

Oscoda Township-2025 Land Value Analysis 91000 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
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	

2025 Range: \$2,000-\$2629/acre for Ag Land

For 2025, for Oscoda Twp, use \$2,300/acre for Ag Land

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	
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For 2025, use \$1,700/acre for wooded acreage on Ag Land

Oscoda Township-2025 Land Value Analysis 92100 Commercial B1 and Old Downtown

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	14811	15901	Improved	39.752235	61	0.041	\$ 373	\$ 361,244	59	02100	2022/003213	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	37705	26422	Improved	66.055673	148.5	0.225	\$ 571	\$ 167,578	66	02100	2022/003467		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	39085	42461	15901	Improved	39.752235	61	0.041	\$ 1,068	\$ 1,035,634	59	02100	2022/004192	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	114598	8032	22630	Improved		31	0.094	\$ 259	\$ 85,447	31	02100	2023-002216		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23		
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	24272	26669	Improved	39.090128	78.933334	0.082	\$ 621	\$ 296,000	45	02100	2022-005990		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23		
													\$	578						For 2025, B1, use \$578/foot			
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	221544	250974	62518	Improved	247.303894	100.58	0.75	\$ 1,015	\$ 334,632	325	02200	2024-001196		92200 COMMERCIAL B2	201	US 23		
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	179541	101120	Improved		160	1.102	\$ 1,122	\$ 162,923	160	02200	2023-000568		92200 COMMERCIAL B2	201	US 23		
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	143607	136129	54736	Improved	86.608105	183	0.412	\$ 1,572	\$ 330,410	98	02200	2023-003077		92200 COMMERCIAL B2	201	US 23		
													\$	1,236						For 2025, B2, use \$1,000 per foot (Prior year was 500-600/foot)			
064-W40-000-031-02		7/26/2023	3000	WD	3000	19481	3000	19481	Vacant	48.702134	147.78999	0.203	\$ 62	\$ 14,778	59.98	04325	2023-004093		92600 COMMERCIAL NORTH TO HURON ST	402	US 23 N TO 5625		
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	12391	4615	Improved	115.374085	70	0.241	\$ 107	\$ 51,415	150	02300	2022-006113		92300 COMMERCIAL F 41	401	OFF F-41		
													\$	84						For 2025, use \$84/foot for General and F-41 Commercial			

Oscoda Township-2025 Land Value Analysis 92200 Commercial B2

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		
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	14811	15901	Improved	39.752235	61	0.041	\$ 373	\$ 361,244	59	02100	2022/003213	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	37705	26422	Improved	66.055673	148.5	0.225	\$ 571	\$ 167,578	66	02100	2022/003467		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	39085	42461	15901	Improved	39.752235	61	0.041	\$ 1,068	\$ 1,035,634	59	02100	2022/004192	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS		
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	114598	8032	22630	Improved		31	0.094	\$ 259	\$ 85,447	31	02100	2023-002216		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23		
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	24272	26669	Improved	39.090128	78.933334	0.082	\$ 621	\$ 296,000	45	02100	2022-005990		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23		
													\$	578						For 2025, B1, use \$578/foot			
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	221544	250974	62518	Improved	247.303894	100.58	0.75	\$ 1,015	\$ 334,632	325	02200	2024-001196		92200 COMMERCIAL B2	201	US 23		
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	179541	101120	Improved		160	1.102	\$ 1,122	\$ 162,923	160	02200	2023-000568		92200 COMMERCIAL B2	201	US 23		
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	143607	136129	54736	Improved	86.608105	183	0.412	\$ 1,572	\$ 330,410	98	02200	2023-003077		92200 COMMERCIAL B2	201	US 23		
													\$	1,236						For 2025, B2, use \$1,000 per foot (Prior year was 500-600/foot)			
064-W40-000-031-02		7/26/2023	3000	WD	3000	19481	3000	19481	Vacant	48.702134	147.78999	0.203	\$ 62	\$ 14,778	59.98	04325	2023-004093		92600 COMMERCIAL NORTH TO HURON ST	402	US 23 N TO 5625		
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	12391	4615	Improved	115.374085	70	0.241	\$ 107	\$ 51,415	150	02300	2022-006113		92300 COMMERCIAL F 41	401	OFF F-41		
													\$	84						For 2025, use \$84/foot for General and F-41 Commercial			

Oscoda Township-2025 Land Value Analysis 92300 Commercial F-41

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			
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	14811	15901	Improved	39.752235	61	0.041	\$ 373	\$ 361,244	59	02100	2022/003213	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS			
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	37705	26422	Improved	66.055673	148.5	0.225	\$ 571	\$ 167,578	66	02100	2022/003467		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS			
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	39085	42461	15901	Improved	39.752235	61	0.041	\$ 1,068	\$ 1,035,634	59	02100	2022/004192	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS			
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	114598	8032	22630	Improved	31	132	0.094	\$ 259	\$ 85,447	31	02100	2023-002216		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23			
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	24272	26669	Improved	39.090128	78.933334	0.082	\$ 621	\$ 296,000	45	02100	2022-005990		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23			
													\$	578										
For 2025, B1, use \$578/foot																								
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	221544	250974	62518	Improved	247.303894	100.58	0.75	\$ 1,015	\$ 334,632	325	02200	2024-001196		92200 COMMERCIAL B2	201	US 23			
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	179541	101120	Improved	160	300	1.102	\$ 1,122	\$ 162,923	160	02200	2023-000568		92200 COMMERCIAL B2	201	US 23			
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	143607	136129	54736	Improved	86.608105	183	0.412	\$ 1,572	\$ 330,410	98	02200	2023-003077		92200 COMMERCIAL B2	201	US 23			
													\$	1,236										
For 2025, B2, use \$1,000 per foot (Prior year was 500-600/foot)																								
064-W40-000-031-02		7/26/2023	3000	WD	3000	19481	3000	19481	Vacant	48.702134	147.78999	0.203	\$ 62	\$ 14,778	59.98	04325	2023-004093		92600 COMMERCIAL NORTH TO HURON ST	402	US 23 N TO 5625			
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	12391	4615	Improved	115.374085	70	0.241	\$ 107	\$ 51,415	150	02300	2022-006113		92300 COMMERCIAL F 41	401	OFF F-41			
													\$	84										
For 2025, use \$84/foot for General and F-41 Commercial																								

Oscoda Township-2025 Land Value Analysis 92600 Commercial North to Huron St

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
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	14811	15901	Improved	39.752235	61	0.041	\$ 373	\$ 361,244	59	02100	2022/003213	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	37705	26422	Improved	66.055673	148.5	0.225	\$ 571	\$ 167,578	66	02100	2022/003467	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	39085	42461	15901	Improved	39.752235	61	0.041	\$ 1,068	\$ 1,035,634	59	02100	2022/004192	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	114598	8032	22630	Improved	31	132	0.094	\$ 259	\$ 85,447	31	02100	2023-002216		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	24272	26669	Improved	39.090128	78.933334	0.082	\$ 621	\$ 296,000	45	02100	2022-005990		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23
													\$	578							
													For 2025, Frontage A, use \$578/foot								
064-W40-000-031-02		7/26/2023	3000	WD	3000	19481	3000	19481	Vacant	48.702134	147.78999	0.203	\$ 62	\$ 14,778	59.98	04325	2023-004093		92600 COMMERCIAL NORTH TO HURON ST	402	US 23 N TO 5625
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	12391	4615	Improved	115.374085	70	0.241	\$ 107	\$ 51,415	150	02300	2022-006113		92300 COMMERCIAL F 41	401	OFF F-41
													\$	84							
													For 2025, use \$84/foot for Frontage B								

Oscoda Township-2025 Land Value Analysis 93300 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	
064-T30-000-036-00	ROSEMARY LN	4/9/2022	2200	WD	2200	3688	2200	3688	Vacant	92.195445	170	0.39	\$ 24	5641.025641	100	04020	2022/002381		94000 RANGE 6	001	PAVED	
064-S90-000-009-00	JAMES RAY ST	2/15/2023	2700	OTH	2700	3033	2700	3033	Vacant	75.835348	142	0.293	\$ 36	9215.017065	90	04010	2023-000903		94000 RANGE 6	402	GRAVEL	
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	5466	3706	Improved	100.697567	120	0.358	\$ 54	15268.15642	130	04020	2022-006806		94000 RANGE 6	401	PAVED	
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	22361	9995	Improved	361.808373	253.10527	1.877	\$ 62	11913.1593	323	04010	2022-007359		94000 RANGE 6	401	GRAVEL	
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	14539	8944	Improved	223.606798	500	1.148	\$ 65	12664.63415	200	04010	2022/005235	064-H20-000-078-00	94000 RANGE 6	401	OFF M-65	
064-S90-000-042-00	TYSON ST	8/2/2023	13500	WD	13500	5944	13500	5944	Vacant	190.525589	150	0.758	\$ 71	17810.02639	220	04010	2023-004024		94000 RANGE 6	402	GRAVEL	
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	35936	11066	Improved	446.225952	170	1.889	\$ 81	19023.82213	484	04010	2022/005406		94000 RANGE 6	401	GRAVEL	
													\$ 56									

For 2025, use \$56/foot for Range 6

Oscoda Township-2025 Land Value Analysis 94000 Range 6

Parcel Nurr	Street Addr	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprai	Land Resid	Est. Land V.	Vacant/Imp	Effec. Front Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fron	ECF Area	Liber/Page	Other Parcc	Land Table	Class	Rate Group 1	
064-T30-00	ROSEMARY	4/9/2022	2200	WD	2200	3688	2200	3688	Vacant	92.19545	170	0.39 \$	24	5641.026	100	04020	2022/002381	94000 RANGE 6	001	PAVED	
064-S90-0C	JAMES RAY	2/15/2023	2700	OTH	2700	3033	2700	3033	Vacant	75.83535	142	0.293 \$	36	9215.017	90	04010	2023-000903	94000 RANGE 6	402	GRAVEL	
064-G10-0C	3658 PINE /	11/4/2022	50000	WD	50000	48240	5466	3706	Improved	100.6976	120	0.358 \$	54	15268.16	130	04020	2022-006806	94000 RANGE 6	401	PAVED	
060-022-3C	4360 LOUD	12/16/2022	115000	WD	115000	102634	22361	9995	Improved	361.8084	253.1053	1.877 \$	62	11913.16	323	04010	2022-007359	94000 RANGE 6	401	GRAVEL	
064-H20-0C	4340 CAMP	8/26/2022	95000	WD	90000	84405	14539	8944	Improved	223.6068	500	1.148 \$	65	12664.63	200	04010	2022/0052	064-H20-0C	94000 RANGE 6	401	OFF M-65
064-S90-0C	TYSON ST	8/2/2023	13500	WD	13500	5944	13500	5944	Vacant	190.5256	150	0.758 \$	71	17810.03	220	04010	2023-004024	94000 RANGE 6	402	GRAVEL	
064-S90-0C	4271 TYSOI	9/2/2022	172500	WD	172500	147630	35936	11066	Improved	446.226	170	1.889 \$	81	19023.82	484	04010	2022/005406	94000 RANGE 6	401	GRAVEL	
												\$	56								

For 2025, use \$56/foot for Range 6

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

Oscoda Township-2025 Land Value Analysis 94100 Range 7

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
064-C50-000-007-00	1465 ARTHUR ST	5/14/2022	10000	WD	10000	16700	10000	9953	Improved	226.194054	220	0.77	\$ 44.21	12987.01299	305	04110	2022/003106	064-C50-000-009-00	94100 RANGE 7	401	GRAVEL

For 2025, not enough data, use \$56/foot, Range 6 Land Analysis

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	
064-T30-000-036-00	ROSEMARY LN	4/9/2022	2200	WD	2200	3688	2200	3688	Vacant	92.195445	170	0.39	\$ 24	5641.025641	100	04020	2022/002381		94000 RANGE 6	001	PAVED	
064-S90-000-009-00	JAMES RAY ST	2/15/2023	2700	OTH	2700	3033	2700	3033	Vacant	75.835348	142	0.293	\$ 36	9215.017065	90	04010	2023-000903		94000 RANGE 6	402	GRAVEL	
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	5466	3706	Improved	100.697567	120	0.358	\$ 54	15268.15642	130	04020	2022-006806		94000 RANGE 6	401	PAVED	
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	22361	9995	Improved	361.808373	253.10527	1.877	\$ 62	11913.1593	323	04010	2022-007359		94000 RANGE 6	401	GRAVEL	
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	14539	8944	Improved	223.606798	500	1.148	\$ 65	12664.63415	200	04010	2022/005235	064-H20-000-078-00	94000 RANGE 6	401	OFF M-65	
064-S90-000-042-00	TYSON ST	8/2/2023	13500	WD	13500	5944	13500	5944	Vacant	190.525589	150	0.758	\$ 71	17810.02639	220	04010	2023-004024		94000 RANGE 6	402	GRAVEL	
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	35936	11066	Improved	446.225952	170	1.889	\$ 81	19023.82213	484	04010	2022/005406		94000 RANGE 6	401	GRAVEL	
													\$ 56									

For 2025, use \$56/foot for Range 6

Oscoda Township-2025 Land Value Analysis 94200 Range 8

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
064-F10-005-007-00	1914 WOOD ST	8/18/2023	69000	WD	69000	67211	4289	2500	Improved	50	150	0.172	\$ 86	24936.04651	50	04220	2023-004307		94200 RANGE 8	401	FOOTE SITE
064-F10-006-009-00	5032 ROY RD	11/7/2023	19000	WD	19000	13867	7633	2500	Improved	50	150	0.172	\$ 153	44377.90698	50	04220	2023-005761		94200 RANGE 8	401	FOOTE SITE
064-F10-003-002-00	1932 W RIVER RD	6/23/2023	16500	WD	16500	5250	16500	5250	Vacant	105	150	0.362	\$ 157	45580.1105	105	04220	2023-003452		94200 RANGE 8	401	FOOTE SITE
064-F10-001-001-00	2010 W RIVER RD	10/13/2023	39900	WD	39900	32376	10586	3062	Improved	61.237244	100	0.172	\$ 173	61546.51163	75	04220	2023-005420		94200 RANGE 8	401	FOOTE SITE
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800	WD	74800	60415	16885	2500	Improved	50	150	0.172	\$ 338	98168.60465	50	04220	2022/005815		94200 RANGE 8	401	FOOTE SITE
													\$	181	For 2025, use \$160/foot for Foote Site						
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	84262	2466	6728	Improved	166.132477	138	0.634	\$ 15	3889.589905	200	04210	2023-003726		94200 RANGE 8	401	PAVED
064-B10-000-008-00	BISSONETTE RD	11/22/2023	5000	WD	5000	4544	5000	4544	Vacant	90.881461	172	0.387	\$ 55	12919.89664	98	04210	2023-006142		94200 RANGE 8	402	PAVED
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	8021	10846	6867	Improved	169.55707	330	1	\$ 64	10846	132	04210	2024-000968		94200 RANGE 8	401	GRAVEL / DIRT
062-020-200-007-00	BISSONETTE RD	7/13/2023	10000	WD	10000	5482	10000	5482	Vacant	124.599358	138	0.475	\$ 80	21052.63158	150	04210	2023-003756		94200 RANGE 8	402	PAVED
064-B30-000-008-00	6460 ZELMA ST	6/28/2023	106000	WD	106000	75846	41643	11489	Improved	277.767063	406	1.259	\$ 150	33076.25099	298	04210	2023-003531	062-020-200-013-00	94200 RANGE 8	401	GRAVEL / DIRT
064-T40-000-010-00	794 BISSONETTE RD	8/24/2023	89000	WD	89000	78842	12954	2796	Improved	55.915114	148	0.221	\$ 232	58615.38462	65	04210	2023-004500		94200 RANGE 8	401	PAVED
													\$	99	Avg of All						
													\$	68	Avg of Vacant						
													For 2025, use \$75/foot for Range 8								
064-J40-000-039-00	RIVERVIEW DR	11/21/2022	8000	QC	8000	8675	8000	8675	Vacant	82.623645	160	0.294	\$ 97	27210.88435	80	04210	2022-006892		94200 RANGE 8	402	SC 26/27 SUB CO
064-S31-000-161-00	1986 DUFFERN AVE	6/17/2022	25000	WD	25000	7683	25000	7683	Vacant	113.827355	115	0.343	\$ 220	72886.29738	130	04210	2022/003769		94200 RANGE 8	402	SC 26/27 SUB PR
064-S30-000-100-00	2037 FERN AVE	9/23/2022	113000	WD	113000	94247	26803	8050	Improved	107.331263	120	0.331	\$ 250	80975.83082	120	04210	2022/005824		94200 RANGE 8	401	SC 26/27 SUB PR
													\$	189	For 2025, use \$189/foot for SC 26/27 Sub Co/PR						

Oscoda Township-2025 Land Value Analysis 94300 R9E

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
064-C10-000-036-00	INDIAN TR	8/17/2023	2900	WD	2900	5171	2900	5171	Vacant	103.426993	130	0.358	\$ 28	8100.558659	120	04305	2023-004410		94300 R9E	402	C10
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	42555	25091	Improved	300	0	7.27	\$ 142	5853.507565	300	04302	2023-000297		94300 R9E	401	CREEK INFL
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	122632	45512	5144	Improved	102.878569	300	0.579	\$ 442	78604.4905	84	04301	2023-004188		94300 R9E	401	PAVED
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	54881	5014	Improved	100.289282	292	0.556	\$ 547	98706.83453	83	04301	2022/005821		94300 R9E	401	PAVED
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30675	45786	3461	Improved	69.217853	132	0.212	\$ 661	215971.6981	70	04304	2023-002294		94300 R9E	401	N50/ N60 GRAVEL

Range 9 data is inconclusive.

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			
064-T30-000-036-00	ROSEMARY LN	4/9/2022	2200	WD	2200	3688	2200	3688	Vacant	92.195445	170	0.39	\$ 24	5641.025641	100	04020	2022/002381		94000 RANGE 6	001	PAVED			
064-S90-000-009-00	JAMES RAY ST	2/15/2023	2700	OTH	2700	3033	2700	3033	Vacant	75.835348	142	0.293	\$ 36	9215.017065	90	04010	2023-000903		94000 RANGE 6	402	GRAVEL			
064-G10-000-033-00	3658 PINE ACRES RC	11/4/2022	50000	WD	50000	48240	5466	3706	Improved	100.697567	120	0.358	\$ 54	15268.15642	130	04020	2022-006806		94000 RANGE 6	401	PAVED			
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	22361	9995	Improved	361.808373	253.1	1.877	\$ 62	11913.1593	323	04010	2022-007359		94000 RANGE 6	401	GRAVEL			
064-H20-000-077-00	4340 CAMP RD (PINE	8/26/2022	95000	WD	90000	84405	14539	8944	Improved	223.606798	500	1.148	\$ 65	12664.63415	200	04010	2022/005235	064-H20-000-078-00	94000 RANGE 6	401	OFF M-65			
064-S90-000-042-00	TYSON ST	8/2/2023	13500	WD	13500	5944	13500	5944	Vacant	190.525589	150	0.758	\$ 71	17810.02639	220	04010	2023-004024		94000 RANGE 6	402	GRAVEL			
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	35936	11066	Improved	446.225952	170	1.889	\$ 81	19023.82213	484	04010	2022/005406		94000 RANGE 6	401	GRAVEL			
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	84262	2466	6728	Improved	166.132477	138	0.634	\$ 15	3889.589905	200	04210	2023-003726		94200 RANGE 8	401	PAVED			
064-B10-000-008-00	BISSONETTE RD	11/22/2023	5000	WD	5000	4544	5000	4544	Vacant	90.881461	172	0.387	\$ 55	12919.89664	98	04210	2023-006142		94200 RANGE 8	402	PAVED			
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	8021	10846	6867	Improved	169.55707	330	1	\$ 64	10846	132	04210	2024-000968		94200 RANGE 8	401	GRAVEL / DIRT			
062-020-200-007-00	BISSONETTE RD	7/13/2023	10000	WD	10000	5482	10000	5482	Vacant	124.589358	138	0.475	\$ 80	21052.63158	150	04210	2023-003756		94200 RANGE 8	402	PAVED			
													\$	55										

For 2025, use \$55/foot in Range 9 and general subdivisions

Oscoda Township-2025 Land Value Analysis 94303 R9 East of Van Ettan 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
064-C40-000-015-00	LAWRENCE DR	3/15/2024	10000	QC	10000	5540	10000	5540	Vacant	173.122356	270	0.924	\$ 57.76	10822.51082	149	04303	2024-001092	94303 R9 EAST OF VAN ETTAN LK	402	PAVED RD	

For 2025, East of VanEttan Lake, back, use \$55/foot, General Res Backlot Rate

Oscoda Township-2025 Land Value Analysis 94310 Old Town B1 East of US-23

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
064-V10-023-003-00	308 W DWIGHT AVE	6/30/2023	170325	WD	170325	163764	9861	3300	Improved	66	148	0.224	\$ 149	44022.32143	66	04310	2023-003515		94310 OLD TOWN	401	PAVED
064-V10-007-010-30	203 S LAKE ST	6/8/2022	69900	LC	69900	54842	18552	3494	Improved	69.885621	132	0.224	\$ 265	82821.42857	74	04310	2022/003590		94310 OLD TOWN	401	PAVED
064-V10-012-001-00	119 E RIVER RD	5/25/2023	210000	WD	210000	196567	33431	19998	Improved	66	148	0.224	\$ 507	149245.5357	66	04310	2023-002895		94310 OLD TOWN	401	B1 EAST OF US23
064-V60-002-025-01	124 WHEELER ST	10/2/2023	93496	WD	93496	38933	56618	2055	Improved	41.099747	100	0.115	\$ 1,378	492330.4348	50	04310	2023-005329		94310 OLD TOWN	401	PAVED
064-V10-006-007-00	101 S LAKE ST	7/13/2023	340000	WD	340000	169868	174160	4028	Improved	80.559614	98	0.223	\$ 2,162	780986.5471	99	04310	2023-003732		94310 OLD TOWN	401	PAVED
064-V10-022-009-00	315 W MICHIGAN AVE	10/26/2023	150000	WD	150000	80123	71527	1650	Improved	33	148	0.112	\$ 2,167	638633.9286	33	04310	2023-005634		94310 OLD TOWN	401	PAVED
064-V10-012-001-00	119 E RIVER RD	5/25/2023	210000	WD	210000	196567	33431	19998	Improved	66	148	0.224	\$ 507	149245.5357	66	04310	2023-002895		94310 OLD TOWN	401	B1 EAST OF US23

2022 Rate 275
 2023 Rate 275
 2024 Rate 303 No new sales, 10% increase

For 2025, use \$400/foot for b1 east of US-23

Oscoda Township-2025 Land Value Analysis 94315 Hull Island and North to F-41

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
064-H80-000-028-00	HUGHES ST	5/26/2023	10000	QC	10000	11433	10000	11433	Vacant	228.666472	415	0.873	\$ 44	11454.75372	275	04315	2023-002889	064-H80-000-030-00, 064-H 94315 HULL ISLAND & N TO F-41	94315 HULL ISLAND & N TO F-41	402	PAVED
064-W10-000-003-00	CEDAR LAKE RD	2/22/2024	4700	WD	4700	3665	4700	3665	Vacant	73.293076	191	0.329	\$ 64	14285.71429	75	04315	2024-000862	94315 HULL ISLAND & N TO F-41	94315 HULL ISLAND & N TO F-41	402	CEDAR LAKE RD
064-H80-000-028-00	HUGHES ST	2/2/2024	19000	WD	19000	11433	19000	11433	Vacant	228.666472	415	0.873	\$ 83	21764.03207	275	04315	2024-000521	064-H80-000-030-00, 064-H 94315 HULL ISLAND & N TO F-41	94315 HULL ISLAND & N TO F-41	402	PAVED
													\$	64							

For 2025, use \$64/foot

Oscoda Township-2025 Land Value Analysis 94320 Van Ettan Creek and B20-25 V15-25 W41

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		
064-V15-000-041-00	WEST WEIR RD	4/6/2022	3000	WD	3000	4618	3000	4618	Vacant	66.932802	140	0.257	\$ 44.82	11673.15175	80	04320	2022/001974	94320 VE CREEK & B20-25 V15-25 W41	402	PAVED			
063-034-200-008-30	WEST WEIR RD	9/14/2023	9800	WD	9800	7637	9800	7637	Vacant	110.679718	245	0.562	\$ 88.54	17437.72242	100	04320	2023-005077	94320 VE CREEK & B20-25 V15-25 W41	402	PAVED			
													\$ 66.68										
													For 2025, use \$67/foot for VE Creek backlots										
064-V25-000-017-00	5521 MELANIE LN	4/21/2023	145000	WD	145000	148480	6390	9870	Improved	57.381422	255	0.316	\$ 111.36	20221.51899	54	04320	2023-002298	94320 VE CREEK & B20-25 V15-25 W41	401	VAN ETTAN CREEK			
063-034-200-004-00	5381 WEST WEIR RD	10/28/2022	155000	WD	155000	161419	14527	20946	Improved	121.777214	154	0.46	\$ 119.29	31580.43478	130	04320	2022-006481	94320 VE CREEK & B20-25 V15-25 W41	401	VAN ETTAN CREEK			
064-A35-000-060-00	5728 VAN ETTAN CREEK DR	4/11/2023	233000	WD	233000	138120	133062	38182	Improved	221.988281	286	1.333	\$ 599.41	99821.45536	203	04320	2023-002077	94320 VE CREEK & B20-25 V15-25 W41	401	VAN ETTAN CREEK			
													\$ 276.69										
													For 2025, use \$150/foot for Van Ettan Creek Lots										

Oscoda Township-2025 Land Value Analysis 94325 US-23, Cedar Lake Rd and F-41

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
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	200995	26093	27088	Improved	822.33509	280	4.467	\$ 32	5841.280501	695	04325	2023-002012	94325 US 23 & CEDAR LK RD & F 41	401	PAVED	
064-W41-000-008-00	CEDAR LAKE RD	8/30/2022	2500	WD	2500	3304	2500	3304	Vacant	61.188234	208	0.287	\$ 41	8710.801394	60	04325	2022/005452	94325 US 23 & CEDAR LK RD & F 41	402	CEDAR LAKE RD	
064-P31-000-041-00	NORTH WEIR RD	10/9/2023	5000	WD	5000	5023	5000	5023	Vacant	93.020428	160	0.382	\$ 54	13089.00524	104	04325	2023-005358	94325 US 23 & CEDAR LK RD & F 41	402	PAVED	
064-P31-000-035-00	CEDAR LAKE RD	4/14/2023	20000	WD	20000	15067	20000	13668	Improved	253.10864	1001	1.838	\$ 79	10881.39282	160	04325	2023-002076	064-P31-000-036-00 94325 US 23 & CEDAR LK RD & F 41	402	CEDAR LAKE RD	
064-W40-000-022-00	N US-23	6/28/2023	13500	WD	13500	8026	13500	8026	Vacant	148.637815	340	0.89	\$ 91	15168.53933	114	04325	2023-003506	94325 US 23 & CEDAR LK RD & F 41	402	US-23	
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	90311	17355	7666	Improved	165.070894	180	0.719	\$ 105	24137.69124	174	04325	2023-004096	94325 US 23 & CEDAR LK RD & F 41	401	US-23	
064-S70-000-034-00	5891 CEDAR LAKE RD	11/6/2023	12000	WD	12000	5613	12000	5613	Vacant	103.944697	196	0.472	\$ 115	25423.72881	105	04325	2023-005833	94325 US 23 & CEDAR LK RD & F 41	402	CEDAR LAKE RD	
													\$	74							
													\$	75							

For 2025, use \$75/foot for US-23/Cedar Lake Rd

Oscoda Township-2025 Land Value Analysis 94330 J50/60 and L15 L16 L17 L18

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		
064-L17-000-922-00	4735 WILLIAMS ST	10/25/2022	140000	WD	140000	156644	7216	11368	Improved	298.108322	240	0.992	\$ 24	7274.193548	360	04330	2022-006438	064-L17-000-924-00	94330 J50/60 & L15 L16 L17 L18	401	SIDE ST BLOCK		
064-L16-000-805-00	WOODLEA RD	10/16/2023	1500	WD	1500	2530	1500	2530	Vacant	57.503623	124	0.171	\$ 26	8771.929825	60	04330	2023-005414		94330 J50/60 & L15 L16 L17 L18	402	WOODLEA		
064-L16-000-835-00	6740 WOODLEA RD	7/13/2022	89000	WD	89000	89378	2059	2437	Improved	55.377492	115	0.158	\$ 37	13031.64557	60	04330	2022/004248		94330 J50/60 & L15 L16 L17 L18	401	WOODLEA		
064-L15-000-695-00	6849 WOODLEA RD	1/26/2023	2500	WD	2500	6548	2500	2736	Improved	62.182527	145	0.2	\$ 40	12500	60	04330	2023-000631		94330 J50/60 & L15 L16 L17 L18	401	WOODLEA		
064-L15-000-658-00	WOODLEA RD	11/22/2022	9000	WD	9000	7125	9000	7125	Vacant	192.765834	145	0.619	\$ 47	14539.57997	186	04330	2022-007044		94330 J50/60 & L15 L16 L17 L18	402	WOODLEA		
064-L17-000-904-00	4712 LOGAN ST	8/26/2022	140000	WD	140000	139721	2720	2441	Improved	55.481271	120	0.185	\$ 49	14702.7027	67	04330	2022/005249		94330 J50/60 & L15 L16 L17 L18	401	SIDE ST BLOCK		
064-L16-000-813-01	WOODLEA RD	6/6/2023	6500	WD	6500	5081	6500	5081	Vacant	115.470054	125	0.344	\$ 56	18895.34884	120	04330	2023-003009		94330 J50/60 & L15 L16 L17 L18	402	WOODLEA		
064-J50-000-148-00	6392 SEMINOLE ST	12/29/2023	175000	WD	175000	147607	48675	24655	Improved		660	528	2	\$ 74	24337.5	660	04330	2024-000079	064-J50-000-185-00, 064-J-	94330 J50/60 & L15 L16 L17 L18	401	J50 & J60 SUB	
													\$	44									
													\$	43									

For 2025, use \$44/foot for J50-J60-F15-16-17-18

Oscoda Township-2025 Land Value Analysis 94340 Lakewood Shores

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
064-L30-000-027-00	WOODLEA RD	2/8/2023	1200	OTH	1200	3268	1200	3268	Vacant	90.772977	132	0.321	\$ 13	3738.317757	106	04340	2023-000612		94340 LAKEWOOD SHORES	402	HIGH
064-L31-000-070-00	WOODLEA RD	11/22/2023	2010	QC	2010	3392	2010	3392	Vacant	94.233752	111	0.306	\$ 21	6568.627451	120	04340	2023-006272		94340 LAKEWOOD SHORES	402	HIGH
064-L30-000-025-00	WOODLEA RD	2/1/2023	6934	OTH	6934	3268	6934	3268	Vacant	90.772977	132	0.321	\$ 76	21601.24611	106	04340	2023-000539		94340 LAKEWOOD SHORES	402	HIGH
													\$	37							
For 2025, use \$37 for High																					
064-L40-000-885-00	CEDARBROOK DR	5/12/2023	3000	QC	3000	3022	3000	3022	Vacant	287.07269	290	1.057	\$ 10	2838.221381	322	04340	2023-003293	064-L40-000-886-00	94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L40-000-907-00	CEDARBROOK DR	8/14/2023	1750	WD	1750	1230	1750	1230	Vacant	102.464411	148	0.384	\$ 17	4557.291667	113	04340	2023-004276		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L50-000-056-00	WOODLEA RD WEST	7/3/2023	3000	QC	3000	1262	3000	1262	Vacant	105.145402	199	0.457	\$ 29	6564.551422	100	04340	2023-003561		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L50-000-038-00	WOODLEA RD WEST	7/5/2023	3950	OTH	3950	1012	3950	1012	Vacant	84.361128	139	0.306	\$ 47	12908.49673	96	04340	2023-003538		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
													\$	26							
For 2025, use \$26/foot for Low-Gravel & Low-Paved																					
064-L33-000-316-01	7558 LAKEWOOD DR	6/30/2022	287500	WD	287500	217169	73042	2711	Improved	305.285003	168	0.838	\$ 239	87162.29117	316	04340	2022/004023		94340 LAKEWOOD SHORES	401	LOW / PAVED
064-L33-000-249-00	KINGSWOOD LN	7/7/2023	1500	QC	1500	2646	1500	2646	Vacant	115.022703	160	0.448	\$ 13	3348.214286	122	04340	2023-003589		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-517-00	HUNTINGTON DR	2/17/2023	2500	WD	2500	3305	2500	3305	Vacant	159.655254	196	0.688	\$ 16	3633.72093	153	04340	2023-000897		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L37-000-616-00	BRENTWOOD TR	2/28/2023	2500	OTH	2500	2814	2500	2814	Vacant	135.918603	156	0.523	\$ 18	4780.114723	146	04340	2023-000915		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L34-000-358-00	4827 KINGSWOOD LN	7/21/2023	208000	WD	208000	208330	2270	2600	Improved	122.885312	156	0.473	\$ 18	4799.154334	132	04340	2023-003892		94340 LAKEWOOD SHORES	401	NATURAL GAS
064-L35-000-389-00	4738 WILLOWBEND RD	10/19/2022	350000	WD	350000	348484	15346	8536	Improved	471.922193	379	1.98	\$ 33	7750.505051	465	04340	2022-006303	064-L35-000-388-00	94340 LAKEWOOD SHORES	401	NATURAL GAS
064-L35-000-422-00	6727 LAKEWOOD DR	8/14/2023	287500	WD	287500	277619	14745	4864	Improved	285.789277	152	1.085	\$ 52	13589.86175	311	04340	2023-004330		94340 LAKEWOOD SHORES	401	NATURAL GAS
064-L35-000-400-00	6708 ROANOAK RD	8/14/2023	260000	WD	260000	250084	14796	4880	Improved	286.727833	153	1.092	\$ 52	13549.45055	311	04340	2023-004280		94340 LAKEWOOD SHORES	401	NATURAL GAS
064-L35-000-413-00	ROANOAK RD	11/7/2023	7000	WD	7000	2719	7000	2719	Vacant	131.339255	138	0.475	\$ 53	14736.84211	150	04340	2023-005859		94340 LAKEWOOD SHORES	402	NATURAL GAS
													\$	32							
For 2025, use \$32/foot for Natural Gas																					

For High/Paved, no sales for 2025.

	2024	2025	
Natural gas	23	32	39%
Low/Gravel	12	26	117%
Low/Paved	12	26	117%
High	45	37	-18%
			64%
High/Paved	45	\$ 73.65	

For High/Paved, use \$70 for \$2025

Oscoda Township-2025 Land Value Analysis 94341 LWS Golf and Country Club

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
064-L24-000-558-00	CEDAR LAKE RD	4/18/2023	6391	OTH	6391	4188	6391	4188	Vacant	97.394632	166	0.381	\$ 66	16774.27822	100	04341	2023-002312		94341 LWS GOLF & COUNTRY CLUB	402	CEDAR LK RD
064-L24-000-562-00	7229 CEDAR LAKE RD	3/15/2024	380000	WD	380000	357353	26561	3914	Improved	91.025899	145	0.333	\$ 292	79762.76276	100	04341	2024-001142		94341 LWS GOLF & COUNTRY CLUB	401	CEDAR LK RD
064-L24-000-562-00	7229 CEDAR LAKE RD	6/30/2022	389900	WD	387900	357353	34461	3914	Improved	91.025899	145	0.333	\$ 379	103486.4865	100	04341	2022/004018		94341 LWS GOLF & COUNTRY CLUB	401	CEDAR LK RD
064-L23-000-460-00	7189 CEDAR LAKE RD	6/14/2023	319000	WD	319000	228887	94094	3981	Improved	92.58201	150	0.344	\$ 1,016	273529.0698	100	04341	2023-003192		94341 LWS GOLF & COUNTRY CLUB	401	CEDAR LK RD
														For 2025, use \$66/foot for Cedar Lake Rd							
064-L27-000-877-00	CONIFER TR	5/2/2023	1300	WD	1300	2785	1300	2785	Vacant	97.255612	132.8	0.338	\$ 13	3846.153846	111	04341	2023-002552		94341 LWS GOLF & COUNTRY CLUB	402	GC NO ELECTRIC
064-L25-000-646-00	WOODLAWN PASS	10/18/2023	5000	OTH	5000	4865	5000	4865	Vacant	122.973377	141	0.443	\$ 41	11286.68172	137	04341	2023-005490		94341 LWS GOLF & COUNTRY CLUB	402	GC W/POWER
064-L25-000-603-00	WOODLAWN DR	10/14/2022	4000	OTH	4000	3981	4000	3981	Vacant	92.58201	150	0.344	\$ 43	11627.90698	100	04341	2022-006690		94341 LWS GOLF & COUNTRY CLUB	402	GC W/POWER
														For 2025, use \$42 for a lot with power							
064-L27-000-882-00	7649 CONIFER TR	2/8/2023	1000	WD	1000	2785	1000	2785	Vacant	1	0	0	\$ 1,000	#DIV/0!	1	04341	2023-000709		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L27-000-881-00	CONIFER TR	2/21/2024	1135	WD	1135	2785	1135	2785	Vacant	1	0	0	\$ 1,135	#DIV/0!	1	04341	2024-000834		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L22-000-343-00	BRIAR RIDGE WAY	4/26/2023	2500	OTH	2500	2785	2500	2785	Vacant	1	0	0	\$ 2,500	#DIV/0!	1	04341	2023-002453		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L23-000-492-01	BRIAR RIDGE WAY	2/6/2024	3095	OTH	3095	2284	3095	2284	Vacant	1	0	0	\$ 3,095	#DIV/0!	1	04341	2024-000731		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L23-000-492-02	BRIAR RIDGE WAY	2/6/2024	3095	OTH	3095	2284	3095	2284	Vacant	1	0	0	\$ 3,095	#DIV/0!	1	04341	2024-000732		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L27-000-941-00	ASHLAWN TR	3/1/2023	3407	OTH	3407	2785	3407	2785	Vacant	1	0	0	\$ 3,407	#DIV/0!	1	04341	2023-000964		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L23-000-416-00	GREENBRIAR RD	11/9/2023	3625	OTH	3625	2785	3625	2785	Vacant	1	0	0	\$ 3,625	#DIV/0!	1	04341	2023-005843		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
064-L27-000-927-00	DEERFIELD WAY	11/9/2022	3950	OTH	3950	2785	3950	2785	Vacant	1	0	0	\$ 3,950	#DIV/0!	1	04341	2022-007052		94341 LWS GOLF & COUNTRY CLUB	402	LOT NO POWER
														\$ 2,726							
														For 2025, use \$2,726 for a lot with no power							
064-L25-000-654-00	WOODLAWN DR	3/15/2024	6000	WD	6000	7410	6000	7410	Vacant	3	0	0	\$ 2,000	#DIV/0!	3	04341	2024-001044		94341 LWS GOLF & COUNTRY CLUB	402	LOT W/ELEC
064-L23-000-478-00	BRIAR RIDGE WAY	4/5/2023	2865	OTH	2865	3250	2865	3250	Vacant	1	0	0	\$ 2,865	#DIV/0!	1	04341	2023-001401		94341 LWS GOLF & COUNTRY CLUB	402	LOT W/ELEC
064-L20-000-041-00	DEERFIELD CT	11/29/2023	3400	WD	3400	3250	3400	3250	Vacant	1	0	0	\$ 3,400	#DIV/0!	1	04341	2023-006370		94341 LWS GOLF & COUNTRY CLUB	402	LOT W/ELEC
064-L23-000-478-00	BRIAR RIDGE WAY	10/11/2023	3625	OTH	3625	3250	3625	3250	Vacant	1	0	0	\$ 3,625	#DIV/0!	1	04341	2023-005369		94341 LWS GOLF & COUNTRY CLUB	402	LOT W/ELEC
														\$ 2,973							
														For 2025, use \$2,973 for a lot with electric							

Oscoda Township-2025 Land Value Analysis 94350 Lake Huron Backlots and 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	
064-L10-000-191-00	N US-23	2/9/2024	5500	WD	5500	6515	5500	6515	Vacant	96.953597	188	0.432	\$ 57	12731.48148	100	04350	2024-000703	94350 LK HURON BACKLOTS & INFLUENCE	402	US-23		
064-L10-000-189-00	N US-23	6/8/2023	6000	WD	6000	6720	6000	6720	Vacant	100	200	0.459	\$ 60	13071.89542	100	04350	2023-003717	94350 LK HURON BACKLOTS & INFLUENCE	402	US-23		
064-L10-000-192-00	N US-23	3/8/2023	6000	WD	6000	6481	6000	6481	Vacant	96.436508	186	0.427	\$ 62	14051.52225	100	04350	2023-002078	94350 LK HURON BACKLOTS & INFLUENCE	402	US-23		
064-L11-000-295-00	6637 N US-23	10/6/2023	28500	WD	28500	26852	11728	10080	Improved	120	200	0.551	\$ 98	21284.93648	120	04350	2023-005418	94350 LK HURON BACKLOTS & INFLUENCE	401	US-23		
064-O10-000-026-01		11/7/2023	15000	WD	15000	9370	15000	9370	Vacant	111.545235	100.147888	0.261	\$ 134	57471.26437	107.2	04350	2023-005855	94350 LK HURON BACKLOTS & INFLUENCE	402	O10 SIDE STREET		
064-L10-000-079-00	N US-23	8/16/2023	27500	WD	27500	13374	27500	13374	Vacant	159.216833	507	1.164	\$ 173	23625.42955	100	04350	2023-004282	94350 LK HURON BACKLOTS & INFLUENCE	402	US-23		
													\$	97						For 2025, use \$97/foot for US-23, o10, s60, p30		
064-L12-000-342-00	7015 N US-23	5/17/2022	66000	WD	66000	71230	13170	18400	Improved	50	200	0.23	\$ 263	57260.86957	50	04351	2022/004422	94350 LK HURON BACKLOTS & INFLUENCE	401	VIEW BROWNELL		
064-L12-000-387-00	N US-23	5/3/2022	24900	WD	24900	19033	24900	19033	Vacant	51.720402	214	0.246	\$ 481	101219.5122	50	04351	2022/003007	94350 LK HURON BACKLOTS & INFLUENCE	402	VIEW BROWNELL		
													\$	372						For 2025, use \$372/foot for View Brownell		

Oscoda Township-2025 Land Value Analysis 94360 Van Ettan Lake Backlots and 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			
064-V40-000-046-00	6056 CEDAR LAKE RD	9/1/2022	100000	MLC	100000	100605	4845	5450	Improved	149.302378	215	0.711	\$ 32	6814.345992	144	04360	2022/005446	94360 VE LK BACK LOTS & INFLUENCE	401	CEDAR LAKE RD				
064-I20-000-020-00	4818 INTERLAKE DR	9/14/2023	121000	WD	121000	124230	4074	7304	Improved	166	200	0.762	\$ 25	5346.456693	166	04360	2023-004865	94360 VE LK BACK LOTS & INFLUENCE	401	I20 & W51 PAVED				
064-N40-000-025-00	3554 HILL CREST DR	7/25/2022	150000	WD	150000	152930	13507	10920	Improved	174.72942	322	0.592	\$ 77	22815.87838	160	04360	2022/004667	064-N40-000-026-00	94360 VE LK BACK LOTS & INFLUENCE	401	N40			
063-007-400-017-00	7169 COLBATH RD	8/25/2022	93000	WD	93000	94881	3306	5187	Improved	103.739674	199	0.475	\$ 32	6960	104	04360	2022/005245	94360 VE LK BACK LOTS & INFLUENCE	401	SEC 7 WITH ESMT				
													\$	42										

For 2025, use \$45/foot for VE Lake Back Lots

064-N20-000-028-00	LOUD DR	9/15/2022	9700	WD	9700	7113	9700	7113	Vacant	107.777549	300	0.606	\$ 90	16006.60066	88	04360	2022/005570	94360 VE LK BACK LOTS & INFLUENCE	402	LOUD DR & V42	
063-017-100-001-25	7000 LOUD DR	1/13/2023	199000	WD	199000	165805	70596	24265	Improved	569.877262	812	3.728	\$ 124	18936.69528	400	04360	2023-000458	063-017-100-001-50	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42
064-I20-000-087-00	6316 LOUD DR	8/4/2023	142000	WD	142000	115438	31512	4950	Improved	75	200	0.344	\$ 420	91604.65116	75	04360	2023-004143	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	
064-S10-000-036-00	7164 LOUD DR	10/10/2022	90000	LC	90000	52727	42240	4967	Improved	75.251578	260	0.394	\$ 561	107208.1218	66	04360	2022-006223	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	
064-N20-000-034-00	7324 LOUD DR	12/27/2023	148000	WD	148000	88412	67397	7809	Improved	118.321596	280	0.643	\$ 570	104816.4852	100	04360	2023-006513	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	
063-016-300-006-50	6710 LOUD DR	6/14/2022	130000	WD	130000	84739	50795	5534	Improved	83.852549	250	0.43	\$ 606	118127.907	75	04360	2022/004017	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	
063-021-100-006-00	6464 LOUD DR	6/5/2023	136500	WD	136500	80141	61309	4950	Improved	75	200	0.344	\$ 817	178223.8372	75	04360	2023-003007	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	
064-N20-000-032-00	7334 LOUD DR	10/23/2023	200000	LC	200000	126680	79036	5716	Improved	86.60254	150	0.344	\$ 913	229755.814	100	04360	2023-005677	94360 VE LK BACK LOTS & INFLUENCE	401	LOUD DR & V42	

For 2025, use \$90/foot for Loud Dr & V42

Oscoda Township-2025 Land Value Analysis 94370 Cedar Lake Influence, Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
064-L10-000-170-00	CEDAR LAKE DR	11/8/2023	1000	WD	1000	4780	1000	4780	Vacant	65.03845	235	0.324	\$ 15	3086.419753	60	04370	2023-006069	064-L10-000-174-00	94370 CEDAR LAKE INFLUENCE	402	CEDAR LK DR
064-L10-000-175-00	CEDAR LAKE DR	8/31/2022	11500	WD	11500	15502	11500	11668	Improved	158.745078	700	0.964	\$ 72	11929.46058	120	04370	2022/005430		94370 CEDAR LAKE INFLUENCE	402	CEDAR LK DR
064-L10-000-105-60	MATHEW LN	4/6/2023	4752	WD	4752	3619	4752	3619	Vacant	63.818963	187	0.283	\$ 74	16791.51943	66	04370	2023-004130		94370 CEDAR LAKE INFLUENCE	402	PAVED

For 2025, use 54/foot for Cedar Lake Dr Backlots

Oscoda Township-2025 Land Value Analysis 94410 Lake Huron

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
063-011-200-003-50	N US-23	3/15/2024	770000	WD	770000	534087	366491	130578	Improved	428.280643	732	3.035	\$ 856	120754.86	300	04412	2024-001181	063-011-200-003-00	94410 LAKE HURON	201	LAKE HURON 201
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	10923	17263	Improved	11.508472	385	0.094	\$ 949	116202.1277	10.58	04416	2022/002680		94410 LAKE HURON	407	LAKE HURON
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	328963	98220	127183	Improved	84.788935	347	0.637	\$ 1,158	154191.5228	80	04411	2024-000017		94410 LAKE HURON	401	LAKE HURON
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	456324	137434	133201	Improved	88.800591	171	0.393	\$ 1,548	349704.8346	100	02500	2022/003091	063-011-200-007-00	94410 LAKE HURON	201	LAKE HURON 201
064-L10-000-054-00	7542 N US-23	12/16/2022	158000	WD	158000	117466	158000	112287	Improved	93.57291	144	0.364	\$ 1,689	434065.9341	110	04412	2022-007394		94410 LAKE HURON	401	LAKE HURON
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	360303	304655	202116	146468	Improved	97.645409	250	0.574	\$ 2,070	352118.4669	100	04410	2023-000555		94410 LAKE HURON	401	LAKE HURON
064-L10-000-054-00	7542 N US-23	7/14/2023	267777	WD	267777	117466	267777	112287	Improved	93.57291	144	0.364	\$ 2,862	735651.0989	110	04412	2023-003729		94410 LAKE HURON	401	LAKE HURON
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	57004	21026	Improved	17.521673	162	0.074	\$ 3,253	770324.3243	20	04421	2022/004718		94410 LAKE HURON	407	LAKE HURON

\$ 1,798

For 2025, use \$1,800/foot for lake Huron

Oscoda Township-2025 Land Value Analysis 94430 Van Ettan Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
064-V35-000-019-00	6741 LOUD DR	3/10/2023	205000	LC	205000	241843	24338	61181	Improved	71.473038	259	0.398	\$ 341	61150.75377	67	04430	2023-000989		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-W50-000-031-00	6460 WEST SHORE DR	10/19/2022	386000	WD	386000	396519	42464	55153	Improved	115.286858	291	0.441	\$ 368	96290.24943	132	04433	2022-006507	064-W51-000-013-00	94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-T10-000-012-00	7226 SHOREWOOD DR	4/22/2022	300000	WD	300000	324284	28441	52725	Improved	61.594583	127	0.201	\$ 462	141497.5124	69	04434	2022/002728		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-028-100-018-00	5868 WEST SHORE RD	4/27/2022	380000	WD	350000	372029	57511	87256	Improved	101.934137	249	0.552	\$ 564	104186.5942	96.5	04432	2022/002734	064-110-000-012-00	94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-008-400-015-00	LOUD DR	12/6/2022	40000	WD	40000	47601	40000	47601	Vacant	55.608574	209	0.264	\$ 719	151515.1515	55	04430	2022-007211		94430 VAN ETTAN LAKE	402	VAN ETTAN LAKE			
064-V80-000-024-00	6479 LOUD DR	10/13/2023	440000	WD	440000	428939	141362	130301	Improved	165.457361	321	1.083	\$ 854	130528.1625	147	04430	2023-005356		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-017-100-019-00	7007 LOUD DR	12/16/2022	349000	WD	349000	340050	93460	84510	Improved	98.727189	364	0.71	\$ 947	131633.8028	85	04430	2022-007377		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-V80-000-038-00	6467 LOUD DR	9/30/2022	290000	WD	290000	280264	71841	62105	Improved	72.552182	275	0.423	\$ 990	169836.8794	67	04430	2022-006087		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-T10-000-007-00	7240 SHOREWOOD DR	6/27/2022	258000	WD	258000	249701	57471	49172	Improved	57.444151	122	0.182	\$ 1,000	315774.7253	65	04434	2022/004020		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-V42-010-004-00	7280 LAKEVIEW DR	8/2/2022	129900	WD	129900	114827	51171	36098	Improved	49.034916	185	0.212	\$ 1,044	241372.6415	50	04434	2022/004738		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-021-100-023-00	6407 LOUD DR	4/28/2023	420000	LC	420000	407404	69143	56547	Improved	66.05933	266.5	0.612	\$ 1,047	112978.7582	50	04430	2023-002438		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-027-200-023-00	4549 VAN ETTAN DAM RD	10/24/2023	250000	WD	250000	211371	143524	104895	Improved	122.54054	168	0.494	\$ 1,171	290534.413	128	04431	2023-005540		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-V45-000-004-00	6619 LOUD DR	6/10/2022	285000	WD	285000	245249	130800	91049	Improved	106.365918	256	0.588	\$ 1,230	222448.9796	100	04430	2022/003990		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-017-100-028-00	6977 LOUD DR	4/17/2023	273000	WD	273000	233509	125476	85985	Improved	100.45027	250	0.545	\$ 1,249	230231.1927	95	04430	2023-002293		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-T10-000-007-00	7240 SHOREWOOD DR	8/21/2023	280000	WD	280000	249701	79471	49172	Improved	57.444151	122	0.182	\$ 1,383	436653.8462	65	04434	2023-004408		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
063-021-300-013-00	6142 F 41	3/17/2023	222750	WD	222750	176135	109518	62903	Improved	73.484692	450	0.62	\$ 1,490	176641.9355	60	04433	2023-001109		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
064-T11-000-018-00	7260 SHOREWOOD DR	9/15/2022	210000	WD	205000	165479	87878	48357	Improved	56.492217	180	0.24	\$ 1,556	366158.3333	58	04434	2022/005655		94430 VAN ETTAN LAKE	401	VAN ETTAN LAKE			
													\$	966										

For 2025, use \$966/foot for Van Ettan Lake

Oscoda Township-2025 Land Value Analysis 94450 Cedar 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
064-L60-000-038-00	CEDAR LAKE RD	5/26/2023	20000	WD	20000	29985	20000	29985	Vacant	100.284498	177	0.406	\$ 199	49261.08374	100	04451	2023-002972		94450 CEDAR LAKE	402	CANAL BHD POINT
064-L60-000-038-00	CEDAR LAKE RD	9/29/2023	24140	QC	24140	29985	24140	29985	Vacant	100.284498	177	0.406	\$ 241	59458.12808	100	04451	2023-005172		94450 CEDAR LAKE	402	CANAL BHD POINT
064-L60-000-035-00	7298 CEDAR LAKE RD	6/3/2022	25000	WD	25000	30027	25000	30027	Vacant	100.425844	178	0.409	\$ 249	61124.69438	100	04451	2022/003517		94450 CEDAR LAKE	401	CANAL BHD POINT
064-L60-000-043-00	CEDAR LAKE RD	7/21/2023	32000	WD	32000	30885	32000	30885	Vacant	103.293033	177	0.419	\$ 310	76372.31504	103	04451	2023-004157		94450 CEDAR LAKE	402	CANAL BHD POINT
064-L60-000-035-00	7298 CEDAR LAKE RD	9/5/2023	35000	WD	35000	30027	35000	30027	Vacant	100.425844	178	0.409	\$ 349	85574.57213	100	04451	2023-004618		94450 CEDAR LAKE	401	CANAL BHD POINT
													\$	269	For 2025, use \$269 for Canal BHD Point						
064-L33-000-221-00	LAKEWOOD DR	5/26/2023	60000	WD	60000	58561	60000	58561	Vacant	99.423607	171	0.393	\$ 603	152671.7557	100	04451	2023-002901		94450 CEDAR LAKE	402	CANALS/BHD PARK
064-L33-000-191-00	LAKEWOOD DR	6/14/2022	70000	WD	70000	58984	70000	58984	Vacant	100.142552	176	0.404	\$ 699	173267.3267	100	04451	2022/003728		94450 CEDAR LAKE	401	CANALS/BHD PARK
													\$	651	For 2025, use \$651 for Canals/BHD Park						
064-L60-000-020-00	CEDAR LAKE RD	8/29/2022	55000	WD	55000	78011	55000	78011	Vacant	100.142552	176	0.404	\$ 549	136138.6139	100	04451	2022/005536		94450 CEDAR LAKE	402	LAKEWOOD SHORES
064-L33-000-204-00	LAKEWOOD DR	5/6/2022	60000	WD	60000	60652	60000	60652	Vacant	97.322981	157	0.36	\$ 617	166666.6667	100	04451	2022/003011		94450 CEDAR LAKE	402	LAKEWOOD SHORES
064-L33-000-206-00	7059 LAKEWOOD DR	9/6/2023	374000	WD	374000	386472	374000	386472	Improved	99.131611	169	0.388	\$ 653	166886.5979	100	04451	2023-005469		94450 CEDAR LAKE	401	LAKEWOOD SHORES
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	500000	472045	500000	472045	Improved	106.484432	225	0.517	\$ 886	182429.4004	100	04451	2022/002730		94450 CEDAR LAKE	401	LAKEWOOD SHORES
064-L33-000-203-00	7097 LAKEWOOD DR	12/11/2023	420000	WD	420000	385387	420000	385387	Improved	97.167636	156	0.358	\$ 979	265832.4022	100	04451	2023-006364		94450 CEDAR LAKE	401	LAKEWOOD SHORES
064-L60-000-028-00	CEDAR LAKE RD	1/2/2023	117500	WD	117500	78232	117500	78232	Vacant	100.425844	178	0.409	\$ 1,170	287286.0636	100	04451	2023-000096		94450 CEDAR LAKE	402	LAKEWOOD SHORES
													\$	809	For 2025, use \$809 for Lakewood Shores						
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	212500	232993	5994	26487	Improved	51.834093	231	0.265	\$ 116	22618.86792	50	04450	2022/005901		94450 CEDAR LAKE	401	NORTH CAUSEWAY
064-C20-000-016-00	7934 CEDAR LAKE RD	9/27/2023	239000	WD	239000	195352	69069	25421	Improved	49.748103	196	0.225	\$ 1,388	306973.3333	50	04450	2023-005404		94450 CEDAR LAKE	401	NORTH CAUSEWAY
064-C30-000-016-00	7730 CEDAR LAKE RD	10/20/2023	290100	WD	290100	220219	107077	37196	Improved	72.791403	380	0.541	\$ 1,471	197924.2144	62	04450	2023-005536		94450 CEDAR LAKE	401	NORTH CAUSEWAY
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	399900	295735	138866	34701	Improved	67.908477	270	0.39	\$ 2,045	356066.6667	63	04450	2022/004198		94450 CEDAR LAKE	401	NORTH CAUSEWAY
													\$	1,255	For 2025, wide range of data, use South Caseway rates						
064-G30-000-018-02	SHOREVIEW	3/3/2023	37500	WD	37500	17558	37500	17558	Vacant	105.391554	203	0.489	\$ 356	76687.11656	105	04452	2023-000896		94450 CEDAR LAKE	402	SOUTH CAUSEWAY
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	209900	215765	57992	63857	Improved	76.658759	364	0.552	\$ 756	105057.971	66	04450	2022/004902		94450 CEDAR LAKE	401	SOUTH CAUSEWAY
064-L14-000-442-00	CEDAR LAKE DR	4/18/2022	55000	WD	55000	43084	55000	43084	Vacant	51.721531	229	0.263	\$ 1,063	209125.4753	50	04450	2022/002683		94450 CEDAR LAKE	402	SOUTH CAUSEWAY
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	229000	196720	100566	68286	Improved	81.976274	476	0.721	\$ 1,227	139481.276	66	04450	2022/003931		94450 CEDAR LAKE	401	SOUTH CAUSEWAY
064-L14-000-445-00	CEDAR LAKE DR	10/2/2023	84000	WD	84000	52893	84000	52893	Vacant	63.497267	308	0.403	\$ 1,323	208436.7246	57	04450	2023-005133		94450 CEDAR LAKE	402	SOUTH CAUSEWAY
064-S21-000-060-00	7570 TEAL ST	8/28/2023	250000	WD	250000	211195	90472	51667	Improved	62.025116	156	0.236	\$ 1,459	383355.9322	66	04450	2023-004411		94450 CEDAR LAKE	401	SOUTH CAUSEWAY
													\$	1,031	For 2025, use \$1,031/foot for South & North Causeway						
064-G30-000-001-00	SHOREVIEW	7/7/2023	20000	WD	20000	20190	20000	20190	Vacant	138.048223	113	0.399	\$ 145	50125.31328	154	04452	2023-003721		94450 CEDAR LAKE	402	ST GEORGE POINT
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	803000	806969	122979	126948	Improved	402.48087	141.2	1.378	\$ 306	89244.55733	425	04452	2022/004197		94450 CEDAR LAKE	401	ST GEORGE POINT
													For 2025, inconclusive. Use Avg Cedar Lake rate of \$830/foot for St George Point								

\$ 1,031 South Causeway
 \$ 651 Canals/Bhd Park
 \$ 809 Lakeewood Shores
 \$ 830

Oscoda Township-2025 Land Value Analysis 94480 AuSable River R9E

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
063-034-300-004-50	OJIBWAY ST	12/5/2023	325000	WD	325000	195136	325000	195136	Vacant	3142.294224	840	40.944	\$ 103	7937.670965	2195	04482	2023-006180	94480 AUSABLE RIVER R9E	402	AUSABLE RVR EXC	
													For 2025, use \$103/foot for Ausable River Exc								
064-R10-000-007-00	VAUGHAN TR	7/12/2022	35000	WD	35000	26930	35000	32812	Improved	184.226023	334	0.756	\$ 190	46296.2963	230	04481	2022/004402	064-R10-000-027-00	94480 AUSABLE RIVER R9E	402	R10 RIVER BAYOU
													For 2025, use \$190/foot for River bayou								
064-V55-000-003-42	319 W DWIGHT A	8/22/2023	360000	WD	360000	317120	84043	41163	Improved	67.591503	220	0.333	\$ 1,243	252381.3814	66	04482	2023-004406	94480 AUSABLE RIVER R9E	401	RIVER OLD TOWN	
064-R10-000-036-00	VAUGHAN TR	8/23/2022	82500	WD	82500	66187	82500	66187	Vacant	108.680758	373	0.796	\$ 759	103643.2161	93	04481	2022/005254	94480 AUSABLE RIVER R9E	402	R10 RIVER FRONT	
064-R10-000-037-00	VAUGHAN TR	8/22/2022	82500	WD	82500	62389	82500	62389	Vacant	102.444711	422	0.823	\$ 805	100243.0134	85	04481	2022/005253	94480 AUSABLE RIVER R9E	402	R10 RIVER FRONT	
064-R10-000-045-00	POINTE PLACE	2/24/2023	30000	OTH	30000	56683	30000	56683	Vacant	93.075864	262	0.523	\$ 322	57361.37667	87	04481	2023-000905	94480 AUSABLE RIVER R9E	402	R10 RIVER FRONT	
													\$ 629								
													For 2025, use \$725/foot for River Front, West of Town, Old Town								

Oscoda Township-2025 Land Value Analysis 94485 AuSable River R6 R7 R8

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
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	13237	47651	Improved	154.712637	187	0.687	\$ 86	19267.83115	160	04010	2022/003947	94485 AUSABLE RIVER R6 R7 R8	401	RIVER VIEW LOW	
062-027-400-006-00	5595 RIVERVIEW DR	9/27/2023	625500	WD	625500	469136	332320	175956	Improved	418.732714	465.681824	3.528	\$ 794	94195.01134	175	04485	2023-005078	94485 AUSABLE RIVER R6 R7 R8	401	FOOTE POND VIEW	
064-A15-000-016-00	2009 APPOLD DR	9/12/2023	325000	WD	325000	124202	240684	43562	Improved	124.383684	186	0.275	\$ 1,935	875214.5455	130	04120	2023-004736	064-A16-000-031-00	94485 AUSABLE RIVER R6 R7 R8	401	RIVER POND SIDE
													\$ 938								

For 2025, wide range on this neighborhood.

For 2025, use \$725/foot for River Front, West of Town, Old Town and Ausable River R6, R7, R8

Oscoda Township-2025 Land Value Analysis 94600 Former WAFB

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
064-T30-000-036-00	ROSEMARY LN	4/9/2022	2200	WD	2200	3688	2200	3688	Vacant	92.195445	170	0.39	\$ 24	5641.025641	100	04020	2022/002381		94000 RANGE 6	001	PAVED
064-S90-000-009-00	JAMES RAY ST	2/15/2023	2700	OTH	2700	3033	2700	3033	Vacant	75.835348	142	0.293	\$ 36	9215.017065	90	04010	2023-000903		94000 RANGE 6	402	GRAVEL
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	5466	3706	Improved	100.697567	120	0.358	\$ 54	15268.15642	130	04020	2022-006806		94000 RANGE 6	401	GRAVEL
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	22361	9995	Improved	361.808373	253.10527	1.877	\$ 62	11913.1593	323	04010	2022-007359		94000 RANGE 6	401	GRAVEL
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	14539	8944	Improved	223.606798	500	1.148	\$ 65	12664.63415	200	04010	2022/005235	064-H20-000-078-00	94000 RANGE 6	401	OFF M-65
064-S90-000-042-00	TYSON ST	8/2/2023	13500	WD	13500	5944	13500	5944	Vacant	190.525589	150	0.758	\$ 71	17810.02639	220	04010	2023-004024		94000 RANGE 6	402	GRAVEL
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	35936	11066	Improved	446.225952	170	1.889	\$ 81	19023.82213	484	04010	2022/005406		94000 RANGE 6	401	GRAVEL
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	84262	2466	6728	Improved	166.132477	138	0.634	\$ 15	3889.589905	200	04210	2023-003726		94200 RANGE 8	401	PAVED
064-B10-000-008-00	BISSONETTE RD	11/22/2023	5000	WD	5000	4544	5000	4544	Vacant	90.881461	172	0.387	\$ 55	12919.89664	98	04210	2023-006142		94200 RANGE 8	402	PAVED
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	8021	10846	6867	Improved	169.55707	330	1	\$ 64	10846	132	04210	2024-000968		94200 RANGE 8	401	GRAVEL / DIRT
062-020-200-007-00	BISSONETTE RD	7/13/2023	10000	WD	10000	5482	10000	5482	Vacant	124.599358	138	0.475	\$ 80	21052.63158	150	04210	2023-003756		94200 RANGE 8	402	PAVED
													\$	55							

For 2025, use \$55/foot in Range 9 and general subdivisions