

Arenac Township Land Value Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Note	Land Table	Class
002-0-025-300-020-00	2255 SCHULTZ DR	10/30/23	WD	\$335,000	\$156,400	46.69	\$12,176	2.90	2.90	\$4,199	202303790		4020 RES RIVERFRT	401
002-0-025-300-021-00	2274 SCHULTZ DR	07/26/23	WD	\$115,000	\$56,900	49.48	\$21,111	2.75	2.75	\$7,677	202302666		4020 RES RIVERFRT	401
002-0-026-100-023-00*	CONRAD RD	04/23/23	LC	\$60,000	\$25,100	41.83	\$60,000	10.60	10.60	\$5,660	202301494		4020 RES RIVERFRT	402
002-0-025-100-005-09*	S HALE RD	06/20/23	LC	\$182,000	\$114,900	63.13	\$182,000	91.00	91.00	\$2,000	202302256		4020 RES RIVERFRT	402
Totals:				\$692,000	\$353,300		\$275,287	107.25	107.25					
						Sale. Ratio =>				Average				
RES RIVERFRONT						Std. Dev. =>				per Net Acre=>				2,566.78

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002-0-029-200-005-10	2311 CONRAD RD	08/17/23	WD	\$35,000	\$10,500	30.00	\$19,116	1.00	1.00	\$19,116	202302910		4010 REG RURAL	401
002-0-029-200-005-10	2311 CONRAD RD	07/08/24	WD	\$44,900	\$13,000	28.95	\$29,016	1.00	1.00	\$29,016	202402103		4010 REG RURAL	401
002-0-021-200-010-00	1837 N HURON RD	11/06/24	WD	\$128,000	\$56,400	44.06	\$23,634	1.31	1.31	\$18,041	202403442		4010 REG RURAL	401
002-0-009-300-020-00*	MICHIGAN RD	06/13/23	WD	\$13,500	\$7,200	53.33	\$11,960	1.60	1.60	\$7,475	202302196		4010 REG RURAL	402
002-0-009-300-030-00*	MICHIGAN RD	05/24/23	WD	\$13,500	\$6,400	47.41	\$13,500	1.60	1.60	\$8,438	202301950		4010 REG RURAL	402
002-0-027-100-015-02	2101 STATE RD	01/22/24	WD	\$40,000	\$17,800	44.50	\$14,485	1.94	1.94	\$7,466	202400524		4010 REG RURAL	401
002-0-001-400-005-12	318 M-65	11/07/23	WD	\$135,000	\$56,800	42.07	\$13,300	2.00	2.00	\$6,650	202303843		4010 REG RURAL	401
002-0-025-100-005-02	151 CONRAD RD	10/09/23	WD	\$50,000	\$20,400	40.80	\$14,000	2.00	2.00	\$7,000	202303585		4010 REG RURAL	401
003-0-023-200-040-10	JODWAY RD	10/01/24	WD	\$130,000	\$23,800	18.31	\$67,569	2.83	2.83	\$23,876	202403081		AU GRES TWP	401
Totals:				\$589,900	\$212,300		\$206,580	15.28	12.45					
						Sale. Ratio =>				Average				
RURAL RES 0-2.99 ACRES						Std. Dev. =>				per Net Acre=>				13,519.63

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003-0-023-200-030-10	2101 JODWAY RD	06/09/23	WD	\$120,000	\$45,900	38.25	\$29,023	3.00	3.00	\$9,674	202302149		AU GRES TWP	401
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	\$176,000	\$49,200	27.95	\$60,455	4.20	4.20	\$14,394	202400699		4010 REG RURAL	401
002-0-027-300-035-10	1310 WYATT RD	07/21/23	WD	\$265,000	\$139,300	52.57	\$37,884	4.50	4.50	\$8,419	202302594		4010 REG RURAL	401
003-0-018-200-027-01*	1135 S M-65	11/06/24	WD	\$25,400	\$7,300	28.74	\$25,400	4.70	4.70	\$5,404	202403460		AU GRES TWP	402
002-0-020-400-010-01*	HAGLEY RD	08/02/24	WD	\$39,000	\$11,300	28.97	\$39,000	5.36	5.36	\$7,279	202402366		4010 REG RURAL	402
003-0-014-200-030-10*	HURON RD	02/07/25	WD	\$41,000	\$16,900	41.22	\$41,000	6.10	6.10	\$6,721	202500342		AU GRES TWP	402
002-0-013-100-050-01*	M-65	09/20/24	WD	\$30,000	\$23,600	78.67	\$30,000	9.00	10.76	\$3,333	202402980		4010 REG RURAL	402
002-0-019-100-010-20	2668 STERLING RD	10/23/23	WD	\$200,000	\$70,200	35.10	\$71,472	9.70	9.70	\$7,368	202303781		4010 REG RURAL	401
Totals:				\$896,400	\$363,700		\$334,234	46.56	48.32					
						Sale. Ratio =>				Average				
RURAL RES 3-9.99 ACRES						Std. Dev. =>				per Net Acre=>				7,178.87

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003-0-014-200-030-00*	HURON RD	06/12/23	WD	\$60,000	\$15,200	25.33	\$60,000	14.90	11.69	\$4,027	202301123		AU GRES TWP	402
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	\$310,000	\$122,600	39.55	\$93,384	13.84	13.84	\$6,747	202403513		4010 REG RURAL	401
002-0-027-200-015-00*	CONRAD RD	12/11/23	WD	\$62,000	\$24,900	40.16	\$62,000	16.25	16.25	\$3,815	202400072		4010 REG RURAL	402
002-0-023-200-025-00	1609 STATE RD	01/31/25	WD	\$192,000	\$70,700	36.82	\$107,508	18.46	18.46	\$5,824	202500308		4010 REG RURAL	401
002-0-008-200-010-00*	MICHIGAN RD	01/09/25	WD	\$60,000	\$33,200	55.33	\$60,000	19.50	19.50	\$3,077	202500116		4010 REG RURAL	402
002-0-036-100-030-15	218 W STOVER RD	08/09/23	WD	\$350,000	\$152,800	43.66	\$103,499	20.00	20.00	\$5,175	202302956		4010 REG RURAL	401
005-0-034-300-030-17*	TOWNLINE RD	11/08/23	WD	\$80,000	\$23,400	29.25	\$80,000	22.56	22.56	\$3,546	202303835		DEEP RIVER TWP	402
Totals:				\$1,114,000	\$442,800		\$566,391	125.51	122.30					
						Sale. Ratio =>				Average				
RURAL RES 10-29.99 ACRES						Std. Dev. =>				per Net Acre=>				4,512.72

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002-0-034-200-020-05	1401 WYATT RD	05/25/23	WD	\$317,000	\$112,500	35.49	\$121,984	38.00	5.00	\$3,210	202301980	MULT PARCEL	4010 REG RURAL	401
005-0-001-200-010-02*	TOWNLIN RD	06/18/24	WD	\$80,000	\$34,000	42.50	\$80,000	30.98	30.98	\$2,582	202402080		DEEP RIVER TWP	402
002-0-018-300-005-25	1257 STELMACH RD	01/23/25	QC	\$180,000	\$79,700	44.28	\$124,105	40.33	40.33	\$3,077	202500238		4010 REG RURAL	401
002-0-018-300-005-30*	STELMACH RD	12/04/24	QC	\$120,000	\$56,400	47.00	\$120,000	40.32	40.32	\$2,976	202500104		4010 REG RURAL	401
005-0-010-100-001-00*	JOSE RD	12/11/24	WD	\$184,000	\$53,600	29.13	\$184,000	55.00	55.00	\$3,345	202403752		DEEP RIVER TWP	402
Totals:				\$881,000	\$336,200		\$630,089	204.63	171.63					
RURAL RES						Sale. Ratio =>				Average				
30-99.99 ACRES				*VACANT						per Net Acre=>				3,079.16

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003-0-015-100-010-00	1995 HURON RD	01/03/25	WD	\$315,000	\$134,500	42.70	\$254,722	110.32	101.90	\$2,309		MULT PARCEL	AU GRES TWP	401
003-0-004-200-020-00*	BESSINGER/SHENFIELD	07/26/23	WD	\$267,000	\$102,900	38.54	\$267,000	120.00	40.00	\$2,225		MULT PARCEL	AU GRES TWP	402
Totals:				\$582,000	\$237,400		\$521,722	230.32	141.90					
RURAL RES						Sale. Ratio =>				Average				
100+ACRES				*VACANT						per Net Acre=>				2,265.20

RESIDENTIAL											
ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE
1	\$ 13,500	\$ 12,400	3	\$ 7,200	\$ 6,600	10	\$ 4,500	\$ 4,400	30	\$ 3,000	\$ 2,900
1.5	\$ 13,500	\$ 12,400	4	\$ 7,200	\$ 6,500	15	\$ 4,500	\$ 4,300	40	\$ 2,900	\$ 2,800
2	\$ 13,500	\$ 12,400	5	\$ 7,000	\$ 6,400	20	\$ 4,400	\$ 4,200	50	\$ 2,800	\$ 2,700
2.5	\$ 13,500	\$ 12,400	7	\$ 6,800	\$ 6,300	25	\$ 4,300	\$ 4,100	100	\$ 2,260	\$ 2,000

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002-0-020-100-040-00	2234 STERLING RD	01/04/24	WD	\$1,067,000	\$268,500	25.16	\$924,484	194.10	40.00	\$4,763	202400107	MULT PARCEL	4000 AG	101
002-0-026-400-030-00	683 HICKORY ISLAND RD	09/09/24	WD	\$380,000	\$146,600	38.58	\$218,580	80.00	40.00	\$2,732	202402760	MULT PARCEL	4010 REG RURAL	101
004-0-024-200-015-00	1221 REED RD	02/14/24	WD	\$100,000	\$42,000	42.00	\$100,000	40.00	40.00	\$2,500	202400369		CLAYTON TWP	102
007-0-024-200-005-00	RESINGER RD	04/13/23	WD	\$70,000	\$35,100	50.14	\$70,000	40.00	40.00	\$1,750	202301454		MASON TWP	102
007-0-027-200-005-01	W CONNERS RD	10/30/23	WD	\$100,000	\$36,000	36.00	\$100,000	40.00	40.00	\$2,500	202303787		MASON TWP	102
002-0-027-300-005-10	WYATT RD	06/30/23	WD	\$240,000	\$125,600	52.33	\$240,000	96.62	96.62	\$2,484	202302416		4000 AG	102
002-0-027-300-040-00	WYATT RD	05/09/23	WD	\$35,000	\$17,300	49.43	\$35,000	15.00	15.00	\$2,333	202301681		4000 AG	102
Totals:				\$1,992,000	\$671,100		\$1,688,064	505.72	311.62					
COUNTY-WIDE STUDY						Sale. Ratio =>				Average				
AGRICULTURAL										per Net Acre=>				3,337.94
										2025 RATE P/A	\$2,600	2026 RATE P/A	2,800	

