

Onekama Township AGRICULTURAL LAND VALUE GUIDE 2024

11-15 Acres

04-027-200-20	CADILLAC	04/29/21	\$28,000	\$28,000	11.39	\$2,458
02-023-200-06	10445 MAIDENS	04/01/21	\$25,000	\$25,000	13.50	\$1,852
05-135-350-01	N SEAMAN	04/15/21	\$39,900	\$39,900	14.50	\$2,752
02-011-475-01	10922 ELEVEN MILE	02/14/22	\$21,890	\$21,890	15.00	\$1,459
05-135-350-10	SEAMAN	04/30/21	\$41,000	\$41,000	15.16	\$2,704
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000	17.87	\$2,518

\$2,291

2024 VALUE 2300

25 ACRES

12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200	24.47	\$1,684
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\$1,684

2024 VALUE \$1,650

40 ACRES

05-127-100-01	KEITH	12/13/22	\$70,000	\$70,000	40.00	\$1,750
08-029-200-01	13445 NINE MILE	10/18/22	\$62,000	\$62,000	37.02	\$1,675
08-029-200-01	13445 NINE MILE	10/18/22	\$62,000	\$62,000	37.02	\$1,675
04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000	74.00	\$1,081
05-101-200-05	CLEMENTS	02/08/23	\$75,000	\$75,000	42.10	\$1,781
08-004-250-01	HEALY LAKE	06/24/22	\$65,000	\$65,000	43.95	\$1,479
01-010-001-52	NORTHWOOD HWY	01/17/22	\$76,725	\$76,725	50.00	\$1,535

\$1,568

2024 VALUE \$1,550

80-100

09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863
12-022-225-25	LUMLEY	06/29/21	\$174,000	\$174,000	91.89	\$1,894

\$1,878

2023 VALUE \$1,850

100 ACRES

08-016-400-01	MAKINEN	09/01/21	\$150,000	\$150,000	111.70	\$1,343
13-006-200-01	N MANISTEE CO LN	05/26/21	\$260,000	\$260,000	164.83	\$1,577

\$1,460

2024 jValue \$1,500

\$1,500

12	402	Conventional	2021R0074 ELDRIDGE I GRABOWSI DEED
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100.00 11/09/21 NO NO

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BEAR LAKE

MI 49614 10001 AG / 0 NO

Commercial FF

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
41-050-019-05	4880 MAIN	08/20/21	\$304,000	24.31	\$104,564	\$61,724	152.8	0.0	\$684
41-100-018-01	5606 EIGHT MILE	03/15/22	\$240,000	51.13	\$45,083	\$40,260	132.0	0.0	\$342
41-150-010-00	5122 MAIN	06/04/21	\$300,000	16.07	(\$15,604)	\$45,750	150.0	75.0	(\$104)
Totals:			\$844,000		\$134,043	\$147,734	434.8		
				29.00	Average				
				18.33	per FF=>		\$308		

Use 310

*Commercial Waterfront is costed out using Residential Rates Fair \$1850

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
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Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name

Waterfront Ownership	Waterfront Influences	Bottom Character

Very Good

Excellent

Average

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
11-026-015-00	4138 PORTAGE POINT g	07/07/21	\$955,000	\$955,000	\$408,800	42.81	\$803,337	\$563,663	\$412,000	200.0	\$2,818
11-280-001-00	7616 FIRST f	09/10/20	\$480,000	\$480,000	\$262,900	54.77	\$440,786	\$136,214	\$97,000	100.0	\$1,362
Totals:			\$1,435,000	\$1,435,000	\$671,700		\$1,244,123	\$699,877	\$509,000	300.0	
Sale. Ratio =>						46.81	Average				
Std. Dev. =>						8.46	per FF=>				
										Use	2,300.0

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
11-280-001-00	7616 FIRST f	09/10/20	\$480,000	\$480,000	\$262,900	54.77	\$440,786	\$136,214	\$97,000	100.0	\$1,362
		Totals:	\$480,000	\$480,000	\$262,900		\$440,786	\$136,214	\$97,000	100.0	
						Sale. Ratio =>	54.77				
						Std. Dev. =>	#DIV/0!	Average per FF=> \$1,408			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
11-026-015-00	4138 PORTAGE POINT g	07/07/21	\$955,000	\$955,000	\$408,800	42.81	\$803,337	\$563,663	\$412,000	200.0	\$2,818
41-300-027-00	4639 MAIN g	08/04/21	\$550,000	\$550,000	\$152,900	27.80	\$602,885	\$363,990	\$416,875	125.0	\$2,912
Totals:			\$1,505,000	\$1,505,000	\$561,700		\$1,406,222	\$927,653	\$828,875	325.0	
						Sale. Ratio =>	37.32	Average			
						Std. Dev. =>	10.61	per FF=>		\$2,854	
								Use		2,850.0	

Lake View- Lake Michigan and Portage Lake & Resort Properties

[illegible]

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Site	Total Acres	Dollars/Acre
11-411-010-00	2170 NINTH	10/27/22	\$125,000	\$26,300	21.04	\$125,000	1.00	1.00	\$125,000
11-411-016-00	8569 S PORTAGE POINT	08/31/22	\$194,500	\$77,200	39.69	\$22,789	1.00	1.00	\$22,789
11-411-021-00	8569 S PORTAGE POINT	10/07/22	\$199,000	\$77,200	38.79	\$15,225	1.00	1.00	\$15,225
11-411-029-00	8569 S PORTAGE POINT	09/12/22	\$340,000	\$93,800	27.59	\$116,471	1.00	1.00	\$116,471
11-411-034-00	8520 S PORTAGE	02/17/23	\$350,000	\$121,400	34.69	\$29,499	1.00	1.00	\$29,499
11-411-037-05	8520 PORTAGE POINT	09/16/22	\$140,000	\$36,000	25.71	\$34,086	1.00	1.00	\$34,086
Totals:			\$1,348,500	\$431,900		\$343,070	6.00	6.00	
Sale. Ratio =>					32.03	Average			
Std. Dev. =>					7.59	per Net Acre=>			
Use 57200									Average per SqFt=>

Lake Michigan

Excellent

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
11-290-354-20	9428 LAKESIDE ex	10/16/20	\$725,000	\$800,100	45.23	\$446,639	\$434,500	100.0	\$4,466	LAKE MICHIGAN
11-290-354-40	9414 LAKESIDE ex	12/09/20	\$1,350,000	\$1,433,800	33.25	\$917,671	\$434,500	100.0	\$9,177	LAKE MICHIGAN
11-370-008-00	8942 LAKESIDE ex	03/17/21	\$650,000	\$667,000	53.01	\$516,538	\$521,400	120.0	\$4,304	LAKE MICHIGAN
11-570-051-00	12614 LAKEVIEW exc	08/16/21	\$659,500	\$659,500	49.05	\$608,451	\$709,973	163.4	\$3,724	LAKE MICHIGAN
11-610-008-00	12892 LAKEVIEW exc	07/17/20	\$590,000	\$687,800	42.41	\$461,996	\$434,500	100.0	\$4,620	LAKE MICHIGAN
Totals:			\$3,974,500	\$4,248,200		\$2,951,295	\$2,534,873	583.4		
					42.55	Average				
					7.49	per FF=>		\$5,059		

Very Good

								5,050.0		
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
11-090-002-00	10030 IVANHOE VG	08/29/22	\$802,000	\$802,000	47.92	\$526,969	\$492,000	150.0	\$3,513	LAKE MICHIGAN
Totals:			\$802,000	\$802,000		\$526,969	\$492,000	150.0		
					47.92	Average				
					#DIV/0!	per FF=>		\$3,513		

Good

								Use	3,500.0	
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
11-210-008-00	7376 BEECH KNOLLS	06/15/21	\$835,000	\$835,000	45.57	\$418,733	\$390,000	150.0	\$2,792	LAKE MICHIGAN
Totals:			\$835,000	\$835,000		\$418,733	\$390,000	150.0		
					45.57	Average				
					#DIV/0!	per FF=>		\$2,792		

2,800.0

Fair

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
11-009-002-00	2794 LUKENS f	12/08/21	\$1,225,000	\$1,225,000	27.41	\$1,225,000	\$1,023,000	660.0	\$1,856	LAKE MICHIGAN
11-210-007-00	7314 BEECH KNOLLS f	02/18/22	\$275,000	\$275,000	38.18	\$272,260	\$232,500	150.0	\$1,815	LAKE MICHIGAN
Totals:			\$1,500,000	\$1,500,000		\$1,497,260	\$1,255,500	810.0		
					29.39	Average				
					7.62	per FF=>		\$1,848		
High Bluff								\$1,850		

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Land Residual	Est. Land Valu	Effec. Front	Dollars/FF	Land Table
06-115-400-06		09/10/21	\$360,000	\$360,000	50.28	\$360,000	\$362,108	\$1,119	\$322	LAKE MICH INFLUENCED
06-115-400-15		06/21/22	\$249,000	\$249,000	85.54	\$249,000	\$425,934	\$869	\$287	LAKE MICH INFLUENCED
06-127-225-02	3140 RED APPLE RD	03/13/23	\$2,050,000	\$2,050,000	14.36	\$1,697,821	\$148,466	\$138	\$12,293	LAKE MICH INFLUENCED
		Totals:	\$2,659,000	\$2,659,000		\$2,306,821	\$936,508	\$2,126		
					25.89	Average				
					35.59	per FF=>		\$1,085		
								Use	\$1,100	

2024 Onekama Township Samll Acreage

1 Acre

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-250-032-00	JOHN	08/25/22	\$4,000	\$4,000	\$9,103	0.65	0.65	\$6,154
11-250-033-00	JOHN	02/04/22	\$7,200	\$7,200	\$9,103	0.65	0.65	\$11,077
11-022-007-05	WILDFLOWER	09/21/22	\$18,000	\$18,000	\$28,200	1.00	1.00	\$18,000
11-022-007-10	WILDFLOWER	11/01/22	\$24,000	\$24,000	\$28,200	1.00	1.00	\$24,000
11-022-010-17	HERKELRATH	05/12/22	\$37,000	\$37,000	\$28,200	1.00	1.00	\$37,000
Totals:			\$90,200	\$90,200	\$102,806	4.30	4.30	
					per FF=> Average	per Net Acre=> Average	20,976.74	per SqFt=> Average

Use 21000

2 Acre

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-023-010-15	INDIGO	07/06/21	\$54,000	\$54,000	\$56,400	2.00	2.00	\$27,000
11-002-002-09	ERDMAN	04/22/22	\$18,500	\$18,500	\$22,365	2.13	2.13	\$8,685
Totals:			\$72,500	\$72,500	\$78,765	4.13	4.13	
					per FF=> Average	per Net Acre=> Average	17,554.48	per SqFt=> Average

Use

17,500.00

Onekama Rural Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A
3-9 Acres						
07-111-004-15	OUTBACK RIDGE	10/04/21	\$59,900	\$59,900	5.00	\$11,980
07-120-013-25	SWITALSKI	10/08/21	\$29,900	\$29,900	5.02	\$5,956
07-120-013-27	DONTZ	09/24/21	\$37,000	\$37,000	5.02	\$7,371
07-120-013-20	DONTZ	06/02/22	\$39,900	\$39,900	5.06	\$7,885
14-021-350-10	SKOCELAS	12/01/22	\$20,340	\$20,340	4.95	\$4,109
06-134-125-09	FOX FARM	08/05/22	\$20,000	\$20,000	4.99	\$4,008
07-110-001-15	3930 WILDWOOD	07/07/21	\$36,000	\$36,000	6.08	\$5,921
07-110-001-15	3930 WILDWOOD	07/07/21	\$36,000	\$36,000	6.08	\$5,921
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000	5.00	\$4,600
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$5,000
09-014-200-05	LITZEN	04/08/22	\$24,000	\$24,000	5.01	\$4,790
08-034-475-04	JOHNSON	07/12/22	\$30,000	\$30,000	6.00	\$5,000
07-111-001-03	4939 WILDWOOD	05/19/22	\$126,000	\$126,000	8.87	\$14,205
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834
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
						\$5,967
					Use	\$6,000
10 ACRES-15						
02-032-100-04	ADAMSON LAKE	11/30/21	\$45,000	\$45,000	10.00	\$4,500
07-113-010-00	COATES	09/24/22	\$40,000	\$40,000	10.00	\$4,000
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000
10-110-475-05	15770 STEINBERG	08/10/22	\$63,000	\$63,000	13.58	\$4,639
11-015-006-12	HERKELRATH	09/17/21	\$169,000	\$169,000	12.05	\$14,025
11-025-019-00	5850 EIGHT MILE	02/18/22	\$99,900	\$99,900	14.84	\$6,732
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500	10.04	\$2,739
13-033-450-02	THIRTEEN MILE	12/08/22	\$27,000	\$27,000	10.01	\$2,697
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000	10.00	\$4,600
						\$4,927
					Use	\$5,000
16-20 Acres						
08-017-125-01	JOUPPI	09/08/22	\$47,000	\$47,000	19.68	\$2,388
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
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000	20.00	\$3,000
05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000	18.45	\$3,198
03-012-003-05	FARNSWORTH	12/22/21	\$69,000	\$69,000	20.31	\$3,397
10-028-350-05	20170 HOXYVILLE	09/17/21	\$74,900	\$74,900	20.03	\$3,739
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863
14-016-007-00	SKOCELAS	09/20/21	\$78,500	\$78,500	20.29	\$3,869
09-010-275-01	MARILLA	06/30/22	\$79,900	\$79,900	20.00	\$3,995
14-133-003-10	CAMP	05/20/22	\$80,000	\$80,000	20.00	\$4,000
						\$3,336
					Use	\$3,300
21-25 Acres						
06-136-475-01	146 W COUNTY LINE	04/21/21	\$95,000	\$95,000	22.21	\$4,277
01-025-003-01	NELSON	04/06/21	\$84,000	\$84,000	21.01	\$3,960
10-135-300-05	BOSSCHEM	07/21/22	\$65,000	\$65,000	21.25	\$3,059
08-032-150-10	ORAVAINEN	06/08/21	\$66,000	\$66,000	26.03	\$2,536
09-015-250-01	MARILLA	08/23/22	\$65,000	\$65,000	26.67	\$2,437
						\$3,254
					Use	\$3,300
26-30 ACRES						
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723
13-003-300-01	15264 DZUIBANEK	07/27/22	\$110,000	\$110,000	27.72	\$3,968
02-035-100-02	10825 EIGHT MILE	06/06/22	\$80,000	\$80,000	29.63	\$2,700
						\$3,029
					Use	\$3,000
31-40 Acres						
02-034-200-05	EIGHT MILE	02/24/23	\$112,000	\$112,000	36.80	\$3,043
10-024-350-01	23170 VAN	12/17/21	\$80,000	\$80,000	40.00	\$2,000
02-034-200-05	EIGHT MILE	02/24/23	\$112,000	\$112,000	36.80	\$3,043
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103
08-016-200-01	10880 HEALY LAKE	09/28/22	\$85,000	\$85,000	40.00	\$2,125
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250
01-011-016-00	GLOVERS LAKE	08/24/22	\$93,000	\$93,000	40.00	\$2,325
01-011-017-00	GLOVERS LAKE	11/04/22	\$98,000	\$98,000	40.00	\$2,450
10-027-125-01	DOROTHY	05/27/22	\$99,900	\$99,900	40.00	\$2,498
						\$2,394
					Use	\$2,400
41-80						
08-004-325-01	POTTER	12/21/22	\$131,000	\$131,000	53.95	\$2,428
02-021-125-01	8589 MAIDENS	09/01/22	\$310,000	\$310,000	80.00	\$3,875
10-032-425-00	4532 PEACOCK	06/14/21	\$180,000	\$180,000	59.96	\$3,002
03-011-011-00	CHIEF	07/21/22	\$175,000	\$175,000	50.84	\$3,442
02-025-100-02	8736 BIG FOUR	05/13/22	\$160,000	\$160,000	66.67	\$2,400
07-111-007-00	SCHOEDEL	06/04/21	\$180,000	\$180,000	78.33	\$2,298
07-108-019-00	BAR LAKE	04/09/21	\$160,000	\$160,000	80.00	\$2,000
						\$2,778
					Use	\$2,700
80 to 100 Acres						
	2300					
02-020-125-01	7666 WILLS	06/18/21	\$245,000	\$245,000	91.62	\$2,674
07-108-019-00	BAR LAKE	04/09/21	\$160,000	\$160,000	80.00	\$2,000
04-002-200-01	LINDY	05/19/22	\$215,000	\$215,000	98.72	\$2,178
						\$2,284
						\$2,300
100+ Acres						
	2100					
08-036-475-01	CLEMENTS	02/03/23	\$224,000	\$224,000	120.00	\$1,867
09-029-375-01	HOWES	06/14/21	\$275,000	\$275,000	120.00	\$2,292
09-029-375-01	8265 HOWES	06/14/21	\$275,000	\$275,000	120.00	\$2,292
						\$2,150
					Use	\$2,100

Village of Onekeam LV

[illegible]

Effec. Front	Dollars/FF
80.0	\$392
117.0	\$260
117.0	\$217
134.0	\$189
125.0	\$435
573.0	
\$291	
290.0	

FF Portage Point

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
11-290-073-00	8558 BAYVIEW	09/19/22	\$262,000	\$78,000	29.77	\$129,245	\$143,255	\$10,500	90.0	0.0	0.00	0.00	\$1,592	#DIV/0!
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	\$46,300	35.89	\$117,254	\$33,021	\$21,275	50.0	0.0	1.00	1.00	\$660	\$33,021
11-290-158-10	LAKE PARK	06/09/21	\$23,795	\$3,600	15.13	\$31,913	\$23,795	\$31,913	90.0	0.0	1.00	1.50	\$264	\$23,795
11-290-159-00	SEYMOUR	06/04/21	\$55,000	\$19,500	35.45	\$74,463	\$55,000	\$74,463	180.0	300.0	6.50	3.50	\$306	\$8,462
11-290-209-00	3030 SEYMOUR	12/08/22	\$36,500	\$16,300	44.66	\$47,869	\$36,500	\$47,869	120.0	240.0	0.66	2.25	\$304	\$55,219
11-290-305-00	9207 WOODLAND	05/12/21	\$572,500	\$253,000	44.19	\$552,630	\$254,570	\$234,700	120.0	0.0	1.00	3.00	\$2,121	\$254,570
11-330-045-00	PORTAGE POINT	09/30/21	\$36,000	\$10,900	30.28	\$53,188	\$36,000	\$53,188	400.0	0.0	3.64	2.50	\$90	\$9,890
Totals:			\$1,114,795	\$427,600		\$1,006,562	\$582,141	\$473,908	1,050.0		13.80	13.75		
			Sale. Ratio =>		38.36	Average per FF=>			Average per Net Acre=>				Average per SqFt=>	
			Std. Dev. =>		10.08	Use		\$554	555.0			42,181.07		

Resort Site #2

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Sites	Sites		Site
11-290-151-15	8792 S GREENWAY	07/06/21	\$430,000	\$157,400	36.60	\$431,264	\$25,926	\$27,190			1.25	1.25		\$20,741
Totals:			\$430,000	\$157,400		\$431,264	\$25,926	\$27,190			1.25	1.25		
			Sale. Ratio =>		36.60	Average per Net Acre=>			Average per Net Acre=>			20,740.80	Average per SqFt=>	
			Std. Dev. =>		#DIV/0!	Use			20,800.00					

Senci Site

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Sites	Sites	Dollars/FF	Sites
11-290-031-00	8980 BAYVIEW	07/23/21	\$390,000	\$130,700	33.51	\$338,613	\$127,512	\$76,125			3.00	3.00		\$42,504
11-290-305-00	9207 WOODLAND	05/12/21	\$572,500	\$253,000	44.19	\$552,630	\$254,570	\$234,700			3.25	3.25		\$78,329
11-330-045-00	PORTAGE POINT	09/30/21	\$36,000	\$10,900	30.28	\$53,188	\$36,600	\$53,188			2.00	2.00		\$18,300
11-330-059-05	PORTAGE POINT	10/14/21	\$48,000	\$30,300	63.13	\$60,300	\$48,000	\$60,300			1.00	1.00		\$48,000
Totals:			\$1,046,500	\$424,900		\$1,004,731	\$466,682	\$424,313			9.25	9.25		
			Sale. Ratio =>		40.60	Average per Net Acre=>			Average per Net Acre=>			50,452.11	Average per SqFt=>	
			Std. Dev. =>		14.81	Use			50,500.00					

Building Site #1

Portage Point

Resort Properties

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Sites	Sites	Dollars/FF	Sites
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	\$46,300	35.89	\$117,254	\$33,021	\$21,275			1.00	1.00		\$33,021
11-290-158-10	LAKE PARK	06/09/21	\$23,795	\$3,600	15.13	\$31,913	\$23,350	\$31,913			1.00	1.00		\$23,350
11-290-208-00	SEYMOUR	08/27/21	\$11,520	\$3,600	31.25	\$10,638	\$9,010	\$10,638			1.00	1.00		\$9,010
11-290-051-00	E PORTAGE POINT	12/02/21	\$38,500	\$6,100	15.84	\$38,295	\$38,500	\$38,295			1.50	1.50		\$25,667
11-370-101-00	PORTAGE POINT	04/27/21	\$20,000	\$6,400	32.00	\$26,544	\$20,000	\$26,544			1.00	1.00		\$20,000
Totals:			\$222,815	\$66,000		\$224,644	\$123,881	\$128,665			5.50	5.50		
			Sale. Ratio =>		29.62	Average per Net Acre=>			Average per Net Acre=>			22,523.82	Average per SqFt=>	
			Std. Dev. =>		9.78	Use			50,500.00					

Resorp Prop

Small Site

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Sites	Sites		Site
11-290-220-00	FERNDAL	04/11/22	\$12,000	\$3,600	30.00	\$21,000	\$12,000	\$21,000			1.25	1.25		\$9,600
11-290-208-00	SEYMOUR	08/27/21	\$11,520	\$3,600	31.25	\$10,638	\$11,520	\$10,638			0.50	0.50		\$23,040
11-290-247-00	PORTAGE POINT	06/13/22	\$8,000	\$7,300	91.25	\$27,190	\$8,000	\$27,190			2.00	2.00		\$4,000
11-290-247-05	PORTAGE POINT	06/13/22	\$8,000	\$4,000	50.00	\$28,000	\$8,000	\$28,000			0.75	0.75		\$10,667
Totals:			\$39,520	\$18,500		\$86,828	\$39,520	\$86,828			4.50	4.50		
			Sale. Ratio =>		46.81	Average per Net Acre=>			Average per Net Acre=>			8,782.22	Average per SqFt=>	
			Std. Dev. =>		28.59	Use			8,800.00					

Site #4

[illegible]

Site #5

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-440-010-00	VALLEY VIEW	05/07/21	\$11,000	\$6,700	60.91	\$11,000	\$12,125	1.00		\$11,000
11-440-012-00	VALLEY VIEW	05/07/21	\$13,900	\$6,700	48.20	\$13,900	\$12,125	1.00		\$13,900
11-440-014-00	VALLEY VIEW	06/25/21	\$28,000	\$21,800	77.86	\$28,000	\$42,800	1.85		\$15,135
11-440-043-00	SMITH	05/20/22	\$8,500	\$6,700	78.82	\$8,500	\$12,125	1.00		\$8,500
11-440-045-00	E OPAL RIDGE	11/04/21	\$8,000	\$6,700	83.75	\$8,000	\$12,125	1.00		\$8,000
11-440-053-00	STARLIGHT RIDGE	11/05/21	\$11,000	\$15,000	136.36	\$11,000	\$16,640	1.00		\$11,000
11-440-061-00	STARLIGHT RIDGE	04/18/22	\$9,000	\$6,700	74.44	\$9,000	\$12,125	1.00		\$9,000
11-440-067-00	OPAL RIDGE	01/14/22	\$12,500	\$10,500	84.00	\$12,500	\$21,270	1.00		\$12,500
11-440-070-00	OPAL RIDGE	11/04/22	\$14,750	\$6,700	45.42	\$14,750	\$12,125	1.00		\$14,750
11-440-071-00	OPAL RIDGE	11/04/22	\$14,750	\$6,700	45.42	\$14,750	\$12,125	1.00		\$14,750
11-440-114-00	N SLOPE	11/18/21	\$12,000	\$6,700	55.83	\$12,000	\$12,125	1.00		\$12,000
11-440-123-00	EAGLE RIDGE	06/10/21	\$12,500	\$6,700	53.60	\$12,500	\$12,125	1.00		\$12,500
Totals:			\$155,900	\$107,600		\$155,900	\$189,835	12.85	0.00	
					Sale. Ratio =>	69.02	Average	Average		Average
					Std. Dev. =>	25.55	per FF=>	per Net Acre=>	12,132.30	per SqFt=>
								Use	12,125.00	

2024 L.V Pierpoint

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
11-570-015-00	2972 THIRTEEN MILE	04/23/21	\$245,900	\$245,900	\$114,700	46.64	\$271,242	\$15,671	\$41,013	160.0	160.0	2.50	2.50
11-570-034-00	3130 THIRTEEN MILE	09/30/21	\$66,000	\$66,000	\$15,300	23.18	\$30,625	\$66,000	\$30,625	160.0	679.9	2.00	2.00
Totals:			\$311,900	\$311,900	\$130,000		\$301,867	\$81,671	\$71,638	320.0		4.50	4.50
						Sale. Ratio =>	41.68	Average				Average	
						Std. Dev. =>	16.59	per FF=>		\$255		per Net Acre=>	18,149.11
											Use		18,100.00

Wickatewah

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Sites	Sites	Land Table
11-095-006-00	7178 MILLER	12/08/22	\$305,000	\$121,500	39.84	\$165,201	4.00	4.00	R-WICKATEWAH BS #1
11-450-002-00	7071 ROGERS MEMORIAL	10/22/21	\$195,000	\$42,000	21.54	\$29,750	2.00	2.00	R-WICKATEWAH
Totals:			\$500,000	\$163,500		\$194,951	6.00	6.00	
					Sale. Ratio =>	32.70	Average		
					Std. Dev. =>	12.94	per Net Acre=>	32,491.83	
							Use	32,500.00	

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 1120.PORTAGE LAKE

Frontages:

Frontage 'A':	Description: 'EXCELLENT	'	FF Rate: 5100
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'VERY GOOD	'	FF Rate: 3450
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'GOOD	'	FF Rate: 2850
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'AVERAGE	'	FF Rate: 2300
	Standard Frontage: 0		Standard Depth : 0
Frontage 'E':	Description: 'FAIR	'	FF Rate: 1400
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 21', (Units)

COMM GR	PIR COV:	57,200
PPI COM GR	:	57,200
LAKE VIEW	:	143,900

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 1140.LAKE MICHIGAN

Frontages:

Frontage 'A':	Description: 'LAKE MICH EX	'	FF Rate: 5050
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'LAKE MICH VG	'	FF Rate: 3500
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'LAKE MICH GOOD	'	FF Rate: 2800
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'LAKE MICH F	'	FF Rate: 1850
	Standard Frontage: 0		Standard Depth : 0
Frontage 'F':	Description: 'HIGH BLUFF	'	FF Rate: 1100
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 16', (Acres)

LAKE VIEW	:	143,900
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Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 51.R-SECTIONAL ACREAGE

Rates for Rate Table 'RATE TABLE 17', (Acres)

1 ACRE B/S	:	21,000
2 ACRE B/S	:	17,500
3 ACRE B/S	:	6,000
4-6 ACRES	:	6,000
7-9 ACRES	:	6,000
10-15 ACRE	:	5,000
16-20 ACRE	:	3,300
21-25 ACRE	:	3,300
26-30 ACRE	:	3,000
31-40 ACRE	:	2,400
41-80 ACRE	:	2,700
81-100 ACR	:	2,300
100 + ACRE	:	2,100
SCENIC SITE	:	50,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 900.personal property, Last Edited: / /

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood AG.A-FARM LAND

Rates for Rate Table 'AG FARM LAND', (Acres)

11-15 ACRE- USE:	2,300
16-20 ACRE	: 1,650
21-25 ACRE	: 1,650
26-30 ACRES	: 1,550
31-40 ACRE	: 1,550
41-79 ACRE	: 1,550
80-100 ACRE	: 1,850
100 + ACRE	: 1,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood CC.C=COMMERCIAL PROPERTIES

Frontages:

Frontage 'A':	Description: 'FRONT FOOT ST	'	FF Rate: 310
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'WATERFRONT	'	FF Rate: 1850
	Standard Frontage: 0		Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood O/V.R-ONEKAMA VILLAGE

Frontages:

Frontage 'D':	Description: 'FRONT FOOT #4	'	FF Rate: 290
	Standard Frontage: 0		Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PP.R-PORTAGE POINT

Frontages:

Frontage 'A':	Description: 'LOTS	'	FF Rate: 555
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 6', (Acres)

BLDG/SITE : 22,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PPA.R- RESORT PROPERTYS

Frontages:

Frontage 'B':	Description: 'SITE	'	FF Rate: 8800
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 8', (Acres)

BLDG/SITE #1 : 22,500

BLDG/SITE #2 : 20,800

SENIC SITE : 50,500

LAKEVIEW : 143,900

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PPR.R-PORTAGE PARK RESORT

Rates for Rate Table 'RATE TABLE 1', (Units)

BLDG SITE : 22,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PRS.R-PORTAGE RIDGE SUB

Rates for Rate Table 'PORTAGE RIDGE SUB', (Units)

BLDG/SITE #4 : 21,270

BLDG/SITE #5 : 12,125

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood VP.R-VILLAGE OF PIERPORT

Rates for Rate Table 'R- VILLAGE OF PIERPO', (Acres)

. : 0

BLDG/SITE #3 : 18,100

VIEW SITE : 50,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood WA.R-WICKATEWAH

Rates for Rate Table 'RATE TABLE 12', (Acres)

BLDG/SITE #1 : 32,500

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Portage Point FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
11-290-158-10	LAKE PARK	06/09/21	\$23,795	\$23,795	\$3,600	\$31,913	\$23,795	\$31,913	100.0	0.0	1.00	1.50	\$238	
11-290-159-00	SEYMOUR	06/04/21	\$55,000	\$55,000	\$19,500	\$74,463	\$55,000	\$74,463	200.0	300.0	6.50	3.50	\$275	
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	\$129,000	\$46,300	\$117,254	\$33,621	\$33,621	66.0	0.0	1.00	1.00	\$509	
11-290-073-00	8558 BAYVIEW	09/19/22	\$262,000	\$262,000	\$78,000	\$129,245	\$144,901	\$10,500	101.5	0.0	0.00	0.00	\$1,428	
Totals:			\$469,795	\$469,795	\$147,400	\$352,875	\$257,317	\$150,497	467.5		8.50	6.00		
			Sale. Ratio =>			Average			Average			Average		
			Std. Dev. =>			per FF=>			\$550			per Net Acre=>		
						Use			550.0			30,272.59		
												per SqFt=>		

Use Site #1 Resort Properties

Portage Park- Portage Point

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Site	Site	Dollars/FF	Site
11-290-337-00	SEYMOUR	11/18/22	\$7,215	\$7,215	\$16,900	\$39,000	\$7,215	\$39,000	0.0	0.0	1.00	1.00	\$7,215	
11-330-045-00	PORTAGE POINT	09/30/21	\$36,000	\$36,000	\$10,900	\$53,188	\$36,000	\$53,188	0.0	0.0	2.50	2.50	\$14,400	
11-370-098-00	S PORTAGE POINT	06/01/21	\$22,500	\$22,500	\$9,900	\$30,000	\$22,500	\$30,000	0.0	0.0	1.00	1.00	\$22,500	
11-290-209-00	3030 SEYMOUR	06/02/21	\$33,500	\$33,500	\$12,000	\$47,869	\$33,500	\$47,869	0.0	0.0	1.00	1.00	\$33,500	
11-290-220-00	FERNDAL	04/11/22	\$12,000	\$12,000	\$3,600	\$21,000	\$12,000	\$21,000	0.0	0.0	1.00	1.00	\$12,000	
11-290-247-10	PORTAGE POINT	06/13/22	\$22,000	\$22,000	\$10,000	\$21,000	\$22,000	\$21,000	0.0	0.0	1.00	1.00	\$22,000	
11-290-031-00	8980 BAYVIEW	07/23/21	\$390,000	\$390,000	\$130,700	\$338,613	\$127,512	\$76,125	0.0	0.0	3.00	3.00	\$42,504	
11-290-208-00	SEYMOUR	08/27/21	\$11,520	\$11,520	\$3,600	\$10,638	\$11,520	\$10,638	0.0	0.0	1.00	1.00	\$11,520	
11-290-247-05	PORTAGE POINT	06/13/22	\$8,000	\$8,000	\$4,000	\$28,000	\$8,000	\$28,000	0.0	0.0	1.00	1.00	\$8,000	
11-290-255-00	IVANHOE	05/27/22	\$43,000	\$43,000	\$20,300	\$59,570	\$43,000	\$59,570	0.0	0.0	2.75	2.75	\$15,636	
11-330-051-00	E PORTAGE POINT	12/02/21	\$38,500	\$38,500	\$6,100	\$38,295	\$38,500	\$38,295	0.0	0.0	1.00	1.00	\$38,500	
11-330-057-10	IVANHOE	06/13/22	\$28,500	\$28,500	\$5,000	\$21,275	\$28,500	\$21,275	0.0	0.0	1.00	1.00	\$28,500	
11-370-101-00	PORTAGE POINT	04/27/21	\$20,000	\$20,000	\$6,400	\$26,544	\$20,000	\$26,544	0.0	0.0	1.00	0.00	\$20,000	
Totals:			\$672,735	\$672,735	\$239,400	\$734,992	\$410,247	\$472,504	0.0		18.25	17.25		
			Sale. Ratio =>			Average			Average			Average		
			Std. Dev. =>			per FF=>			#DIV/0!			per Net Acre=>		
												22,479.29		
												per SqFt=>		
												Use 22500		

Scenic Site

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Site	Site	Dollars/FF	Site
11-290-305-00	9207 WOODLAND	05/12/21	\$572,500	\$572,500	\$253,000	\$552,630	\$248,150	\$234,700	120.0	0.0	4.00	4.00	\$62,038	
11-330-059-05	PORTAGE POINT	10/14/21	\$48,000	\$48,000	\$30,300	\$60,300	\$48,000	\$60,300	0.0	0.0	1.50	1.00	\$32,000	
11-440-007-00	VALLEY VIEW	06/10/22	\$39,500	\$39,500	\$15,000	\$41,500	\$39,500	\$41,500	0.0	0.0	1.00	1.00	\$39,500	
11-440-118-00	N SLOPE	04/14/21	\$28,500	\$28,500	\$33,500	\$41,500	\$28,500	\$41,500	0.0	0.0	1.00	1.00	\$28,500	
11-700-004-00	ROGERS MEMORIAL	10/21/22	\$65,000	\$65,000	\$10,000	\$41,500	\$65,000	\$41,500	0.0	0.0	1.00	1.00	\$65,000	
Totals:			\$753,500	\$753,500	\$341,800	\$737,430	\$429,150	\$419,500	120.0		8.50	8.00		
			Sale. Ratio =>			Average			Average			Average		
			Std. Dev. =>			per FF=>			\$3,576			per Net Acre=>		
												50,488.24		
												per SqFt=>		
									Use			50,500.00		

Resort Properties Small Rate

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Site	Site	Dollars/FF	Site
11-290-220-00	FERNDAL	04/11/22	\$12,000	\$12,000	\$3,600	\$21,000	\$12,000	\$21,000	3.0	0.0	1.25	1.25	\$9,600	
11-290-208-00	SEYMOUR	08/27/21	\$11,520	\$11,520	\$3,600	\$10,638	\$11,520	\$10,638	0.0	0.0	0.50	0.50	\$23,040	
11-290-247-00	PORTAGE POINT	06/13/22	\$8,000	\$8,000	\$7,300	\$27,190	\$8,000	\$27,190	0.0	0.0	2.00	2.00	\$4,000	
11-290-247-05	PORTAGE POINT	06/13/22	\$8,000	\$8,000	\$4,000	\$28,000	\$8,000	\$28,000	0.0	0.0	0.75	0.75	\$10,667	
Totals:			\$39,520	\$39,520	\$18,500	\$66,828	\$39,520	\$66,828	3.0		4.50	4.50		
			Sale. Ratio =>			Average			Average			Average		
			Std. Dev. =>			per FF=>			\$13,173			per Net Acre=>		
												8,782.22		
												per SqFt=>		
									Use			8,800.00		

Building Site #2 Resort Properties

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Site	Site	Dollars/FF	Site
11-290-031-00	8980 BAYVIEW	07/23/21	\$390,000	\$390,000	\$130,700	\$338,613	\$129,512	\$76,125	0.0	0.0	3.00	3.00	\$43,171	
11-290-151-15	8792 S GREENWAY	07/06/21	\$430,000	\$430,000	\$157,400	\$431,264	\$26,875	\$27,190	0.0	0.0	4.50	4.50	\$5,972	
Totals:			\$820,000	\$820,000	\$288,100	\$769,877	\$156,387	\$103,315	0.0		7.50	7.50		
			Sale. Ratio =>			Average			Average			Average		
			Std. Dev. =>			per FF=>			#DIV/0!			per Net Acre=>		
												20,851.60		
												per SqFt=>		
									Use			20,800.00		