

**Arenac Township Land Value Study**  
**April 1, 2020 - March 31, 2022**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-015-400-010-00	227 S MAIN ST	10/12/21	WD	\$5,000	\$1,400	28.00	\$3,200	\$5,000	\$3,200	0.40	\$12,500	4010 REG RURAL	402
002-0-027-100-010-00	1013 CONRAD RD	03/24/21	WD	\$115,000	\$31,800	27.65	\$76,630	\$43,010	\$4,640	0.58	\$74,541	4010 REG RURAL	401
002-0-033-200-005-00	1757 WYATT RD	12/11/20	WD	\$92,750	\$42,300	45.61	\$89,444	\$11,306	\$8,000	1.00	\$11,306	4010 REG RURAL	401
002-0-023-200-015-00	1577 ARENAC STATE RD	07/09/21	WD	\$125,000	\$32,700	26.16	\$76,030	\$57,930	\$8,960	1.12	\$51,723	4010 REG RURAL	401
002-0-027-100-015-02	2101 STATE RD	08/14/20	WD	\$32,500	\$14,500	44.62	\$32,808	\$13,452	\$13,760	1.94	\$6,934	4010 REG RURAL	401
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$370,250</b>	<b>\$122,700</b>		<b>\$278,112</b>	<b>\$130,698</b>	<b>\$38,560</b>	<b>5.04</b>			
<b>0-1.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>33.14</b>			<b>Average</b>			
<b>* VACANT</b>						<b>Std. Dev. =&gt;</b>	<b>9.80</b>			<b>per Net Acre=&gt;</b>	<b>25,947.59</b>		

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-001-400-005-12	318 M-65	03/04/22	WD	\$113,000	\$43,800	38.76	\$102,255	\$24,745	\$14,000	2.00	\$12,373	4010 REG RURAL	401
002-0-020-100-020-00	2082 STERLING RD	06/24/21	WD	\$38,900	\$20,100	51.67	\$46,860	\$6,040	\$14,000	2.00	\$3,020	4010 REG RURAL	401
002-0-027-200-025-00	CONRAD RD	03/09/21	WD	\$4,500	\$3,400	75.56	\$10,731	\$4,500	\$10,731	2.19	\$2,055	4010 REG RURAL	402
002-0-032-300-015-00**	2845 S HULL RD	11/30/21	WD	\$175,000	\$49,300	28.17	\$102,412	\$87,588	\$15,000	2.50	\$35,035	4010 REG RURAL	401
002-0-030-400-005-02	2575 W HURON RD	07/09/20	WD	\$148,000	\$61,900	41.82	\$135,218	\$27,232	\$14,450	2.75	\$9,903	4010 REG RURAL	401
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$479,400</b>	<b>\$178,500</b>		<b>\$397,476</b>	<b>\$150,105</b>	<b>\$68,181</b>	<b>11.44</b>			
<b>2-4.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>37.23</b>			<b>Average</b>			
<b>*VACANT</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>17.93</b>			<b>per Net Acre=&gt;</b>	<b>13,121.07</b>		

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-008-100-020-05	2170 MICHIGAN RD	07/16/21	WD	\$87,900	\$38,200	43.46	\$94,938	\$9,962	\$17,000	5.00	\$1,992	4010 REG RURAL	401
002-0-027-300-030-00	1408 WYATT RD	05/25/21	WD	\$100,000	\$41,600	41.60	\$101,376	\$15,624	\$17,000	5.00	\$3,125	4010 REG RURAL	401
002-0-028-100-010-00	CONRAD RD	06/30/21	WD	\$39,500	\$9,800	24.81	\$21,975	\$39,500	\$21,975	9.75	\$4,051	4010 REG RURAL	402
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$227,400</b>	<b>\$89,600</b>		<b>\$218,289</b>	<b>\$65,086</b>	<b>\$55,975</b>	<b>19.75</b>			
<b>5-9.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>39.40</b>			<b>Average</b>			
<b>*VACANT</b>						<b>Std. Dev. =&gt;</b>	<b>10.27</b>			<b>per Net Acre=&gt;</b>	<b>3,295.49</b>		

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-034-100-050-80	STOVER RD	08/06/21	WD	\$27,500	\$10,700	38.91	\$23,520	\$27,500	\$23,520	10.80	\$2,546	4010 REG RURAL	402
002-0-009-300-025-00	MICHIGAN RD	06/22/21	WD	\$20,000	\$10,900	54.50	\$24,095	\$19,900	\$23,995	11.05	\$1,801	4010 REG RURAL	402
002-0-002-100-005-01	230 S LEHMAN RD	07/22/21	WD	\$181,900	\$57,800	31.78	\$122,842	\$87,271	\$28,213	13.27	\$6,579	4010 REG RURAL	401
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$229,400</b>	<b>\$79,400</b>		<b>\$170,457</b>	<b>\$134,671</b>	<b>\$75,728</b>	<b>35.12</b>			
<b>10-19.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>34.61</b>			<b>Average</b>			
<b>*VACANT</b>						<b>Std. Dev. =&gt;</b>	<b>11.62</b>			<b>per Net Acre=&gt;</b>	<b>3,835.14</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-002-300-005-00	268 S FIRE RD	01/06/21	WD	\$43,000	\$33,200	77.21	\$73,978	\$9,022	\$40,000	20.00	\$451	4010 REG RURAL	401
002-0-005-200-010-05	TYLER PLAINS RD	12/20/21	WD	\$127,000	\$20,400	16.06	\$66,882	\$100,118	\$40,000	20.00	\$5,006	4010 REG RURAL	401
002-0-006-100-011-00	BRIGGS RD	04/28/20	WD	\$36,000	\$23,000	63.89	\$51,126	\$24,874	\$40,000	20.00	\$1,244	4010 REG RURAL	401
002-0-013-400-010-09	W HURON RD	01/20/22	WD	\$67,500	\$21,000	31.11	\$46,580	\$67,500	\$46,580	23.29	\$2,898	4010 REG RURAL	402
002-0-011-200-015-00**	837 W JOSE RD	08/21/20	WD	\$123,600	\$56,000	45.31	\$109,090	\$69,318	\$54,808	29.25	\$2,370	4010 REG RURAL	401
002-0-016-300-015-20	WASHINGTON RD	09/24/21	WD	\$88,920	\$26,000	29.24	\$51,900	\$88,920	\$51,900	29.64	\$3,000	4010 REG RURAL	401
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$486,020</b>	<b>\$179,600</b>		<b>\$399,556</b>	<b>\$359,752</b>	<b>\$273,288</b>	<b>142.18</b>			
<b>20-29.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>36.95</b>			<b>Average</b>			
<b>*VACANT</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>23.08</b>			<b>per Net Acre=&gt;</b>	<b>2,530.26</b>		

**Arenac Township Land Value Study**  
**April 1, 2020 - March 31, 2022**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table	Class
002-0-028-100-020-01	WYATT RD	12/16/20	WD	\$83,000	\$33,300	40.12	\$70,200	\$83,000	\$70,200	39.00	\$2,128	4010 REG RURAL	402
002-0-028-400-015-03	WYATT RD	03/22/21	WD	\$97,375	\$33,300	34.20	\$70,110	\$97,375	\$70,110	39.95	\$2,437	4010 REG RURAL	402
002-0-006-100-005-00	BRIGGS RD	10/12/20	WD	\$96,900	\$37,800	39.01	\$80,292	\$88,608	\$72,000	40.00	\$2,215	4010 REG RURAL	401
<b>RESIDENTIAL</b>				<b>Totals:</b>	<b>\$277,275</b>	<b>\$104,400</b>	<b>\$220,602</b>	<b>\$268,983</b>	<b>\$212,310</b>	<b>118.95</b>			
<b>30 + ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>37.65</b>			<b>Average</b>			
<b>*VACANT</b>						<b>Std. Dev. =&gt;</b>	<b>3.15</b>			<b>per Net Acre=&gt;</b>	<b>2,261.31</b>		

<b>ACREAGE RATES</b>											
ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE
1	\$ 8,000.00	\$ 8,300.00	3	\$ 3,800.00	\$ 4,800.00	10	\$ 2,200.00	\$ 3,200.00	30	\$ 1,800.00	\$ 2,200.00
1.5	\$ 8,000.00	\$ 8,300.00	4	\$ 3,600.00	\$ 4,600.00	15	\$ 2,100.00	\$ 3,100.00	40	\$ 1,800.00	\$ 2,200.00
2	\$ 7,000.00	\$ 7,300.00	5	\$ 3,400.00	\$ 4,400.00	20	\$ 2,000.00	\$ 3,000.00	50	\$ 1,700.00	\$ 1,900.00
2.5	\$ 7,000.00	\$ 7,300.00	7	\$ 3,100.00	\$ 4,100.00	25	\$ 2,000.00	\$ 3,000.00	100	\$ 1,600.00	\$ 1,800.00

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Frontage	Depth	Dollars/FF	Class
002-0-036-300-060-00	2877 JOHNSON DR	02/18/22	WD	\$142,000	\$53,100	37.39	\$128,717	\$20,067	\$6,784	70.0	216.0	\$296	401
002-0-036-300-050-01	2807 JOHNSON DR	10/01/21	WD	\$150,000	\$43,100	28.73	\$106,388	\$54,346	\$10,734	104.0	245.0	\$506	401
002-0-025-300-060-00	2395 HANSEL RD	07/03/20	LC	\$55,000	\$20,800	37.82	\$24,600	\$42,232	\$11,832	100.0	630.0	\$358	401
<b>RESIDENTIAL RIVERFRT</b>				<b>Totals:</b>	<b>\$347,000</b>	<b>\$117,000</b>	<b>\$259,705</b>	<b>\$116,645</b>	<b>\$29,350</b>	<b>274.0</b>			
<b>FF RATE</b>						<b>Sale. Ratio =&gt;</b>	<b>33.72</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>5.13</b>			<b>per FF=&gt;</b>	<b>\$426</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$100</b>	<b>2023 FF RATE =&gt;</b>	<b>\$ 300.00</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table
002-0-025-300-060-15*	2391 HANSEL RD	05/25/21	WD	\$50,000	\$20,500	41.00	\$40,867	\$36,112	\$26,979	3.66	\$9,867	4010 REG RURAL
002-0-023-200-030-15	1679 S ARENAC STATE RD	12/10/20	WD	\$190,000	\$67,700	35.63	\$185,927	\$22,319	\$18,246	4.34	\$5,143	4020 RES RIVERFRT
002-0-023-200-030-01	1639 ARENAC STATE RD	07/07/20	WD	\$124,900	\$31,700	25.38	\$86,335	\$76,591	\$38,026	10.01	\$7,651	4020 RES RIVERFRT
002-0-023-200-030-12	1715 ARENAC STATE RD	11/10/21	WD	\$255,000	\$68,000	26.67	\$184,924	\$108,102	\$38,026	10.01	\$10,799	4020 RES RIVERFRT
002-0-006-200-015-00	BRIGGS RD	11/30/21	WD	\$70,000	\$39,100	55.86	\$80,000	\$70,000	\$80,000	40.00	\$1,750	4020 RES RIVERFRT
<b>RESIDENTIAL RIVERFRT</b>				<b>Totals:</b>	<b>\$689,900</b>	<b>\$227,000</b>	<b>\$578,053</b>	<b>\$313,124</b>	<b>\$201,277</b>	<b>68.02</b>		
<b>ACREAGE RATE</b>				<b>**MULT PARCEL</b>		<b>Sale. Ratio =&gt;</b>	<b>32.90</b>			<b>Average</b>		
						<b>Std. Dev. =&gt;</b>	<b>12.40</b>			<b>per Net Acre=&gt;</b>	<b>4,603.41</b>	

<b>ACREAGE RATES</b>											
ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE
1	\$ 10,000.00	\$ 10,000.00	3	\$ 4,400.00	\$ 5,400.00	10	\$ 3,800.00	\$ 4,800.00	30	\$ 2,200.00	\$ 3,200.00
1.5	\$ 10,000.00	\$ 10,000.00	4	\$ 4,400.00	\$ 5,400.00	15	\$ 3,400.00	\$ 4,400.00	40	\$ 2,000.00	\$ 3,000.00
2	\$ 9,500.00	\$ 9,500.00	5	\$ 3,900.00	\$ 4,900.00	20	\$ 3,000.00	\$ 4,000.00	50	\$ 1,800.00	\$ 2,800.00
2.5	\$ 9,500.00	\$ 9,500.00	7	\$ 3,100.00	\$ 4,100.00	25	\$ 2,600.00	\$ 3,600.00	100	\$ 1,700.00	\$ 2,700.00

**Arenac Township Land Value Study**  
**April 1, 2020 - March 31, 2022**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Class
002-0-001-400-010-00	218 W JOSE RD	04/09/21	WD	\$225,000	\$119,900	53.29	\$254,525	\$140,325	\$169,850	80.00	\$1,754	101
002-0-003-100-020-05	150 S WALKER RD	02/11/21	WD	\$290,000	\$106,400	36.69	\$215,327	\$225,173	\$150,500	70.00	\$3,217	101
002-0-035-300-030-10	LANGDON RD	05/13/21	WD	\$146,500	\$57,400	39.18	\$97,965	\$146,500	\$97,965	48.65	\$3,011	102
012-0-014-200-005-00*	5094 TURNER ROAD	12/04/20	WD	\$75,000	\$52,400	69.87	\$104,800	\$75,000	\$104,800	87.00	\$862	102
012-0-022-400-005-25	DELANO ROAD	02/24/21	WD	\$70,000	\$30,900	44.14	\$66,414	\$70,000	\$66,414	30.89	\$2,266	102
012-0-022-400-005-30	DELANO ROAD	02/24/21	WD	\$65,000	\$30,900	47.54	\$66,414	\$65,000	\$66,414	30.89	\$2,104	102
012-0-027-300-015-00	WHITMAN	06/11/20	WD	\$130,000	\$38,100	29.31	\$81,937	\$130,000	\$81,937	39.11	\$3,324	102
012-0-029-400-015-00	HAMMEL BEACH RD	03/04/21	WD	\$75,000	\$11,800	15.73	\$40,850	\$75,000	\$40,850	20.00	\$3,750	102
012-0-033-100-005-15	N DELANO RD	05/05/21	WD	\$78,600	\$21,100	26.84	\$42,248	\$78,600	\$42,248	19.65	\$4,000	101

<b>AGRICULTURAL</b>	<b>Totals:</b>			<b>\$1,155,100</b>	<b>\$468,900</b>		<b>\$970,480</b>	<b>\$1,005,598</b>	<b>\$820,978</b>	<b>426.19</b>		
<b>COUNTY WIDE SALES</b>						<b>Sale. Ratio =&gt;</b>	<b>40.59</b>			<b>Average</b>		
<b>*MULT PARCELS</b>						<b>Std. Dev. =&gt;</b>	<b>15.93</b>			<b>per Net Acre=&gt;</b>	<b>2,359.51</b>	

<b>2022 RATE =&gt;</b>	<b>\$2,150</b>	<b>2023 RATE =&gt;</b>	<b>2,300.00</b>
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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Land Residual	Net Acres	Dollars/Acre	Class	LOCATION
005-1-000-000-840-00	322 SAGINAW ST	02/23/21	WD	\$15,000	\$22,800	152.00	\$6,650	0.17	\$38,662	201	DEEP RIVER TWP
040-3-200-000-104-00	122 E CEDAR ST	01/04/21	LC	\$130,000	\$50,200	38.62	\$13,426	0.22	\$62,447	201	CITY OF STANDISH
002-0-010-300-010-00*	864 MAIN ST	04/06/21	LC	\$435,000	\$107,100	24.62	\$435,000	1.12	\$388,393	201	ARENAC TWP
010-1-005-400-070-00	2068 PINE RIVER RD	08/03/20	WD	\$150,000	\$62,200	41.47	\$66,495	1.13	\$58,638	201	STANDISH TWP
002-0-030-100-020-00	2515 W HURON RD	09/05/20	LC	\$125,000	\$42,600	34.08	\$47,188	2.00	\$23,594	201	ARENAC TWP
009-0-018-400-015-02	3290 E HURON RD	10/29/20	WD	\$60,000	\$41,900	69.83	\$37,744	2.06	\$18,304.56	201	SIMS TWP
009-0-017-200-011-00	E HURON RD	08/18/20	LC	\$32,000	\$6,200	19.38	\$32,000	2.27	\$14,097.00	201	SIMS TWP
002-0-022-100-035-00*	STATE RD	04/28/21	WD	\$45,000	\$19,800	44.00	\$45,000	18.00	\$2,500	302	ARENAC TWP

<b>COMM/INDUST</b>	<b>Totals:</b>			<b>\$992,000</b>	<b>\$352,800</b>		<b>\$683,503</b>	<b>26.97</b>			
<b>COUNTY WIDE SALES</b>						<b>Sale. Ratio =&gt;</b>	<b>35.56</b>		<b>Average</b>		
<b>*MULT PARCELS</b>						<b>Std. Dev. =&gt;</b>	<b>42.76</b>		<b>per Net Acre=&gt;</b>	<b>25,340.27</b>	

<b>COMMERCIAL</b>											
ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE
1	\$ 8,400.00	\$ 9,400.00	3	\$ 2,400.00	\$ 4,400.00	10	\$ 2,200.00	\$ 3,200.00	30	\$ 2,000.00	\$ 2,100.00
1.5	\$ 6,400.00	\$ 8,400.00	4	\$ 2,500.00	\$ 4,400.00	15	\$ 2,200.00	\$ 3,000.00	40	\$ 2,000.00	\$ 2,100.00
2	\$ 6,400.00	\$ 8,400.00	5	\$ 2,500.00	\$ 4,400.00	20	\$ 2,200.00	\$ 2,800.00	50	\$ 1,700.00	\$ 1,800.00
2.5	\$ 4,400.00	\$ 7,400.00	7	\$ 2,500.00	\$ 4,400.00	25	\$ 2,100.00	\$ 2,600.00	100	\$ 1,700.00	\$ 1,700.00

<b>INDUSTRIAL</b>											
ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE	ACRES	2022 RATE	2023 RATE
1	\$ 6,400.00	\$ 6,500.00	3	\$ 2,300.00	\$ 2,400.00	10	\$ 2,100.00	\$ 2,200.00	30	\$ 1,900.00	\$ 2,000.00
1.5	\$ 6,200.00	\$ 6,300.00	4	\$ 2,300.00	\$ 2,400.00	15	\$ 2,100.00	\$ 2,200.00	40	\$ 1,800.00	\$ 1,800.00
2	\$ 6,200.00	\$ 6,300.00	5	\$ 2,300.00	\$ 2,400.00	20	\$ 2,100.00	\$ 2,200.00	50	\$ 1,700.00	\$ 1,700.00
2.5	\$ 2,600.00	\$ 2,700.00	7	\$ 2,300.00	\$ 2,400.00	25	\$ 2,100.00	\$ 2,200.00	100	\$ 1,600.00	\$ 1,600.00