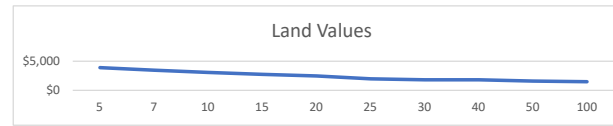


Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/ACRE
5 ACRES						
10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900	4.64	\$5,151
12-004-200-24	TAYLOR	10/30/20	\$14,000	\$14,000	4.82	\$2,905
04-010-475-20	17056 LITZEN	01/05/21	\$18,005	\$18,005	4.91	\$3,667
04-024-150-15	15584 HARLAN	04/28/20	\$14,900	\$14,900	4.98	\$2,992
04-014-100-01	22955 FAYLOR	07/23/20	\$10,000	\$10,000	5.00	\$2,000
04-026-475-15	CADILLAC	11/03/21	\$20,500	\$20,500	5.00	\$4,100
04-036-400-20	HARLAN	01/06/21	\$19,000	\$19,000	5.00	\$3,800
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000	5.00	\$4,600
10-032-400-04	PEACOCK	06/24/20	\$15,000	\$15,000	5.00	\$3,000
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000	5.00	\$5,000
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$5,000
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387
07-118-014-05	LAKESHORE	07/10/20	\$23,000	\$23,000	5.25	\$4,381
09-033-325-03	MARILLA	08/19/21	\$22,500	\$22,500	5.28	\$4,261
						\$3,946
						2022 VALUE \$3,900
						2021 VALUE \$3,800

7 ACRES						
05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600	5.63	\$2,416
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000	5.68	\$3,169
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000	6.17	\$4,538
07-111-006-35	KERRY	04/13/20	\$25,000	\$25,000	6.26	\$3,994
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834
07-123-005-00	FIK	11/06/20	\$20,000	\$20,000	7.06	\$2,833
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000	7.81	\$3,841
03-025-014-00	2438 INDIAN VILLAGE	05/07/21	\$24,500	\$24,500	8.00	\$3,063
07-005-029-25	OLSON	01/13/22	\$32,000	\$32,000	8.10	\$3,951
02-021-275-15	MAIDENS	10/30/20	\$22,000	\$22,000	8.30	\$2,651
04-036-125-15	23607 VALENCOURT	04/23/21	\$24,900	\$24,900	8.66	\$2,875
01-022-007-10	CHAMBERLAIN	07/27/20	\$45,000	\$45,000	9.23	\$4,875
09-020-150-20	MCCLISH	10/22/20	\$23,500	\$23,500	9.50	\$2,474
						\$3,535
						2022 VALUE \$3,500
						2021 VALUE \$3,600

10 ACRES						
13-021-325-10	15445 BIG BEAR	07/08/20	\$16,500	\$16,500	10.00	\$1,650
02-022-400-01	CHIEF	06/25/20	\$20,000	\$20,000	10.00	\$2,000
04-001-450-20	ADAMS	03/09/21	\$23,000	\$23,000	10.00	\$2,300
05-120-150-01	SKIDMORE	01/04/21	\$23,000	\$23,000	10.00	\$2,300
10-110-200-02	CEDAR CREEK	09/08/20	\$24,000	\$24,000	10.00	\$2,400
03-004-011-10	ADAMSON LAKE	10/19/20	\$25,000	\$25,000	10.00	\$2,500
13-011-225-10	VONDRA	07/01/20	\$25,000	\$25,000	10.00	\$2,500
07-129-003-00	DONTZ	07/29/20	\$26,000	\$26,000	10.00	\$2,600
03-005-022-00	FELDHAK	10/28/21	\$27,000	\$27,000	10.00	\$2,700
04-032-175-02	ERWIN	08/20/21	\$27,000	\$27,000	10.00	\$2,700
04-012-225-10	VIADUCT	06/23/21	\$27,500	\$27,500	10.00	\$2,750
08-036-325-20	CLEMENTS	12/29/20	\$28,000	\$28,000	10.00	\$2,800
03-004-007-10	8373 LYMAN	01/20/21	\$28,900	\$28,900	10.00	\$2,890
03-028-008-10	KETTLE HOLE	10/02/20	\$29,900	\$29,900	10.00	\$2,990
05-129-300-05	RIVER	08/07/20	\$30,000	\$30,000	10.00	\$3,000
10-011-400-20	HUSIER	11/20/20	\$32,000	\$32,000	10.00	\$3,200
03-003-016-30	KERRY	12/18/20	\$34,900	\$34,900	10.00	\$3,490
05-121-125-40	3854 SWIHART	10/04/21	\$35,000	\$35,000	10.00	\$3,500
12-028-300-02	NORCONK	08/24/20	\$35,000	\$35,000	10.00	\$3,500
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500	10.00	\$3,750
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850



Acreage	\$/ACRE	AV	TCV
5	\$3,900	\$19,500	\$39,000
7	\$3,500	\$24,500	\$49,000
10	\$3,100	\$31,000	\$62,000
15	\$2,750	\$41,250	\$82,500
20	\$2,500	\$50,000	\$100,000
25	\$2,000	\$50,000	\$100,000
30	\$1,850	\$55,500	\$111,000
40	\$1,800	\$72,000	\$144,000
50	\$1,600	\$80,000	\$160,000
100	\$1,500	\$150,000	\$300,000

Acreage	2021		2022		CHG/AC
	Value	\$/AC	Value	\$/AC	
5	19,000	3,800	19,500	3,900	100
7	25,200	3,600	24,500	3,500	-100
10	28,000	2,800	31,000	3,100	300
15	37,500	2,500	41,250	2,750	250
20	48,000	2,400	50,000	2,500	100
25	50,000	2,000	50,000	2,000	0
30	54,000	1,800	55,500	1,850	50
40	68,000	1,700	72,000	1,800	100
50	82,500	1,650	80,000	1,600	-50
100	160,000	1,600	150,000	1,500	-100

Tables Used in Springdale

Agricultural Land Table	Residential Land Table
1 acre \$8000	1 acre \$8,000
1.5 acre \$10,000	1.5 acre \$10,000
2 Acre \$12,000	2 acre \$12,000
2.5 acre \$14,000	2.5 acre \$14,000
3 acre \$16,000	3 acre \$15,000
4 acre \$17,500	4 acre \$20,000
5 acre \$19,500	5 acre \$25,000
7 acre \$24,500	7 acre \$28,000
10 acre \$31,000	10 acre \$30,000
15 acre \$41,250	15 acre \$45,000
20 acre \$50,000	20 acre \$52,000
25 acre \$50,000	25 acre \$65,000
30 acre \$55,500	30 acre \$72,000
40 acre \$72,000	40 acre \$80,000
50 acre \$80,000	50 acre \$90,000
100 acre \$150,000	100 acre \$170,000

Agriculture Rate Table 1	Residential Front Foot Rates
10 acre \$2100 per acre	\$100 per FF
20 acre \$1,900 per acre	\$150 per FF Timberline Shores, Scenic North, Small Lots, Big Bear, Little Bear, Non-Waterfront, Pine Meadows, Old Grade 1 & 2, Crystal Woods, Crystal View, Crystal Pines, Bear Creek
40 acre \$1600 per acre	\$300 per FF Golden Meadows
100 acre \$1500 per acre	\$400 per FF Betsie River

05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000	10.00	\$3,900
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990
14-003-004-35	741 KETTLE HOLE	05/07/21	\$39,900	\$39,900	10.00	\$3,990
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000	10.00	\$4,000
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000	10.00	\$4,600
09-008-175-15	11588 ERWIN	07/10/20	\$20,000	\$20,000	10.01	\$1,997
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500	10.04	\$2,739
05-019-175-10	SHIVERLY	04/20/21	\$23,000	\$23,000	10.10	\$2,277
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000	10.18	\$3,438
10-027-475-20	LAVERNE	09/15/20	\$25,900	\$25,900	10.24	\$2,529
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000	10.28	\$3,113
03-019-003-05	6127 RIVER	08/15/20	\$32,000	\$32,000	10.30	\$3,107
09-014-200-45	HULLS	08/12/21	\$17,000	\$17,000	10.59	\$1,605

\$3,101

2022 VALUE \$3,100

2021 VALUE \$2,800

15 ACRES

08-013-375-00	17474 BIGGE RD	07/30/20	\$35,000	\$35,000	11.12	\$3,147
04-027-200-20	CADILLAC	04/29/21	\$28,000	\$28,000	11.39	\$2,458
02-027-425-10	9511 TANNERVILLE	05/28/20	\$25,000	\$25,000	12.12	\$2,063
02-016-475-05	8760 MAIDENS	04/22/21	\$16,000	\$16,000	12.36	\$1,294
05-135-350-15	SEAMAN	04/27/21	\$28,500	\$28,500	12.69	\$2,246
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000	12.87	\$4,274
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	\$45,500	12.94	\$3,516
06-114-325-07	MERKEY	04/09/20	\$45,000	\$45,000	13.77	\$3,268
02-023-375-01	NINE MILE	03/12/21	\$33,000	\$33,000	14.00	\$2,357
05-135-350-01	N SEAMAN	04/15/21	\$39,900	\$39,900	14.50	\$2,752
02-025-125-10	NINE MILE	01/29/21	\$35,000	\$35,000	14.97	\$2,338
02-011-475-01	10922 ELEVEN MILE	02/14/22	\$21,890	\$21,890	15.00	\$1,459
03-005-022-05	FELDHAK	01/25/22	\$45,000	\$45,000	15.00	\$3,000
04-025-250-01	14545 VIADUCT	11/17/20	\$28,000	\$28,000	15.03	\$1,863
05-135-350-10	SEAMAN	04/30/21	\$41,000	\$41,000	15.16	\$2,704
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000	15.38	\$4,876
04-015-350-01	READ	03/09/22	\$46,000	\$46,000	15.55	\$2,958
03-034-004-00	SKOCELAS	09/28/20	\$39,500	\$39,500	16.00	\$2,469
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	16.53	\$2,777
06-029-225-04	3335 LINKE	07/07/20	\$45,000	\$45,000	16.66	\$2,701
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000	17.87	\$2,518
02-023-475-01	NINE MILE	11/24/20	\$64,000	\$64,000	17.94	\$3,567

\$2,755

2022 VALUE \$2,750

2021 VALUE \$2,500

20 ACRES

05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000	18.45	\$3,198
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	18.60	\$2,468
07-116-009-10	BENTOSKI	03/19/21	\$68,500	\$68,500	19.25	\$3,558
08-017-125-01	10877 JOUPPI	06/15/20	\$36,000	\$36,000	19.68	\$1,829
04-024-200-10	READ	07/08/21	\$23,400	\$23,400	20.00	\$1,170
04-011-175-01	VIADUCT	09/29/20	\$34,500	\$34,500	20.00	\$1,725
02-022-425-01	CHIEF	03/08/21	\$40,000	\$40,000	20.00	\$2,000
02-026-350-01	CHIEF	08/10/21	\$40,000	\$40,000	20.00	\$2,000
08-022-425-01	CREAMERY	08/06/21	\$40,000	\$40,000	20.00	\$2,000
13-003-325-20	DZUIBANEK	09/18/20	\$42,000	\$42,000	20.00	\$2,100
09-009-475-10	20858 HULLS	08/20/20	\$44,000	\$44,000	20.00	\$2,200
04-030-475-10	YATES	11/03/21	\$50,000	\$50,000	20.00	\$2,500
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	\$55,000	20.00	\$2,750

05-110-325-01	5437 SWIHART	10/27/20	\$56,000	\$56,000	20.00	\$2,800
10-121-150-40	PINE LAKE	10/02/20	\$58,900	\$58,900	20.00	\$2,945
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000	20.00	\$3,000
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	\$60,500	20.00	\$3,025
14-018-010-00	STEINBERG	05/21/21	\$62,000	\$62,000	20.00	\$3,100
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863
10-115-425-01	STAR LAKE	05/22/20	\$35,000	\$35,000	20.25	\$1,728
09-004-450-01	BENTON	10/15/21	\$45,000	\$45,000	20.30	\$2,217
10-135-375-05	BOSSCHEM	04/02/21	\$40,000	\$40,000	20.55	\$1,946
10-135-300-10	BOSSCHEM	06/04/21	\$42,000	\$42,000	20.55	\$2,044
01-025-003-01	NELSON	04/06/21	\$84,000	\$84,000	21.21	\$3,960
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	\$42,500	21.25	\$2,000

\$2,485

2022 VALUE \$2,500

2021 VALUE \$2,400

25 ACRES

12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200	24.47	\$1,684
08-017-150-00	10694 PAHKANEN	11/04/20	\$38,000	\$38,000	24.94	\$1,524
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723

\$1,977

2022 VALUE \$2,000

2021 VALUE \$2,000

30 ACRES

08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	\$62,500	30.00	\$2,083
04-028-450-01	VALENCOURT	12/18/20	\$55,000	\$55,000	30.00	\$1,833
07-110-007-00	ORCHARD	08/04/21	\$52,000	\$52,000	30.00	\$1,733
04-010-400-01	LITZEN	10/27/21	\$60,500	\$60,500	30.00	\$2,017
08-034-375-01	15410 JOHNSON	08/07/20	\$58,000	\$58,000	31.88	\$1,819
03-013-008-00	FARNSWORTH	03/19/21	\$59,000	\$59,000	36.86	\$1,601
04-016-350-01	READ	12/22/20	\$80,000	\$80,000	38.50	\$2,078
08-029-200-01	NINE MILE	05/27/20	\$60,000	\$60,000	37.02	\$1,621

\$1,848

2022 VALUE \$1,850

2021 VALUE \$1,800

40 ACRES

08-003-275-01	POTTER	10/29/20	\$50,000	\$50,000	40.00	\$1,250
10-120-300-01	UDELL HILLS	08/27/20	\$60,000	\$60,000	40.00	\$1,500
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	40.00	\$1,550
08-008-200-01	POTTER	06/30/20	\$69,000	\$69,000	40.00	\$1,725
09-009-175-01	MARILLA	07/14/20	\$73,500	\$73,500	40.00	\$1,838
07-112-002-00	5851 SCOTT	12/29/21	\$75,000	\$75,000	40.00	\$1,875
09-005-250-01	YATES	09/30/20	\$75,000	\$75,000	40.00	\$1,875
12-009-400-05	8780 GLOVERS LAKE	08/07/20	\$75,000	\$75,000	40.00	\$1,875
03-004-009-00	8916 FELDHAH RD	10/07/20	\$76,500	\$76,500	40.00	\$1,913
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000	40.00	\$2,000
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103

\$1,835

2022 VALUE \$1,800

2021 VALUE \$1,700

50 ACRES

12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000	46.80	\$1,709
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	48.94	\$1,267
04-008-225-02	NESSEN CITY	10/07/20	\$70,000	\$70,000	53.51	\$1,308
08-025-225-01	NINE MILE	08/12/20	\$82,500	\$82,500	58.00	\$1,422
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000	63.02	\$2,095
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415	64.52	\$1,525

04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000	66.38	\$2,034
						\$1,623
					2022 VALUE	\$1,600
					2021 VALUE	\$1,650

100 ACRES						
04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000	74.00	\$1,081
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900	74.94	\$1,867
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000	80.00	\$1,788
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020	80.00	\$1,925
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000	83.94	\$1,489
03-001-010-10	KERRY	01/05/21	\$100,000	\$100,000	110.87	\$902
10-027-100-01	HOXYVILLE	07/07/20	\$115,000	\$115,000	145.98	\$788
						\$1,463
					2022 VALUE	\$1,500
					2021 VALUE	\$1,600
