

ARCADIA TOWNSHIP
MANISTEE COUNTY

2023 LAND VALUE ANALYSIS

BY:
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Introduction:

Arcadia Township located in Manistee County is a rural area with frontage on Lake Michigan. There is also an inland lake, Lake Arcadia, that is an outlet to Lake Michigan. There are only three classes of property in Arcadia, Agriculture, Commercial, and Residential. Most of the township is Residential property. Due to the small number of properties, the agricultural land and residential acreage were analyzed with neighboring townships. The commercial class was analyzed with the residential class because there are few sales, and some commercial properties are sold for residential use.

ARCADIA 2023 AGRICULTURAL LAND VALUE ANALYSIS

5 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
04-014-100-01	22955 FAYLOR	07/23/20	\$10,000	\$10,000	5.00	\$2,000	WD	03-ARM'S LENGTH
04-024-150-15	15584 HARLAN	04/28/20	\$14,900	\$14,900	4.98	\$2,992	LC	03-ARM'S LENGTH
04-026-475-15	CADILLAC	11/03/21	\$20,500	\$20,500	5.00	\$4,100	WD	03-ARM'S LENGTH
04-036-400-20	HARLAN	01/06/21	\$19,000	\$19,000	5.00	\$3,800	WD	03-ARM'S LENGTH
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000	5.00	\$4,600	WD	03-ARM'S LENGTH
07-118-014-05	LAKESHORE	07/10/20	\$23,000	\$23,000	5.25	\$4,381	WD	03-ARM'S LENGTH
09-033-325-03	MARILLA	08/19/21	\$22,500	\$22,500	5.28	\$4,261	WD	03-ARM'S LENGTH
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387	LC	03-ARM'S LENGTH
10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900	4.64	\$5,151	LC	03-ARM'S LENGTH
10-032-400-04	PEACOCK	06/24/20	\$15,000	\$15,000	5.00	\$3,000	WD	03-ARM'S LENGTH
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000	5.00	\$5,000	WD	03-ARM'S LENGTH
12-004-200-24	TAYLOR	10/30/20	\$14,000	\$14,000	4.82	\$2,905	WD	03-ARM'S LENGTH
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$5,000	WD	03-ARM'S LENGTH
WILL USE \$4,000/ACRE				\$258,700	65.19	\$3,968		

7 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
03-025-014-00	2438 INDIAN VILLAGE	05/07/21	\$24,500	\$24,500	8.00	\$3,063	WD	03-ARM'S LENGTH
04-036-125-15	23607 VALENCOURT	04/23/21	\$24,900	\$24,900	8.66	\$2,875	WD	03-ARM'S LENGTH
05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600	5.63	\$2,416	WD	03-ARM'S LENGTH
07-005-029-25	OLSON	01/13/22	\$32,000	\$32,000	8.10	\$3,951	WD	03-ARM'S LENGTH
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000	7.81	\$3,841	WD	03-ARM'S LENGTH
07-111-006-35	KERRY	04/13/20	\$25,000	\$25,000	6.26	\$3,994	WD	03-ARM'S LENGTH
07-123-005-00	FISK	11/06/20	\$20,000	\$20,000	7.06	\$2,833	WD	03-ARM'S LENGTH
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834	WD	03-ARM'S LENGTH
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973	WD	03-ARM'S LENGTH
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000	5.68	\$3,169	WD	03-ARM'S LENGTH
09-020-150-20	MCCLISH	10/22/20	\$23,500	\$23,500	9.50	\$2,474	WD	03-ARM'S LENGTH
WILL USE \$3,400/ACRE				\$264,500	78.85	\$3,354		

10 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
03-003-016-30	KERRY	12/18/20	\$34,900	\$34,900	10.00	\$3,490	WD	03-ARM'S LENGTH
03-004-007-10	8373 LYMAN	01/20/21	\$28,900	\$28,900	10.00	\$2,890	WD	03-ARM'S LENGTH
03-004-011-10	ADAMSON LAKE	10/19/20	\$25,000	\$25,000	10.00	\$2,500	WD	03-ARM'S LENGTH
03-005-022-00	FELDHAK	10/28/21	\$27,000	\$27,000	10.00	\$2,700	WD	03-ARM'S LENGTH
03-019-003-05	6127 RIVER	08/15/20	\$32,000	\$32,000	10.30	\$3,107	WD	03-ARM'S LENGTH
03-028-008-10	KETTLE HOLE	10/02/20	\$29,900	\$29,900	10.00	\$2,990	WD	03-ARM'S LENGTH
04-001-450-20	ADAMS	03/09/21	\$23,000	\$23,000	10.00	\$2,300	WD	03-ARM'S LENGTH
04-012-225-10	VIADUCT	06/23/21	\$27,500	\$27,500	10.00	\$2,750	WD	03-ARM'S LENGTH
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000	10.28	\$3,113	WD	03-ARM'S LENGTH
04-032-175-02	ERWIN	08/20/21	\$27,000	\$27,000	10.00	\$2,700	WD	03-ARM'S LENGTH
05-019-175-10	SHIVERLY	04/20/21	\$23,000	\$23,000	10.10	\$2,277	WD	03-ARM'S LENGTH
05-120-150-01	SKIDMORE	01/04/21	\$23,000	\$23,000	10.00	\$2,300	WD	03-ARM'S LENGTH
05-121-125-40	3854 SWIHART	10/04/21	\$35,000	\$35,000	10.00	\$3,500	WD	03-ARM'S LENGTH
05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000	10.00	\$3,900	WD	03-ARM'S LENGTH
05-129-300-05	RIVER	08/07/20	\$30,000	\$30,000	10.00	\$3,000	WD	03-ARM'S LENGTH
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000	10.00	\$4,000	WD	03-ARM'S LENGTH
07-129-003-00	DONTZ	07/29/20	\$26,000	\$26,000	10.00	\$2,600	WD	03-ARM'S LENGTH
08-036-325-20	CLEMENTS	12/29/20	\$28,000	\$28,000	10.00	\$2,800	WD	03-ARM'S LENGTH
09-008-175-15	11588 ERWIN	07/10/20	\$20,000	\$20,000	10.01	\$1,997	LC	03-ARM'S LENGTH
09-014-200-45	HULLS	08/12/21	\$17,000	\$17,000	10.59	\$1,605	WD	03-ARM'S LENGTH
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500	WD	03-ARM'S LENGTH
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850	WD	03-ARM'S LENGTH
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200	WD	03-ARM'S LENGTH
10-011-400-20	HUSIER	11/20/20	\$32,000	\$32,000	10.00	\$3,200	WD	03-ARM'S LENGTH
10-027-475-20	LAVERNE	09/15/20	\$25,900	\$25,900	10.24	\$2,529	LC	19-MULTI PARCEL ARM'S LENGTH
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500	WD	03-ARM'S LENGTH
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000	WD	03-ARM'S LENGTH
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000	10.18	\$3,438	WD	03-ARM'S LENGTH
10-110-200-02	CEDAR CREEK	09/08/20	\$24,000	\$24,000	10.00	\$2,400	WD	03-ARM'S LENGTH
13-011-225-10	VONDRA	07/01/20	\$25,000	\$25,000	10.00	\$2,500	WD	03-ARM'S LENGTH
13-021-325-10	15445 BIG BEAR	07/08/20	\$16,500	\$16,500	10.00	\$1,650	WD	03-ARM'S LENGTH
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500	10.04	\$2,739	WD	03-ARM'S LENGTH
14-003-004-35	741 KETTLE HOLE	05/07/21	\$39,900	\$39,900	10.00	\$3,990	WD	03-ARM'S LENGTH
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000	10.00	\$4,600	WD	03-ARM'S LENGTH
WILL USE \$3,100/ACRE				\$1,050,500	341.74	\$3,074		

15 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
03-005-022-05	FELDHAK	01/25/22	\$45,000	\$45,000	15.00	\$3,000	WD	03-ARM'S LENGTH
03-034-004-00	SKOCELAS	09/28/20	\$39,500	\$39,500	16.00	\$2,469	WD	03-ARM'S LENGTH
04-015-350-01	READ	03/09/22	\$46,000	\$46,000	15.55	\$2,958	WD	03-ARM'S LENGTH
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	16.53	\$2,777	WD	03-ARM'S LENGTH
04-025-250-01	14545 VIADUCT	11/17/20	\$28,000	\$28,000	15.03	\$1,863	WD	03-ARM'S LENGTH
04-027-200-20	CADILLAC	04/29/21	\$28,000	\$28,000	11.39	\$2,458	WD	03-ARM'S LENGTH
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000	17.87	\$2,518	WD	03-ARM'S LENGTH
05-135-350-01	N SEAMAN	04/15/21	\$39,900	\$39,900	14.50	\$2,752	WD	03-ARM'S LENGTH
05-135-350-10	SEAMAN	04/30/21	\$41,000	\$41,000	15.16	\$2,704	WD	03-ARM'S LENGTH
05-135-350-15	SEAMAN	04/27/21	\$28,500	\$28,500	12.69	\$2,246	WD	03-ARM'S LENGTH
06-029-225-04	3335 LINKE	07/07/20	\$45,000	\$45,000	16.66	\$2,701	WD	03-ARM'S LENGTH
06-114-325-07	MERKEY	04/09/20	\$45,000	\$45,000	13.77	\$3,268	WD	03-ARM'S LENGTH
08-013-375-00	17474 BIGGE RD	07/30/20	\$35,000	\$35,000	11.12	\$3,147	WD	03-ARM'S LENGTH
WILL USE \$2,700/ACRE				\$511,800	191.27	\$2,676		

20-25 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
04-011-175-01	VIADUCT	09/29/20	\$34,500	\$34,500	20.00	\$1,725	LC	03-ARM'S LENGTH
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	18.60	\$2,468	WD	03-ARM'S LENGTH
04-024-200-10	READ	07/08/21	\$23,400	\$23,400	20.00	\$1,170	WD	03-ARM'S LENGTH
04-030-475-10	YATES	11/03/21	\$50,000	\$50,000	20.00	\$2,500	WD	03-ARM'S LENGTH
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	\$55,000	20.00	\$2,750	WD	03-ARM'S LENGTH
05-110-325-01	5437 SWIHART	10/27/20	\$56,000	\$56,000	20.00	\$2,800	WD	03-ARM'S LENGTH
05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000	18.45	\$3,198	WD	03-ARM'S LENGTH
07-116-009-10	BENTOSKI	03/19/21	\$68,500	\$68,500	19.25	\$3,558	WD	03-ARM'S LENGTH
08-017-125-01	10877 JOUPPI	06/15/20	\$36,000	\$36,000	19.68	\$1,829	WD	03-ARM'S LENGTH
08-022-425-01	CREAMERY	08/06/21	\$40,000	\$40,000	20.00	\$2,000	WD	03-ARM'S LENGTH
09-004-450-01	BENTON	10/15/21	\$45,000	\$45,000	20.30	\$2,217	WD	03-ARM'S LENGTH
09-009-475-10	20858 HULLS	08/20/20	\$44,000	\$44,000	20.00	\$2,200	WD	03-ARM'S LENGTH
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	\$60,500	20.00	\$3,025	WD	03-ARM'S LENGTH
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863	WD	03-ARM'S LENGTH
10-115-425-01	STAR LAKE	05/22/20	\$35,000	\$35,000	20.25	\$1,728	WD	03-ARM'S LENGTH
10-121-150-40	PINE LAKE	10/02/20	\$58,900	\$58,900	20.00	\$2,945	WD	03-ARM'S LENGTH
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	\$42,500	21.25	\$2,000	WD	03-ARM'S LENGTH
10-135-300-10	BOSSCHEM	06/04/21	\$42,000	\$42,000	20.55	\$2,044	WD	03-ARM'S LENGTH
10-135-375-05	BOSSCHEM	04/02/21	\$40,000	\$40,000	20.55	\$1,946	WD	03-ARM'S LENGTH
13-003-325-20	DZUIBANEK	09/18/20	\$42,000	\$42,000	20.00	\$2,100	WD	03-ARM'S LENGTH
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000	20.00	\$3,000	WD	03-ARM'S LENGTH
14-018-010-00	STEINBERG	05/21/21	\$62,000	\$62,000	20.00	\$3,100	WD	03-ARM'S LENGTH
WILL USE \$2,400/ACRE				\$1,077,450	438.88	\$2,455		

25-40 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	\$62,500	30.00	\$2,083	WD	03-ARM'S LENGTH
08-017-150-00	10694 PAHKANEN	11/04/20	\$38,000	\$38,000	24.94	\$1,524	WD	03-ARM'S LENGTH
04-028-450-01	VALENCOURT	12/18/20	\$55,000	\$55,000	30.00	\$1,833	WD	03-ARM'S LENGTH
07-110-007-00	ORCHARD	08/04/21	\$52,000	\$52,000	30.00	\$1,733	WD	03-ARM'S LENGTH
04-010-400-01	LITZEN	10/27/21	\$60,500	\$60,500	30.00	\$2,017	WD	03-ARM'S LENGTH
08-034-375-01	15410 JOHNSON	08/07/20	\$58,000	\$58,000	31.88	\$1,819	WD	03-ARM'S LENGTH
03-013-008-00	FARNSWORTH	03/19/21	\$59,000	\$59,000	36.86	\$1,601	LC	03-ARM'S LENGTH
04-016-350-01	READ	12/22/20	\$80,000	\$80,000	38.50	\$2,078	WD	03-ARM'S LENGTH
08-029-200-01	NINE MILE	05/27/20	\$60,000	\$60,000	37.02	\$1,621	WD	03-ARM'S LENGTH
08-003-275-01	POTTER	10/29/20	\$50,000	\$50,000	40.00	\$1,250	WD	03-ARM'S LENGTH
10-120-300-01	UDELL HILLS	08/27/20	\$60,000	\$60,000	40.00	\$1,500	WD	03-ARM'S LENGTH
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	40.00	\$1,550	WD	03-ARM'S LENGTH
08-008-200-01	POTTER	06/30/20	\$69,000	\$69,000	40.00	\$1,725	WD	03-ARM'S LENGTH
09-009-175-01	MARILLA	07/14/20	\$73,500	\$73,500	40.00	\$1,838	WD	03-ARM'S LENGTH
07-112-002-00	5851 SCOTT	12/29/21	\$75,000	\$75,000	40.00	\$1,875	LC	03-ARM'S LENGTH
09-005-250-01	YATES	09/30/20	\$75,000	\$75,000	40.00	\$1,875	WD	03-ARM'S LENGTH
03-004-009-00	8916 FELDHAK RD	10/07/20	\$76,500	\$76,500	40.00	\$1,913	WD	03-ARM'S LENGTH
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000	40.00	\$2,000	WD	03-ARM'S LENGTH
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100	WD	03-ARM'S LENGTH
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250	WD	03-ARM'S LENGTH
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103	WD	03-ARM'S LENGTH
WILL USE \$1,850/ACRE				\$1,405,000	769.62	\$1,826		

50 + ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$/A	Instr.	Terms of Sale
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000	48.94	\$1,267	WD	03-ARM'S LENGTH
04-008-225-02	NESSEN CITY	10/07/20	\$70,000	\$70,000	53.51	\$1,308	WD	03-ARM'S LENGTH
08-025-225-01	NINE MILE	08/12/20	\$82,500	\$82,500	58.00	\$1,422	WD	03-ARM'S LENGTH
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000	63.02	\$2,095	WD	03-ARM'S LENGTH
04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000	66.38	\$2,034	WD	03-ARM'S LENGTH
04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000	74.00	\$1,081	WD	03-ARM'S LENGTH
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000	80.00	\$1,788	WD	19-MULTI PARCEL ARM'S LENGTH
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020	80.00	\$1,925	WD	03-ARM'S LENGTH
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863	WD	03-ARM'S LENGTH
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000	83.94	\$1,489	WD	03-ARM'S LENGTH
WILL USE \$1,650/ACRE				\$1,132,520	687.79	\$1,647		

Arcadia Township Rural Residential Acreage Analysis for 2023

BS&A ACREAGE TABLE	
ACRES	\$/ACRE
1	\$9,100
1.5	\$13,650
2	\$18,200
2.5	\$22,750
3	\$27,300
4	\$31,850
5	\$36,400
7	\$49,700
10	\$63,000
15	\$94,500
20	\$126,000
25	\$157,500
30	\$189,000
40	\$252,000
50	\$315,000
100	\$630,000

1-4 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
01-002-004-00	18579 ST PIERRE	06/30/20	\$51,000	\$51,000	3.54	\$14,407	WD	03-ARM'S LENGTH
01-025-003-20	NORCONK	01/04/19	\$18,000	\$18,000	3.16	\$5,696	WD	03-ARM'S LENGTH
02-034-350-19	JOHNSON	06/03/19	\$17,000	\$17,000	1.04	\$16,346	WD	03-ARM'S LENGTH
11-035-003-00	ROGERS MEMORIAL	08/29/19	\$14,000	\$14,000	2.00	\$7,000	WD	03-ARM'S LENGTH
12-017-275-05	KEILLOR	10/08/19	\$15,000	\$15,000	2.00	\$7,500	WD	03-ARM'S LENGTH
01-022-007-20	NORTHWOOD	11/09/20	\$25,000	\$25,000	3.70	\$6,753	WD	03-ARM'S LENGTH
WILL USE \$9,100/ACRE				\$140,000	15.44	\$9,066		

5-9 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000	6.17	\$4,538	WD	03-ARM'S LENGTH
02-021-275-15	MAIDENS	10/30/20	\$22,000	\$22,000	8.30	\$2,651	WD	03-ARM'S LENGTH
01-015-015-10	NORTHWOOD	04/22/20	\$49,900	\$49,900	8.50	\$5,871	WD	03-ARM'S LENGTH
01-022-007-10	NORTHWOOD	06/06/22	\$95,000	\$95,000	9.23	\$10,293	WD	03-ARM'S LENGTH
01-022-007-10	NORTHWOOD	07/27/20	\$45,000	\$45,000	9.23	\$4,875	WD	03-ARM'S LENGTH
01-036-004-30	ERDMAN RD	08/15/22	\$55,000	\$55,000	9.60	\$5,729	WD	03-ARM'S LENGTH
WILL USE \$5,800/ACRE				\$294,900	51.03	\$5,779		

10-20 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
02-022-400-01	CHIEF	06/25/20	\$20,000	\$20,000	10.00	\$2,000	WD	03-ARM'S LENGTH
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500	10.00	\$3,750	WD	03-ARM'S LENGTH
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990	WD	03-ARM'S LENGTH
12-028-300-02	NORCONK	08/24/20	\$35,000	\$35,000	10.00	\$3,500	WD	03-ARM'S LENGTH
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	\$45,500	12.94	\$3,516	WD	03-ARM'S LENGTH
02-023-375-01	NINE MILE	03/12/21	\$33,000	\$33,000	14.00	\$2,357	WD	03-ARM'S LENGTH
02-023-475-01	NINE MILE	11/24/20	\$64,000	\$64,000	17.94	\$3,567	WD	19-MULTI PARCEL ARM'S LENGTH
02-025-125-10	NINE MILE	01/29/21	\$35,000	\$35,000	14.97	\$2,338	WD	19-MULTI PARCEL ARM'S LENGTH
02-027-425-10	9511 TANNERVILLE	05/28/20	\$25,000	\$25,000	12.12	\$2,063	WD	03-ARM'S LENGTH
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000	15.38	\$4,876	WD	03-ARM'S LENGTH
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000	12.87	\$4,274	WD	03-ARM'S LENGTH
02-022-425-01	CHIEF	03/08/21	\$40,000	\$40,000	20.00	\$2,000	WD	03-ARM'S LENGTH
02-026-350-01	CHIEF	08/10/21	\$40,000	\$40,000	20.00	\$2,000	WD	03-ARM'S LENGTH
01-002-009-00	ARCADIA RIDGE RD	06/04/21	\$87,500	\$87,500	15.20	\$5,755	WD	03-ARM'S LENGTH
01-022-010-10	M-22	12/09/20	\$94,000	\$94,000	18.75	\$5,013	WD	03-ARM'S LENGTH
01-025-003-01	NORCONCK	04/06/21	\$84,000	\$84,000	19.84	\$4,234	WD	03-ARM'S LENGTH
WILL USE \$3,500/ACRE				\$810,400	234.01	\$3,463		

25-35 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
01-023-004-00	SAINT PIERRE RD	01/26/22	\$113,000	\$113,000	25.00	\$4,520	WD	03-ARM'S LENGTH
12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200	24.47	\$1,684	WD	03-ARM'S LENGTH
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723	WD	03-ARM'S LENGTH
WILL USE \$3,000/ACRE				\$229,200	77.01	\$2,976		

40-90 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
01-011-016-00	GLOVERS LAKE	08/04/22	\$93,000	\$93,000	40.00	\$2,325	WD	03-ARM'S LENGTH
01-001-009-00	GILBERT	11/22/21	\$330,000	\$330,000	80.00	\$4,125	WD	03-ARM'S LENGTH
12-009-400-05	8780 GLOVERS LAKE	08/07/20	\$75,000	\$75,000	40.00	\$1,875	WD	03-ARM'S LENGTH
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415	64.52	\$1,525	WD	03-ARM'S LENGTH
12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000	46.80	\$1,709	WD	03-ARM'S LENGTH
WILL USE \$2,500/ACRE				\$676,415	271.32	\$2,493		

100 Acres								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Instr.	Terms of Sale
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900	74.94	\$1,867	WD	03-ARM'S LENGTH
02-015-400-01	9650 MAIDENS	08/15/19	\$265,000	\$265,000	160.00	\$1,656	WD	19-MULTI PARCEL ARM'S LENGTH
WILL USE \$1,800/ACRE				\$404,900	234.94	\$1,723		

VALLEYWOOD COVE (ALL LOTS)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual*	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-450-011-00	3277 SUN VIEW LN	12/02/21	\$35,000	\$35,000	\$28,800	50.0	100.0	0.12	0.12	\$576
01-450-028-00	16887 VALLEY WOOD CT	06/04/21	\$42,000	\$42,000	\$35,800	50.0	125.0	0.14	0.14	\$716
01-450-034-00	3324 LAKELAND DR	02/12/21	\$28,500	\$28,500	\$22,300	50.0	105.0	0.12	0.12	\$446
01-450-034-00	3324 LAKELAND DR	03/08/22	\$37,500	\$37,500	\$31,300	50.0	105.0	0.12	0.12	\$626
01-450-008-00	3280 SUN VIEW LN	11/02/22	\$39,000	\$39,000	\$32,800	60.0	100.0	0.14	0.14	\$547
01-450-039-00	3272 LAKELAND DR	03/17/22	\$39,000	\$39,000	\$32,800	50.0	100.0	0.12	0.12	\$656
ALL LOTS WILL USE \$600/FF					\$183,800	310.0				\$593

*6200 was removed from the land residual value to account for the dock that was sold with each parcel

CAMP ARCADIA NON-WATER										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-301-041-00	FORESTVIEW	04/08/22	\$160,000	\$160,000	\$160,000	99.9	150.0	0.36	0.36	\$1,601
01-301-039-00	FORESTVIEW	10/30/19	\$105,000	\$105,000	\$105,000	97.0	150.0	0.34	0.34	\$1,082
WILL USE \$1,300/FF					\$265,000	196.9				\$1,346

LAKE ARCADIA LOTS										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-400-051-00	VACANT FIRST STREET	10/15/21	\$222,500	\$222,500	\$222,500	105.1	221.0	0.51	0.51	\$2,117
01-400-061-00		10/23/20	\$735,000	\$735,000	\$345,156	132.8	220.0	0.53	0.53	\$2,599
01-500-024-00		06/03/21	\$875,000	\$875,000	\$537,288	256.8	163.0	0.97	0.97	\$2,092
01-400-060-00	3018 GREBE CT	11/29/21	\$235,000	\$235,000	\$235,000	154.0	210.0	0.65	0.65	\$1,526
WILL USE \$2,065/FF					\$1,339,944	648.8				\$2,065

NORTH BEACH										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-435-004-00	PERRY LN	01/29/21	\$147,400	\$147,400	\$147,400	100.3	183.0	0.43	0.43	\$1,470
01-435-006-00	PERRY LN	10/15/19	\$139,700	\$139,700	\$139,700	96.6	167.0	0.39	0.39	\$1,446
01-435-008-00	PERRY LN	05/11/21	\$135,000	\$135,000	\$135,000	97.2	165.0	0.39	0.39	\$1,389
WILL USE \$1,400/FF					\$422,100	294.1				\$1,435

POINT ARCADIA NON-WATER & VILLAGE PLATTED										
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-400-029-00		12/03/21	\$48,000	\$48,000	\$48,000	100.7	184.0	0.42	0.42	\$477
01-400-030-00		12/01/21	\$36,000	\$36,000	\$36,000	100.7	184.0	0.42	0.42	\$358
01-400-038-00	16855 FIRST	09/24/21	\$44,000	\$44,000	\$44,000	96.7	137.0	0.33	0.33	\$455
01-600-158-00		05/24/22	\$62,500	\$62,500	\$62,500	112.7	254.0	0.29	0.15	\$555
01-600-170-00		11/15/21	\$52,000	\$52,000	\$52,000	112.7	127.0	0.29	0.29	\$461
01-700-079-00	17429 FOURTH ST	03/18/21	\$55,700	\$55,700	\$55,700	157.0	170.0	0.61	0.61	\$355
WILL USE \$440/FF					\$298,200	680.5				\$438

LAKE MICHIGAN FRONTAGE (BEST & GOOD)								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
01-500-005-00		08/10/18	\$495,000	\$495,000	\$345,263	101.7		\$3,395
01-500-02600	STARKE RD	11/07/19	\$285,000	\$285,000	\$285,000	86.0		\$3,314
01-003-026-00	BURNHAM	07/08/21	\$500,000	\$500,000	\$500,000	150.0	800.0	\$3,333
WILL USE \$3,300/FF					\$1,130,263	337.7		\$3,347

HIGH BANK FRONTAGE								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
01-440-001-00		06/30/21	\$205,000	\$205,000	\$205,000	134.0	195.0	\$1,530
01-440-002-00		06/11/21	\$195,000	\$195,000	\$195,000	143.0	264.0	\$1,364
01-440-003-00	LAKEVIEW	06/11/21	\$199,000	\$199,000	\$199,000	141.0	263.0	\$1,411
01-440-005-00		06/11/21	\$194,000	\$194,000	\$194,000	137.0	253.0	\$1,416
WILL USE \$1,430/FF					\$793,000	555.0		\$1,429

LAKEVIEW FRONTAGE								
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
01-021-002-82	MAXEY RD	03/18/22	\$115,000	\$115,000	\$115,000	277.6	0.0	\$414
01-003-024-05	BURNHAM	04/06/22	\$165,000	\$165,000	\$165,000	122.5	300.0	\$1,347
01-022-013-06	MAXEY RD	08/02/22	\$335,000	\$335,000	\$335,000	375.9	600.0	\$891
01-600-102-00		08/20/21	\$32,000	\$32,000	\$32,000	48.7	95.0	\$657
WILL USE \$785/FF					\$647,000	824.7		\$785

RURAL RESIDENTIAL FF & M-22 RESIDENTIAL FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-200-023-00	3461 JUNGLE INN DR	02/28/20	\$25,000	\$25,000	\$25,000	192.5	117.0	0.52	0.52	\$130
01-003-040-05	ARCADIA RIDGE	10/28/19	\$89,000	\$89,000	\$89,000	271.0	300.0	1.87	1.87	\$328
01-010-005-00	NORTHWOOD HWY	01/29/21	\$6,000	\$6,000	\$6,000	50.2	140.0	0.19	0.19	\$120
01-015-007-00	16900 NORTHWOOD HWY	09/23/21	\$75,000	\$75,000	\$75,000	272.5	165.0	1.14	1.14	\$275
01-003-040-10	3902 ARCADIA RIDGE	07/19/21	\$135,000	\$135,000	\$135,000	595.1	400.0	3.35	3.39	\$227
WILL USE \$240/FF					\$330,000	1,381.2				\$239