Wilber Township, Iosco 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
110-031-200-022-00	2982 INDIAN LAKE RD	05/03/22	WD	$275,000	$93,200	33.89	$238,984	$118,136	$82,120	68.4	178.0	$1,726	71.70
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	76.7	125.0	$2,287	92.60
112-A10-000-007-00	2934 INDIAN LAKE RD	06/20/22	WD	$96,000	$39,900	41.56	$103,649	$52,269	$59,918	49.9	220.7	$1,047	48.00
112-V10-001-003-10	2786 SOUTH ST	07/23/21	WD	$100,000	$45,900	45.90	$121,357	$13,805	$35,162	86.1	140.0	$160	94.00
RESIDENTIAL		**Totals:**		**$806,000**	**$296,200**		**$696,233**	**$359,674**	**$249,907**	**281.2**			
LAKEFRONT					**Sale. Ratio =>**	**36.75**			**Average**				
INDIAN LAKE					**Std. Dev. =>**	**5.67**			**per FF=>**	**$1,279**			
							2023 FF RATE =>	**$ 1,000.00**	**2024 FF RATE =>**	**$ 1,200.00**			

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
112-B10-000-001-00**	2253 N ESSEX RD	12/07/22	WD	$400,000	$166,200	41.55	$363,536	$128,421	$91,957	127.8	433.5	$1,005	124.80
112-B10-000-014-00	2149 N ESSEX RD	06/07/22	WD	$223,000	$58,800	26.37	$148,041	$117,577	$42,618	44.9	152.5	$2,621	50.00
112-B10-000-023-00	2129 N ESSEX RD	07/22/22	WD	$220,000	$87,100	39.59	$219,369	$56,921	$56,290	59.3	305.8	$961	50.00
112-N10-000-025-00	2855 ISLAND LAKE DR	05/06/21	WD	$116,900	$36,100	30.88	$99,373	$62,246	$44,719	47.1	172.0	$1,322	50.00
112-N10-000-026-00	2851 ISLAND LAKE DR	03/02/23	WD	$235,000	$44,800	19.06	$148,538	$131,181	$44,719	47.1	172.0	$2,787	50.00
112-P20-000-001-10	2791 ISLAND LAKE DR	06/17/22	WD	$265,000	$117,400	44.30	$297,876	$73,497	$106,373	112.0	150.8	$656	125.50
RESIDENTIAL		**Totals:**		**$1,459,900**	**$510,400**		**$1,276,733**	**$569,843**	**$386,676**	**438.1**			
LAKEFRONT					**Sale. Ratio =>**	**34.96**			**Average**				
BIG ISLAND LAKE					**Std. Dev. =>**	**9.84**			**per FF=>**	**$1,301**			
							2023 FF RATE =>	**$ 750.00**	**2024 FF RATE =>**	**$ 950.00**			

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
112-P20-000-022-00**	2780 ISLAND LAKE DR	08/11/22	WD	$250,000	$71,600	28.64	$142,994	$118,200	$11,194	111.9	280.0	$1,056	129.10
		Totals:		**$250,000**	**$71,600**		**$142,994**	**$118,200**	**$11,194**	**111.9**			
RESIDENITAL					**Sale. Ratio =>**	**28.64**			**Average**				
BACK LOTS					**Std. Dev. =>**	**#DIV/0!**			**per FF=>**	**$1,056**			
							2023 FF RATE =>	**$ 100.00**	**2024 FF RATE =>**	**$ 200.00**			

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
112-B10-000-120-00	2776 LEONE	05/27/22	WD	$130,000	$46,500	35.77	$107,072	$33,928	$11,000	100.0	200.0	$339
112-B10-000-140-00	2862 LEONE	04/06/22	WD	$72,100	$30,400	42.16	$65,021	$14,779	$7,700	70.0	200.0	$211
112-H10-000-004-00	2538 CAMEL RD	02/17/23	WD	$72,000	$30,600	42.50	$72,460	$8,100	$8,560	92.0	167.0	$88
112-H10-000-006-00	**2552 CAMEL RD**	**04/14/22**	**WD**	**$6,500**	**$4,200**	**64.62**	**$9,304**	**$6,500**	**$9,304**	**100.0**	**167.0**	**$65**
112-W10-000-030-00**	4676 SHADY LANE	07/11/22	WD	$107,000	$39,900	37.29	$79,734	$40,436	$13,170	180.0	480.0	$225
		Totals:		**$387,600**	**$151,600**		**$333,591**	**$103,743**	**$49,734**	**542.0**		
RESIDENTIAL					**Sale. Ratio =>**	**39.11**			**Average**			
RURAL RES FF RATE					**Std. Dev. =>**	**11.64**			**per FF=>**	**$191**		
							2023 FF RATE =>	**$ 90.00**	**2024 FF RATE =>**	**$ 100.00**		
							2023 FF RATE =>	**$ 100.00**	**2024 FF RATE =>**	**$ 110.00**		

Wilber Township, Iosco 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	Net Acres	Total Acres	Dollars/Acre	Liber/Page
110-032-200-003-00	2121 WILLIAMS TR	07/21/22	WD	$145,000	$49,900	34.41	$133,442	$29,058	$17,500	2.50	2.50	$11,623	2022004537
111-029-300-001-50	2732 BROOKS RD	04/22/21	WD	$163,000	$63,800	39.14	$168,664	$10,790	$16,454	2.60	2.60	$4,150	2021003097
110-032-200-002-00	2114 WILLIAMS TR	10/11/22	WD	$185,000	$64,500	34.86	$194,636	$10,089	$19,725	3.05	3.05	$3,308	2022006135
111-030-400-009-00	**N BROOKS RD**	**10/25/21**	**WD**	**$18,500**	**$9,500**	**51.35**	**$23,055**	**$18,500**	**$23,055**	**3.79**	**3.79**	**$4,881**	**2021007654**
111-031-200-002-10	36 E DAVISON RD	08/20/21	WD	$115,000	$41,500	36.09	$111,933	$27,837	$24,770	4.22	4.22	$6,596	2021006136
111-029-200-001-10	550 CURTIS RD	01/20/23	WD	$249,900	$81,700	32.69	$174,071	$101,964	$26,135	4.61	4.61	$22,118	2023000376
110-016-400-002-00	3556 OXFORD	09/28/21	WD	$200,000	$84,200	42.10	$221,728	$9,772	$27,500	5.00	5.00	$1,954	2021007224
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	2021008917
111-017-200-003-00	3906 N BROOKS RD	07/23/21	LC	$55,000	$16,300	29.64	$41,818	$55,000	$38,387	9.54	9.54	$5,765	UNREC LC
		Totals:		**$1,256,400**	**$467,300**		**$1,186,308**	**$301,049**	**$223,526**	**41.56**	**37.31**		
RESIDENTIAL					**Sale. Ratio =>**	**37.19**				**Average**			
0-9.99 ACRES					**Std. Dev. =>**	**6.43**				**per Net Acre=>**	**7,243.72**		

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	Liber/Page
111-030-200-004-00**	2977 SHERMAN RD	09/07/21	WD	$375,000	$123,100	32.83	$246,051	$149,722	$43,773	10.18	2.56	$14,707	2021006513
111-018-300-013-00	**84 CORNETT RD**	**03/30/22**	**WD**	**$32,000**	**$15,200**	**47.50**	**$39,900**	**$32,000**	**$39,900**	**10.25**	**10.25**	**$3,122**	**2022001639**
111-030-200-005-55	2890 WILBER RD	07/20/21	WD	$233,000	$77,700	33.35	$205,954	$73,827	$46,781	10.98	10.98	$6,724	2021005244
111-017-100-004-00	813 CORNETT RD	12/22/22	WD	$112,000	$58,200	51.96	$142,703	$11,897	$42,600	11.00	11.00	$1,082	2023000289
111-029-300-002-00	**BROOKS/SWAN**	**08/30/22**	**WD**	**$30,000**	**$17,600**	**58.67**	**$51,600**	**$30,000**	**$51,600**	**13.50**	**13.50**	**$2,222**	**2022005371**
110-015-100-002-60	1222 SILVER CREEK RD	10/15/21	WD	$300,000	$137,100	45.70	$336,385	$26,751	$63,136	15.66	15.66	$1,708	2021007472
		Totals:		**$1,082,000**	**$428,900**		**$1,022,593**	**$324,197**	**$287,790**	**71.57**	**63.95**		
RESIDENTIAL					**Sale. Ratio =>**	**39.64**				**Average**			
10-24.99 ACRES					**Std. Dev. =>**	**10.26**				**per Net Acre=>**	**4,529.79**		

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	Liber/Page
111-009-400-003-00	1381 OLD HWY US-23	09/23/22	WD	$135,000	$40,900	30.30	$103,752	$109,788	$78,540	38.00	38.00	$2,889	2022005774
110-034-400-001-00	MONUMENT RD	03/16/23	WD	$130,000	$40,000	30.77	$96,000	$130,000	$96,000	40.00	40.00	$3,250	2023001107
111-016-300-004-00	1015 ESMOND RD	07/26/21	WD	$225,000	$81,100	36.04	$204,463	$116,537	$96,000	40.00	40.00	$2,913	2021005354
111-029-200-002-00	2870 N BROOKS RD	10/16/21	WD	$265,000	$93,700	35.36	$259,160	$101,840	$96,000	40.00	40.00	$2,546	2021007504
110-029-200-001-00**		**07/14/22**	**WD**	**$135,000**	**$26,700**	**19.78**	**$53,320**	**$135,000**	**$53,320**	**53.32**	**26.66**	**$2,532**	**2022004330**
111-029-300-005-00	690 SWAN CREEK RD	08/19/22	WD	$335,000	$109,600	32.72	$244,968	$215,632	$125,600	76.00	76.00	$2,837	2022005131
		Totals:		**$1,225,000**	**$392,000**		**$961,663**	**$808,797**	**$545,460**	**287.32**	**260.66**		
RESIDENTIAL					**Sale. Ratio =>**	**32.00**				**Average**			
25-99.99 ACRES					**Std. Dev. =>**	**5.89**				**per Net Acre=>**	**2,814.97**		

Wilber Township, Iosco 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	Net Acres	Total Acres	Dollars/Acre	Liber/Page
111-024-200-001-00	3256 KNUTE	09/30/22	WD	$387,600	$165,100	42.60	$350,042	$239,158	$201,600	160.00	160.00	$1,495	2022005987
111-025-400-001-00		02/22/22	WD	$267,500	$135,900	50.80	$243,875	$225,225	$201,600	160.00	160.00	$1,408	2022000990
111-024-100-001-00**	**3424 KNUTE**	**01/27/22**	**WD**	**$649,900**	**$324,000**	**49.85**	**$648,000**	**$649,900**	**$648,000**	**480.00**	**320.00**	**$1,354**	**2022000631**
		Totals:		**$1,305,000**	**$625,000**		**$1,241,917**	**$1,114,283**	**$1,051,200**	**800.00**	**640.00**		
RESIDENTIAL					**Sale. Ratio =>**	**47.89**				**Average**			
100+ ACRES					**Std. Dev. =>**	**4.49**				**per Net Acre=>**	**1,392.85**		

RESIDENTIAL ACREAGE

ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE
1	$ 7,200.00	$ 5,000.00	**3**	$ 6,500.00	$ 4,200.00	**10**	$ 3,900.00	$ 2,500.00	**30**	$ 2,600.00	$ 2,100.00
1.5	$ 7,200.00	$ 5,000.00	**4**	$ 6,000.00	$ 4,200.00	**15**	$ 3,800.00	$ 2,400.00	**40**	$ 2,400.00	$ 2,100.00
2	$ 7,000.00	$ 5,000.00	**5**	$ 5,500.00	$ 3,400.00	**20**	$ 3,000.00	$ 2,200.00	**50**	$ 2,200.00	$ 2,000.00
2.5	$ 7,000.00	$ 5,000.00	**7**	$ 5,000.00	$ 3,400.00	**25**	$ 2,800.00	$ 2,100.00	**100**	$ 1,400.00	$ 1,500.00

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Location
101-010-300-001-00	1284 SPARTON RD	01/21/22	WD	$450,000	$204,900	45.53	$409,758	$384,237	$343,995	185.30	185.30	$2,074	TAWAS TWP
140-002-300-001-00	**401 E SHERMAN RD**	**05/12/22**	**WD**	**$144,900**	**$52,400**	**36.16**	**$52,400**	**$144,900**	**$144,900**	**54.64**	**54.64**	**$2,652**	**WHITTEMORE**
070-028-300-001-00	**N WILSON CREEK RD**	**01/20/22**	**WD**	**$216,000**	**$108,400**	**50.19**	**$108,400**	**$216,000**	**$216,000**	**120.00**	**120.00**	**$1,800**	**PLAINFIELD**
070-023-100-003-00	**TOWERLINE RD**	**06/04/21**	**WD**	**$70,000**	**$35,100**	**50.14**	**$30,800**	**$70,000**	**$70,000**	**34.75**	**34.75**	**$2,014**	**PLAINFIELD**
110-036-100-002-30	**WILBER RD**	**07/22/22**	**WD**	**$25,000**	**$9,000**	**36.00**	**$19,000**	**$25,000**	**$19,000**	**10.00**	**10.00**	**$2,500**	**WILBER TWP**
110-036-400-001-30	2205 WILBER RD	05/27/22	LC	$200,000	$87,400	43.70	$175,111	$101,269	$76,380	40.20	40.20	$2,519	WILBER TWP
		Totals:		**$1,105,900**	**$497,200**		**$795,469**	**$941,406**	**$870,275**	**444.89**	**444.89**		
COUNTY WIDE					**Sale. Ratio =>**	**44.96**					**Average**		
AGRICULTURAL					**Std. Dev. =>**	**6.37**					**per Net Acre=>**	**2,116.04**	
										2023 PA =>	**$ 1,900.00**	**2024 PA =>**	**$ 2,100.00**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Location
072-031-300-001-12	5057 SOUTH BRANCH RD	10/07/22	LC	$167,000	$50,500	30.24	$101,000	$167,000	$167,000	41.80	41.80	$3,995	PLAINFIELD
090-028-200-002-30	3227 S NATIONAL CITY RD	07/29/22	WD	$40,000	$19,600	49.00	$39,200	$40,000	$40,000	14.10	14.10	$2,837	SHERMAN TWP
090-027-100-001-00	3446 MCBRIDE RD	12/17/21	WD	$120,000	$32,100	26.75	$64,200	$120,000	$120,000	40.00	40.00	$3,000	SHERMAN TWP
		Totals:		**$327,000**	**$102,200**		**$204,400**	**$327,000**	**$327,000**	**95.90**	**95.90**		
COUNTY WIDE					**Sale. Ratio =>**	**31.25**				**Average**			
COMM/INDUST					**Std. Dev. =>**	**11.97**				**per Net Acre=>**	**3,409.80**		

COMM/INDUST

ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE	ACRES	2024 PER ACRE	2023 PER ACRE
1	$ 3,400.00	$ 5,100.00	**3**	$ 3,400.00	$ 4,900.00	**10**	$ 3,400.00	$ 2,700.00	**30**	$ 3,400.00	$ 1,900.00
1.5	$ 3,400.00	$ 5,100.00	**4**	$ 3,400.00	$ 4,300.00	**15**	$ 3,400.00	$ 2,500.00	**40**	$ 3,400.00	$ 1,900.00
2	$ 3,400.00	$ 5,100.00	**5**	$ 3,400.00	$ 3,900.00	**20**	$ 3,400.00	$ 2,300.00	**50**	$ 3,400.00	$ 1,700.00
2.5	$ 3,400.00	$ 5,300.00	**7**	$ 3,400.00	$ 3,300.00	**25**	$ 3,400.00	$ 2,100.00	**100**	$ 1,700.00	$ 1,400.00