

**Whitney Township, Arenac 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	Net Acres	Total Acres	Dollars/Acre	Liber/Page
012-0-028-200-020-05	4235 WHITMAN RD	11/10/21	WD	\$140,000	\$38,700	27.64	\$126,292	\$19,858	\$6,150	1.23	1.23	\$16,145	202104650
012-0-016-300-009-00	1620 EDMONDS RD.	08/09/21	WD	\$119,000	\$42,400	35.63	\$131,760	(\$6,460)	\$6,300	1.26	1.26	(\$5,127)	202103309
012-0-034-200-015-01	300 DELANO RD	08/31/21	WD	\$99,900	\$25,900	25.93	\$85,729	\$22,721	\$8,550	1.71	1.71	\$13,287	202103679
012-0-008-200-005-05	2429 STOWELL ROAD	07/22/21	WD	\$130,000	\$41,600	32.00	\$119,578	\$20,422	\$10,000	2.00	2.00	\$10,211	202103100

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$488,900</b>	<b>\$148,600</b>		<b>\$463,359</b>	<b>\$56,541</b>	<b>\$31,000</b>	<b>6.20</b>	<b>6.20</b>		
<b>1-2.99 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>30.39</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>4.38</b>			<b>per Net Acre=&gt;</b>	<b>9,119.52</b>		

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012-0-016-100-010-05	4262 TURNER RD	09/03/21	WD	\$144,000	\$39,100	27.15	\$109,768	\$48,632	\$14,400	3.00	3.00	\$16,211	202103723
012-0-032-100-010-10	3818 HAMMEL BEACH RD	09/01/20	WD	\$80,000	\$18,900	23.63	\$72,372	\$22,028	\$14,400	3.00	3.00	\$7,343	202003484
012-0-024-100-225-00**	1409 N HURON RD	08/20/21	WD	\$60,000	\$32,000	53.33	\$63,970	\$18,480	\$22,450	4.49	2.30	\$4,116	202103512
012-2-P70-001-001-00**	5810 PRESCOTT	09/03/20	LC	\$86,500	\$28,800	33.29	\$56,229	\$49,564	\$19,293	5.01	0.22	\$9,887	20203570
012-0-023-300-015-05*	VAN HORN ROAD	09/21/20	WD	\$18,750	\$10,500	56.00	\$28,210	\$18,750	\$28,210	9.82	9.82	\$1,909	202004021

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$389,250</b>	<b>\$129,300</b>		<b>\$330,549</b>	<b>\$157,454</b>	<b>\$98,753</b>	<b>25.32</b>	<b>18.34</b>		
<b>3-9.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>33.22</b>			<b>Average</b>			
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>15.03</b>			<b>per Net Acre=&gt;</b>	<b>6,217.83</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	Total Acres	Dollars/Acre	Liber/Page
012-0-012-400-070-01*	NOBLE RD	03/24/22	WD	\$31,050	\$10,500	33.82	\$26,600	\$31,050	\$26,600	10.00	10.00	\$3,105	202201032
012-0-018-200-010-01	1894 MACKINAW RD	07/22/21	WD	\$350,000	\$121,900	34.83	\$323,591	\$54,409	\$28,000	10.00	10.00	\$5,441	202103068
012-0-015-200-040-00*	DELANO ROAD	09/23/20	WD	\$31,000	\$20,400	65.81	\$49,022	\$31,000	\$49,022	20.73	20.73	\$1,495	202003718

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$412,050</b>	<b>\$152,800</b>		<b>\$399,213</b>	<b>\$116,459</b>	<b>\$103,622</b>	<b>40.73</b>	<b>40.73</b>		
<b>10-39.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>37.08</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>18.18</b>			<b>per Net Acre=&gt;</b>	<b>2,859.29</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	Total Acres	Dollars/Acre	Liber/Page
012-0-018-200-005-00*	3250 TURNER RD	01/27/21	WD	\$90,000	\$55,700	61.89	\$90,000	\$90,000	\$90,000	40.00	40.00	\$2,250	202100333
012-0-028-300-025-00*	HAMMEL BEACH RD	02/04/21	WD	\$90,000	\$29,300	32.56	\$87,750	\$90,000	\$87,750	40.00	40.00	\$2,250	202100881
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	202103076

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$260,000</b>	<b>\$119,600</b>		<b>\$264,451</b>	<b>\$260,000</b>	<b>\$264,451</b>	<b>122.41</b>	<b>122.41</b>		
<b>40-69.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>46.00</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>14.84</b>			<b>per Net Acre=&gt;</b>	<b>2,124.01</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	Total Acres	Dollars/Acre	Liber/Page
012-0-015-100-005-00	TURNER ROAD	09/11/20	WD	\$90,000	\$52,500	58.33	\$97,750	\$90,000	\$97,750	70.00	70.00	\$1,286	20200384
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	202103859
012-0-024-200-015-00***	NOBLE ROAD	05/26/20	WD	\$235,000	\$199,900	85.06	\$399,574	\$235,000	\$399,574	269.67	69.17	\$871	202001988

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$675,000</b>	<b>\$376,500</b>		<b>\$801,497</b>	<b>\$497,577</b>	<b>\$624,074</b>	<b>419.67</b>	<b>219.17</b>		
<b>70+ ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>55.78</b>			<b>Average</b>			
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>24.83</b>			<b>per Net Acre=&gt;</b>	<b>1,185.64</b>		

ACREAGE	2022 PA RATE	2023 PA RATE	ACREAGE	2022 PA RATE	2023 PA RATE	ACREAGE	2022 PA RATE	2023 PA RATE	ACREAGE	2022 PA RATE	2023 PA RATE
1	\$ 5,000.00	\$ 6,000.00	3	\$ 4,800.00	\$ 5,000.00	10	\$ 2,800.00	\$ 3,100.00	30	\$ 2,200.00	\$ 2,500.00
1.5	\$ 5,000.00	\$ 6,000.00	4	\$ 4,700.00	\$ 4,900.00	15	\$ 2,600.00	\$ 2,900.00	40	\$ 2,250.00	\$ 2,250.00
2	\$ 5,000.00	\$ 6,000.00	5	\$ 4,600.00	\$ 4,800.00	20	\$ 2,400.00	\$ 2,700.00	50	\$ 1,700.00	\$ 1,700.00
2.5	\$ 7,000.00	\$ 6,000.00	7	\$ 4,500.00	\$ 4,700.00	25	\$ 2,200.00	\$ 2,500.00	100	\$ 1,600.00	\$ 1,600.00

**Whitney Township, Arenac 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	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	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	0.17	\$38,662	202100715	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	0.22	\$62,447	202100116	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	30.87	\$388,393	202101915	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	1.13	\$58,638	202002981	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	2.00	\$23,594	202003581	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	2.06	\$18,304.56	202004313	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	2.27	\$14,097.00	202003277	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	18.00	\$2,500	202102524	302	ARENAC TWP

<b>COMMERCIAL/INDUST</b>		Totals:	\$992,000	\$352,800		\$683,503	26.97	56.72
					Sale. Ratio =>	35.56	Average	
<b>COUNTY WIDE STUDY</b>	**MULT PARCEL				Std. Dev. =>	42.76	per Net Acre=> 25,340.27	

**COMMERCIAL RATES**

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

**INDUSTRIAL RATES**

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

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
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	80.00	\$1,754
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	70.00	\$3,217
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	48.65	\$3,011
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	72.00	\$862
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	30.89	\$2,266
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	30.89	\$2,104
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	39.11	\$3,324
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	20.00	\$3,750
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	19.65	\$4,000

<b>AGRICULTURAL LAND</b>		Totals:	\$1,155,100	\$468,900		\$970,480	\$1,005,598	\$820,978	426.19	411.19
					Sale. Ratio =>	40.59	Average			
<b>COUNTY WIDE STUDY</b>	**MULT PARCEL				Std. Dev. =>	15.93	per Net Acre=> 2,359.51			

2022 RATE =>	\$2,100	2023 RATE =>	2,300.00
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