

Tawas Township Land Value Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
101-023-300-015-00	91 DEAN RD	03/17/25	WD	03-ARM'S LENGTH	\$210,000	\$98,800	47.05	\$26,536	\$14,140	1.01	1.01	\$26,273	2025001120
101-019-300-001-65*	W M-55	10/09/23	WD	03-ARM'S LENGTH	\$16,500	\$8,200	49.70	\$16,500	\$16,380	1.17	1.17	\$14,103	2023005266
101-009-300-007-00	1120 N LORENZ RD	06/17/24	WD	03-ARM'S LENGTH	\$149,000	\$64,700	43.42	\$37,064	\$17,500	1.25	1.25	\$29,651	2024003168
101-025-200-012-00	208 PLANK RD	08/08/24	WD	03-ARM'S LENGTH	\$247,800	\$101,400	40.92	\$54,226	\$22,957	1.33	1.33	\$40,771	2024004171
101-024-100-010-50	452 LAKE MAYNARD TR	12/31/24	WD	03-ARM'S LENGTH	\$200,000	\$106,500	53.25	\$5,891	\$18,900	1.35	1.35	\$4,364	2025000016
101-022-300-003-80	100 REMPERS RD	05/06/24	WD	03-ARM'S LENGTH	\$275,000	\$123,900	45.05	\$47,891	\$20,677	1.70	1.70	\$28,138	2024002464
101-025-200-003-00	433 M-55	09/12/23	WD	19-MULTI PARCEL	\$192,500	\$77,200	40.10	\$50,158	\$29,610	2.12	1.00	\$23,715	2023004732
100-006-100-005-80	1180 S MCARDLE RD	07/31/23	WD	03-ARM'S LENGTH	\$194,000	\$101,900	52.53	\$12,857	\$22,600	2.25	2.25	\$5,714	2023003994
101-021-400-007-00	46 LILA LN	08/28/24	WD	03-ARM'S LENGTH	\$319,000	\$132,900	41.66	\$59,201	\$25,000	2.50	2.50	\$23,680	2024004597
101-019-100-001-30	277 N MCARDLE RD	09/14/24	LC	03-ARM'S LENGTH	\$295,000	\$158,500	53.73	\$3,705	\$25,800	2.70	2.70	\$1,372	2024004949

Totals: **\$2,098,800** **\$974,000** **46.41** **\$314,029** **\$213,564** **17.38** **16.26**

RESIDENTIAL						Sale. Ratio =>	46.41			Average			
1-2.99 ACRES	*VACANT					Std. Dev. =>	5.28			per Net Acre=>		18,071.53	

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101-023-100-002-50	635 MILLER RD	09/28/23	WD	03-ARM'S LENGTH	\$260,000	\$112,900	43.42	\$68,503	\$34,400	4.80	4.80	\$14,271	2023005094
101-018-400-004-05*	MCARDLE	11/02/23	WD	03-ARM'S LENGTH	\$30,000	\$17,500	58.33	\$30,000	\$35,000	5.00	5.00	\$6,000	2023005689
101-021-300-003-00	230 N LORENZ RD	06/28/23	WD	03-ARM'S LENGTH	\$211,720	\$87,900	41.52	\$70,981	\$35,000	5.00	5.00	\$14,196	2023003821
101-021-100-004-00	283 N REMPERS RD	05/08/23	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$89,703	\$38,465	5.66	5.66	\$15,849	20230002472
101-020-400-005-00*	77 LORENZ RD	09/11/23	WD	03-ARM'S LENGTH	\$26,000	\$20,000	76.92	\$26,000	\$39,935	5.94	5.94	\$4,377	2023004712
101-009-100-003-50	1254 N PLANK RD	04/14/23	WD	03-ARM'S LENGTH	\$218,000	\$100,800	46.24	\$63,676	\$47,337	7.38	7.38	\$8,628	2023002062
100-004-300-001-15*	1416 KRUMM RD	06/05/23	WD	03-ARM'S LENGTH	\$36,000	\$28,000	77.78	\$36,000	\$55,940	9.16	9.16	\$3,930	2023002988

Totals: **\$1,031,720** **\$466,500** **45.22** **\$384,863** **\$286,077** **42.94** **42.94**

RESIDENTIAL						Sale. Ratio =>	45.22			Average			
3-9.99 ACRES	*VACANT					Std. Dev. =>	16.51			per Net Acre=>		8,962.81	

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101-010-200-003-00	ANDERSON RD	10/13/23	WD	03-ARM'S LENGTH	\$40,000	\$32,600	81.50	\$34,864	\$60,000	10.00	10.00	\$3,486	2023005770
101-019-400-001-50	241 N MCARDLE RD	01/15/25	WD	03-ARM'S LENGTH	\$195,000	\$83,900	43.03	\$84,335	\$60,000	10.00	10.00	\$8,434	2025000349
101-024-200-003-40*	TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$45,000	\$30,000	66.67	\$45,000	\$60,000	10.00	10.00	\$4,500	2024000936
101-027-400-011-00	1150 MEADOW RD	03/27/24	WD	03-ARM'S LENGTH	\$175,000	\$83,500	47.71	\$67,909	\$60,000	10.00	10.00	\$6,791	2024001319
101-028-100-002-50	110 S REMPERS RD	10/18/24	WD	03-ARM'S LENGTH	\$370,000	\$182,300	49.27	\$51,727	\$46,400	10.00	10.00	\$5,173	2024005575
101-034-200-003-00	MEADOW RD	10/24/24	WD	03-ARM'S LENGTH	\$60,800	\$31,200	51.32	\$58,697	\$60,330	10.11	10.11	\$5,806	2024005646
101-017-300-003-10	2448 MILLER RD	12/13/24	WD	09-RELATED ENTITY	\$201,800	\$106,700	52.87	\$48,916	\$60,450	10.15	10.15	\$4,819	2024006415
101-024-200-003-10*	TIMRECK RD	07/23/24	WD	03-ARM'S LENGTH	\$70,000	\$30,600	43.71	\$70,000	\$61,140	10.38	10.38	\$6,744	2024003928
101-024-200-003-20*	TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$47,450	\$30,600	64.49	\$47,450	\$61,140	10.38	10.38	\$4,571	2024000937
101-024-200-003-30*	390 TIMRECK RD	03/07/24	WD	03-ARM'S LENGTH	\$49,900	\$30,600	61.32	\$49,900	\$61,140	10.38	10.38	\$4,807	2024000939
101-035-200-003-00	881 MEADOW RD	10/08/24	WD	03-ARM'S LENGTH	\$185,000	\$105,500	57.03	\$35,729	\$61,650	10.55	10.55	\$3,387	2024005431
101-020-400-001-01	255 N LORENZ RD	06/07/24	WD	19-MULTI PARCEL	\$272,000	\$122,400	45.00	\$95,000	\$80,868	12.07	5.97	\$7,871	2024003414
101-019-300-007-50	210 CHAMBERS RD	03/11/25	QC	03-ARM'S LENGTH	\$65,000	\$38,100	58.62	\$55,055	\$66,210	12.07	12.07	\$4,561	2025002040
101-024-300-018-00	280 W M-55	07/18/24	WD	19-MULTI PARCEL	\$200,000	\$114,600	57.30	\$67,572	\$96,640	13.2	11.7	5,111.35	2024003832
101-030-200-005-00	239 CHAMBERS RD	11/03/23	WD	03-ARM'S LENGTH	\$305,000	\$146,300	47.97	\$87,334	\$75,000	15.00	15.00	\$5,822	2023005756
101-015-200-004-00	955 N PLANK RD	04/26/24	WD	03-ARM'S LENGTH	\$385,000	\$139,200	36.16	\$194,575	\$87,900	19.30	19.30	\$10,082	2024002306

Totals: **\$2,666,950** **\$1,308,100** **49.05** **\$1,094,063** **\$1,058,868** **183.61** **175.99**

RESIDENTIAL						Sale. Ratio =>	49.05			Average			
10-19.99 ACRES	*VACANT					Std. Dev. =>	11.12			per Net Acre=>		5,958.62	

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101-014-300-002-00*	3097 N MILLER RD	05/10/24	WD	03-ARM'S LENGTH	\$125,000	\$47,600	38.08	\$125,000	\$90,000	20.00	20.00	\$6,250	20224002542
101-022-100-001-00*	KOBS RD	10/22/24	WD	03-ARM'S LENGTH	\$149,000	\$54,800	36.78	\$149,000	\$109,500	33.00	33.00	\$4,515	2024005632
101-010-200-001-00*	ANDERSON RD	02/19/25	WD	03-ARM'S LENGTH	\$145,000	\$60,000	41.38	\$145,000	\$120,000	40.00	40.00	\$3,625	2025000668
101-017-200-001-00	870 MCARDLE RD	11/27/24	WD	03-ARM'S LENGTH	\$457,500	\$180,300	39.41	\$400,960	\$304,000	160.00	160.00	\$2,506	2024006376
Totals:					\$876,500	\$342,700		\$819,960	\$623,500	253.00	253.00		
RESIDENTIAL							Sale. Ratio =>			Average			
20+ ACRES							Std. Dev. =>			per Net Acre=>	3,240.95		

RESIDENTIAL											
ACRES	2026 P/ACRE	2025 P/ACRE	ACRES	2026 P/ACRE	2025 P/ACRE	ACRES	2026 P/ACRE	2025 P/ACRE	ACRES	2026 P/ACRE	2025 P/ACRE
1	\$ 18,000	\$ 14,000	3	\$ 9,000	\$ 9,000	10	\$ 5,900	\$ 6,000	30	\$ 3,250	\$ 3,500
1.5	\$ 18,000	\$ 14,000	4	\$ 8,000	\$ 8,000	15	\$ 5,800	\$ 5,000	40	\$ 3,250	\$ 3,000
2	\$ 15,000	\$ 10,100	5	\$ 7,500	\$ 7,000	20	\$ 3,250	\$ 4,500	50	\$ 2,500	\$ 2,100
2.5	\$ 15,000	\$ 10,000	7	\$ 7,000	\$ 6,500	25	\$ 3,250	\$ 4,000	100	\$ 2,200	\$ 1,900

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area
100-003-200-003-50	1277 TOWNLINE RD	07/12/24	WD	03-ARM'S LENGTH	\$192,700	\$72,400	37.57	\$59,917	\$12,067	132.0	165.0	\$454	SEC
101-019-100-002-50	2735 N MILLER RD	12/27/24	WD	03-ARM'S LENGTH	\$249,900	\$103,300	41.34	\$60,160	\$16,800	217.0	290.0	\$277	SEC
101-023-200-002-30	PLANK RD	10/31/24	WD	03-ARM'S LENGTH	\$15,000	\$7,200	48.00	\$15,000	\$14,444	150.0	214.0	\$100	SEC
101-023-400-013-00	PLANK RD	02/16/24	WD	03-ARM'S LENGTH	\$7,500	\$4,800	64.00	\$7,500	\$9,683	101.9	220.0	\$74	SEC
101-024-100-016-50	349 N WILBER RD	04/22/24	WD	03-ARM'S LENGTH	\$249,000	\$126,600	50.84	\$6,476	\$10,720	112.8	366.0	\$57	SEC
101-025-100-026-00	307 EMILY DR	06/27/24	WD	03-ARM'S LENGTH	\$145,000	\$72,400	49.93	\$9,782	\$9,489	98.0	220.0	\$100	SEC
101-025-200-003-00	433 M-55	09/12/23	WD	19-MULTI PARCEL	\$192,500	\$77,200	40.10	\$67,763	\$29,610	347.0	264.0	\$195	SEC
101-026-400-002-70	444 S REMINGTON	03/06/25	WD	03-ARM'S LENGTH	\$411,000	\$189,800	46.18	\$51,894	\$20,552	243.0	316.0	\$214	SEC
101-027-200-002-00	1497 M-55	12/12/24	WD	03-ARM'S LENGTH	\$110,000	\$45,700	41.55	\$31,350	\$12,786	134.6	355.0	\$233	SEC
101-033-400-003-00	1554 TOWNLINE RD	03/18/25	WD	03-ARM'S LENGTH	\$215,000	\$77,100	35.86	\$59,930	\$20,216	280.0	311.0	\$214	SEC
101-035-400-005-00	566 TOWNLINE RD	11/06/24	WD	03-ARM'S LENGTH	\$139,900	\$69,700	49.82	\$22,041	\$21,457	225.9	274.5	\$98	SEC
102-C10-000-007-00	M-55	11/22/24	WD	03-ARM'S LENGTH	\$7,500	\$4,800	64.00	\$7,500	\$9,500	100.0	200.0	\$75	SEC
102-T10-000-018-00	505 TOWNLINE RD	04/26/24	WD	03-ARM'S LENGTH	\$156,000	\$47,600	30.51	\$48,569	\$11,640	122.5	222.0	\$396	SEC
Totals:					\$2,091,000	\$898,600		\$447,882	\$198,964	2,264.7			
RESIDENTIAL							Sale. Ratio =>			Average			
FRONT FOOT RATE							Std. Dev. =>			per FF=>	\$198		
									2024 FF RATE =>	\$95	2025 FF RATE =>	\$195	

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032-007-200-001-20	1432 NASH	05/15/23	WD	03-ARM'S LENGTH	\$90,000	\$36,100	40.11	\$90,000	\$88,400	39.30	\$2,290	102	Baldwin Twp
040-011-400-001-25	PRESCOTT RD	10/06/23	WD	03-ARM'S LENGTH	\$146,520	\$47,800	32.62	\$146,520	\$39,000	48.00	\$3,053	102	Burleigh Twp
050-021-200-001-00	MILLER RD	10/30/23	WD	03-ARM'S LENGTH	\$157,500	\$64,200	40.76	\$157,500	\$22,650	68.00	\$2,316	102	Grant Twp
090-015-400-003-00	SAND LAKE RD	09/15/23	WD	03-ARM'S LENGTH	\$85,000	\$33,700	39.65	\$85,000	\$29,000	38.00	\$2,237	102	Sherman Twp
090-023-400-001-00	V/L BINDER RD	05/22/23	WD	03-ARM'S LENGTH	\$104,000	\$33,400	32.12	\$104,000	\$12,600	36.00	\$2,889	102	Sherman Twp
101-028-400-001-50	1582 MEADOW RD	06/17/24	WD	03-ARM'S LENGTH	\$436,500	\$225,500	51.66	\$84,759	\$91,200	38.00	\$2,231	101	Tawas Twp
Totals:					\$1,019,520	\$440,700		\$667,779	\$282,850	267.30			
COUNTY-WIDE AG LAND STUDY					Sale. Ratio =>		43.23	Average					
					Std. Dev. =>		7.09	per Net Acre=>		2,498			
					2025 P/A RATE =>		\$ 2,300	2026 P/A RATE =>		\$ 2,500			

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033-T20-000-008-13	376 WILBER RD	03/31/24	LC	03-ARM'S LENGTH	\$25,000	\$14,600	58.40	\$25,000	3.68	\$6,793	2024002963	BALDWIN TWP	
050-023-300-002-20	M-55	04/25/24	WD	19-MULTI PARCEL	\$315,000	\$88,800	28.19	\$309,194	49.24	\$6,279	2024002750	GRANT TWP	
080-027-100-001-50	40 S M-65	06/03/24	WD	03-ARM'S LENGTH	\$280,000	\$102,500	36.61	\$19,092	5.98	\$3,193	2024002991	RENO TWP	
Totals:					\$620,000	\$205,900		\$353,286	58.90				
COUNTY-WIDE ACREAGE COML/INDUST					Sale. Ratio =>		33.21	Average					
					Std. Dev. =>		15.59	per Net Acre=>		5,998.06			
					2025 P/A RATE =>		\$ 4,000	2026 P/A RATE =>		\$ 6,000			

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101-027-200-005-10	1427 M-55	05/15/23	WD	19-MULTI PARCEL	\$448,580	\$201,600	44.94	\$359,418	\$314,108	1,163.4	720.0	\$309	TAWAS TWP
102-T10-000-017-00	1212 S US-23	06/14/24	WD	03-ARM'S LENGTH	\$350,000	\$120,000	34.29	\$171,916	\$61,967	206.6	164.0	\$832	TAWAS TWP
064-P40-001-022-00	5299 N US-23	01/24/24	WD	03-ARM'S LENGTH	\$410,000	\$105,600	25.76	\$83,210	\$39,000	325.0		\$256	OSCODA TWP
064-S60-000-023-50	5226 N US-23	09/20/24	WD	03-ARM'S LENGTH	\$103,700	\$70,900	68.37	\$20,844	\$43,200	72.0		\$290	OSCODA TWP
Totals:					\$1,312,280	\$498,100		\$635,388	\$458,275	1,766.9			
COUNTY-WIDE FF RATE COMM MAJOR HWY					Sale. Ratio =>		37.96	Average					
					Std. Dev. =>		7.54	per FF=>		\$360			
					2025 FF RATE =>		\$300.00	2026 FF RATE =>		\$ 360			