

BBAYS, Bell Bay Sub. Frontage A & B

Calculated \$714 FF - Used \$714 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Efec. Front	Depth	Dollars/FF
122-020-000-001-02	04/27/22	\$75,000	\$75,000	\$74,969	77.0	278.3	\$973
122-160-000-201-00	11/03/22	\$43,000	\$43,000	\$60,792	124.3	471.6	\$346
122-160-000-213-01	09/17/21	\$65,000	\$65,000	\$113,735	232.6	609.2	\$279
122-166-000-370-00	04/02/21	\$40,000	\$40,000	\$39,979	81.8	294.9	\$489
122-205-000-007-00	05/16/22	\$167,000	\$167,000	\$170,927	64.1	192.5	\$2,606
122-205-000-017-00	07/12/21	\$84,900	\$84,900	\$61,753	63.5	188.8	\$1,338
122-205-000-026-00	10/21/22	\$83,000	\$83,000	\$104,079	69.0	208.6	\$1,203
122-205-000-365-00	09/24/21	\$100,000	\$100,000	\$138,322	91.7	354.4	\$1,091
122-226-000-006-00	08/17/22	\$190,000	\$190,000	\$190,028	211.9	215.5	\$897
122-226-000-020-00	06/20/22	\$10,000	\$10,000	\$16,188	185.1	259.5	\$54
Totals:		\$857,900	\$857,900	\$970,772	1,200.9		
				Average			
				per FF=>			\$714

BBAYS, Bell Bell Sub Acreage Table 1 1-5 Acres

Calculated \$3,533 PPA - Used \$3,500 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Depth	Net Acres	Total Acres	Dollars/Acre
020-028-000-002-03	11/08/21	\$18,500	WD	\$18,500	\$18,500	200.0	5.81	5.81	\$3,184
020-033-000-008-00	02/03/23	\$20,000	WD	\$20,000	\$20,000	0.0	5.00	5.00	\$4,000
051-015-000-017-03	09/20/21	\$12,500	WD	\$12,500	\$12,500	0.0	5.00	5.00	\$2,500
051-022-000-006-03	09/09/21	\$13,000	WD	\$13,000	\$13,000	0.0	3.30	2.20	\$3,939
051-022-000-006-03	04/08/22	\$22,000	WD	\$22,000	\$22,000	0.0	3.30	2.20	\$6,667
051-035-000-002-02	10/24/22	\$25,000	WD	\$25,000	\$25,000	0.0	6.00	6.00	\$4,167
100-032-000-001-10	11/23/21	\$13,000	WD	\$13,000	\$13,000	0.0	6.76	6.76	\$1,923
101-017-000-001-01	10/19/21	\$15,000	WD	\$15,000	\$15,000	0.0	4.12	4.12	\$3,641
120-030-000-010-02	10/29/21	\$10,000	WD	\$10,000	\$10,000	0.0	3.13	3.13	\$3,193
142-033-000-001-16	10/11/22	\$8,000	WD	\$8,000	\$8,000	245.0	2.01	2.00	\$3,980
Totals:		\$157,000		\$157,000	\$157,000		44.43	42.22	

Average

per Net Acre 3,533.49

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood COMME.COMMERCIAL, Last Edited: 02/26/2024

Frontages:
Frontage 'A': Description: 'AVERAGE' ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 200
Frontage 'F': Description: 'GRAND LAKE WF' ' FF Rate: 800
Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 1: 'AVERAGE'
1 Acre: 0 3 Acre: 9,500 10 Acre: 24,000 30 Acre: 0
1.5 Acre: 0 4 Acre: 11,000 15 Acre: 26,250 40 Acre: 0
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 74,000
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 125,000

Rates for Rate Table 'RATE TABLE', (Units)
GRAND LAKE : 900 (Not included in total acreage calculation)

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Comm. Commercial Frontage A
 Calculated \$79 FF - Used \$70 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-029-000-035-01	12/02/21	\$17,900	\$9,827	\$17,820	99.0	300.0	\$99
120-029-000-035-05	05/14/21	\$29,000	\$29,000	\$36,405	161.1	145.9	\$180
122-100-000-010-00	04/07/22	\$1,900	\$1,900	\$8,818	81.6	200.0	\$23
122-101-000-001-00	06/24/21	\$9,000	\$9,000	\$9,382	86.9	200.0	\$104
122-125-000-010-00	06/22/21	\$1,250	\$1,250	\$10,083	93.4	205.0	\$13
122-125-000-011-00	06/22/21	\$1,250	\$1,250	\$10,698	99.1	229.1	\$13
122-261-000-079-00	08/23/21	\$5,000	\$5,000	\$4,964	99.3	245.0	\$50
Totals:		\$65,300	\$57,227	\$98,170	720.3		
Average							
per FF=>							\$79

Comm. Commercial Frontage F

Calculated \$841 FF - Used \$800 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-130-000-016-00	06/25/21	\$120,000	\$120,000	\$154,257	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	\$245,579	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	\$209,933	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	\$209,933	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	\$204,317	270.3	1675.9	\$158
122-170-000-011-00	06/18/21	\$60,000	\$60,000	\$88,974	56.4	213.2	\$1,063
122-170-000-011-00	06/10/22	\$89,000	\$89,000	\$88,974	56.4	213.2	\$1,577
122-190-000-031-00	07/20/22	\$123,000	\$123,000	\$111,413	94.2	266.0	\$1,306
Totals:		\$1,103,300	\$986,091	\$1,313,380	1,172.3		
		Average					
		per FF=>					
						\$841	

Comm. Commercial Acreage Table 1 3&4 Acre
 Calculated \$2,723 PPA - Used \$2,772 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Total Acres
120-029-000-011-03	08/12/20	\$5,500	\$5,500	\$25,899	3.04	1.02
120-030-000-010-02	10/29/21	\$10,000	\$10,000	\$14,246	3.13	3.13
120-031-000-001-06	06/07/19	\$10,500	\$10,500	\$18,636	3.38	3.38
Totals:		\$26,000	\$26,000	\$58,781	9.55	7.53
				Average per FF=>	Average per Net Acre=>	2,723.37

Comm. Commercial Acreage Table 1 50&100 Acres
 Calculated \$1,497 PPA Used \$1,475 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
050-025-000-008-01	04/09/21	\$79,500	\$79,500	\$79,500	53.12	53.12	\$1,497
Totals:		\$79,500	\$79,500	\$79,500	53.12	53.12	
		Average		Average			
		per FF=>		per Net Acre		1,496.61	

Comm. Commercial Rate Table Grand Lake
 Calculated \$915 FF - Used \$900 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-130-000-015-00	04/22/22	\$138,000	\$138,000	\$154,257	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$120,000	\$154,257	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	\$245,579	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	\$209,933	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	\$209,933	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	\$204,317	270.3	1675.9	\$158
122-170-000-011-00	06/18/21	\$60,000	\$60,000	\$88,974	56.4	213.2	\$1,063
122-170-000-011-00	06/10/22	\$89,000	\$89,000	\$88,974	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	\$100,144	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	\$111,413	94.2	266.0	\$1,306
Totals:		\$1,324,300	\$1,207,091	\$1,567,781	1,319.9		
		Average		per FF=>		\$915	

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood GLNE.GRAND LAKE NORTH EAST, Last Edited: 02/14/2024

Frontages:

Frontage 'A':	Description: 'GRAND LAKE	'	FF Rate: 1035
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'LAKE ACCESS	'	FF Rate: 275
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'PRIME LOT	'	FF Rate: 2704
	Standard Frontage: 0		Standard Depth : 300
Frontage 'D':	Description: 'AVG	'	FF Rate: 756
	Standard Frontage: 0		Standard Depth : 300
Frontage 'E':	Description: 'FIRESIDE INN AD'		FF Rate: 1035
	Standard Frontage: 0		Standard Depth : 300
Frontage 'F':	Description: 'HARDWOOD SHORES'		FF Rate: 756
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'POINT OF VIEW	'	FF Rate: 1035
	Standard Frontage: 0		Standard Depth : 300
Frontage 'H':	Description: 'SIMS BAY	'	FF Rate: 575
	Standard Frontage: 0		Standard Depth : 300
Frontage 'I':	Description: 'GRAND LAKE BLVD'		FF Rate: 2125
	Standard Frontage: 0		Standard Depth : 300
Frontage 'J':	Description: 'COMMERCIAL	'	FF Rate: 1313
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'AVG'

1 Acre: 1,378	3 Acre: 8,211	10 Acre: 13,780	30 Acre: 41,340
1.5 Acre: 2,067	4 Acre: 5,520	15 Acre: 20,670	40 Acre: 55,120
2 Acre: 5,474	5 Acre: 6,890	20 Acre: 27,560	50 Acre: 68,900
2.5 Acre: 6,843	7 Acre: 9,646	25 Acre: 34,450	100 Acre: 137,800

Values for Acreage Table 2: 'WATERFRONT ACREAGE'

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 390,000
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 520,000
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 650,000
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

GLNE.Grand Lake North East Frontage A
 Calculated \$1,031 FF - Used \$1,035 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF
120-009-000-001-00	11/10/21	\$231,000	\$231,000	68.4	171.5	\$3,380
120-005-000-008-01	05/19/22	\$112,000	\$112,000	113.3	284.4	\$989
122-130-000-015-00	04/22/22	\$138,000	\$138,000	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$120,000	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	270.3	1675.9	\$158
122-170-000-011-00	06/10/22	\$89,000	\$89,000	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	94.2	266.0	\$1,306
Totals:		\$1,607,300	\$1,490,091	1,445.2		

\$1,031

GLNE Grand Lake NE Frontage B
Calculated \$285 FF - Used \$275 FF

Parcel Number	Sale Date	Sale Price	Effec. Front	Depth	Dollars/FF
122-080-000-011-00	07/20/21	\$250,000	108.9	77.0	\$285
Totals:		\$250,000	108.9		
					\$285

GLNE.Grand Lake North East Frontage C
 Calculated \$2,704 FF - Used \$2,704 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-009-000-001-00	11/10/21	\$231,000	\$184,833	68.4	171.5	\$3,380
122-151-000-017-00	10/12/21	\$171,000	\$118,886	80.3	291.0	\$2,130
Totals:		\$402,000	\$303,719	148.7		
			Average			
			per FF=>			\$2,704

GLNE.Grand Lake NE Frontage D

Calculated \$756 FF - Used \$756 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-167-000-001-03	11/18/22	\$210,000	\$209,933	277.7	1769.3	\$756
Totals:		\$210,000	\$209,933	277.7		
		Average				
						per FF=> \$756

GLNE.Grand Lake North East Frontage E
 Calculated \$1,031 FF - Used \$1,035 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF
120-009-000-001-00	11/10/21	\$231,000	\$231,000	68.4	171.5	\$3,380
120-005-000-008-01	05/19/22	\$112,000	\$112,000	113.3	284.4	\$989
122-130-000-015-00	04/22/22	\$138,000	\$138,000	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$120,000	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	270.3	1675.9	\$158
122-170-000-011-00	06/10/22	\$89,000	\$89,000	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	94.2	266.0	\$1,306
Totals:		\$1,607,300	\$1,490,091	1,445.2		

\$1,031

GLNE.Grand Lake NE Frontage F
 Calculated \$756 FF - Used \$756 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-167-000-001-03	11/18/22	\$210,000	\$209,933	277.7	1769.3	\$756
Totals:		\$210,000	\$209,933	277.7		
			Average			
			per FF=>			\$756

GLNE.Grand Lake North East Frontage G
 Calculated \$1,031 FF - Used \$1,035 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF
120-009-000-001-00	11/10/21	\$231,000	\$231,000	68.4	171.5	\$3,380
120-005-000-008-01	05/19/22	\$112,000	\$112,000	113.3	284.4	\$989
122-130-000-015-00	04/22/22	\$138,000	\$138,000	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$120,000	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	270.3	1675.9	\$158
122-170-000-011-00	06/10/22	\$89,000	\$89,000	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	94.2	266.0	\$1,306
Totals:			\$1,607,300	1,445.2		
			\$1,490,091			
						\$1,031

GLNE.Grand Lake NE Frontage H
 Calculated \$580 FF - Used \$576 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-004-000-025-01	03/08/22	\$350,000	\$111,478	\$111,461	139.3	386.3	\$800
122-065-000-004-00	07/28/21	\$235,000	\$77,789	\$95,362	118.5	395.7	\$657
122-065-000-012-00	06/23/22	\$167,500	\$50,872	\$73,865	71.4	126.3	\$713
122-065-000-026-00	09/24/21	\$151,500	\$27,128	\$36,907	35.7	38.0	\$761
122-080-000-011-00	07/20/21	\$250,000	\$31,023	\$112,684	108.9	77.0	\$285
122-167-000-001-03	10/05/21	\$170,300	\$170,300	\$209,933	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	\$209,933	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	\$204,317	270.3	1675.9	\$158
122-180-000-002-00	11/28/22	\$303,000	\$48,781	\$48,712	82.6	204.5	\$591
122-190-000-026-00	07/12/22	\$83,000	\$83,000	\$100,144	88.3	233.9	\$940
Totals:		\$2,080,300	\$853,162	\$1,203,318	1,470.2		
			Average				
				per FF=>			\$580

GLNE.Grand Lake NE Frontage I
 Calculated \$2,130 FF - Used \$2,125 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-151-000-017-00	10/12/21	\$171,000	\$171,000	\$118,886	80.3	291.0	\$2,130
Totals:		\$171,000	\$171,000	\$118,886	80.3		
				Average			
				per FF=>		\$2,130	

GLNE.Grand Lake NE Frontage J

Calculated \$1,311 FF - Used \$1,313 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-070-000-001-00	06/02/21	\$265,000	\$150,185	\$95,033	114.6	###	\$1,311
Totals:		\$265,000	\$150,185	\$95,033	114.6		
				Average			
				per FF=>			\$1,311

GLNE.Grand Lake NE Acreage Table 2 30,40,50 Acres
 Calculated \$12,987 PPA - Used \$13,000 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
122-027-000-008-00	06/07/22	\$150,000	10.01	10.01	\$14,985
122-027-000-026-00	10/19/21	\$110,000	10.01	10.01	\$10,989
Totals:		\$260,000	20.02	20.02	
			Average	Average	
			per Net Acre=	12,987.01	per SqFt=>

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood GLSW.GRAND LAKE SOUTH AND WEST, Last Edited: 02/28/2024

Frontages:

Frontage 'A':	Description: 'GOOD	'	FF Rate: 1035
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'LOW	'	FF Rate: 325
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'LIMBERLOST	'	FF Rate: 1129
	Standard Frontage: 0		Standard Depth : 300
Frontage 'D':	Description: 'EVERGREEN RD	'	FF Rate: 1643
	Standard Frontage: 0		Standard Depth : 300
Frontage 'E':	Description: 'US 23 S	'	FF Rate: 750
	Standard Frontage: 0		Standard Depth : 300
Frontage 'F':	Description: 'BLUE HORIZON	'	FF Rate: 590
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'GL S & W	'	FF Rate: 805
	Standard Frontage: 0		Standard Depth : 300
Frontage 'H':	Description: 'ROSEMARY LN	'	FF Rate: 590
	Standard Frontage: 0		Standard Depth : 300
Frontage 'I':	Description: 'LUNAR LN	'	FF Rate: 590
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'UNDEVELOPED WF'

1 Acre: 0	3 Acre: 8,025	10 Acre: 45,420	30 Acre: 0
1.5 Acre: 0	4 Acre: 10,700	15 Acre: 68,130	40 Acre: 0
2 Acre: 0	5 Acre: 13,375	20 Acre: 54,980	50 Acre: 0
2.5 Acre: 0	7 Acre: 18,725	25 Acre: 68,725	100 Acre: 0

Values for Acreage Table 2: 'WATERFRONT ACREAGE'

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 80,430
1.5 Acre: 0	4 Acre: 112,000	15 Acre: 40,215	40 Acre: 0
2 Acre: 0	5 Acre: 112,000	20 Acre: 53,620	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 67,025	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

GLSW, Grand Lake South and West Frontage A

Calculated \$1,031 FF - Used \$1,035 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF
120-009-000-001-00	11/10/21	\$231,000	\$231,000	68.4	171.5	\$3,380
120-005-000-008-01	05/19/22	\$112,000	\$112,000	113.3	284.4	\$989
122-130-000-015-00	04/22/22	\$138,000	\$138,000	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$120,000	59.3	165.0	\$2,023
122-151-000-017-00	10/12/21	\$171,000	\$171,000	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	270.3	1675.9	\$158
122-170-000-011-00	06/10/22	\$89,000	\$89,000	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	94.2	266.0	\$1,306
Totals:		\$1,607,300	\$1,490,091	1,445.2		\$1,031

GLSW. Grand Lake South & West Frontage B

Calculated \$327 FF - Used \$325 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-190-000-003-00	08/30/18	\$344,200	\$112,551	99.7	298.1	\$327
Totals:		\$344,200	\$112,551	99.7		
			Average			
			per FF=>			\$327

GLSW, Grand Lake South & West Frontage C

Calculated \$1,129 FF - Used \$1,129 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF
122-190-000-026-00	07/12/22	\$83,000	\$83,000	\$100,144	88.3	233.9	\$940
122-190-000-031-00	07/20/22	\$123,000	\$123,000	\$111,413	94.2	266.0	\$1,306
Totals:		\$206,000	\$206,000	\$211,557	182.5		
Average							
per FF=>							\$1,129

GLSW, Grand Lake South and West Frontage D

Calculated \$1,643 FF - Used \$1,643 FF

Parcel Number	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-245-000-005-00	10/24/22	\$132,400	\$128,785	\$132,400	\$128,785	78.4	447.3	\$1,643
Totals:		\$132,400	\$128,785	\$132,400	\$128,785	78.4		
Average								
per FF=>								\$1,643

GLSW.Grand Lake South West Frontage E

Calculated \$744 FF - Used \$750 FF

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-065-000-004-00	20159 US-23 S	07/28/21	\$235,000	\$77,789	\$95,362	118.5	395.7	\$657
122-065-000-012-00	20007 US-23 S	06/23/22	\$167,500	\$50,872	\$73,865	71.4	126.3	\$713
122-065-000-026-00	19759 US-23 S	09/24/21	\$151,500	\$27,128	\$36,907	35.7	38.0	\$761
122-190-000-026-00	21119 US-23 S	07/12/22	\$83,000	\$83,000	\$100,144	88.3	233.9	\$940
122-191-000-010-00	20685 US-23 S	09/09/20	\$78,000	\$78,000	\$116,329	103.0	318.5	\$757
122-191-000-011-00	US-23 S	03/17/20	\$63,000	\$63,000	\$77,886	103.8	323.5	\$607
122-191-000-012-00	20643 US-23 S	05/09/23	\$240,000	\$85,942	\$78,881	105.2	331.9	\$817
Totals:			\$1,018,000	\$465,731	\$579,374	625.8		

Average
per FF=> \$744

GLSW, Grand Lake South & West Frontage F
 Calculated \$590 FF - Used \$590 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-181-000-020-01	08/08/18	\$59,000	\$59,000	\$69,501	100.0	198.0	\$590
Totals:		\$59,000	\$59,000	\$69,501	100.0		
Average per FF=>							\$590

GLSW.Grand Lake South West Frontage G

Calculated \$809 FF Used \$805 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-151-000-017-00	10/12/21	\$171,000	\$171,000	\$245,579	80.3	291.0	\$2,129
122-167-000-001-03	10/05/21	\$170,300	\$170,300	\$209,933	277.7	1769.3	\$613
122-167-000-001-03	11/18/22	\$210,000	\$210,000	\$209,933	277.7	1769.3	\$756
122-167-000-001-05	05/07/21	\$160,000	\$42,791	\$204,317	270.3	1675.9	\$158
122-170-000-011-00	06/18/21	\$60,000	\$60,000	\$88,974	56.4	213.2	\$1,063
122-170-000-011-00	06/10/22	\$89,000	\$89,000	\$88,974	56.4	213.2	\$1,577
122-190-000-026-00	07/12/22	\$83,000	\$83,000	\$100,144	88.3	233.9	\$940
122-245-000-005-00	10/24/22	\$132,400	\$132,400	\$128,785	78.4	447.3	\$1,689
Totals:		\$1,075,700	\$958,491	\$1,276,639	1,185.5		

Average
per FF=> \$809

GLSW, Grand Lake South & West Frontage H

Calculated \$590 FF - Used \$590 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-181-000-020-01	08/08/18	\$59,000	\$59,000	\$69,501	100.0	198.0	\$590
Totals:		\$59,000	\$59,000	\$69,501	100.0		
Average per FF=>							\$590

GLSW, Grand Lake South & West Frontage I
 Calculated \$590 FF - Used \$590 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-181-000-020-01	08/08/18	\$59,000	\$59,000	\$69,501	100.0	198.0	\$590
Totals:		\$59,000	\$59,000	\$69,501	100.0		
Average per FF=>							\$590

GLSW, Grand Lake South West Acreage Table 1 3,4,7 Acres
 Calculated \$2782 PPA - Used \$2,625 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres
120-009-000-016-14	05/05/22	\$70,000	\$8,217	5.02	5.02
120-030-000-010-02	10/29/21	\$10,000	\$10,000	3.13	3.13
122-030-000-008-03	05/13/21	\$40,000	\$12,795	6.34	6.34
122-210-000-240-01	03/03/23	\$20,000	\$20,000	3.84	3.84
Totals:		\$140,000	\$51,012	18.34	18.34
				Average	
				per NetAcre=>	2,781.92

GLSW, Grand Lake South West Acreage Table 1 10-15 Acres
 Calculated \$4,266 PPA - Used \$4,542 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-022-000-011-00	05/18/22	\$20,000	\$20,000	10.00	10.00	\$2,000
120-034-000-012-04	07/22/22	\$205,000	\$74,587	12.17	9.55	\$6,128
Totals:		\$225,000	\$94,587	22.17	19.55	
				Average	Average	
				per Net Acre=>	4,266.25	per SqFt=>

GLSW.Grand Lake South West Acreage Table 2 4 & 5 Acres
 Calculated \$31,761 PPA - Used \$28,000 & \$22,400

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
122-167-000-001-03	10/05/21	\$170,300	\$170,300	4.52	4.52	\$37,677
122-167-000-001-03	11/18/22	\$210,000	\$210,000	4.52	4.52	\$46,460
122-167-000-001-05	05/07/21	\$160,000	\$42,791	4.28	4.28	\$9,996
Totals:		\$540,300	\$423,091	13.32	13.32	
				Average		
				per Net Acre=>	31,761.20	

GLSW, Grand Lake South West Acreage Table 2 15-30 Acres
 Calculated \$2,681 PPA - Used \$2,681 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Net Acres	Total Acres	Dollars/Acre
040-015-000-070-02	05/25/22	\$225,000	WD	\$225,000	65.50	40.00	\$3,435
040-016-000-110-00	08/04/22	\$85,000	WD	\$85,000	40.00	40.00	\$2,125
051-014-000-012-00	04/30/21	\$72,000	WD	\$72,000	37.00	37.00	\$1,946
Totals:		\$382,000		\$382,000	142.50	117.00	
					Average		
					per Net Acre=		2,680.70

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood HEINS.HEINS ISLAND HAVEN, Last Edited: 02/03/2024

Frontages:
Frontage 'C': Description: 'HEINS ' FF Rate: 1577
 Standard Frontage: 0 Standard Depth : 300

HEINS.Heins Island Haven

Calculated \$1,577 FF - Used \$1,577 FF

Parcel Number	Sale Date	Sale Price	Land Val	Effec. Front	Depth	Dollars/FF
122-170-000-011-00	06/10/22	\$89,000	\$63,753	56.4	213.2	\$1,577
Totals:		\$89,000	\$63,753	56.4		
			Average			
			per FF=>			\$1,577

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood HIHBL.HEINS ISLAND HAVEN BACK LOTS, Last Edited: 02/27/2024

Frontages:
Frontage 'B': Description: 'BACK LOTS ' FF Rate: 106
Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 1: ''

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 13,936	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 17,420	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

HIHBL Heins Island Have Back Lots

Calculated \$106 FF - Used \$106 FF

Parcel Number	Sale Date	Sale Price	t. Land Val	Effec. Front	Depth	Dollars/FF
122-101-000-001-00	06/24/21	\$9,000	\$9,382	86.9	200.0	\$104
122-140-000-021-00	09/23/22	\$12,500	\$12,482	115.6	257.9	\$108
Totals:		\$21,500	\$21,864	202.4		
Average						
per FF=>						\$106

HIHBL. Heins Island Haven Back Lots Acreage Table 1 4.5 acres
 Calculated \$3,341 PPA - Used \$3,484 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
101-017-000-001-01	10/19/21	\$15,000	\$15,000	4.12	4.12	\$3,641
120-030-000-010-02	10/29/21	\$10,000	\$10,000	3.13	3.13	\$3,195
120-031-000-001-06	06/07/19	\$10,500	\$10,500	3.38	3.38	\$3,111
Totals:		\$35,500	\$35,500	10.63	10.63	
Average						
per Net Ac						3,341.18

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood 001.INDUSTRIAL, Last Edited: 02/10/2024

Values for Acreage Table 1: 'INDUSTRIAL'

1 Acre: 1,100	3 Acre: 3,300	10 Acre: 20,000	30 Acre: 39,000
1.5 Acre: 1,650	4 Acre: 4,400	15 Acre: 16,500	40 Acre: 52,000
2 Acre: 2,200	5 Acre: 5,500	20 Acre: 22,000	50 Acre: 65,000
2.5 Acre: 2,750	7 Acre: 14,000	25 Acre: 27,500	100 Acre: 130,000

Values for Acreage Table 2: 'QUARRY'

1 Acre: 3,500	3 Acre: 10,500	10 Acre: 35,000	30 Acre: 105,000
1.5 Acre: 5,250	4 Acre: 14,000	15 Acre: 52,500	40 Acre: 140,000
2 Acre: 7,000	5 Acre: 17,500	20 Acre: 70,000	50 Acre: 175,000
2.5 Acre: 8,750	7 Acre: 24,500	25 Acre: 87,500	100 Acre: 350,000

Rates for Rate Table '', (Units)

LAKE HURON	: 450
GRAND LAKE	: 450
LOTUS POND	: 135

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

001.Industrial Acreage Table 1 - 30-100+ Acres

Calculated \$1,282.76 PPA - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Net Acres	Total Acres
011-014-000-004-00	02/25/22	\$75,000	WD	\$75,000	75.00	75.00
021-006-000-001-19	07/30/21	\$75,000	WD	\$75,000	84.73	84.73
030-031-000-020-04	03/10/23	\$155,000	WD	\$155,000	91.62	91.62
040-011-000-060-00	06/28/21	\$110,025	WD	\$110,025	120.00	40.00
041-036-000-130-11	03/11/22	\$117,000	WD	\$116,500	71.32	71.32
050-007-000-013-00	01/07/22	\$138,350	WD	\$138,350	75.18	40.00
051-016-000-021-00	05/20/21	\$79,000	WD	\$79,000	76.60	40.00
051-034-000-004-00	02/08/23	\$180,000	WD	\$180,000	80.00	80.00
051-034-000-004-00	11/10/21	\$115,000	WD	\$115,000	80.00	80.00
090-011-000-010-00	08/31/21	\$55,000	WD	\$55,000	80.00	80.00
090-021-000-400-00	04/28/21	\$105,000	WD	\$105,000	120.00	120.00
130-021-000-007-00	05/17/22	\$109,000	WD	\$109,000	80.00	80.00
140-034-000-008-02	12/09/22	\$225,000	WD	\$225,000	160.00	40.00
142-020-000-001-04	10/16/21	\$122,600	WD	\$122,600	100.00	20.00

Totals:

\$1,660,975

\$1,660,475

1,294.45

942.67

Average

per Net Acre=>

1,282.76

001.IndustrialAcreage Table 2 - 1-100+ Acres

Calculated \$3,526.51 PPA Used \$3,500 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Net Acres	Total Acres	Dollars/Acre
080-024-000-001-02	11/10/00	\$385,000	WD	\$385,000	119.80	70.17	\$3,214
150-122-000-037-00	01/24/00	\$700,000	WD	\$700,000	187.87	27.87	\$3,726
Totals:		\$1,085,000		\$1,085,000	307.67	98.04	
Average							
per Net Acre							3,526.51

001:Industrial Acreage Table 1 7 & 10 Acre Rate

Calculated \$2,000 PPA Used \$2,000 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-022-000-011-00	05/18/22	\$20,000	10.00	10.00	\$2,000
Totals:		\$20,000	10.00	10.00	
			Average	Average	
			per Net Acre=>	2,000.00	per SqFt=>

001.Industrial Acreage Table 1 Acreage 1,1.5,1.2.5,3,4,5,15,20,25
 Calculated \$,104 PPA Used \$1,100 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-008-000-005-00	07/01/19	\$19,000	15.85	15.85	\$1,199
120-008-000-005-00	05/22/20	\$16,000	15.85	15.85	\$1,009
Totals:		\$35,000	31.70	31.70	
			Average		
			per Net Acre=>		1,104.10

ISLN, Islands Acreage Table 1

Use \$5,789 PPA for Small Acreage & Use #3,677 for Large Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
122-030-000-018-00	GRAND ISLAND	08/25/22	\$40,000	6.91	6.91	\$5,789
122-031-000-002-00	GRAND ISLAND	09/30/21	\$200,000	54.39	54.24	\$3,677
Totals:			\$240,000	61.30	61.15	
Average						
per Net Acre=>					3,914.92	

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood 010.LAKE ESAU, Last Edited: 01/27/2024

Frontages:

Frontage 'A':	Description: 'ESAU PARK	'	FF Rate: 781
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'ESAU HEIGHTS	'	FF Rate: 781
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'ESAU TERRACE	'	FF Rate: 716
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'ESAU HEIGHTS LO'		FF Rate: 515
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: ''

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 72,661
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 96,881
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 60,551	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

010.Lake Esau Frontage Table A & B

Calculated \$781 FF - Used \$781 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-105-000-027-00	10/01/21	\$79,900	\$79,900	102.2	283.0	\$781
Totals:		\$79,900	\$79,900	102.2		
				Average		
				per FF=>		\$781

010.Lake Esau Frontage C

Calculated \$716 FF - Used \$716 FF

Parcel Number	Sale Date	Sale Price	Land Residual Est.	Land Value	Effec. Front	Depth	Dollars/FF
122-105-000-022-00	05/29/20	\$68,000	\$68,000	\$66,771	85.5	198.8	\$795
122-105-000-038-00	07/13/20	\$55,000	\$55,000	\$63,429	86.2	416.0	\$638
Totals:		\$123,000	\$123,000	\$130,200	171.7		
Average							
per FF=>							\$716

010.Lake Esau Frontage G

Calculated \$515 FF - Used \$515 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-105-000-022-00	05/29/20	\$68,000	\$68,000	\$66,771	85.5	198.8	\$795
122-105-000-027-00	10/01/21	\$79,900	\$79,900	\$79,851	102.2	283.0	\$781
122-105-000-030-00	02/22/21	\$90,000	\$90,000	\$163,028	213.7	540.1	\$421
122-105-000-036-00	03/26/21	\$48,500	\$48,500	\$60,840	77.9	225.1	\$623
122-105-000-038-00	07/13/20	\$55,000	\$55,000	\$63,429	175.0	416.0	\$314
122-105-000-042-14	10/23/20	\$47,000	\$47,000	\$63,854	100.1	200.5	\$469
Totals:		\$388,400	\$388,400	\$497,773	754.5		
Average per FF=>							\$515

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood LLNOR.LONG LAKE NORTH, Last Edited: 01/25/2024

Frontages:

Frontage 'A':	Description: 'BIG GRAVELLY	'	FF Rate: 1599
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'B':	Description: 'EAST BAY SUB	'	FF Rate: 576
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'C':	Description: 'CAMPBELL SH #2	'	FF Rate: 696
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'D':	Description: 'ASHLAND SUB	'	FF Rate: 587
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'E':	Description: 'WOODLAND SUB	'	FF Rate: 1599
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'F':	Description: 'WILDWOODS	'	FF Rate: 1599
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'G':	Description: 'METES & BOUNDS	'	FF Rate: 1000
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'H':	Description: 'CAMPBELL SH #3	'	FF Rate: 354
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'I':	Description: 'CAMPBELL #2	'	FF Rate: 696
	Standard Frontage: 0	Standard Depth : 300	
Frontage 'J':	Description: 'BIG GRAVELLY H	'	FF Rate: 2595
	Standard Frontage: 0	Standard Depth : 300	

Values for Acreage Table 1: 'WATER INFLUENCE'

1 Acre: 0	3 Acre: 16,977	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 16,977	15 Acre: 0	40 Acre: 0
2 Acre: 22,700	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 28,375	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

LLNOR.Long Lake North Frontage Table A Big Gravelly

Calculated \$1,599 FF - Used \$1,599 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-055-000-031-02	08/11/20	\$159,900	\$113,066	100.0	150.0	\$1,599
Totals:		\$159,900	\$113,066	100.0		
			Average			
			per FF=>			\$1,599

LLNOR. Long Lake North Frontage B East Bay Subd.
 Calculated \$576 FF - Used \$576 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-095-000-021-00	09/28/20	\$50,000	\$49,977	86.8	225.9	\$576
Totals:		\$50,000	\$49,977	86.8		
			Average			
			per FF=>			\$576

LLNOR. Long Lake North Frontage C Campbell Sh #2

Calculated \$696 FF - Used \$696 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-085-000-006-00	01/13/22	\$125,000	\$125,005	179.6	394.5	\$696
Totals:		\$125,000	\$125,005	179.6		
			Average			
			per FF=>			\$696

LLNOR. Long Lake North Frontage D Ashland Subd.
 Calculated \$587 FF - Used \$587 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
122-085-000-008-00	06/25/19	\$98,500	\$127,443	167.9	335.0	\$587	163.33
Totals:		\$98,500	\$127,443	167.9			
			Average				
			per FF=>			\$587	

LLNOR.Long Lake North Frontage Table E Woodland Sub

Calculated \$1,599 FF - Used \$1,599 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-055-000-031-02	08/11/20	\$159,900	\$113,066	100.0	150.0	\$1,599
Totals:		\$159,900	\$113,066	100.0		
			Average			
			per FF=>			\$1,599

LLNOR. Long Lake North Frontage Table F Wildwoods
 Calculated \$1,599 FF - Used \$1,599 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-055-000-031-02	08/11/20	\$159,900	\$113,066	100.0	150.0	\$1,599
Totals:		\$159,900	\$113,066	100.0		
			Average			
			per FF=>			\$1,599

LLNOR. Long Lake North Frontage G Metes & Bounds
 Calculated \$999 FF - Used \$1,000 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Dollars/FF	Rate Group 1
120-033-000-050-00	05/24/22	\$232,500	\$29,990	30.0	169.0	\$999	METES & BOUNDS
Totals:		\$232,500	\$29,990	30.0			

\$999

LLNOR.Long Lake North Frontage H Campbell Sh #3

Calculated \$354 FF - Used \$354 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/Acre
122-086-000-050-00	06/03/20	\$160,000	\$160,000	\$160,043	452.1	322.7	\$354	\$49,459
Totals:		\$160,000	\$160,000	\$160,043	452.1			
			Average				\$354	Average
			per FF=>					per SqFt=>

LLNO R.Long Lake North Frontage I Campbell #2

Calculated \$696 FF - Used \$696 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-085-000-006-00	01/13/22	\$125,000	\$125,005	179.6	394.5	\$696
Totals:		\$125,000	\$125,005	179.6		
		Average				
			per FF=>	\$696		

LLNOR. Long Lake North Frontage Table J Big Gravelly H
 Calculated \$2,578 FF - Used \$2,595 FF

Parcel Number	Sale Date	Sale Price	Effec. Front	Depth	Dollars/FF
122-055-000-021-00	06/16/23	\$410,000	71.1	152.8	\$2,578
Totals:		\$410,000	71.1		

\$2,578

LLNOR.Long Lake North Acreage Table 1
 Calculated \$11,368.40 PPA - Used \$11,350 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-019-000-010-13	10/20/22	\$60,000	\$60,000	3.42	3.42	\$17,544
011-019-000-010-23	06/14/21	\$25,000	\$25,000	4.03	4.03	\$6,203
021-014-000-013-00	05/06/21	\$22,000	\$22,000	2.07	2.07	\$10,628
021-014-000-030-00	02/06/23	\$46,500	\$46,500	2.07	2.07	\$22,464
021-023-000-040-00	05/14/21	\$43,000	\$43,000	4.14	2.07	\$10,386
021-023-000-042-00	06/22/22	\$23,000	\$23,000	2.07	2.07	\$11,111
021-024-000-058-00	12/29/22	\$65,000	\$65,000	2.38	2.38	\$27,311
021-024-000-068-00	06/01/21	\$33,000	\$33,000	2.27	2.27	\$14,537
021-036-000-003-34	03/28/23	\$39,000	\$39,000	6.03	6.03	\$6,468
041-032-000-220-28	09/07/21	\$59,000	\$59,000	2.89	2.89	\$20,415
051-004-000-002-05	09/26/22	\$24,500	\$24,500	2.15	2.15	\$11,395
061-026-000-026-00	10/04/21	\$15,000	\$15,000	5.20	5.20	\$2,885
100-027-000-007-17	05/17/21	\$26,000	\$26,000	2.34	2.34	\$11,111
101-013-000-006-00	10/29/21	\$92,000	\$92,000	10.10	10.10	\$9,109
101-013-000-017-00	05/19/21	\$65,000	\$65,000	10.01	10.01	\$6,494
101-020-000-008-05	11/18/21	\$60,000	\$60,000	10.04	10.04	\$5,976
101-021-000-091-11	08/20/21	\$65,000	\$65,000	6.41	6.41	\$10,140
122-027-000-008-00	06/07/22	\$150,000	\$150,000	10.01	10.01	\$14,985
122-030-000-018-00	08/25/22	\$40,000	\$40,000	6.91	6.91	\$5,789
140-023-000-003-10	08/15/22	\$175,000	\$175,000	5.29	5.29	\$33,081
142-008-000-001-15	10/21/22	\$65,000	\$65,000	5.11	5.11	\$12,720
Totals:		\$1,193,000	\$1,193,000	104.94	102.87	
				Average		
				per Net Acre		11,368.40

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood LLSOU.LONG LAKE SOUTH, Last Edited: 01/26/2024

Frontages:

Frontage 'A':	Description: 'A-RATE M&B	'	FF Rate: 1342
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'B':	Description: 'B-RATE M&B	'	FF Rate: 391
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'C':	Description: 'C-RATE M&B	'	FF Rate: 856
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'D':	Description: 'CHIPPEWA PT	'	FF Rate: 750
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'E':	Description: 'ORCHARD POINT	'	FF Rate: 1113
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'F':	Description: 'SHANGRILA	'	FF Rate: 1113
	Standard Frontage: 0	'	Standard Depth : 300
Frontage 'G':	Description: 'MONETTE PARK	'	FF Rate: 846
	Standard Frontage: 0	'	Standard Depth : 300

Values for Acreage Table 1: 'AVERAGE'

1 Acre: 4,500	3 Acre: 13,500	10 Acre: 19,500	30 Acre: 43,500
1.5 Acre: 6,750	4 Acre: 18,000	15 Acre: 29,250	40 Acre: 58,000
2 Acre: 9,000	5 Acre: 22,500	20 Acre: 39,000	50 Acre: 72,500
2.5 Acre: 11,250	7 Acre: 13,650	25 Acre: 48,750	100 Acre: 105,000

Values for Acreage Table 2: 'HIGH'

1 Acre: 0	3 Acre: 0	10 Acre: 41,000	30 Acre: 103,000
1.5 Acre: 0	4 Acre: 0	15 Acre: 63,000	40 Acre: 143,000
2 Acre: 0	5 Acre: 0	20 Acre: 78,000	50 Acre: 158,000
2.5 Acre: 0	7 Acre: 0	25 Acre: 83,000	100 Acre: 196,000

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

LLSOU.Long Lake South Frontage A

Calculated \$1,340 FF - Used \$1,342 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-030-000-015-06	05/15/18	\$340,000	\$159,980	186.9	323.4	\$1,099
120-030-000-018-01	09/21/20	\$250,000	\$133,528	99.5	298.5	\$1,510
120-030-000-019-00	06/07/22	\$355,000	\$134,200	100.0	300.0	\$1,728
120-031-000-029-00	10/20/17	\$115,500	\$13,893	35.5	151.5	\$1,044
Totals:		\$1,060,500	\$441,601	421.9		
		Average				
				per FF=>		
				\$1,340		

LLSOU.Long Lake South Frontage B B-Rate M&B

Calculated \$391 FF - Used \$391 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-031-000-015-04	05/25/21	\$35,000	\$35,039	89.6	131.4	\$391
Totals:		\$35,000	\$35,039	89.6		
		Average				
				per FF=>		\$391

LLSOU.Long Lake South Frontage C

Calculated \$856 FF - Used \$856 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-032-000-025-00	05/27/22	\$385,000	\$60,471	\$60,468	70.6	126.0	\$856
Totals:		\$385,000	\$60,471	\$60,468	70.6		
Average							
per FF=>							
							\$856

LLSOU.LongLake South Frontage D

Calculated \$754 FF - Used \$750 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-030-000-017-03	02/22/18	\$400,000	\$87,733	\$178,244	130.3	199.7	\$673
120-030-000-018-00	08/15/18	\$145,000	\$88,348	\$89,939	100.0	300.0	\$883
120-030-000-022-00	08/12/19	\$240,000	\$85,722	\$112,468	136.3	1330.0	\$629
120-030-000-026-00	10/16/18	\$185,000	\$116,637	\$166,100	194.0	450.6	\$601
120-031-000-015-04	05/25/21	\$35,000	\$35,000	\$35,039	89.6	131.4	\$391
120-031-000-029-00	10/20/17	\$115,500	\$37,082	\$13,893	35.5	151.5	\$1,044
120-032-000-017-02	05/07/21	\$425,000	\$359,453	\$359,570	420.1	807.3	\$856
120-032-000-025-00	05/27/22	\$385,000	\$60,471	\$60,468	70.6	126.0	\$856
120-033-000-050-00	05/24/22	\$232,500	\$29,990	\$30,022	30.0	169.0	\$999
122-055-000-060-00	04/14/17	\$189,900	\$53,961	\$113,066	70.7	150.0	\$763
122-085-000-006-00	01/13/22	\$125,000	\$125,000	\$125,005	179.6	394.5	\$696
122-085-000-008-00	06/25/19	\$98,500	\$98,500	\$127,443	167.9	335.0	\$587
122-215-000-004-02	06/05/19	\$349,150	\$117,945	\$132,256	118.8	209.0	\$993
122-265-000-009-00	04/15/21	\$238,000	\$82,526	\$86,732	85.4	437.3	\$967

Totals: \$3,163,550 \$1,378,368 \$1,630,245 1,829.0

Average

per FF=> \$754

LISOU.Long Lake South Frontage E Orchard Point

Calculated \$1,113 FF - Used \$1,113 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-215-000-004-02	08/31/21	\$414,000	\$182,795	\$132,294	118.8	209.0	\$1,113
Totals:		\$414,000	\$182,795	\$132,294	118.8		
				Average			
				per FF=>			\$1,113

LLSOU.Long Lake South Frontage F Shangrila

Calculated \$1,113 FF - Used \$1,113 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-215-000-004-02	08/31/21	\$414,000	\$182,795	\$132,294	118.8	209.0	\$1,113
Totals:		\$414,000	\$182,795	\$132,294	118.8		
Average							
per FF=>							
							\$1,113

LLSOU.Long Lake South Frontage G Monette Park

Calculated \$840 FF - Used \$846 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	
120-030-000-018-00	08/15/18	\$145,000	\$88,348	\$89,939	100.0	300.0	\$883	
120-032-000-025-00	05/27/22	\$385,000	\$60,471	\$60,468	70.6	126.0	\$856	
122-055-000-060-00	04/14/17	\$189,900	\$53,961	\$113,066	70.7	150.0	\$763	
Totals:		\$719,900	\$202,780	\$263,473	241.4			
Average								
per FF=>								\$840

LLSOU Long Lake South Acreage Table 1 1.1.5,2,2.5, 3,4,5 Acres

Calculated \$4500 PPA - Used \$4,500 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
122-225-000-039-00	06/15/23	\$4,500	1.00	1.00	\$4,500
Totals:		\$4,500	1.00	1.00	
			Average		
			per Net Acre=>		4,500.00

LLSOU, Long Lake South Acreage Table 1 7,10,15,20,25 Acres

Calculated \$1,940 PPA - Used \$1,950 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-001-000-008-06	09/20/21	\$48,500	\$48,500	25.00	25.00	\$1,940
021-025-000-002-00	10/08/21	\$20,000	\$20,000	10.13	10.13	\$1,974
021-036-000-002-00	04/26/22	\$17,500	\$17,500	10.02	10.02	\$1,747
030-021-000-020-01	06/02/22	\$24,000	\$24,000	20.00	20.00	\$1,200
041-026-000-060-02	09/24/21	\$49,940	\$49,940	25.61	25.61	\$1,950
051-005-000-001-02	01/26/22	\$27,000	\$27,000	20.33	10.18	\$1,328
051-016-000-020-00	05/04/21	\$20,000	\$20,000	20.00	20.00	\$1,000
051-016-000-031-01	08/12/22	\$32,000	\$32,000	20.00	20.00	\$1,600
051-022-000-010-04	04/16/21	\$48,000	\$48,000	20.00	20.00	\$2,400
051-023-000-017-08	12/15/22	\$25,000	\$25,000	8.00	8.00	\$3,125
080-036-000-003-00	06/20/22	\$52,000	\$52,000	20.00	20.00	\$2,600
090-021-000-190-00	07/30/21	\$36,900	\$36,900	11.46	11.46	\$3,220
090-021-000-210-00	10/18/22	\$15,000	\$15,000	10.01	10.01	\$1,499
090-029-000-150-00	09/24/21	\$25,000	\$25,000	11.42	11.42	\$2,189
090-029-000-280-02	12/21/21	\$26,000	\$26,000	10.00	10.00	\$2,600
100-007-000-007-10	03/17/23	\$32,000	\$32,000	10.00	10.00	\$3,200
100-008-000-007-03	11/05/21	\$21,600	\$21,600	12.00	12.00	\$1,800
100-008-000-007-05	10/22/21	\$39,000	\$39,000	19.53	19.53	\$1,997
100-028-000-005-10	07/23/21	\$18,000	\$18,000	9.80	9.80	\$1,837
100-032-000-001-03	05/03/21	\$39,000	\$39,000	20.00	10.00	\$1,950
100-032-000-001-05	04/24/21	\$20,622	\$20,622	14.73	14.73	\$1,400
120-008-000-009-00	12/19/22	\$37,700	\$37,700	26.05	12.45	\$1,447
120-022-000-011-00	05/18/22	\$20,000	\$20,000	9.75	9.75	\$2,051
142-008-000-002-09	05/21/21	\$25,000	\$25,000	10.17	10.17	\$2,458
142-019-000-003-01	04/08/22	\$47,500	\$47,500	21.50	21.50	\$2,209

Totals: \$767,262

\$767,262

Average 395.51

361.76

per Net Acre=>

Average 1,939.93 per SqFt=>

LLSOUTH.Long Lake South Acreage Table 1 30,40,50 Acres

Calculated \$1,428 PPA - Used \$1,450 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-006-000-002-00	10/24/23	\$80,000	74.59	72.00	\$1,073
120-019-000-002-06	09/04/18	\$160,000	70.16	70.16	\$1,131
120-022-000-023-04	07/01/22	\$44,700	43.28	43.28	\$1,033
120-023-000-001-07	01/29/20	\$115,500	85.58	85.58	\$1,350
120-027-000-002-02	10/24/17	\$75,000	80.00	80.00	\$938
120-034-000-001-02	11/01/23	\$99,900	39.65	39.65	\$2,520
120-034-000-001-03	09/22/17	\$122,710	37.37	5.00	\$808
120-034-000-008-00	02/04/22	\$65,000	40.00	40.00	\$1,625
120-034-000-008-01	03/16/22	\$172,000	40.00	40.00	\$807
120-034-000-009-10	08/18/16	\$15,000	30.00	30.00	\$500
120-035-000-006-04	05/10/19	\$228,500	62.82	62.82	\$1,320
122-029-000-003-02	01/12/22	\$75,000	38.97	38.97	\$1,925
122-031-000-002-00	09/30/21	\$200,000	54.39	54.24	\$3,677
Totals:		\$1,453,310	696.81	661.70	
			Average		
			per Net Acre=>	1,427.73	

LLSOU.Long Lake South Acreage Table 1 100+ Acres

Calculated \$1,043 PPA - Used \$1,050 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-019-000-002-02	03/25/20	\$182,000	\$114,718	110.00	110.00	\$1,043
Totals:		\$182,000	\$114,718	110.00	110.00	
Average						
per Net Acre=>						1,042.89

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood NLA KH.NORTH LAKE HURON, Last Edited: 02/27/2024

Frontages:

Frontage 'A':	Description: 'VIEW PI POINT'	'	FF Rate: 135
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'LK HURON'	'	FF Rate: 910
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'LK FT PI POINTE'	'	FF Rate: 1481
	Standard Frontage: 0		Standard Depth : 300
Frontage 'D':	Description: 'RATE D'	'	FF Rate: 500
	Standard Frontage: 0		Standard Depth : 300
Frontage 'E':	Description: 'MCINTIRE'S SUBD'	'	FF Rate: 1509
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'CEDAR WOOD DR'	'	FF Rate: 348
	Standard Frontage: 0		Standard Depth : 300
Frontage 'H':	Description: 'BRIAR LN'	'	FF Rate: 482
	Standard Frontage: 0		Standard Depth : 300
Frontage 'I':	Description: 'BAY VIEW DR'	'	FF Rate: 1509
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'NORTH LAKE HURON AC'

1 Acre: 15,770	3 Acre: 47,100	10 Acre: 157,700	30 Acre: 473,100
1.5 Acre: 23,655	4 Acre: 63,080	15 Acre: 236,550	40 Acre: 630,800
2 Acre: 31,540	5 Acre: 78,850	20 Acre: 315,400	50 Acre: 788,500
2.5 Acre: 39,425	7 Acre: 110,390	25 Acre: 394,250	100 Acre: 1,577,000

Values for Acreage Table 2: 'NORTH LAKE HURON LOW'

1 Acre: 0	3 Acre: 0	10 Acre: 80,070	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 120,105	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

NLAKH, North Lake Huron Frontage B

Calculated \$910 FF - Used \$910 FF

Parcel Number	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-020-000-001-02	04/27/22	\$75,000	\$74,969	\$75,000	\$74,969	77.0	278.3	\$973
122-160-000-201-00	11/03/22	\$43,000	\$60,792	\$43,000	\$63,154	124.3	471.6	\$346
122-160-000-213-01	09/17/21	\$65,000	\$113,735	\$65,000	\$113,735	232.6	609.2	\$279
122-166-000-370-00	04/02/21	\$40,000	\$39,979	\$40,000	\$39,979	81.8	294.9	\$489
122-205-000-007-00	05/16/22	\$167,000	\$170,927	\$167,000	\$170,927	64.1	192.5	\$2,606
122-205-000-017-00	07/12/21	\$84,900	\$91,953	\$84,900	\$61,753	63.5	188.8	\$1,338
122-205-000-026-00	10/21/22	\$83,000	\$104,079	\$83,000	\$83,000	69.0	208.6	\$1,203
122-205-000-365-00	09/24/21	\$100,000	\$138,322	\$100,000	\$84,240	91.7	354.4	\$1,091
122-226-000-006-00	08/17/22	\$190,000	\$190,028	\$190,000	\$190,028	128.3	215.5	\$1,481
Totals:		\$847,900	\$984,784	\$847,900	\$881,785	932.2		
Average								
per FF=>								\$910

NLAKH, North Lake Huron Frontage C

Calculated \$1,481 FF - Used \$1,481

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-226-000-006-00	08/17/22	\$190,000	\$190,000	\$190,000	\$190,028	128.3	219.5	\$1,481
Totals:		\$190,000	\$190,000	\$190,000	\$190,028	128.3		
						Average		
						per FF=>		\$1,481

NLAKH.North Lake Huron Frontage D

Calculated \$348 FF - Used \$500 FF

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-016-000-001-04	CEDAR WOOD	12/17/20	\$95,000	\$95,000	\$96,768	188.1	573.9	\$505
Totals:			\$95,000	\$95,000	\$96,768	188.1		
			Average					
					per FF=>			\$505

NLAKH, North Lake Huron Frontage F

Calculated \$1,509 FF - Used \$1,509 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-205-000-007-00	05/16/22	\$167,000	\$167,000	\$170,927	64.1	192.5	\$2,606
122-205-000-017-00	07/12/21	\$84,900	\$84,900	\$61,753	63.5	188.8	\$1,338
122-205-000-365-00	09/24/21	\$100,000	\$100,000	\$84,240	91.7	354.4	\$1,091
122-205-000-026-00	10/21/22	\$83,000	\$83,000	\$104,079	69.0	208.6	\$1,203
Totals:		\$434,900	\$434,900	\$420,999	288.2		

Average
per FF=> \$1,509

NLAKH, North Lake Huron Frontage G

Calculated \$348 FF - Used \$348 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-016-000-001-04	12/17/20	\$95,000	\$95,000	\$96,768	273.0	573.9	\$348
Totals:		\$95,000	\$95,000	\$96,768	273.0		
Average per FF=>							\$348

NLAKH.North Lake Huron Frontage H

Calculated \$482 FF - Used \$482 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-018-000-001-07	04/07/23	\$65,000	\$65,000	\$65,048	135.0	545.4	\$482
Totals:		\$65,000	\$65,000	\$65,048	135.0		
Average							
per FF=>							\$482

NLAKH, North Lake Huron Frontage I

Calculated \$1,509 FF - Used \$1,509 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-205-000-007-00	05/16/22	\$167,000	\$167,000	\$170,927	64.1	192.5	\$2,606
122-205-000-017-00	07/12/21	\$84,900	\$84,900	\$61,753	63.5	188.8	\$1,338
122-205-000-365-00	09/24/21	\$100,000	\$100,000	\$84,240	91.7	354.4	\$1,091
122-205-000-026-00	10/21/22	\$83,000	\$83,000	\$104,079	69.0	208.6	\$1,203
Totals:		\$434,900	\$434,900	\$420,999	288.2		
Average							
per FF=>							\$1,509

NLAKH.North Lake Huron Acreage Table 1

Calculated \$15,770 PPA - Used \$15,770 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
122-027-000-008-00	06/07/22	\$150,000	\$150,000	10.01	10.01	\$14,985
122-027-000-023-00	07/14/22	\$141,500	\$141,500	5.44	5.44	\$26,011
122-027-000-026-00	10/19/21	\$110,000	\$110,000	10.01	10.01	\$10,989
Totals:		\$401,500	\$401,500	25.46	25.46	
				Average		
				per Net Acre=>		15,769.84

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood 006.OFF WATER, Last Edited: 01/22/2024

Frontages:

Frontage 'A':	Description: 'A-RATE	'	FF Rate: 180
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'LAKE INFLUENCE	'	FF Rate: 226
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'BACK LOT	'	FF Rate: 128
	Standard Frontage: 0		Standard Depth : 300
Frontage 'D':	Description: 'HIGH	'	FF Rate: 70
	Standard Frontage: 0		Standard Depth : 300
Frontage 'E':	Description: 'OFF WATER BACK	'	FF Rate: 33
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'LONG LAKE SHARE	'	FF Rate: 576
	Standard Frontage: 0		Standard Depth : 300
Frontage 'H':	Description: 'DIVISION	'	FF Rate: 311
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'AVERAGE'

1 Acre: 8,633	3 Acre: 8,300	10 Acre: 20,500	30 Acre: 39,000
1.5 Acre: 8,633	4 Acre: 11,000	15 Acre: 25,000	40 Acre: 53,000
2 Acre: 8,633	5 Acre: 12,000	20 Acre: 29,000	50 Acre: 65,000
2.5 Acre: 8,633	7 Acre: 15,000	25 Acre: 33,750	100 Acre: 130,000

Values for Acreage Table 2: 'HIGH'

1 Acre: 3,500	3 Acre: 8,000	10 Acre: 20,000	30 Acre: 30,000
1.5 Acre: 4,700	4 Acre: 12,000	15 Acre: 30,000	40 Acre: 40,000
2 Acre: 6,000	5 Acre: 15,000	20 Acre: 40,000	50 Acre: 50,000
2.5 Acre: 8,000	7 Acre: 17,000	25 Acre: 30,000	100 Acre: 90,000

Rates for Rate Table '', (Acres)
RIVENDALE LN : 8,633

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

006.Off Water Frontage A-A-Rate

Calculated \$180 FF - Used \$180 FF

Parcel Number	Street Address	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-029-000-035-05	17773 BIRCH	05/14/21	\$29,000	\$36,405	161.1	145.9	\$180
Totals:			\$29,000	\$36,405	161.1		
		Average					
		per FF=>					\$180

006 Off Water Frontage B Lake Influence

Calculated \$226 PFF - Used \$226 PFF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF
120-033-000-023-00	09/05/19	\$28,000	\$28,000	\$9,306	124.1	600.0	0.88	\$226
Totals:		\$28,000	\$28,000	\$9,306	124.1		0.88	
				Average			Average	
				per FF=>	\$226		per Net Acre=>	

006. Off Water Frontage C Back Lot

Calculated \$123 FF - Used \$128 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-006-000-001-00	11/04/21	\$135,000	\$15,057	150.6	352.5	\$123
Totals:		\$135,000	\$15,057	150.6		
Average						
per FF=>						
				\$123		

006. Off Water Frontage D High

Calculated \$69 FF - Used \$70 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-033-000-022-00	07/16/21	\$130,000	\$21,433	198.5	477.5	\$67
122-125-000-023-00	08/03/23	\$72,000	\$17,806	298.7	542.3	\$71
Totals:		\$202,000	\$39,239	497.2		
Average						
per FF=>						\$69

006.Off Water Frontage E Off Water Back

Calculated \$35 FF - Used \$33 FF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-261-000-058-00	07/20/23	\$3,200	\$3,200	\$4,569	91.4	250.6	\$35
Totals:		\$3,200	\$3,200	\$4,569	91.4		
Average							
per FF=>							\$35

006. Off Water Frontage G Long Lake Share

Calculated \$594 FF - Used \$576 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-031-000-015-04	05/25/21	\$35,000	\$35,039	89.6	131.4	\$391
122-085-000-006-00	01/13/22	\$125,000	\$125,005	179.6	394.5	\$696
Totals:		\$160,000	\$160,044	269.2		
				Average		
				per FF=>		\$594

006. Off Water Frontage H Division

Calculated \$311 FF - Used \$311 FF

Parcel Number	treeet Address	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-215-000-021-00	DIVISION	07/22/22	\$11,000	\$10,996	35.4	150.0	\$311
Totals:			\$11,000	\$10,996	35.4		
			Average				
			per FF=>				\$311

006.Township LL Acreage 1-2.5 Acres

Calculated \$8,633 PPA Used \$8,633

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-029-000-011-06	RIVENDALE	11/28/20	\$19,800	2.02	1.01	\$9,802
120-029-000-011-10	RIVENDALE	11/30/20	\$19,800	2.02	1.00	\$9,802
120-029-000-011-17	RIVENDALE	11/30/20	\$8,000	1.02	1.02	\$7,843
120-029-000-011-18	17830 RIVENDALE	12/18/20	\$9,400	1.09	1.09	\$8,624
120-029-000-011-21	17870 RIVENDALE	10/02/20	\$5,500	1.09	1.09	\$5,046
Totals:			\$62,500	7.24	5.21	
			Average	per Net Acre=>	8,632.60	Average
					per SqFt=>	

006. Off Water Acreage Table 1 10 Acre Sales

Calculated \$2,086 PPA - Used \$2,050 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-022-000-011-00	05/18/22	\$20,000	\$20,000	10.00	10.00	\$2,000
021-025-000-002-00	10/18/21	\$20,000	\$20,000	10.13	10.13	\$1,974
090-021-000-210-00	10/18/22	\$15,000	\$15,000	10.01	10.01	\$1,499
090-029-000-150-00	09/24/21	\$25,000	\$25,000	11.42	11.42	\$2,189
090-029-000-280-02	12/21/21	\$26,000	\$26,000	10.00	10.00	\$2,600
100-007-000-007-10	03/17/21	\$32,000	\$32,000	10.00	10.00	\$3,200
100-008-000-007-03	11/05/21	\$21,600	\$21,600	12.00	12.00	\$1,800
100-028-000-005-10	07/23/21	\$18,000	\$18,000	9.80	9.80	\$1,837
120-022-000-011-00	05/18/22	\$20,000	\$20,000	9.75	9.75	\$2,051
021-035-000-002-00	04/26/22	\$17,500	\$17,500	10.02	10.02	\$1,747
Totals:		\$215,100	\$215,100	103.13	103.13	
				Average	Average	
				per Net Acre	per Sq Ft =>	

002.Township GL 50+ Acre Rate

Calculated \$1,349.61 - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres
120-023-000-001-07	01/29/20	\$115,500	\$115,500	85.58	85.58
Totals:		\$115,500	\$115,500	85.58	85.58
				Average	
				per Net Acre=>	1,349.61

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood PIHA.PRESQUE ISLE HARBOR ASSOCIATION , Last Edited: 02/14/2024

Frontages:
Frontage 'A': Description: 'HURON LAKE FF ' FF Rate: 973
Standard Frontage: 0 Standard Depth : 300
Frontage 'B': Description: 'LAKE ESAU ' FF Rate: 660
Standard Frontage: 0 Standard Depth : 300
Frontage 'C': Description: 'GRAND LAKE FF ' FF Rate: 2600
Standard Frontage: 0 Standard Depth : 300
Frontage 'D': Description: 'NORTH BAY SHORE' FF Rate: 1509
Standard Frontage: 0 Standard Depth : 300
Frontage 'E': Description: 'HARBOR MANOR ' FF Rate: 489
Standard Frontage: 0 Standard Depth : 300
Frontage 'F': Description: 'HARBOR VIEW ' FF Rate: 489
Standard Frontage: 0 Standard Depth : 300

Sites:
Site 'A': Description: 'RATE A ' Value: 3,000
Site 'B': Description: 'RATE B ' Value: 3,000
Site 'C': Description: 'RATE C ' Value: 4,800
Site 'D': Description: 'RATE D ' Value: 5,600
Site 'E': Description: 'RATE H ' Value: 8,000
Site 'F': Description: 'RATE E ' Value: 3,000
Site 'G': Description: 'BY BEACH HOUSE ' Value: 9,000
Site 'H': Description: '4 LOTS ' Value: 10,800
Site 'I': Description: '3 LOTS ' Value: 9,000
Site 'J': Description: '5 LOTS ' Value: 12,500

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

PIHA.Presque Isle Harbor Association Frontage A Huron Lake

Calculated \$973 FF - Used \$973 FF

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Effec. Front	Depth	Dollars/FF
122-020-000-001-02	04/27/22	\$75,000	\$30,100	40.13	77.0	278.3	\$973
Totals:		\$75,000	\$30,100		77.0		

\$973

PIEAE Presque Isle Harbor Association Frontage B Lake Esau
 Calculated \$660 FF - Used \$660 FF

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	nd	Effec. Front	Depth	Dollars/FF
122-115-000-003-00	02/26/21	\$42,000	\$32,200	76.67	#	75.1	264.0	\$559
122-160-000-072-00	08/10/20	\$48,000	\$23,500	48.96	#	61.2	165.9	\$784
Totals:		\$90,000	\$55,700		#	136.3		
Average								\$660

PIHAW. Presque Isle Harbor Association Frontage C Grand Lake

Calculated \$2,174 FF - Used \$2,600 FF

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Effec. Front	Depth	Dollars/FF
122-130-000-015-00	04/22/22	\$138,000	\$60,000	43.48	59.3	165.0	\$2,326
122-130-000-016-00	06/25/21	\$120,000	\$45,900	38.25	59.3	165.0	\$2,023
Totals:		\$258,000	\$105,900		118.7		
			Sale. Ratio =>	41.05			
			Std. Dev. =>	3.70			\$2,174

PIHA, Presque Isle Harbor Association Frontage D North Bay Shore
 Calculated \$1,599 FF - Used \$1,599 FF

Parcel Number	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Effec. Front	Depth	Dollars/FF
122-205-000-007-00	05/16/22	WD	\$167,000	\$29,400	17.60	64.1	192.5	\$2,606
122-205-000-017-00	07/12/21	WD	\$84,900	\$32,500	38.28	63.5	188.8	\$1,338
122-205-000-026-00	10/21/22	WD	\$83,000	\$31,600	38.07	69.0	208.6	\$1,203
122-205-000-365-00	09/24/21	WD	\$100,000	\$34,600	34.60	91.7	354.4	\$1,091
Totals:			\$434,900	\$128,100		288.2		
				Sale. Ratio =>	29.46			
				Std. Dev. =>	9.84			\$1,509

PIHA. Presque Isle Harbor Association Frontage E & F Harbor Manor & Harbor View
 Calculated \$489 FF - Used \$489 FF

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Effec. Front	Depth	Dollars/FF
122-166-000-370-00	04/02/21	\$40,000	\$28,100	70.25	81.8	294.9	\$489
Totals:		\$40,000	\$28,100		81.8		
			Sale. Ratio =>	70.25			
			Std. Dev. =>	#DIV/0!			\$489

PIHA.Presque Isle Harbor Association Site A

Used \$3,000 Per Site

Parcel Number	Sale Price	Total Acres	Other Parcels in Sale	Use Code	Rate Group
122-115-000-106-00	\$2,000	0.28	122-115-000-107-00	PIHA RATE A	RATE A
122-130-000-091-00	\$2,400	0.28		PIHA RATE A	RATE A
122-145-000-125-00	\$1,800	0.33		PIHA RATE A	RATE A
122-145-000-176-00	\$1,500	0.29	122-145-000-177-00	PIHA RATE A	RATE A
122-145-000-222-00	\$1,500	0.46		PIHA RATE A	RATE A
122-145-000-231-00	\$1,000	0.33		PIHA RATE A	RATE A
122-145-000-239-00	\$2,000	0.33		PIHA RATE A	RATE A
122-145-000-273-00	\$3,800	0.36	122-145-000-274-00	PIHA RATE A	RATE A
122-145-000-293-00	\$1,800	0.40		PIHA RATE A	RATE A
122-145-000-314-00	\$2,250	0.42		PIHA RATE A	RATE A
122-145-000-354-00	\$3,750	0.51	122-145-000-355-00	PIHA RATE A	RATE A
122-145-000-424-00	\$2,000	0.38		PIHA RATE A	RATE A
122-145-000-428-00	\$2,300	0.37		PIHA RATE A	RATE A
122-160-000-081-00	\$2,000	0.47		PIHA RATE A	RATE A
122-160-000-139-00	\$2,250	0.31		PIHA RATE A	RATE A
122-165-000-042-00	\$5,500	0.37	122-165-000-043-00, 122-165-000-044-00	PIHA RATE A	RATE A
122-165-000-070-00	\$2,000	0.39	122-165-000-071-00	PIHA RATE A	RATE A
122-165-000-103-00	\$900	0.60		PIHA RATE A	RATE A
122-165-000-151-00	\$4,900	0.34	122-165-000-152-00	PIHA RATE A	RATE A
122-165-000-161-00	\$1,910	0.38		PIHA RATE A	RATE A
122-165-000-183-00	\$1,300	0.37		PIHA RATE A	RATE A
122-165-000-220-00	\$1,750	0.43		PIHA RATE A	RATE A
122-165-000-280-00	\$1,200	0.37		PIHA RATE A	RATE A
122-165-000-283-00	\$4,500	0.39	122-165-000-284-00	PIHA RATE A	RATE A
122-165-000-293-00	\$4,500	0.44	122-165-000-294-00	PIHA RATE A	RATE A
122-166-000-327-00	\$3,500	0.39	122-225-000-032-00	PIHA RATE A	RATE A
122-166-000-358-00	\$2,000	0.39	122-165-000-029-00	PIHA RATE A	RATE A
122-200-000-074-00	\$7,000	0.28	122-200-000-075-00, 122-200-000-076-00	PIHA RATE A	RATE A
122-200-000-077-00	\$3,500	0.30	122-200-000-078-00	PIHA RATE A	RATE A
122-200-000-086-00	\$1,500	0.28		PIHA RATE A	RATE A

122-200-000-118-00	\$1,600	0.36		PIHA RATE A	RATE A
122-200-000-147-00	\$1,400	0.39		PIHA RATE A	RATE A
122-200-000-185-00	\$2,100	0.71		PIHA RATE A	RATE A
122-200-000-245-00	\$1,500	0.48		PIHA RATE A	RATE A
122-200-000-278-00	\$1,200	0.36		PIHA RATE A	RATE A
122-205-000-069-00	\$2,400	0.57		PIHA RATE A	RATE A
122-205-000-086-00	\$4,500	0.45	122-205-000-087-00	PIHA RATE A	RATE A
122-205-000-099-00	\$2,490	0.38		PIHA RATE A	RATE A
122-205-000-104-00	\$1,800	0.35		PIHA RATE A	RATE A
122-205-000-106-00	\$2,000	0.35		PIHA RATE A	RATE A
122-205-000-300-00	\$4,000	0.51	122-205-000-301-00	PIHA RATE A	RATE A
122-210-000-011-00	\$2,000	0.41		PIHA RATE A	RATE A
122-210-000-085-00	\$2,000	0.27		PIHA RATE A	RATE A
122-210-000-086-00	\$4,000	0.34	122-210-000-087-00	PIHA RATE A	RATE A
122-210-000-125-00	\$1,800	0.46		PIHA RATE A	RATE A
122-211-000-331-00	\$1,500	0.45		PIHA RATE A	RATE A
122-211-000-414-00	\$1,900	0.35		PIHA RATE A	RATE A
122-211-000-472-00	\$1,750	0.43		PIHA RATE A	RATE A
122-211-000-476-00	\$1,800	0.38		PIHA RATE A	RATE A
122-225-000-022-00	\$2,075	0.64		PIHA RATE A	RATE A
122-225-000-054-00	\$1,700	0.52		PIHA RATE A	RATE A
122-225-000-140-00	\$3,500	0.35	122-225-000-141-00	PIHA RATE A	RATE A
122-225-000-209-00	\$1,250	0.83		PIHA RATE A	RATE A
122-225-000-222-00	\$2,200	0.38		PIHA RATE A	RATE A
122-225-000-315-00	\$1,900	0.37		PIHA RATE A	RATE A
122-225-000-327-00	\$2,300	0.41		PIHA RATE A	RATE A
122-225-000-331-00	\$2,250	0.40		PIHA RATE A	RATE A
122-225-000-404-00	\$2,300	0.46		PIHA RATE A	RATE A
	\$139,525	23.59			

4,705.42

PIHA, Presque Isle Harbor Association Site B
 Site B Used \$3,000 Site Value

Parcel Number	Sale Date	Sale Price	Instr.	ECF Area	Other Parcels In Sale
122-115-000-152-00	08/15/22	\$2,500	WD	PIHA	
122-115-000-178-00	10/03/22	\$2,500	WD	PIHA	
122-115-000-194-00	04/30/21	\$2,500	WD	PIHA	
122-145-000-129-00	07/20/21	\$2,500	WD	PIHA	
122-145-000-138-00	03/17/23	\$2,500	WD	PIHA	
122-145-000-178-00	03/29/23	\$5,000	WD	PIHA	122-145-000-179-00
122-145-000-249-00	10/07/21	\$2,500	WD	PIHA	
122-145-000-307-00	01/22/22	\$5,000	WD	PIHA	
122-145-000-332-00	08/13/21	\$2,500	WD	PIHA	
122-145-000-403-00	02/08/23	\$5,000	WD	PIHA	
122-160-000-088-00	11/23/21	\$2,500	WD	PIHA	
122-160-000-103-00	05/20/22	\$5,000	WD	PIHA	122-160-000-104-00
122-160-000-134-00	10/03/22	\$2,500	WD	PIHA	
122-165-000-132-00	01/03/22	\$2,500	WD	PIHA	
122-165-000-311-00	10/07/21	\$2,500	WD	PIHA	
122-200-000-066-00	11/11/22	\$5,000	WD	PIHA	122-200-000-067-00
122-200-000-264-00	06/23/21	\$2,500	WD	PIHA	
122-205-000-092-00	03/18/22	\$2,500	WD	PIHA	
122-205-000-093-00	07/29/22	\$2,500	WD	PIHA	
122-205-000-101-00	08/24/22	\$2,500	WD	PIHA	
122-205-000-169-00	09/09/22	\$2,500	WD	PIHA	
122-205-000-200-00	10/29/21	\$2,500	WD	PIHA	
122-205-000-320-00	08/03/22	\$2,500	WD	PIHA	
122-205-000-321-00	09/16/21	\$5,000	WD	PIHA	122-205-000-322-00
122-211-000-431-00	01/20/23	\$2,500	WD	PIHA	
122-225-000-292-00	10/18/21	\$2,500	WD	PIHA	
122-225-000-323-00	08/30/22	\$2,500	WD	PIHA	
122-225-000-338-00	09/13/21	\$2,500	WD	PIHA	
Totals:				\$85,000	

PIHA, Presque Isle Harbor Association Site C
Use \$4,800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
122-225-000-427-00	E 638	10/05/22	\$4,800	WD
Totals:			\$4,800	

PIHA, Presque Isle Harbor Association Site D

Used \$5,600 per site

Parcel Number	Sale Date	Sale Price
122-115-000-041-00	01/26/22	\$6,000
122-115-000-156-00	07/01/22	\$2,900
122-115-000-195-00	08/29/22	\$3,500
122-130-000-034-00	11/04/21	\$3,950
122-130-000-045-00	05/02/22	\$3,500
122-130-000-065-00	10/10/22	\$3,000
122-130-000-073-00	10/07/22	\$3,000
122-145-000-356-00	09/07/22	\$2,865
122-160-000-148-00	05/04/21	\$3,000
122-165-000-264-00	10/14/22	\$5,500
122-165-000-289-00	06/11/21	\$2,600
122-166-000-330-00	11/04/22	\$3,000
122-200-000-126-00	01/05/23	\$4,000
122-200-000-141-00	10/17/22	\$3,950
122-205-000-118-00	10/05/22	\$3,500
122-205-000-159-00	05/04/21	\$3,500
122-205-000-239-00	12/30/21	\$3,500
122-210-000-047-00	02/14/23	\$3,800
122-210-000-052-00	11/23/22	\$4,000
122-210-000-056-00	09/14/22	\$3,950
122-210-000-100-00	09/22/22	\$2,850
122-211-000-382-00	10/10/22	\$4,000
122-211-000-470-00	08/31/22	\$5,250
122-211-000-470-00	02/22/22	\$5,500
122-225-000-194-00	03/17/23	\$2,782
122-225-000-278-00	09/30/22	\$3,500
Totals:		\$96,897

PIHA, Presque Isle Harbor Association Site *PIE*
Used \$8,000 Per Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
122-200-000-285-00	PINEVIEW	05/02/23	\$7,476	WD
Totals:			\$7,476	

PIHA.Presque Isle Harbor Association Site F
Rate E \$3,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
122-115-000-117-00	E GRAND LAKE	04/24/23	\$3,000	WD
122-130-000-065-00	HIGHLAND PINES	10/10/22	\$3,000	WD
122-130-000-073-00	HIGHLAND PINES	10/07/22	\$3,000	WD
122-160-000-148-00	DOYLE	05/04/21	\$3,000	WD
122-166-000-330-00	E GRAND LAKE	11/04/22	\$3,000	WD
122-210-000-004-00	HARBOR VIEW	08/24/23	\$3,000	WD
Totals:			\$18,000	

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood 015.RAYBURN HWY, Last Edited: 02/24/2024

Values for Acreage Table 1: 'AVERAGE'

1 Acre: 3,550	3 Acre: 10,650	10 Acre: 20,000	30 Acre: 64,500
1.5 Acre: 5,325	4 Acre: 14,200	15 Acre: 30,000	40 Acre: 52,000
2 Acre: 7,100	5 Acre: 17,750	20 Acre: 43,000	50 Acre: 67,500
2.5 Acre: 8,875	7 Acre: 14,000	25 Acre: 53,750	100 Acre: 135,000

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

015. Rayburn Hwy Acreage Table 1 1-5 Acres
 Calculated \$3,533 PPA - Used \$3,550 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Depth	Net Acres	Total Acres	Dollars/Acre
020-028-000-002-03	11/08/21	\$18,500	WD	\$18,500	\$18,500	200.0	5.81	5.81	\$3,184
020-033-000-008-00	02/03/23	\$20,000	WD	\$20,000	\$20,000	0.0	5.00	5.00	\$4,000
051-015-000-017-03	09/20/21	\$12,500	WD	\$12,500	\$12,500	0.0	5.00	5.00	\$2,500
051-022-000-006-03	09/09/21	\$13,000	WD	\$13,000	\$13,000	0.0	3.30	2.20	\$3,939
051-022-000-006-03	04/08/22	\$22,000	WD	\$22,000	\$22,000	0.0	3.30	2.20	\$6,667
051-035-000-002-02	10/24/22	\$25,000	WD	\$25,000	\$25,000	0.0	6.00	6.00	\$4,167
100-032-000-001-10	11/23/21	\$13,000	WD	\$13,000	\$13,000	0.0	6.76	6.76	\$1,923
101-017-000-001-01	10/19/21	\$15,000	WD	\$15,000	\$15,000	0.0	4.12	4.12	\$3,641
120-030-000-010-02	10/29/21	\$10,000	WD	\$10,000	\$10,000	0.0	3.13	3.13	\$3,193
142-033-000-001-16	10/11/22	\$8,000	WD	\$8,000	\$8,000	245.0	2.01	2.00	\$3,980
Totals:		\$157,000		\$157,000	\$157,000		44.43	42.22	
							Average		
							per Net Acre	3,533.49	

015. Rayburn Hwy Land Table Acreage Table 1 7-15 Acre Rage
 Calculated \$2,000 PPA - Used \$2,000 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre	Land Table
120-022-000-011-00	05/18/22	\$20,000	10.00	10.00	\$2,000	RAYBURN HWY
Totals:						
		\$20,000	10.00	10.00		
			Average	Average		
			per Net Acre=>	per Net Acre=>	2,000.00	per SqFt=>

015. Rayburn Hwy Acreage Table 1 - 20-30 Acres
 Calculated \$2,126 PPA - Used \$2,150 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Valu	Net Acres	Total Acres	Dollars/Acre
030-021-000-020-01	06/02/22	\$24,000	WD	\$24,000	\$24,000	\$35,100	20.00	20.00	\$1,200
051-016-000-031-01	08/12/22	\$32,000	WD	\$32,000	\$32,000	\$36,000	20.00	20.00	\$1,600
051-022-000-010-04	04/16/21	\$48,000	WD	\$48,000	\$48,000	\$35,100	20.00	20.00	\$2,400
080-036-000-003-00	06/20/22	\$52,000	WD	\$52,000	\$52,000	\$36,000	20.00	20.00	\$2,600
122-030-000-000-04	05/22/23	\$52,200	WD	\$52,200	\$52,200	\$40,392	17.94	17.94	\$2,910
Totals:		\$208,200		\$208,200	\$208,200	\$182,592	97.94	97.94	
				Average	Average	per FF=>	per Net Acre=>		2,125.79

015. Rayburn Hwy Land Table Acreage Table 1 - 40 Acres
 Calculated \$1,313 PPA - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-008-000-022-00	04/15/22	\$60,000	\$60,000	\$60,000	40.00	40.00	\$1,500
020-021-000-002-00	01/08/22	\$45,000	\$45,000	\$45,000	40.00	40.00	\$1,125
030-013-000-030-00	03/02/23	\$40,000	\$40,000	\$40,000	40.00	40.00	\$1,000
030-015-000-070-00	10/07/22	\$60,000	\$60,000	\$60,000	40.00	40.00	\$1,500
120-034-000-008-00	08/13/21	\$60,000	\$60,000	\$60,000	40.00	40.00	\$1,500
140-034-000-003-00	10/07/22	\$50,000	\$50,000	\$50,000	40.00	40.00	\$1,250
Totals:		\$315,000	\$315,000	\$315,000	240.00	240.00	
					Average		
					per Net Acre=>		1,312.50

015. Rayburn Hwy Acreage Table 1 - 50-100+ Acres
 Calculated \$1,282.76 PPA - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Net Acres	Total Acres
011-014-000-004-00	02/25/22	\$75,000	WD	\$75,000	75.00	75.00
021-006-000-001-19	07/30/21	\$75,000	WD	\$75,000	84.73	84.73
030-031-000-020-04	03/10/23	\$155,000	WD	\$155,000	91.62	91.62
040-011-000-060-00	06/28/21	\$110,025	WD	\$110,025	120.00	40.00
041-036-000-130-11	03/11/22	\$117,000	WD	\$116,500	71.32	71.32
050-007-000-013-00	01/07/22	\$138,350	WD	\$138,350	75.18	40.00
051-016-000-021-00	05/20/21	\$79,000	WD	\$79,000	76.60	40.00
051-034-000-004-00	02/08/23	\$180,000	WD	\$180,000	80.00	80.00
051-034-000-004-00	11/10/21	\$115,000	WD	\$115,000	80.00	80.00
090-011-000-010-00	08/31/21	\$55,000	WD	\$55,000	80.00	80.00
090-021-000-400-00	04/28/21	\$105,000	WD	\$105,000	120.00	120.00
130-021-000-007-00	05/17/22	\$109,000	WD	\$109,000	80.00	80.00
140-034-000-008-02	12/09/22	\$225,000	WD	\$225,000	160.00	40.00
142-020-000-001-04	10/16/21	\$122,600	WD	\$122,600	100.00	20.00
Totals:		\$1,660,975		\$1,660,475	1,294.45	942.67
					Average	
					per Net Acre=>	1,282.76

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood SAP.SOUTH ALBANY POINT, Last Edited: 02/27/2024

Values for Acreage Table 1: 'LARGE ACREAGE LH'

1 Acre: 0	3 Acre: 0	10 Acre: 129,870	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 194,805	40 Acre: 0
2 Acre: 0	5 Acre: 130,000	20 Acre: 259,740	50 Acre: 0
2.5 Acre: 0	7 Acre: 90,909	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'SMALL ACREAGE LH'

1 Acre: 0	3 Acre: 0	10 Acre: 139,000	30 Acre: 0
1.5 Acre: 0	4 Acre: 105,000	15 Acre: 139,000	40 Acre: 0
2 Acre: 0	5 Acre: 105,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 105,000	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

SAP. South Albany Point Acreage Table 1

Calculated \$12,987 FF Used \$12,987 FF PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
122-027-000-008-00	06/07/22	\$150,000	10.01	10.01	\$14,985
122-027-000-026-00	10/19/21	\$110,000	10.01	10.01	\$10,989
Totals:		\$260,000	20.02	20.02	
Average					
per Net Acre 12,987.01					

SAP: South Albany Point Acreage Table 1 - 5 Acre Rate

Calculated \$26,011 PPA - Used \$26,000 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
122-027-000-023-00	07/14/22	\$141,500	\$141,500	5.44	5.44	\$26,011
Totals:		\$141,500	\$141,500	5.44	5.44	
				<i>Average</i>		
				per Net Acre=>		26,011.03

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood 002.TOWNSHIP, Last Edited: 02/10/2024

Frontages:

Frontage 'A':	Description: 'A-FF'	'	FF Rate: 424
	Standard Frontage: 0		Standard Depth : 300
Frontage 'B':	Description: 'B-FF'	'	FF Rate: 108
	Standard Frontage: 0		Standard Depth : 300
Frontage 'C':	Description: 'BIRCH HILL BACK'	'	FF Rate: 30
	Standard Frontage: 0		Standard Depth : 300
Frontage 'D':	Description: 'QUARRY'	'	FF Rate: 60
	Standard Frontage: 0		Standard Depth : 300
Frontage 'E':	Description: 'NO RD FT LOW'	'	FF Rate: 15
	Standard Frontage: 0		Standard Depth : 300
Frontage 'F':	Description: 'US 23 BACK LOTS'	'	FF Rate: 27
	Standard Frontage: 0		Standard Depth : 300
Frontage 'G':	Description: 'LONG SWAMP RD'	'	FF Rate: 45
	Standard Frontage: 0		Standard Depth : 300
Frontage 'H':	Description: 'BLVD BACK LOTS'	'	FF Rate: 35
	Standard Frontage: 0		Standard Depth : 300
Frontage 'I':	Description: 'EVERGREEN BACK'	'	FF Rate: 50
	Standard Frontage: 0		Standard Depth : 300
Frontage 'J':	Description: 'AVG'	'	FF Rate: 36
	Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'AVERAGE'

1 Acre: 4,500	3 Acre: 13,554	10 Acre: 20,000	30 Acre: 52,830
1.5 Acre: 6,750	4 Acre: 18,800	15 Acre: 29,534	40 Acre: 65,000
2 Acre: 7,100	5 Acre: 23,500	20 Acre: 48,000	50 Acre: 65,000
2.5 Acre: 13,765	7 Acre: 32,900	25 Acre: 44,025	100 Acre: 130,000

Values for Acreage Table 2: 'HIGH'

1 Acre: 2,600	3 Acre: 10,650	10 Acre: 28,450	30 Acre: 38,000
1.5 Acre: 3,900	4 Acre: 14,200	15 Acre: 26,438	40 Acre: 56,000
2 Acre: 9,036	5 Acre: 20,000	20 Acre: 35,250	50 Acre: 70,000
2.5 Acre: 11,295	7 Acre: 14,000	25 Acre: 34,000	100 Acre: 120,000

Rates for Rate Table '', (Units)

LOTUS POND	: 50	(Not included in total acreage calculation)
GRAND LAKE	: 300	(Not included in total acreage calculation)
ESAU LAKE	: 50	(Not included in total acreage calculation)
GRAND LAKE GOOD:	900	(Not included in total acreage calculation)
AC GRAND LAKE	: 23,500	

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

002. Township GL Frontage AA-FF
 Calculated \$424 FF - Used \$424 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-060-000-048-00	10/28/20	\$12,000	\$11,993	28.3	150.0	\$424
Totals:						
		\$12,000	\$11,993	28.3		
		Average				
		per FF=>				\$424

002. Township GL Rate Group B B-FF
 Calculated \$108 FF - Used \$108 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-140-000-021-00	09/23/22	\$12,500	\$12,482	115.6	257.9	\$108
Totals:		\$12,500	\$12,482	115.6		
			Average			
			per FF=>	\$108		

002. Township GL Frontage C Birch Hill Back
 Calculated \$32 FF - Used \$30 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-031-000-001-06	06/07/19	\$10,500	\$18,636	414.1	420.0	\$25
122-071-000-008-00	07/10/20	\$6,000	\$6,475	239.8	200.0	\$25
122-100-000-010-00	04/07/22	\$1,900	\$8,818	81.6	200.0	\$23
122-125-000-010-00	06/22/21	\$1,250	\$10,083	93.4	205.0	\$13
122-125-000-011-00	06/22/21	\$1,250	\$10,698	99.1	229.1	\$13
122-140-000-021-00	09/23/22	\$12,500	\$12,482	115.6	257.9	\$108
122-261-000-058-00	07/20/23	\$3,200	\$4,569	91.4	250.6	\$35

Totals: **\$36,600** **\$71,761** **1,135.0**

Average
per FF=>

\$32

002. Township GL Frontage D Quarry
 Calculated \$64 FF - Used \$60 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
120-004-000-035-00	12/04/23	\$10,000	\$13,227	122.5	200.0	\$82
120-029-000-035-01	12/02/21	\$17,900	\$17,820	99.0	300.0	\$99
120-029-000-035-05	05/14/21	\$29,000	\$36,405	161.1	145.9	\$180
120-031-000-001-06	06/07/19	\$10,500	\$18,636	414.1	420.0	\$25
122-071-000-008-00	07/10/20	\$6,000	\$6,475	239.8	200.0	\$25
122-100-000-010-00	04/07/22	\$1,900	\$8,818	81.6	200.0	\$23
122-101-000-001-00	06/24/21	\$9,000	\$9,382	86.9	200.0	\$104
122-140-000-021-00	09/23/22	\$12,500	\$12,482	115.6	257.9	\$108
122-261-000-058-00	07/20/23	\$3,200	\$4,569	91.4	250.6	\$35
122-261-000-079-00	08/23/21	\$5,000	\$4,964	99.3	245.0	\$50
Totals:		\$105,000	\$132,778	1,511.3		

Average
per FF=> \$64

002. Township GL Frontage E No Rd Ft Low

Calculated \$13 FF - Used \$15 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF
122-125-000-010-00	06/22/21	\$1,250	\$10,083	93.4	205.0	0.55	\$13
122-125-000-011-00	06/22/21	\$1,250	\$10,698	99.1	229.1	0.63	\$13
Totals:		\$2,500	\$20,781	192.4		1.18	
		Average				Average	
		per FF=>		\$13		per Net Acre=>	

002. Township GL Frontage F US-23 Back Lots
 Calculated \$28 FF - Used \$27 FF

Parcel Number	Sale Date	Sale Price	Effec. Front	Depth	Net Acres	Dollars/FF
120-004-000-035-00	12/04/23	\$10,000	122.5	200.0	0.69	\$82
120-009-000-015-00	07/16/19	\$15,000	624.5	174.7	3.32	\$24
120-031-000-001-06	06/07/19	\$10,500	414.1	420.0	3.38	\$25
122-071-000-008-00	07/10/20	\$6,000	239.8	200.0	1.33	\$25
122-125-000-010-00	06/22/21	\$1,250	93.4	205.0	0.55	\$13
122-125-000-011-00	06/22/21	\$1,250	99.1	229.1	0.63	\$13
122-261-000-058-00	07/20/23	\$3,200	91.4	250.6	0.58	\$35
Totals:		\$47,200	1,684.7		10.48	
			\$28	Average	per Net Acre=>	

002. Township GL Frontage G Long Swamp Rd
 Calculated \$46 FF - Used \$45 FF

Parcel Number	Sale Date	Sale Price	Effec. Front	Depth	Dollars/FF
120-004-000-035-00	12/04/23	\$10,000	122.5	200.0	\$82
120-009-000-015-00	07/16/19	\$15,000	624.5	174.7	\$24
120-020-000-002-01	11/27/23	\$160,000	200.0	300.0	\$19
120-028-000-006-00	11/20/20	\$62,000	365.1	500.0	\$74
120-028-000-018-02	12/28/21	\$94,950	64.5	124.8	\$189
120-029-000-035-01	12/02/21	\$17,900	99.0	300.0	\$99
120-029-000-035-05	05/14/21	\$29,000	161.1	145.9	\$180
120-031-000-001-06	06/07/19	\$10,500	414.1	420.0	\$25
120-033-000-022-00	07/16/21	\$130,000	198.5	477.5	\$67
120-033-000-048-01	04/03/23	\$20,000	15.0	169.0	\$220
120-033-000-073-00	07/17/23	\$45,000	88.4	150.0	\$6
122-030-000-008-03	05/13/21	\$40,000	668.5	588.3	\$19
122-100-000-010-00	04/07/22	\$1,900	81.6	200.0	\$23
122-125-000-010-00	06/22/21	\$1,250	93.4	205.0	\$13
122-125-000-011-00	06/22/21	\$1,250	99.1	229.1	\$13
Totals:		\$638,750	3,295.3		

\$46

002. Township GL Frontage H Blvd Back Lots
 Calculated \$34 FF Used \$35 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-030-000-008-03	05/13/21	\$40,000	\$12,795	\$29,798	668.5	588.3	\$19
122-100-000-007-00	04/05/21	\$142,900	\$20,886	\$22,965	212.6	203.2	\$98
122-100-000-010-00	04/07/22	\$1,900	\$1,900	\$8,818	81.6	200.0	\$23
122-125-000-010-00	06/22/21	\$1,250	\$1,250	\$10,083	93.4	205.0	\$13
122-125-000-011-00	06/22/21	\$1,250	\$1,250	\$10,698	99.1	229.1	\$13
122-261-000-079-00	08/23/21	\$5,000	\$5,000	\$4,964	99.3	245.0	\$50
Totals:		\$192,300	\$43,081	\$87,326	1,254.5		
				Average			
				per FF=>			\$34

002. Township GL Frontage | Evergreen Back
 Calculated \$50 FF - Used \$50 FF

Parcel Number	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-261-000-079-00	08/23/21	\$5,000	\$4,964	99.3	245.0	\$50
Totals:		\$5,000	\$4,964	99.3		
		Average				
		per FF=>		\$50		

002. Township GL Frontage J Avg
 Calculated \$34 FF Used \$36 FF

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF
122-030-000-008-03	05/13/21	\$40,000	\$12,795	\$29,798	668.5	588.3	\$19
122-100-000-007-00	04/05/21	\$142,900	\$20,886	\$22,965	212.6	203.2	\$98
122-100-000-010-00	04/07/22	\$1,900	\$1,900	\$8,818	81.6	200.0	\$23
122-125-000-010-00	06/22/21	\$1,250	\$1,250	\$10,083	93.4	205.0	\$13
122-125-000-011-00	06/22/21	\$1,250	\$1,250	\$10,698	99.1	229.1	\$13
122-261-000-079-00	08/23/21	\$5,000	\$5,000	\$4,964	99.3	245.0	\$50
Totals:		\$192,300	\$43,081	\$67,326	1,254.5		
				Average			
				per FF=>			\$34

002. Township GL - 2 Acre Rate
 Calculated \$3,526 Used \$3,550

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Total Acres
120-022-000-021-00	02/20/19	\$8,000	\$8,000	\$8,000	2.42	2.42
120-029-000-011-13	07/09/20	\$4,400	\$4,400	\$4,400	1.13	1.13
120-029-000-011-15	06/03/19	\$4,000	\$4,000	\$4,000	1.01	1.01
120-029-000-011-20	09/30/20	\$5,000	\$5,000	\$5,000	1.13	1.13
120-029-000-011-23	12/02/21	\$6,500	\$6,500	\$6,500	2.20	1.10
122-071-000-008-00	07/10/20	\$6,000	\$6,000	\$6,000	1.33	1.33
122-100-000-010-00	04/07/22	\$1,900	\$1,900	\$1,900	0.46	0.46
122-125-000-010-00	06/22/21	\$1,250	\$1,250	\$1,250	0.55	0.56
122-125-000-011-00	06/22/21	\$1,250	\$1,250	\$1,250	0.63	0.63
Totals:		\$38,300	\$38,300	\$38,300	10.86	9.78
					Average	
					per Net Acre=>	3,526.05

002 Township GL 4, 5, & 7 Acre Rate
 Calculated \$4,692 - Used \$4,700

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-031-000-001-06	06/07/19	\$10,500	\$10,500	3.38	3.38	\$3,111
051-022-000-006-03	04/08/22	\$22,000	\$22,000	3.30	3.30	\$6,667
051-035-000-002-02	10/24/22	\$25,000	\$25,000	6.00	6.00	\$4,167
122-210-000-240-01	03/03/23	\$20,000	\$20,000	3.84	3.84	\$5,206
Totals:		\$77,500	\$77,500	16.52	16.52	
			Average	per Net Acr	4,692.14	Average per SqFt=>

002. Township GL 10 Acre Sale

Calculated \$2,000 PPA Used \$2,000 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-022-000-011-00	05/18/22	\$20,000	10.00	10.00	\$2,000
Totals:					
		\$20,000	10.00	10.00	
			Average	Average	
			per Net Acre=>	per Net Acre=>	per SqFt=>
				2,000.00	

002. Township GL 20 Acre Rate

Calculated \$2,408 - Use \$2,400 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres
120-035-000-006-07	12/27/22	\$38,000	\$38,000	19.30	19.30
122-029-000-006-00	04/19/22	\$54,424	\$54,424	19.08	19.08
Totals:		\$92,424	\$92,424	38.38	38.38
				Average	
				per Net Acre=>	2,408.13

002. Township GL 30 Acre Rate

Calculated \$1,761 - Use \$1,761 PPA

Parcel Number	Sale Date	Sale Price	Net Acres	Total Acres
120-008-000-009-00	12/19/22	\$37,700	25.02	12.40
122-029-000-003-02	01/12/22	\$75,000	38.97	38.97
Totals:		\$112,700	63.99	51.37
			Average	
			per Net Acre=>	1,761.16

002. Township GL 40 Acre Rate

Calculated \$1,625 PPA - Used \$1,625 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-034-000-008-00	02/04/22	\$65,000	\$65,000	40.00	40.00	\$1,625
Totals:						
		\$65,000	\$65,000	40.00	40.00	
				Average	Average	
				per Net Acre	1,625.00	per SqFt=>

002. Township GL 50+ Acre Rate
 Calculated \$1,349.61 - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres
120-023-000-001-07	01/29/20	\$115,500	\$115,500	85.58	85.58
Totals:		\$115,500	\$115,500	85.58	85.58
				Average	
				per Net Acre=>	1,349.61

Unit: 120 - PRESQUE ISLE TOWNSHIP
Rates/Values for Neighborhood WCAS.WARREN CREEK ACREAGE, Last Edited: 02/26/2024

Values for Acreage Table 1: 'AVERAGE'

1 Acre: 3,550	3 Acre: 10,650	10 Acre: 21,500	30 Acre: 48,750
1.5 Acre: 5,325	4 Acre: 14,200	15 Acre: 32,250	40 Acre: 65,000
2 Acre: 7,100	5 Acre: 17,750	20 Acre: 43,000	50 Acre: 81,250
2.5 Acre: 8,875	7 Acre: 24,850	25 Acre: 53,750	100 Acre: 130,000

Values for Acreage Table 2: 'LOW'

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 40,400
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

WCAS, Wareen Creek Acreage Table 1 50+ Acre Rate

Calculated \$1,349.61 - Used \$1,300 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	NetAcres	Total Acres
120-023-000-001-07	01/29/20	\$115,500	\$115,500	85.58	85.58
Totals:		\$115,500	\$115,500	85.58	85.58
				Average	
				per NetAcre=>	1,349.61

WCAS, Warren Creek Acreage Table 1 10, 15, 20, 25 Acres
 Calculated \$2,129 PPA - Used \$2,150 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
120-005-000-021-00	07/21/21	\$35,000	\$35,000	\$18,416	12.30	1.80	\$2,845
120-008-000-005-00	07/01/19	\$19,000	\$19,000	\$34,078	15.85	15.85	\$1,199
120-008-000-005-00	05/22/20	\$16,000	\$16,000	\$34,078	15.85	15.85	\$1,009
120-022-000-011-00	05/18/22	\$20,000	\$20,000	\$19,750	10.00	10.00	\$2,000
120-022-000-023-17	04/06/23	\$345,000	\$7,874	\$19,060	10.01	10.01	\$787
120-034-000-012-04	07/22/22	\$205,000	\$74,587	\$29,348	12.17	9.55	\$6,128
120-035-000-006-07	12/27/22	\$38,000	\$38,000	\$45,415	19.30	19.30	\$1,969
122-028-000-001-04	12/17/19	\$26,000	\$26,000	\$31,639	15.57	15.57	\$1,670
Totals:		\$704,000	\$236,461	\$231,784	111.05	97.93	
			Average	Average	Average	Average	
			per FF=>		per Net Ac	2,129.28	

WCAS. Warren Creek Acreage Table 1 1-7 Acres
 Calculated \$3,533 PPA - Used \$3,550 PPA

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Depth	Net Acres	Total Acres	Dollars/Acre
020-028-000-002-03	11/08/21	\$18,500	WD	\$18,500	\$18,500	200.0	5.81	5.81	\$3,184
020-033-000-008-00	02/03/23	\$20,000	WD	\$20,000	\$20,000	0.0	5.00	5.00	\$4,000
051-015-000-017-03	09/20/21	\$12,500	WD	\$12,500	\$12,500	0.0	5.00	5.00	\$2,500
051-022-000-006-03	09/09/21	\$13,000	WD	\$13,000	\$13,000	0.0	3.30	2.20	\$3,939
051-022-000-006-03	04/08/22	\$22,000	WD	\$22,000	\$22,000	0.0	3.30	2.20	\$6,667
051-035-000-002-02	10/24/22	\$25,000	WD	\$25,000	\$25,000	0.0	6.00	6.00	\$4,167
100-032-000-001-10	11/23/21	\$13,000	WD	\$13,000	\$13,000	0.0	6.76	6.76	\$1,923
101-017-000-001-01	10/19/21	\$15,000	WD	\$15,000	\$15,000	0.0	4.12	4.12	\$3,641
120-030-000-010-02	10/29/21	\$10,000	WD	\$10,000	\$10,000	0.0	3.13	3.13	\$3,193
142-033-000-001-16	10/11/22	\$8,000	WD	\$8,000	\$8,000	245.0	2.01	2.00	\$3,980
Totals:		\$157,000		\$157,000	\$157,000		44.43	42.22	
							Average		
							per Net Acre	3,533.49	

WCAS, Warren Creek Acreage Table 1 30-50 Acres
 Calculated \$1,625 PPA - Used \$1,625 PPA

Parcel Number	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
120-034-000-008-00	02/04/22	\$65,000	\$65,000	40.00	40.00	\$1,625
Totals:		\$65,000	\$65,000	40.00	40.00	
Average						
per Net Acre=>						1,625.00