

Arenac Township, Arenac County Land Value Study
April 1, 2021 - March 31, 2023

Parcel Number	Street Address	Sale Price	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
002-0-015-400-010-00	227 S MAIN ST	\$5,000	WD	\$5,000	\$1,400	28.00	\$3,320	\$5,000	\$3,320	0.40	0.40	\$12,500	4010 REG RURAL
002-0-034-100-040-01	2618 STATE RD	\$95,000	WD	\$95,000	\$39,900	42.00	\$86,241	\$13,656	\$4,897	0.59	0.59	\$23,146	4010 REG RURAL
002-0-023-200-015-00	1577 ARENAC STATE RD	\$125,000	WD	\$125,000	\$32,700	26.16	\$76,366	\$43,015	\$9,296	1.12	1.12	\$38,406	4010 REG RURAL
002-0-021-200-010-00	1837 N HURON RD	\$91,000	WD	\$91,000	\$41,500	45.60	\$89,630	\$12,243	\$10,873	1.31	1.31	\$9,346	4010 REG RURAL
002-0-029-200-005-07	HURON RD	\$18,000	WD	\$18,000	\$6,700	37.22	\$13,869	\$18,000	\$13,869	1.83	1.83	\$9,836	4010 REG RURAL
		\$334,000		\$334,000	\$122,200		\$269,426	\$91,914	\$42,255	5.25	5.25		
0-1.99 ACRES						Sale. Ratio =>	36.59			Average			
RURAL RES						Std. Dev. =>	8.52			per Net Acre=>	17,507.43		

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002-0-001-400-005-12	318 M-65	03/04/22	WD	\$113,000	\$43,800	38.76	\$102,855	\$24,745	\$14,600	2.00	2.00	\$12,373	4010 REG RURAL
002-0-020-100-020-00	2082 STERLING RD	06/24/21	WD	\$38,900	\$20,100	51.67	\$47,460	\$6,040	\$14,600	2.00	2.00	\$3,020	4010 REG RURAL
002-0-034-100-050-00	2608 ARENAC STATE RD	03/31/23	WD	\$220,000	\$49,800	22.64	\$124,549	\$98,316	\$19,912	4.42	4.42	\$22,243	4010 REG RURAL
002-0-020-400-025-00	2246 W HURON RD	10/05/22	WD	\$98,500	\$38,300	38.88	\$83,304	\$32,246	\$17,050	4.50	4.50	\$7,166	4010 REG RURAL
		Totals:		\$470,400	\$152,000		\$358,168	\$161,347	\$66,162	12.92	12.92		
2-4.99 ACRES						Sale. Ratio =>	32.31			Average			
RURAL RES						Std. Dev. =>	11.89			per Net Acre=>	12,488.16		

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002-0-008-100-020-05	2170 MICHIGAN RD	07/16/21	WD	\$87,900	\$38,200	43.46	\$96,438	\$9,962	\$18,500	5.00	5.00	\$1,992	4010 REG RURAL
002-0-022-400-010-01	1155 RIVER RD	07/19/22	WD	\$140,000	\$51,800	37.00	\$112,817	\$45,683	\$18,500	5.00	5.00	\$9,137	4010 REG RURAL
002-0-027-300-030-00	1408 WYATT RD	05/25/21	WD	\$100,000	\$41,600	41.60	\$102,876	\$15,624	\$18,500	5.00	5.00	\$3,125	4010 REG RURAL
002-0-029-400-005-10	WYATT RD	05/11/22	WD	\$24,900	\$10,900	43.78	\$23,182	\$24,900	\$23,182	7.13	7.13	\$3,492	4010 REG RURAL
002-0-028-100-010-00	CONRAD RD	06/30/21	WD	\$39,500	\$9,800	24.81	\$24,842	\$39,500	\$24,842	9.75	9.75	\$4,051	4010 REG RURAL
		Totals:		\$392,300	\$152,300		\$360,155	\$135,669	\$103,524	31.88	31.88		
5-9.99 ACRES						Sale. Ratio =>	38.82			Average			
RURAL RES						Std. Dev. =>	7.92			per Net Acre=>	4,255.61		

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002-0-034-100-050-80	STOVER RD	08/06/21	WD	\$27,500	\$10,700	38.91	\$27,000	\$27,500	\$27,500	10.80	10.80	\$2,546	4010 REG RURAL
002-0-009-300-025-00	MICHIGAN RD	06/22/21	WD	\$20,000	\$10,900	54.50	\$27,725	\$20,000	\$20,000	11.05	11.05	\$1,810	4010 REG RURAL
002-0-034-100-050-75	1232 STOVER RD	04/29/22	WD	\$258,600	\$74,300	28.73	\$217,847	\$75,353	\$34,600	13.84	13.84	\$5,445	4010 REG RURAL
002-0-032-300-015-00**	2845 S HULL RD	11/30/21	WD	\$175,000	\$49,300	28.17	\$102,412	\$87,588	\$15,000	16.69	2.50	\$5,248	4010 REG RURAL
002-0-009-200-007-01	1806 STEVES RD	11/06/22	WD	\$120,000	\$62,200	51.83	\$141,654	\$27,096	\$48,750	19.50	19.50	\$1,390	4010 REG RURAL
002-0-013-300-020-00	W HURON RD	11/09/22	LC	\$65,000	\$19,600	30.15	\$48,750	\$65,000	\$48,750	19.50	19.50	\$3,333	4010 REG RURAL
002-0-013-400-010-09	W HURON RD	01/20/22	WD	\$67,500	\$21,000	31.11	\$58,225	\$67,500	\$58,225	23.29	23.29	\$2,898	4010 REG RURAL
002-0-016-200-015-01	1945 N MICHIGAN RD	11/09/22	WD	\$299,000	\$85,600	28.63	\$195,230	\$168,951	\$65,181	28.83	28.83	\$5,860	4010 REG RURAL
002-0-016-300-015-20	WASHINGTON RD	09/24/21	WD	\$88,920	\$26,000	29.24	\$63,530	\$88,920	\$63,530	29.64	29.64	\$3,000	4010 REG RURAL
		Totals:		\$1,121,520	\$359,600		\$882,373	\$627,908	\$381,536	173.14	158.95		
10-29.99 ACRES						Sale. Ratio =>	32.06			Average			
RURAL RES						Std. Dev. =>	10.45			per Net Acre=>	3,626.59		

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002-0-002-200-015-00	W BESSINGER RD	05/24/22	WD	\$37,200	\$27,200	73.12	\$66,550	\$37,200	\$66,550	30.25	30.25	\$1,230	4010 REG RURAL
002-0-013-100-005-00**	M-65	12/29/22	WD	\$130,000	\$50,600	38.92	\$103,337	\$104,423	\$77,760	40.72	40.00	\$2,564	4010 REG RURAL
002-0-011-400-005-00**	JOSE RD	08/26/22	WD	\$215,500	\$176,400	81.86	\$352,800	\$215,500	\$352,800	196.00	40.00	\$1,099	4010 REG RURAL
Totals:				\$382,700	\$254,200		\$522,687	\$357,123	\$497,110	266.97	110.25		
30+ ACRES RURAL RES						Sale. Ratio =>	66.42			Average			
						Std. Dev. =>	22.69			per Net Acre=>	1,337.69		

RURAL RES ACREAGE

ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023
1	\$9,800.00	\$8,300	3	\$6,300	\$4,800	10	\$3,600	\$3,200	30	\$2,100	\$2,200
1.5	\$9,800.00	\$8,300	4	\$6,100	\$4,600	15	\$3,500	\$3,100	40	\$2,100	\$2,200
2	\$8,800.00	\$7,300	5	\$4,200	\$4,400	20	\$3,400	\$3,000	50	\$1,800	\$1,900
2.5	\$8,800.00	\$7,300	7	\$4,200	\$4,100	25	\$3,300	\$3,000	100	\$1,700	\$1,800

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	Land Table
002-0-036-300-060-00	2877 JOHNSON DR	02/18/22	WD	\$142,000	\$53,100	37.39	\$135,500	\$20,067	\$13,567	70.0	216.0	\$287	4020 RES RIVERFRT
002-0-036-300-050-01	2807 JOHNSON DR	10/01/21	WD	\$150,000	\$43,100	28.73	\$117,122	\$54,346	\$21,468	107.3	245.0	\$506	4020 RES RIVERFRT
Totals:				\$292,000	\$96,200		\$252,622	\$74,413	\$35,035	177.3			
RESIDENTIAL RIVERFRONT FF RATE						Sale. Ratio =>	32.95			Average			
						Std. Dev. =>	6.12			per FF=>	\$420		
						2023 FF RATE =>	\$300	2024 FF RATE=>	\$	300.00			

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002-0-009-400-025-00	1620 MICHIGAN RD	08/13/22	WD	\$203,000	\$52,700	25.96	\$167,910	\$47,590	\$12,500	1.25	1.25	\$38,072	4020 RES RIVERFRT
002-0-025-300-010-00	HICKORY ISLAND RD	08/05/22	WD	\$25,000	\$11,200	44.80	\$22,950	\$25,000	\$22,950	5.76	5.76	\$4,340	4020 RES RIVERFRT
002-0-009-400-050-00	MICHIGAN RD	08/04/22	WD	\$45,000	\$10,400	23.11	\$39,796	\$45,000	\$39,796	9.22	9.22	\$4,881	4020 RES RIVERFRT
002-0-023-200-030-12	1715 ARENAC STATE RD	11/10/21	WD	\$255,000	\$68,000	26.67	\$194,934	\$108,102	\$48,036	10.01	10.01	\$10,799	4020 RES RIVERFRT
002-0-022-100-035-00**	STATE RD	04/28/21	WD	\$45,000	\$19,800	44.00	\$39,600	\$45,000	\$39,600	18.00	18.00	\$2,500	3000 INDUSTRIAL
Totals:				\$573,000	\$162,100		\$465,190	\$270,692	\$162,882	44.24	44.24		
RESIDENTIAL RIVERFRONT ACREAGE						Sale. Ratio =>	28.29			Average			
						Std. Dev. =>	10.58			per Net Acre=>	6,118.72		

RESIDENTIAL RIVERFRONT ACREAGE

ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023
1	\$10,000.00	\$10,000	3	\$5,400	\$5,400	10	\$4,800	\$4,800	30	\$3,200	\$3,200
1.5	\$10,000.00	\$10,000	4	\$5,400	\$5,400	15	\$4,400	\$4,400	40	\$3,000	\$3,000
2	\$9,500.00	\$9,500	5	\$4,900	\$4,900	20	\$4,000	\$4,000	50	\$2,800	\$2,800
2.5	\$9,500.00	\$9,500	7	\$4,100	\$4,100	25	\$3,600	\$3,600	100	\$2,700	\$2,700

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002-0-001-400-010-00	218 W JOSE RD	04/09/21	WD	\$225,000	\$119,900	53.29	\$262,425	\$140,325	\$177,750	80.00	80.00	\$1,754	4000 AG
002-0-002-100-005-01	230 S LEHMAN RD	07/22/21	WD	\$181,900	\$57,800	31.78	\$127,804	\$83,271	\$33,175	13.65	13.65	\$6,100	4000 AG
002-0-020-400-005-00	HURON RD	05/31/22	WD	\$200,120	\$72,100	36.03	\$150,975	\$200,120	\$150,975	71.00	71.00	\$2,819	4000 AG
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	4000 AG

Totals: \$753,520 \$307,200 \$639,169 \$570,216 \$459,865 213.30 213.30

AGRICULTURAL ACREAGE

Sale. Ratio => **40.77**
Std. Dev. => **9.32**
Average per Net Acre=> **2,673.31**

2023 PA RATE=> 2,300.00 **2024 PA RATE=>** **2,600.00**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location
010-0-023-300-035-00	4788 N HURON RD	01/04/22	\$10,000	WD		\$10,000		\$10,000	1.01	1.01	\$9,900	202200005	STANDISH TWP
007-1-000-000-085-00	101 N STATE ST	01/05/22	\$25,000	WD		\$25,000	\$19,296	\$5,704	0.23	0.23	\$24,800	202200140	VILLAGE OF TWIN.
008-0-A20-010-045-00	1396 S M76	05/03/21	\$81,000	LC		\$81,000	\$63,540	\$17,460	0.77	0.77	\$22,675	202101971	MOFFAT TWP
030-0-015-300-010-00	407 N CENTER ST	10/26/22	\$150,000	WD		\$150,000	\$123,417	\$26,583	0.72	0.72	\$36,921	202203696	CITY OF OMER
009-0-017-200-027-12	3631 E HURON RD	01/09/23	\$85,000	WD		\$85,000	\$62,034	\$22,966	1.37	1.37	\$16,763	202300130	SIMS TWP

Totals: \$351,000 \$351,000 \$82,713 4.10 4.10

0-1.99 ACRES COMM/INDUST

Average per Net Acre=> **20,177.84**
\$0.46

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040-1-000-000-006-16	AIRPARK DR	12/29/21	\$50,000	WD		\$50,000		\$50,000	6.72	6.72	\$7,440	202202120	CITY OF STANDISH
002-0-030-100-020-00	2515 W HURON RD	11/28/22	\$135,000	WD		\$128,000	\$85,773	\$42,227	2.00	2.00	\$21,114	202203964	ARENAC TWP
012-0-013-100-015-01	N HURON RD	11/17/22	\$73,900	WD		\$73,900		\$72,900	2.62	2.62	\$27,824	202203871	WHITNEY TWP
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	\$80,000	WD		\$80,000	\$40,904	\$39,096	4.50	4.50	\$8,688	202201697	STANDISH TWP
008-0-008-400-035-00	2030 N M76	08/10/22	\$45,000	LC		\$45,000	\$14,318	\$30,682	5.38	5.38	\$5,703	202202859	MOFFAT TWP
003-0-014-200-025-20	2115 E HURON RD	06/01/21	\$225,000	LC		\$225,000	\$163,750	\$61,250	6.35	6.35	\$9,646	202102475	AUGRES TWP
006-0-014-300-002-00	4315 Henderson Rd	01/17/23	\$100,000	WD		\$100,000	\$36,345	\$63,655	9.54	9.54	\$6,672	202300208	LINCOLN TWP

Totals: \$708,900 \$701,900 \$359,810 37.11 37.11

2-.999 ACRES COMM/INDUST

Average per Net Acre=> **9,696.03**
\$0.22

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003-0-027-200-050-20	MANOR RD	12/01/22	\$75,000	LC		\$75,000		\$75,000	10.00	10.00	\$7,500	202203977	AUGRES TWP
003-0-016-400-010-01	E HURON RD -VACANT	05/03/18	\$90,000	WD	4.19%	\$93,768		\$93,768	18.30	18.30	\$5,124	201801325	AUGRES TWP
003-0-009-100-005-00**	SHENFIELD RD	11/16/19	\$269,500	WD	2.58%	\$276,462		\$276,462	80.00	80.00	\$3,456	201904287	AUGRES TWP

Totals: \$434,500 \$434,500 \$445,230 108.30 108.30

10+ ACRES COMM/INDUST

Average per Net Acre=> **4,111.08**
\$0.09

COMM/INDUST RATES

ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023	ACRES	2024	2023
1	\$20,100.00	\$6,500	3	\$7,600	\$2,400	10	\$4,100	\$2,200	30	\$2,100	2,000
1.5	\$18,100.00	\$6,300	4	\$6,600	\$2,400	15	\$3,600	\$2,200	40	\$1,900	1,800
2	\$9,600.00	\$6,300	5	\$5,600	\$2,400	20	\$3,100	\$2,200	50	\$1,700	1,700
2.5	\$8,600.00	\$2,700	7	\$4,600	\$2,400	25	\$2,600	\$2,200	100	\$1,600	1,600