

AG Land Value

NCCPI	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Class	
50.6	160-020-300-010-00	V/L MAPLE VALLEY RD	06/30/22	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$155,789	33.72	\$462,000	78.00	78.00	\$5,923	1530/616	102	
45.4	200-013-200-010-01	V/L SHELDON RD	07/11/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$302,200	46.49	\$650,000	98.68	98.68	\$6,587	1531/590	102	
56.7	230-025-100-010-00	V/L RIDGE RD	12/07/22	\$361,900	MLC	03-ARM'S LENGTH	\$361,900	\$132,500	36.61	\$361,900	77.02	77.02	\$4,699	1545/78	102	
44.6	250-029-300-010-03	V/L DECKERVILLE RD	05/20/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$115,300	38.82	\$297,000	49.34	49.34	\$6,019	1527/189	102	
	060-001-200-010-01	V/L SHOCK RD	02/12/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,400	46.51	\$175,000	38.00	38.00	\$4,605	1579/470	102	
	060-011-300-030-02															
	060-011-300-045-00															
	060-011-300-045-01	4099 E BAY CITY FORESTVILLE	09/06/23	\$136,152	WD	32-SPLIT VACANT	\$136,152	\$0	0.00	\$136,152	18.91	18.91	\$7,200	1566/639	102	
57.3	260-023-400-010-06	V/L BABCOCK RD	02/01/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,400	39.25	\$80,000	17.81	17.81	\$4,492	1548/543	102	
<b>Totals:</b>				<b>\$2,162,052</b>			<b>\$2,162,052</b>	<b>\$818,589</b>		<b>\$2,162,052</b>	<b>377.76</b>	<b>377.76</b>				
									<b>Sale. Ratio =&gt;</b>	<b>37.86</b>	<b>Average</b>					
									<b>Std. Dev. =&gt;</b>	<b>15.94</b>	<b>per Net Acre=&gt;</b>		<b>5,723.35</b>			

**Use price per acre:  
\$5,720 for tillable ag  
land**

**The high standard deviation is caused by sale of newly split parcel.  
Standard deviation is 5.24 with newly split parcel removed from study.**

2025 Commercial Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Land Table	Class	
061-005-100-020-01	8770 LAKESHORE RD SANILAC CTY	01/07/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$64,800	37.03	\$176,010	\$26,910	\$27,920	249.3	415.0	2.72	2.72	\$108	\$9,908	250.18	061W	1469-383	Township Waterline Parcels	201	
062-017-100-020-00																							
062-017-100-030-00	7938 THIRD	06/23/23	\$124,900	WD	Multi parcel Arm's Length	\$124,900	\$50,200	40.19	\$106,185	\$49,129	\$31,850	455.0	645.0	3.37	3.37	\$108	\$14,570	455.00	062	1559/766	Forestville Non Lakefront	201	
062-200-022-008-00	8012 THIRD	06/28/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$26,100	52.20	\$29,134	\$32,066	\$11,200	160.0	70.6	0.26	0.26	\$200	\$123,807	160.00	062	1489-553	Forestville Non Lakefront	201	
<b>Totals:</b>			<b>\$349,900</b>			<b>\$349,900</b>	<b>\$141,100</b>		<b>\$311,329</b>	<b>\$108,105</b>	<b>\$70,970</b>	<b>864.3</b>		<b>6.35</b>	<b>6.35</b>								
							<b>Sale. Ratio =&gt;</b>	<b>40.33</b>			<b>Average</b>			<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>8.00</b>			<b>per FF=&gt;</b>	<b>\$125</b>		<b>per Net Acre=&gt;</b>	<b>17,032.46</b>								

Use \$125 per front foot or \$17,032 per acre. Sales used outside of the standard period due to lack of sales during the standard two year time frame.

## Rural Building Site Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Class
060-021-300-020-01	7080 BURGESS	03/29/24	\$180,000	WD	31-SPLIT IMPROVED	\$180,000	\$0	0.00	\$14,449	2.00	2.00	\$7,225	401
110-018-200-100-00	N GOETZE	09/15/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,500	45.00	\$30,000	5.00	5.00	\$6,000	402
150-017-200-070-01	OLD 51	10/07/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$7,800	43.94	\$17,500	2.87	2.87	\$6,089	402
210-014-300-060-10	GREENING RD	01/04/23	\$17,000	WD	NEW SPLIT	\$17,000	\$0	0.00	\$17,000	2.47	2.47	\$6,883	402
061-020-300-070-02	N LAKESHORE	05/24/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,100	50.33	\$30,000	3.45	3.45	\$8,698	401
061-029-100-130-00	6901 N LAKESHORE RD	07/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$113,000	38.97	\$29,637	4.99	4.99	\$5,937	401
061-032-200-250-00	6363 N LAKESHORE RD	05/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$83,400	59.57	\$31,195	4.95	4.95	\$6,302	401
<b>Totals:</b>			<b>\$729,500</b>			<b>\$729,500</b>	<b>\$245,800</b>		<b>\$169,781</b>	<b>25.74</b>	<b>25.73</b>		
								<b>Sale. Ratio =&gt;</b>	<b>33.69</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>23.18</b>	<b>per Net Acre=&gt;</b>		<b>6,597.28</b>	

**USE \$6,600 per acre for Building Site. Removing the new split parcels lowers the standard deviation to 7.08**

Forestville Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Class	
062-250-002-015-00	7828 S LAKE	08/07/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,600	48.41	\$204,502	\$86,306	93.5	839.0	\$923	50.00	062LF	1564/622	401	
062-200-005-002-00	N LAKE	06/01/21	\$67,900	WD	03-ARM'S LENGTH	\$67,900	\$23,700	34.90	\$40,738	\$58,152	63.2	150.0	\$920	80.00	062LF	1486/435	401	
062-250-002-016-00	7824 S LAKE	04/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,900	57.63	\$196,777	\$109,511	186.3	833.0	\$588	100.00	062LF	1567/452	401	
<b>Totals:</b>			<b>\$527,900</b>			<b>\$527,900</b>	<b>\$266,200</b>		<b>\$442,017</b>	<b>\$253,969</b>	<b>343.0</b>							
								<b>Sale. Ratio =&gt;</b>	<b>50.43</b>	<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>11.43</b>	<b>per FF=&gt;</b>			<b>\$740</b>					

Use \$740 per front foot for Forestville Lakefront.  
 Used sales outside the usual sale period used due  
 to lack of sales within sales period.

Forestville NonLakefront Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class		
062-210-006-001-00	5621 CEDAR	06/23/23	\$8,500	PTA	03-ARM'S LENGTH	\$8,500	\$3,300	38.82	\$8,500	\$8,400	120.0	150.0	0.41	0.41	\$71	\$20,581	\$0.47	120.00	062	1559/770	402		
062-200-031-002-00	THIRD	04/22/24	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$7,700	42.19	\$18,250	\$15,400	220.0	196.4	0.99	0.99	\$83	\$18,397	\$0.42	220.00	062	1585/723	402		
062-200-032-005-00	5728 CEDAR	05/19/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,700	28.33	\$6,000	\$4,200	60.0	160.0	0.22	0.22	\$100	\$27,273	\$0.63	60.00	062	1558/452	402		
062-240-006-006-00	LAKEVIEW	12/01/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$3,100	25.83	\$12,000	\$5,600	80.0	110.0	0.20	0.20	\$150	\$59,406	\$1.36	80.00	062	1544/492	401		
062-200-032-005-00	CEDAR	05/19/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,700	28.33	\$6,000	\$3,300	60.0	160.0	0.22	0.22	\$100	\$27,273	\$0.63	60.00	062	1558/452	402		
<b>Totals:</b>			<b>\$50,750</b>			<b>\$50,750</b>	<b>\$17,500</b>		<b>\$50,750</b>	<b>\$36,900</b>	<b>540.0</b>		<b>2.05</b>	<b>2.05</b>									
								Sale. Ratio =>	34.48	Average		Average		Average									
								Std. Dev. =>	7.30	per FF=>		\$94	per Net Acre=>		24,792.38	per SqFt=>		\$0.57					

USE PPF: \$95 for  
Forestville non-lakefront

## Lakefront Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Class	
061-005-400-070-03	8772 LAKESHORE RD SANILAC CTY	04/01/24	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$165,800	43.69	\$329,665	\$237,518	\$187,683	110.7	951.4	2.74	2.74	\$2,145	126.45	061LF	1584/295	401	
111-191-000-022-00	3690 N LAKESHORE	04/11/23	\$465,000	OTH	03-ARM'S LENGTH	\$465,000	\$232,400	49.98	\$547,136	\$105,956	\$188,092	88.1	602.0	1.31	1.31	\$1,203	95.00		1554/235	401	
061-020-400-170-00	7100 N LAKESHORE RD	08/23/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$196,300	39.66	\$392,562	\$471,259	\$368,821	217.6	1450.0	6.66	6.66	\$2,166	200.00	061LF	1597/58	401	
061-110-000-005-00	6090 N LAKESHORE RD	12/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$23,500	23.50	\$78,080	\$76,706	\$54,786	32.3	158.0	0.33	0.33	\$2,373	90.00	061LF	1546-725	401	
<b>Totals:</b>			<b>\$1,439,500</b>			<b>\$1,439,500</b>	<b>\$618,000</b>		<b>\$1,347,443</b>	<b>\$891,439</b>	<b>\$799,382</b>	<b>448.7</b>		<b>11.03</b>	<b>11.03</b>						
								<b>Sale. Ratio =&gt;</b>	<b>42.93</b>					<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>11.30</b>					<b>per FF=&gt;</b>	<b>\$1,987</b>	<b>Average</b>	<b>per Net Acre=&gt; 80,812.17</b>				

**Use PPF: \$1,985 for lakefront parcels located outside of the village. Frontage valued is the footage abutting Lake Huron.**

Delaware Subdivision and Non-Lakefront per Front Foot Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
060-028-100-020-00	3424 RIDLEY	12/04/23	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$42,800	24.47	\$142,934	\$35,650	\$3,684	150.0	150.0	0.63	0.63	\$238	\$56,587	\$1.30	150.00	060	1574/187	Township Non Waterline Parcels	401
061-029-100-070-01	6852 N LAKESHORE RD	03/17/22	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$74,200	29.98	\$270,889	\$35,411	\$58,800	240.0	225.0	1.24	1.24	\$148	\$28,557	\$0.66	240.00	061W	1520-067	Township Waterline Parcels	401
061-140-000-044-00	6118 HURON DRIVE SOUTH	10/11/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$42,700	22.47	\$188,436	\$44,684	\$43,120	176.0	304.6	1.34	1.34	\$254	\$33,272	\$0.76	144.00	061W	1540-069	Township Waterline Parcels	401
<b>Totals:</b>			<b>\$612,400</b>			<b>\$612,400</b>	<b>\$159,700</b>		<b>\$602,259</b>	<b>\$115,745</b>	<b>\$105,604</b>	<b>566.0</b>		<b>3.21</b>	<b>3.21</b>								
								<b>Sale. Ratio =&gt;</b>	<b>26.08</b>					<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>3.89</b>					<b>per FF=&gt;</b>	<b>\$204</b>								
														<b>Average</b>									
														<b>per Net Acre=&gt;</b>	<b>36,023.97</b>								
																							<b>Average</b>
																							<b>per SqFt=&gt;</b>
																							<b>\$0.83</b>

USE Price per front foot: \$205  
 Used one sale outside usual sale period due to lack of sales.

# Woods, Brush, and Excess Acreage Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Class
110-018-300-010-01	V/L N GOETZE	05/02/23	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$13,100	52.61	\$24,900	4.87	4.87	\$5,113	1555/782	402
220-028-400-020-06	V/L JORDAN RD	11/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$30,000	30.00	\$100,000	17.63	18.00	\$5,672	1544/288	402
061-020-300-020-02	MORIN	08/15/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$43,200	43.20	\$100,000	20.00	20.00	\$5,000	1534/683	402
210-014-300-060-00	V/L WALKER RD	08/15/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,000	41.82	\$55,000	10.00	10.00	\$5,500	1534/816	402
120-013-100-010-03	CRIBBINS AND BURNS	10/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$67,600	32.98	\$205,000	43.08	43.08	\$4,759	1570/542	402
220-023-300-040-00	V/L REDDICLIFFE	05/22/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,000	30.77	\$65,000	10.00	10.00	\$6,500	1558/82	402
230-024-100-020-00														
230-024-100-010-00	V/L GOETZE	06/03/22	\$138,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$138,000	\$38,100	27.61	\$138,000	30.14	30.14	\$4,579	1529/450	402
171-031-200-300-02	V/L RANGELINE	09/18/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,000	51.43	\$70,000	15.74	15.74	\$4,448	1568/484	402
061-032-200-010-00														
061-032-200-020-00														
061-032-200-030-00	V/L BIG GULLEY	04/20/23	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$41,500	37.73	\$110,000	32.06	32.06	\$3,431	1555/334	402
061-017-300-010-00	V/L PATZ	01/16/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,400	31.41	\$135,000	19.66	19.66	\$6,867	1547/434	402
<b>Totals:</b>			<b>\$1,002,900</b>			<b>\$1,002,900</b>	<b>\$354,900</b>		<b>\$1,002,900</b>	<b>203.17</b>	<b>203.54</b>			
								<b>Sale. Ratio =&gt;</b>	<b>35.39</b>	<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>9.00</b>	<b>per Net Acre=&gt;</b>		<b>4,936.21</b>		

**Use price per acre: \$4,935 for woods, brush, and nonbuildable excess acreage**