

**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	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
012-0-012-100-035-00	2310 N HURON RD	05/27/21	WD	\$425,000	\$214,000	50.35	\$506,306	\$114,044	\$195,350	90.9	600.0	\$1,255	73.00	UND 100/250
012-0-024-100-005-00	1492 N HURON	06/26/20	WD	\$250,000	\$98,300	39.32	\$262,242	\$131,331	\$143,573	66.8	262.0	\$1,967	66.00	UND 100/250
012-0-024-100-025-00	1484 N HURON	10/29/20	WD	\$312,000	\$83,800	26.86	\$276,812	\$145,777	\$110,589	51.4	280.0	\$2,834	50.00	UND 100/250
012-2-B70-000-008-00	2472 NORTHEAST DR	09/30/20	WD	\$300,000	\$99,200	33.07	\$294,043	\$119,396	\$113,439	52.8	310.0	\$2,263	50.00	UND 100/250
012-2-B70-000-028-00	2388 EAST DR	07/07/20	WD	\$192,000	\$70,300	36.61	\$185,100	\$108,312	\$101,412	47.2	198.0	\$2,296	50.00	UND 100/250
012-2-B70-000-036-00	2336 N EAST DR	06/30/21	WD	\$420,000	\$142,400	33.90	\$365,479	\$176,522	\$122,001	56.7	200.0	\$3,111	60.00	UND 100/250
012-2-H10-000-023-00**	276 N HURON	06/12/20	WD	\$232,000	\$75,300	32.46	\$148,010	\$175,905	\$91,915	95.3	381.0	\$1,846	106.00	UND 100/250
012-2-H10-001-001-00	126 N HURON	06/10/21	WD	\$344,500	\$84,600	24.56	\$280,356	\$151,042	\$86,898	40.4	178.0	\$3,737	44.00	UND 100/250
012-2-H12-000-006-00	28 N HURON	12/16/21	WD	\$575,000	\$240,400	41.81	\$560,527	\$116,645	\$102,172	47.5	204.0	\$2,455	50.00	UND 100/250
012-2-H12-000-017-00	76 N HURON	04/30/21	WD	\$390,000	\$131,300	33.67	\$301,034	\$232,740	\$143,774	66.9	158.0	\$3,480	75.00	UND 100/250
012-2-H12-000-020-00	86 N HURON	03/07/22	WD	\$549,000	\$178,200	32.46	\$414,737	\$233,688	\$99,425	46.2	169.0	\$5,053	51.00	UND 100/250
012-2-H20-000-010-00	1510 N HURON	11/13/20	WD	\$591,000	\$253,000	42.81	\$695,641	\$71,256	\$175,897	81.8	236.0	\$871	83.00	UND 100/250
012-2-H40-000-003-00	1640 N HURON	09/13/21	WD	\$455,500	\$139,200	30.56	\$343,665	\$219,549	\$107,714	50.1	252.0	\$4,382	50.00	UND 100/250
012-2-H90-000-017-00	1806 N HURON RD	10/30/20	WD	\$182,000	\$65,600	36.04	\$172,392	\$116,127	\$106,519	49.5	241.0	\$2,344	50.00	UND 100/250
012-2-R40-000-006-00	2220 N HURON	09/13/21	WD	\$205,000	\$84,800	41.37	\$194,134	\$134,402	\$123,536	57.5	436.0	\$2,339	50.00	UND 100/250
012-2-R40-000-019-00	2150 N HURON	09/08/20	WD	\$275,000	\$143,200	52.07	\$378,914	\$8,972	\$112,886	52.5	304.0	\$171	50.00	UND 100/250
012-2-S80-000-010-00	2042 N HURON	11/02/21	WD	\$499,000	\$114,800	23.01	\$262,990	\$417,054	\$181,044	84.2	292.0	\$4,953	81.00	UND 100/250

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$6,197,000</b>	<b>\$2,218,400</b>		<b>\$5,642,382</b>	<b>\$2,672,762</b>	<b>\$2,118,144</b>	<b>1,037.7</b>				
<b>LAKE HURON</b>						<b>Sale. Ratio =&gt;</b>	<b>35.80</b>		<b>Average</b>					
<b>UNDER 100' FRTG</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>8.07</b>		<b>per FF=&gt;</b>	<b>\$2,576</b>				
								<b>2022 FF RATE =&gt;</b>	<b>\$2,150</b>	<b>2023 FF RATE =&gt;</b>	<b>2,200.0</b>			

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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	144.1	441.0	\$2,089	125.00	100+/250
012-0-024-400-045-00	1140 N HURON	05/27/20	WD	\$300,000	\$116,000	38.67	\$326,367	\$198,660	\$225,027	104.7	300.0	\$1,898	100.00	100+/250
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	93.0	180.0	\$1,657	101.00	100+/250
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	92.1	397.0	\$3,067	82.00	100+/250

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$1,196,000</b>	<b>\$479,600</b>		<b>\$1,192,513</b>	<b>\$936,175</b>	<b>\$932,688</b>	<b>433.8</b>				
<b>LAKE HURON</b>						<b>Sale. Ratio =&gt;</b>	<b>40.10</b>		<b>Average</b>					
<b>OVER 100' FRTG</b>	<b>*VACANT</b>					<b>Std. Dev. =&gt;</b>	<b>7.55</b>		<b>per FF=&gt;</b>	<b>\$2,158</b>				
								<b>2022 FF RATE =&gt;</b>	<b>\$2,150</b>	<b>2023 FF RATE =&gt;</b>	<b>2,150.0</b>			

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012-2-B70-000-040-00*	NORTHEAST DR	12/17/21	WD	\$15,000	\$8,900	59.33	\$27,249	\$15,000	\$27,249	54.5	165.0	\$275	60.00	BACKLOTS US23
012-2-B70-000-058-00	2447 NORTHEAST DR	05/05/20	WD	\$85,000	\$31,500	37.06	\$91,581	\$13,729	\$20,310	40.6	132.0	\$338	50.00	BACKLOTS US23
012-2-B70-000-059-00	2451 NORTHEAST DR	07/01/21	WD	\$135,000	\$37,600	27.85	\$116,185	\$39,125	\$20,310	40.6	132.0	\$963	50.00	BACKLOTS US23
012-2-B71-000-022-00	2555 EAST DR	08/30/21	WD	\$232,500	\$65,200	28.04	\$202,969	\$71,675	\$42,144	84.3	246.0	\$850	76.00	BACKLOTS US23
012-2-B71-000-035-00	2704 LAKE DR	11/05/21	WD	\$54,000	\$24,900	46.11	\$68,617	\$15,081	\$29,698	59.4	196.0	\$254	60.00	BACKLOTS US23
012-2-B71-000-055-00	2575 WEST DRIVE	05/24/21	WD	\$120,000	\$57,900	48.25	\$154,302	\$3,292	\$37,594	75.2	201.0	\$44	75.00	SECONDARY RO
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	122.8	402.0	\$367	150.00	SECONDARY RO

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$731,500</b>	<b>\$273,400</b>		<b>\$754,939</b>	<b>\$202,978</b>	<b>\$226,417</b>	<b>477.4</b>				
<b>BACK LOTS</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>37.38</b>		<b>Average</b>					
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>12.15</b>		<b>per FF=&gt;</b>	<b>\$425</b>				
								<b>2022 FF RATE =&gt;</b>	<b>\$500</b>	<b>2023 FF RATE =&gt;</b>	<b>\$ 425</b>			

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April 1, 2020 - March 31, 2022

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012-2-H10-000-071-00*	N HURON	09/04/20	WD	\$10,000	\$7,300	73.00	\$16,043	\$10,000	\$12,484	72.8	200.0	\$137	83.00	HAMMEL BEACH
012-2-H10-000-100-00	311 N HURON	07/27/21	WD	\$70,272	\$16,300	23.20	\$53,265	\$28,825	\$11,818	48.2	200.0	\$598	55.00	HAMMEL BEACH
012-2-H10-000-101-00**	315 N HURON RD	06/21/21	WD	\$115,000	\$41,300	35.91	\$81,600	\$46,470	\$13,070	141.2	379.0	\$329	167.00	HAMMEL BEACH
012-2-H10-000-102-00	319 N HURON RD	10/28/20	WD	\$130,000	\$35,700	27.46	\$113,260	\$28,558	\$11,818	48.2	200.0	\$592	55.00	HAMMEL BEACH
012-2-H12-000-044-00	51 N HURON	07/16/21	WD	\$103,000	\$24,900	24.17	\$67,069	\$52,247	\$16,316	66.6	205.0	\$785	75.00	HAMMEL BEACH
012-2-H12-000-051-00	19 N HURON	03/12/21	WD	\$149,900	\$30,300	20.21	\$121,466	\$51,175	\$22,741	92.8	224.0	\$551	100.00	HAMMEL BEACH
012-2-H13-000-053-00	9 RALPH ST	08/07/20	WD	\$77,750	\$30,500	39.23	\$95,088	\$19,880	\$37,218	151.9	150.0	\$131	200.00	HAMMEL BEACH
012-2-H17-000-031-00	363 N HURON	08/13/20	WD	\$55,000	\$21,500	39.09	\$67,935	\$8,713	\$21,648	88.4	203.0	\$99	100.00	HAMMEL BEACH
012-2-H17-000-032-05**	373 N HURON	08/03/20	WD	\$175,000	\$68,000	38.86	\$132,128	\$78,411	\$35,539	353.9	407.0	\$222	400.00	HAMMEL BEACH
012-2-H17-000-036-00	387 N HURON	05/27/21	WD	\$160,800	\$52,800	32.84	\$157,011	\$14,798	\$11,009	44.9	210.0	\$329	50.00	HAMMEL BEACH
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	07/10/21	WD	\$44,997	\$22,800	50.67	\$61,667	\$4,818	\$21,488	87.7	200.0	\$55	100.00	HAMMEL BEACH
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	372.1	1200.0	\$282	300.00	HAMMEL BEACH

<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$1,261,719</b>	<b>\$410,300</b>		<b>\$1,082,910</b>	<b>\$448,680</b>	<b>\$266,312</b>	<b>1,568.7</b>				
<b>HAMMEL BEACH</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>32.52</b>		<b>Average</b>					
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>14.29</b>		<b>per FF=&gt;</b>			<b>\$286</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$245</b>	<b>2023 FF RATE =&gt;</b>	<b>\$250.00</b>			

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012-2-H13-000-036-20	93 W SCHERRY ST	06/26/20	WD	\$65,000	\$21,600	33.23	\$71,177	\$11,597	\$17,774	151.9	150.0	\$76	200.00	BACK LOTS
012-2-H13-000-059-00*	RALPH STREET	08/27/21	WD	\$8,000	\$2,500	31.25	\$8,887	\$8,000	\$8,887	76.0	150.0	\$105	100.00	BACK LOTS
012-2-H13-000-070-00****	RALPH ST	12/29/21	WD	\$12,000	\$4,600	38.33	\$9,014	\$12,000	\$9,014	138.7	250.0	\$87	200.00	BACK LOTS
012-2-H17-000-085-01*	N HURON	01/22/21	WD	\$6,500	\$4,400	67.69	\$20,523	\$6,500	\$20,523	175.4	200.0	\$37	200.00	DEER RUN ARE
012-2-H18-000-011-10*	LACA ROAD	04/12/21	WD	\$75,000	\$19,400	25.87	\$72,446	\$8,988	\$6,434	55.0	139.0	\$163	75.21	BACK LOTS
012-2-H18-000-045-00	5604 ANTONIA	08/19/20	WD	\$42,500	\$11,700	27.53	\$55,091	\$13,160	\$25,751	220.1	178.0	\$60	266.00	BACK LOTS

<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$209,000</b>	<b>\$64,200</b>		<b>\$237,138</b>	<b>\$60,245</b>	<b>\$88,383</b>	<b>817.0</b>				
<b>HAMMEL BEACH SUB</b>						<b>Sale. Ratio =&gt;</b>	<b>30.72</b>		<b>Average</b>					
<b>BACK LOTS/DEER RUN</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>15.52</b>		<b>per FF=&gt;</b>			<b>\$74</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$117</b>	<b>2023 FF RATE =&gt;</b>	<b>\$110.00</b>			

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012-2-S60-000-009-00	5801 VERA LANE	07/09/21	WD	\$49,000	\$12,500	25.51	\$71,423	(\$7,723)	\$14,700	60.0	92.0	(\$129)	60.00	VERA LANE
012-2-S60-000-020-00	5848 VERA LANE	04/30/21	WD	\$115,000	\$33,800	29.39	\$105,675	\$38,725	\$29,400	100.0	92.0	\$387	100.00	VERA LANE
012-2-S60-000-021-00	5838 VERA LANE	04/06/21	WD	\$105,000	\$24,900	23.71	\$91,282	\$32,157	\$18,439	75.3	92.0	\$427	75.26	VERA LANE

<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$269,000</b>	<b>\$71,200</b>		<b>\$268,380</b>	<b>\$63,159</b>	<b>\$62,539</b>	<b>235.3</b>				
<b>HAMMEL BEACH SUB</b>						<b>Sale. Ratio =&gt;</b>	<b>26.47</b>		<b>Average</b>					
<b>VERA LANE</b>						<b>Std. Dev. =&gt;</b>	<b>2.90</b>		<b>per FF=&gt;</b>			<b>\$268</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$245</b>	<b>2023 FF RATE =&gt;</b>	<b>\$260.00</b>			

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012-2-H30-000-002-00	HURON WOODS DRIVE	09/14/20	WD	\$14,500	\$6,800	46.90	\$14,743	\$14,500	\$14,743	113.4	321.8	\$128	89.40	SUBS. W. OF
012-2-H30-000-011-00	HURON WOODS DRIVE	12/10/21	WD	\$15,000	\$6,300	42.00	\$13,200	\$15,000	\$13,200	101.5	249.0	\$148	91.00	SUBS. W. OF

<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$29,500</b>	<b>\$13,100</b>		<b>\$27,943</b>	<b>\$29,500</b>	<b>\$27,943</b>	<b>214.9</b>				
<b>HURON WOODS SUB</b>						<b>Sale. Ratio =&gt;</b>	<b>44.41</b>		<b>Average</b>					
						<b>Std. Dev. =&gt;</b>	<b>3.46</b>		<b>per FF=&gt;</b>			<b>\$137</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$130</b>	<b>2023 FF RATE =&gt;</b>	<b>135.0</b>			

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012-0-001-400-075-00**	2578 N HURON	12/11/20	WD	\$56,000	\$32,300	57.68	\$64,438	\$25,921	\$34,359	201.1	551.0	\$129	165.00	US-23/SEC 1
012-0-012-100-025-00	2251 N HURON RD	01/05/22	WD	\$145,000	\$45,400	31.31	\$95,922	\$76,609	\$27,531	211.8	209.0	\$362	209.00	US-23/SEC 12
012-0-012-400-005-00	2165 N HURON	06/11/21	WD	\$87,500	\$27,200	31.09	\$67,789	\$32,711	\$13,000	100.0	200.0	\$327	100.00	US-23/SEC 12
012-2-A10-000-008-00	2603 N HURON RD	11/22/21	WD	\$80,000	\$26,700	33.38	\$60,300	\$30,231	\$10,531	81.0	101.0	\$373	93.00	US-23/SEC 1
012-2-M10-000-005-00	1235 N HURON	01/21/21	WD	\$18,750	\$12,400	66.13	\$19,624	\$12,076	\$12,950	99.6	385.0	\$121	100.00	US-23/SUB M10
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$387,250</b>	<b>\$144,000</b>		<b>\$308,073</b>	<b>\$177,548</b>	<b>\$98,371</b>	<b>693.5</b>				
						<b>Sale. Ratio =&gt;</b>	<b>37.19</b>			<b>Average</b>				
<b>HWY US23/SUBS</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>16.72</b>			<b>per FF=&gt;</b>		<b>\$256</b>		
								<b>2022 FF RATE =&gt;</b>	<b>\$130</b>	<b>2023 FF RATE =&gt;</b>		<b>\$250</b>		

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012-2-P70-000-039-00	5812 PRESCOTT RD	10/28/21	WD	\$82,000	\$18,100	22.07	\$77,066	\$14,651	\$9,717	74.0	152.3	\$198	60.00	PRESCOTT SUB
012-2-P70-001-001-00**	5810 PRESCOTT	09/03/20	LC	\$86,500	\$28,800	33.29	\$56,229	\$49,564	\$19,293	96.1	102.3	\$516	95.00	
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$168,500</b>	<b>\$46,900</b>		<b>\$133,295</b>	<b>\$64,215</b>	<b>\$29,010</b>	<b>170.1</b>				
						<b>Sale. Ratio =&gt;</b>	<b>27.83</b>			<b>Average</b>				
<b>PRESCOTT MOBILE</b>	<b>MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>7.93</b>			<b>per FF=&gt;</b>		<b>\$378</b>		
								<b>2022 FF RATE =&gt;</b>		<b>2023 FF RATE =&gt;</b>				

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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	BACK LOTS
012-2-W30-000-032-00	863 SHADY LANE	10/22/20	WD	\$109,000	\$24,000	22.02	\$87,620	\$36,380	\$15,000	30.0	100.0	\$1,213	60.00	BACK LOTS
012-2-W31-001-006-00	5845 S LAKE LANE	01/22/21	WD	\$57,900	\$15,400	26.60	\$67,562	\$12,451	\$22,113	44.2	145.0	\$282	61.00	BACK LOTS
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$316,900</b>	<b>\$84,200</b>		<b>\$281,227</b>	<b>\$87,786</b>	<b>\$52,113</b>	<b>104.2</b>				
						<b>Sale. Ratio =&gt;</b>	<b>26.57</b>			<b>Average</b>				
<b>WHITESTONE POINT</b>						<b>Std. Dev. =&gt;</b>	<b>3.94</b>			<b>per FF=&gt;</b>		<b>\$842</b>		
								<b>2022 FF RATE=&gt;</b>	<b>\$500</b>	<b>2023 FF RATE =&gt;</b>				