

Wilber Township, Iosco County 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	Effec. Front	Depth	Dollars/FF	Land Table
112-B10-000-079-00	2880 LEONE	04/13/20	WD	\$37,220	\$29,800	80.06	\$69,660	(\$27,800)	\$4,640	70.0	75.2	(\$397)	R7E (WEST OF WILBER RD.)
112-H10-000-012-10	CAMEL RD	07/16/20	WD	\$12,500	\$5,600	44.80	\$21,548	\$3,513	\$12,561	150.0	167.0	\$23	R7E (WEST OF WILBER RD.)
112-W10-000-001-10	4628 MONUMENT RD	03/31/21	WD	\$222,500	\$78,300	35.19	\$183,362	\$51,018	\$11,880	118.8	200.0	\$429	R7E (WEST OF WILBER RD.)
112-W20-001-013-00**	2525 GREENWOOD	06/09/20	WD	\$130,000	\$54,100	41.62	\$104,323	\$38,178	\$12,501	112.0	415.0	\$341	R7E (WEST OF WILBER RD.)
112-W20-004-001-00	2544 MILLER ST	10/19/20	LC	\$42,500	\$25,800	60.71	\$55,862	(\$884)	\$12,478	140.0	150.0	(\$6)	R7E (WEST OF WILBER RD.)
RESIDENTIAL		Totals:		\$444,720	\$193,600		\$434,755	\$64,025	\$54,060	590.8			
						Sale. Ratio =>	43.53			Average			
NON LKFRT	**MULT PARCEL					Std. Dev. =>	18.06			per FF=>		\$108	
							2022 FF RATE =>	\$100	2023 FF RATE =>	\$	100		

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112-B10-000-039-00	2810 ILA DR	07/02/20	WD	\$245,000	\$114,200	46.61	\$288,096	\$33,006	\$76,102	100.0	203.0	\$330	LAKES
112-B10-000-045-00	2822 ILA DR	08/28/20	WD	\$135,000	\$40,700	30.15	\$102,721	\$66,958	\$34,679	47.0	192.0	\$1,425	LAKES
112-B10-000-059-00	2916 ILA DR	06/02/20	WD	\$122,000	\$38,200	31.31	\$95,330	\$65,061	\$38,391	45.0	276.0	\$1,446	LAKES
112-B10-000-064-00	2928 ILA DR	09/04/20	WD	\$125,000	\$66,600	53.28	\$164,838	\$38,218	\$78,056	100.0	221.0	\$382	LAKES
112-N10-000-025-00	2855 ISLAND LAKE DR	05/06/21	WD	\$116,900	\$36,100	30.88	\$78,421	\$73,784	\$35,305	47.1	172.0	\$1,567	LAKES
112-N10-000-034-10	ISLAND LAKE DR	08/10/20	WD	\$45,000	\$19,100	42.44	\$44,120	\$45,000	\$44,120	90.5	165.4	\$497	LAKES
RESIDENTIAL		Totals:		\$788,900	\$314,900		\$773,526	\$322,027	\$306,653	429.6			
						Sale. Ratio =>	39.92			Average			
BIG ISLAND LAKE						Std. Dev. =>	9.77			per FF=>		\$750	
							2022 FF RATE =>	\$750	2023 FF RATE =>	\$	750		

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112-A10-000-001-00**	2944 INDIAN LAKE RD	07/02/21	WD	\$335,000	\$117,200	34.99	\$232,243	\$175,464	\$72,707	92.0	125.0	\$1,907	LAKES
112-V10-001-003-10	2786 SOUTH ST	07/23/21	WD	\$100,000	\$45,900	45.90	\$102,687	\$23,685	\$26,372	94.0	140.0	\$252	LAKES
RESIDENTIAL		Totals:		\$435,000	\$163,100		\$334,930	\$199,149	\$99,079	186.0			
						Sale. Ratio =>	37.49			Average			
INDIAN LAKE	**MULT PARCEL					Std. Dev. =>	7.72			per FF=>		\$1,071	
							2022 FF RATE =>	\$900	2023 FF RATE =>	\$	1,000		

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110-007-200-006-50	2945 SHELLNBARGER RD	05/08/20	WD	\$24,000	\$13,000	54.17	\$25,988	\$8,592	\$10,580	2.54	0.46	\$3,383	R7E (WEST OF WILBER RD.)
111-029-300-001-50	2732 BROOKS RD	04/22/21	WD	\$163,000	\$63,800	39.14	\$154,865	\$19,809	\$11,674	2.60	2.60	\$7,619	R8E (EAST OF WILBER RD.)
111-017-100-006-00	3777 N AUSABLE RD	09/25/20	WD	\$85,000	\$40,200	47.29	\$109,831	(\$11,196)	\$13,635	3.03	3.03	(\$3,695)	R8E (EAST OF WILBER RD.)
111-030-400-009-00	N BROOKS RD	10/25/21	WD	\$18,500	\$9,500	51.35	\$17,055	\$18,500	\$17,055	3.79	3.79	\$4,881	R8E (EAST OF WILBER RD.)
111-031-200-002-10	36 E DAVISON RD	08/20/21	WD	\$115,000	\$41,500	36.09	\$97,550	\$35,890	\$18,440	4.22	4.22	\$8,505	R8E (EAST OF WILBER RD.)
110-020-300-001-00	2418 TROUT RD	03/04/21	WD	\$35,000	\$23,200	66.29	\$60,850	(\$6,760)	\$19,090	4.55	4.55	(\$1,487)	R7E (WEST OF WILBER RD.)
RESIDENTIAL		Totals:		\$440,500	\$191,200		\$466,139	\$64,835	\$90,474	20.73	18.65		
0-4.99 ACRES						Sale. Ratio =>	43.41			Average			
R7E & R8E						Std. Dev. =>	10.93			per Net Acre=>		3,128.35	

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110-016-400-002-00	3556 OXFORD	09/28/21	WD	\$200,000	\$84,200	42.10	\$197,749	\$22,251	\$20,000	5.00	5.00	\$4,450	R7E (WEST OF WILBER RD.)
111-016-200-002-50	1061 E AUSABLE RD	07/02/20	WD	\$286,500	\$94,800	33.09	\$258,560	\$51,940	\$24,000	6.00	6.00	\$8,657	R8E (EAST OF WILBER RD.)
111-017-100-012-00	960 E AUSABLE RD	12/17/21	WD	\$125,000	\$55,900	44.72	\$116,961	\$38,039	\$30,000	6.25	2.00	\$6,086	R8E (EAST OF WILBER RD.)
111-018-300-004-00	3712 N WILBER RD	01/25/22	LC	\$80,000	\$60,000	75.00	\$141,225	(\$32,558)	\$28,667	8.00	8.00	(\$4,070)	R8E (EAST OF WILBER RD.)
111-029-200-001-30	620 CURTIS RD	11/18/20	WD	\$361,000	\$124,100	34.38	\$388,282	\$31,545	\$58,827	9.12	9.12	\$3,459	R8E (EAST OF WILBER RD.)
111-017-200-003-00	3906 N BROOKS RD	07/23/21	LC	\$55,000	\$16,300	29.64	\$32,923	\$55,000	\$29,693	9.54	9.54	\$5,765	R8E (EAST OF WILBER RD.)
RESIDENTIAL		Totals:		\$1,107,500	\$435,300		\$1,135,700	\$166,217	\$191,187	43.91	39.66		
5-9.99 ACRES						Sale. Ratio =>	39.30			Average			
R7E & R8E						Std. Dev. =>	16.61			per Net Acre=>	3,785.40		

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110-007-300-001-70	CHAMBERS RD	08/18/21	WD	\$20,000	\$15,000	75.00	\$30,000	\$20,000	\$30,000	10.00	10.00	\$2,000	R7E (WEST OF WILBER RD.)
111-030-200-004-00	2977 SHERMAN RD	09/07/21	WD	\$375,000	\$123,100	32.83	\$246,051	\$172,722	\$43,773	10.18	2.56	\$16,967	R8E (EAST OF WILBER RD.)
111-018-300-013-00	CORNETT RD	03/30/22	WD	\$32,000	\$15,200	47.50	\$30,375	\$32,000	\$30,375	10.25	10.25	\$3,122	R8E (EAST OF WILBER RD.)
111-030-200-005-55	2890 WILBER RD	07/20/21	WD	\$233,000	\$77,700	33.35	\$184,162	\$83,455	\$34,617	10.98	10.98	\$7,601	R8E (EAST OF WILBER RD.)
111-017-400-003-00	3731 N AUSABLE RD	12/18/20	WD	\$120,000	\$64,200	53.50	\$158,004	(\$1,494)	\$36,510	14.34	14.34	(\$104)	R8E (EAST OF WILBER RD.)
110-015-100-002-60	1222 SILVER CREEK RD	10/15/21	WD	\$300,000	\$137,100	45.70	\$319,611	\$22,292	\$41,903	15.66	15.66	\$1,423	R7E (WEST OF WILBER RD.)
RESIDENTIAL		Totals:		\$1,080,000	\$432,300		\$968,203	\$328,975	\$217,178	71.41	63.79		
10-18.99 ACRES	*VACANT					Sale. Ratio =>	40.03			Average			
R7E & R8E	**MULT PARCEL					Std. Dev. =>	15.55			per Net Acre=>	4,606.85		

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111-017-400-005-00**	3633 N AUSABLE RD	01/28/21	WD	\$217,500	\$78,000	35.86	\$180,142	\$84,655	\$47,297	19.69	1.00	\$4,299	R8E (EAST OF WILBER RD.)
111-031-200-004-00	112 E DAVISON RD	12/22/20	WD	\$286,000	\$106,000	37.06	\$284,024	\$42,926	\$40,950	20.00	20.00	\$2,146	R8E (EAST OF WILBER RD.)
111-033-100-001-20	1390 DAVISON RD	09/30/20	WD	\$33,000	\$17,000	51.52	\$36,483	\$24,657	\$28,140	20.00	20.00	\$1,233	R8E (EAST OF WILBER RD.)
RESIDENTIAL		Totals:		\$536,500	\$201,000		\$500,649	\$152,238	\$116,387	59.69	41.00		
19-39.99 ACRES						Sale. Ratio =>	37.47			Average			
R7E & R8E	**MULT PARCEL					Std. Dev. =>	8.71			per Net Acre=>	2,550.48		

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111-016-200-004-00	1042 E AUSABLE RD	10/29/21	WD	\$105,000	\$64,900	61.81	\$147,744	\$36,256	\$80,000	40.00	40.00	\$906	R8E (EAST OF WILBER RD.)
111-016-300-004-00	1015 ESMOND RD	07/26/21	WD	\$225,000	\$81,100	36.04	\$181,892	\$123,108	\$80,000	40.00	40.00	\$3,078	R8E (EAST OF WILBER RD.)
111-029-200-002-00	2870 N BROOKS RD	10/16/21	WD	\$265,000	\$93,700	35.36	\$233,627	\$111,373	\$80,000	40.00	40.00	\$2,784	R8E (EAST OF WILBER RD.)
111-034-200-002-00	1561 DAVISON RD	10/20/21	WD	\$420,000	\$68,100	16.21	\$324,657	\$175,343	\$80,000	44.80	44.80	\$3,914	R8E (EAST OF WILBER RD.)
111-034-100-001-25	1861 DAVISON RD	11/04/20	WD	\$105,000	\$40,800	38.86	\$87,000	\$105,000	\$87,000	55.00	55.00	\$1,909	R8E (EAST OF WILBER RD.)
RESIDENTIAL		Totals:		\$1,120,000	\$348,600		\$974,920	\$551,080	\$407,000	219.80	219.80		
40-99.99 ACRES						Sale. Ratio =>	31.13			Average			
R7E & R8E						Std. Dev. =>	16.22			per Net Acre=>	2,507.19		

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111-025-400-001-00		02/22/22	WD	\$267,500	\$135,900	50.80	\$255,256	\$228,244	\$216,000	160.00	160.00	\$1,427	R8E (EAST OF WILBER RD.)
111-024-100-001-00***	CENTERLINE	01/27/22	WD	\$649,900	\$324,000	49.85	\$648,000	\$649,900	\$648,000	480.00	320.00	\$1,354	R8E (EAST OF WILBER RD.)
RESIDENTIAL		Totals:		\$917,400	\$459,900		\$903,256	\$878,144	\$864,000	640.00	480.00		
100+ ACRES	*VACANT					Sale. Ratio =>	50.13			Average			
R7E & R8E	**MULT PARCEL					Std. Dev. =>	0.67			per Net Acre=>	1,372.10		

RESIDENTIAL RATES

ACRES	2022 RATE	2023 RATES	ACRES	2022 RATE	2023 RATES	ACRES	2022 RATE	2023 RATES	ACRES	2022 RATE	2023 RATES
1	\$ 5,000	\$ 5,000	3	\$ 4,500	\$ 4,200	10	\$ 3,000	\$ 2,500	30	\$ 2,000	\$ 2,100
2	\$ 5,000	\$ 5,000	4	\$ 4,500	\$ 4,200	15	\$ 2,500	\$ 2,400	40	\$ 2,000	\$ 2,100
2	\$ 5,000	\$ 5,000	5	\$ 4,000	\$ 3,400	20	\$ 2,100	\$ 2,200	50	\$ 1,600	\$ 2,000
3	\$ 5,000	\$ 5,000	7	\$ 4,000	\$ 3,400	25	\$ 2,000	\$ 2,100	100	\$ 1,500	\$ 1,500

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050-016-300-001-00	4758 MILLER RD	08/20/20	WD	\$275,000	\$149,200	54.25	\$316,727	\$128,553	\$170,280	100.00	100.00	\$1,286
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	WD	\$230,500	\$99,800	43.30	\$200,620	\$64,080	\$34,200	40.00	20.00	\$1,602
070-020-100-002-00***	8203 ESMOND RD	08/26/21	WD	\$175,000	\$81,800	46.74	\$143,280	\$175,000	\$143,280	80.80	40.43	\$2,166
070-023-100-003-00*	TOWERLINE RD	06/04/21	WD	\$70,000	\$35,100	50.14	\$62,568	\$70,000	\$62,568	35.00	35.00	\$2,000
070-028-300-001-00*	N WILSON CREEK RD	10/26/21	WD	\$200,000	\$123,500	61.75	\$210,420	\$200,000	\$210,420	120.46	120.46	\$1,660
080-027-100-001-00	100 S M65	09/04/20	WD	\$285,000	\$193,800	68.00	\$378,152	\$99,736	\$192,888	111.26	111.26	\$896
101-010-300-001-00	1284 SPARTON RD	01/21/22	WD	\$450,000	\$193,000	42.89	\$386,056	\$389,834	\$325,890	185.30	185.30	\$2,104
101-015-200-005-00	1368 LAIDLAW RD	11/20/20	WD	\$205,000	\$78,400	38.24	\$148,553	\$110,735	\$54,288	38.73	38.73	\$2,859
101-028-400-001-50	1582 MEADOW RD	09/22/21	WD	\$370,000	\$140,500	37.97	\$280,987	\$157,413	\$68,400	40.00	40.00	\$3,935
101-029-200-002-30*	M-55	06/27/21	WD	\$8,560	\$4,100	47.90	\$7,704	\$8,560	\$7,704	4.28	4.28	\$2,000
141-A10-002-001-00	300 W SHERMAN ST	05/26/21	WD	\$218,800	\$76,400	34.92	\$179,126	\$86,150	\$46,476	27.00	27.00	\$3,191
AGRICULTURAL		Totals:		\$2,487,860	\$1,175,600		\$2,314,193	\$1,490,061	\$1,316,394	782.83	722.46	
	*VACANT					Sale. Ratio =>	47.25			Average		
COUNTY WIDE STUDY	**MULT PARCEL					Std. Dev. =>	10.24			per Net Acre=>	1,903.43	

2022 P/A RATE : \$1,800 2023 P/A RATE=> \$1,900.00