

Totals:		\$605,700		\$605,700	\$253,750		\$551,010	\$367,994	\$457,304	1,710.5		32.61	32.61	\$11,286.08				
					Sale. Ratio =>	41.89			Average			Average		Average				
					Std. Dev. =>	#DIV/0!			per FF=>	\$215		per Net Acre=>	11,286.08	per SqFt=>	\$0.26			

Used \$11,300 per Ac. For 2024

Res. Acreage Table (5 Ac) values 4-1-20 to 3-31-2023																			
030-018-200-227-00	5875 W ISABELLA RD	02/04/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,700	48.30	\$24,519	\$47,000	\$24,519	132.0	0.0	6.71	6.71	\$356	\$7,004	\$0.16	132.00
013-001-100-1800-10	1550 BOY SCOUT RD CARO	10/08/21	\$52,000	WD		\$52,000				\$52,000	\$52,000			5.50	5.50		\$9,455	\$0.22	
080-005-300-015-05	E COTTAGE GROVE RD	06/12/20	\$55,000			\$55,000				\$55,000		25.0		6.87	6.87	\$2,200	\$8,006	\$0.18	
060-028-400-125-00	E LAPORTE RD	07/06/21	\$24,100	WD	03-ARM'S LENGTH	\$24,100				\$24,100	\$36,915	199.0		6.02	6.02	\$121	\$4,003	\$0.09	
010-009-100-205-01	4190 WHEELER RD	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$135,251	\$102,617	\$72,868	222.4	250.0	5.10	5.10	\$461	\$20,125	\$0.46	222.41
010-009-100-205-01	4190 WHEELER RD	08/06/20	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$53,050	57.98	\$124,072	\$37,011	\$69,583	223.9	250.0	5.03	5.10	\$165	\$7,352	\$0.17	223.95
Totals:		\$434,600		\$434,600	\$75,750		\$283,842	\$317,728	\$255,885	802.4		35.23	35.30						
					Sale. Ratio =>	17.43			Average			Average		Average					
					Std. Dev. =>	#DIV/0!			per FF=>	\$396		per Net Acre=>	9,017.91	per SqFt=>	\$0.21				

Used \$9,000 per Ac. For 2024

Res. Acreage Table (7 Ac) values 4-1-20 to 3-31-2023																			
022-022-000-1300-06	E BEVENS RD CARO	06/25/20	\$45,000	WD		\$45,000				\$45,000	\$45,000	331.0	1323.0	10.07	10.07	\$136	\$4,469	\$0.10	331.00
002-0-009-400-050-00	N MICHIGAN, ARENAC CO	08/04/22	\$45,000	WD		\$45,000				\$45,000		0.0	0.0	8.50	8.50	#DIV/0!	\$5,294	\$0.12	
120-029-400-935-00	2847 MYRTLE ST	12/23/20	\$60,000	WD	32-SPLIT VACANT	\$60,000				\$60,000	\$47,682	380.0		7.94	7.94	\$158	\$7,557	\$0.17	
040-024-100-501-00	1948 E CHIPPEWA RIVER RD	05/25/21	\$45,500	MLC	03-ARM'S LENGTH	\$45,500				\$45,500	\$30,690	117.0		7.76	7.76	\$389	\$5,863	\$0.13	
013-014-100-0100-07	1597 WILLOW CREEK DR CARO	10/21/20	\$43,500	WD		\$43,500				\$43,500	\$43,500	0.0	0.0	9.21	9.21	#DIV/0!	\$4,723	\$0.11	
030-018-200-227-00	5875 W ISABELLA RD	02/04/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,700	48.30	\$24,519	\$47,000	\$24,519	132.0	0.0	6.71	6.71	\$356	\$7,004	\$0.16	132.00
100-010-300-220-00	1358 W ISABELLA RD	02/01/21	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$8,200	34.89	\$25,338	\$23,500	\$25,338	181.0	0.0	7.23	7.23	\$130	\$3,250	\$0.07	0.00
010-025-100-004-00	N MERIDIAN RD	11/10/20	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$16,300	56.40	\$25,710	\$28,900	\$25,710	400.0	0.0	7.85	7.85	\$72	\$3,682	\$0.08	0.00
010-032-300-315-00	3580 LAURIA RD	10/08/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,150	38.88	\$133,339	\$99,723	\$68,062	193.3	267.0	7.20	7.20	\$516	\$13,852	\$0.32	187.09
010-031-200-005-00	3242 E BEAVER RD	07/08/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$74,100	45.46	\$161,797	\$88,835	\$87,632	275.0	250.0	8.22	8.22	\$323	\$10,805	\$0.25	275.00
Totals:		\$666,400		\$666,400	\$185,450		\$370,703	\$526,958	\$398,133	2,009.3		80.69	80.69						
					Sale. Ratio =>	27.83			Average			Average		Average					
					Std. Dev. =>	#DIV/0!			per FF=>	\$262		per Net Acre=>	6,530.57	per SqFt=>	\$0.15				

Used \$6,550 per Ac. For 2024

Res. Acreage Table (10 Ac) values 4-1-20 to 3-31-2023																			
010-025-300-267-00	370 W FIKE RD	01/25/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,300	64.33	\$27,000	\$30,000	\$27,000	165.0	2640.0	10.00	10.00	\$182	\$3,000	\$0.07	165.00
010-008-100-165-00	OLD KAWKAWLIN RD	08/17/22	\$80,000	WD	19-MULTI PARCEL ARM'S LENI	\$80,000	\$65,200	81.50	\$143,144	\$80,000	\$143,144	410.0	250.0	11.28	11.28	\$195	\$7,092	\$0.16	
020-003-300-200-00	N GENEVA RD	10/14/20	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$12,500	33.78	\$27,000	\$37,000	\$27,000	330.0	0.0	10.00	10.00	\$112	\$3,700	\$0.08	0.00
010-024-300-400-00	N WATER RD	08/12/20	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$18,700	41.65	\$27,015	\$44,900	\$27,015	332.6	0.0	10.01	10.01	\$135	\$4,486	\$0.10	0.00
110-036-200-075-00	E LETTS RD	03/23/21	\$69,500	WD	03-ARM'S LENGTH	\$69,500				\$69,500	\$65,670	66.0		11.89	11.89	\$1,053	\$5,845	\$0.13	
110-026-300-500-00	1098 E HARRY LN	11/22/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500				\$37,500	\$57,000	661.0		10.00	10.00	\$57	\$3,750	\$0.09	
09-11-5-28-1006-001	3785 NOTT RD BRIDGEPORT	02/17/21	\$60,000	WD		\$60,000				\$60,000	\$60,000	462.0	1320.0	14.00	14.00	\$130	\$4,286	\$0.10	462.00
005-0-015-300-005-00	KOCOT RD, ARENAC CO	02/25/22	\$30,000	WD		\$30,000				\$30,000		330.0	1320.0	10.00	10.00	\$91	\$3,000	\$0.07	
013-035-300-0200-00	MERTZ RD CARO	01/19/21	\$42,000	WD		\$42,000				\$42,000	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,200	\$0.10	
022-022-000-1300-06	3662 E BEVENS RD CARO	09/24/21	\$52,000	WD		\$52,000				\$52,000	\$52,000	331.0	1322.0	10.07	10.07	\$157	\$5,164	\$0.12	331.00
Totals:		\$482,900		\$482,900	\$115,700		\$224,159	\$482,900	\$500,829	3,087.6		107.25	107.25						
					Sale. Ratio =>	23.96			Average			Average		Average					
					Std. Dev. =>	21.74			per FF=>	\$156		per Net Acre=>	4,502.56	per SqFt=>	\$0.10				

Used \$4,500 per Ac. For 2024

Res. Acreage Table (15 to 25 Ac) values 4-1-20 to 3-31-2023

160-025-300-076-00	W FIKE RD	11/19/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$17,100	31.09	\$36,936	\$55,000	\$36,936	332.1	0.0	16.16	16.16	\$166	\$3,403	\$0.08	0.00
130-019-100-020-00	2350 E SHEARER RD	06/18/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$13,000	28.26	\$37,356	\$46,000	\$37,356	634.0	0.0	16.84	16.84	\$73	\$2,732	\$0.06	0.00
020-031-400-403-00	1025 N COLEMAN RD	11/24/20	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$21,700	49.89	\$38,637	\$43,500	\$38,637	327.0	0.0	16.97	16.97	\$133	\$2,563	\$0.06	0.00
080-017-200-065-00	2922 N ELEVEN MILE	09/17/20	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$39,100	77.43	\$53,376	\$50,500	\$53,376	628.9	0.0	18.96	18.96	\$80	\$2,664	\$0.06	628.87
160-018-300-020-00	5940 W BAKER RD	08/03/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,900	48.17	\$53,982	\$60,000	\$53,982	1,165.0	0.0	19.82	19.82	\$52	\$3,027	\$0.07	1,165.00
010-025-300-260-00	W FIKE RD	11/12/20	\$67,500	WD	19-MULTI PARCEL ARM'S LENI	\$67,500	\$37,800	56.00	\$54,000	\$67,500	\$54,000	330.0	0.0	20.00	20.00	\$205	\$3,375	\$0.08	330.00
010-004-400-120-00	BANGOR RD	12/07/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,050	38.42	\$44,495	\$60,000	\$44,495	0.0	0.0	17.59	17.59	#DIV/0!	\$3,412	\$0.08	0.00
010-004-200-090-00	BANGOR RD	11/10/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$45,000	60.00	\$106,546	\$75,000	\$106,546	534.1	167.0	19.92	19.92	\$140	\$3,765	\$0.09	
020-031-100-401-00	N COLEMAN RD	11/05/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$25,000	44.64	\$45,000	\$56,000	\$45,000	660.0	0.0	20.00	20.00	\$85	\$2,800	\$0.06	0.00
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000				\$65,000	\$90,680	660.0		20.34	20.34	\$98	\$3,196	\$0.07	
110-014-400-560-00	N STARK RD	01/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000				\$90,000	\$89,970	70.9		19.99	19.99	\$1,269	\$4,502	\$0.10	
003-0-033-100-025-00	2670 DAVIS RD AU GRES	10/01/20	\$40,000	WD		\$40,000				\$40,000	\$40,000	660.0	1320.0	20.00	20.00	\$61	\$2,000	\$0.05	660.00
030-020-200-250-00	S COLEMAN RD	03/25/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$20,500	37.96	\$45,000	\$54,000	\$45,000	330.0	0.0	20.00	20.00	\$164	\$2,700	\$0.06	0.00
002-033-000-0900-00	W GILFORD RD, TUSCOLA	05/14/20	\$65,000			\$65,000				\$65,000		329.0	2643.0	20.00	20.00	\$198	\$3,250	\$0.07	

Totals:	\$827,500		\$827,500		\$271,150		\$515,328		\$827,500	\$735,978	6,661.0		266.59	266.59			Average	Average	Average
					Sale. Ratio =>		32.77		Average	per FF=>	\$124		Average	per Net Acre=>	3,104.05		Average	per SqFt=>	\$0.07
					Std. Dev. =>		#DIV/0!												

Used \$3,100 per Ac. For 2024

Res. Acreage Table (30 to 100 Ac) values 4-1-20 to 3-31-2023

030-024-300-210-00	S MAGRUDER RD	05/21/20	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$28,300	37.73	\$63,000	\$75,000	\$63,000	990.3	0.0	30.00	30.00	\$76	\$2,500	\$0.06	0.00
110-015-400-025-00	N HOPE RD	06/24/21	\$260,000	WD	ARM'S LENGTH	\$260,000				\$260,000	\$371,200	1,320.0		120.00	120.00	\$197	\$2,167	\$0.05	
110-028-100-010-00	N FIVE MILE RD	11/27/20	\$180,000	WD	ARM'S LENGTH	\$180,000				\$180,000	\$173,545	528.0		48.01	48.01	\$341	\$3,749	\$0.09	
040-012-400-040-00	NHN ERICKSON RD PINCONNING	01/03/22	\$80,000	WD		\$80,000				\$80,000	\$80,000			35.00	35.00	#DIV/0!	\$2,286	\$0.05	
130-028-300-102-00	5170 N EASTMAN RD	11/06/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$30,800	28.65	\$77,553	\$107,500	\$77,553	303.1	0.0	36.93	36.93	\$355	\$2,911	\$0.07	0.00
010-022-400-600-00	W MARSH DR	05/01/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,300	57.57	\$79,149	\$70,000	\$79,149	66.0	0.0	37.69	37.69	\$1,061	\$1,857	\$0.04	0.00
090-025-400-055-00	N MID-BAY CO LN RD	04/22/22	\$93,000	WD	32-SPLIT VACANT	\$93,000				\$93,000	\$120,000	1,122.3		30.00	30.00	\$83	\$3,100	\$0.07	
090-016-300-010-00	3216 N EASTMAN RD	01/05/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$91,100	50.05	\$197,700	\$182,000	\$197,700	1,320.0	0.0	39.00	39.00	\$138	\$4,667	\$0.11	0.00
010-024-200-600-00	W HULL RD	04/27/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$53,900	64.17	\$122,000	\$84,000	\$122,000	1,320.0	0.0	40.00	40.00	\$64	\$2,100	\$0.05	1,320.00
030-028-300-150-00	4282 W GORDONVILLE RD	06/26/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,800	44.00	\$92,222	\$95,000	\$91,000	660.0	1320.0	40.00	40.00	\$144	\$2,375	\$0.05	660.00
140-012-400-000-00	E BROOKS RD	09/29/20	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$37,500	35.71	\$84,000	\$105,000	\$84,000	660.0	0.0	40.00	40.00	\$159	\$2,625	\$0.06	0.00
100-033-400-125-00	1724 S NINE MILE RD	09/02/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$34,000	43.59	\$84,000	\$78,000	\$84,000	660.0	0.0	40.00	40.00	\$118	\$1,950	\$0.04	0.00
013-001-300-0100-00	EAST DAYTON RD CARO	05/24/21	\$78,000	WD		\$78,000				\$78,000	\$78,000			34.00	34.00		\$2,294	\$0.05	

Totals:	\$1,487,500		\$1,487,500		\$357,700		\$799,624		\$1,487,500	\$1,621,147	8,949.7		570.63	570.63			Average	Average	Average
					Sale. Ratio =>		24.05		Average	per FF=>	\$166		Average	per Net Acre=>	2,606.77		Average	per SqFt=>	\$0.06
					Std. Dev. =>		#DIV/0!												

Used \$2,600 per ac. for 2024

Note: Sales information from Tuscola, Bay, Midland and Saginaw Counties.

1.0 ACRE :	\$17,850	3.0 ACRE:	\$33,900	10 ACRE:	\$45,000	30 ACRE:	\$78,000
1.5 ACRE :	\$26,775	4.0 ACRE:	\$45,200	15 ACRE:	\$46,500	40 ACRE:	\$104,000
2.0 ACRE :	\$27,000	5.0 ACRE:	\$45,000	20 ACRE:	\$62,000	50 ACRE:	\$130,000
2.5 ACRE :	\$33,750	7.0 ACRE:	\$45,850	25 ACRE:	\$77,500	100 ACRE:	\$260,000