

**RESIDENTIAL ACREAGE TABLE FOR 2026**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal Cur.	Appraisal	Land Residual Est.	Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
010-006-200-620-01	3254 N EUCLID AVE	01/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,800	56.03	\$147,010	\$18,758	\$44,768	188.1	299.0	1.31	1.31	\$100	\$14,308	\$0.33	172.00
010-008-100-195-00	3591 OLD KAWKAWLIN RD	03/25/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$43,500	48.39	\$91,098	\$25,176	\$26,374	110.8	545.8	1.02	1.02	\$227	\$24,804	\$0.57	75.00
010-031-400-315-00	3397 BOY SCOUT RD	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,150	47.24	\$90,006	\$15,286	\$20,292	104.5	313.5	1.00	1.00	\$146	\$15,286	\$0.35	66.00
010-033-400-020-09	ZIMMER RD	02/10/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$23,550	294.38	\$55,808	\$8,000	\$55,808	188.5	237.0	1.21	1.21	\$42	\$6,612	\$0.15	
010-033-400-020-03	RICHARDS RD	06/22/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$6,700	44.97	\$13,546	\$14,900	\$13,546	234.2	296.0	1.05	1.05	\$64	\$14,245	\$0.33	157.78
010-031-100-025-00	3179 LAURIA RD	06/21/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$39,800	50.38	\$92,506	\$25,739	\$39,245	157.0	407.2	1.24	1.24	\$164	\$20,707	\$0.48	123.00
010-C05-000-010-00	4170 Sherry Ct	03/20/25	\$22,500	WD	03-ARM'S LENGTH	\$22,500				\$22,500				0.28			\$81,227	\$1.86	
010-W03-000-013-00	3575 Meadowood Ct	06/22/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000				\$39,000				1.05			\$37,285	\$0.86	
010-018-400-005-00	3256 KIESEL RD	07/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,150	44.92	\$124,202	\$38,819	\$38,021	152.1	257.0	1.00	1.00	\$255	\$38,858	\$0.89	150.00
010-008-400-275-00	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$100,118	\$12,688	\$35,806	143.2	586.6	1.37	1.37	\$89	\$9,241	\$0.21	92.40
010-A20-000-002-00	305 S WESTLAWN AVE	06/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,550	54.69	\$78,959	\$168	\$14,127	63.1	99.0	0.17	0.17	\$3	\$988	\$0.02	75.00
010-W10-000-027-00	3311 CATALINA DR	11/24/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$61,550	54.47	\$137,969	\$947	\$25,916	81.0	129.0	0.24	0.24	\$12	\$3,929	\$0.09	81.30
010-006-400-570-00	3442 BARBER RD	03/31/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$63,680	\$1,480	\$10,160	56.7	80.0	0.14	0.14	\$26	\$10,725	\$0.25	75.00
06-020-0-011-000-3655	138 N MACKINAW, AU GRES	12/21/22	\$9,500	WD		\$9,500				\$9,500				0.50	0.50	\$95	\$19,000	\$0.44	
010-2-W30-000-025-00	3279 S Point Ln Au Gres	02/09/24	\$7,000			\$7,000				\$7,000				1.00			\$7,000	\$0.16	
009-2-H10-000-044-00	Sims Twp, Arenac Co	07/07/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000				\$7,000	\$7,000	100.0	165.0	0.38	0.38	\$70	\$18,421	\$0.42	
004-S10-000-002-00	2659 N MELITA RD STERLING	03/18/21	\$2,200	WD		\$5,500				\$5,500	\$5,500			1.04	1.04		\$5,288	\$0.12	
050-500-440-6900-00	Northwood Heights, Tuscola	08/15/22	\$11,660	WD	03-ARM'S LENGTH	\$11,660				\$11,660	\$11,660	168.0	298.0	0.68	0.68	\$69	\$17,147	\$0.39	
050-500-438-3400-01	RODD DR CARO	03/30/21	\$1,800	WD		\$1,800				\$1,800	\$1,800	112.0	132.0	0.30	0.30	\$16	\$6,000	\$0.14	112.00
050-500-375-0600-00	PRESS RD CARO	05/20/21	\$5,000	WD		\$5,000				\$5,000	\$5,000	100.0	166.0	0.24	0.24	\$50	\$20,833	\$0.48	100.00
023-013-000-4200-00	6112 BCF RD AKRON	10/19/21	\$2,250	WD		\$2,250				\$2,250	\$2,250	70.0	185.0	0.35	0.35	\$32	\$6,429	\$0.15	70.00
<b>Totals:</b>			<b>\$940,710</b>			<b>\$875,510</b>	<b>\$443,600</b>	<b>50.67</b>	<b>\$994,902</b>	<b>\$273,171</b>	<b>\$357,273</b>	<b>2,129.1</b>		<b>15.56</b>		<b>13.24</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.40</b>
							<b>Sale. Ratio =&gt;</b>	<b>50.67</b>			<b>Average per FF=&gt;</b>	<b>\$128</b>		<b>Average per Net Acre=&gt;</b>		<b>17,557.11</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.40</b>
							<b>Std. Dev. =&gt;</b>	<b>73.74</b>								<b>Used \$17,550 per Ac. For 2026</b>			

**Res. Acreage Table (1 to 1.5 Ac) values 4-1-20 to 3-31-2025**

010-009-200-037-01	3615 BANGOR RD	01/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,300	43.48	\$317,849	\$59,761	\$52,610	210.4	967.0	2.46	2.46	\$284	\$24,323	\$0.56	107.00
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000				\$17,000	\$19,000	198.0		2.00	2.00	\$86	\$8,500	\$0.20	
120-029-400-345-00	946 S POSEVILLE RD	06/10/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000				\$20,000	\$19,360	150.0		2.29	2.29	\$133	\$8,734	\$0.20	
060-035-400-089-00	4343 E TITABAWASSEE RD	12/3/2020	\$31,000	WD	03-ARM'S LENGTH	\$31,000				\$24,885	\$20,460	180.0		2.73	2.73	\$138	\$9,115	\$0.21	
013-001-400-010-05	Indianfields Twp, Tuscola Co	9/6/2023	\$15,900	WD		\$15,900				\$15,900	\$15,900			2.60	2.60		\$6,115	\$0.14	
008-029-000-0800-02	Ellington Twp, Tuscola Co	12/28/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000				\$14,000	\$14,000	126.0	781.42	2.26	2.26		\$6,195	\$0.14	
022-022-000-2475-02	Wells Twp, Tuscola Co	12/19/2024	\$23,550			\$23,550				\$23,550				2.09			\$11,268	\$0.26	
040-022-200-292-00	600 E ISABELLA RD	12/4/2020	\$34,000	WD	03-ARM'S LENGTH	\$34,000				\$34,000	\$19,420	300.0		2.21	2.21	\$113	\$15,385	\$0.35	
008-007-000-0500-02	Ellington Twp, Tuscola Co	4/24/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000				\$70,000	\$70,000	470.0	227	2.45	2.45	\$149	\$28,571	\$0.66	
010-032-300-065-00	3587 BOY SCOUT RD	01/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$209,605	\$41,602	\$36,207	97.7	250.0	2.92	2.92	\$426	\$14,228	\$0.33	97.65
<b>Totals:</b>			<b>\$765,450</b>			<b>\$741,900</b>	<b>\$230,900</b>	<b>31.12</b>	<b>\$527,454</b>	<b>\$320,698</b>	<b>\$196,957</b>	<b>1,732.1</b>		<b>24.01</b>		<b>21.92</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.31</b>
							<b>Sale. Ratio =&gt;</b>	<b>31.12</b>			<b>Average per FF=&gt;</b>	<b>\$185</b>		<b>Average per Net Acre=&gt;</b>		<b>13,356.30</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.31</b>
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>								<b>Used \$13,350 per Ac. For 2026</b>			

**Res. Acreage Table (3 TO 4 Ac) values 4-1-20 to 3-31-2025**

010-032-300-240-00	2887 N EUCLID AVE	11/06/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$50,250	67.00	\$108,150	\$39,830	\$72,980	251.4	250.0	4.33	4.33	\$158	\$9,198.61	\$0.21	251.42
010-008-200-145-00	129 STATE PARK DR	08/17/21	\$76,700	WD	03-ARM'S LENGTH	\$76,700	\$56,350	73.47	\$121,722	\$42,987	\$88,009	352.0	1138.0	4.50	4.50	\$122	\$9,552.67	\$0.22	165.00
010-006-400-600-00	3275 WHEELER RD	08/06/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$50,300	54.09	\$108,014	\$57,154	\$72,168	288.7	760.6	3.02	3.02	\$198	\$18,956.55	\$0.44	165.50
010-009-400-368-00	3761 BANGOR RD	07/21/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$18,850	125.67	\$39,557	\$15,000	\$39,557	158.2	858.0	3.25	3.25	\$95	\$4,615.38	\$0.11	0.00
010-030-400-030-19	3317 E BEAVER RD	03/14/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$78,000	38.61	\$173,567	\$69,023	\$40,590	110.1	250.0	3.33	3.33	\$627	\$20,721.40	\$0.48	110.10
010-019-200-018-00	E North Union Rd	10/08/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000				\$40,000				4.22			\$9,478.67	\$0.22	
27-10-5-26-2001-003	LOT C E BIRCH RUN RD (SPLIT)	12/16/21	\$45,000	WD		\$45,000				\$45,000	\$45,000	250.0	600.0	3.45	3.45	\$180	\$13,043.48	\$0.30	250.00
013-030-400-0300-08	Tuscola Co	06/12/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000				\$35,000	\$35,000			3.40	3.40		\$10,294.12	\$0.24	
27-10-5-12-4004-000	9845 ELMS RD BIRCH RUN	02/14/22	\$47,000	WD		\$47,000				\$47,000	\$47,000			3.50	3.50	#DIV/0!	\$13,428.57	\$0.31	
27-10-5-12-4004-000	OO ELMS RD LOT B BIRCH RUN	03/07/22	\$37,000			\$37,000				\$37,000	\$37,000	300.0	435.0	3.06	3.06	\$123	\$12,091.50	\$0.28	300.00
<b>Totals:</b>			<b>\$665,700</b>			<b>\$625,700</b>	<b>\$253,750</b>	<b>40.55</b>	<b>\$551,010</b>	<b>\$427,994</b>	<b>\$477,304</b>	<b>1,710.5</b>		<b>36.06</b>		<b>31.84</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.27</b>
							<b>Sale. Ratio =&gt;</b>	<b>40.55</b>			<b>Average per FF=&gt;</b>	<b>\$250</b>		<b>Average per Net Acre=&gt;</b>		<b>11,870.26</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.27</b>
							<b>Std. Dev. =&gt;</b>	<b>32.95</b>								<b>Used \$11,850 per Ac. For 2026</b>			

**Res. Acreage Table (5 Ac) values 4-1-20 to 3-31-2025**

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		