

RESIDENTIAL, AGRICULTURAL & COMMERCIAL 2025 VACANT ACREAGE ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale %	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
05-06-010-005-10		05/21/24	\$45,000	\$21,500	47.78	\$45,000	10.00	10.00	\$4,500	007	007 N OF ER	402
05-06-015-023-00		11/22/24	\$405,000	\$230,100	56.81	\$70,622	1.70	0.64	\$41,640	002	002 COMM & INDUSTRIAL	202
05-06-015-028-35	8608 HERRMAN RD (VACANT)	08/30/24	\$36,000	\$6,900	19.17	\$36,000	1.60	1.60	\$22,500	007	007 N OF ER	402
05-06-032-009-45	11670 PETOBEGO PINES LN (VACANT)	10/20/23	\$175,000	\$10,000	5.71	\$175,000	10.01	10.01	\$17,483	008	008 S OF ER	402
05-06-033-019-20	11498 S ELK LAKE RD (VACANT)	09/07/23	\$85,000	\$163,400	192.24	\$85,000	38.00	38.00	\$2,237	001	001 AG	102
05-06-175-025-00		03/24/25	\$17,000	\$11,800	69.41	\$17,000	2.75	2.75	\$6,182	004	004 BIRCH LAKE	402
05-06-550-035-00		03/19/24	\$89,000	\$47,200	53.03	\$89,000	1.86	1.86	\$47,772	008	008 S OF ER	402
Totals:			\$852,000	\$490,900		\$517,622	65.92	64.86				
					Sale. Ratio =>	57.62	Average					
							per Net Acr 7,852.39					

ACREAGE USED (ROUNDED) \$7,900

OUTLIERS NOT USED

05-06-700-007-00		05/24/24	\$130,000	\$60,700	46.69	\$130,000	1.52	1.52	\$85,809	008	008 S OF ER	402
05-06-700-008-00		05/15/24	\$130,000	\$60,700	46.69	\$130,000	1.52	1.52	\$85,809	008	008 S OF ER	402
05-06-700-009-00		04/12/24	\$130,000	\$60,700	46.69	\$130,000	1.52	1.52	\$85,809	008	008 S OF ER	402
05-06-033-006-20	11301 S ELK LAKE RD (VACANT)	08/20/24	\$1,125,000	\$62,500	5.56	\$1,125,000	14.53	14.53	\$77,426	008	008 S OF ER	402

BASS LAKE 2026 LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-016-005-65	8637 PARTRIDGE TRL (VACANT)	04/20/23	\$65,000	\$93,800	144.31	\$65,000	125.1	283.0	\$520	003	003 BASS LAKE	402	FRONTAGE I
05-06-016-005-65	8637 PARTRIDGE TRL (VACANT)	12/15/23	\$150,000	\$93,800	62.53	\$150,000	125.1	283.0	\$1,199	003	003 BASS LAKE	402	FRONTAGE I
05-06-016-012-10		10/01/24	\$87,500	\$81,400	93.03	\$87,500	108.6	277.0	\$806	003	003 BASS LAKE	402	FRONTAGE I
05-43-021-001-21	501 LAKE ST	06/23/23	\$525,000	\$192,500	36.67	\$286,906	97.9	128.0	\$2,930	003	003 BASS LAKE	401	FRONTAGE
05-43-021-001-40	503 LAKE ST	11/02/23	\$685,000	\$301,100	43.96	\$205,861	82.1	158.0	\$2,507	003	003 BASS LAKE	401	FRONTAGE
05-43-021-001-40	503 LAKE ST	05/01/23	\$725,000	\$301,100	41.53	\$245,861	82.1	158.0	\$2,994	003	003 BASS LAKE	401	FRONTAGE
05-43-021-006-00	405 LAKE ST	08/01/24	\$425,000	\$129,900	30.56	\$257,499	61.6	116.0	\$4,183	003	003 BASS LAKE	401	FRONTAGE
05-43-021-068-00	135 LAKE ST	05/08/24	\$678,000	\$197,600	29.14	\$365,069	52.3	100.0	\$6,986	003	003 BASS LAKE	401	FRONTAGE
05-43-355-011-00	720 SPARTAN SHORES BLVD	08/13/24	\$735,000	\$319,500	43.47	\$176,654	672.5	128.0	\$263	003	003 BASS LAKE	401	FRONTAGE

Totals: \$4,075,500 \$1,710,700 \$1,840,350 1,407.2

Sale. Ratio => 41.98

AVG PER FF: \$1,308

FRONT FOOD USED (ROUNDED): \$1,300

BIRCH LAKE 2026 LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-175-005-00	14552 WILLIAMS DR	12/26/23	\$375,000	\$160,000	42.67	\$249,722	38.9	107.0	\$6,414	004	004 BIRCH LAKE	401	FRONTAGE
05-06-225-024-00	6641 TIMBER LAKE DR	10/27/23	\$1,067,000	\$412,400	38.65	\$591,469	87.3	214.0	\$6,773	004	004 BIRCH LAKE	401	FRONTAGE
05-06-225-026-00		12/04/23	\$340,000	\$165,000	48.53	\$340,000	82.5	200.0	\$4,121	004	004 BIRCH LAKE	402	FRONTAGE
05-06-225-027-00	6599 TIMBER LAKE DR	11/15/23	\$650,000	\$384,300	59.12	\$201,388	80.0	200.0	\$2,517	004	004 BIRCH LAKE	401	FRONTAGE
05-06-375-010-00	14427 BIRCH POINTE DR	01/10/25	\$369,000	\$253,400	68.67	\$112,442	62.6	151.0	\$1,797	004	004 BIRCH LAKE	401	FRONTAGE
05-06-600-012-01	7276 WILLIAMS CT	08/05/24	\$855,000	\$440,600	51.53	\$173,298	49.9	199.0	\$3,475	004	004 BIRCH LAKE	401	FRONTAGE II
Totals:			\$3,656,000	\$1,815,700		\$1,668,319	401.2						
					Sale. Ratio =>	49.66							
						AVG PER FF:	\$4,158						

FRONT FOOT USED (ROUNDED): \$4,100

OUTLIERS NOT USED

05-06-250-004-01	6870 BIRCHWOOD DR	05/23/23	\$416,000	\$404,600	97.26	\$210,329	150.7	280.0	\$1,396	004	004 BIRCH LAKE	401	FRONTAGE II
05-06-003-010-10		09/23/24	\$365,000	\$168,800	46.25	\$365,000	211.0	200.0	\$1,730	004	004 BIRCH LAKE	402	FRONTAGE II

(ABOVE PARCEL HAS LARGE DOWNWARD ADJUSTMENT FOR BEING WETLAND)

ELK LAKE 2026 LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-033-006-00	11255 HANEL RD	01/05/24	\$1,500,000	\$950,100	63.34	\$924,361	179.7	350.0	\$5,145	005	005 ELK LAKE	401	FRONTAGE
05-06-300-005-00	10595 SHORE DR	03/10/25	\$2,200,000	\$842,400	38.29	\$1,215,200	100.0	417.0	\$12,152	005	005 ELK LAKE	401	FRONTAGE
05-06-300-006-00	10561 SHORE DR	08/21/23	\$1,795,000	\$667,400	37.18	\$1,160,106	100.0	382.0	\$11,601	005	005 ELK LAKE	401	FRONTAGE
05-06-525-011-00	14411 SPIREA DR	04/30/24	\$1,200,000	\$780,800	65.07	\$198,319	80.0	192.0	\$2,479	005	005 ELK LAKE	401	FRONTAGE V
05-06-675-001-00	11101 MATTES DR	05/24/24	\$1,820,000	\$919,600	50.53	\$935,666	162.2	323.0	\$5,770	005	005 ELK LAKE	401	FRONTAGE
05-43-021-033-20	157 MITCHELL CT	11/30/23	\$185,000	\$94,500	51.08	\$185,000	90.9	284.0	\$2,035	005	005 ELK LAKE	402	FRONTAGE III
05-43-022-009-00	726 GOLF COURSE DR	11/17/23	\$1,250,000	\$544,100	43.53	\$1,172,104	137.2	300.0	\$8,542	005	005 ELK LAKE	401	FRONTAGE V
05-43-022-023-00	301 GREEN ACRES LN	08/15/24	\$2,550,000	\$1,202,700	47.16	\$781,973	91.1	314.0	\$8,588	005	005 ELK LAKE	401	FRONTAGE VII
05-43-350-005-00	318 RIVERSHORE DR	08/18/23	\$1,700,000	\$537,300	31.61	\$1,057,543	83.1	152.0	\$12,723	005	005 ELK LAKE	401	FRONTAGE III
05-43-350-012-00	304 RIVERSHORE DR	09/06/24	\$795,000	\$89,300	11.23	\$795,000	98.2	212.0	\$8,099	005	005 ELK LAKE	402	FRONTAGE III
Totals:			\$14,995,000	\$6,628,200		\$8,425,272	1,122.3						
					Sale. Ratio =>	44.20							
							AVG PER FF:	\$7,507					

FRONT FOOT USED (ROUNDED): \$7,500

GRAND TRAVERSE BAY 2026 LAND ANALYSIS (ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-009-011-00	7248 N BAYSHORE DR	10/17/24	\$1,799,000	\$689,400	38.32	\$1,094,348	148.5	300.0	\$7,367	006	006 GT BAY	401	FRONTAGE VI
05-06-275-013-00	11962 CABANA SHORES RD	06/22/23	\$945,000	\$327,500	34.66	\$771,162	100.0	300.0	\$7,712	006	006 GT BAY	401	FRONTAGE
05-06-350-010-00	8684 N BAYSHORE DR	08/18/23	\$698,500	\$311,000	44.52	\$306,778	51.2	87.0	\$5,997	006	006 GT BAY	401	FRONTAGE
05-06-425-026-00	6343 E HARBOR DR	11/27/24	\$1,515,000	\$806,500	53.23	\$240,767	75.3	170.0	\$3,198	006	006 GT BAY	401	FRONTAGE VI
Totals:			\$4,957,500	\$2,134,400		\$2,413,055	375.0						
					Sale. Ratio =>	43.05							
							AVG PER FF:	\$6,435					

FRONT FOOT USED (ROUNDED) \$6,400

OUTLIER NOT USED

05-43-020-010-20	322 S BAYSHORE DR	06/07/24	\$950,000	\$160,500	16.89	\$950,000	71.3	229.0	\$13,317	006	006 GT BAY	402	FRONTAGE VI
05-06-550-001-10	10992 LAKESHORE RD	07/28/23	\$1,410,000	\$508,800	36.09	\$761,888	82.1	215.0	\$9,278	006	006 GT BAY	401	FRONTAGE II

NORTH OF ER 2026 LAND ANALYSIS (VACANT LAND)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-009-012-10	7392 N BAYSHORE DR (VACANT)	10/23/23	\$119,900	\$63,500	52.96	\$119,900	151.6	176.0	\$791	007	007 N OF ER	402	FRONTAGE I
05-06-015-015-00		09/28/23	\$65,000	\$45,100	69.38	\$65,000	114.2	325.9	\$569	007	007 N OF ER	402	FRONTAGE III
05-06-250-034-20		08/15/24	\$65,000	\$33,900	52.15	\$65,000	143.0	150.0	\$455	007	007 N OF ER	402	FRONTAGE I
Totals:			\$249,900	\$142,500		\$249,900	408.8						
					Sale. Ratio =>	57.02							
							AVG PER FF:	\$611					

FRONT FOOT USED (ROUNDED) \$600

SOUTH OF ER 2026 LAND ANALYSIS (VACANT LAND)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-550-035-00		03/19/24	\$89,000	\$47,200	53.03	\$89,000	192.8	394.0	\$462	008	008 S OF ER	402	FRONTAGE
05-06-700-007-00		05/24/24	\$130,000	\$60,700	46.69	\$130,000	173.4	322.0	\$750	008	008 S OF ER	402	FRONTAGE
05-06-700-008-00		05/15/24	\$130,000	\$60,700	46.69	\$130,000	173.4	322.0	\$750	008	008 S OF ER	402	FRONTAGE
05-06-700-009-00		04/12/24	\$130,000	\$60,700	46.69	\$130,000	173.4	322.0	\$750	008	008 S OF ER	402	FRONTAGE
05-43-400-012-00		07/07/23	\$50,000	\$33,300	66.60	\$50,000	95.0	200.0	\$526	008	008 S OF ER	402	FRONTAGE IV
Totals:			\$529,000	\$262,600		\$529,000	808.0						
					Sale. Ratio =>	49.64							
							AVG PER FF:	\$655					

FRONT FOOT USED (ROUNDED): \$700

EAST OF ER 2026 LAND ANALYSIS (VACANT LAND)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-43-125-002-10	104 IROQUOIS ST	09/11/23	\$55,000	\$28,000	50.91	\$55,000	50.0	132.0	\$1,100	002	009 EAST ER	402	FRONTAGE
05-43-125-002-01	102 IROQUOIS ST (VACANT)	11/06/23	\$55,000	\$23,300	42.36	\$55,000	61.2	133.0	\$902	002	009 EAST ER	402	FRONTAGE
05-43-021-044-10	140 CHARLES ST	10/18/23	\$89,900	\$31,200	34.71	\$89,900	82.0	132.0	\$1,096	009	009 EAST ER	402	FRONTAGE

Totals: **\$199,900** **\$82,500** **127.98** **\$199,900** **193.2**

Sale. Ratio => 41.27

AVG \$ PEF \$1,033

FRONT FOOT USED (ROUNDED): \$1,000

WEST OF ER 2026 LAND ANALYSIS VILLAGE OF THE PLAT OF ELK RAPIDS (DOWNTOWN VACANT LAND)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale %	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-43-010-195-00		05/10/23	\$115,000	\$92,700	80.61	\$115,000	68.7	143.0	\$1,674	010	010 WEST ER	402	DOWNTOWN
05-43-010-234-00	514 CEDAR ST	01/30/24	\$260,000	\$93,600	36.00	\$260,000	68.6	142.8	\$3,787	010	010 WEST ER	402	DOWNTOWN
Totals:			\$375,000	\$186,300		\$375,000	137.3						
					Sale. Ratio =>	49.68							
						AVG PER FF:	\$2,730						

FRONT FOOT USED (ROUNDED): \$2,700

WEST OF ER 2026 LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale %	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-43-029-003-00	807 LIVINGSTON ST	05/02/24	\$200,000	\$198,100	99.05	\$81,219	277.5	495.0	\$293	010	010 WEST ER	401	FRONTAGE II
05-43-110-006-00	710 CAPA BRAN TERRACE \	10/09/24	\$190,000	\$26,400	13.89	\$190,000	52.8	132.0	\$3,596	010	010 WEST ER	402	FRONTAGE IV
05-43-110-012-00		09/30/24	\$185,000	\$26,400	14.27	\$185,000	52.8	132.0	\$3,502	010	010 WEST ER	402	FRONTAGE IV
05-43-175-003-00	507 FIRST ST	04/08/24	\$499,900	\$273,900	54.79	\$18,997	66.9	142.7	\$284	010	010 WEST ER	401	FRONTAGE III
05-43-175-015-00	606 W SECOND ST	09/13/24	\$425,000	\$122,300	28.78	\$225,818	45.4	66.0	\$4,976	010	010 WEST ER	401	FRONTAGE III
05-43-300-007-00	800 LIVINGSTON ST	04/22/24	\$185,000	\$146,000	78.92	\$33,936	140.9	132.0	\$241	010	010 WEST ER	401	FRONTAGE II
Totals:			\$1,684,900	\$793,100		\$734,970	636.4						
					Sale. Ratio =>	47.07							
						AVG PER FF:	\$1,155						

FRONT FOOT USED (ROUNDED): \$1,200

INWOOD 2026 LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class	Rate Group 1
05-06-425-004-00	6888 E HARBOR DR	06/29/23	\$600,000	\$270,600	45.10	\$244,317	92.7	101.0	\$2,635	007	012 INWOOD CHAN	401	WATERFRONT
05-06-425-019-00	6444 E HARBOR DR	01/09/24	\$750,000	\$441,200	58.83	\$54,915	93.6	152.0	\$587	007	012 INWOOD CHAN	401	FRONTAGE
05-06-425-052-00	6831 E HARBOR DR	04/15/24	\$459,000	\$269,600	58.74	\$51,098	150.0	150.0	\$341	007	012 INWOOD CHAN	401	FRONTAGE II
05-06-425-054-00	6785 E HARBOR DR	06/23/23	\$60,000	\$36,800	61.33	\$60,000	140.0	150.0	\$429	007	012 INWOOD CHAN	402	FRONTAGE II
05-06-425-054-00	6785 E HARBOR DR	11/06/24	\$77,500	\$36,800	47.48	\$77,500	140.0	150.0	\$554	007	012 INWOOD CHAN	402	FRONTAGE II

Totals: \$1,946,500 \$1,055,000 \$487,830 616.3

Sale. Ratio => 54.20

AVG PER FF: \$791

FRONT FOOT USED (ROUNDED): \$800

FRONT FOOT USED WATERFRONT (ROUNDED): \$2,600

OUTLIER NOT USED

05-06-425-039-00	6647 E HARBOR DR	07/23/24	\$480,000	\$287,800	59.96	\$3,245	112.9	212.0	\$29	007	012 INWOOD CHAN	401	FRONTAGE III
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