

Baldwin Township-2025 Land Value Analysis Lake Huron Influence 0003

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		
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	118029	100411	55320	Improved	120	150	0.413	\$ 837	243125.908	120	0003	2024-000705	033-H51-003-009-00, 033-H51-003-008-00	LAKE HURON INFL 0003	002	Rate A-461		
Prior rates were stable for 5 years (approx 461-560/foot). Single Sale. Rate either flat or up 30%; increase by 15% For 2025, use \$530/foot for Rates A and D																							
033-C30-000-001-00	BALDWIN RESORT	6/22/2023	13000	WD	13000	35295	13000	35295	Vacant	201.686404	177	0.817	\$ 64	15911.8727	201	0003	2023-003425		LAKE HURON INFL 0003	402	Rate E-175		
033-H30-003-021-00	US23	7/28/2023	14000	WD	14000	18319	14000	18319	Vacant	104.680726	111	0.306	\$ 134	45751.634	120	0003	2023-003971		LAKE HURON INFL 0003	402	Rate E-175		
033-C10-000-110-00	COLUMBINE	8/31/2022	18000	WD	18000	14377	18000	14377	Vacant	102.692044	235	0.507	\$ 175	35502.9586	94	0003	2022-005321		LAKE HURON INFL 0003	402	Rate E-175		
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	87000	95815	32293	27503	Improved	157.162106	223	0.46	\$ 205	70202.1739	180	0003	2022-002743	033-H30-003-021-00	LAKE HURON INFL 0003	401	Rate E-175		
033-B40-000-095-00	WINTERGREEN	5/17/2023	14000	WD	14000	8355	14000	8355	Vacant	47.740391	150	0.172	\$ 293	81395.3488	50	401	2023-002719		LAKE HURON INFL 0003	402	Rate E-175		
													\$ 174										
For 2025, use \$174/foot for Rate E																							
033-S30-000-005-00	21 BALDWIN RESORT	8/5/2022	325000	WD	325000	511507	204419	390926	Improved	237.068277	800	1.708	\$ 862	119683.255	186	0003	2022-004883	033-S30-000-007-00	LAKE HURON INFL 0003	401	Rate G-1649		
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	380000	318723	171657	110380	Improved	147.478557	72	0.372	\$ 1,164	461443.548	225	201	2023-001377		LAKE HURON INFL 0003	201	Rate F-1649		
033-I10-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	360000	408020	188036	236056	Improved	143.150898	175	0.603	\$ 1,314	311834.163	150	0003A	2023-000775		LAKE HURON INFL 0003	401	Rate G-1649		
033-W20-000-022-00	2940 WOLVERINE	5/27/2022	215000	WD	215000	143654	163106	91760	Improved	114.386862	347	0.478	\$ 1,426	341225.941	120	0003	2022-003327	033-W20-000-036-00	LAKE HURON INFL 0003	401	Rate F-1649		
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	112500	117023	60166	64689	Improved	39.229205	100	0.115	\$ 1,534	523182.609	50	0003	2022-003559		LAKE HURON INFL 0003	401	Rate G-1649		
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	378500	393971	208256	223727	Improved	135.674179	298	0.807	\$ 1,535	258061.958	118	0003	2022-006065		LAKE HURON INFL 0003	401	Rate G-1649		
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	379561	189495	164056	Improved	99.487935	294	0.634	\$ 1,905	298888.013	94	0003	2023-002982		LAKE HURON INFL 0003	401	Rate H-1649		
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	330695	139647	115342	Improved	69.946719	310	0.427	\$ 1,996	327042.155	60	0003	2023-004533		LAKE HURON INFL 0003	401	Rate F-1649		
032-007-100-008-00	1396 US23	8/31/2022	180000	WD	179500	148323	103585	72408	Improved	43.910379	138	0.158	\$ 2,359	655601.266	50	0003	2022-005328		LAKE HURON INFL 0003	401	Rate F-1649		
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	260000	219814	126769	86583	Improved	52.506642	230	0.264	\$ 2,414	480185.606	50	0003	2022-002802		LAKE HURON INFL 0003	401	Rate F-1649		
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	193307	160700	91507	Improved	55.492303	160	0.22	\$ 2,896	730454.545	60	0003	2024-000816		LAKE HURON INFL 0003	401	Rate F-1649		
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	167345	157748	85093	Improved	51.602522	130	0.179	\$ 3,057	881273.743	60	0003	2023-006079		LAKE HURON INFL 0003	401	Rate F-1649		
033-C40-005-002-00	629 LAKEVIEW	8/1/2022	265000	WD	235000	152484	147205	64689	Improved	39.229205	100	0.115	\$ 3,752	1280043.48	50	0003	2022-004741		LAKE HURON INFL 0003	401	Rate G-1649		
033-H30-002-005-00	1096 OTTAWAS	9/29/2023	373200	WD	372200	211854	251853	91507	Improved	55.492303	160	0.22	\$ 4,539	1144786.36	60	0003	2023-005249		LAKE HURON INFL 0003	401	Rate F-1649		
													\$ 2,197										
For 2025, use \$2,197 for Rates F, G, and H																							
033-A20-000-071-00	AUSABLE POINT	2/15/2024	9000	WD	9000	12035	9000	12035	Vacant	170.473624	1600	3.067	\$ 53	2934.46365	80	0003	2024-000608		LAKE HURON INFL 0003	402	Rate B-353		
033-A20-000-071-00	AUSABLE POINT	2/13/2024	18000	WD	18000	12035	18000	12035	Vacant	170.473624	1600	3.067	\$ 106	5868.92729	80	0003	2024-000609		LAKE HURON INFL 0003	402	Rate B-353		
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	502576	22902	75478	Improved	213.818215	156	0.655	\$ 107	34964.8855	183	0003	2024-000551		LAKE HURON INFL 0003	401	Rate I-353		
033-O10-006-006-00	SPRUCE ST	6/6/2023	15500	WD	15500	24106	15500	24106	Vacant	68.287744	153	0.263	\$ 227	58935.3612	75	0003	2023-003055		LAKE HURON INFL 0003	402	Rate B-353		
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	174000	138435	48261	12696	Improved	179.825517	1600	3.19	\$ 268	15128.8401	86.85	0003	2022-005099		LAKE HURON INFL 0003	401	Rate B-353		
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	177267	25634	33001	Improved	93.488649	165	0.379	\$ 274	67635.8839	100	0003	2023-002880		LAKE HURON INFL 0003	401	Rate B-353		
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	198000	197389	36264	35653	Improved	101	100	0.232	\$ 359	156310.345	101	0003	2022-005277		LAKE HURON INFL 0003	401	Rate I-353		
													\$ 199										
For 2025, use \$200/foot for Rate B, C, I, and J																							

Baldwin Township-2025 Land Value Analysis Lake Huron 0003A

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
033-A40-000-032-00	IRIS	7/13/2022	10000	WD	10000	10983	10000	10983	Vacant	76.8027	178	0.327	\$ 130	30581.03976	80	0003	2022-004337	LAKE HURON 0003A	402	Backlot	
033-N10-000-016-00	ALLEN	4/27/2022	28500	WD	28500	25998	28500	25998	Vacant	181.805258	350.907288	1.216	\$ 157	23437.5	151	0003	2022-002700	LAKE HURON 0003A	402	Backlot	
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	76037	80822	32859	Improved	229.782036	173	0.953	\$ 352	84807.97482	240	401	2023-001429	LAKE HURON 0003A	401	Backlot	
033-N10-000-015-00	2565 ALLEN	4/20/2022	160000	WD	160000	123074	53140	16214	Improved	113.38434	304	0.698	\$ 469	76131.80516	100	0003	2022-002835	LAKE HURON 0003A	401	Backlot	
													\$	277							

For 2025, use \$277/foot for a Lake Huron Backlot

Baldwin Twp

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	RateGroup
033-A20-000-089-00	1934 AUSABLE POINT	10/15/2020	409900	WD	409900	224338	306952	121390	Improved	59.44652	116	0.186	\$ 5,163	70	0003	2020-006137	LAKE HURON 0003A	401	2042	
033-A40-000-009-00	3966 IRIS	5/3/2019	599846	WD	599846	666745	105301	172200	Improved	84.329111	465	0.854	\$ 1,249	80	0003	2.02E+09	LAKE HURON 0003A	401	2042	
033-A40-000-019-00	3872 IRIS	8/13/2018	325000	WD	325000	443929	79361	198290	Improved	104.363145	493	1.098	\$ 760	97	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A40-000-009-00	3966 IRIS	5/3/2019	599846	WD	599846	571467	188604	160225	Improved	84.329111	465	0.854	\$ 2,237	80	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A30-000-006-00	1896 AUSABLE POINT	9/26/2018	317000	WD	317000	279938	232354	195292	Improved	102.785276	419	0.731	\$ 2,261	95	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A20-000-087-00	1940 AUSABLE POINT	8/30/2018	225000	WD	225000	200756	144003	119759	Improved	63.031084	141	0.227	\$ 2,285	70	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A30-000-005-00	1898 AUSABLE POINT	8/1/2018	457500	WD	457500	414628	229937	187065	Improved	98.455206	363	0.633	\$ 2,335	95	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A20-000-082-00	1960 AUSABLE POINT	7/10/2018	490000	WD	440000	283751	285963	129714	Improved	68.270705	184	0.296	\$ 4,189	70	0003	2.02E+09	LAKE HURON 0003A		2042	*outside time period
033-A20-000-080-00	1974 AUSABLE POINT	9/3/2021	200000	LC	200000	262949	142218	205167	Improved	80.143432	314	0.505	\$ 1,775	70	0003	2021-006652	LAKE HURON 0003A	401		LakeHuron
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	425000	416102	221149	212251	Improved	82.910645	443	0.814	\$ 2,667	80	0003	2022-004335	LAKE HURON 0003A	401		

\$ 2,560 Avg of All Sales
 For 2022, use \$2,560 per foot
 For 2023, we are using a + and - 20% and some stable
 For 2023, no new sales, stay at \$2,560/foot
 For 2024, use \$2500
 For 2025, use \$2600/foot for Lake Huron

Baldwin Township-2025 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
070-029-200-001-30	CURTIS RD	7/19/2022	76000	WD	76000	69211	76000	69211	Vacant	0	0	38.19	\$ 1,990	0	101	2022-004396		AGRICULTURAL	102	
090-015-400-003-00	ALABASTER&SAND LAKE	9/15/2023	85000	WD	85000	78128	85000	78128	Vacant	0	0	40	\$ 2,125	0	101	2023-004799		AGRICULTURAL	102	
032-007-200-001-20	NASH	5/15/2023	90000	WD	90000	84285	90000	84285	Vacant	0	0	41.3	\$ 2,179	0	101	2023-002582		AGRICULTURAL	401	
140-002-300-001-00	401 E SHERMAN	5/12/2022	144900	wd	144900	144900	144900	144900	Vacant	0	0	55.11	\$ 2,629	0	102			AGRICULTURAL	102	

Range: \$2,000-\$2600/acre

For 2025, Baldwin Twp, use \$2,450/acre for Ag Land

Baldwin Township-2025 Land Value Analysis Commercial/Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
031-022-200-005-02	US23	8/22/2023	65000	CD	65000	31243	65000	31243	Vacant	126.49	1255	275	0.714	\$ 514	91036.41457	113.15	201	2023-004458	COMM / IND	202	Commercial
033-K10-000-003-00	2145 US23	10/11/2022	779475	WD	779475	707096	259989	111972	Improved	300	400	6.164	\$ 867	42178.61778	300	201	2022-006290	033-K10-000-001-00	COMM / IND	201	Commercial

For 2025, use \$514/foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
031-015-400-006-00	E HURON	5/3/2023	118000	WD	118000	58081	118000	58081	Vacant	0	0	7.34	#DIV/0!	\$ 16,076	0	201	2023-002416		COMM / IND	202				
033-T20-000-008-13	WILBER	3/31/2024	25000	LC	25000	29120	25000	29120	Vacant	0	0	3.68	#DIV/0!	\$ 6,793	0	201	2024-002963		COMM / IND	202				
													\$	11,435										

For 2025, use \$11,000/acre

Baldwin Township-2025 Land Value Analysis Residential Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
031-022-100-003-02	LINCOLN	9/18/2023	17000	WD	17000	11429	17000	22205	Improved	386.950526	45.740002	1.458	\$ 44	11659.80796	559.55	401	2023-004851	031-022-100-003-01	Residential	402	83			
030-012-200-011-00	430 OLD STATE	8/23/2023	135000	WD	135000	106129	46305	17434	Improved	210.049509	208	0.993	\$ 220	46631.41994	208	401	2023-004416		Residential	401	83			
030-003-400-002-00	1046 ANDERSON	10/17/2023	150000	WD	150000	120079	40294	10373	Improved	124.971175	417	0.996	\$ 322	40455.82329	104	401	2023-005422		Residential	401	83			
030-013-100-005-00	733 MONUMENT	8/21/2023	165000	WD	165000	130915	43216	9131	Improved	110.016901	293	0.673	\$ 393	64213.96731	100	401	2023-004418		Residential	401	83			
													\$	245										

For 2025, use Subs No Lake Inf rate at \$215/foot

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	
033-C50-000-008-50		8/2/2022	15000	WD	15000	33687	15000	22659	Improved	273.002462	285	0.999	\$ 55	15015.01502	309	401	2022-004757	033-C50-000-012-00	SUBS NO LAKE INF	402	83	
033-H40-000-015-00	WINTERGREEN	4/14/2023	8500	WD	8500	6225	8500	6225	Vacant	75	150	0.258	\$ 113	32945.73643	75	401	2023-002060		SUBS NO LAKE INF	402	83	
033-K10-000-016-00	2161 HELEN	2/16/2023	12000	WD	12000	8802	12000	7392	Improved	89.056928	140	0.321	\$ 135	37383.17757	100	401	2023-000656		SUBS NO LAKE INF	401	83	
033-K10-000-027-00	2160 RUTH	6/15/2022	115000	WD	105000	97220	19201	11421	Improved	137.597213	150	0.517	\$ 140	37139.26499	150	401	2022-003945		SUBS NO LAKE INF	401	83	
033-K10-000-024-00	2140 RUTH	10/11/2022	105000	WD	105000	96861	18252	10113	Improved	121.837859	100	0.344	\$ 150	53058.13953	150	401	2022-006120		SUBS NO LAKE INF	401	83	
033-K10-000-005-00	2165 N US 23	10/4/2023	16500	WD	16500	8300	16500	8300	Vacant	100	200	0.459	\$ 165	35947.71242	100	401	2023-005185		SUBS NO LAKE INF	401	83	
033-W30-000-023-00	2771 N US23	4/14/2022	120000	WD	120000	115321	25823	12622	Improved	152.065934	200.065575	0.385	\$ 170	67072.72727	182	401	2022-002456	031-013-400-002-00	SUBS NO LAKE INF	401	83	
033-W40-000-001-00	2587 N HURON	9/22/2022	130000	WD	130000	104970	37365	12335	Improved	148.617618	408	1.124	\$ 251	33242.88256	120	401	2022-005823		SUBS NO LAKE INF	401	83	
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	81605	19471	6076	Improved	73.206179	169	0.299	\$ 266	65120.40134	77	401	2023-003179		SUBS NO LAKE INF	401	83	
033-N20-000-036-00	515 JANET	7/18/2022	160000	WD	160000	142896	24431	7327	Improved	88.280174	132	0.303	\$ 277	80630.36304	100	401	2022-004544		SUBS NO LAKE INF	401	83	
033-L30-000-007-00	833 US23	12/29/2023	159500	WD	159500	128315	43965	12780	Improved	153.969782	250	0.826	\$ 286	53226.39225	144	401	2024-000005		SUBS NO LAKE INF	401	83	
033-H40-000-034-00	1005 WINTERGREEN	5/13/2022	198000	WD	198000	173392	34568	9960	Improved	120	150	0.413	\$ 288	83699.75787	120	401	2022-003079		SUBS NO LAKE INF	401	83	
033-D10-000-034-00	PINE	6/29/2022	13500	WD	13500	3707	13500	3707	Vacant	36.715829	150	0.543	\$ 368	24861.87845	60	401	2022-003972		SUBS NO LAKE INF	402	83	
033-L20-000-043-00	3386 WALNUT	9/21/2022	135000	WD	135000	102740	41027	8767	Improved	105.621997	240	0.551	\$ 388	74459.16515	100	401	2022-005690		SUBS NO LAKE INF	401	83	
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	137810	59774	12584	Improved	151.619216	143.954544	0.509	\$ 394	117434.1847	154	401	2023-003744	031-013-400-006-00	SUBS NO LAKE INF	401	83	
033-H10-000-004-00	575 WILBER	1/20/2023	135000	WD	135000	99573	44755	9328	Improved	112.390795	180	0.479	\$ 398	93434.238	116	401	2023-000333		SUBS NO LAKE INF	401	83	
													\$	240	Avg of All							
													\$	215	Avg of Vacant							

Iosco County-2025 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
070-030-100-001-60	2997 MILL STATION RD	6/29/2022	19900	WD	19900	13520	\$ 19,900	5511	Improved	0	0	1	\$ 19,900	0	401	2022-003969		Residential	401
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	59000	58266	\$ 8,925	8191	Improved	0	0	1.37	\$ 6,515	0	401	2023-000907		Residential	401
							\$ 14,413						\$ 13,207				For 2025, use \$10,000 for a site value/1 acre rate		
073-860-000-013-00	8860 ORA LAKE RD	8/10/2023	200000	WD	200000	195206	15879	11085	Improved	0	0	2.06	\$ 7,708	0	401	2023-004214		Residential	401
													\$ 7,708				For 2025, use \$7,708/acre for 2 acre parcels		
073-F50-000-030-00	CHIPPEWA TR	6/5/2023	180000	WD	180000	293541	23465	89347	Improved	98.636941	139	3.01	\$ 7,796	88	BB	2023-002981	073-F40-000-023-00	Residential	401
030-002-400-004-00	1585 BISCHOFF	3/30/2023	170000	WD	170000	182702	3419	16121	Improved	0	0	3.03	\$ 1,128	200	401	2023-001438		Residential	401
073-F50-000-004-00	CHIPPEWA TR	7/1/2022	21000	WD	21000	15917	21000	14714	Improved	0	0	3.107	\$ 6,759	0	BB	2022-004078	073-F50-000-005-00	Residential	402
090-018-400-002-75		3/8/2024	12000	WD	12000	16502	12000	16502	Vacant	0	0	3.23	\$ 3,715	0	401	2024-001193		Residential	402
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	141493	25390	16883	Improved	0	0	3.5	\$ 7,254	0	401	2023-006466		Residential	401
													\$ 5,330				For 2025, use \$5,330/acre for 3 acre parcels;		
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	32976	23024	21000	Improved	0	0	5	\$ 4,605	0	401	2023-003764		Residential	401
072-018-300-008-00	6542 E COUNTY LINE RD	10/28/2022	160000	WD	160000	151682	30179	21861	Improved	0	0	5.74	\$ 5,258	0	401	2022-006539		Residential	401
													\$ 4,931				For 2025, use \$4,931/acre for 5 acre parcels		
030-012-100-004-70	1271 WILBER	12/2/2022	18000	WD	18000	45276	18000	32052	Improved	0	0	6	\$ 3,000	0	401	2022-007075	030-012-100-004-60	Residential	001
070-011-400-001-50	6564 WEBB RD	8/4/2022	65000	WD	65000	46754	45177	26931	Improved	0	0	8.63	\$ 5,235	0	401	2022-004755		Residential	401
													\$ 4,117				For 2025, use \$4,117/acre for 7 acre parcels		
090-027-300-003-00	RHODES RD	5/18/2022	24000	WD	24000	29968	24000	29968	Vacant	0	0	9.8	\$ 2,449	0	401	2022003143		Residential	402
070-010-300-001-01	7450 W WEBB RD	9/21/2023	85000	WD	85000	68708	45838	29546	Improved	0	0	9.98	\$ 4,593	0	401	2023-005015		Residential	401
070-010-300-001-01	7450 W WEBB RD	9/25/2023	85142	LC	85142	68708	45980	29546	Improved	0	0	9.98	\$ 4,607	0	401	2023/005627		Residential	401
070-018-100-001-70	8761 DAVY DR	11/15/2023	35000	WD	35000	37384	35000	30524	Improved	0	0	10.06	\$ 3,479	0	401	2023-005929		Residential	401
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	60000	79379	60000	37608	Improved	0	0	12.29	\$ 1,483	0	401			Residential	401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	MLC	130000	136890	34567	41457	Improved	0	0	13.96	\$ 2,476	0	401	2022003356		Residential	401
													\$ 3,181				For 2025, use \$3,181/acre for 10 acre parcels		
071-029-100-002-00	NATIONAL CITY RD	10/30/2023	19000	WD	19000	41807	19000	41807	Vacant	0	0	14.03	\$ 1,354	0	401	2023-005653		Residential	402
070-001-300-007-00	6380 SHELLNBARGER RI	10/13/2023	95000	WD	95000	92944	46473	44417	Improved	0	0	15	\$ 3,098	0	401	2023-005504		Residential	401
031-011-300-002-00	KUNZE	10/6/2023	68500	WD	68500	45510	68500	45510	Vacant	0	0	15	\$ 4,567	0	401	2023-005251		Residential	402
													\$ 3,006				For 2025, use \$3,006/acre for 15 acre parcels		
090-027-300-004-00	RHODES RD	9/29/2023	54000	WD	54000	58768	54000	59936	Improved	0	0	19.6	\$ 2,755	0	401	2023-005204	090-027-300-005-00	Residential	402
070-020-200-001-75	8401 ESMOND RD	9/14/2022	162000	WD	162000	154665	57030	49695	Improved	0	0	20	\$ 2,852	0	401	2022-005572		Residential	401
090-007-300-001-00	KITCHEN RD	1/20/2023	45000	WD	45000	50141	45000	50141	Vacant	0	0	20.23	\$ 2,224	0	401	2023000358		Residential	402
													\$ 2,610				For 2025, use \$2,610 for 20-25 acre parcels		
070-016-100-003-60	7650 W ORA LAKE RD	2/7/2024	320000	WD	320000	288849	101133	69982	Improved	0	0	30	\$ 3,371	0	401	2024-000516		Residential	401
070-014-200-001-01	3900 N M65	6/23/2022	165000	WD	165000	135516	49332	19848	Improved	0	0	30.7	\$ 1,607	0	401	2022-003881		Residential	401
072-036-100-002-00	SLOSSER RD	12/8/2023	123000	OTH	123000	36712	95903	81777	Improved	70	175	37.181	\$ 2,579	70	401	2023-006351	073-R10-000-004-00	Residential	402
072-036-100-003-00	SLOSSER RD	9/15/2023	140000	WD	140000	77929	90917	91577	Improved	210	175	37.744	\$ 2,409	210	401	2023-004883	073-R10-000-014-00	Residential	402
													\$ 2,492				For 2025, use \$2,492/acre for 30 acre parcels		
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	150000	153776	73842	77618	Improved	0	0	39.5	\$ 1,869	0	401	202202678		Residential	001
090-023-400-001-51	2852 BINDER	4/22/2022	150000	WD	150000	97562	73842	21404	Improved	0	0	40	\$ 1,846	0	401	202202678		Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000	WD	320000	308062	81922	69984	Improved	0	0	40	\$ 2,048	0	401	2023-006349		Residential	401
031-012-100-003-00	NASH	4/12/2023	92000	WD	92000	77760	92000	77760	Vacant	0	0	40	\$ 2,300	0	401	2023-002017		Residential	402
031-002-100-003-00		9/8/2022	97500	WD	97500	62208	97500	62208	Vacant	0	0	40	\$ 2,438	0	401	2022-005516		Residential	402
090-024-200-004-00	ALABASTER RD	8/18/2023	112000	WD	112000	77618	112000	77618	Vacant	0	0	40	\$ 2,800	0	401	2023-004322		Residential	402
072-036-200-005-00	5290 TOWERLINE RD	2/1/2023	200000	WD	197500	143609	131509	77618	Improved	0	0	40	\$ 3,288	0	401	2023-000614		Residential	401
													\$ 2,370				For 2025, use \$2,370/acre for 40 acre parcels		
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	195000	180906	114941	100847	Improved	0	0	45.6	\$ 2,521	0	401	2022003269		Residential	401
072-026-400-002-05	6650 SLOSSER RD	4/13/2022	350000	WD	350000	320396	187743	158139	Improved	0	0	80	\$ 2,347	0	401	2022-002386		Residential	401
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000	WD	310000	181471	188004	158399	Improved	0	0	80	\$ 2,350	0	401	2023-003347	090-008-200-002-10	Residential	401
													\$ 2,406				For 2025, use \$2,406/acre for 50 acre parcels'		
072-032-100-001-00	PRIVATE RD	8/26/2022	300000	WD	300000	328420	265340	293760	Improved	0	0	160	\$ 1,658	0	401	2022-005482	072-029-400-002-00	Residential	401
																	For 2025, use \$1,700/acre for 100+ acres		

2025 Assessment Roll Acreage Table

**Iosco County
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 10,000	3	\$ 5,330	\$ 15,990	10	\$ 3,181	\$ 31,810	30	\$ 2,492	\$ 74,760
1.5	\$ 8,000	\$ 12,000	4	\$ 5,200	\$ 20,800	15	\$ 3,006	\$ 45,090	40	\$ 2,370	\$ 94,800
2	\$ 7,708	\$ 15,416	5	\$ 4,931	\$ 24,655	20	\$ 2,610	\$ 52,200	50	\$ 2,406	\$ 120,300
2.5	\$ 6,300	\$ 15,750	7	\$ 4,117	\$ 28,819	25	\$ 2,610	\$ 65,250	100	\$ 1,700	\$ 170,000

No direct sales average, using higher/lower category

2024 Assessment Roll Acreage Table

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,065	\$ 7,065	3	\$ 5,342	\$ 16,026	10	\$ 3,093	\$ 30,930	30	\$ 2,497	\$ 74,910
1.5	\$ 6,100	\$ 9,150	4	\$ 4,800	\$ 19,200	15	\$ 3,034	\$ 45,510	40	\$ 1,944	\$ 77,760
2	\$ 5,381	\$ 10,762	5	\$ 4,200	\$ 21,000	20	\$ 2,508	\$ 50,160	50	\$ 2,559	\$ 127,950
2.5	\$ 5,381	\$ 13,453	7	\$ 3,502	\$ 24,514	25	\$ 2,175	\$ 54,375	100	\$ 1,800	\$ 180,000

Baldwin Township-2025 Land Value Analysis Subdivision, No 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	
033-C50-000-008-50		8/2/2022	15000	WD	15000	33687	15000	22659	Improved	273.002462		285	0.999 \$	55	15015.01502	309 401	2022-004757	033-C50-000-012-00	SUBS NO LAKE INF	402	83	
033-H40-000-015-00	WINTERGREEN	4/14/2023	8500	WD	8500	6225	8500	6225	Vacant	75		150	0.258 \$	113	32945.73643	75 401	2023-002060		SUBS NO LAKE INF	402	83	
033-K10-000-016-00	2161 HELEN	2/16/2023	12000	WD	12000	8802	12000	7392	Improved	89.056928		140	0.321 \$	135	37383.17757	100 401	2023-000656		SUBS NO LAKE INF	401	83	
033-K10-000-027-00	2160 RUTH	6/15/2022	115000	WD	105000	97220	19201	11421	Improved	137.597213		150	0.517 \$	140	37139.26499	150 401	2022-003945		SUBS NO LAKE INF	401	83	
033-K10-000-024-00	2140 RUTH	10/11/2022	105000	WD	105000	96861	18252	10113	Improved	121.837859		100	0.344 \$	150	53058.13953	150 401	2022-006120		SUBS NO LAKE INF	401	83	
033-K10-000-005-00	2165 N US 23	10/4/2023	16500	WD	16500	8300	16500	8300	Vacant	100		200	0.459 \$	165	35947.71242	100 401	2023-005185		SUBS NO LAKE INF	401	83	
033-W30-000-023-00	2771 N US23	4/14/2022	120000	WD	120000	115321	25823	12622	Improved	152.065934	200.065575		0.385 \$	170	67072.72727	182 401	2022-002456	031-013-400-002-00	SUBS NO LAKE INF	401	83	
033-W40-000-001-00	2587 N HURON	9/22/2022	130000	WD	130000	104970	37365	12335	Improved	148.617618		408	1.124 \$	251	33242.88256	120 401	2022-005823		SUBS NO LAKE INF	401	83	
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	81605	19471	6076	Improved	73.206179		169	0.299 \$	266	65120.40134	77 401	2023-003179		SUBS NO LAKE INF	401	83	
033-N20-000-036-00	515 JANET	7/18/2022	160000	WD	160000	142896	24431	7327	Improved	88.280174		132	0.303 \$	277	80630.36304	100 401	2022-004544		SUBS NO LAKE INF	401	83	
033-L30-000-007-00	833 US23	12/29/2023	159500	WD	159500	128315	43965	12780	Improved	153.969782		250	0.826 \$	286	53226.39225	144 401	2024-000005		SUBS NO LAKE INF	401	83	
033-H40-000-034-00	1005 WINTERGREEN	5/13/2022	198000	WD	198000	173392	34568	9960	Improved	120		150	0.413 \$	288	83699.75787	120 401	2022-003079		SUBS NO LAKE INF	401	83	
033-D10-000-034-00	PINE	6/29/2022	13500	WD	13500	3707	13500	3707	Vacant	36.715829		150	0.543 \$	368	24861.87845	60 401	2022-003972		SUBS NO LAKE INF	402	83	
033-L20-000-043-00	3386 WALNUT	9/21/2022	135000	WD	135000	102740	41027	8767	Improved	105.621997		240	0.551 \$	388	74459.16515	100 401	2022-005690		SUBS NO LAKE INF	401	83	
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	137810	59774	12584	Improved	151.619216	143.954544		0.509 \$	394	117434.1847	154 401	2023-003744	031-013-400-006-00	SUBS NO LAKE INF	401	83	
033-H10-000-004-00	575 WILBER	1/20/2023	135000	WD	135000	99573	44755	9328	Improved	112.390795		180	0.479 \$	398	93434.238	116 401	2023-000333		SUBS NO LAKE INF	401	83	
													\$	240	Avg of All							
													\$	215	Avg of Vacant							

For 2025, use \$215/foot for Residential backlots

Baldwin Township-2025 Land Value Analysis Tawas Lake

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
033-P30-001-016-00	1043 CRANBERRY PIKE	5/19/2022	190000	WD	190000	155826	114174	80000	Improved	160	75	0.275	\$ 714	415178.1818	160	TAWAS	2022-003210	TAWAS LAKE INFL	401	Lake-500	
033-H20-001-012-00	CRANBERRY PIKE	11/23/2022	30000	WD	30000	40000	30000	40000	Vacant	80	100	0.184	\$ 375	163043.4783	80	TAWAS	2022-006954	TAWAS LAKE INFL	402	Lake-500	
													\$	544							

For 2025, use \$500/foot