

Arenac Township Land Value Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table
002-0-029-200-005-10	2311 CONRAD RD	08/17/23	WD	03-ARM'S LENGTH	\$35,000	\$10,500	30.00	\$28,382	\$19,018	\$12,400	1.00	\$19,018	4010 REG RURAL
002-0-009-300-020-00*	MICHIGAN RD	06/13/23	WD	03-ARM'S LENGTH	\$13,500	\$7,200	53.33	\$21,380	\$11,960	\$19,840	1.60	\$7,475	4010 REG RURAL
002-0-009-300-030-00*	MICHIGAN RD	05/24/23	WD	03-ARM'S LENGTH	\$13,500	\$6,400	47.41	\$19,840	\$13,500	\$19,840	1.60	\$8,438	4010 REG RURAL
002-0-029-200-005-07*	HURON RD	03/16/23	WD	03-ARM'S LENGTH	\$18,000	\$6,700	37.22	\$22,692	\$18,000	\$22,692	1.83	\$9,836	4010 REG RURAL
002-0-027-100-015-02	2101 STATE RD	01/22/24	WD	03-ARM'S LENGTH	\$40,000	\$17,800	44.50	\$47,583	\$16,473	\$24,056	1.94	\$8,491	4010 REG RURAL
002-0-001-400-005-12	318 M-65	11/07/23	WD	03-ARM'S LENGTH	\$135,000	\$66,900	49.56	\$138,783	\$21,017	\$24,800	2.00	\$10,509	4010 REG RURAL
002-0-025-100-005-02	151 CONRAD RD	10/09/23	WD	03-ARM'S LENGTH	\$50,000	\$20,400	40.80	\$58,189	\$16,611	\$24,800	2.00	\$8,306	4010 REG RURAL
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	03-ARM'S LENGTH	\$176,000	\$49,200	27.95	\$132,505	\$67,775	\$24,280	2.80	\$24,205	4010 REG RURAL
Totals:					\$481,000	\$185,100		\$469,354	\$184,354	\$172,708	14.77		
RURAL RES	0-2.99 ACRES	*VACANT					Sale. Ratio =>	38.48			Average		
							Std. Dev. =>	9.13			per Net Acre=>	12,481.65	

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002-0-034-100-050-00	2608 ARENAC STATE RD	03/31/23	WD	03-ARM'S LENGTH	\$220,000	\$49,800	22.64	\$162,928	\$85,592	\$28,520	4.42	\$19,365	4010 REG RURAL
002-0-020-400-025-00	2246 W HURON RD	10/05/22	WD	03-ARM'S LENGTH	\$98,500	\$38,300	38.88	\$112,410	\$15,090	\$29,000	4.50	\$3,353	4010 REG RURAL
002-0-027-300-035-10	1310 WYATT RD	07/21/23	WD	03-ARM'S LENGTH	\$265,000	\$139,900	52.79	\$272,448	\$21,552	\$29,000	4.50	\$4,789	4010 REG RURAL
002-0-022-400-010-01	1155 RIVER RD	07/19/22	WD	03-ARM'S LENGTH	\$140,000	\$51,800	37.00	\$150,298	\$21,702	\$32,000	5.00	\$4,340	4010 REG RURAL
002-0-029-400-005-10*	WYATT RD	05/11/22	WD	03-ARM'S LENGTH	\$24,900	\$10,900	43.78	\$44,096	\$24,900	\$44,096	7.13	\$3,492	4010 REG RURAL
002-0-019-100-010-20	2668 STERLING RD	10/23/23	WD	03-ARM'S LENGTH	\$200,000	\$70,200	35.10	\$165,042	\$78,968	\$44,010	9.70	\$8,141	4010 REG RURAL
Totals:					\$948,400	\$360,900		\$907,222	\$247,804	\$206,626	35.25		
RURAL RES	3-9.99 ACRES	*VACANT					Sale. Ratio =>	38.05			Average		
							Std. Dev. =>	9.98			per Net Acre=>	7,029.90	

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002-0-034-100-050-75	1232 STOVER RD	04/29/22	WD	03-ARM'S LENGTH	\$258,600	\$74,300	28.73	\$252,667	\$61,360	\$55,427	13.84	\$4,434	4010 REG RURAL
002-0-027-200-015-00*	CONRAD RD	12/11/23	WD	03-ARM'S LENGTH	\$62,000	\$24,900	40.16	\$69,375	\$62,000	\$69,375	16.25	\$3,815	4010 REG RURAL
002-0-013-300-020-00*	W HURON RD	11/09/22	LC	29-SELLERS INTEREST IN	\$65,000	\$19,600	30.15	\$82,050	\$65,000	\$82,050	19.50	\$3,333	4010 REG RURAL
002-0-036-100-030-15	218 W STOVER RD	08/09/23	WD	03-ARM'S LENGTH	\$350,000	\$152,800	43.66	\$318,197	\$115,803	\$84,000	20.00	\$5,790	4010 REG RURAL
002-0-016-200-015-01	1945 N MICHIGAN RD	11/09/22	WD	03-ARM'S LENGTH	\$299,000	\$85,600	28.63	\$253,134	\$136,493	\$90,627	28.83	\$4,734	4010 REG RURAL
Totals:					\$1,034,600	\$357,200		\$975,423	\$440,656	\$381,479	98.42		
RURAL RES	10-29.99 ACRES	*VACANT					Sale. Ratio =>	34.53			Average		
							Std. Dev. =>	7.11			per Net Acre=>	4,477.30	

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002-0-002-200-015-00*	W BESSINGER RD	05/24/22	WD	03-ARM'S LENGTH	\$37,200	\$27,200	73.12	\$87,625	\$37,200	\$87,625	30.25	\$1,230	4010 REG RURAL
002-0-034-200-020-05	1401 WYATT RD	05/25/23	WD	19-MULTI PARCEL ARM'S	\$317,000	\$112,500	35.49	\$233,412	\$177,088	\$93,500	38.00	\$4,660	4010 REG RURAL
002-0-013-100-005-00	M-65	12/29/22	WD	19-MULTI PARCEL ARM'S	\$130,000	\$50,600	38.92	\$103,337	\$104,423	\$77,760	40.72	\$2,564	4010 REG RURAL
Totals:					\$484,200	\$190,300		\$424,374	\$318,711	\$258,885	108.97		
RURAL RES	30+ ACRES	*VACANT					Sale. Ratio =>	39.30			Average		
							Std. Dev. =>	20.80			per Net Acre=>	2,924.76	

ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE
1	\$ 12,400	\$ 9,800	3	\$ 6,600	\$ 6,300	10	\$ 4,400	\$ 3,600	30	\$ 2,900	\$ 2,100
1.5	\$ 12,400	\$ 9,800	4	\$ 6,500	\$ 6,100	15	\$ 4,300	\$ 3,500	40	\$ 2,800	\$ 2,100
2	\$ 12,400	\$ 8,800	5	\$ 6,400	\$ 4,200	20	\$ 4,200	\$ 3,400	50	\$ 2,700	\$ 1,800
2.5	\$ 12,400	\$ 8,800	7	\$ 6,300	\$ 4,200	25	\$ 4,100	\$ 3,300	100	\$ 2,000	\$ 1,700

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002-0-009-400-025-00	1620 MICHIGAN RD	08/13/22	WD	03-ARM'S LENGTH	\$203,000	\$52,700	25.96	\$223,161	\$14,993	\$35,154	1.25	\$11,994	4020 RES RIVERFRT
002-0-025-300-021-00	2274 SCHULTZ DR	07/26/23	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$109,577	\$26,323	\$20,900	2.75	\$9,572	4020 RES RIVERFRT
002-0-025-300-020-00	2255 SCHULTZ DR	10/30/23	WD	03-ARM'S LENGTH	\$335,000	\$156,400	46.69	\$324,366	\$28,152	\$17,518	2.90	\$9,708	4020 RES RIVERFRT
Totals:					\$653,000	\$266,000		\$657,104	\$69,468	\$73,572	6.90		
RIVERFRT RES					Sale. Ratio =>			40.74	Average				
0-2.99 ACRES					Std. Dev. =>			12.85	per Net Acre=>			10,067.83	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table
002-0-025-300-010-00*	HICKORY ISLAND RD	08/05/22	WD	03-ARM'S LENGTH	\$25,000	\$11,200	44.80	\$29,376	\$25,000	\$29,376	5.76	\$4,340	4020 RES RIVERFRT
002-0-009-400-050-00*	MICHIGAN RD	08/04/22	WD	03-ARM'S LENGTH	\$45,000	\$10,400	23.11	\$43,968	\$45,000	\$43,968	9.22	\$4,881	4020 RES RIVERFRT
002-0-026-100-023-00*	CONRAD RD	04/23/23	LC	04-BUYERS INTEREST IN	\$60,000	\$25,100	41.83	\$52,280	\$60,000	\$52,280	10.60	\$5,660	4020 RES RIVERFRT
Totals:					\$130,000	\$46,700		\$125,624	\$130,000	\$125,624	25.58		
RIVERFRT RES					Sale. Ratio =>			35.92	Average				
3+ ACRES					Std. Dev. =>			11.76	per Net Acre=>			5,082.10	

ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE	ACREAGE	2025 RATE	2024 RATE
1	\$ 10,100	\$ 10,000	3	\$ 5,600	\$ 5,400	10	\$ 5,000	\$ 4,800	30	\$ 3,200	\$ 3,200
1.5	\$ 10,100	\$ 10,000	4	\$ 5,600	\$ 5,400	15	\$ 4,600	\$ 4,400	40	\$ 3,000	\$ 3,000
2	\$ 10,000	\$ 9,500	5	\$ 5,100	\$ 4,900	20	\$ 4,200	\$ 4,000	50	\$ 2,800	\$ 2,800
2.5	\$ 10,000	\$ 9,500	7	\$ 5,100	\$ 4,900	25	\$ 3,800	\$ 3,600	100	\$ 2,700	\$ 2,700

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
002-0-020-100-040-00	2234 STERLING RD	01/04/24	WD	19-MULTI PARCEL ARM'S	\$1,067,000	\$268,500	25.16	\$601,872	\$954,188	\$489,060	194.10	40.00	\$4,916
002-0-020-400-005-00*	HURON RD	05/31/22	WD	03-ARM'S LENGTH	\$200,120	\$72,100	36.03	\$174,070	\$200,120	\$174,070	71.00	71.00	\$2,819
002-0-025-100-005-09	S HALE RD	06/20/23	LC	29-SELLERS INTEREST IN	\$182,000	\$114,900	63.13	\$229,840	\$182,000	\$229,840	91.00	91.00	\$2,000
002-0-026-300-025-00	HICKORY ISLAND RD	08/25/23	WD	09-FAMILY	\$104,000	\$44,900	43.17	\$101,400	\$104,000	\$101,400	40.00	40.00	\$2,600
003-0-012-100-015-10	N COURT ST	03/17/23	WD	03-ARM'S LENGTH	\$60,000	\$39,000	65.00	\$64,350	\$60,000	\$64,350	20.00	20.00	\$3,000
003-0-012-100-015-20	N COURT ST	10/19/23	WD	03-ARM'S LENGTH	\$64,000	\$39,000	60.94	\$69,300	\$64,000	\$69,300	20.00	21.55	\$3,200
002-0-027-300-005-10	WYATT RD	06/30/23	WD	03-ARM'S LENGTH	\$240,000	\$126,000	52.50	\$251,212	\$240,000	\$251,212	96.62	96.62	\$2,484
002-0-027-300-040-00	WYATT RD	05/09/23	WD	03-ARM'S LENGTH	\$35,000	\$17,300	49.43	\$39,000	\$35,000	\$39,000	15.00	15.00	\$2,333
Totals:					\$1,952,120	\$721,700		\$1,531,044	\$1,839,308	\$1,418,232	547.72	395.17	
AGRICULTURAL					Sale. Ratio =>			36.97	Average				
COUNTY WIDE STUDY					Std. Dev. =>			14.04	per Net Acre=>			3,358.12	
								2024 RATE P/A	\$2,600	2025 RATE P/A	2,600		

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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location
009-0-009-400-005-01	4490 E HURON RD	08/29/22	WD	\$65,000	\$44,113	\$20,887	0.60	0.60	\$34,812	202203323	SIMS TWP
020-0-001-000-015-00	537 N COURT ST	08/02/22	WD	\$375,000	\$333,490	\$41,510	1.72	1.72	\$24,134	202202850	CITY OF AUGRES
020-0-022-000-009-00	302 MAIN ST	05/06/22	WD	\$60,000	\$45,060	\$14,940	0.28	0.28	\$54,327	202201757	CITY OF AUGRES
030-0-015-300-010-00	407 N CENTER ST	10/26/22	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	WD	\$85,000	\$62,034	\$22,966	1.37	1.37	\$16,763	202300130	SIMS TWP
002-0-030-100-020-00	2515 W HURON RD	11/28/22	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	WD	\$73,900		\$72,900	2.62	2.62	\$27,824	202203871	WHITNEY TWP

Totals: **\$936,900** **\$242,013** **9.30** **9.30**

**0-2.99 ACRES
COMM/INDUST**

Average
per Net Acre=> **26,022.90** **\$0.60**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	WD	\$80,000	\$40,904	\$39,096	4.50	4.50	\$8,688	202201697	STANDISH TWP
006-0-014-300-002-00	4315 Henderson Rd	01/17/23	WD	\$100,000	\$36,345	\$63,655	9.54	9.54	\$6,672	202300208	LINCOLN TWP
003-0-027-200-050-20	MANOR RD	12/01/22	LC	\$75,000		\$75,000	10.00	10.00	\$7,500	202203977	AUGRES TWP

Totals: **\$255,000** **\$177,751** **24.04** **24.04**

**3+ ACRES
COMM/INDUST**

Average
per Net Acre=> **7,393.97** **\$0.17**

COMMERCIAL

ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024
1	\$26,000	\$20,100	3	\$7,400	\$7,600	10	\$6,000	\$4,100	30	\$4,000	2,100
1.5	\$26,000	\$18,100	4	\$7,200	\$6,600	15	\$5,500	\$3,600	40	\$3,000	1,900
2	\$24,000	\$9,600	5	\$7,000	\$5,600	20	\$5,000	\$3,100	50	\$2,000	1,700
2.5	\$24,000	\$8,600	7	\$6,500	\$4,600	25	\$4,500	\$2,600	100	\$1,800	1,600

INDUSTRIAL

ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024
1	\$22,110	\$20,100	3	\$8,360	\$7,600	10	\$4,510	\$4,100	30	\$2,310	2,100
1.5	\$19,910	\$18,100	4	\$7,260	\$6,600	15	\$3,960	\$3,600	40	\$2,090	1,900
2	\$10,560	\$9,600	5	\$6,160	\$5,600	20	\$3,410	\$3,100	50	\$1,870	1,700
2.5	\$9,460	\$8,600	7	\$5,060	\$4,600	25	\$2,860	\$2,600	100	\$1,600	1,600