

Whitney Township, Arenac County Land Value Study
April 1, 2021 - March 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
012-2-W50-000-201-00	576 N HURON	08/06/21	WD	\$360,000	\$108,000	30.00	\$274,435	\$195,565	\$110,000	0.0	0.0	#DIV/0!	0.00	LAKEFRONT
012-2-W50-000-301-00	576 N HURON	09/30/22	WD	\$370,000	\$124,600	33.68	\$274,435	\$205,565	\$110,000	0.0	0.0	#DIV/0!	0.00	LAKEFRONT
012-2-W50-000-302-00	576 N HURON	04/25/22	WD	\$287,300	\$113,400	39.47	\$249,784	\$147,516	\$110,000	0.0	0.0	#DIV/0!	0.00	LAKEFRONT
012-2-W50-000-304-00	576 N HURON	11/02/22	WD	\$300,000	\$129,900	43.30	\$285,960	\$124,040	\$110,000	0.0	0.0	#DIV/0!	0.00	LAKEFRONT
012-2-W50-000-403-00	576 N HURON	10/22/21	WD	\$299,000	\$98,900	33.08	\$249,784	\$159,216	\$110,000	0.0	0.0	#DIV/0!	0.00	LAKEFRONT
Totals:				\$1,616,300	\$574,800		\$1,334,398	\$831,902	\$550,000	0.0				
RESIDENTIAL WHITESTONE CONDOS					Sale. Ratio =>	35.56			Average					
					Std. Dev. =>	5.37			per FF=>	#DIV/0!				
							2023 FF RATE =>	\$110,000	2024 FF RATE =>	\$150,000				

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012-1-C21-000-016-00	CHARITY ISLAND	05/28/21	WD	\$179,900	\$65,900	36.63	\$188,036	\$179,900	\$188,036	150.0	209.5	\$1,199	396.00	CHARITY ISLAND
Totals:				\$179,900	\$65,900		\$188,036	\$179,900	\$188,036	150.0				
RESIDENTIAL CHARITY ISLAND					Sale. Ratio =>	36.63			Average					
					Std. Dev. =>	#DIV/0!			per FF=>	\$1,199				
							2023 FF RATE =>	\$1,000	2024 FF RATE =>	\$1,100				

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012-0-012-100-035-00	2310 N HURON RD	05/27/21	WD	\$425,000	\$214,000	50.35	\$510,849	\$114,044	\$199,893	90.9	600.0	\$1,255	73.00	LAKEFRONT
012-0-012-100-065-05	2254 N HURON	11/29/21	WD	\$345,000	\$121,000	35.07	\$349,740	\$150,777	\$155,517	70.7	260.0	\$2,133	70.00	LAKEFRONT
012-0-024-100-155-00	1282 N HURON	09/15/22	WD	\$249,900	\$110,900	44.38	\$235,634	\$152,422	\$138,156	62.8	300.0	\$2,427	60.00	LAKEFRONT
012-2-B70-000-013-00	2462 NORTHEAST DR	06/03/22	WD	\$370,000	\$125,800	34.00	\$281,332	\$201,829	\$113,161	51.4	280.0	\$3,924	50.00	LAKEFRONT
012-2-B70-000-022-00	2426 NORTHEAST DR	07/08/22	WD	\$359,900	\$90,900	25.26	\$208,632	\$243,900	\$106,540	48.4	220.0	\$5,036	50.00	LAKEFRONT
012-2-B70-000-032-00	2364 EAST DR	09/22/22	WD	\$240,000	\$92,100	38.38	\$200,531	\$141,493	\$102,024	46.4	185.0	\$3,051	50.00	LAKEFRONT
012-2-B70-000-036-00	2336 N EAST DR	06/30/21	WD	\$420,000	\$142,400	33.90	\$368,316	\$176,522	\$124,838	56.7	200.0	\$3,111	60.00	LAKEFRONT
012-2-B70-000-038-00**	2330 N EAST DR	08/31/22	WD	\$360,000	\$146,000	40.56	\$319,658	\$203,470	\$163,128	75.9	388.0	\$2,682	81.00	LAKEFRONT
012-2-H10-000-056-00	182 N HURON	09/09/22	WD	\$359,900	\$152,700	42.43	\$328,165	\$136,495	\$104,760	47.6	190.0	\$2,866	51.00	LAKEFRONT
012-2-H10-001-001-00	126 N HURON	06/10/21	WD	\$344,500	\$84,600	24.56	\$282,377	\$151,042	\$88,919	40.4	178.0	\$3,737	44.00	LAKEFRONT
012-2-H12-000-006-00	28 N HURON	12/16/21	WD	\$575,000	\$240,400	41.81	\$562,903	\$116,645	\$104,548	47.5	204.0	\$2,455	50.00	LAKEFRONT
012-2-H12-000-017-00	76 N HURON	04/30/21	WD	\$390,000	\$131,300	33.67	\$304,377	\$232,740	\$147,117	66.9	158.0	\$3,480	75.00	LAKEFRONT
012-2-H12-000-020-00	86 N HURON	03/07/22	WD	\$549,000	\$178,200	32.46	\$417,049	\$169,000	\$101,737	46.2	169.0	\$3,655	51.00	LAKEFRONT
012-2-H40-000-003-00	1640 N HURON	09/13/21	WD	\$455,500	\$139,200	30.56	\$346,170	\$219,549	\$110,219	50.1	252.0	\$4,382	50.00	LAKEFRONT
012-2-H90-000-025-00	1766 N HURON	07/21/22	WD	\$250,000	\$68,800	27.52	\$161,263	\$193,413	\$104,676	47.6	205.0	\$4,065	50.00	LAKEFRONT
012-2-R40-000-006-00	2220 N HURON	09/13/21	WD	\$205,000	\$84,800	41.37	\$197,007	\$134,402	\$126,409	57.5	436.0	\$2,339	50.00	LAKEFRONT
012-2-S80-000-010-00	2042 N HURON	11/02/21	WD	\$499,000	\$114,800	23.01	\$267,200	\$387,227	\$185,254	84.2	292.0	\$4,599	81.00	LAKEFRONT
012-2-W10-000-001-00	1006 N HURON	10/22/21	WD	\$345,000	\$109,600	31.77	\$260,579	\$282,330	\$197,909	82.0	397.0	\$3,443	82.00	LAKEFRONT
012-2-W40-000-005-00	530 N HURON	09/14/22	WD	\$312,000	\$94,500	30.29	\$214,358	\$175,282	\$77,640	37.1	153.0	\$4,718	42.00	LAKEFRONT
Totals:				\$7,054,700	\$2,442,000		\$5,816,140	\$3,582,582	\$2,452,445	1,110.4				
RESIDENTIAL LAKE HURON UNDER 100'					Sale. Ratio =>	34.62			Average					
					Std. Dev. =>	7.36			per FF=>	\$3,226				
							2023 FF RATE =>	\$2,200	2024 FF RATE =>	\$2,500				

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012-0-012-100-075-05	N HURON	08/06/21	WD	\$301,000	\$129,700	43.09	\$309,723	\$301,000	\$309,723	125.0	441.0	\$2,408	125.00	LAKEFRONT
012-2-H12-000-023-00	100 N HURON	10/15/21	WD	\$250,000	\$124,300	49.72	\$295,844	\$154,185	\$200,029	101.0	180.0	\$1,527	101.00	LAKEFRONT
012-2-H90-000-008-00	1842 N HURON	08/30/22	WD	\$450,000	\$247,200	54.93	\$503,595	\$180,854	\$234,449	106.0	280.0	\$1,706	106.00	LAKEFRONT
012-2-S80-000-015-00	2076 N HURON	10/14/22	WD	\$750,000	\$263,400	35.12	\$581,716	\$378,387	\$278,909	129.7	290.0	\$2,917	125.00	LAKEFRONT
Totals:				\$1,751,000	\$764,600		\$1,690,878	\$1,014,426	\$1,023,110	461.7				
RESIDENTIAL LAKE HURON OVER 100'					Sale. Ratio =>	43.67			Average per FF=>	\$2,197				
					Std. Dev. =>	8.57								
							2023 FF RATE =>	\$2,150	2024 FF RATE =>	\$2,150				

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012-2-W30-000-030-00	873 SHADY LANE	11/09/21	WD	\$150,000	\$44,800	29.87	\$126,045	\$38,955	\$15,000	30.0	100.0	\$1,299	60.00	WHITESTONE POINT
Totals:				\$150,000	\$44,800		\$126,045	\$38,955	\$15,000	30.0				
RESIDENTIAL WHITESTONE POINT					Sale. Ratio =>	29.87			Average per FF=>	\$1,299				
					Std. Dev. =>	#DIV/0!								
							2023 FF RATE =>	\$500	2024 FF RATE =>	\$ 500				

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012-2-P70-000-016-01**	5853 PRESCOTT	09/28/22	LC	\$50,000	\$11,500	23.00	\$23,978	\$35,078	\$9,056	180.0	132.3	\$195	60.00	PRESCOTT MOBILE
012-2-P70-000-021-01**	5895 PRESCOTT	08/04/22	WD	\$57,000	\$36,400	63.86	\$72,677	\$9,982	\$25,659	170.0	264.5	\$59	170.00	PRESCOTT MOBILE
012-2-P70-000-031-00	5854 PRESCOTT	08/04/22	WD	\$38,600	\$13,800	35.75	\$29,991	\$17,191	\$8,582	60.0	99.0	\$287	60.00	PRESCOTT MOBILE
012-2-P70-000-039-00	5812 PRESCOTT RD	10/28/21	WD	\$82,000	\$18,100	22.07	\$77,991	\$14,651	\$10,642	60.0	152.3	\$244	60.00	PRESCOTT MOBILE
Totals:				\$227,600	\$79,800		\$204,637	\$76,902	\$53,939	470.0				
RESIDENTIAL PRESCOTT MOBILE					Sale. Ratio =>	35.06			Average per FF=>	\$164				
					Std. Dev. =>	19.49								
							2023 FF RATE =>	\$115	2024 FF RATE =>	\$164				

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012-0-001-400-080-00	2582 N HURON	06/29/22	WD	\$65,000	\$20,600	31.69	\$50,018	\$31,565	\$16,583	100.0	110.0	\$316	100.00	US-23
012-0-012-100-010-15	2438 N HURON	12/06/22	WD	\$50,500	\$24,400	48.32	\$59,522	\$12,376	\$21,398	134.0	102.0	\$92	134.00	US-23
012-0-012-100-025-00	2251 N HURON RD	01/05/22	WD	\$145,000	\$45,400	31.31	\$111,121	\$76,609	\$42,730	209.0	209.0	\$367	209.00	US-23
012-0-012-400-005-00	2165 N HURON	06/11/21	WD	\$87,500	\$27,200	31.09	\$74,789	\$32,711	\$20,000	100.0	200.0	\$327	100.00	US-23
012-2-A10-000-003-00	2637 N HURON	05/23/22	WD	\$54,000	\$26,800	49.63	\$65,576	\$12,824	\$24,400	126.0	150.0	\$102	126.00	US-23
012-2-A10-000-008-00	2603 N HURON RD	11/22/21	WD	\$80,000	\$26,700	33.38	\$64,547	\$30,231	\$14,778	93.0	101.0	\$325	93.00	US-23
012-2-B20-000-011-00	1693 N HURON	01/13/23	WD	\$145,000	\$59,300	40.90	\$133,783	\$58,091	\$46,874	250.0	434.0	\$232	250.00	US-23
Totals:				\$627,000	\$230,400		\$559,356	\$254,407	\$186,763	1,012.0				
RESIDENTIAL US-23					Sale. Ratio =>	36.75			Average per FF=>	\$251				
					Std. Dev. =>	8.88								
							2023 FF RATE =>	\$200	2024 FF RATE =>	\$250				

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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
012-0-028-200-020-05	4235 WHITMAN RD	11/10/21	WD	\$140,000	\$38,700	27.64	\$127,522	\$19,858	\$7,380	1.23	1.23	\$16,145	RURAL RESIDENTIAL
012-0-016-300-009-00	1620 EDMONDS RD.	08/09/21	WD	\$119,000	\$42,400	35.63	\$133,020	(\$6,460)	\$7,560	1.26	1.26	(\$5,127)	RURAL RESIDENTIAL
012-0-034-200-015-01	300 DELANO RD	08/31/21	WD	\$99,900	\$25,900	25.93	\$87,439	\$22,721	\$10,260	1.71	1.71	\$13,287	RURAL RESIDENTIAL
012-0-008-200-005-05	2429 STOWELL ROAD	07/22/21	WD	\$130,000	\$41,600	32.00	\$121,578	\$20,422	\$12,000	2.00	2.00	\$10,211	RURAL RESIDENTIAL
012-0-016-100-010-05	4262 TURNER RD	09/03/21	WD	\$144,000	\$39,100	27.15	\$110,368	\$48,632	\$15,000	3.00	3.00	\$16,211	RURAL RESIDENTIAL
012-0-024-100-225-00**	1409 N HURON RD	07/18/22	WD	\$140,000	\$23,400	16.71	\$72,814	\$80,986	\$13,800	4.49	4.49	\$18,037	US-23
Totals:				\$772,900	\$211,100		\$652,741	\$186,159	\$66,000	13.69	13.69		
RESIDENTIAL					Sale. Ratio =>	27.31				Average			
0-9.99 ACRES					Std. Dev. =>	5.18				per Net Acre=>	13,598.17		

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012-0-012-400-070-01	NOBLE RD	03/24/22	WD	\$31,050	\$10,500	33.82	\$29,450	\$31,050	\$29,450	10.00	10.00	\$3,105	RURAL RESIDENTIAL
012-0-018-200-010-01	1894 MACKINAW RD	07/22/21	WD	\$350,000	\$121,900	34.83	\$326,591	\$54,409	\$31,000	10.00	10.00	\$5,441	RURAL RESIDENTIAL
012-0-024-400-100-00	N HURON	03/23/23	WD	\$50,000	\$15,100	30.20	\$33,500	\$50,000	\$33,500	11.00	10.12	\$4,545	RURAL RESIDENTIAL
Totals:				\$431,050	\$147,500		\$389,541	\$135,459	\$93,950	31.00	30.12		
RESIDENTIAL					Sale. Ratio =>	34.22				Average			
10-19.99 ACRES					Std. Dev. =>	2.43				per Net Acre=>	4,369.65		

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012-0-031-100-015-09	TONKEY RD	07/09/21	WD	\$80,000	\$34,600	43.25	\$86,701	\$80,000	\$86,701	42.41	42.41	\$1,886	RURAL RESIDENTIAL
012-0-025-300-005-00	686 ANDREWS RD	09/14/21	WD	\$350,000	\$124,100	35.46	\$304,173	\$172,577	\$126,750	80.00	80.00	\$2,157	RURAL RESIDENTIAL
012-0-008-400-025-00	TURNER RD	09/16/22	WD	\$75,000	\$23,400	31.20	\$52,650	\$75,000	\$52,650	20.00	20.00	\$3,750	RURAL RESIDENTIAL
012-0-009-300-015-15	TURNER RD	12/16/22	WD	\$63,000	\$30,700	48.73	\$61,463	\$63,000	\$61,463	24.39	24.39	\$2,583	RURAL RESIDENTIAL
Totals:				\$430,000	\$158,700		\$390,874	\$390,577	\$213,451	122.41	122.41		
RESIDENTIAL					Sale. Ratio =>	36.91				Average			
20+ ACRES					Std. Dev. =>	5.51				per Net Acre=>	3,190.73		

RESIDENTIAL ACREAGE											
ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023
1	\$13,500	\$6,000	3	\$10,000	\$5,000	10	\$4,300	\$3,100	30	\$2,800	2,500
1.5	\$13,000	\$6,000	4	\$9,000	\$4,900	15	\$4,300	\$2,900	40	\$2,600	2,250
2	\$12,000	\$6,000	5	\$8,000	\$4,800	20	\$3,100	\$2,700	50	\$1,900	1,700
2.5	\$11,000	\$6,000	7	\$7,000	\$4,700	25	\$2,900	\$2,500	100	\$1,800	1,600

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012-2-H10-000-067-00	193 N HURON	02/03/23	WD	\$5,000	\$5,400	108.00	\$10,963	\$5,000	\$10,963	50.0	200.0	50.00	HAMMEL BEACH AREA
012-2-H10-000-100-00	311 N HURON	07/27/21	WD	\$70,272	\$16,300	23.20	\$53,507	\$28,825	\$12,060	55.0	200.0	55.00	HAMMEL BEACH AREA
012-2-H12-000-044-00	51 N HURON	07/16/21	WD	\$103,000	\$24,900	24.17	\$67,402	\$52,247	\$16,649	75.0	205.0	75.00	HAMMEL BEACH AREA
012-2-H17-000-036-00	387 N HURON	05/27/21	WD	\$160,800	\$52,800	32.84	\$157,236	\$14,798	\$11,234	50.0	210.0	50.00	HAMMEL BEACH AREA
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	08/19/22	WD	\$43,000	\$29,100	67.67	\$62,105	\$2,821	\$21,926	100.0	400.0	100.00	HAMMEL BEACH AREA
012-2-R10-000-013-00**	5673 E HAMMELL BEACH RD	07/01/21	WD	\$170,000	\$58,900	34.65	\$116,378	\$104,785	\$51,163	300.0	400.0	300.00	HAMMEL BEACH AREA
Totals:				\$552,072	\$187,400		\$467,591	\$208,476	\$123,995	630.0			
HAMMEL BEACH AREA MAIN ROAD				Sale. Ratio =>		33.94	Average						
				Std. Dev. =>		33.40	per FF=>			\$331			
							2023 FF RATE =>	\$250	2024 FF RATE =>	\$300			

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012-2-S60-000-009-00	5801 VERA LANE	07/09/21	WD	\$49,000	\$12,500	25.51	\$72,323	(\$7,723)	\$15,600	60.0	92.0	60.00	HAMMEL BEACH AREA
012-2-S60-000-020-00	5848 VERA LANE	04/30/21	WD	\$115,000	\$33,800	29.39	\$107,475	\$38,725	\$31,200	100.0	92.0	100.00	HAMMEL BEACH AREA
012-2-S60-000-021-00	5838 VERA LANE	04/06/21	WD	\$105,000	\$24,900	23.71	\$92,411	\$32,157	\$19,568	75.3	92.0	75.26	HAMMEL BEACH AREA
Totals:				\$269,000	\$71,200		\$272,209	\$63,159	\$66,368	235.3			
HAMMEL BEACH AREA VERA LANE				Sale. Ratio =>		26.47	Average						
				Std. Dev. =>		2.90	per FF=>			\$268			
							2023 FF RATE =>	\$260	2024 FF RATE =>	\$270			

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012-2-H13-000-059-00	RALPH STREET	08/27/21	WD	\$8,000	\$2,500	31.25	\$8,355	\$8,000	\$8,355	76.0	150.0	100.00	HAMMEL BEACH AREA
012-2-H13-000-070-00**	RALPH ST	12/29/21	WD	\$12,000	\$4,600	38.33	\$9,014	\$12,000	\$9,014	200.0	250.0	200.00	HAMMEL BEACH AREA
012-2-H18-000-011-10	LACA ROAD	04/12/21	WD	\$75,000	\$19,400	25.87	\$72,061	\$8,988	\$6,049	75.0	140.0	75.21	HAMMEL BEACH AREA
012-2-H18-000-015-10	LACA RD	10/03/22	WD	\$34,500	\$27,300	79.13	\$6,203	\$12,500	\$6,203	75.0	147.0	75.00	HAMMEL BEACH AREA
012-2-H18-000-016-10	5533 LACA RD	07/07/22	WD	\$80,000	\$28,500	35.63	\$52,302	\$31,922	\$6,224	75.0	148.0	75.00	HAMMEL BEACH AREA
012-2-H18-000-017-10	5541 LACA RD	10/03/22	LC	\$59,000	\$16,400	27.80	\$6,245	\$27,000	\$6,245	75.0	149.0	75.00	HAMMEL BEACH AREA
Totals:				\$268,500	\$98,700		\$154,180	\$100,410	\$42,090	576.0			
HAMMELL BEACH AREA BACKLOTS/DEER RUN				Sale. Ratio =>		36.76	Average						
				Std. Dev. =>		19.89	per FF=>			\$174			
							2023 FF RATE =>	\$110	2024 FF RATE =>	\$170			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
012-2-H30-000-006-00	HURON WOODS DRIVE	05/27/22	WD	\$10,000	\$7,100	71.00	\$14,720	\$10,000	\$14,720	96.0	258.0	\$104	HURON WOODS SUB
012-2-H30-000-011-00	HURON WOODS DRIVE	12/10/21	WD	\$15,000	\$6,300	42.00	\$13,708	\$15,000	\$13,708	101.5	249.0	\$148	HURON WOODS SUB
012-2-H30-000-021-00**	5800 HURON WOODS DR	08/15/22	WD	\$349,500	\$126,600	36.22	\$253,194	\$137,801	\$41,495	318.0	432.0	\$433	HURON WOODS SUB
Totals:				\$374,500	\$140,000		\$281,622	\$162,801	\$69,923	515.5			
RESIDENTIAL HURON WOODS SUB				Sale. Ratio =>		37.38	Average						
				Std. Dev. =>		18.64	per FF=>			\$316			
							2023 FF RATE =>	\$135	2024 FF RATE =>	\$150			

Whitney Township, Arenac County Land Value Study
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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
012-2-B70-000-040-00	NORTHEAST DR	12/17/21	WD	\$15,000	\$8,900	59.33	\$18,911	\$15,000	\$18,911	60.0	165.0	\$250	BACKLOTS US 23
012-2-B70-000-059-00	2451 NORTHEAST DR	07/01/21	WD	\$135,000	\$37,600	27.85	\$109,971	\$39,125	\$14,096	50.0	132.0	\$783	BACKLOTS US 23
012-2-B71-000-022-00	2555 EAST DR	08/30/21	WD	\$232,500	\$65,200	28.04	\$190,074	\$71,675	\$29,249	75.0	246.0	\$956	BACKLOTS US 23
012-2-B71-000-027-00	2605 NORTHEAST DR	08/31/22	WD	\$70,000	\$26,000	37.14	\$62,791	\$40,359	\$33,150	76.0	316.0	\$531	BACKLOTS US 23
012-2-B71-000-035-00	2704 LAKE DR	11/05/21	WD	\$54,000	\$24,900	46.11	\$59,530	\$15,081	\$20,611	60.0	196.0	\$251	BACKLOTS US 23
012-2-B71-000-041-00**	2691 NORTH LAKE DRIVE	10/14/22	WD	\$110,000	\$56,000	50.91	\$115,781	\$65,665	\$71,446	168.0	188.0	\$391	BACKLOTS US 23
012-2-B71-000-045-00	2704 N HURON	05/04/22	WD	\$200,000	\$91,800	45.90	\$184,810	\$72,990	\$57,800	170.0	192.0	\$429	BACKLOTS US 23
012-2-B71-000-055-00	2575 WEST DRIVE	05/24/21	WD	\$120,000	\$57,900	48.25	\$142,799	\$3,292	\$26,091	75.0	201.0	\$44	BACKLOTS US 23
012-2-B71-000-056-00**	2565 WEST DRIVE	07/30/21	WD	\$90,000	\$47,400	52.67	\$94,036	\$45,076	\$49,112	150.0	200.0	\$301	BACKLOTS US 23

Totals: **\$1,026,500** **\$415,700** **\$978,703** **\$368,263** **\$320,466** **884.0**

RESIDENTIAL **Sale. Ratio =>** **40.50** **Average**

BACK LOTS **Std. Dev. =>** **10.88** **per FF=>** **\$417**

2023 FF RATE => **\$425** **2024 FF RATE =>** **\$417**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Location
012-0-001-300-010-00	NO ROAD FRONTAGE	04/08/22	WD	\$40,000	\$22,600	56.50	\$46,200	\$40,000	\$46,200	30.00	30.00	\$1,333	WHITNEY TWP
012-0-030-300-010-06	HAMMEL BEACH RD	08/15/22	WD	\$87,500	\$26,900	30.74	\$57,500	\$87,500	\$57,500	25.00	25.00	\$3,500	WHITNEY TWP
012-0-033-100-005-15	N DELANO RD	05/05/21	WD	\$78,600	\$21,100	26.84	\$43,230	\$78,600	\$43,230	19.65	19.65	\$4,000	WHITNEY TWP
011-0-019-400-010-04	GATES RD	04/06/22	WD	\$39,250	\$18,100	46.11	\$36,200	\$39,250		18.00	18.00	\$2,181	TURNER TWP
011-0-018-300-005-00	CRAWFORD RD	04/30/21	WD	\$208,000	\$80,150	38.53	\$173,200	\$208,000		80.00	80.00	\$2,600	TURNER TWP

Totals: **\$453,350** **\$168,850** **\$356,330** **\$453,350** **\$146,930** **172.65** **172.65**

COUNTY WIDE **Sale. Ratio =>** **37.24** **Average**

AGRICULTURAL **Std. Dev. =>** **11.94** **per Net Acre=>** **2,625.83**

2023 PA RATE => **\$ 2,300** **2024 PA RATE =>** **\$ 2,600**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
012-0-013-100-015-01	N HURON RD	11/17/22	WD	\$73,900	\$34,500	46.68	\$68,925	\$72,900	\$68,925	530.2	307.6	\$137	COMMERCIAL

Totals: **\$73,900** **\$34,500** **\$68,925** **\$72,900** **\$68,925** **530.2**

COMMERCIAL -PAVED **Sale. Ratio =>** **46.68** **Average**

FRONT FOOT RATE **Std. Dev. =>** **#DIV/0!** **per FF=>** **\$137**

2023 FF RATE => **\$130** **2024 FF RATE =>** **\$ 130**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
012-2-H10-000-052-00	198 N HURON	08/12/20	WD	\$415,000	\$213,800	51.52	\$442,091	\$153,131	\$180,222	90.1	203.0	\$1,699	COMMERCIAL
012-2-H10-000-054-00	194 N HURON	01/12/24	WD	\$375,000	\$170,500	45.47	\$348,057	\$207,136	\$180,193	90.1	201.0	\$2,299	COMMERCIAL

Totals: **\$790,000** **\$384,300** **\$790,148** **\$360,267** **\$360,415** **180.2**

COMMERCIAL-LAKEFRONT **Sale. Ratio =>** **48.65** **Average**

FRONT FOOT RATE **Std. Dev. =>** **4.28** **per FF=>** **\$1,999**

2023 FF RATE => **\$2,000** **2024 FF RATE =>** **\$ 2,000**

Whitney Township, Arenac County Land Value Study
April 1, 2021 - March 31, 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location	Class	
010-0-023-300-035-00	4788 N HURON RD	01/04/22	\$10,000	WD		\$10,000		\$10,000	1.01	1.01	\$9,900	202200005	STANDISH TWP	202	
007-1-000-000-085-00	101 N STATE ST	01/05/22	\$25,000	WD		\$25,000	\$19,296	\$5,704	0.23	0.23	\$24,800	202200140	VILLAGE OF TWINING	201	
008-0-A20-010-045-00	1396 S M76	05/03/21	\$81,000	LC		\$81,000	\$63,540	\$17,460	0.77	0.77	\$22,675	202101971	MOFFAT TWP	201	
030-0-015-300-010-00	407 N CENTER ST	10/26/22	\$150,000	WD		\$150,000	\$123,417	\$26,583	0.72	0.72	\$36,921	202203696	CITY OF OMER	201	
009-0-017-200-027-12	3631 E HURON RD	01/09/23	\$85,000	WD		\$85,000	\$62,034	\$22,966	1.37	1.37	\$16,763	202300130	SIMS TWP	201	
Totals:			\$351,000			\$351,000		\$82,713	4.10	4.10					
COMM/INDUST										Average					
0-1.99 ACRES										per Net Acre=>		20,177.84			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location	Class	
040-1-000-000-006-16	AIRPARK DR	12/29/21	\$50,000	WD		\$50,000		\$50,000	6.72	6.72	\$7,440	202202120	CITY OF STANDISH	302	
002-0-030-100-020-00	2515 W HURON RD	11/28/22	\$135,000	WD		\$128,000	\$85,773	\$42,227	2.00	2.00	\$21,114	202203964	ARENAC TWP	201	
012-0-013-100-015-01	N HURON RD	11/17/22	\$73,900	WD		\$73,900		\$72,900	2.62	2.62	\$27,824	202203871	WHITNEY TWP		
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	\$80,000	WD		\$80,000	\$40,904	\$39,096	4.50	4.50	\$8,688	202201697	STANDISH TWP	201	
008-0-008-400-035-00	2030 N M76	08/10/22	\$45,000	LC		\$45,000	\$14,318	\$30,682	5.38	5.38	\$5,703	202202859	MOFFAT TWP	201	
003-0-014-200-025-20	2115 E HURON RD	06/01/21	\$225,000	LC		\$225,000	\$163,750	\$61,250	6.35	6.35	\$9,646	202102475	AUGRES TWP	201	
006-0-014-300-002-00	4315 Henderson Rd	01/17/23	\$100,000	WD		\$100,000	\$36,345	\$63,655	9.54	9.54	\$6,672	202300208	LINCOLN TWP	201	
Totals:			\$708,900			\$701,900		\$359,810	37.11	37.11					
COMM/INDUST										Average					
2-9.99 ACRES										per Net Acre=>		9,696.03			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location	Class	
003-0-027-200-050-20	MANOR RD	12/01/22	\$75,000	LC		\$75,000		\$75,000	10.00	10.00	\$7,500	202203977	AUGRES TWP	202	
090-028-200-002-30	3227 NATIONAL CITY RD	07/29/22	\$40,000	WD		\$40,000		\$40,000	14.10	14.10	\$2,837	2022004976	SHERMAN TWP	302	
003-0-016-400-010-01	E HURON RD -VACANT	05/03/18	\$90,000	WD	4.19%	\$93,768		\$93,768	18.30	18.30	\$5,124	201801325	AUGRES TWP	202	
003-0-009-100-005-00**	SHENFIELD RD	11/16/19	\$269,500	WD	2.58%	\$276,462		\$276,462	80.00	80.00	\$3,456	201904287	AUGRES TWP	202	
Totals:			\$474,500			\$474,500		\$485,230	122.40	122.40					
COMM/INDUST										Average					
10+ ACRES										per Net Acre=>		3,964.30			

COMM/INDUST ACREAGE											
ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023
1	\$20,100	\$9,400	3	\$7,600	\$4,400	10	\$3,900	\$3,200	30	\$2,100	2,200
1.5	\$18,100	\$8,400	4	\$6,600	\$4,400	15	\$3,700	\$3,000	40	\$2,000	2,100
2	\$9,600	\$8,400	5	\$5,600	\$4,400	20	\$3,500	\$2,800	50	\$1,800	1,800
2.5	\$8,600	\$7,400	7	\$4,600	\$4,400	25	\$2,600	\$2,600	100	\$1,700	1,700

Whitney Township, Arenac County Land Value Study

April 1, 2021 - March 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Class
012-0-013-100-015-01	N HURON RD	11/17/22	WD	\$73,900	\$34,500	46.68	\$68,925	\$72,900	\$68,925	530.2	307.6	\$137	370.23	COMMERCIAL	202

Totals: \$73,900 \$34,500 \$68,925 \$72,900 \$68,925 530.2

**COMMERCIAL -PAVED
FRONT FOOT RATE**

Sale. Ratio => 46.68 Average
Std. Dev. => #DIV/0! per FF=> \$137

2023 FF RATE => \$130 2024 FF RATE => \$ 130

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Class
012-2-H10-000-052-00	198 N HURON	08/12/20	WD	\$415,000	\$213,800	51.52	\$442,091	\$153,131	\$180,222	90.1	203.0	\$1,699	100.00	COMMERCIAL	201
012-2-H10-000-054-00	194 N HURON	01/12/24	WD	\$375,000	\$170,500	45.47	\$348,057	\$207,136	\$180,193	90.1	201.0	\$2,299	100.48	COMMERCIAL	201

Totals: \$790,000 \$384,300 \$790,148 \$360,267 \$360,415 180.2

**COMMERCIAL-LAKEFRONT
FRONT FOOT RATE**

Sale. Ratio => 48.65 Average
Std. Dev. => 4.28 per FF=> \$1,999

2023 FF RATE => \$2,000 2024 FF RATE => \$ 2,000