

Sheman Township-2025 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acr	Dollars/Acr	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class
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
090-023-400-001-75	2852 BINDER	4/22/2022	150000	WD		150000	71035	150000	71035	Vacant	0	0	34.55 \$ 4,342	0	101	2.02E+08		AGRICULTURAL	102
													\$ 3,233						

2024 rate was \$2,056

Average increase was about 20% in land values from 2024 to 2025

2025, use \$2056x120%=

2024x120%=\$2,467

For 2025, use \$2400/acre for Sherman Twp Ag

Iosco County-2025 Land Value Analysis 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/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-B60-000-013-00	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	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	18229	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		

Sherman Township-2025 Land Value Analysis 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/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
090-028-300-001-01		9/23/2022	33000	WD	33000	788600	33000	24600	Improved	0	0	8.2	\$ 4,024	0	401	2022006202		INDUSTRIAL	301	
090-022-300-007-01		5/26/2023	100000	WD	100000	59460	100000	59460	Vacant	0	0	19.82	\$ 5,045	0	301	2023-002908		INDUSTRIAL	302	
090-022-400-002-50	S SAND LK RD	12/20/2022	177782	WD	177782	94747	177782	91170	Improved	0	0	30.39	\$ 5,850	0	301	2022007409		INDUSTRIAL	301	
090-022-100-004-00	2733 RHODES	11/30/2022	990522	WD	990522	967365	979587	500430	Improved	0	0	166.81	\$ 5,872	0	301	2022006993	090-022-100-002-00, 09	INDUSTRIAL	302	
090-027-200-002-75	4455 TURTLE RD	4/22/2022	150000	LC	150000	91127	84905	26032	Improved	0	0	8.21	\$ 10,342	0	401	NOT RECORDED		INDUSTRIAL	301	
090-018-400-002-50	2301 KITCHEN RD	10/24/2022	75000	WD	75000	47427	30573	3000	Improved	0	0	1	\$ 30,573	0	401	2022006364		INDUSTRIAL	301	
090-024-100-004-01	3165 ALABASTER RD	1/16/2024	125000	WD	125000	3000	125000	3000	Vacant	0	0	1	\$ 125,000	0	401	2024-000620		INDUSTRIAL	302	

\$ 5,198 Avg of Box/Sales 1-4

For 2025, use \$5,200/acre for Sherman Twp Industrial

Sherman Township-2025 Land Value Analysis Commercial (Uses Iosco County Residential Study)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/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-B60-000-013-00	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	18229	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		