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 | | |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|---------------------|-------|--------------|--|--|
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 21362 | 56100 | Improved | 66 | 140 | 0.212 | \$ 324 | 100764.1509 | 66 | 01 | 550/876 | | Commercial-Chisholm | 401 | Chisholm | | |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 53047 | 56100 | Improved | 66 | 140 | 0.212 | \$ 804 | 250221.6981 | 66 | 01 | 550/545 | | Commercial-Chisholm | 201 | Chisholm | | |
| 093-637-000-865-00 | 1105 W CHISHOLM ST | 8/23/2022 | 375000 | LC | 375000 | 200534 | 230566 | 56100 | Improved | 66 | 140 | 0.212 | \$ 3,493 | 1087575.472 | 66 | 01 | 549/262 | | Commercial-Chisholm | 201 | Chisholm | | |
| | | | | | | | | | | | | | \$ 1,540 | | | | | | | | | | |

For 2025, range is extreme. 2024 rate was \$837/foot. Use \$1,000 per foot

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|----------------------|------------|--------|-----|--------|--------|--------|--------|----------|-------|------------|-------|-----------|-------------|-------|----|---------|--------------------|---------------------|-----|----------|----------|
| 093-417-000-422-00 | 204 W WASHINGTON AVE | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 6331 | 64380 | Improved | 111 | 71.945946 | 0.183 | \$ 57 | 34595.62842 | 111 | 03 | 551/598 | | Commercial-Downtown | 201 | Downtown | *outlier |
| 093-357-000-077-00 | 121 W WASHINGTON AVE | 5/23/2022 | 139500 | WD | 139500 | 189288 | 74332 | 124120 | Improved | 107 | 104.915886 | 0.258 | \$ 695 | 288108.5271 | 107 | 03 | 547/956 | | Commercial-Downtown | 201 | Downtown | |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 33148 | 24572 | 19720 | Improved | 17 | 61 | 0.024 | \$ 1,445 | 1023833.333 | 17 | 03 | 554/273 | | Commercial-Downtown | 201 | Downtown | |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 69720 | 51040 | Improved | 44 | 132 | 0.133 | \$ 1,585 | 524210.5263 | 44 | 03 | 548/235 | | Commercial-Downtown | 201 | Downtown | |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 186818 | 109040 | Improved | 94 | 120.340424 | 0.26 | \$ 1,987 | 718530.7692 | 94 | 03 | 549/895 | | Commercial-Downtown | 201 | Downtown | |
| 093-417-000-003-00 | 110 N FIRST AVE | 11/30/2022 | 400000 | WD | 400000 | 271122 | 327312 | 146160 | Improved | 126 | 212 | 0.303 | \$ 2,598 | 1080237.624 | 126 | 03 | 550/645 | 093-417-000-006-00 | Commercial-Downtown | 202 | Downtown | |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 95711 | 89089 | 34800 | Improved | 30 | 67 | 0.046 | \$ 2,970 | 1936717.391 | 30 | 03 | 556/200 | | Commercial-Downtown | 201 | Downtown | |
| 093-637-000-104-00 | 102 N SECOND AVE | 7/17/2023 | 350000 | WD | 350000 | 61515 | 309017 | 25230 | Improved | 21.75 | 85.419998 | 0.043 | \$ 14,208 | 7186441.86 | 21.75 | 03 | 553/503 | 093-637-000-104-01 | Commercial-Downtown | 201 | Downtown | *outlier |

\$ 1,619 Avg of All
\$ 1,880 Avg of Box

For 2025, use \$1,700/foot for downtown

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|--------------|-----------|---------|----|---------|--------|--------|--------|----------|-------|-----|-------|----------|------------|-------|----|---------|--|---------------------|-----|-------|
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 829321 | 481583 | 155904 | Improved | 134.4 | 220 | 0.673 | \$ 3,583 | 715576.523 | 136.6 | 03 | 554/255 | | Commercial-Downtown | 401 | River |
|--------------------|--------------|-----------|---------|----|---------|--------|--------|--------|----------|-------|-----|-------|----------|------------|-------|----|---------|--|---------------------|-----|-------|

For 2025, use \$3,000/foot considering increase from prior years rate of \$1,160

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-----------------------|------------|--------|-----|--------|--------|--------|--------|----------|--------|------------|-------|----------|-------------|--------|----|---------|--------------------|--------------------|-----|----------|
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 441055 | 9999 | 141925 | Improved | 228.36 | 353.279998 | 1.349 | \$ 44 | 7412.157153 | 228.36 | 04 | 555/312 | 091-016-000-706-05 | Commercial-General | 201 | Gen Comm |
| 093-337-000-054-00 | 320 S FOURTH AVE | 2/6/2023 | 37000 | WD | 37000 | 94228 | 3378 | 60606 | Improved | 74 | 66 | 0.112 | \$ 46 | 30160.71429 | 74 | 04 | 551/366 | | Commercial-General | 201 | Gen Comm |
| 092-037-000-006-00 | 109 ARBOR LANE | 6/3/2022 | 14000 | WD | 14000 | 81900 | 14000 | 81900 | Vacant | 100 | 245.75 | 0.564 | \$ 140 | 24822.69504 | 100 | 04 | 548/057 | | Commercial-General | 202 | Gen Comm |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 19296 | 28665 | Improved | 35 | 75 | 0.06 | \$ 551 | 321600 | 35 | 04 | | | Commercial-General | 201 | Gen Comm |
| 093-367-000-244-00 | 555 S FIFTH AVE | 2/8/2024 | 312000 | WD | 312000 | 387041 | 167793 | 242834 | Improved | 296.5 | 198 | 1.348 | \$ 566 | 124475.5193 | 296.5 | 04 | 555/826 | | Commercial-General | 201 | Gen Comm |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 567747 | 145528 | 184275 | Improved | 225 | 0 | 0 | \$ 647 | #DIV/0! | 225 | 04 | 553/213 | | Commercial-General | 201 | Gen Comm |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 86193 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,306 | 430965 | 66 | 04 | 549/112 | | Commercial-General | 201 | Gen Comm |
| 092-177-000-122-00 | 104 E HERMAN ST | 9/21/2023 | 150000 | WD | 150000 | 84346 | 124622 | 58968 | Improved | 72 | 250 | 0.413 | \$ 1,731 | 301748.184 | 72 | 04 | 554/260 | | Commercial-General | 201 | Gen Comm |
| 093-537-000-020-00 | 409 S BROOKE ST | 3/7/2024 | 195000 | WD | 195000 | 131737 | 117317 | 54054 | Improved | 66 | 132 | 0.2 | \$ 1,778 | 586585 | 66 | 04 | 556/151 | | Commercial-General | 201 | Gen Comm |
| 092-037-000-017-00 | 110 ARBOR LANE | 5/9/2022 | 365000 | CD | 365000 | 252554 | 194346 | 81900 | Improved | 100 | 219.800003 | 0.505 | \$ 1,943 | 384843.5644 | 100 | 04 | 548/006 | | Commercial-General | 201 | Gen Comm |
| 092-225-000-067-00 | 320 LONG RAPIDS PLAZA | 6/29/2023 | 573000 | WD | 573000 | 378071 | 276829 | 81900 | Improved | 100 | 0 | 0 | \$ 2,768 | #DIV/0! | 100 | 04 | 553/574 | | Commercial-General | 201 | Gen Comm |

\$ 1,047

For 2025, use \$1,000/foot for general commercial

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-------------------|-----------|--------|----|--------|--------|--------|--------|----------|--------|------------|-------|----------|-------------|--------|----|---------|--------------------|-------------------|-----|-------------|
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 100815 | 158578 | Improved | 189.46 | 378.5 | 1.646 | \$ 532 | 61248.48117 | 189.46 | 02 | 547/569 | | Commercial-Ripley | 201 | Comm Ripley |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 123741 | 71457 | 45198 | Improved | 54 | 133 | 0.165 | \$ 1,323 | 433072.7273 | 54 | 02 | 553/001 | | Commercial-Ripley | 201 | Comm Ripley |
| 093-417-000-119-00 | 525 S STATE AVE | 7/29/2022 | 385000 | WD | 385000 | 360956 | 187576 | 101361 | Improved | 121.1 | 177.227852 | 0.247 | \$ 1,549 | 759417.004 | 121.1 | 02 | 548/905 | 093-417-000-123-00 | Commercial-Ripley | 201 | Comm Ripley |
| 093-597-000-043-00 | 174 N RIPLEY BLVD | 3/1/2024 | 600000 | WD | 600000 | 431334 | 334392 | 165726 | Improved | 198 | 180 | 0.818 | \$ 1,689 | 408792.176 | 198 | 02 | 556/139 | | Commercial-Ripley | 201 | Comm Ripley |

\$ 1,273

For 2025, use \$1,273/foot for Commercial Ripley