

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

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-2-B70-000-023-00	2418 EAST DR	10/03/23	QC	03-ARM'S LENC	\$515,000	\$190,300	36.95	\$232,117	\$140,119	48.3	218.0	\$4,804	50.00
012-2-B70-000-027-00	2402 NORTHEAST DR	08/16/24	WD	03-ARM'S LENC	\$444,900	\$122,800	27.60	\$217,184	\$137,474	47.4	202.0	\$4,581	50.00
012-2-B71-000-015-00	2590 NORTHEAST DR	05/22/24	WD	03-ARM'S LENC	\$690,000	\$303,100	43.93	\$254,523	\$234,879	81.0	340.0	\$3,143	75.00
012-2-H17-000-023-00	404 N HURON	07/19/24	WD	03-ARM'S LENC	\$305,900	\$104,700	34.23	\$178,114	\$129,894	44.8	161.0	\$3,977	50.00
012-2-H90-000-004-00	1860 N HURON RD	01/04/24	WD	03-ARM'S LENC	\$245,000	\$94,400	38.53	\$111,299	\$142,926	49.3	236.0	\$2,258	50.00
012-2-R40-000-008-00*	N HURON	09/12/24	WD	03-ARM'S LENC	\$189,000	\$71,000	37.57	\$189,000	\$164,686	56.8	416.0	\$3,328	50.00
012-2-R40-000-018-00	2152 N HURON RD	09/27/24	LC	03-ARM'S LENC	\$575,000	\$135,700	23.60	\$355,178	\$153,746	53.0	316.0	\$6,699	50.00
012-2-W10-000-008-00	1050 N HURON	08/09/24	WD	03-ARM'S LENC	\$420,000	\$150,000	35.71	\$281,781	\$193,582	66.8	383.0	\$4,221	60.00
012-2-W10-000-012-00	1070 N HURON	09/22/23	WD	03-ARM'S LENC	\$321,000	\$128,500	40.03	\$235,513	\$230,640	79.5	289.4	\$2,961	78.00

**Totals:** **\$3,705,800** **\$1,300,500** **\$2,054,709** **\$1,527,946** **526.9**

**LAKE HURON FRONTAGE UNDER 100'**

\*VACANT

**Sale. Ratio => 35.09**  
**Average per FF=> \$3,900**  
**Std. Dev. => 6.25**

**2025 FF RATE => \$2,900** **2026 FF RATE => \$3,500**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-2-H10-000-035-00	238 N HURON	07/02/24	WD	03-ARM'S LENC	\$350,000	\$159,900	45.69	\$252,171	\$228,891	103.1	261.0	\$2,446	102.00
012-2-W10-000-014-01	1092 N HURON	06/28/24	WD	03-ARM'S LENC	\$625,000	\$228,200	36.51	\$343,404	\$269,293	121.3	344.0	\$2,831	112.00

**Totals:** **\$975,000** **\$388,100** **\$595,575** **\$498,184** **224.4**

**LAKE HURON FRONTAGE OVER 100'**

**Sale. Ratio => 39.81**  
**Average per FF=> \$2,654**  
**Std. Dev. => 6.49**

**2025 FF RATE => \$2,220** **2026 FF RATE => \$2,650**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value
012-2-W50-000-101-00	576 N HURON	09/30/24	WD	03-ARM'S LENC	\$350,000	\$168,100	48.03	\$180,704	\$160,000
012-2-W50-000-102-00	576 N HURON	10/02/23	WD	03-ARM'S LENC	\$275,000	\$137,500	50.00	\$134,472	\$160,000
012-2-W50-000-201-00	576 N HURON RD	06/14/24	WD	03-ARM'S LENC	\$380,000	\$168,100	44.24	\$210,704	\$160,000
012-2-W50-000-204-00	576 N HURON	03/12/25	WD	03-ARM'S LENC	\$369,000	\$171,200	46.40	\$202,189	\$160,000
012-2-W50-000-302-00	576 N HURON RD	02/27/24	WD	03-ARM'S LENC	\$300,000	\$137,500	45.83	\$159,472	\$160,000
012-2-W50-000-303-00	576 N HURON	06/09/23	WD	03-ARM'S LENC	\$275,000	\$137,500	50.00	\$134,472	\$160,000

**Totals:** **\$1,949,000** **\$919,900** **\$1,022,013** **\$960,000**

**LAKE HURON FRONTAGE WHITESTONE BAY CONDO**

**Sale. Ratio => 47.20**  
**Std. Dev. => 2.34**

**2025 RATE => \$160,000** **2025 RATE => \$165,000**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-2-H30-000-004-00*	HURON WOODS DRIVE	07/27/23	WD	19-MULTI PAR	\$26,000	\$14,100	54.23	\$26,000	\$33,126	184.0	517.0	\$141	184.44
012-2-H30-000-006-00*	HURON WOODS DRIVE	08/10/23	WD	03-ARM'S LENC	\$13,000	\$7,400	56.92	\$13,000	\$17,228	96.0	258.0	\$135	96.00
012-2-H30-000-007-00*	HURON WOODS DRIVE	09/19/24	WD	03-ARM'S LENC	\$15,400	\$8,200	53.25	\$15,400	\$17,228	96.0	258.0	\$160	96.00
012-2-H30-000-008-01*	5841 HURON WOODS DR	05/23/24	WD	03-ARM'S LENC	\$19,000	\$11,600	61.05	\$19,000	\$24,460	135.0	263.0	\$141	135.00
012-2-H30-000-017-00	5844 HURON WOODS DR	02/21/25	WD	19-MULTI PAR	\$490,000	\$224,800	45.88	\$46,350	\$67,671	392.0	955.0	\$118	392.00

**Totals:** **\$563,400** **\$266,100** **\$119,750** **\$159,713** **903.0**

**RESIDENTIAL HURON WOODS SUB**

\*VACANT

**Sale. Ratio => 47.23**  
**Average per FF=> \$133**  
**Std. Dev. => 5.58**

**2025 FF RATE => \$158** **2026 FF RATE => \$133**

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

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Class
012-2-H50-000-005-00	5860 HURON WOODS LN	07/03/24	WD	03-ARM'S LENC	\$170,000	\$94,200	55.41	\$15,298	\$32,200	202402076	401
<b>Totals:</b>					<b>\$170,000</b>	<b>\$94,200</b>		<b>\$15,298</b>	<b>\$32,200</b>		
<b>RESIDENTIAL HURON WOODS CONDOS</b>							<b>Sale. Ratio =&gt;</b>	<b>55.41</b>		<b>Site Value =&gt;</b>	<b>\$32,000</b>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-0-012-100-010-30	2470 N HURON RD	11/08/23	WD	03-ARM'S LENC	\$120,000	\$39,900	33.25	\$32,053	\$29,538	143.0	129.0	\$224	143.00
012-2-B20-000-026-00	1643 N HURON RD	05/29/24	WD	03-ARM'S LENC	\$145,000	\$51,100	35.24	\$44,952	\$17,652	83.0	342.0	\$542	83.00
012-2-H10-000-081-00	231 N HURON	07/12/24	WD	03-ARM'S LENC	\$75,000	\$15,700	20.93	\$54,041	\$12,345	55.0	200.0	\$983	55.00
012-2-H12-000-033-00	95 N HURON RD	06/18/24	WD	03-ARM'S LENC	\$130,000	\$50,900	39.15	\$28,551	\$23,272	100.0	215.0	\$286	100.00
012-2-H12-000-036-10	89 N HURON	05/12/23	WD	03-ARM'S LENC	\$70,000	\$16,200	23.14	\$19,657	\$11,500	50.0	210.0	\$393	50.00
012-2-H17-000-036-00	387 N HURON RD	08/02/24	WD	03-ARM'S LENC	\$217,000	\$97,400	44.88	\$16,878	\$11,500	50.0	210.0	\$338	50.00
<b>Totals:</b>					<b>\$757,000</b>	<b>\$271,200</b>		<b>\$196,132</b>	<b>\$105,807</b>	<b>481.0</b>			
<b>RESIDENTIAL ALL US-23 (NON LK FRT)</b>							<b>Sale. Ratio =&gt;</b>	<b>35.83</b>		<b>Average per FF=&gt;</b>	<b>\$408</b>		
							<b>Std. Dev. =&gt;</b>	<b>9.24</b>		<b>2025 RATE =&gt;</b>	<b>\$230</b>	<b>2026 RATE =&gt;</b>	<b>\$400</b>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-2-H13-000-074-00	40 RALPH RD	04/19/24	WD	03-ARM'S LENC	\$154,000	\$50,900	33.05	\$54,499	\$11,746	121.0	125.0	\$450	121.00
012-2-H18-000-024-10*	LACA RD	06/11/24	WD	03-ARM'S LENC	\$70,000	\$21,400	30.57	\$19,312	\$7,975	57.0	150.0	\$339	75.00
012-2-H18-000-090-00	367 DEER RUN	08/11/23	WD	03-ARM'S LENC	\$22,000	\$17,700	80.45	(\$7,054)	\$13,685	97.8	217.0	(\$72)	107.00
012-2-P70-000-026-00	5894 PRESCOTT	09/19/24	WD	03-ARM'S LENC	\$71,000	\$20,300	28.59	\$33,591	\$16,642	95.1	134.5	\$353	82.00
012-2-R10-000-021-00	5639 HAMMELL BEACH RD	10/27/23	WD	03-ARM'S LENC	\$100,000	\$60,100	60.10	\$1,391	\$17,365	124.0	400.0	\$11	100.00
<b>Totals:</b>					<b>\$417,000</b>	<b>\$170,400</b>		<b>\$101,739</b>	<b>\$67,413</b>	<b>494.9</b>			
<b>RESIDENTIAL ALL SECONDARY RDS *VACANT</b>							<b>Sale. Ratio =&gt;</b>	<b>40.86</b>		<b>Average per FF=&gt;</b>	<b>\$206</b>		
							<b>Std. Dev. =&gt;</b>	<b>22.88</b>		<b>2025 RATE =&gt;</b>	<b>\$140</b>	<b>2026 RATE =&gt;</b>	<b>\$200</b>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-2-B70-000-085-00	2473 WEST DR	05/29/24	WD	03-ARM'S LENC	\$150,000	\$59,900	39.93	\$44,802	\$33,724	81.9	201.0	\$547	100.00
012-2-B70-000-094-00	2433 WEST DR	09/05/24	WD	03-ARM'S LENC	\$63,000	\$17,300	27.46	\$38,973	\$16,862	50.0	201.0	\$779	50.00
012-2-B71-000-041-00	2691 NORTH LAKE DR	04/01/24	WD	19-MULTI PAR	\$115,000	\$53,200	46.26	\$65,625	\$58,871	142.9	378.0	\$459	180.00
<b>Totals:</b>					<b>\$328,000</b>	<b>\$130,400</b>		<b>\$149,400</b>	<b>\$109,457</b>	<b>274.7</b>			
<b>RESIDENTIAL BACKLOTS US-23</b>							<b>Sale. Ratio =&gt;</b>	<b>39.76</b>		<b>Average per FF=&gt;</b>	<b>\$544</b>		
							<b>Std. Dev. =&gt;</b>	<b>9.57</b>		<b>2025 RATE =&gt;</b>	<b>\$412</b>	<b>2026 RATE =&gt;</b>	<b>\$540</b>

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*April 1, 2023 - March 31, 2025*

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
012-0-034-200-010-00	492 DELANO ROAD	10/03/23	WD	03-ARM'S LENC	\$114,900	\$35,900	31.24	\$4,290	0.50	0.50	\$8,580	RURAL RESIDENTIAL
012-0-033-100-005-10	485 N DELANO RD	06/12/24	WD	03-ARM'S LENC	\$144,300	\$42,200	29.24	\$40,333	2.17	2.17	\$18,587	RURAL RESIDENTIAL
012-0-032-300-005-02	198 N TONKEY RD	01/17/25	WD	03-ARM'S LENC	\$264,900	\$57,100	21.56	\$28,377	2.49	2.49	\$11,396	RURAL RESIDENTIAL
012-0-024-400-080-10	1129 N HURON RD	10/06/24	WD	19-MULTI PAR	\$200,000	\$75,200	37.60	\$86,004	4.23	3.30	\$20,346	US-23
012-0-024-400-095-00	1103 N HURON	06/19/23	WD	03-ARM'S LENC	\$175,000	\$64,900	37.09	\$52,399	4.97	4.97	\$10,543	RURAL RESIDENTIAL
012-0-020-400-015-05	3911 E TWINING RD	11/15/24	WD	03-ARM'S LENC	\$230,000	\$71,300	31.00	\$52,948	5.00	5.00	\$10,590	RURAL RESIDENTIAL
<b>Totals:</b>					<b>\$1,129,100</b>	<b>\$346,600</b>		<b>\$264,351</b>	<b>19.36</b>	<b>18.43</b>		
<b>RESIDENTIAL</b>							<b>Sale. Ratio =&gt;</b>	<b>30.70</b>	<b>Average</b>			
<b>0-8.99 ACRES</b>							<b>Std. Dev. =&gt;</b>	<b>5.87</b>	<b>per Net Acre=&gt;</b>		<b>13,656.61</b>	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
012-0-024-100-210-00	N HURON	10/06/23	WD	19-MULTI PAR	\$85,000	\$32,100	37.76	\$65,820	9.07	4.59	\$7,257	RURAL RESIDENTIAL
012-0-013-400-005-15*	NOBLE ROAD	10/24/24	WD	03-ARM'S LENC	\$50,000	\$23,700	47.40	\$50,000	13.78	13.78	\$3,628	RURAL RESIDENTIAL
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	03-ARM'S LENC	\$310,000	\$122,600	39.55	\$93,384	13.84	13.84	\$6,747	ARENAC TWP
012-0-013-400-005-20*	NOBLE RD	03/07/25	WD	03-ARM'S LENC	\$60,000	\$24,000	40.00	\$60,000	13.93	13.93	\$4,307	RURAL RESIDENTIAL
003-0-014-200-030-00*	HURON RD	06/12/23	WD	19-MULTIPLE I	\$60,000	\$15,200	25.33	\$60,000	14.90	11.69	\$4,027	AU GRES TWP
002-0-027-200-015-00*	CONRAD RD	12/11/23	WD	03-ARM'S LENC	\$62,000	\$24,900	40.16	\$62,000	16.25	16.25	\$3,815	ARENAC TWP
002-0-023-200-025-00	1609 STATE RD	01/31/25	WD	03-ARM'S LENC	\$192,000	\$70,700	36.82	\$107,508	18.46	18.46	\$5,824	ARENAC TWP
002-0-036-100-030-15	218 W STOVER RD	08/09/23	WD	03-ARM'S LENC	\$350,000	\$152,800	43.66	\$103,499	20.00	20.00	\$5,175	ARENAC TWP
<b>Totals:</b>					<b>\$1,169,000</b>	<b>\$466,000</b>		<b>\$602,211</b>	<b>120.23</b>	<b>112.54</b>		
<b>RESIDENTIAL</b>							<b>Sale. Ratio =&gt;</b>	<b>39.86</b>	<b>Average</b>			
<b>9-29.99 ACRES</b>		<b>*VACANT</b>					<b>Std. Dev. =&gt;</b>	<b>6.41</b>	<b>per Net Acre=&gt;</b>		<b>5,008.82</b>	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
002-0-034-200-020-05	1401 WYATT RD	05/25/23	WD	19-MULTI PAR	\$317,000	\$112,500	35.49	\$121,984	38.00	5.00	\$3,210	ARENAC TWP
012-0-031-100-015-09*	TONKEY RD	02/20/25	WD	03-ARM'S LENC	\$145,000	\$49,700	34.28	\$145,000	42.41	42.41	\$3,419	RURAL RESIDENTIAL
005-0-010-100-001-00*	JOSE RD	12/11/24	WD	03-ARM'S LENC	\$184,000	\$53,600	29.13	\$184,000	55.00	55.00	\$3,345	DEEP RIVER TWP
012-0-008-100-005-10*	EDMONDS RD	08/20/24	WD	03-ARM'S LENC	\$200,000	\$97,600	48.80	\$200,000	73.69	73.69	\$2,714	RURAL RESIDENTIAL
011-0-034-300-005-01	1549 E BESSINGER RD	05/26/23	MLC	03-ARM'S LENC	\$400,000	\$137,500	34.38	\$271,505	80.00	80.00	\$3,394	TURNER TWP
012-0-022-200-005-06*	DELANO RD	12/01/23	WD	19-MULTI PAR	\$160,000	\$83,200	52.00	\$160,000	112.18	72.18	\$1,426	RURAL RESIDENTIAL
<b>Totals:</b>					<b>\$1,406,000</b>	<b>\$534,100</b>		<b>\$1,082,489</b>	<b>401.28</b>	<b>328.28</b>		
<b>RESIDENTIAL</b>							<b>Sale. Ratio =&gt;</b>	<b>37.99</b>	<b>Average</b>			
<b>30+ ACRES</b>		<b>*VACANT</b>					<b>Std. Dev. =&gt;</b>	<b>9.15</b>	<b>per Net Acre=&gt;</b>		<b>2,697.59</b>	

<b>RESIDENTIAL</b>											
ACRES	2026	2025	ACRES	2026	2025	ACRES	2026	2025	ACRES	2026	2025
1	\$13,600	\$14,000	3	\$11,000	\$10,500	10	\$4,800	\$4,800	30	2,700	\$2,800
1.5	\$13,600	\$13,500	4	\$10,000	\$9,500	15	\$4,800	\$4,800	40	2,600	\$2,600
2	\$13,000	\$12,500	5	\$9,000	\$8,500	20	\$4,700	\$3,100	50	2,200	\$1,900
2.5	\$13,000	\$11,500	7	\$8,000	\$7,500	25	\$4,400	\$2,900	100	2,000	\$1,800

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*April 1, 2023 - March 31, 2025*

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
002-0-026-300-025-00*	HICKORY ISLAND RD	08/25/23	WD	09-FAMILY/REI	\$104,000	\$44,900	43.17	\$104,000	40.00	40.00	\$2,600	ARENAC TWP	102
002-0-026-400-030-00	683 HICKORY ISLAND RD	09/09/24	WD	19-MULTI PAR	\$380,000	\$146,600	38.58	\$228,580	80.00	40.00	\$2,857	ARENAC TWP	101
004-0-024-200-015-00	1221 REED RD	02/14/24	WD	03-ARM'S LENC	\$100,000	\$42,000	42.00	\$100,000	40.00	40.00	\$2,500	CLAYTON TWP	102
007-0-024-200-005-00*	RESINGER RD	04/13/23	WD	03-ARM'S LENC	\$70,000	\$35,100	50.14	\$70,000	40.00	40.00	\$1,750	MASON TWP	102
007-0-027-200-005-01*	W CONNERS RD	10/30/23	WD	03-ARM'S LENC	\$100,000	\$36,000	36.00	\$100,000	40.00	40.00	\$2,500	MASON TWP	102
011-0-035-200-015-00*	BESSINGER RD	07/14/23	WD	03-ARM'S LENC	\$160,000	\$90,000	56.25	\$160,000	80.00	80.00	\$2,000	TURNER TWP	102
002-0-027-300-005-10*	WYATT RD	06/30/23	WD	03-ARM'S LENC	\$240,000	\$125,600	52.33	\$240,000	96.62	96.62	\$2,484	ARENAC TWP	102
002-0-027-300-040-00*	WYATT RD	05/09/23	WD	03-ARM'S LENC	\$35,000	\$17,300	49.43	\$35,000	15.00	15.00	\$2,333	ARENAC TWP	102
012-0-001-300-010-00*	NO ROAD FRONTAGE	04/14/23	WD	03-ARM'S LENC	\$62,500	\$24,200	38.72	\$62,500	30.00	30.00	\$2,083	WHITNEY TWP	102
012-0-021-400-010-00	EDMONDS ROAD	05/01/23	LC	29-SELLERS IN	\$107,500	\$46,000	42.79	\$88,516	40.00	40.00	\$2,213	WHITNEY TWP	101
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PAR	\$350,000	\$137,800	39.37	\$236,411	80.00	5.00	\$2,955	WHITNEY TWP	101
012-0-031-400-005-05*	BESSINGER RD	09/25/24	LC	29-SELLERS IN	\$468,000	\$152,900	32.67	\$468,000	117.39	117.39	\$3,987	WHITNEY TWP	102
<b>Totals:</b>					<b>\$2,177,000</b>	<b>\$898,400</b>		<b>\$1,893,007</b>	<b>699.01</b>	<b>584.01</b>			
<b>AGRICULTURAL COUNTY-WIDE STUDY</b>		<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>41.27</b>			<b>Average per Net Acre=&gt;</b>	<b>2,708.13</b>	
							<b>Std. Dev. =&gt;</b>	<b>7.10</b>					
									<b>2025 RATE P/A</b>	<b>\$2,650</b>	<b>2026 RATE P/</b>	<b>2,700</b>	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
040-3-200-000-137-00	206 E CEDAR ST	03/12/24	WD	03-ARM'S LENC	\$92,500	\$33,400	36.11	\$23,022	\$27,648	0.19	0.19	\$118,670	201
005-1-000-000-335-01	112 MAIN ST	05/19/23	WD	03-ARM'S LENC	\$140,000	\$51,600	36.86	\$10,002	\$12,254	0.36	0.36	\$27,554	402
020-0-009-000-005-00	149 W HURON ROAD	09/26/23	WD	03-ARM'S LENC	\$150,000	\$55,200	36.80	\$32,773	\$36,973	0.41	0.41	\$80,326	202
003-2-M50-000-003-00	2470 E HURON RD	08/11/23	WD	03-ARM'S LENC	\$35,000	\$33,500	95.71	\$35,000	\$34,100	0.42	0.42	\$82,938	201
040-2-000-000-075-00	201 N MAIN ST	05/15/23	WD	19-MULTI PAR	\$725,000	\$183,500	25.31	\$366,190	\$63,277	0.60	0.45	\$613,384	201
005-1-000-000-010-05	E MAIN	11/09/23	WD	03-ARM'S LENC	\$170,000	\$58,800	34.59	\$18,813	\$19,087	0.49	0.49	\$38,790	201
040-3-400-000-213-00	402 S MAIN ST	02/28/24	WD	03-ARM'S LENC	\$335,000	\$140,200	41.85	\$28,393	\$40,521	0.51	0.51	\$55,239	201
020-0-006-000-007-00	400 W HURON ROAD	08/12/24	WD	03-ARM'S LENC	\$120,000	\$51,300	42.75	\$39,257	\$40,960	0.53	0.53	\$74,350	201
020-0-013-000-120-05	110 E HURON ROAD	06/24/24	WD	03-ARM'S LENC	\$160,000	\$75,800	47.38	\$35,110	\$42,277	0.57	0.57	\$61,596	201
040-6-011-300-060-00	3768 S HURON RD	03/14/25	LC	19-MULTI PAR	\$450,000	\$145,300	32.29	\$83,608	\$91,971	1.45	0.91	\$57,860	201
040-6-011-300-060-00	3768 S HURON RD	09/12/23	WD	19-MULTI PAR	\$300,000	\$161,800	53.93	(\$59,008)	\$50,635	0.91	0.91	(\$65,202)	201
040-6-011-300-046-23	3800 S HURON RD	08/23/24	WD	03-ARM'S LENC	\$160,000	\$73,800	46.13	\$62,946	\$54,165	1.08	1.08	\$58,446	201
040-6-011-300-040-00	S HURON RD	03/29/24	WD	03-ARM'S LENC	\$130,000	\$48,400	37.23	(\$11,120)	\$55,137	1.13	1.13	(\$9,884)	201
009-0-017-200-005-02	3660 E HURON RD	12/10/24	WD	03-ARM'S LENC	\$180,000	\$131,600	73.11	(\$48,373)	\$29,759	1.30	1.30	(\$37,296)	201
040-6-011-300-135-22	3943 S HURON RD	08/30/23	CD	03-ARM'S LENC	\$830,000	\$192,800	23.23	\$401,825	\$72,672	2.30	2.30	\$175,011	202
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	03-ARM'S LENC	\$425,000	\$110,300	25.95	\$142,309	\$39,692	2.70	2.70	\$52,707	201
030-0-015-300-130-06	W HURON	09/20/24	WD	03-ARM'S LENC	\$40,000	\$7,624	19.06	\$40,000	\$49,400	4.00	4.00	\$10,000	201
010-0-012-200-035-00	3655 E CITY LIMITS RD	10/25/23	LC	03-ARM'S LENC	\$275,000	\$38,200	13.89	\$152,014	\$50,844	4.50	4.50	\$33,781	201
004-0-014-300-015-19	3890 BERRY RD	11/01/24	WD	03-ARM'S LENC	\$620,000	\$306,100	49.37	\$123,372	\$52,587	5.00	5.00	\$24,674	201
030-0-015-300-110-10	726 W HURON	07/03/24	WD	03-ARM'S LENC	\$135,000	\$36,200	26.81	\$81,840	\$94,917	5.43	5.43	\$15,077	201
040-3-000-000-826-20	529 S MAIN ST	05/24/24	WD	03-ARM'S LENC	\$3,100,000	\$1,279,900	41.29	\$248,303	\$118,852	8.20	8.20	\$30,285	201
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	MLC	03-ARM'S LENC	\$283,000	\$100,100	35.37	\$73,401	\$66,210	8.37	8.37	\$8,774	201
003-0-027-200-005-20	MANOR RD	07/24/24	WD	03-ARM'S LENC	\$21,000	\$12,600	60.00	\$21,000	\$74,680	20.80	10.40	\$1,010	201
002-0-012-100-005-01	538 S M-65	01/10/25	WD	03-ARM'S LENC	\$205,000	\$67,700	33.02	\$146,323	\$107,134	23.13	23.13	\$6,327	201
<b>Totals:</b>					<b>\$9,081,500</b>	<b>\$3,395,724</b>		<b>\$2,047,000</b>	<b>\$1,325,752</b>	<b>94.35</b>	<b>83.26</b>		
<b>COMMERCIAL/INDUST COUNTY-WIDE STUDY</b>		<b>ACREAGE</b>					<b>Sale. Ratio =&gt;</b>	<b>37.39</b>			<b>Average per Net Acre=&gt;</b>	<b>21,696.73</b>	
							<b>Std. Dev. =&gt;</b>	<b>17.66</b>					

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

<b>COMMERCIAL</b>											
<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>
1	\$21,700	\$26,000	3	\$8,000	\$7,400	10	\$6,000	\$6,000	30	\$4,000	\$4,000
1.5	\$21,700	\$26,000	4	\$7,500	\$7,200	15	\$5,500	\$5,500	40	\$3,000	\$3,000
2	\$21,700	\$24,000	5	\$7,000	\$7,000	20	\$5,000	\$5,000	50	\$2,000	\$2,000
2.5	\$21,700	\$24,000	7	\$6,500	\$6,500	25	\$4,500	\$4,500	100	\$1,800	\$1,800

<b>INDUSTRIAL</b>											
<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>	<b>ACRES</b>	<b>2026</b>	<b>2025</b>
1	\$21,700	\$22,110	3	\$8,000	\$8,360	10	\$4,000	\$4,290	30	\$2,200	\$2,310
1.5	\$21,700	\$19,910	4	\$7,000	\$7,260	15	\$4,000	\$4,070	40	\$2,200	\$2,200
2	\$21,700	\$10,560	5	\$6,000	\$6,160	20	\$3,500	\$3,850	50	\$1,900	\$1,980
2.5	\$21,700	\$9,460	7	\$5,000	\$6,500	25	\$2,500	\$2,860	100	\$1,850	\$1,870