

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

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|----------------|-----------|----------------|------------------|------------------|--------------------------|------------------|---------------------------|--------------------|---------------------------|-------------|------------|
| 101-023-400-013-00 | PLANK RD | 02/16/24 | 03-ARM'S LENGI | \$7,500 | \$3,700 | 49.33 | \$7,339 | \$7,500 | \$7,339 | 101.9 | 220.0 | \$74 |
| 101-023-400-030-00 | 514 M-55 | 12/14/22 | 19-MULTI PARCI | \$90,500 | \$36,900 | 40.77 | \$73,770 | \$24,043 | \$7,313 | 121.9 | 200.0 | \$197 |
| 101-025-100-009-00 | 233 M-55 | 12/14/22 | 03-ARM'S LENGI | \$40,000 | \$32,600 | 81.50 | \$65,203 | (\$14,403) | \$10,800 | 150.0 | 200.0 | (\$96) |
| 102-P10-000-003-00 | 129 PLANK RD | 04/21/22 | 19-MULTI PARCI | \$240,000 | \$104,400 | 43.50 | \$208,665 | \$54,088 | \$22,753 | 379.2 | 240.0 | \$143 |
| Totals: | | | | \$378,000 | \$177,600 | | \$354,977 | \$71,228 | \$48,205 | 753.0 | | |
| RESIDENTIAL | | | | | | Sale. Ratio => | 46.98 | | Average | | | |
| FF RATE | | | | | | Std. Dev. => | 18.82 | | per FF=> | \$95 | | |
| | | | | | | | | 2024 FF RATE => | \$72 | 2025 FF RATE => | \$95 | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Land Table |
|---------------------|------------------|-----------|----------------|------------------|------------------|--------------------------|------------------|------------------|--------------------------|--------------------|--------------|--------------|
| 100-004-300-004-25 | 1461 S LORENZ RD | 02/20/23 | 03-ARM'S LENGI | \$165,000 | \$84,300 | 51.09 | \$168,556 | \$8,444 | \$12,000 | 1.00 | \$8,444 | ALL SECTIONS |
| 101-024-100-010-70 | 472 LAKE MAYNARD | 03/20/23 | 03-ARM'S LENGI | \$135,000 | \$70,000 | 51.85 | \$140,094 | \$6,906 | \$12,000 | 1.00 | \$6,906 | ALL SECTIONS |
| 101-026-100-012-00 | 691 M-55 | 05/02/22 | 03-ARM'S LENGI | \$158,000 | \$73,500 | 46.52 | \$146,927 | \$23,853 | \$12,780 | 1.07 | \$22,397 | ALL SECTIONS |
| 101-019-300-001-65* | W M-55 | 10/09/23 | 03-ARM'S LENGI | \$16,500 | \$7,000 | 42.42 | \$14,040 | \$16,500 | \$14,040 | 1.17 | \$14,103 | ALL SECTIONS |
| 101-027-200-008-00 | 200 OATES RD | 03/30/23 | 03-ARM'S LENGI | \$138,000 | \$73,700 | 53.41 | \$147,342 | \$4,722 | \$14,064 | 1.17 | \$4,029 | ALL SECTIONS |
| 101-025-200-027-00 | 337 S PLANK RD | 10/24/22 | 03-ARM'S LENGI | \$145,000 | \$61,000 | 42.07 | \$122,079 | \$40,441 | \$17,520 | 1.46 | \$27,699 | ALL SECTIONS |
| Totals: | | | | \$757,500 | \$369,500 | | \$739,038 | \$100,866 | \$82,404 | 6.87 | | |
| RESIDENTIAL | | | | | | Sale. Ratio => | 48.78 | | Average | | | |
| 0-1.99 ACRES | | | | *VACANT | | Std. Dev. => | 4.94 | | per Net Acre=> | \$14,688.51 | | |

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|---------------------|-------------------|-----------|----------------|--------------------|--------------------|--------------------------|--------------------|------------------|--------------------------|--------------------|--------------|--------------|
| 100-003-200-011-00 | 1040 OATES RD | 06/22/22 | 03-ARM'S LENGI | \$99,000 | \$46,000 | 46.46 | \$91,973 | \$19,027 | \$12,000 | 2.00 | \$9,495 | ALL SECTIONS |
| 101-025-200-003-00 | 433 M-55 | 09/12/23 | 19-MULTI PARCI | \$192,500 | \$63,100 | 32.78 | \$126,336 | \$81,815 | \$15,651 | 2.12 | \$38,683 | ALL SECTIONS |
| 100-006-100-005-80 | 1180 S MCARDLE RD | 07/31/23 | 03-ARM'S LENGI | \$194,000 | \$92,000 | 47.42 | \$184,099 | \$29,701 | \$19,800 | 2.25 | \$13,200 | ALL SECTIONS |
| 101-027-100-003-60 | 1115 M-55 | 06/24/22 | 03-ARM'S LENGI | \$257,275 | \$123,900 | 48.16 | \$247,882 | \$31,863 | \$22,470 | 2.97 | \$10,728 | ALL SECTIONS |
| 101-028-200-003-00 | 1897 M-55 | 08/12/22 | 03-ARM'S LENGI | \$115,750 | \$54,600 | 47.17 | \$109,147 | \$31,303 | \$24,700 | 3.40 | \$9,207 | ALL SECTIONS |
| 100-004-400-004-25 | 1356 S REMPART RD | 07/11/22 | 03-ARM'S LENGI | \$326,000 | \$162,000 | 49.69 | \$324,057 | \$31,293 | \$29,350 | 4.30 | \$7,277 | ALL SECTIONS |
| 101-023-100-002-50 | 635 MILLER RD | 09/28/23 | 03-ARM'S LENGI | \$260,000 | \$101,900 | 39.19 | \$203,710 | \$87,890 | \$31,600 | 4.80 | \$18,310 | ALL SECTIONS |
| 101-018-400-004-04* | MILLER RD | 11/02/22 | 03-ARM'S LENGI | \$31,000 | \$16,300 | 52.58 | \$32,500 | \$31,000 | \$32,500 | 5.00 | \$6,200 | ALL SECTIONS |
| 101-018-400-004-05* | MCARDLE | 11/02/23 | 03-ARM'S LENGI | \$30,000 | \$16,300 | 54.33 | \$32,500 | \$30,000 | \$32,500 | 5.00 | \$6,000 | ALL SECTIONS |
| 101-021-300-003-00 | 230 N LORENZ RD | 06/28/23 | 03-ARM'S LENGI | \$211,720 | \$79,100 | 37.36 | \$158,100 | \$86,120 | \$32,500 | 5.00 | \$17,224 | ALL SECTIONS |
| 101-027-400-006-60 | 411 OATES RD | 10/31/22 | 03-ARM'S LENGI | \$321,500 | \$157,600 | 49.02 | \$315,188 | \$38,812 | \$32,500 | 5.00 | \$7,762 | ALL SECTIONS |
| 101-027-400-007-00 | 371 OATES RD | 09/15/22 | 03-ARM'S LENGI | \$95,000 | \$16,250 | 17.11 | \$32,500 | \$95,000 | \$32,500 | 5.00 | \$19,000 | ALL SECTIONS |
| 101-031-400-004-10* | 2738 TOWNLINE RD | 11/09/22 | 03-ARM'S LENGI | \$30,000 | \$16,500 | 55.00 | \$33,070 | \$30,000 | \$33,070 | 5.12 | \$5,859 | ALL SECTIONS |
| 101-021-100-004-00 | 283 N REMPART RD | 05/08/23 | 03-ARM'S LENGI | \$250,000 | \$89,800 | 35.92 | \$179,586 | \$106,049 | \$35,635 | 5.66 | \$18,737 | ALL SECTIONS |
| 101-020-400-005-00 | LORENZ RD | 09/11/23 | 03-ARM'S LENGI | \$26,000 | \$18,500 | 71.15 | \$36,965 | \$26,000 | \$36,965 | 5.94 | \$4,377 | ALL SECTIONS |
| 101-009-100-003-50 | 1254 N PLANK RD | 04/14/23 | 03-ARM'S LENGI | \$218,000 | \$91,900 | 42.16 | \$183,765 | \$77,882 | \$43,647 | 7.38 | \$10,553 | ALL SECTIONS |
| 101-018-300-001-30* | MILLER RD | 10/12/22 | 03-ARM'S LENGI | \$31,000 | \$24,200 | 78.06 | \$48,413 | \$31,000 | \$48,413 | 8.48 | \$3,656 | ALL SECTIONS |
| 100-004-300-001-15* | 1416 KRUMM RD | 06/05/23 | 03-ARM'S LENGI | \$36,000 | \$25,700 | 71.39 | \$51,360 | \$36,000 | \$51,360 | 9.16 | \$3,930 | ALL SECTIONS |
| Totals: | | | | \$2,724,745 | \$1,195,650 | | \$2,391,151 | \$900,755 | \$567,161 | 88.58 | | |
| RESIDENTIAL | | | | | | Sale. Ratio => | 43.88 | | Average | | | |
| 2-9.99 ACRES | | | | *VACANT | | Std. Dev. => | 14.66 | | per Net Acre=> | \$10,168.95 | | |

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|---------------------|------------------|-----------|----------------|------------|-------------|---------------|----------------|---------------|-----------------|-----------|--------------|--------------|
| 101-010-200-003-00 | ANDERSON RD | 10/13/23 | 03-ARM'S LENGI | \$40,000 | \$29,600 | 74.00 | \$59,297 | \$35,703 | \$55,000 | 10.00 | \$3,570 | ALL SECTIONS |
| 101-024-200-003-40* | TIMRECK RD | 03/07/24 | 03-ARM'S LENGI | \$45,000 | \$27,500 | 61.11 | \$55,000 | \$45,000 | \$55,000 | 10.00 | \$4,500 | ALL SECTIONS |
| 101-026-300-002-90 | 433 S KOB'S RD | 08/22/22 | 03-ARM'S LENGI | \$240,000 | \$105,200 | 43.83 | \$210,303 | \$84,697 | \$55,000 | 10.00 | \$8,470 | ALL SECTIONS |
| 101-027-400-011-00 | 1150 MEADOW RD | 03/27/24 | 03-ARM'S LENGI | \$175,000 | \$75,600 | 43.20 | \$151,284 | \$78,716 | \$55,000 | 10.00 | \$7,872 | ALL SECTIONS |
| 101-033-200-002-15 | 621 LORENZ RD | 12/27/22 | 03-ARM'S LENGI | \$377,000 | \$163,000 | 43.24 | \$326,036 | \$106,044 | \$55,080 | 10.02 | \$10,583 | ALL SECTIONS |
| 100-004-400-005-00* | REMPERT RD | 03/01/23 | 03-ARM'S LENGI | \$37,000 | \$28,300 | 76.49 | \$56,520 | \$37,000 | \$56,520 | 10.38 | \$3,565 | ALL SECTIONS |
| 101-009-300-003-50* | LORENZ RD | 09/13/22 | 03-ARM'S LENGI | \$36,000 | \$28,300 | 78.61 | \$56,520 | \$36,000 | \$56,520 | 10.38 | \$3,468 | ALL SECTIONS |
| 101-024-200-003-10* | TIMRECK RD | 03/07/24 | 03-ARM'S LENGI | \$50,000 | \$28,300 | 56.60 | \$56,520 | \$50,000 | \$56,520 | 10.38 | \$4,817 | ALL SECTIONS |
| 101-024-200-003-20* | TIMRECK RD | 03/07/24 | 03-ARM'S LENGI | \$47,450 | \$28,300 | 59.64 | \$56,520 | \$47,450 | \$56,520 | 10.38 | \$4,571 | ALL SECTIONS |
| 101-024-200-003-30* | 390 TIMRECK RD | 03/07/24 | 03-ARM'S LENGI | \$49,900 | \$28,300 | 56.71 | \$56,520 | \$49,900 | \$56,520 | 10.38 | \$4,807 | ALL SECTIONS |
| 100-004-200-007-55 | 1181 S LORENZ RD | 02/28/23 | 03-ARM'S LENGI | \$385,000 | \$161,800 | 42.03 | \$323,517 | \$130,243 | \$68,760 | 13.44 | \$9,691 | ALL SECTIONS |
| 101-017-400-001-10 | 661 N LORENZ RD | 06/01/22 | 19-MULTI PARCI | \$185,000 | \$112,100 | 60.59 | \$224,177 | \$11,823 | \$51,000 | 15.00 | \$788 | ALL SECTIONS |
| 101-030-200-005-00 | 239 CHAMBERS RD | 11/03/23 | 03-ARM'S LENGI | \$305,000 | \$135,600 | 44.46 | \$271,297 | \$108,703 | \$75,000 | 15.00 | \$7,247 | ALL SECTIONS |
| 101-024-100-016-00 | 339 N WILBER RD | 09/01/22 | 03-ARM'S LENGI | \$360,000 | \$137,800 | 38.28 | \$275,669 | \$172,141 | \$87,810 | 19.27 | \$8,933 | ALL SECTIONS |

Totals: **\$2,332,350** **\$1,089,700** **\$2,179,180** **\$993,420** **\$840,250** **164.63**

| | | | | |
|---------------------------------------|----------------|--------------------------|--------------|--------------------------|
| RESIDENTIAL 10-19.99 ACRES | *VACANT | Sale. Ratio => | 46.72 | Average |
| | | Std. Dev. => | 13.57 | per Net Acre=> |

\$6,034.26

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre |
|---------------------|------------------|-----------|-----------------|------------|-------------|---------------|----------------|---------------|-----------------|-----------|-------------|--------------|
| 101-017-300-006-10 | 2300 W MILLER RD | 01/10/24 | 03-ARM'S LENGI | \$485,000 | \$251,200 | 51.79 | \$502,340 | \$72,660 | \$90,000 | 20.00 | 20.00 | \$3,633 |
| 101-033-300-003-40 | 1972 TOWNLINE RD | 12/20/23 | 03-ARM'S LENGI | \$210,000 | \$133,400 | 63.52 | \$266,791 | \$41,645 | \$98,436 | 25.23 | 25.23 | \$1,651 |
| 101-031-400-004-20* | TOWNLINE RD | 01/12/23 | 29-SELLERS INT] | \$92,500 | \$38,000 | 41.08 | \$76,010 | \$92,500 | \$76,010 | 28.01 | 15.44 | \$3,302 |
| 100-004-400-002-00 | 1470 REMPERT RD | 05/19/22 | 03-ARM'S LENGI | \$224,900 | \$124,900 | 55.54 | \$147,604 | \$200,018 | \$122,048 | 63.78 | 63.78 | \$3,136 |

Totals: **\$1,012,400** **\$547,500** **\$992,745** **\$406,823** **\$386,494** **137.02** **124.45**

| | | | | |
|----------------------------------|----------------|--------------------------|--------------|--------------------------|
| RESIDENTIAL 20+ ACRES | *VACANT | Sale. Ratio => | 54.08 | Average |
| | | Std. Dev. => | 11.23 | per Net Acre=> |

2,969.08

RESIDENTIAL ACREAGE

| ACRES | 2025 PER ACRE | 2024 PER ACRE | ACRES | 2025 PER ACRE | 2024 PER ACRE | ACRES | 2025 PER ACRE | 2024 PER ACRE | ACRES | 2025 PER ACRE | 2024 PER ACRE |
|-------|---------------|---------------|-------|---------------|---------------|-------|---------------|---------------|-------|---------------|---------------|
| 1 | \$ 14,000 | \$ 12,000 | 3 | \$ 9,000 | \$ 7,500 | 10 | \$ 6,000 | \$ 5,500 | 30 | \$ 3,500 | \$ 2,200 |
| 1.5 | \$ 14,000 | \$ 12,000 | 4 | \$ 8,000 | \$ 7,000 | 15 | \$ 5,000 | \$ 5,000 | 40 | \$ 3,000 | \$ 2,200 |
| 2 | \$ 10,100 | \$ 8,800 | 5 | \$ 7,000 | \$ 6,500 | 20 | \$ 4,500 | \$ 4,500 | 50 | \$ 2,100 | \$ 2,000 |
| 2.5 | \$ 10,000 | \$ 8,800 | 7 | \$ 6,500 | \$ 6,000 | 25 | \$ 4,000 | \$ 4,000 | 100 | \$ 1,900 | \$ 1,800 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd when sold | Asd/Adj. Sale | Land Residual | Net Acres | Total Acres | Dollars/Acre |
|--------------------|----------------|-----------|----------------|------------|---------------|---------------|---------------|-----------|-------------|--------------|
| 110-036-100-002-30 | WILBER RD | 07/22/22 | 03-ARM'S LENGI | \$25,000 | \$9,000 | 36.00 | \$25,000 | 10.00 | 10.00 | \$2,500 |
| 050-021-200-001-00 | MILLER RD | 10/30/23 | 03-ARM'S LENGI | \$157,500 | \$64,200 | 40.76 | \$157,500 | 70.00 | 70.00 | \$2,250 |
| 140-002-300-001-00 | 401 E SHERMAND | 05/12/22 | 03-ARM'S LENGI | \$144,900 | \$52,400 | 36.16 | \$144,900 | 55.00 | 55.00 | \$2,635 |

Totals: **\$327,400** **\$125,600** **\$327,400** **135.00** **135.00**

| | | | |
|---------------------|--------------------------|--------------|--------------------------|
| AGRICULTURAL | Sale. Ratio => | 38.36 | Average |
| | Std. Dev. => | 2.70 | per Net Acre=> |

\$ 2,425.19

| | | | |
|----------------------|----------------|----------------------|-----------------|
| 2024 PA RATE: | \$2,100 | 2025 PA RATE: | \$ 2,400 |
|----------------------|----------------|----------------------|-----------------|

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|--------------------|---------------------|-----------|----------------|------------|-------------|---------------|---------------|-----------|-------------|--------------|
| 010-014-300-010-50 | 2441 S US-23 | 07/12/22 | 03-ARM'S LENGI | \$275,000 | \$83,400 | 30.33 | \$60,610 | 22.00 | 22.00 | \$2,755 |
| 072-031-300-001-12 | 5057 SOUTH BRANCH | 10/07/22 | 03-ARM'S LENGI | \$167,000 | \$50,500 | 30.24 | \$167,000 | 41.80 | 41.80 | \$3,995 |
| 090-022-100-001-12 | V/L SAND LK/RHODES | 12/14/22 | 03-ARM'S LENGI | \$906,750 | \$136,100 | 15.01 | \$906,750 | 152.56 | 152.56 | \$5,944 |
| 090-028-200-002-30 | 3227 S NATIONAL CIT | 04/21/22 | 03-ARM'S LENGI | \$40,000 | \$19,600 | 49.00 | \$40,000 | 14.10 | 14.10 | \$2,837 |

Totals: **\$1,388,750** **\$289,600** **\$1,174,360** **230.46** **230.46**

**COMM/INDUST
ACREAGE**

Sale. Ratio => **20.85** Average
Std. Dev. => **13.91** per Net Acre=> **5,095.72**

2024 RATE P/ACR \$3,400 **2025 RATE P/ACR \$4,000-5,100**

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|--------------------|----------------|-----------|----------------|------------|-------------|---------------|----------------|---------------|-----------------|--------------|-------|------------|
| 101-025-100-005-25 | 201 W M-55 | 09/29/22 | 03-ARM'S LENGI | \$110,000 | \$44,400 | 40.36 | \$88,880 | \$36,416 | \$15,296 | 112.0 | 660.0 | \$325 |
| 101-027-200-005-10 | 1427 M-55 | 05/15/23 | 19-MULTI PARCI | \$448,580 | \$60,200 | 13.42 | \$120,300 | \$362,734 | \$34,454 | 720.0 | 530.0 | \$504 |
| 102-C10-000-014-00 | 232 M-55 | 12/27/22 | 03-ARM'S LENGI | \$178,000 | \$61,500 | 34.55 | \$122,930 | \$69,256 | \$14,186 | 94.6 | 200.0 | \$732 |

Totals: **\$736,580** **\$166,100** **\$332,110** **\$468,406** **\$63,936** **926.6**

**COMMERCIAL
FF RATE**

Sale. Ratio => **22.55** Average
Std. Dev. => **14.18** per FF=> **\$506**

2024 FF RATE => \$150 **2025 FF RATE => \$300**