

Boadman Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
003-021-104-04	5324 BLUE LIGHTNING TRL	05/04/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	1.00	\$15,000	402
012-012-018-00	2572 INGERSOLL RD SW	12/20/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$9,971	0.69	\$14,451	401
012-500-002-00		04/18/23	\$14,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$14,000	\$14,000	0.80	\$17,610	402
012-011-113-08	9957 CREIGHTON RD SW	03/31/25	\$11,000	PTA	03-ARM'S LENGTH	\$11,000	\$11,000	1.03	\$10,680	402
012-011-113-09	3924 INGERSOLL RD SW	03/31/25	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$11,000	1.03	\$10,680	402
012-018-008-02	10105 COSTER RD SW	07/31/23	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$28,000	1.16	\$24,138	402
012-022-008-01	4920 LUND RD SW	11/11/24	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$15,000	1.17	\$12,821	402
003-034-007-23	WOODMAN RD	12/23/24	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$25,000	1.31	\$19,084	
003-021-027-10	5076 LOCKWOOD ST SW	09/16/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$6,222	0.37	\$16,816	401
									average	\$15,698
									used 15,700	
003-014-019-10	4935 CROFTON RD SW	09/30/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$23,905	1.76	\$13,582	401
003-021-005-00	5178 BUTLER RD	01/13/23	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$10,000	1.29	\$7,764	402
012-020-016-45	11721 COSTER RD SW	06/20/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$27,058	1.56	\$17,345	401
									average	\$12,897
									used 12,900	
04-011-017-00	7632 US 131	8/30/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$21,317	1.85	\$11,510	
003-029-020-08		05/16/22	\$28,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$28,000	2.06	\$13,592	402
008-013-006-01	1975 LAKE PLACID RD NE	03/18/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$21,019	2.18	\$9,642	401
									average	\$11,581
									used 11,600	
008-023-005-70	573 ALLER ROAD NE	06/04/24	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$24,500	2.40	\$10,208	402
008-130-007-00	S RIVER ROAD SW	11/05/24	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$27,500	2.46	\$11,179	402
									average	\$10,694
									used 10700	
008-023-004-13	APPLE CREEK RD NE	06/23/23	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$33,000	3.42	\$9,649	402
008-036-005-15	1374 RILEY RD SE	06/04/24	\$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$25,000	\$25,000	3.68	\$6,793	402
003-031-002-00		10/16/23	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$35,000	3.00	\$11,667	402
003-034-007-45	4897 WOODMAN RD SW	09/07/22	\$214,500	WD	03-ARM'S LENGTH	\$214,500	\$35,500	3.31	\$10,725	401
									average	\$9,709
									used 9700	
003-033-019-70	5205 NEEDLE VIEW SW	11/16/22	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$28,000	4.21	\$6,651	402
008-029-006-20	929 QUAIL DR SW	10/06/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$33,948	4.28	\$7,924	001
008-023-005-37	PRESTON ROAD NE	01/30/25	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$50,000	4.44	\$11,261	402
									average	\$8,612
									used 8600	
003-033-019-40	5492 NEEDLE VIEW SW	07/22/22	\$73,000	PTA	03-ARM'S LENGTH	\$73,000	\$56,250	4.91	\$11,456	402
012-017-013-02	10370 SPERRY RD SW	07/10/23	\$26,500	PTA	03-ARM'S LENGTH	\$26,500	\$26,500	4.90	\$5,408	402
012-021-008-01	11537 PHEASANT DR SW	09/18/24	\$37,900	PTA	03-ARM'S LENGTH	\$37,900	\$37,900	4.97	\$7,626	402
008-036-002-90	1497 RILEY RD SE	08/30/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	4.82	\$5,187	401
012-012-005-11	9742 PUFFER RD SW	08/28/23	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$24,390	5.00	\$4,878	401
012-013-001-05		10/09/24	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$24,000	5.00	\$4,800	402
012-032-002-11	6473 MAPLEHILL RD SW	12/13/24	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$42,500	5.52	\$7,699	401
									average	\$6,722

Acreage Table 'A'

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="15,700"/>	3 Acre: <input type="text" value="29,100"/>	10 Acre: <input type="text" value="58,000"/>	30 Acre: <input type="text" value="99,000"/>
1.5 Acre: <input type="text" value="19,350"/>	4 Acre: <input type="text" value="34,400"/>	15 Acre: <input type="text" value="63,000"/>	40 Acre: <input type="text" value="108,000"/>
2 Acre: <input type="text" value="23,200"/>	5 Acre: <input type="text" value="40,000"/>	20 Acre: <input type="text" value="74,000"/>	50 Acre: <input type="text" value="150,000"/>
2.5 Acre: <input type="text" value="26,750"/>	7 Acre: <input type="text" value="44,800"/>	25 Acre: <input type="text" value="85,000"/>	100 Acre: <input type="text" value="210,000"/>

used 6700

7 acres										
012-016-003-55	5285 ENTWOOD LN SW	11/22/24	\$29,930	PTA	03-ARM'S LENGTH	\$29,930	\$29,930	8.02	\$3,732	402
012-013-001-17	2181 INGERSOLL RD SW	12/23/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$54,595	9.02	\$6,053	401
012-023-008-16	3280 LUND RD SW	03/25/25	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$65,000	9.61	\$6,764	402

average  
used 5500

012-023-008-08		04/26/24	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$20,000	9.74	\$2,053	402
008-013-017-00	3083 KETTLE LK RD NE	08/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$43,106	9.75	\$4,421	401
008-001-005-01	3466 WHEELER LK RD NE	08/03/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$60,346	9.76	\$6,183	401
012-001-015-11	2292 W SHARON RD	06/20/24	\$64,900	LC	03-ARM'S LENGTH	\$64,900	\$64,900	9.76	\$6,650	402
012-024-011-20	2590 LUND RD SW	09/12/24	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$67,000	9.84	\$6,809	402
003-023-015-20	3350 HALL RD SW	10/11/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,949	10.00	\$5,795	401
003-031-013-00		07/21/23	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	\$5,500	402
003-033-004-15	7416 BUTLER RD SW	02/02/24	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$35,000	10.00	\$3,500	402
008-025-007-00	375 GOLDEN RD SE	04/01/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$22,068	10.00	\$2,207	401
012-006-006-30		12/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	10.00	\$2,000	402
012-006-006-30		01/11/24	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$42,000	10.00	\$4,200	402
012-026-003-00	3007 LUND RD SW	08/24/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$64,875	10.00	\$6,488	401
012-022-008-90		07/19/24	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$50,000	10.01	\$4,995	402
012-023-008-15		03/25/25	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$69,900	10.01	\$6,983	402
012-027-006-60		06/26/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	10.01	\$7,493	402
012-028-001-19		08/25/23	\$39,900	PTA	03-ARM'S LENGTH	\$39,900	\$39,900	10.01	\$3,986	001
003-023-015-40		11/03/23	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$40,000	10.15	\$3,941	402
003-021-001-10	5178 ALDRIDGE LN SW	10/14/22	\$48,000	PTA	03-ARM'S LENGTH	\$48,000	\$48,000	10.20	\$4,706	402
003-034-007-40	7185 BUTLER RD SW	12/18/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$49,048	10.90	\$4,500	401
003-002-002-40	3830 VROOM RD SW	02/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$53,229	11.17	\$4,765	401
012-012-005-31	2200 HIGHLAND SPRGS DR SV	09/09/24	\$115,900	PTA	03-ARM'S LENGTH	\$115,900	\$115,900	11.33	\$10,229	402
012-028-010-05	12343 COSTER RD SW	06/29/23	\$83,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$83,000	\$83,000	11.56	\$6,726	402
012-028-010-10	12387 COSTER RD SW	06/29/23	\$83,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$83,000	\$83,000	11.56	\$6,726	402
003-030-018-26	7325 SUNNY LN SW	03/08/24	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$72,000	11.63	\$6,191	402
008-022-008-07	747 SONG BIRD LN NE	01/17/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$45,357	11.63	\$3,900	401

average  
used 5300

#DIV/0!										
012-030-014-10	12538 SHIPPY RD SW	11/16/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,716	14.94	\$5,202	401
012-012-023-00	2712 INGERSOLL RD SW	05/08/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$36,554	15.00	\$2,437	401
008-024-007-30	734 ALLER RD NE	08/22/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$84,795	14.57	\$5,820	401
008-023-019-50	ALLER ROAD NE	08/28/24	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$75,500	16.97	\$4,449	402
003-034-007-70		05/15/23	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$30,000	13.49	\$2,224	402
003-030-018-40	7171 SUNNY LN SW	05/27/22	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$40,000	13.74	\$2,911	402
003-032-001-20	6313 WOODMAN RD SW	09/02/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,751	18.50	\$3,014	401

average  
used 3700

012-021-012-00		03/01/24	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$55,000	19.00	\$2,895	402
003-028-002-01	6166 BUTLER RD SW	07/07/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$72,712	19.00	\$3,827	401
003-031-010-00		12/19/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$60,000	20.00	\$3,000	402
003-036-007-00	2812 INMAN RD SW	08/31/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$85,000	20.00	\$4,250	402

average  
\$3,493

used 3500

003-029-015-00	6292 WOODMAN RD SW	08/09/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$115,000	30.00	\$3,833	402
003-031-011-00	7720 US 131 SW	09/23/22	\$105,900	PTA	03-ARM'S LENGTH	\$105,900	\$99,060	30.00	\$3,302	401
003-002-002-50	3871 VROOM RD SW	03/01/23	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$82,677	30.18	\$2,739	401
								average	\$3,292	

used 3300

012-005-002-01	8382 HUDSON RD SW	02/12/25	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$149,290	39.26	\$3,803	401
012-016-006-10	5372 S SNYDER RD SW	12/13/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$89,953	40.00	\$2,249	401
003-002-002-45	3917 VROOM RD SW	06/13/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$77,660	33.37	\$2,327	401
003-035-015-00		09/07/23	\$100,250	PTA	03-ARM'S LENGTH	\$100,250	\$100,250	40.00	\$2,506	402
								average	\$2,721	

used 2700

012-001-001-11	2467 INMAN RD SW	08/21/23	\$257,200	PTA	03-ARM'S LENGTH	\$257,200	\$156,556	63.55	\$2,464	401
003-026-018-00	3436 WOODMAN RD SW	03/08/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$180,000	50.00	\$3,600	402
								average	\$3,032	

used 3000

003-032-017-01	7520 HUDSON RD SW	07/12/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$200,000	90.00	\$2,222	001
003-033-018-00	5866 INMAN RD SW	09/22/23	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$382,345	160.00	\$2,390	401
008-024-004-00	3564 KETTLE LAKE RD NE	06/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	79.00	\$1,899	402
008-001-001-00		02/20/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	80.00	\$1,125	402
008-029-007-00	936 MOTZ RD SW	10/09/24	\$345,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$345,000	\$291,534	232.33	\$1,255	001
012-005-001-00		09/09/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	95.00	\$4,211	402
012-016-006-00	5776 S SNYDER RD SW	09/04/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$198,070	120.00	\$1,651	001
								average	\$2,107	

used 2100

Boardman River Estates Used \$300/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	
003-017-002-05	4567 TWINS TRL SW	01/31/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$310,600	52.64	\$621,183	\$111,950	\$143,133	420.0	10.68	10.48	\$267	
008-128-003-35	5106 N CROFTON RD SW	01/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,900	40.76	\$263,423	\$97,517	\$110,940	381.0	13.28	13.28	\$256	
													USED 260	\$261		
<b>Totals:</b>			<b>\$590,000</b>			<b>\$590,000</b>	<b>\$310,600</b>		<b>\$621,183</b>	<b>\$111,950</b>	<b>\$143,133</b>	<b>420.0</b>	<b>10.68</b>	<b>10.48</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.64</b>	<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	<b>per FF=&gt;</b>			<b>\$267</b>			

<300

012-034-012-00	13735 SPRING CRK RD SW	05/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$92,900	50.22	\$217,281	\$45,219	\$77,500	115.0	0.00	0.00	\$393
													TO REFLECT BOARDMAN RIVER BECAUSE MANISTEE RIVER IS MORE DESIRABLE	USED 300	

**Crofton Storage**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
003-001-113-17	2338 US 131 SW	06/27/25	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,300	52.17	\$62,666	\$2,334	
<b>Totals:</b>			<b>\$60,000</b>			<b>\$60,000</b>	<b>\$31,300</b>		<b>\$62,666</b>	<b>\$2,334</b>	
								<b>Sale. Ratio =&gt;</b>	<b>52.17</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		

The land residual of 2300 aligns with the Village of S Boardman square footage price

Perch Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
003-400-022-00	6946 HART RD SW	05/17/23	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$222,600	48.39	\$445,237	\$69,963	\$55,200	60.0	478.0	\$1,166	60.00
04-075-005-00	8896 CEDAR RIDGE	10/14/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,900	35.56	\$243,155	\$100,845	\$49,000	101.0	245.0	\$998	101.00
04-075-018-00	CEDAR RIDGE LN	10/14/2024	\$295,000	WD	19-MULTI PARCEL AI	\$295,000	\$24,500	8.31	\$49,000	\$295,000	\$49,000	245.0	0.0	\$1,204	245.00
													<b>used</b>	<b>\$1,123</b>	
<b>Totals:</b>			<b>\$1,050,000</b>			<b>#####</b>	<b>\$352,000</b>		<b>\$737,392</b>	<b>\$465,808</b>	<b>\$153,200</b>	<b>\$406</b>		<b>\$1,123</b>	<b>used 1100</b>
								<b>Sale. Ratio =&gt;</b>	<b>33.52</b>			<b>Average</b>			
												<b>per FF=&gt;</b>	<b>\$1,147</b>		

Off Water Used 445/FF

003-500-086-00	6226 DYER RD SW	03/17/25	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,800	47.67	\$171,656	\$44,544	\$36,200	100.0	301.0	\$445	100.00
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View Property

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Parcels in Land Table	State Group
004-034-014399	CLEAR	1/3/2024	\$185,000	PTA	03-ARM'S L	\$185,000	\$185,000	6.50	\$28,462	4001	ACRE SITE 1

Sale Price-acreage value=view site value

128900

Used 130,000 view site value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Parcels in Land Table	State Group	View residual
004-032-014222	SAPPI	4/25/2024	\$680,000	PTA	03-ARM'S L	\$680,000	\$290,068	5.00	\$58,014	4002	M-72 ACREAGE A	240,000
004-032-016629	M-72	8/1/2023	\$341,000	PTA	03-ARM'S L	\$341,000	\$107,919	2.20	\$49,054	4002	M-72 ACREAGE A	67919

Used 130,000 for View and Skegemog View

Bordering State Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	acreage Value	Residual	Net Acres	ECF Area	Liber/Page	Parcels in Land Table	Class
011-020-00194	BLACK	05/10/24	\$65,000	\$32,300	\$32,700	5.00	5	3173001	TWSP	401
011-020-00185	BLACK	04/27/24	\$65,000	\$32,300	\$32,700	5.00	5	3172795	TWSP	402

Village of S Boardman

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Effec. Front	Net Acres	square foot	Dollars/SqFt
003-016-022-00	4830 CHURCH ST SW	01/03/25	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$19,900	\$9,427	\$9,287	52.0	0.22	9,583	\$0.98
003-600-001-02	4995 CHURCH ST SW	06/30/25	\$166,850	PTA	19-MULTI PARCEL ARM'S LENGTH	\$166,850	\$88,600	\$2,959	\$13,308	290.0	0.32	13,721	\$0.22
003-150-033-00	5372 SCENIC VIEW SW	05/02/25	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$155,200	\$24,681	\$0	0.0	0.43	18,731	\$1.32
003-200-014-00	4794 PINE ST SW	11/29/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$109,100	\$10,143	\$18,354	100.0	0.43	18,905	\$0.54
003-601-002-00	5400 BOARDMAN RD SW	10/31/24	\$213,400	PTA	03-ARM'S LENGTH	\$213,400	\$75,900	\$84,716	\$23,120	166.0	0.55	23,827	\$3.56
													\$1.32
003-029-020-09	6136 HUDSON RD SW	01/08/24	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$15,700	\$41,202	\$13,550	0.0	1.06	46,174	\$0.89
003-011-101-21	3440 TREE LN SW	02/21/24	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$43,300	\$63,034	\$8,000	0.0	1.07	46,609	\$1.35
003-011-101-23	3345 SAWMILL LN SW	10/25/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,700	\$31,939	\$13,400	0.0	1.08	47,045	\$0.68
003-027-009-00	6235 BUTLER RD SW	10/15/24	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$101,300	\$57,730	\$13,400	115.0	1.09	47,480	\$1.22
													\$1.03
003-011-101-15	3431 TREE LN SW	11/19/24	\$206,500	PTA	03-ARM'S LENGTH	\$206,500	\$93,000	\$37,596	\$17,003	0.0	1.65	71,830	\$0.52
003-029-020-13	6230 HUDSON RD SW	06/14/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$55,400	\$144,057	\$19,948	0.0	2.06	89,734	\$1.61
003-011-101-22	3357 SAWMILL LN SW	02/21/24	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$43,300	\$198,000	\$8,000	0.0	2.12	92,347	\$2.14
003-031-002-00		10/16/23	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$12,300	\$35,000	\$24,600	550.0	3.00	130,680	\$0.27
003-034-007-45	4897 WOODMAN RD SW	11/22/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$102,200	\$77,250	\$26,646	0.0	3.31	144,184	\$0.54
003-020-001-51	6199 SUPPLY RD SW	10/31/24	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$103,400	\$52,177	\$31,068	0.0	3.98	173,369	\$0.30
003-018-003-00	7516 SUPPLY RD SW	08/07/23	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$88,300	\$123,555	\$31,200	230.0	4.00	174,240	\$0.71
003-013-013-10	4642 PUFFER RD SW	09/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,600	\$51,991	\$31,200	350.0	4.00	174,240	\$0.30
													Average
													used 0.97 per square foot
													\$1.03

outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Effec. Front	Net Acres	square foot	Dollars/SqFt
003-700-061-00	5553 BOARDMAN RD SW	02/26/25	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$101,000	\$49,968	\$7,038	100.0	0.17	7,275	\$6.87
003-201-006-00	4787 PINE ST SW	11/01/24	\$137,900	PTA	03-ARM'S LENGTH	\$137,900	\$46,500	\$52,484	\$7,589	50.0	0.18	7,841	\$6.69
003-601-002-00	5400 BOARDMAN RD SW	10/31/24	\$213,400	PTA	03-ARM'S LENGTH	\$213,400	\$75,900	\$84,716	\$23,120	166.0	0.55	23,827	\$3.56
003-031-013-32	7772 INMAN RD SW	09/06/24	\$2,500	QC	03-ARM'S LENGTH	\$2,500	\$7,100	\$2,500	\$14,150	0.0	1.15	50,094	\$0.05
003-700-009-51	5376 MILL ST SW	08/05/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$43,200	\$42,970	\$9,419	0.0	0.22	9,714	\$4.42
003-090-006-00	5141 BOARDMAN RD SW	03/22/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$33,100	\$12,804	\$14,000	120.0	1.12	48,787	\$0.26

Square Footage Table



Description:

**Square Footage Values**

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft:	<input type="text" value="3300"/>	15,000 Sq. Ft:	<input type="text" value="13500"/>	50,000 Sq. Ft:	<input type="text" value="20000"/>	217,800 Sq. Ft:	<input type="text" value="33500"/>
5,000 Sq. Ft:	<input type="text" value="6600"/>	20,000 Sq. Ft:	<input type="text" value="14000"/>	60,000 Sq. Ft:	<input type="text" value="21000"/>	435,600 Sq. Ft:	<input type="text" value="50000"/>
7,500 Sq. Ft:	<input type="text" value="9900"/>	25,000 Sq. Ft:	<input type="text" value="15000"/>	87,120 Sq. Ft:	<input type="text" value="22800"/>	653,400 Sq. Ft:	<input type="text" value="55500"/>
10,000 Sq. Ft:	<input type="text" value="10000"/>	30,000 Sq. Ft:	<input type="text" value="15000"/>	130,680 Sq. Ft:	<input type="text" value="29100"/>	871,200 Sq. Ft:	<input type="text" value="70000"/>
12,500 Sq. Ft:	<input type="text" value="11250"/>	40,000 Sq. Ft:	<input type="text" value="16000"/>	174,240 Sq. Ft:	<input type="text" value="32000"/>	1,089,000 Sq. Ft:	<input type="text" value="85000"/>

Village Waterfront Used 450/ff

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
003-100-011-00		07/25/25	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$57,800	68.00	\$115,625	\$85,000	\$115,625	185.0	200.0	0.85	0.85	\$459
003-100-017-00		10/05/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$29,900	149.50	\$59,792	\$20,000	\$59,792	95.7	170.0	0.38	0.38	\$209
003-700-046-00	5094 W MAIN ST SW	03/21/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$172,900	70.57	\$345,867	\$24,133	\$125,000	200.0	150.0	0.52	0.69	\$121
003-700-060-00	5575 BOARDMAN ST SW	08/27/25	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$76,200	41.19	\$152,402	\$89,473	\$56,875	91.0	110.0	0.17	0.17	\$983
<b>Totals:</b>			<b>\$535,000</b>			<b>\$535,000</b>	<b>\$336,800</b>		<b>\$673,686</b>	<b>\$218,606</b>	<b>\$357,292</b>	<b>571.7</b>		<b>1.92</b>	<b>2.09</b>	

Commercial Hwy Used 450 Off Hwy Used 300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	
003-011-007-11	3490 US 131 SW	04/03/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$377,916	\$100,000	\$377,916	924.0	0.0	14.95	25.04	\$108	924.00	
003-016-030-10	4969 US 131 SW	08/24/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$216,677	\$225,808	\$67,485	165.0	0.0	0.00	0.00	\$1,369	165.00	
														\$738		
<b>Totals:</b>			<b>\$475,000</b>			<b>\$475,000</b>	<b>\$594,593</b>	<b>\$325,808</b>	<b>\$445,401</b>	<b>1,089.0</b>			<b>14.95</b>	<b>25.04</b>		
										<b>Average per FF=&gt;</b>	<b>\$299</b>	<b>Average per Net Acre=&gt;</b>		<b>21,793.18</b>		

Fife Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front
04-001-006-13	6500 US 131	11/04/24	\$16,250	WD	03-ARM'S LENGTH	\$16,250	\$55,000	338.46	\$278,730	\$16,250	\$278,730	489.0	282.4	3.17	\$33	489.00
04-011-999-00	10800 VANS LN	10/29/24	\$1,170,000	PTA	03-ARM'S LENGTH	\$1,170,000	\$0	0.00	\$570,633	\$692,742	\$93,375	415.0	381.0	9.46	\$1,669	415.00
														avg	851	

Kalkaska

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
008-136-001-20	1980 US 131 SW	12/17/24	\$230,000	WD	19-MULTI PARCEL AF	\$210,000	\$65,100	31.00	\$130,281	\$172,097	\$92,378	494.0	871.0	9.88	9.88	\$348
041-008-022-45	2305 US 131 NW	12/20/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$133,400	46.16	\$325,756	\$28,890	\$65,646	227.2	311.4	1.62	1.62	\$127
														avg	\$238	

Mancelona

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
05-11-117-003-00	8396 S US 131	09/18/24	\$65,000	WD	19-MULTI PARCEL AF	\$64,500	\$36,400	56.43	\$71,538	\$64,500	\$21,642	257.3	298.0	0.88	0.61	\$251
05-11-131-009-00	11297 S US 131	05/20/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,900	38.56	\$188,514	\$65,346	\$38,860	596.0	0.0	9.05	9.05	\$110
														Average	\$180	