

City of Petoskey-2025 Land Value Analysis BH101.Wildwinds

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$990/ft  
increase 15%; inconclusive sales data  
 For 2025, use \$1139/ft for BH101.Wildwinds.

City of Petoskey-2025 Land Value Analysis BH102.Coastal Woods

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$187/ft  
 increase 15%; inconclusive sales data  
 For 2025, use \$215/ft for BH102.Coastal Woods.

City of Petoskey-2025 Land Value Analysis BH104.Bluffs

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$6712/ft  
 increase 15%; inconclusive sales data  


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 For 2025, use \$7719/ft for BH104.Bluffs

City of Petoskey-2025 Land Value Analysis BH108.The Preserve

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Golf FF and Backlots

For 2024, rate was \$136/ft  
increase 15%; inconclusive sales data

For 2025, use \$156/ft for Golf FF and Backlots

Lakefront

For 2024, rate was \$5390/ft  
increase 15%; inconclusive sales data

For 2025, use \$6199/ft for Lakefront

Lake View

For 2024, rate was \$1870/ft  
increase 15%; inconclusive sales data

For 2025, use \$2151/ft for Lake View

City of Petoskey-2025 Land Value Analysis BH109.The Preserve South

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$136/ft  
 increase 15%; inconclusive sales data  
 For 2025, use \$156/ft for BH108.The Preserve South

City of Petoskey-2025 Land Value Analysis BH110.The Shores

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Lake and Harbor

For 2024, rate was \$11330/ft  
increase 15%; inconclusive sales data

For 2025, use \$13030/ft for Lake and Harbor

Lake

For 2024, rate was \$6454/ft  
increase 15%; inconclusive sales data

For 2025, use \$7422/ft for Lake

Harbor

For 2024, rate was \$6454/ft  
increase 15%; inconclusive sales data

For 2025, use \$7422/ft for Harbor

City of Petoskey-2025 Land Value Analysis BH111.The Shores II

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$7500/ft  
 increase 15%; inconclusive sales data  
 For 2025, use \$8625/ft for BH111.The Shores II

City of Petoskey-2025 Land Value Analysis BH126.Yacht Docks

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
52-18-10-126-183		6/16/2022	120000	WD	120000	191340	120000	191340	60	0	60	60	\$ 2,000		1245/128		BH126.YACHT DOCKS
52-18-10-126-168		6/10/2022	150000	WD	150000	191340	150000	191340	60	0	60	60	\$ 2,500		1245/019		BH126.YACHT DOCKS
52-18-10-126-148		8/3/2022		WD					45	0	45	45	\$ 2,944		1246/169		BH126.YACHT DOCKS
52-18-10-126-139		10/18/2022	134000	WD	134000	143505	134000	143505	45	0	45	45	\$ 2,978		1248/470		BH126.YACHT DOCKS
52-18-10-126-101		4/6/2022	180000	WD	180000	191340	180000	191340	60	0	60	60	\$ 3,000		1243/108		BH126.YACHT DOCKS
52-18-10-126-102		5/6/2022		WD					60	0	60	60	\$ 3,000		1244/083		BH126.YACHT DOCKS
52-18-10-126-169		3/24/2023	193000	WD	193000	191340	193000	191340	60	0	60	60	\$ 3,217		1251/453		BH126.YACHT DOCKS
52-18-10-126-173		12/9/2022	200000	WD	200000	191340	200000	191340	60	0	60	60	\$ 3,333		1249/081		BH126.YACHT DOCKS
52-18-10-126-174		10/27/2022	200000	WD	200000	191340	200000	191340	60	0	60	60	\$ 3,333		1248/196		BH126.YACHT DOCKS
52-18-10-126-105		7/14/2023	205000	WD	205000	191340	205000	191340	60	0	60	60	\$ 3,417		1253/543		BH126.YACHT DOCKS
52-18-10-126-142		9/30/2022	157000	WD	157000	143505	157000	143505	45	0	45	45	\$ 3,489		1247/863		BH126.YACHT DOCKS
52-18-10-126-155		10/3/2022		WD					50	0	50	50	\$ 3,500				BH126.YACHT DOCKS
52-18-10-126-103		9/8/2022	221000	WD	221000	191340	221000	191340	60	0	60	60	\$ 3,683				BH126.YACHT DOCKS
													\$ 3,107				
																	For 2025, use \$3,107/foot for 35-60 Foot docks
52-18-10-126-211		5/17/2022	225000	WD	225000	300000	225000	300000	80	0	80	80	\$ 2,813				BH126.YACHT DOCKS
52-18-10-126-208		8/29/2022		WD					70	0	70	70	\$ 3,000		1246/762		BH126.YACHT DOCKS
52-18-10-126-214		8/30/2023	300000	WD	300000	300000	300000	300000	90	0	80	80	\$ 3,333		1254-460		BH126.YACHT DOCKS
52-18-10-126-114		1/25/2023	300000	WD	300000	300000	300000	300000	80	0	80	80	\$ 3,750		1249/935		BH126.YACHT DOCKS
52-18-10-126-196		10/21/2022	300000	WD	300000	300000	300000	300000	80	0	80	80	\$ 3,750				BH126.YACHT DOCKS
52-18-10-126-196		10/21/2022	300000	WD	300000	300000	300000	300000	80	0	80	80	\$ 3,750		1248/087		BH126.YACHT DOCKS
52-18-10-126-201		4/28/2023	304150	WD	304150	262500	304150	262500	70	0	70	70	\$ 4,345		1252/047		BH126.YACHT DOCKS
													\$ 3,534				
																	For 2025, use \$3,534/foot for 70-120 foot docks



City of Petoskey-2025 Land Value Analysis BH130.Harborside

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$16609/ft

increase 15%; inconclusive sales data

For 2025, use \$19100/ft for BH130.Harborside

City of Petoskey-2025 Land Value Analysis BH149.Vistas111

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

For 2024, rate was \$4180/ft  
 increase 15%; inconclusive sales data  
 For 2025, use \$4807/ft for BH149.Vistas111

City of Petoskey-2025 Land Value Analysis BH150.Vistas Court

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
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Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

View Lot

For 2024, rate was \$4180/ft  
increase 15%; inconclusive sales data

For 2025, use \$4807/ft for View Lot

Lot Value

For 2024, rate was \$1607/ft  
increase 15%; inconclusive sales data

For 2025, use \$1848/ft for Lot Value

City of Petoskey-2025 Land Value Analysis BH152.Quarry View Court

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	
52-18-08-152-112	6241 QUARRY VIEW DR	7/3/2023	180000	WD	180000	242563	180000	315530	Improved	212.646415	275	0.808	\$ 846	222772.2772	260	BH001	1253/285	52-18-05-350-114	BH152.QUARRY VIEW COURT	402	FRONT FOOT RATE	
52-18-08-152-113	6295 QUARRY VIEW DR	9/1/2022	48000	WD	48000	163094	48000	163094	Vacant	90.607607	145.872726	0.368	\$ 530	130434.7826	110	BH001	1246/901		BH152.QUARRY VIEW COURT	402	FRONT FOOT RATE	
52-18-08-152-112			50000				50000		Vacant		93		\$ 538	** Sale too new								

For 2025, use \$540/foot

City of Petoskey-2025 Land Value Analysis BH210.Coastal Cliffs

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Good View

For 2024, rate was \$4311/ft  
increase 15%; inconclusive sales data

For 2025, use \$4958/ft for Good View

Lake

For 2024, rate was \$4311/ft  
increase 15%; inconclusive sales data

For 2025, use \$4958/ft for Lake

View

For 2024, rate was \$990/ft  
increase 15%; inconclusive sales data

For 2025, use \$1139/ft for View

Golf

For 2024, rate was \$128/ft  
increase 15%; inconclusive sales data

For 2025, use \$147/ft for Golf

CMS Site Value

For 2024, rate was \$354,750  
increase 15%; inconclusive sales data

For 2025, use \$407,963 for CMS Site Value

City of Petoskey-2025 Land Value Analysis BH212.Coastal Ridge

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Lake

For 2024, rate was \$11778/ft  
increase 15%; inconclusive sales data

For 2025, use \$13545/ft for Lake Lot

Non-Lake

For 2024, rate was \$2200/ft  
increase 15%; inconclusive sales data

For 2025, use \$2530/ft for Non-Lake Lot

City of Petoskey-2025 Land Value Analysis BH225.Vistas1 Golf View

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	General
52-18-09-225-114	4575 WILDWINDS DR	9/30/2022		WD						90.674073	160	0.356	\$ 772.00	196629.2135		97 BH001		VISTAS 1	402	GOLF C. FF	Golf	
52-18-08-210-117	6113 COASTAL CLIFFS CT	8/17/2022		WD						127.61886	189	0.59	\$ 2,859.84	618591.5254		136 BH001		BH210.COASTAL CLIFFS	401	GOLF FF	Golf	
52-18-05-350-114	6258 QUARRY VIEW DR	7/3/2023	180000	WD	180000	218899	180000	315530	Improved	212.646415	275	0.808	\$ 846.48	222772.2772		260 BH001	1253/285	52-18-08-152-112	BH350.BAY RIDGE	402	NON LAKE FF	View
52-18-08-210-106	6024 COASTAL CLIFFS CT	8/25/2022		WD						147.304793	183.130432	0.725	\$ 1,340.56	272373.7931		172.5 BH001		BH210.COASTAL CLIFFS	401	GOOD VIEW FF	View	
52-18-08-210-101	5874 COASTAL CLIFFS CT	10/21/2022		WD						120.250734	323	0.69	\$ 21,176.20	3690513.043		93 BH001		BH210.COASTAL CLIFFS	401	GOOD VIEW FF	View	
52-18-07-110-124	7284 PRESERVE DRIVE NORTH	10/28/2022		WD						149.808857	375	1.334	\$ 923.64	103725.6372		155 BH102		BH108.THE PRESERVE	401	LAKE FF	Water	
52-18-07-110-109	6834 PRESERVE DRIVE NORTH	4/19/2023		WD						132.690364	447	1.201	\$ 1,684.70	186130.7244		117 BH102	1251/880	BH108.THE PRESERVE	401	LAKE FF	Water	
52-18-03-375-123	3910 PENINSULA DR	7/19/2022		WD						124.804388	178	0.531	\$ 4,074.42	957638.4181		130 BH001		BH376.PENINSULA	401	LAKE	Water	
52-18-10-110-117	1261 SHORES DR	5/3/2023	2700000	WD	2700000	2429588	920119	649707	Improved	100.667293	198	0.395	\$ 9,140.20	2329415.19		87 BH001	1252/005	BH110.THE SHORES	401	HARBOR	Water	
52-18-09-210-107	5132 COASTAL RIDGE CT	9/9/2022		WD						132.688132	195	0.609	\$ 17,672.92	3850553.366		136 BH001		BH212.COASTAL RIDGE	401	LAKE FF	Water	
52-18-05-350-102	6494 BAY RIDGE DR	8/11/2022		WD						159.697152	276	0.95	\$ 19,040.68	3200782.105		150 BH001		BH350.BAY RIDGE	401	LAKE FF	Water	
52-18-03-375-110	4170 PENINSULA DR	3/29/2023		WD						181.83573	144	0.43	\$ 23,637.51	9995683.721		260 BH001	1251/532	BH376.PENINSULA	401	LAKE & HARBOR	Water	
52-18-03-375-121	3950 PENINSULA DR	6/30/2022		WD							130	178	0.531	\$ 8,374.82	2050331.45		130 BH001		BH376.PENINSULA	401	VACANT	

For 2025, use \$772 for Vistas Golf View

City of Petoskey-2025 Land Value Analysis BH225.Vistas1, Non-Golf Course

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Non-Golf Course

For 2024, rate was \$143/ft  
increase 15%; inconclusive sales data

For 2025, use \$164/ft for Non-Golf Course



City of Petoskey-2025 Land Value Analysis BH245.The Pines

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Lake

For 2024, rate was \$4850/ft  
increase 15%; inconclusive sales data

For 2025, use \$5566/ft for Lake Lot

Non-Lake

For 2024, rate was \$990/ft  
increase 15%; inconclusive sales data

For 2025, use \$1139/ft for Non-Lake Lot

City of Petoskey-2025 Land Value Analysis BH350.Bay Ridge

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Lake

For 2024, rate was \$5819/ft  
increase 15%; inconclusive sales data

For 2025, use \$6692/ft for Lake Lot

Non-Lake

For 2024, rate was \$1289/ft  
increase 15%; inconclusive sales data

For 2025, use \$1482/ft for Non-Lake Lot

City of Petoskey-2025 Land Value Analysis BH353.Village Harbor Docks

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
52-18-02-353-108		7/11/2023		WD						39875		1253/416		BH53.VILLAGE HARBOR DOCKS
52-18-02-353-110		6/1/2023	38000	WD	38000	19200	50.52631579	39875	38000	39875		1252/677		BH53.VILLAGE HARBOR DOCKS
52-18-02-353-111		1/26/2024		WD						39875		1257/493		BH53.VILLAGE HARBOR DOCKS
52-18-02-353-112		8/18/2023		WD						39875		1254/461		BH53.VILLAGE HARBOR DOCKS
52-18-02-353-114		9/14/2023		WD						39875		1254/864		BH53.VILLAGE HARBOR DOCKS
52-18-02-353-115		8/31/2023		WD						39875		1254/622		BH53.VILLAGE HARBOR DOCKS

For 2025, use \$38,000 for Village Docks

City of Petoskey-2025 Land Value Analysis BH355.Lakeshore Village

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Rate A

For 2024, rate was \$4730/ft  
increase 15%; inconclusive sales data

For 2025, use \$5440/ft for Rate A
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Rate B

For 2024, rate was \$3838/ft  
increase 15%; inconclusive sales data

For 2025, use \$4414/ft for Rate B
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Rate C

For 2024, rate was \$3838/ft  
increase 15%; inconclusive sales data

For 2025, use \$4414/ft for Rate C
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City of Petoskey-2025 Land Value Analysis BH376.Peninsula

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Lake and Harbor

For 2024, rate was \$17820/ft  
increase 15%; inconclusive sales data

For 2025, use \$20493/ft for Lake and Harbor

Lake

For 2024, rate was \$9227/ft  
increase 15%; inconclusive sales data

For 2025, use \$10611/ft for Lake

Harbor

For 2024, rate was \$5830/ft  
increase 15%; inconclusive sales data

For 2025, use \$6705/ft for Harbor

Vacant

For 2024, rate was \$11616/ft  
increase 15%; inconclusive sales data

For 2025, use \$13358/ft for Harbor



City of Petoskey-2025 Land Value Analysis BH410.Village Beach Frontage B and Site C

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Frontage B

For 2024, rate was \$4180/ft  
increase 15%; inconclusive sales data

For 2025, use \$4807/ft for Lake

Site C

For 2024, rate was \$1,200,000  
increase 15%; inconclusive sales data

For 2025, use \$1,380,000

City of Petoskey-2025 Land Value Analysis BH550.Bay Harbor Acreage

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Acreage Table

increase 15%; inconclusive sales data

Rate A, Frontage

For 2024, rate was \$4491/ft

increase 15%; inconclusive sales data

For 2025, use \$5165/ft

Rate B, Lake Frontage

For 2024, rate was \$11000/ft

increase 15%; inconclusive sales data

For 2025, use \$12650/ft



City of Petoskey-2025 Land Value Analysis BH560.Bay Harbor Res.

	Neighborhood	ChgRate	2024	2025
Petoskey City	Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City	Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City	Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City	Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City	Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City	Southwest, Rate A	-13.06%	620	539
Petoskey City	Quarry View Court	-70.00%	1,800	540
Petoskey City	Comm, Rate B	0.00%	580	580
Petoskey City	Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City	Lake Influence	-53.53%	2,623	1,219
Petoskey City	Southeast Res, FF	61.42%	858	1,385
Petoskey City	Comm, Rate A	38.20%	1,102	1,523
Petoskey City	Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City	Central West, Rate A	41.14%	1,320	1,863
Petoskey City	Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City	Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City	Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City	Comm, Rate C	0.00%	3,770	3,770
Petoskey City	Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City	Lake Res	0.00%	6,631	6,631
Petoskey City	Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City	Mid Petoskey, Site Value	46.84%	39,500	58,000
		14.58%		

Water

For 2024, rate was \$539220  
increase 15%; inconclusive sales data

For 2025, use \$620103

Interior

For 2024, rate was \$30580  
increase 15%; inconclusive sales data

For 2025, use \$35167

Highway

For 2024, rate was \$69850  
increase 15%; inconclusive sales data

For 2025, use \$80328

City of Petoskey-2025 Land Value Analysis PC12.Commercial

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	
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	450000	336593	319820	206413	Improved	382.383423	1014.600006	1.196	\$ 836	267408.0268	410	PC12		52-19-06-402-074, 52-1	PC12 COMMERCIAL	202	1102/FF	Rate A
52-19-06-300-031	887 SPRING ST	6/22/2022		WD						123.483315	140	0.434	\$ 1,352	384672.8111	135	PC12			PC12 COMMERCIAL	201	1102/FF	Rate A
52-19-06-127-048	314 W MITCHELL ST	1/10/2024	575000	MLC	575000	498813	224610	148423	Improved	134.685114	130	0.448	\$ 1,668	501361.6071	150	PC12	1257/013		PC12 COMMERCIAL	201	1102/FF	Rate A
52-19-06-300-049	919 SPRING ST	4/1/2022	850000	CD	850000	545492	600324	295816	Improved	268.435424	313	1.725	\$ 2,236	348013.913	240	PC12	1243/189		PC12 COMMERCIAL	201	1102/FF	Rate A
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD						44.005587	120	0.138	\$ 4,580	1460514.493	50	PC12	1244/175		PC12 COMMERCIAL	201	1102/FF	Rate A
52-19-06-127-056	311 W MITCHELL ST	7/20/2022	470000	WD	470000	301374	211744	43118	Improved	39.127115	75	0.086	\$ 5,412	2462139.535	50	PC12			PC12 COMMERCIAL	201	1102/FF	Rate A
52-19-06-126-068	625 CONNABLE AV	3/21/2024	347500	WD	347500	141302	264346	58148	Improved	43.971449	54	0.221	\$ 6,012	1196135.747	61	PR1	1258/555		PC12 COMMERCIAL	201	1102/FF	Rate A

\$ 3,157  
 \$ 1,523 Avg of above block  
 For 2025, Use \$1523/foot for Rate A

52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	277837	11749	39586	Improved	136.503626	142	0.528	\$ 86	22251.89394	162	PC12			PC12 COMMERCIAL	201	580/FF	Rate B
52-19-06-126-062		8/31/2022	730000	WD	730000	766169	101985	77606	Improved	133.803292	109	0.334	\$ 762	305344.3114	248	PC12		52-19-06-126-059	PC12 COMMERCIAL	201	580/FF	Rate B

For 2025, stay at 2024 Rate B. It's the midpoint of the above 2 sales.

2024 Analysis PC.12 Commercial Rate B

52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	256400	32094	38494	Improved	136.503626	142	0.528	\$ 295	60784.09091	162	PC12			PC12 CC 201		584/FF	
52-19-06-127-079	406 LIBERTY ST	12/10/2021	192500	WD	192500	184382	20808	12690	Improved	22.5	50	0.052	\$ 925	400153.8462	45	PC12	1240/149		PC12 CC 201		584/FF	

\$ 580  
 For 2024, use \$580/foot for Rate B  
 For 2025, stay at 2024 rate at \$580/foot for Rate B.

52-19-07-100-014	1301 SPRING ST	1/19/2023	730000	CD	730000	1197555	-129321	338234	Improved	299.057202	178	1.295	\$ (432)	-99861.7761	317	PC12	1249/763		PC12 COMMERCIAL	201	3770/FF	Rate C
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2024 Analysis PC.12 Commercial Rate C

52-19-06-100-039	624 CHARLEVOIX AV	7/7/2021		WD						104.766407	175	0.45	\$ 3,770	877777.7778	112	PC12	1235/037		PC12 CC 202		3500/FF	
52-19-06-100-037	575 W MITCHELL ST	11/11/2021	425000	WD	425000	397964	290499	263463	Improved	75.275228	118	0.265	\$ 3,859	1096222.642	98	PC12	1239/109		PC12 CC 201		3500/FF	

\$ 3,815  
 For 2024, use \$3,770/foot for Rate C  
 For 2025, no increase to Rate C, use \$3770/foot per 2024 analysis.

Generally, No change to Commercial Rates from Prior Year.

Use 2024 Commercial Site Values:

Site D: 406 Bay Street	528,200
Site E: Site Condo	425,000
Site F: Site Condo	30,000

																	Price/SqFt					
52-19-05-100-008	434 E MITCHELL ST	7/6/2023		WD						0	0	0.131	#DIV/0!	1314549.618	30.17790676	PC12	1253/429		PC12 COMMERCIAL	201	SqFt30	
52-19-05-100-151	412 E MITCHELL ST	9/29/2022		WD						0	0	0.037	#DIV/0!	14178081.08	325.483955	PC12	1247/530		PC12 COMMERCIAL	201	SqFt30	
52-19-05-101-028	409 E LAKE ST	5/5/2023	325000	WD	325000	457800	-29300	103500	Improved	0	0	0.079	#DIV/0!	-370886.076	-8.51437273	PC12	1252/260		PC12 COMMERCIAL	201	SqFt30	
																	For 2025, stay at 30.00/sqfoot					
52-19-05-154-104	422 E MITCHELL ST	6/1/2023	575000	WD	575000	363309	241692	30001	Improved	0	0	0	#DIV/0!	#DIV/0!	0	PC12	1252/573		PC12 COMMERCIAL	201	Site Condo30k	

Use 2024 Commercial Square Footage Rates:

Comm SqFt, Line 1	0.85
Comm SqFt, Line 2	30.00
Comm SqFt, Line 3	2.95
Comm SqFt, Off Main	23.00

City of Petoskey-2025 Land Value Analysis PR01.Southeast 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	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
52-19-05-301-017	431 BEECH ST	4/15/2022	190000	WD	190000	223459	2870	36329	Improved	42.341976	72	0.083	\$ 68	34578.31325	\$ 0.79	50	PR1	1243/452		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-327-011	905 SPRUCE ST	3/30/2023	303000	WD	303000	359397	6168	62565	Improved	72.919418	132	0.224	\$ 85	27535.71429	\$ 0.63	74	PR1	1251/472		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-100-142	700 KALAMAZOO AV	2/3/2023	410000	WD	410000	486418	39965	116383	Improved	135.644479	147	0.452	\$ 295	88418.14159	\$ 2.03	134	PR1	1250/021		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-055	810 KALAMAZOO AV	1/12/2024	140000	WD	140000	163337	17681	41018	Improved	47.806226	117	0.134	\$ 370	131947.7612	\$ 3.03	50	PR1	1257/152		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-018	720 KALAMAZOO AV	8/16/2023	125000	WD	125000	156199	32091	63290	Improved	73.764445	131	0.226	\$ 435	141995.5752	\$ 3.26	75	PR1	1254/293		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-301-023	417 BEECH ST	8/12/2022	111000	WD	111000	126027	21428	36455	Improved	42.488237	73	0.084	\$ 504	255095.2381	\$ 5.86	50	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-200-035	1029 HILL ST	10/25/2023	370000	WD	370000	397950	47372	75322	Improved	87.78736	203	0.373	\$ 540	127002.681	\$ 2.92	80	PR1	1255/765		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-327-015	904 SPRUCE ST	6/23/2023	380000	WD	380000	398482	44083	62565	Improved	72.919418	132	0.224	\$ 605	196799.1071	\$ 4.52	74	PR1	1253/042		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-251-004	708 KARAMOL CT	8/18/2023	300000	WD	300000	323487	74728	98215	Improved	114.470178	231	0.536	\$ 653	139417.9104	\$ 3.20	101	PR1	1254/256		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-403-014	1010 LINDELL AV	6/1/2022		WD						157.663606	132	0.485	\$ 799	259886.5979	\$ 5.97	160	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-376-001	818 JENNINGS AV	12/9/2022	208500	WD	208500	208072	59387	58959	Improved	68.717147	146	0.228	\$ 864	260469.2982	\$ 5.98	68	PR1	1249/130		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-08-251-101	1402 WOODVIEW CT	5/24/2022		WD						240.726082	168	0.887	\$ 907	246082.2999	\$ 5.65	230	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-400-080	1233 ATKINS RD	6/30/2022		WD						225.301392	344	0.844	\$ 910	242817.5355	\$ 5.57	214	PR1	1245/312	52-19-05-400-079	PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-403-015	1014 LINDELL AV	3/6/2024	246000	WD	246000	233657	63071	50728	Improved	59.123852	132	0.182	\$ 1,067	346543.956	\$ 7.96	60	PR1	1258/321		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-403-018	1024 LINDELL AV	2/20/2024	265000	WD	265000	253912	53362	42274	Improved	49.269877	132	0.152	\$ 1,083	351065.7895	\$ 8.06	50	PR1	1257/703		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-100-086	506 STATE ST	7/19/2023		WD						60.528685	145	0.2	\$ 1,312	396950	\$ 9.11	60	PR1	1253/642		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-302-011	923 HOWARD ST	11/20/2023	67000	WD	67000	42113	67000	42113	Vacant	49.082179	130	0.149	\$ 1,365	449664.4295	\$ 10.32	50	PR1	1256/260		PR01 SOUTHEAST RES	402	SOUTHEAST RES
52-19-08-200-017	1020 ATKINS RD	7/17/2023	229900	WD	229900	182052	124065	76217	Improved	88.831303	167	0.326	\$ 1,397	380567.4847	\$ 8.74	85	PR1	1253/688		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-303-025	1026 QUINLAN AV	6/30/2022	340000	WD	340000	280831	143068	83899	Improved	97.784604	128	0.294	\$ 1,463	486625.8503	\$ 11.17	100	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-303-025	1026 QUINLAN AV	10/3/2022	341000	WD	341000	280831	144068	83899	Improved	97.784604	128	0.294	\$ 1,473	490027.2109	\$ 11.25	100	PR1	1247/793		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-352-009	515 COLLEGE VIEW DR	10/28/2022		WD						76.484135	123	0.223	\$ 1,524	522645.7399	\$ 12.00	79	PR1	1248/197		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-200-099	1038 HILL ST	5/11/2022	280000	WD	280000	205943	166326	92269	Improved	107.539516	203	0.457	\$ 1,547	363951.86	\$ 8.36	98	PR1	1243/937		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-400-015	1107 JENNINGS AV	7/15/2022	300000	WD	300000	266251	88933	55184	Improved	51.453261	157	0.18	\$ 1,728	494072.2222	\$ 11.34	50	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-376-002	1000 VALLEY VIEW	10/21/2022	375000	WD	375000	314814	117459	57273	Improved	66.751763	130	0.203	\$ 1,760	578615.7635	\$ 13.28	68	PR1	1248/241		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-138	436 MYRTLE ST	3/13/2023	290000	WD	290000	240262	92012	42274	Improved	49.269877	132	0.152	\$ 1,868	605342.1053	\$ 13.90	50	PR1	1250/997		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-100-133	610 GROVE ST	7/8/2022	394900	WD	394900	364642	95398	65140	Improved	50.613612	147	0.169	\$ 1,885	564485.2071	\$ 12.96	50	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-022	725 HARVEY ST	2/9/2023	335000	WD	335000	286879	87560	39439	Improved	45.966136	100	0.115	\$ 1,905	761391.3043	\$ 17.48	50	PR1	1250/812		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-303-012	614 SPENCER ST	7/11/2023	391500	WD	391500	267838	175622	51960	Improved	86.513822	125	0.255	\$ 2,030	688713.7255	\$ 15.81	89	PR1	1253/412		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-302-030	1025 JEFFERSON AV	6/9/2022	340625	WD	340625	289553	101607	50535	Improved	49.082179	130	0.149	\$ 2,070	681926.1745	\$ 15.65	50	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-138	436 MYRTLE ST	1/12/2024	303000	WD	303000	240262	105012	42274	Improved	49.269877	132	0.152	\$ 2,131	690868.4211	\$ 15.86	50	PR1	1257/076		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-327-003	909 SUNSET CT	10/20/2023	415000	WD	415000	317838	159727	62565	Improved	72.919418	132	0.224	\$ 2,190	713066.9643	\$ 16.37	74	PR1	1255/757		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-351-011	421 CARLETON ST	7/17/2023	299000	WD	299000	230221	111212	42433	Improved	49.455454	134	0.154	\$ 2,249	722155.8442	\$ 16.58	50	PR1	1253/610		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-033	815 LINDELL AV	6/15/2022		WD						58.555834	127	0.175	\$ 2,435	814754.2857	\$ 18.70	60	PR1	1244/846		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-300-095	720 JENNINGS AV	10/23/2023	755900	WD	755900	493969	392316	130385	Improved	151.963851	200	0.638	\$ 2,582	614915.3605	\$ 14.12	139	PR1	1255/510		PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-302-019	1005 HOWARD ST	7/15/2022	313000	WD	313000	227686	137955	52641	Improved	49.082179	130	0.149	\$ 2,811	925872.4832	\$ 21.26	50	PR1			PR01 SOUTHEAST RES	401	SOUTHEAST RES
52-19-05-303-020	521 JENNINGS AV	4/21/2023	367500	WD	367500	264388	145225	42113	Improved	49.082179	130	0.149	\$ 2,959	974664.4295	\$ 22.38	50	PR1	1251/733		PR01 SOUTHEAST RES	401	SOUTHEAST RES
													\$ 1,385		\$ 10.06							

For 2025, Use \$1385/FF

For 2025, Use \$10.06/sq ft site value

City of Petoskey-2025 Land Value Analysis PR02.Northeast 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 Sale	Land Table	Class	Rate Group 1
52-19-05-100-049	820 MICHIGAN ST	9/5/2023	415500	WD	415500	392030	145059	121589	Improved	52.027844	157	0.18	\$ 2,788	805883.3333	50	PR2	1254/628		PR02 NORTHEAST RES	401	MICHIGAN (2337)
52-19-05-100-052	904 MICHIGAN ST	7/5/2022		WD						52.027844	157	0.18	\$ 2,990	864383.3333	50	PR2			PR02 NORTHEAST RES	401	MICHIGAN (2337)
\$ 2,889																					
For 2025, use \$2,889/foot for NE Residential, Michigan area																					
52-19-05-100-020	612 E MITCHELL ST	9/28/2022		WD						50	145	0.166	\$ 4,595	1383969.88	50	PR2	1247/631		PR02 NORTHEAST RES	401	MITCHELL (2467)
52-19-05-126-072	923 E MITCHELL ST	3/16/2023	700000	WD	700000	512801	358694	171495	Improved	69.515565	143	0.23	\$ 5,160	1559539.13	70	PR2	1251/053		PR02 NORTHEAST RES	401	MITCHELL (2467)
52-19-05-126-069	911 E MITCHELL ST	8/31/2023	659000	WD	659000	442625	331522	115147	Improved	46.674737	143	0.154	\$ 7,103	2152740.26	47	PR2	1254/626		PR02 NORTHEAST RES	401	MITCHELL (2467)
\$ 5,619																					
For 2025, the prior rate was 2,467; increase to \$4,500 for 2025 NE Residential Mitchell Area																					
52-16-32-300-016	619 ROSE ST	11/21/2022	950000	WD	950000	970810	222241	243051	Improved	282.532908	176.4	1.113	\$ 787	199677.4483	275	PR2	1248/916		PR02 NORTHEAST RES	401	NE RES 1323
52-19-05-200-024	1124 E MITCHELL ST	12/1/2022	257000	WD	257000	202408	96793	42201	Improved	79.74569	407	0.467	\$ 1,214	207265.5246	50	PR2	1248/970		PR02 NORTHEAST RES	401	NE RES 1323
52-19-05-126-004	115 CLINTON ST	5/19/2023	585000	WD	585000	636500	238430	289930	Improved	146.097228	144	0.509	\$ 1,632	468428.2908	154	PR2	1252/559		PR02 NORTHEAST RES	401	NE RES 1323
52-19-06-202-010	203 W LAKE ST	5/26/2023	552000	WD	552000	519353	116769	84122	Improved	63.584344	115	0.198	\$ 1,836	589742.4242	75	PR6	1252/535		PR02 NORTHEAST RES	401	NE RES 1323
52-16-32-376-011	149 BEAUBIEN AV	1/20/2023	247500	WD	247500	195663	132340	80503	Improved	60.848993	136	0.206	\$ 2,175	642427.1845	66	PR2	1249/799		PR02 NORTHEAST RES	401	NE RES 1323
52-16-32-380-030	201 SUNSET AV	5/5/2022		WD						111.10693	110	0.338	\$ 2,335	767526.6272	134	PR2	1243/765		PR02 NORTHEAST RES	401	NE RES 1323
52-19-05-200-115	1117 E MITCHELL ST	12/28/2023	245000	WD	245000	200595	100800	56395	Improved	42.626788	123.3	0.137	\$ 2,365	735766.4234	48.56	PR1	1256/860		PR02 NORTHEAST RES	401	NE RES 1323
\$ 1,763																					
For 2025, use \$1,763/foot for NE Residential																					

Neighborhood	ChgRate	2024	2025
Petoskey City Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City Southwest, Rate A	-13.06%	620	539
Petoskey City Quarry View Court	-70.00%	1,800	540
Petoskey City Comm, Rate B	0.00%	580	580
Petoskey City Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City Lake Influence	-53.53%	2,623	1,219
Petoskey City Southeast Res, FF	61.42%	858	1,385
Petoskey City Comm, Rate A	38.20%	1,102	1,523
Petoskey City Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City Central West, Rate A	41.14%	1,320	1,863
Petoskey City Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City Comm, Rate C	0.00%	3,770	3,770
Petoskey City Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City Lake Res	0.00%	6,631	6,631
Petoskey City Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City Mid Petoskey, Site Value	46.84%	39,500	58,000
	14.58%		

Site B: Bayview II

For 2024, rate was \$181500  
increase 15%; inconclusive sales data

For 2025, use \$208725

Site E: Bayview III

For 2024, rate was \$137500  
increase 15%; inconclusive sales data

For 2025, use \$158125

Site F: Site

For 2024, rate was \$60000  
increase 15%; inconclusive sales data

For 2025, use \$69000

Site G: Balsam Springs

For 2024, rate was \$42625  
increase 15%; inconclusive sales data

For 2025, use \$49019

City of Petoskey-2025 Land Value Analysis PR03.Central West

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
52-19-06-127-095	423 MONROE ST	7/1/2022	145000	WD	145000	180047	37193	72240	Improved	54.727032	139.107147	0.179	\$ 680	207782.1229	56	PR1		PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-202-068	521 LIBERTY ST	8/12/2022	221000	WD	221000	233938	48832	61770	Improved	46.795225	80	0.116	\$ 1,044	420965.5172	63	PR1		PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-127-131	413 MADISON ST	6/24/2022	200000	WD	200000	210146	55854	66000	Improved	50	145	0.166	\$ 1,117	336469.8795	50	PR1		PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-100-032	415 JACKSON ST	1/16/2023	187000	WD	187000	193858	75072	81930	Improved	62.067816	114	0.183	\$ 1,210	410229.5082	70	PR1	1250/774	PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-126-047	437 JACKSON ST	9/1/2023	395000	PTA	395000	369854	120474	95328	Improved	72.218538	250	0.316	\$ 1,668	381246.8354	55	PR1	1256/907	PR03 CENTRAL WEST	201	CENTRAL WEST	
52-19-06-300-016	819 PLEASANT ST	7/20/2022		WD						136.720203	350	0.707	\$ 1,719	332390.3819	88	PR1		PR03 CENTRAL WEST	402	CENTRAL WEST	
52-19-06-127-101	502 INGALLS AV	3/31/2023	125000	WD	125000	89317	110923	75240	Improved	57	145	0.19	\$ 1,946	583805.2632	57	PR1	1251/449	PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-126-026	508 MONROE ST	8/25/2023	425000	WD	425000	378509	120332	73841	Improved	55.940239	150	0.189	\$ 2,151	636677.2487	55	PR1	1254/477	PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-127-102	343 MONROE ST	6/2/2023	320000	WD	320000	252425	142815	75240	Improved	57	145	0.19	\$ 2,506	751657.8947	57	PR1	1252/578	PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-202-039	420 WACHTEL AV	12/20/2023		WD						62.28411	100	0.172	\$ 3,176	1150011.628	75	PR1	1256/694	PR03 CENTRAL WEST	401	CENTRAL WEST	
52-19-06-127-137	319 MADISON ST	11/17/2023	315000	WD	315000	244256	118555	47811	Improved	36.220605	75.93	0.087	\$ 3,273	1362701.149	50.07	PR1	1256/258	PR03 CENTRAL WEST	401	CENTRAL WEST	
													\$ 1,863								

For 2025, use \$1,863/foot for Central West Residential

City of Petoskey-2025 Land Value Analysis PR04.Southwest

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effic. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
52-19-07-201-081	1313 CLARION AV	5/9/2022	140000	WD	140000	193162	28696	81858	Improved	165.036171	91	0.391	\$ 174	73391.30435	187	PR1	1244/080		PR04 SOUTHWEST	401	SOUTHWEST	
52-19-07-201-022	1419 WILLIS AV	4/25/2023	210000	WD	210000	230842	77721	98563	Improved	211.962451	197	0.895	\$ 367	86839.10615	198	PR1	1252/031		PR04 SOUTHWEST	401	SOUTHWEST	
52-19-07-101-005	913 REGENT CT	12/12/2022	300000	WD	300000	320365	35295	55660	Improved	89.773827	136	0.287	\$ 393	122979.0941	92	PR1	1249/078		PR04 SOUTHWEST	401	SOUTHWEST	
52-19-07-202-006	200 LAKEWOOD CT	5/27/2022	46000	WD	46000	29510	46000	29510	Vacant	95.193228	215	0.429	\$ 483	107226.1072	87	PR1			PR04 SOUTHWEST	402	SOUTHWEST	
52-19-07-102-008	1110 LAKEVIEW CT	9/6/2022	339000	WD	339000	337475	58236	56711	Improved	91.469122	105	0.241	\$ 637	241643.1535	100	PR1			PR04 SOUTHWEST	401	SOUTHWEST	
52-19-07-201-094	1510 WILLIS AV	6/3/2022	240000	WD	240000	229708	58832	48540	Improved	78.29071	297	0.45	\$ 751	130737.7778	66	PR1			PR04 SOUTHWEST	401	SOUTHWEST	
52-19-07-102-010	1113 GREENWOOD RD	6/6/2023	345000	WD	345000	315733	81369	52102	Improved	84.034986	100	0.213	\$ 968	382014.0845	93	PR1	1252/772		PR04 SOUTHWEST	401	SOUTHWEST	
													\$ 539									

For 2025, use \$539/foot for Southwest Residential

Neighborhood	ChgRate	2024	2025
Petoskey City Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City Southwest, Rate A	-13.06%	620	539
Petoskey City Quarry View Court	-70.00%	1,800	540
Petoskey City Comm, Rate B	0.00%	580	580
Petoskey City Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City Lake Influence	-53.53%	2,623	1,219
Petoskey City Southeast Res, FF	61.42%	858	1,385
Petoskey City Comm, Rate A	38.20%	1,102	1,523
Petoskey City Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City Central West, Rate A	41.14%	1,320	1,863
Petoskey City Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City Comm, Rate C	0.00%	3,770	3,770
Petoskey City Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City Lake Res	0.00%	6,631	6,631
Petoskey City Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City Mid Petoskey, Site Value	46.84%	39,500	58,000
	14.58%		

Site B: Condos

For 2024, rate was \$11000

increase 15%; inconclusive sales data

For 2025, use \$12650

Rate Table: Sheridan St

For 2024, rate was \$19800

increase 15%; inconclusive sales data

For 2025, use \$22770

Rate Table: 30 Acre Rate

For 2024, rate was \$6875

increase 15%; inconclusive sales data

For 2025, use \$7906

City of Petoskey-2025 Land Value Analysis PR05.Lake 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 Sale	Land Table	Class	Rate Group 1
52-16-32-401-001	114 BOULDER LN	6/29/2022		WD						50.541221	43	0.108	\$ 16,257	7608046.296	109	PR5			PR05 LAKE RES	401	LAKE
52-19-06-100-006	546 W LAKE ST	5/2/2022		WD						93.841995	151	0.374	\$ 4,679	1174080.214	108	PR5	1243/670		PR05 LAKE RES	401	LAKE
52-19-06-100-006	546 W LAKE ST	5/2/2023	1005000	WD	1005000	1125934	439106	560040	Improved	93.841995	151	0.374	\$ 4,679	1174080.214	108	PR5	1251/953		PR05 LAKE RES	401	LAKE
													\$ 8,539								

The 2024 rate was \$6,631/foot

The 2025 analysis shows two properteis ranging from \$4,600-\$16,000 per foot

For 2025, stay at \$6,631/foot

City of Petoskey-2025 Land Value Analysis PR06.Lake Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
52-16-32-400-006	5 BELLE AV	5/11/2022	480000	WD	480000	540503	120573	181076	Improved	69.033808	170	0.226	\$ 1,747	533508.8496	58	PR6	1244/103		PR06 LAKE INFLUENCE	401	LAKE INFLUENCE
52-16-32-401-019	123 STUART AV	10/5/2023	430000	WD	430000	785291	75712	431003	Improved	109.544512	100	0.275	\$ 691	275316.3636	120	PR6	1255/470		PR06 LAKE INFLUENCE	401	LAKE INFLUENCE

\$ 1,219  
For 2025, use \$1,219/foot for Lake Influence



City of Petoskey-2025 Land Value Analysis PR14.Mid Petoskey

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
52-19-06-400-036	208 WASHINGTON ST	5/25/2023	225000	WD	225000	264881	\$ 4,336	44217	Improved	66.792678		215	0.296	\$ 65	14648.64865	60	PR1	1252/512	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-426-011	811 EMMET ST	7/15/2022		WD						49.082179		130	0.149	\$ 264	87087.24832	50	PR1		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-478-012	210 WESLEY ST	3/7/2023	275000	WD	275000	292247	\$ 13,183	30430	Improved	45.966136		100	0.115	\$ 287	114634.7826	50	PR1	1251/209	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-109	1202 HOWARD ST	5/24/2022	280000	WD	280000	290300	\$ 40,264	50564	Improved	76.380233	159.648651	0.271	\$ 527	148575.6458	74	PR1		PR14 MID PETOSKEY	401	MID PETOSKEY	
52-19-06-426-014	219 FULTON ST	1/6/2023	230000	WD	230000	230673	\$ 31,694	23000	Improved	48.892302		128	0.147	\$ 648	215605.4422	50	PR1	1249/627	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-477-002	146 E SHERIDAN ST	1/29/2024	185000	WD	185000	184573	\$ 33,227	32800	Improved	49.547465		135	0.155	\$ 671	214367.7419	50	PR1	1257/388	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-200-051	712 ELIZABETH ST	1/6/2023	210000	WD	210000	208858	\$ 39,088	37946	Improved	57.320254		75	0.115	\$ 682	339895.6522	67	PR1	1249/786	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-276-017	510 ELIZABETH ST	8/2/2022		WD						47.090199		70	0.09	\$ 734	384288.8889	56	PR1		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-276-032	106 STATE ST	9/22/2022	335000	WD	335000	328797	\$ 47,661	41458	Improved	62.625035		95	0.15	\$ 761	317740	69	PR1	1247/541	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-477-013	1209 BUCKLEY AV	5/31/2023	275000	WD	275000	233756	\$ 72,742	31498	Improved	95.160181		102	0.241	\$ 764	301834.0249	103	PR1	1252/520	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-276-019	515 ELIZABETH ST	4/25/2022	295000	WD	295000	281821	\$ 57,199	44020	Improved	66.495498		114	0.183	\$ 860	312562.8415	70	PR1	1244/074	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-426-018	317 FULTON ST	8/15/2022	299900	WD	299900	278308	\$ 91,000	69408	Improved	104.845563		134	0.204	\$ 868	446078.4314	106	PR1		PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-426-013	213 FULTON ST	2/26/2024	360000	WD	360000	349425	\$ 42,942	32367	Improved	48.892302		128	0.147	\$ 878	292122.449	50	PR1	1257/840	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-478-014	218 WESLEY ST	3/22/2023	192125	WD	192125	168290	\$ 54,265	30430	Improved	45.966136		100	0.115	\$ 1,181	471869.5652	50	PR1	1251/129	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-101	218 E SHERIDAN ST	11/11/2022	244000	WD	244000	215316	\$ 58,726	30042	Improved	45.38046		95	0.109	\$ 1,294	538770.6422	50	PR1	1248/771	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-477-007	1208 EMMET ST	11/18/2022	107000	WD	107000	89288	\$ 36,056	18344	Improved	27.709374		55	0.044	\$ 1,301	819454.5455	35	PR1	1248/660	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-402-018	210 FULTON ST	5/10/2022	286000	WD	286000	253117	\$ 65,916	33033	Improved	49.899022		110	0.134	\$ 1,321	491910.4478	53	PR1	1244/076	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-427-002	1013 BUCKLEY AV	7/15/2022	260000	WD	260000	211298	\$ 89,885	41183	Improved	62.209535	66.444443	0.247	\$ 1,445	363906.8826	51	PR1		PR14 MID PETOSKEY	401	MID PETOSKEY	
52-19-07-200-010	1420 HOWARD ST	7/18/2023	300000	WD	300000	244827	\$ 101,266	46093	Improved	69.626484		450	0.537	\$ 1,454	188577.2812	52	PR1	1253/608	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-402-042	215 WASHINGTON ST	8/4/2023	245000	WD	245000	198740	\$ 80,643	34383	Improved	51.937961		163	0.187	\$ 1,553	431245.9893	50	PR1	1254/024	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-158	63 BRIDGE ST	4/15/2022	362500	WD	362500	292929	\$ 110,555	40984	Improved	61.909258		78	0.258	\$ 1,786	428507.7519	54	PR1	1243/368	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-400-068	1102 HOWARD ST	10/13/2023	248000	WD	248000	178445	\$ 105,446	35891	Improved	54.216602		123	0.158	\$ 1,945	667379.7468	56	PR1	1255/499	PR14 MID PETOSKEY	401	MID PETOSKEY
52-19-06-478-024	224 ANN ST	6/20/2023	300000	WD	300000	216502	\$ 124,865	41367	Improved	62.487933		84	0.137	\$ 1,998	911423.3577	71	PR1	1253/037	PR14 MID PETOSKEY	401	MID PETOSKEY
							\$ 58,631							\$ 1,013							

For 2025, use \$1,000/foot and \$58,000 site value for Mid-Petoskey

Neighborhood	ChgRate	2024	2025
Petoskey City Comm SqFt, Line 1	0.00%	0.85	0.85
Petoskey City Comm SqFt, Line 3	0.00%	2.95	2.95
Petoskey City Southeast Res, Site Rate, Rate Table	92.54%	5.23	10.06
Petoskey City Comm SqFt, Off Main	0.00%	23.00	23.00
Petoskey City Comm SqFt, Line 2	0.00%	30.00	30.00
Petoskey City Southwest, Rate A	-13.06%	620	539
Petoskey City Quarry View Court	-70.00%	1,800	540
Petoskey City Comm, Rate B	0.00%	580	580
Petoskey City Mid Petoskey, Front Foot	51.06%	662	1,000
Petoskey City Lake Influence	-53.53%	2,623	1,219
Petoskey City Southeast Res, FF	61.42%	858	1,385
Petoskey City Comm, Rate A	38.20%	1,102	1,523
Petoskey City Northeast Res, NE Res, FF	33.26%	1,323	1,763
Petoskey City Central West, Rate A	41.14%	1,320	1,863
Petoskey City Northeast Res, Michigan	23.62%	2,337	2,889
Petoskey City Yacht Docks, 35-60 Foot	-2.57%	3,189	3,107
Petoskey City Yacht Docks, 70-120 Foot	-5.76%	3,750	3,534
Petoskey City Comm, Rate C	0.00%	3,770	3,770
Petoskey City Northeast Res, Mitchell	82.41%	2,467	4,500
Petoskey City Lake Res	0.00%	6,631	6,631
Petoskey City Village Harbor Docks	-4.70%	39,875	38,000
Petoskey City Mid Petoskey, Site Value	46.84%	39,500	58,000
	14.58%		

Site B: Howard St Townhomes

For 2024, rate was \$100000

increase 15%; inconclusive sales data

For 2025, use \$115000