

Big Gravelly Subd.

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
122-055-000-086-02	PARALLEL	11/06/24	\$18,480	\$18,480	\$12,437	7.8	150.0	\$2,376
<b>Totals:</b>			<b>\$18,480</b>	<b>\$18,480</b>	<b>\$12,437</b>	<b>7.8</b>		
Average								
per FF=>								<b>\$2,376</b>

Long Lake Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	st. Land Valu	Effec. Front	Depth	Dollars/FF
122-055-000-086-02	PARALLEL	11/06/24	\$18,480	\$18,480	\$12,437	7.8	150.0	\$2,376
122-265-000-018-00	17524 BIRCH	06/25/24	\$340,000	\$340,000	\$165,293	103.4	293.0	\$3,289
<b>Totals:</b>			<b>\$358,480</b>	<b>\$358,480</b>	<b>\$177,730</b>	<b>111.2</b>		
				Average				
				per FF=>				<b>\$3,225</b>

Lake Huron Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth	Dollars/F
122-017-000-011-01	4958 PRESQUE ISLE PARK	09/09/23	\$455,000	\$455,005	1,578.0	1420.6	\$288
122-018-000-001-07	BRIAR	04/07/23	\$65,000	\$65,013	114.5	545.4	\$568
122-160-000-198-00	6947 KAUFFMAN	03/27/24	\$135,000	\$113,013	231.1	1017.0	\$584
122-160-000-206-00	KAUFFMAN	08/01/23	\$45,000	\$63,098	130.5	425.1	\$345
122-166-000-362-00	E GRAND LAKE	07/19/23	\$68,900	\$67,886	99.8	441.0	\$690
122-205-000-018-00	BAY SHORE	09/07/23	\$95,000	\$111,401	63.4	188.7	\$1,497
122-226-000-006-00	E GRAND LAKE	07/26/24	\$189,900	\$190,028	211.9	215.5	\$896
122-226-000-012-00	E GRAND LAKE	07/05/23	\$140,000	\$180,867	553.2	774.6	\$253
<b>Totals:</b>			<b>\$1,193,800</b>	<b>\$1,246,311</b>	<b>2,982.4</b>		
			Average				
			per FF=>				<b>\$400</b>

Vacant Lake Esau

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth
122-105-000-027-00	7532 KAUFFMAN	11/16/23	\$90,000	\$90,000	\$90,018	102.1	282.0
<b>Totals:</b>			<b>\$90,000</b>	<b>\$90,000</b>	<b>\$90,018</b>	<b>102.1</b>	
				Average			
				per FF=>		\$882	

Vacant Lot Sales PIHA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
122-115-000-041-00	FIRHAVEN	08/02/24	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-115-000-079-00	CEDAR TERRACE	10/11/24	\$4,000	WD	03-ARM'S LENGTH
122-115-000-080-00	CEDAR TERRACE	10/11/24	\$4,000	WD	03-ARM'S LENGTH
122-115-000-082-00	SPRUCEDALE	06/30/23	\$2,200	WD	03-ARM'S LENGTH
122-115-000-116-00	E GRAND LAKE	05/05/23	\$2,500	WD	03-ARM'S LENGTH
122-115-000-117-00	E GRAND LAKE	04/24/23	\$3,000	WD	03-ARM'S LENGTH
122-115-000-130-00	LAKEHURST	09/23/24	\$9,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-115-000-142-00	STARLITE	05/15/23	\$2,900	WD	03-ARM'S LENGTH
122-115-000-160-00	CEDARCREST	10/23/24	\$3,000	WD	03-ARM'S LENGTH
122-115-000-175-00	LAKEHURST	08/31/23	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-115-000-182-00	E GRAND LAKE	09/27/24	\$2,500	WD	03-ARM'S LENGTH
122-130-000-063-00	HIGHLAND PINES	06/21/23	\$3,500	WD	03-ARM'S LENGTH
122-130-000-064-00	HIGHLAND PINES	04/21/23	\$3,500	WD	03-ARM'S LENGTH
122-145-000-120-00	HIGHLAND PINES	02/28/25	\$4,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-128-00	HIGHLAND PINES	01/02/24	\$3,100	WD	03-ARM'S LENGTH
122-145-000-146-00	PINEVIEW	03/07/25	\$8,700	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-163-00	PINEVIEW	09/26/24	\$2,700	WD	03-ARM'S LENGTH
122-145-000-166-00	PINEVIEW	11/05/24	\$3,500	WD	03-ARM'S LENGTH
122-145-000-203-00	PINEVIEW	08/07/23	\$5,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-205-00	SPRUCE	09/09/24	\$5,000	QC	03-ARM'S LENGTH
122-145-000-207-00	PINEVIEW	12/27/24	\$4,000	WD	03-ARM'S LENGTH
122-145-000-216-00	PINEVIEW	10/25/24	\$4,000	WD	03-ARM'S LENGTH
122-145-000-219-00	PINEVIEW	09/05/23	\$4,855	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-231-00	PINEVIEW	02/26/25	\$5,197	WD	03-ARM'S LENGTH
122-145-000-256-00	PINEVIEW	04/13/23	\$2,250	WD	03-ARM'S LENGTH
122-145-000-275-00	ARBOR	12/03/24	\$4,500	WD	03-ARM'S LENGTH
122-145-000-291-00	PINEHURST	07/10/24	\$3,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-296-00	BALSAM	07/02/24	\$10,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-145-000-306-00	PINEVIEW	08/03/23	\$2,500	WD	03-ARM'S LENGTH
122-145-000-327-00	PINEVIEW	05/24/23	\$7,176	WD	03-ARM'S LENGTH

122-145-000-353-00	PINEVIEW	06/01/23	\$2,200	WD	03-ARM'S LENGTH
122-145-000-360-00	PINEVIEW	07/17/23	\$2,200	WD	03-ARM'S LENGTH
122-145-000-391-00	BALSAM	02/20/25	\$2,000	WD	03-ARM'S LENGTH
122-145-000-421-00	HIGHLAND PINES	01/06/25	\$2,500	WD	03-ARM'S LENGTH
122-145-000-437-00	HIGHLAND PINES	01/03/24	\$6,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-160-000-001-00	E GRAND LAKE	01/08/25	\$6,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-160-000-015-00	E GRAND LAKE	09/13/23	\$2,500	WD	03-ARM'S LENGTH
122-160-000-030-00	E GRAND LAKE	06/23/23	\$2,500	WD	03-ARM'S LENGTH
122-160-000-040-00	E GRAND LAKE	03/12/25	\$1,500	WD	03-ARM'S LENGTH
122-160-000-103-00	DOYLE	09/06/23	\$6,600	WD	19-MULTI PARCEL ARM'S LENGTH
122-160-000-113-00	DOYLE	01/16/25	\$1,500	WD	03-ARM'S LENGTH
122-160-000-148-00	DOYLE	04/26/24	\$3,500	WD	03-ARM'S LENGTH
122-160-000-152-00	DOYLE	04/19/23	\$2,500	WD	03-ARM'S LENGTH
122-160-000-169-00	E GRAND LAKE	06/09/23	\$2,500	WD	03-ARM'S LENGTH
122-165-000-014-00	E GRAND LAKE	06/06/24	\$3,000	WD	03-ARM'S LENGTH
122-165-000-033-00	HARBOR VIEW	11/06/23	\$6,000	QC	19-MULTI PARCEL ARM'S LENGTH
122-165-000-061-00	WOODLARK	02/02/24	\$6,700	WD	19-MULTI PARCEL ARM'S LENGTH
122-165-000-072-00	LAURELWOOD	09/01/23	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-165-000-088-00	LAURELHILL	05/19/23	\$2,100	WD	03-ARM'S LENGTH
122-165-000-090-00	6415 LAURELHILL	12/18/24	\$3,750	WD	03-ARM'S LENGTH
122-165-000-187-00	PINEVIEW	09/27/23	\$3,800	WD	03-ARM'S LENGTH
122-165-000-202-00	PINEVIEW	08/08/23	\$6,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-165-000-212-00	PINEVIEW	06/01/23	\$2,500	WD	03-ARM'S LENGTH
122-165-000-216-00	PINEVIEW	01/12/24	\$4,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-165-000-223-00	PINEVIEW	06/03/23	\$2,500	WD	03-ARM'S LENGTH
122-165-000-229-00	PINEVIEW	12/04/24	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-165-000-293-01	KAUFFMAN	07/31/23	\$5,500	WD	03-ARM'S LENGTH
122-165-000-311-00	KAUFFMAN	03/15/24	\$3,000	WD	03-ARM'S LENGTH
122-200-000-017-00	E 638	07/26/24	\$3,300	WD	03-ARM'S LENGTH
122-200-000-021-00	RENWICK CIR EAST	02/07/25	\$4,000	WD	03-ARM'S LENGTH
122-200-000-022-00	RENWICK CIR EAST	02/08/25	\$4,000	WD	03-ARM'S LENGTH
122-200-000-053-01	17163 RENWICK CII	04/04/24	\$11,000	WD	03-ARM'S LENGTH
122-200-000-066-00	RENWICK CIR EAST	11/04/23	\$6,250	WD	19-MULTI PARCEL ARM'S LENGTH

122-200-000-088-00	RENWICK CIR EAST	11/12/24	\$3,000	WD	03-ARM'S LENGTH
122-200-000-089-00	RENWICK CIR EAST	09/12/24	\$3,000	WD	03-ARM'S LENGTH
122-200-000-110-00	NORWOOD C TEAS	11/15/23	\$2,400	WD	03-ARM'S LENGTH
122-200-000-152-00	RENWICK CIR WEST	09/27/23	\$5,750	WD	19-MULTI PARCEL ARM'S LENGTH
122-200-000-177-00	RENWICK CIR WEST	07/05/24	\$10,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-200-000-182-00	HARWOOD	09/20/23	\$2,750	WD	03-ARM'S LENGTH
122-200-000-183-00	HARWOOD	09/20/23	\$2,750	WD	03-ARM'S LENGTH
122-200-000-220-00	E 638	12/27/24	\$3,100	WD	03-ARM'S LENGTH
122-200-000-221-00	E 638	07/23/24	\$6,400	WD	19-MULTI PARCEL ARM'S LENGTH
122-200-000-252-00	PINEVIEW	05/18/23	\$2,300	WD	03-ARM'S LENGTH
122-200-000-263-00	PINEVIEW	03/08/24	\$3,500	WD	03-ARM'S LENGTH
122-200-000-270-00	PINEVIEW	02/21/24	\$3,500	WD	03-ARM'S LENGTH
122-200-000-271-00	PINEVIEW	09/13/23	\$4,531	WD	03-ARM'S LENGTH
122-200-000-285-00	PINEVIEW	05/02/23	\$7,476	WD	03-ARM'S LENGTH
122-200-000-301-00	SILVANIA	05/17/24	\$4,200	WD	03-ARM'S LENGTH
122-200-000-360-00	BAY HEIGHT	05/05/24	\$5,000	QC	03-ARM'S LENGTH
122-200-000-361-00	BAY HEIGHT	05/05/24	\$5,000	QC	03-ARM'S LENGTH
122-200-000-379-00	BAY HEIGHT	05/24/23	\$4,250	WD	19-MULTI PARCEL ARM'S LENGTH
122-205-000-061-00	5540 NORTH BAY	06/22/23	\$4,250	WD	03-ARM'S LENGTH
122-205-000-122-00	THORNTON	09/12/23	\$2,500	WD	03-ARM'S LENGTH
122-205-000-134-00	TIMBERWAY	12/20/23	\$1,700	WD	03-ARM'S LENGTH
122-205-000-148-00	E 638	09/13/24	\$2,300	WD	03-ARM'S LENGTH
122-205-000-161-00	TIMBERWAY	01/10/24	\$5,000	WD	03-ARM'S LENGTH
122-205-000-220-00	TIMBERWAY	06/06/24	\$3,000	WD	03-ARM'S LENGTH
122-205-000-256-00	BAY SHORE	09/26/23	\$4,200	WD	03-ARM'S LENGTH
122-205-000-296-00	BAY VIEW	02/25/25	\$1,200	WD	03-ARM'S LENGTH
122-205-000-309-00	BAY SHORE	02/22/24	\$3,500	WD	03-ARM'S LENGTH
122-205-000-330-00	BAY SHORE	07/02/24	\$3,500	WD	03-ARM'S LENGTH
122-205-000-334-00	BAY SHORE	03/20/24	\$3,500	WD	03-ARM'S LENGTH
122-205-000-347-00	E 638	02/03/25	\$1,300	WD	03-ARM'S LENGTH
122-210-000-004-00	HARBOR VIEW	08/24/23	\$3,000	WD	03-ARM'S LENGTH
122-210-000-050-00	BELFAIR	11/18/24	\$1,300	WD	03-ARM'S LENGTH
122-210-000-050-00	BELFAIR	02/27/25	\$5,000	WD	03-ARM'S LENGTH

122-210-000-051-00	BELFAIR		02/27/25	\$5,000	WD	03-ARM'S LENGTH
122-210-000-051-00	BELFAIR		01/29/25	\$3,250	WD	03-ARM'S LENGTH
122-210-000-055-00	BELFAIR		01/17/25	\$1,500	WD	03-ARM'S LENGTH
122-210-000-058-00	BELFAIR		08/19/23	\$2,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-210-000-082-00	BELFAIR		08/10/23	\$2,800	WD	03-ARM'S LENGTH
122-210-000-125-00	SUNAQUA		06/29/23	\$2,500	WD	03-ARM'S LENGTH
122-210-000-127-00	HARBOR VIEW		08/11/23	\$6,000	WD	03-ARM'S LENGTH
122-210-000-174-00	NORTHLAND HEIGHT		06/07/23	\$3,950	WD	03-ARM'S LENGTH
122-210-000-200-00	SUNAQUA		10/10/23	\$5,747	WD	03-ARM'S LENGTH
122-210-000-218-00	SUNAQUA		10/11/23	\$3,500	WD	03-ARM'S LENGTH
122-210-000-218-00	SUNAQUA		07/03/23	\$3,950	WD	03-ARM'S LENGTH
122-210-000-231-00	SUNAQUA		07/28/23	\$3,984	WD	03-ARM'S LENGTH
122-210-000-232-00	SUNAQUA		07/26/23	\$2,500	WD	03-ARM'S LENGTH
122-210-000-266-00	BELFAIR		10/25/23	\$2,750	WD	03-ARM'S LENGTH
122-210-000-267-00	BELFAIR		10/25/23	\$2,750	WD	03-ARM'S LENGTH
122-210-000-292-00	BELFAIR		08/23/23	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-211-000-344-00	NORTHLAND HEIGHT		10/01/24	\$4,000	WD	03-ARM'S LENGTH
122-211-000-363-00	WHITESAND		07/27/23	\$6,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-211-000-421-00	WOODHAVEN		01/25/24	\$2,500	WD	03-ARM'S LENGTH
122-211-000-434-00	WOODHAVEN		10/07/24	\$4,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-211-000-456-00	BALSAM		12/01/23	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-211-000-508-00	BALSAM		11/27/23	\$3,000	WD	03-ARM'S LENGTH
122-211-000-523-00	BALSAM		02/14/24	\$2,500	WD	03-ARM'S LENGTH
122-225-000-023-00	WILDERNESS		04/12/24	\$4,500	QC	03-ARM'S LENGTH
122-225-000-023-00	WILDERNESS		02/10/25	\$9,000	QC	03-ARM'S LENGTH
122-225-000-028-00	WILDERNESS		12/01/23	\$2,600	WD	03-ARM'S LENGTH
122-225-000-031-00	WILDERNESS		02/12/25	\$5,000	WD	03-ARM'S LENGTH
122-225-000-039-00	MISTYMORN		06/15/23	\$4,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-043-00	MISTYMORN		08/22/24	\$9,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-103-00	BONITA		05/28/24	\$4,000	WD	03-ARM'S LENGTH
122-225-000-103-00	BONITA		11/09/23	\$2,757	WD	03-ARM'S LENGTH
122-225-000-104-00	BONITA		02/03/25	\$1,300	WD	03-ARM'S LENGTH
122-225-000-105-00	BONITA		02/03/25	\$1,300	WD	03-ARM'S LENGTH

122-225-000-106-00	6190 BONITA	09/14/23	\$9,999	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-117-00	BONITA	11/17/23	\$3,500	WD	03-ARM'S LENGTH
122-225-000-129-00	WILDERNESS	08/23/24	\$3,800	WD	03-ARM'S LENGTH
122-225-000-155-00	WILDERNESS	06/15/23	\$2,350	WD	03-ARM'S LENGTH
122-225-000-163-00	WILDERNESS	05/04/23	\$2,700	WD	03-ARM'S LENGTH
122-225-000-164-00	WILDERNESS	07/31/24	\$1,200	WD	03-ARM'S LENGTH
122-225-000-165-00	WILDERNESS	04/03/24	\$2,400	WD	03-ARM'S LENGTH
122-225-000-169-00	WILDERNESS	04/28/23	\$2,995	WD	03-ARM'S LENGTH
122-225-000-185-00	FALLEN TIMBERS	08/23/23	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-212-00	TIMBERWAY	08/02/23	\$2,800	WD	03-ARM'S LENGTH
122-225-000-218-00	TIMBERWAY	05/19/23	\$2,400	WD	03-ARM'S LENGTH
122-225-000-244-00	KAUFFMAN	08/14/24	\$8,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-258-00	KAUFFMAN	08/25/23	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-266-00	KAUFFMAN	07/29/24	\$3,500	WD	03-ARM'S LENGTH
122-225-000-289-00	GILMET	01/29/24	\$3,800	WD	03-ARM'S LENGTH
122-225-000-297-00	GILMET	07/12/24	\$8,000	WD	19-MULTI PARCEL ARM'S LENGTH
122-225-000-317-00	17095 FALLEN TIME	08/02/24	\$4,300	WD	03-ARM'S LENGTH
122-225-000-323-00	FALLEN TIMBERS	07/21/24	\$3,600	WD	03-ARM'S LENGTH
122-225-000-326-00	FALLEN TIMBERS	12/13/24	\$3,800	WD	03-ARM'S LENGTH
122-225-000-345-00	KAUFFMAN	05/24/23	\$1,500	WD	03-ARM'S LENGTH
122-225-000-403-00	FALLEN TIMBERS	06/17/24	\$3,500	WD	03-ARM'S LENGTH
122-225-000-415-00	BONITA	05/22/23	\$1,500	WD	03-ARM'S LENGTH
122-225-000-437-00	E 638	12/07/23	\$3,950	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$621,367</b>		

Warran Creek Acreage Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre
120-027-000-001-02	E GRAND LAKE	04/26/24	\$55,000	65.65	65.65	\$838
<b>Totals:</b>				<b>65.65</b>	<b>65.65</b>	
				Average		
				per Net Acre=>		<b>837.78</b>

AGRICULTURAL, COMMERCIAL, INDUSTRIAL      ACRES  
 RESIDENTIAL, TIMBER-CUTOVER

NUMBER OF ACRES	USE
2 TO 7	3900
8 TO 29	2650
30 TO 64	1900
65 PLUS	1500
AG SALES	1750
IND SALES	1500
QUARRY	3500
<b>WATER INFLUENCE</b>	
2 to 19 acres	11950
20 & OVER	2900