

Whitney 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	Effec. Front	Depth	Dollars/FF	Land Table
012-0-024-100-155-00	1282 N HURON	09/15/22	WD	03-ARM'S LENG	\$249,900	\$110,900	44.38	\$284,832	\$122,063	\$156,995	62.8	300.0	\$1,944	LAKEFRONT
012-2-B70-000-013-00	2462 NORTHEAST DR	06/03/22	WD	03-ARM'S LENG	\$370,000	\$125,800	34.00	\$319,197	\$179,395	\$128,592	51.4	280.0	\$3,488	LAKEFRONT
012-2-B70-000-022-00	2426 NORTHEAST DR	07/08/22	WD	03-ARM'S LENG	\$359,900	\$90,900	25.26	\$248,152	\$232,816	\$121,068	48.4	220.0	\$4,808	LAKEFRONT
012-2-B70-000-023-00	2418 EAST DR	10/03/23	QC	03-ARM'S LENG	\$515,000	\$190,300	36.95	\$407,786	\$228,006	\$120,792	48.3	218.0	\$4,719	LAKEFRONT
012-2-B70-000-032-00	2364 EAST DR	09/22/22	WD	03-ARM'S LENG	\$240,000	\$92,100	38.38	\$232,022	\$123,914	\$115,936	46.4	185.0	\$2,672	LAKEFRONT
012-2-B70-000-038-00	2330 N EAST DR	08/31/22	WD	19-MULTI PARC	\$360,000	\$146,000	40.56	\$319,658	\$203,470	\$163,128	75.9	388.0	\$2,682	LAKEFRONT
012-2-H10-000-056-00	182 N HURON	09/09/22	WD	03-ARM'S LENG	\$359,900	\$152,700	42.43	\$386,344	\$92,602	\$119,046	47.6	190.0	\$1,945	LAKEFRONT
012-2-H90-000-004-00	1860 N HURON	01/04/24	WD	03-ARM'S LENG	\$245,000	\$94,400	38.53	\$259,794	\$108,418	\$123,212	49.3	236.0	\$2,200	LAKEFRONT
012-2-H90-000-025-00	1766 N HURON	07/21/22	WD	03-ARM'S LENG	\$250,000	\$68,800	27.52	\$187,547	\$181,403	\$118,950	47.6	205.0	\$3,813	LAKEFRONT
012-2-W10-000-012-00	1070 N HURON	09/22/23	WD	03-ARM'S LENG	\$321,000	\$128,500	40.03	\$284,949	\$234,878	\$198,827	79.5	289.4	\$2,953	LAKEFRONT

Totals:					\$3,270,700	\$1,200,400		\$2,930,281	\$1,706,965	\$1,366,546	557.2			
LAKE HURON RES UNDER 100' FRONTAGE							Sale. Ratio =>	36.70		Average				
							Std. Dev. =>	6.20		per FF=>			\$3,063	
									2024 FF RATE =>	\$2,500	2025 FF RATE =>	\$2,900		

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	Effec. Front	Depth	Dollars/FF	Land Table
012-2-H90-000-008-00	1842 N HURON	08/30/22	WD	03-ARM'S LENG	\$450,000	\$247,200	54.93	\$550,322	\$134,127	\$234,449	106.0	280.0	\$1,265	LAKEFRONT
012-2-S80-000-015-00	2076 N HURON	10/14/22	WD	03-ARM'S LENG	\$750,000	\$263,400	35.12	\$648,790	\$380,119	\$278,909	125.0	290.0	\$3,041	LAKEFRONT

Totals:					\$1,200,000	\$510,600		\$1,199,112	\$514,246	\$513,358	231.0			
LAKE HURON RES OVER 100' FRONTAGE							Sale. Ratio =>	42.55		Average				
							Std. Dev. =>	14.01		per FF=>			\$2,226	
									2024 FF RATE =>	\$2,150	2025 FF RATE =>	\$2,220		

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	Land Table	Class
012-2-W50-000-102-00	576 N HURON	10/02/23	WD	03-ARM'S LENG	\$275,000	\$137,500	50.00	\$306,334	\$118,666	\$150,000	LAKEFRONT	401
012-2-W50-000-301-00	576 N HURON	09/30/22	WD	03-ARM'S LENG	\$370,000	\$124,600	33.68	\$338,337	\$181,663	\$150,000	LAKEFRONT	401
012-2-W50-000-302-00	576 N HURON	04/25/22	WD	03-ARM'S LENG	\$287,300	\$113,400	39.47	\$306,334	\$130,966	\$150,000	LAKEFRONT	401
012-2-W50-000-302-00	576 N HURON	02/27/24	WD	03-ARM'S LENG	\$300,000	\$137,500	45.83	\$306,334	\$143,666	\$150,000	LAKEFRONT	401
012-2-W50-000-303-00	576 N HURON	06/09/23	WD	03-ARM'S LENG	\$275,000	\$137,500	50.00	\$306,334	\$118,666	\$150,000	LAKEFRONT	401
012-2-W50-000-304-00	576 N HURON	11/02/22	WD	03-ARM'S LENG	\$300,000	\$129,900	43.30	\$335,572	\$114,428	\$150,000	LAKEFRONT	401

Totals:					\$1,807,300	\$780,400		\$1,899,245	\$808,055	\$900,000			
LAKE HURON RES WHITESTONE CONDOS							Sale. Ratio =>	43.18		Average			
							Std. Dev. =>	6.36		per FF=>			
									2024 RATE =>	\$150,000	2025 RATE =>	\$160,000	

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	Effec. Front	Depth	Dollars/FF	Land Table
012-0-001-400-080-00	2582 N HURON	06/29/22	WD	03-ARM'S LENG	\$65,000	\$20,600	31.69	\$66,630	\$19,099	\$20,729	82.9	110.0	\$230	US-23
012-0-012-100-010-15	2438 N HURON	12/06/22	WD	03-ARM'S LENG	\$50,500	\$24,400	48.32	\$78,123	(\$875)	\$26,748	107.0	102.0	(\$8)	US-23
012-0-012-100-010-30	2470 N HURON RD	11/08/23	WD	03-ARM'S LENG	\$120,000	\$39,900	33.25	\$102,531	\$49,575	\$32,106	128.4	129.0	\$386	US-23
012-2-A10-000-003-00	2637 N HURON	05/23/22	WD	03-ARM'S LENG	\$54,000	\$26,800	49.63	\$85,503	(\$1,003)	\$30,500	122.0	150.0	(\$8)	US-23
012-2-B20-000-011-00	1693 N HURON	01/13/23	WD	03-ARM'S LENG	\$145,000	\$59,300	40.90	\$159,724	\$43,868	\$58,592	260.4	434.0	\$168	US-23
012-2-B71-000-045-00	2704 N HURON	05/04/22	WD	03-ARM'S LENG	\$200,000	\$91,800	45.90	\$191,553	\$65,159	\$56,712	136.0	192.0	\$479	BACKLOTS US 23
012-2-H12-000-036-10	89 N HURON	05/12/23	WD	03-ARM'S LENG	\$70,000	\$16,200	23.14	\$54,704	\$28,777	\$13,481	44.9	210.0	\$640	HAMMEL BEACH AREA

Totals:					\$704,500	\$279,000		\$738,768	\$204,600	\$238,868	881.7			
RESIDENTIAL ALL US -23							Sale. Ratio =>	39.60		Average				
							Std. Dev. =>	9.91		per FF=>			\$232	
									2024 RATE =>	\$250	2025 RATE =>	\$230		

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012-2-B71-000-027-00	2605 NORTHEAST DR	08/31/22	WD	03-ARM'S LENG	\$70,000	\$26,000	37.14	\$62,713	\$39,813	\$32,526	76.0	316.0	\$524	BACKLOTS US 23
012-2-B71-000-041-00	2691 NORTH LAKE DR	10/14/22	WD	19-MULTI PARC	\$110,000	\$56,000	50.91	\$115,781	\$65,665	\$71,446	180.0	378.0	\$365	BACKLOTS US 23
Totals:					\$180,000	\$82,000		\$178,494	\$105,478	\$103,972	256.0			
RESIDENTIAL BROWNS PINWOOD							Sale. Ratio =>	45.56		Average				
							Std. Dev. =>	9.73		per FF=>			\$412	
								2024 RATE =>	\$417	2025 RATE =>			\$412	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
012-2-C10-000-001-00*	TWINING ROAD	10/02/23	WD	03-ARM'S LENG	\$11,500	\$23,100	200.87	\$46,200	\$11,500	\$46,200	231.0	200.0	\$50	US-23
012-0-001-400-010-00	1273 DYER RD	09/20/22	WD	03-ARM'S LENG	\$159,900	\$37,100	23.20	\$117,192	\$61,108	\$18,400	92.0	110.0	\$664	RURAL RESIDENTIAL
012-2-H18-000-016-10	5533 LACA RD	07/07/22	WD	03-ARM'S LENG	\$80,000	\$28,500	35.63	\$66,615	\$23,005	\$9,620	56.6	148.0	\$407	HAMMEL BEACH AREA
012-2-H18-000-044-00*	PLESUM	07/08/23	WD	03-ARM'S LENG	\$3,000	\$5,100	170.00	\$15,646	\$3,000	\$15,646	92.0	182.0	\$33	HAMMEL BEACH AREA
012-2-H18-000-090-00	367 DEER RUN	08/11/23	WD	03-ARM'S LENG	\$22,000	\$17,700	80.45	\$44,186	(\$5,568)	\$16,618	97.8	217.0	(\$57)	HAMMEL BEACH AREA
012-2-P70-000-016-01	5853 PRESCOTT	09/28/22	LC	29-SELLERS INT	\$50,000	\$11,500	23.00	\$25,119	\$33,937	\$9,056	69.0	132.3	\$492	PRESCOTT MOBILE
012-2-P70-000-021-01	5895 PRESCOTT	08/04/22	WD	19-MULTI PARC	\$57,000	\$36,400	63.86	\$72,677	\$9,982	\$25,659	195.5	264.5	\$51	PRESCOTT MOBILE
012-2-P70-000-026-00	5894 PRESCOTT	01/18/24	WD	03-ARM'S LENG	\$37,000	\$21,800	58.92	\$50,402	\$6,093	\$19,495	95.1	134.5	\$64	PRESCOTT MOBILE
012-2-P70-000-031-00	5854 PRESCOTT	08/04/22	WD	03-ARM'S LENG	\$38,600	\$13,800	35.75	\$35,599	\$15,239	\$12,238	59.7	99.0	\$255	PRESCOTT MOBILE
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	08/19/22	WD	03-ARM'S LENG	\$43,000	\$29,100	67.67	\$66,510	\$2,802	\$26,312	87.7	200.0	\$32	HAMMEL BEACH AREA
012-2-R10-000-021-00	5639 HAMMELL BEACH RD	10/27/23	WD	03-ARM'S LENG	\$100,000	\$60,100	60.10	\$131,070	\$6,140	\$37,210	124.0	400.0	\$50	HAMMEL BEACH AREA
Totals:					\$602,000	\$284,200		\$671,216	\$167,238	\$236,454	1,200.4			
RESIDENTIAL ALL SECONDARY RDS							Sale. Ratio =>	47.21		Average				
*VACANT							Std. Dev. =>	58.34		per FF=>			\$139	
								2024 RATE =>	\$164-\$300	2025 RATE =>			\$140	

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012-2-H30-000-004-00*	HURON WOODS DRIVE	07/27/23	WD	19-MULTI PARC	\$26,000	\$14,100	54.23	\$28,304	\$26,000	\$28,304	184.0	517.0	\$141	HURON WOODS SUB
012-2-H30-000-006-00*	HURON WOODS DRIVE	08/10/23	WD	03-ARM'S LENG	\$13,000	\$7,400	56.92	\$16,355	\$13,000	\$16,355	96.0	258.0	\$135	HURON WOODS SUB
012-2-H30-000-006-00*	HURON WOODS DRIVE	05/27/22	WD	03-ARM'S LENG	\$10,000	\$7,100	71.00	\$16,355	\$10,000	\$16,355	96.0	258.0	\$104	HURON WOODS SUB
012-2-H30-000-021-00	5800 HURON WOODS DR	08/15/22	WD	19-MULTI PARC	\$349,500	\$126,600	36.22	\$253,194	\$60,550	\$41,495	318.0	432.0	\$190	HURON WOODS SUB
Totals:					\$398,500	\$155,200		\$314,208	\$109,550	\$102,509	694.0			
RESIDENTIAL HURON WOODS							Sale. Ratio =>	38.95		Average				
*VACANT							Std. Dev. =>	14.29		per FF=>			\$158	
								2023 FF RATE =>	\$150	2024 FF RATE =>			\$158	

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012-0-034-200-010-00	492 DELANO ROAD	10/03/23	WD	03-ARM'S LENG	\$114,900	\$35,900	31.24	\$109,180	\$12,470	\$6,750	0.50	0.50	\$24,940	RURAL RESIDENTIAL
012-0-024-100-225-00	1409 N HURON RD	07/18/22	WD	19-MULTI PARC	\$140,000	\$23,400	16.71	\$90,802	\$62,998	\$13,800	2.30	2.30	\$27,390	US-23
Totals:					\$254,900	\$59,300		\$199,982	\$75,468	\$20,550	2.80	2.80		
RESIDENTIAL								Sale. Ratio =>	23.26		Average			
0-2.99 ACRES								Std. Dev. =>	10.27		per Net Acre=>	26,952.86		

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012-0-024-400-095-00	1103 N HURON	06/19/23	WD	03-ARM'S LENG	\$175,000	\$64,900	37.09	\$141,696	\$73,184	\$39,880	4.97	4.97	\$14,725	RURAL RESIDENTIAL
012-0-024-100-210-00	1440 N HURON	10/06/23	WD	08-ESTATE	\$85,000	\$32,100	37.76	\$65,456	\$63,452	\$43,908	9.07	4.59	\$6,996	RURAL RESIDENTIAL
Totals:					\$260,000	\$97,000		\$207,152	\$136,636	\$83,788	14.04	9.56		
RESIDENTIAL								Sale. Ratio =>	37.31		Average			
3-9.99 ACRES								Std. Dev. =>	0.48		per Net Acre=>	9,731.91		

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012-0-024-400-100-00*	N HURON	03/23/23	WD	03-ARM'S LENG	\$50,000	\$15,100	30.20	\$43,516	\$50,000	\$43,516	10.12	10.12	\$4,941	RURAL RESIDENTIAL
Totals:					\$50,000	\$15,100		\$43,516	\$50,000	\$43,516	10.12	10.12		
RESIDENTIAL								Sale. Ratio =>	30.20		Average			
10-19.99 ACRES											per Net Acre=>	4,940.71		

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012-0-008-400-025-00*	TURNER ROAD	09/16/22	WD	03-ARM'S LENG	\$75,000	\$23,400	31.20	\$60,450	\$75,000	\$60,450	20.00	20.00	\$3,750	RURAL RESIDENTIAL
012-0-009-300-015-15	TURNER RD	12/16/22	WD	03-ARM'S LENG	\$63,000	\$30,700	48.73	\$71,219	\$63,000	\$71,219	24.39	24.39	\$2,583	RURAL RESIDENTIAL
Totals:					\$138,000	\$54,100		\$131,669	\$138,000	\$131,669	44.39	44.39		
RESIDENTIAL								Sale. Ratio =>	39.20		Average			
20-39.99 ACRES								Std. Dev. =>	12.40		per Net Acre=>	3,108.81		

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012-0-031-100-015-09*	TONKEY RD	03/15/24	WD	03-ARM'S LENG	\$116,000	\$43,400	37.41	\$99,430	\$116,000	\$99,430	42.41	42.41	\$2,735	RURAL RESIDENTIAL
012-0-022-200-005-06*	DELANO RD	12/01/23	WD	19-MULTI PARC	\$160,000	\$83,200	52.00	\$166,393	\$160,000	\$166,393	112.18	72.18	\$1,426	RURAL RESIDENTIAL
Totals:					\$276,000	\$126,600		\$265,823	\$276,000	\$265,823	154.59	114.59		
RESIDENTIAL								Sale. Ratio =>	45.87		Average			
40+ ACRES								Std. Dev. =>	10.31		per Net Acre=>	1,785.37		

PER ACRE RATE											
ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024
1	\$14,000	\$13,500	3	\$10,500	\$10,000	10	\$4,800	\$4,300	30	\$2,800	2,800
1.5	\$13,500	\$13,000	4	\$9,500	\$9,000	15	\$4,800	\$4,300	40	\$2,600	2,600
2	\$12,500	\$12,000	5	\$8,500	\$8,000	20	\$3,100	\$3,100	50	\$1,900	1,900
2.5	\$11,500	\$11,000	7	\$7,500	\$7,000	25	\$2,900	\$2,900	100	\$1,800	1,800

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012-0-001-300-010-00	NO ROAD FRONTAGE	04/14/23	WD	03-ARM'S LENG	\$62,500	\$24,200	38.72	\$54,600	\$62,500	\$54,600	30.00	30.00	\$2,083	AGRICULTURAL
012-0-021-400-010-00	EDMONDS ROAD	05/01/23	LC	29-SELLERS INT	\$107,500	\$46,000	42.79	\$125,918	\$105,700	\$101,400	40.00	40.00	\$2,643	AGRICULTURAL
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PARC	\$350,000	\$137,800	39.37	\$283,092	\$208,141	\$143,233	80.00	5.00	\$2,602	AGRICULTURAL
012-0-030-300-010-06	HAMMEL BEACH RD	08/15/22	WD	03-ARM'S LENG	\$87,500	\$26,900	30.74	\$65,000	\$87,500	\$65,000	25.00	25.00	\$3,500	AGRICULTURAL
Totals:					\$607,500	\$234,900		\$528,610	\$463,841	\$364,233	175.00	100.00		
AGRICULTURAL ACREAGE								Sale. Ratio =>	38.67				Average per Net Acre=>	2,650.52
								Std. Dev. =>	5.10				2024 RATE =>	\$2,600
													2025 RATE =>	\$2,650

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012-0-013-100-015-01	N HURON RD	11/17/22	WD	03-ARM'S LENG	\$73,900	\$34,500	46.68	\$59,691	\$73,900	\$59,691	459.2	307.6	\$161	COMMERCIAL
012-2-H19-000-001-00	127 N HURON	09/18/23	LC	29-SELLERS INT	\$175,000	\$31,200	17.83	\$118,654	\$81,581	\$25,235	215.3	195.3	\$379	COMMERCIAL
Totals:					\$248,900	\$65,700		\$178,345	\$155,481	\$84,926	674.5			
COMMERCIAL US-23								Sale. Ratio =>	26.40				Average per FF=>	\$231
								Std. Dev. =>	20.40				2024 RATE =>	\$130
													2025 RATE =>	\$230

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012-2-H10-000-054-00	194 N HURON	01/12/24	LC	03-ARM'S LENG	\$375,000	\$170,500	45.47	\$365,551	\$189,642	\$180,193	92.1	201.0	\$2,059	COMMERCIAL
Totals:					\$375,000	\$170,500		\$365,551	\$189,642	\$180,193	92.1			
COMMERCIAL LAKEFRONT								Sale. Ratio =>	45.47				Average per FF=>	\$2,059
								Std. Dev. =>	#DIV/0!				2024 RATE =>	\$2,000
													2025 RATE =>	\$2,050

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	

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

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

INDUSTRIAL											
ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024
1	\$22,110	\$20,100	3	\$8,360	\$7,600	10	\$4,290	\$3,900	30	\$2,310	2,100
1.5	\$19,910	\$18,100	4	\$7,260	\$6,600	15	\$4,070	\$3,700	40	\$2,200	2,000
2	\$10,560	\$9,600	5	\$6,160	\$5,600	20	\$3,850	\$3,500	50	\$1,980	1,800
2.5	\$9,460	\$8,600	7	\$5,060	\$4,600	25	\$2,860	\$2,600	100	\$1,870	1,700