

City of East Tawas-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/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
120-020-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	137109	15529	32638	Improved	259.031286	330	1.561	\$ 60	9948.110186	206	OP	2023/004991		ORIGINAL PLAT & CITY LOTS	401	LARGE BLDG SITE	
121-040-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	5893	8316	Improved	66	132	0.2	\$ 89	29465	66	OP	2022/005435		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	6348	8316	Improved	66	132	0.2	\$ 96	31740	66	OP	2022/005278		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	121555	5757	7312	Improved	58.031502	120	0.165	\$ 99	34890.90909	60	OP	2023/004278		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	154543	14589	16632	Improved	132	132	0.4	\$ 111	36472.5	132	OP	2023/005389		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-002-011-01	874 WADSWORTH ST	10/4/2023	16000	WD	16000	8316	16000	8316	Vacant	132	132	0.4	\$ 121	40000	132	OP	2023/005253		ORIGINAL PLAT & CITY LOTS	402	STREET	
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	8117	8316	Improved	66	132	0.2	\$ 123	40585	66	OP	2022/003911		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	26319	26476	Improved	210.126832	396	0.851	\$ 125	30927.14454	172.44	OP	2022/004703	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	8491	8316	Improved	66	132	0.2	\$ 129	42455	66	OP	2022/006325		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-017-002-02	W WASHINGTON ST	5/9/2022	17000	WD	17000	21230	17000	16632	Improved	132	132	2	\$ 129	8500	132	OP	2022/003084		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-B20-000-003-02	BENNINGTON ST	8/8/2022	6000	WD	6000	5727	6000	5727	Vacant	45.454545	120	0.138	\$ 132	43478.26087	50	401-2	2022/004817		ORIGINAL PLAT & CITY LOTS	001	BOLEN SUB TYPE	
121-B20-000-017-00	ADAMS ST	7/1/2022	12000	WD	12000	11214	12000	11214	Vacant	89	132	0.27	\$ 135	44444.44444	89	401-2	2022/004027		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-B20-000-007-00	ADAMS ST	7/13/2022	12000	WD	12000	10710	12000	10710	Vacant	85	132	0.258	\$ 141	46511.62791	85	401-2	2022/004236		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	163157	30319	26476	Improved	210.126832	396	0.851	\$ 144	35627.49706	172.44	OP	2024/000817	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	11951	8316	Improved	66	132	0.2	\$ 181	59755	66	OP	2022/004179		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	12681	8316	Improved	66	132	0.2	\$ 192	63405	66	OP	2022/004929		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	86227	13089	8316	Improved	66	132	0.2	\$ 198	65445	66	OP	2023/003406		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-T20-999-002-00	W WESTOVER ST	1/25/2024	19500	WD	19500	12377	19500	12377	Vacant	98.226667	132	0.294	\$ 199	66326.53061	100.49	OP	2024/000328		ORIGINAL PLAT & CITY LOTS	402	STREET	
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	80126	13290	8316	Improved	66	132	0.2	\$ 201	66450	66	OP	2023/003632		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	238507	33125	16632	Improved	132	132	0.4	\$ 251	82812.5	132	OP	2023/003766		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	131877	18939	8316	Improved	66	132	0.2	\$ 287	94695	66	OP	2023/004001		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	19007	8316	Improved	66	132	0.2	\$ 288	95035	66	OP	2022/005825		ORIGINAL PLAT & CITY LOTS	401	STREET	
													\$	156								Avg of All
													\$	146								Avg of Vacant

For 2025, use \$150/foot for Original plat lots

City of East Tawas-2025 Land Value Analysis Commercial

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120-020-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	137109	15529	32638	Improved	259.031286	330	1.561	\$ 60	9948.110186	206	OP	2023/004991		ORIGINAL PLAT & CITY LOTS	401	LARGE BLDG SITE	
121-O40-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	5893	8316	Improved	66	132	0.2	\$ 89	29465	66	OP	2022/005435		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	6348	8316	Improved	66	132	0.2	\$ 96	31740	66	OP	2022/005278		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	121555	5757	7312	Improved	58.031502	120	0.165	\$ 99	34890.90909	60	OP	2023/004278		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	154543	14589	16632	Improved	132	132	0.4	\$ 111	36472.5	132	OP	2023/005389		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-002-011-01	874 WADSWORTH ST	10/4/2023	16000	WD	16000	8316	16000	8316	Vacant	132	132	0.4	\$ 121	40000	132	OP	2023/005253		ORIGINAL PLAT & CITY LOTS	402	STREET	
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	8117	8316	Improved	66	132	0.2	\$ 123	40585	66	OP	2022/003911		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	26319	26476	Improved	210.126832	396	0.851	\$ 125	30927.14454	172.44	OP	2022/004703	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	8491	8316	Improved	66	132	0.2	\$ 129	42455	66	OP	2022/006325		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-017-002-02	W WASHINGTON ST	5/9/2022	17000	WD	17000	21230	17000	16632	Improved	132	132	2	\$ 129	8500	132	OP	2022/003084		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-B20-000-003-02	BENNINGTON ST	8/8/2022	6000	WD	6000	5727	6000	5727	Vacant	45.454545	120	0.138	\$ 132	43478.26087	50	401-2	2022/004817		ORIGINAL PLAT & CITY LOTS	001	BOLEN SUB TYPE	
121-B20-000-017-00	ADAMS ST	7/1/2022	12000	WD	12000	11214	12000	11214	Vacant	89	132	0.27	\$ 135	44444.44444	89	401-2	2022/004027		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-B20-000-007-00	ADAMS ST	7/13/2022	12000	WD	12000	10710	12000	10710	Vacant	85	132	0.258	\$ 141	46511.62791	85	401-2	2022/004236		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	163157	30319	26476	Improved	210.126832	396	0.851	\$ 144	35627.49706	172.44	OP	2024/000817	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	11951	8316	Improved	66	132	0.2	\$ 181	59755	66	OP	2022/004179		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	12681	8316	Improved	66	132	0.2	\$ 192	63405	66	OP	2022/004929		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	86227	13089	8316	Improved	66	132	0.2	\$ 198	65445	66	OP	2023/003406		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-T20-999-002-00	W WESTOVER ST	1/25/2024	19500	WD	19500	12377	19500	12377	Vacant	98.226667	132	0.294	\$ 199	66326.53061	100.49	OP	2024/000328		ORIGINAL PLAT & CITY LOTS	402	STREET	
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	80126	13290	8316	Improved	66	132	0.2	\$ 201	66450	66	OP	2023/003632		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	238507	33125	16632	Improved	132	132	0.4	\$ 251	82812.5	132	OP	2023/003766		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	131877	18939	8316	Improved	66	132	0.2	\$ 287	94695	66	OP	2023/004001		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	19007	8316	Improved	66	132	0.2	\$ 288	95035	66	OP	2022/005825		ORIGINAL PLAT & CITY LOTS	401	STREET	
													\$	156								Avg of All
													\$	146								Avg of Vacant

For 2025, use \$150/foot for Original plat lots

City of East Tawas-2025 Land Value Analysis Condo

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121-040-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	5893	8316	Improved	66	132	0.2	\$ 89	29465	66	OP	2022/005435	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	6348	8316	Improved	66	132	0.2	\$ 96	31740	66	OP	2022/005278	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	121555	5757	7312	Improved	58.031502	120	0.165	\$ 99	34890.90909	60	OP	2023/004278	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	154543	14589	16632	Improved	132	132	0.4	\$ 111	36472.5	132	OP	2023/005389	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-002-011-01	874 WADSWORTH ST	10/4/2023	16000	WD	16000	8316	16000	8316	Vacant	132	132	0.4	\$ 121	40000	132	OP	2023/005253	ORIGINAL PLAT & CITY LOTS	402	STREET		
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	8117	8316	Improved	66	132	0.2	\$ 123	40585	66	OP	2022/003911	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	26319	26476	Improved	210.126832	396	0.851	\$ 125	30927.14454	172.44	OP	2022/004703	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	8491	8316	Improved	66	132	0.2	\$ 129	42455	66	OP	2022/006325	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-N10-017-002-02	W WASHINGTON ST	5/9/2022	17000	WD	17000	21230	17000	16632	Improved	132	132	2	\$ 129	8500	132	OP	2022/003084	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-B20-000-003-02	BENNINGTON ST	8/8/2022	6000	WD	6000	5727	6000	5727	Vacant	45.454545	120	0.138	\$ 132	43478.26087	50	401-2	2022/004817	ORIGINAL PLAT & CITY LOTS	001	BOLEN SUB TYPE		
121-B20-000-017-00	ADAMS ST	7/1/2022	12000	WD	12000	11214	12000	11214	Vacant	89	132	0.27	\$ 135	44444.44444	89	401-2	2022/004027	ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE		
121-B20-000-007-00	ADAMS ST	7/13/2022	12000	WD	12000	10710	12000	10710	Vacant	85	132	0.258	\$ 141	46511.62791	85	401-2	2022/004236	ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE		
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	163157	30319	26476	Improved	210.126832	396	0.851	\$ 144	35627.49706	172.44	OP	2024/000817	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	11951	8316	Improved	66	132	0.2	\$ 181	59755	66	OP	2022/004179	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	12681	8316	Improved	66	132	0.2	\$ 192	63405	66	OP	2022/004929	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	86227	13089	8316	Improved	66	132	0.2	\$ 198	65445	66	OP	2023/003406	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-T20-999-002-00	W WESTOVER ST	1/25/2024	19500	WD	19500	12377	19500	12377	Vacant	98.226667	132	0.294	\$ 199	66326.53061	100.49	OP	2024/000328	ORIGINAL PLAT & CITY LOTS	402	STREET		
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	80126	13290	8316	Improved	66	132	0.2	\$ 201	66450	66	OP	2023/003632	ORIGINAL PLAT & CITY LOTS	401	STREET		
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121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	131877	18939	8316	Improved	66	132	0.2	\$ 287	94695	66	OP	2023/004001	ORIGINAL PLAT & CITY LOTS	401	STREET		
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													\$	156							Avg of All	
													\$	146								Avg of Vacant

For 2025, use \$150/foot for Original plat lots

For Condos: Std Lot, 66x132 at Res Rate = \$9,900 per site

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121-N30-003-015-00	711 W BAY ST	5/20/2022	540000	WD	540000	608539	97002	165541	Improved	58.932452	190	0.262	\$ 1,646	370236.6412	60	LH	2022/003223		LAKE HURON FRONTAGE	408	TAWAS BAY
121-O20-000-015-00	1030 E BAY ST	4/27/2022	308000	WD	307600	322935	135022	150357	Improved	53.526852	243	0.279	\$ 2,523	483949.8208	50	LH	2022/002741		LAKE HURON FRONTAGE	408	TAWAS BAY
													\$ 2,084								

For 2025, use \$2,100 for Lake Huron Frontage

City of East Tawas-2025 Land Value Analysis Original Plat and City Lots

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121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	8117	8316	Improved	66	132	0.2	\$ 123	40585	66	OP	2022/003911		ORIGINAL PLAT & CITY LOTS	401	STREET	
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121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	8491	8316	Improved	66	132	0.2	\$ 129	42455	66	OP	2022/006325		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-017-002-02	W WASHINGTON ST	5/9/2022	17000	WD	17000	21230	17000	16632	Improved	132	132	2	\$ 129	8500	132	OP	2022/003084		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-B20-000-003-02	BENNINGTON ST	8/8/2022	6000	WD	6000	5727	6000	5727	Vacant	45.454545	120	0.138	\$ 132	43478.26087	50	401-2	2022/004817		ORIGINAL PLAT & CITY LOTS	001	BOLEN SUB TYPE	
121-B20-000-017-00	ADAMS ST	7/1/2022	12000	WD	12000	11214	12000	11214	Vacant	89	132	0.27	\$ 135	44444.44444	89	401-2	2022/004027		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-B20-000-007-00	ADAMS ST	7/13/2022	12000	WD	12000	10710	12000	10710	Vacant	85	132	0.258	\$ 141	46511.62791	85	401-2	2022/004236		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE	
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	163157	30319	26476	Improved	210.126832	396	0.851	\$ 144	35627.49706	172.44	OP	2024/000817	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET	
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	11951	8316	Improved	66	132	0.2	\$ 181	59755	66	OP	2022/004179		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	12681	8316	Improved	66	132	0.2	\$ 192	63405	66	OP	2022/004929		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	86227	13089	8316	Improved	66	132	0.2	\$ 198	65445	66	OP	2023/003406		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-T20-999-002-00	W WESTOVER ST	1/25/2024	19500	WD	19500	12377	19500	12377	Vacant	98.226667	132	0.294	\$ 199	66326.53061	100.49	OP	2024/000328		ORIGINAL PLAT & CITY LOTS	402	STREET	
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	80126	13290	8316	Improved	66	132	0.2	\$ 201	66450	66	OP	2023/003632		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	238507	33125	16632	Improved	132	132	0.4	\$ 251	82812.5	132	OP	2023/003766		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	131877	18939	8316	Improved	66	132	0.2	\$ 287	94695	66	OP	2023/004001		ORIGINAL PLAT & CITY LOTS	401	STREET	
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	19007	8316	Improved	66	132	0.2	\$ 288	95035	66	OP	2022/005825		ORIGINAL PLAT & CITY LOTS	401	STREET	
													\$	156								Avg of All
													\$	146								Avg of Vacant

For 2025, use \$150/foot for Original plat lots

City of East Tawas-2025 Land Value Analysis Schir & Sand \$ Area Bldg Sites

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
120-021-100-305-00	LOFFMAN WOODS RD	7/12/2022	24900	WD	24900	14264	24900	14264	Vacant	201.627261	371	2.65	\$ 123	9396.226415	155	401-2	2022/004281	SCHIR & SAND \$ AREA BLDG SITES	402	LARGE SITE	
121-S20-000-006-01	SCHIRMER DR	8/18/2023	15000	WD	15000	7191	15000	7191	Vacant	99.449425	154	0.189	\$ 151	79365.07937	104	401-2	2023/004324	SCHIR & SAND \$ AREA BLDG SITES	402	SITE	
121-S20-000-006-02	SCHIRMER DR	8/18/2023	15000	WD	15000	6593	15000	6593	Vacant	99.449425	154	0.202	\$ 151	74257.42574	104	401-2	2023/004324	SCHIR & SAND \$ AREA BLDG SITES	402	SITE	
													\$	142							

For 2025, use \$142/foot for Schir & Sand

City of East Tawas-2025 Land Value Analysis Tawas Lake Back Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
120-017-300-014-01		7/19/2023	15000	WD	15000	23877	15000	23877	Vacant	238.769696	379.829987	1.516	\$ 63	9894.459103	173.89	TLA-B	2023/-003779		TAWAS LAKE BACK AREA	402	BACKLOT		
120-017-400-007-00	301 GREEN RD	5/16/2023	98000	WD	98000	51578	98000	56616	Improved	983.591295	457.317779	6.657	\$ 100	14721.34595	889.02	TLA-B	2023/-002721	120-017-400-007-75	TAWAS LAKE BACK AREA	402	BACKLOT		
121-J20-002-005-00	310 GREEN RD	8/1/2022	198500	WD	198500	195707	11700	8907	Improved	89.068346	127.5	0.263	\$ 131	44486.69202	90	TLA-B	2022/004727		TAWAS LAKE BACK AREA	401	BACKLOT		
													\$										
For 2025, Use \$98/ft Tawas Lake Backlots																							
121-P40-000-055-00	914 JAY ST	5/18/2022	102750	WD	102750	91157	29972	18379	Improved	91.893658	114	0.262	\$ 326	114396.9466	100	TLA-B	2022/003235		TAWAS LAKE BACK AREA	401	BL VIEW DEPTH		
121-T60-000-019-00	1056 PARK DR	12/20/2022	139900	WD	139900	151718	12182	24000	Improved	120	135	0.372	\$ 102	32747.31183	120	TLA-B	2022/007396		TAWAS LAKE BACK AREA	401	BL VIEW DEPTH		
													\$										
For 2025, Use \$214/ft Tawas Lake View Lots																							
121-T10-003-005-00	805 RAINBOW DR	4/22/2022	115000	WD	115000	106022	40132	31154	Improved	47.274184	118	0.135	\$ 849	297274.0741	50	TLA	2022/002659		TAWAS LK	408	LAKEFRONT		
121-P10-001-003-00	305 LAKEWOOD DR	11/9/2023	128000	WD	113000	104323	37356	28679	Improved	43.519414	100	0.115	\$ 858	324834.7826	50	TLA	2024/000063		TAWAS LK	408	LAKEFRONT		
120-017-400-010-40	197 WARREN AVE	10/27/2022	175000	WD	170000	135403	94251	59654	Improved	90.521544	183	0.318	\$ 1,041	296386.7925	79.37	TLA	2022/006494		TAWAS LK	408	LAKEFRONT		
													\$										
For 2025, Use \$916/ft Tawas Lake Frontage and West Side Lake																							
121-T11-000-082-00	RAINBOW DR	12/11/2023	82000	WD	82000	40005	82000	37506	Improved	138.4	390	0.619	\$ 592	132471.7286	138.4	TLA	2023/006278	121-T11-000-083-00	TAWAS LK	402	RIVER/LAKE		
121-T60-000-084-00	371 LAKEWOOD DR	6/1/2022	154000	WD	154000	133019	41167	20186	Improved	61.16911	123	0.22	\$ 673	187122.7273	78	TLA	2022/004365		TAWAS LK	408	VEG GROWTH		
For 2025, River/Lake/VegGrowth area follow trend of 50% of regular rate, which is \$458. These two sales support approx. a 50% reduction in the rate																							

City of East Tawas-2025 Land Value Analysis Tawas 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			
120-017-300-014-01		7/19/2023	15000	WD	15000	23877	15000	23877	Vacant	238.769696	379.829987	1.516	\$ 63	9894.459103	173.89	TLA-B	2023/003779		TAWAS LAKE BACK AREA	402	BACKLOT			
120-017-400-007-00	301 GREEN RD	5/16/2023	98000	WD	98000	51578	98000	56616	Improved	983.591295	457.317779	6.657	\$ 100	14721.34595	889.02	TLA-B	2023/002721	120-017-400-007-75	TAWAS LAKE BACK AREA	402	BACKLOT			
121-J20-002-005-00	310 GREEN RD	8/1/2022	198500	WD	198500	195707	11700	8907	Improved	89.068346	127.5	0.263	\$ 131	44486.69202	90	TLA-B	2022/004727		TAWAS LAKE BACK AREA	401	BACKLOT			
													\$	98										
For 2025, Use \$98/ft Tawas Lake Backlots																								
121-P40-000-055-00	914 JAY ST	5/18/2022	102750	WD	102750	91157	29972	18379	Improved	91.893658	114	0.262	\$ 326	114396.9466	100	TLA-B	2022/003235		TAWAS LAKE BACK AREA	401	BL VIEW DEPTH			
121-T60-000-019-00	1056 PARK DR	12/20/2022	139900	WD	139900	151718	12182	24000	Improved	120	135	0.372	\$ 102	32747.31183	120	TLA-B	2022/007396		TAWAS LAKE BACK AREA	401	BL VIEW DEPTH			
													\$	214										
For 2025, Use \$214/ft Tawas Lake View Lots																								
121-T10-003-005-00	805 RAINBOW DR	4/22/2022	115000	WD	115000	106022	40132	31154	Improved	47.274184	118	0.135	\$ 849	297274.0741	50	TLA	2022/002659		TAWAS LK	408	LAKEFRONT			
121-P10-001-003-00	305 LAKEWOOD DR	11/9/2023	128000	WD	113000	104323	37356	28679	Improved	43.519414	100	0.115	\$ 858	324834.7826	50	TLA	2024/000063		TAWAS LK	408	LAKEFRONT			
120-017-400-010-40	197 WARREN AVE	10/27/2022	175000	WD	170000	135403	94251	59654	Improved	90.521544	183	0.318	\$ 1,041	296386.7925	79.37	TLA	2022/006494		TAWAS LK	408	LAKEFRONT			
													\$	916										
For 2025, Use \$916/ft Tawas Lake Frontage and West Side Lake																								
121-T11-000-082-00	RAINBOW DR	12/11/2023	82000	WD	82000	40005	82000	37506	Improved	138.4	390	0.619	\$ 592	132471.7286	138.4	TLA	2023/006278	121-T11-000-083-00	TAWAS LK	402	RIVER/LAKE			
121-T60-000-084-00	371 LAKEWOOD DR	6/1/2022	154000	WD	154000	133019	41167	20186	Improved	61.16911	123	0.22	\$ 673	187122.7273	78	TLA	2022/004365		TAWAS LK	408	VEG GROWTH			
For 2025, River/Lake/VegGrowth area follow trend of 50% of regular rate, which is \$458. These two sales support approx. a 50% reduction in the rate																								



City of East Tawas-2025 Land Value Analysis Downtown Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	271288	78927	75215	Improved	46.285843	143	0.146	\$ 1,705	540595.89	44.47	DT	2023/002522		DOWNTOWN AREA	201	DOWNTOWN	
121-O40-003-001-00	218 W BAY ST	8/31/2022	295000	WD	295000	122582	209048	36630	Improved	66	132	0.2	\$ 3,167	1045240	66	DT	2022/005324		DOWNTOWN AREA	201	CLOSE DOWNTOWN	
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	21046	36630	Improved	66	132	0.2	\$ 319	105230	66	DT	2024/003209		DOWNTOWN AREA	401	CLOSE DOWNTOWN	
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	96740	47800	15540	Improved	28	132	0.085	\$ 1,707	562352.941	28	COMM	2023/003402		DOWNTOWN AREA	201	OFFICE/RETAIL	
													\$ 1,725									
For 2025, use \$1,725 for Downtown commercial																						
121-F30-004-001-00	820 W BAY ST	12/21/2023	300000	WD	300000	130735	205565	36300	Improved	175.362482	120	0.512	\$ 1,172	401494.141	186	COMM	2024/000046		COMMERCIAL	201		
121-N30-003-017-00	719 W BAY ST	5/2/2022	100000	WD	100000	193289	83111	176400	Improved	120	100	0.275	\$ 693	302221.818	120	COMM	2022/002862		COMMERCIAL	201		
121-O20-000-006-00	1040 E BAY ST	11/27/2023	55000	WD	55000	45414	29769	20183	Improved	97.5	152	0.34	\$ 305	87555.8824	97.5	LH	2023/006075		COMMERCIAL	401		
													\$ 723									
For 2025, use \$700/foot for Commercial Retail/2nd/3rd Blocks																						

City of East Tawas-2025 Land Value Woodview Site Condominiums

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		
120-020-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	137109	15529	32638	Improved	259.031286	330	1.561	\$ 60	9948.110186	206	OP	2023/004991		ORIGINAL PLAT & CITY LOTS	401	LARGE BLDG SITE		
121-040-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	5893	8316	Improved	66	132	0.2	\$ 89	29465	66	OP	2022/005435		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	6348	8316	Improved	66	132	0.2	\$ 96	31740	66	OP	2022/005278		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	121555	5757	7312	Improved	58.031502	120	0.165	\$ 99	34890.90909	60	OP	2023/004278		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	154543	14589	16632	Improved	132	132	0.4	\$ 111	36472.5	132	OP	2023/005389		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-002-011-01	874 WADSWORTH ST	10/4/2023	16000	WD	16000	8316	16000	8316	Vacant	132	132	0.4	\$ 121	40000	132	OP	2023/005253		ORIGINAL PLAT & CITY LOTS	402	STREET		
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	8117	8316	Improved	66	132	0.2	\$ 123	40585	66	OP	2022/003911		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	26319	26476	Improved	210.126832	396	0.851	\$ 125	30927.14454	172.44	OP	2022/004703	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	8491	8316	Improved	66	132	0.2	\$ 129	42455	66	OP	2022/006325		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-N10-017-002-02	W WASHINGTON ST	5/9/2022	17000	WD	17000	21230	17000	16632	Improved	132	132	2	\$ 129	8500	132	OP	2022/003084		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-B20-000-003-02	BENNINGTON ST	8/8/2022	6000	WD	6000	5727	6000	5727	Vacant	45.454545	120	0.138	\$ 132	43478.26087	50	401-2	2022/004817		ORIGINAL PLAT & CITY LOTS	001	BOLEN SUB TYPE		
121-B20-000-017-00	ADAMS ST	7/1/2022	12000	WD	12000	11214	12000	11214	Vacant	89	132	0.27	\$ 135	44444.44444	89	401-2	2022/004027		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE		
121-B20-000-007-00	ADAMS ST	7/13/2022	12000	WD	12000	10710	12000	10710	Vacant	85	132	0.258	\$ 141	46511.62791	85	401-2	2022/004236		ORIGINAL PLAT & CITY LOTS	402	BOLEN SUB TYPE		
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	163157	30319	26476	Improved	210.126832	396	0.851	\$ 144	35627.49706	172.44	OP	2024/000817	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	STREET		
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	11951	8316	Improved	66	132	0.2	\$ 181	59755	66	OP	2022/004179		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	12681	8316	Improved	66	132	0.2	\$ 192	63405	66	OP	2022/004929		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	86227	13089	8316	Improved	66	132	0.2	\$ 198	65445	66	OP	2023/003406		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-T20-999-002-00	W WESTOVER ST	1/25/2024	19500	WD	19500	12377	19500	12377	Vacant	98.226667	132	0.294	\$ 199	66326.53061	100.49	OP	2024/000328		ORIGINAL PLAT & CITY LOTS	402	STREET		
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	80126	13290	8316	Improved	66	132	0.2	\$ 201	66450	66	OP	2023/003632		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	238507	33125	16632	Improved	132	132	0.4	\$ 251	82812.5	132	OP	2023/003766		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	131877	18939	8316	Improved	66	132	0.2	\$ 287	94695	66	OP	2023/004001		ORIGINAL PLAT & CITY LOTS	401	STREET		
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	19007	8316	Improved	66	132	0.2	\$ 288	95035	66	OP	2022/005825		ORIGINAL PLAT & CITY LOTS	401	STREET		
													\$	156								Avg of All	
													\$	146									Avg of Vacant

For 2025, use \$150/foot for Original plat lots

City of East Tawas-2025 Land Value Analysis The Yards Commercial Condominiums

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
121-Y10-000-003-20	W BAY ST	9/26/2023	460000	WD	460000	318947	460000	318947	Vacant	0	0	0.825	#DIV/0!	557575.7576	\$ 12.80	0	0	COMM	2023/004998	THE YARDS COMMERCIAL CONDOMINIUMS	202	us-23 units
121-Y10-000-007-01	W BAY ST	10/14/2022	325000	WD	325000	324997	325000	324997	Vacant	0	0	0.84	#DIV/0!	386904.7619	\$ 8.88	0	0	COMM	2022/006204	THE YARDS COMMERCIAL CONDOMINIUMS	202	us-23 units

For 2025, use \$11/sqft for US 23

121-Y10-000-004-00	W BAY ST	12/29/2023	200000	WD	200000	116930	200000	116930	Vacant	0	0	0.806	#DIV/0!	248138.9578	\$ 5.696	0	0	COMM	2024/000011	THE YARDS COMMERCIAL CONDOMINIUMS	207	back units
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For 2025, use \$5.69 for Back and Undeveloped