

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 00001.NORTH BRANCH, Last Edited: 08/28/2023

Frontages:

| | | | |
|---------------|--------------------------|---|--------------------|
| Frontage 'A': | Description: 'N BRANCH | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'B': | Description: 'MAIN RIVER | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'C': | Description: 'S BRANCH | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

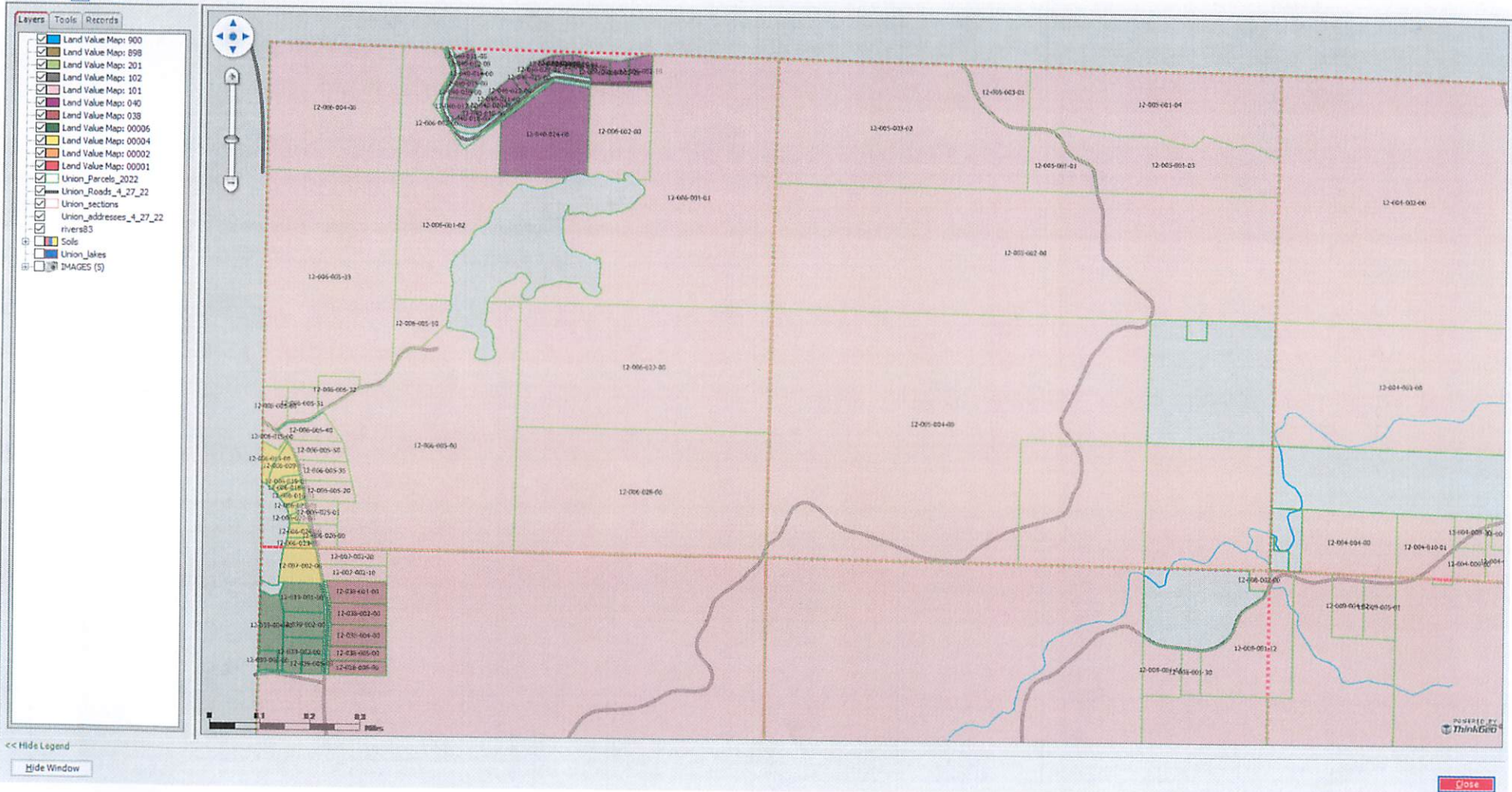
Rates for Rate Table '2024 RATE TABLE 1', (Acres)

| | |
|----------------|---------|
| HYDRIC SOIL | : 3,000 |
| POND | : 3,000 |
| MARSH | : 3,000 |
| CON ESMT | : 0 |
| CON ESMT RIVER | : 0 |
| RD. R.O.W. | : 0 |
| | : 0 |
| Private Lake | : 3,000 |

LAND TABLE MAP OF NW CORNER OF TOWNSHIP

Land Value Map - 3/30/2023 11:55 AM

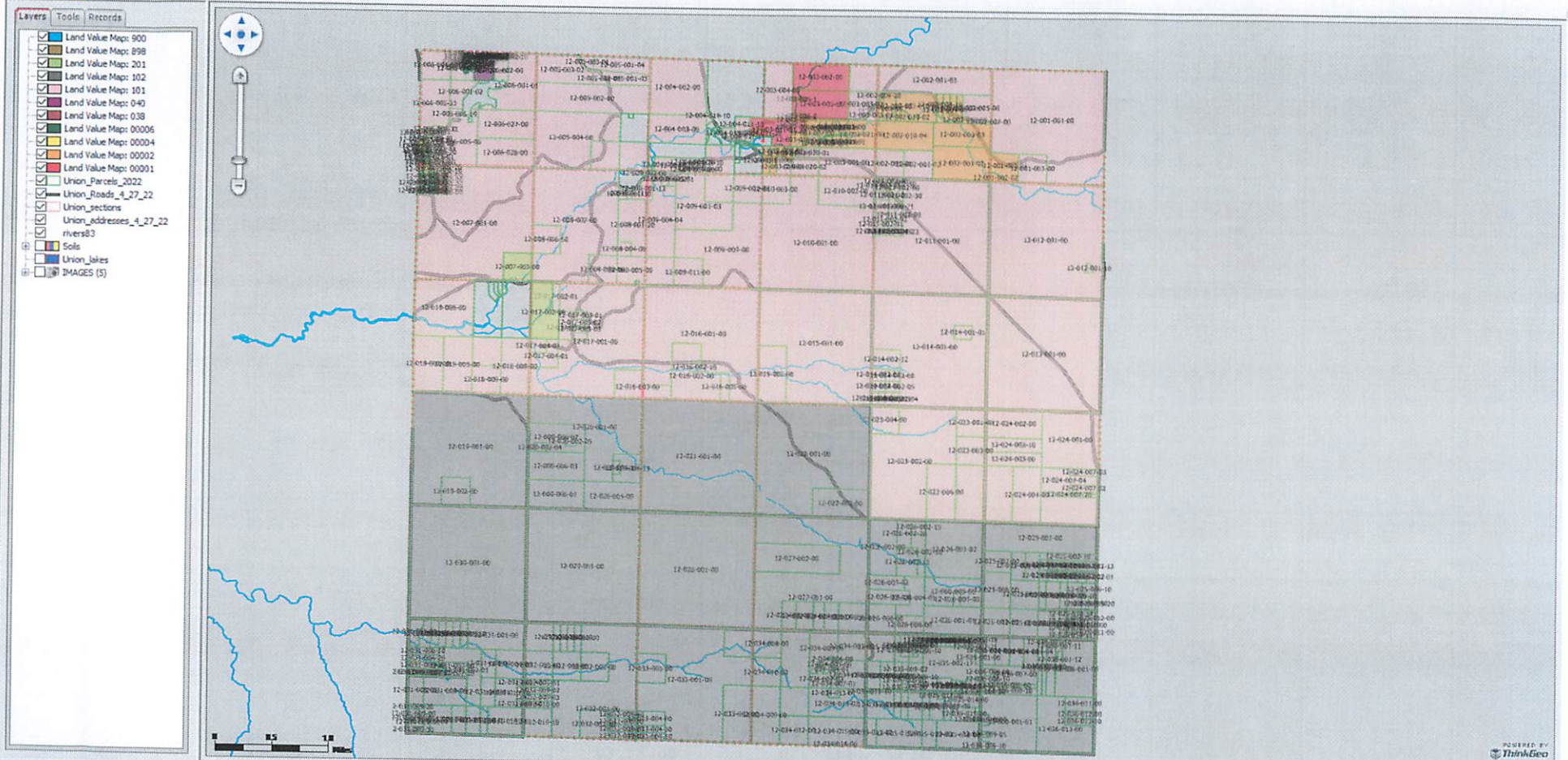
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LAND TABLE MAP

Land Value Map - 3/30/2023 11:55 AM

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ThinkGeo

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Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 00002.SOUTH BRANCH, Last Edited: 08/28/2023

Frontages:

Frontage 'A': Description: 'SOUTH BRANCH' FF Rate: 450
Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Rates for Rate Table '2020 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 00003.MAIN BOARDMAN RIVER, Last Edited: 09/08/2023

Frontages:

| | | | |
|---------------|----------------------------|---|--------------------|
| Frontage 'A': | Description: 'MAIN RIVER | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'B': | Description: 'CREEK | ' | FF Rate: 35 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'C': | Description: 'NORTH BRANCH | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'D': | Description: 'SOUTH BRANCH | ' | FF Rate: 450 |
| | Standard Frontage: 200 | | Standard Depth : 0 |
| Frontage 'E': | Description: 'SMALL LAKE | ' | FF Rate: 950 |
| | Standard Frontage: 200 | | Standard Depth : 0 |

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Rates for Rate Table '2024 RATE TABLE 1', (Acres)

| | |
|-----------------|---------|
| HYDRIC SOIL | : 3,000 |
| POND | : 3,000 |
| MARSH | : 3,000 |
| CON ESMT | : 0 |
| CON ESMT RIVER: | 0 |
| RD: R.O.W. | : 0 |
| | : 0 |
| Private Lake | : 3,000 |

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 00004.RENNIE LAKE M&B/W, Last Edited: 08/28/2023

Frontages:
Frontage 'A': Description: 'LAKE FRONTAGE ' FF Rate: 2200
Standard Frontage: 100 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'
1 Acre: 18,000 3 Acre: 28,200 10 Acre: 60,200 30 Acre: 129,000
1.5 Acre: 18,000 4 Acre: 41,600 15 Acre: 79,500 40 Acre: 156,000
2 Acre: 18,000 5 Acre: 57,500 20 Acre: 94,000 50 Acre: 175,000
2.5 Acre: 18,000 7 Acre: 60,200 25 Acre: 112,500 100 Acre: 300,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'
1 Acre: 6,000 3 Acre: 18,000 10 Acre: 60,000 30 Acre: 171,000
1.5 Acre: 9,000 4 Acre: 24,000 15 Acre: 90,000 40 Acre: 216,000
2 Acre: 12,000 5 Acre: 30,000 20 Acre: 120,000 50 Acre: 255,000
2.5 Acre: 15,000 7 Acre: 42,000 25 Acre: 146,250 100 Acre: 510,000

Rates for Rate Table '2020 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 00006.RENNIE VIEW FOREST, Last Edited: 08/28/2023

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Rates for Rate Table '2020 RATE TABLE 1', (Acres)

| | |
|-----------------|---------|
| HYDRIC SOIL | : 3,000 |
| POND | : 3,000 |
| MARSH | : 3,000 |
| CON ESMT | : 0 |
| CON ESMT RIVER: | 0 |
| RD. R.O.W. | : 0 |
| | : 0 |
| Private Lake | : 3,000 |

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 038.RENNIE LAKE WOODS, Last Edited: 08/28/2023

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Rates for Rate Table '2020 RATE TABLE 1', (Acres)

| | |
|----------------|---------|
| HYDRIC SOIL | : 3,000 |
| POND | : 3,000 |
| MARSH | : 3,000 |
| CON ESMT | : 0 |
| CON ESMT RIVER | : 0 |
| RD. R.O.W. | : 0 |
| Private Lake | : 3,000 |

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 040. ISLAND LAKE/W, Last Edited: 09/28/2023

Frontages:

Frontage 'A': Description: 'ISLAND LAKE' ' FF Rate: 1600
 Standard Frontage: 100 Standard Depth : 0
Frontage 'B': Description: 'SMALL LAKE' ' FF Rate: 950
 Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'
1 Acre: 18,000 3 Acre: 28,200 10 Acre: 60,200 30 Acre: 129,000
1.5 Acre: 18,000 4 Acre: 41,600 15 Acre: 79,500 40 Acre: 156,000
2 Acre: 18,000 5 Acre: 57,500 20 Acre: 94,000 50 Acre: 175,000
2.5 Acre: 18,000 7 Acre: 60,200 25 Acre: 112,500 100 Acre: 300,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'
1 Acre: 6,000 3 Acre: 18,000 10 Acre: 60,000 30 Acre: 171,000
1.5 Acre: 9,000 4 Acre: 24,000 15 Acre: 90,000 40 Acre: 216,000
2 Acre: 12,000 5 Acre: 30,000 20 Acre: 120,000 50 Acre: 255,000
2.5 Acre: 15,000 7 Acre: 42,000 25 Acre: 146,250 100 Acre: 510,000

Rates for Rate Table '2024 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 101.METES & BOUNDS 1, Last Edited: 09/08/2023

Frontages:

Frontage 'B': Description: 'CREEK' ' FF Rate: 35
 Standard Frontage: 100 Standard Depth : 0
Frontage 'D': Description: 'SM. LK. FRTG' ' FF Rate: 950
 Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'
1 Acre: 18,000 3 Acre: 28,200 10 Acre: 60,200 30 Acre: 129,000
1.5 Acre: 18,000 4 Acre: 41,600 15 Acre: 79,500 40 Acre: 156,000
2 Acre: 18,000 5 Acre: 57,500 20 Acre: 94,000 50 Acre: 175,000
2.5 Acre: 18,000 7 Acre: 60,200 25 Acre: 112,500 100 Acre: 300,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'
1 Acre: 6,000 3 Acre: 18,000 10 Acre: 60,000 30 Acre: 171,000
1.5 Acre: 9,000 4 Acre: 24,000 15 Acre: 90,000 40 Acre: 216,000
2 Acre: 12,000 5 Acre: 30,000 20 Acre: 120,000 50 Acre: 255,000
2.5 Acre: 15,000 7 Acre: 42,000 25 Acre: 146,250 100 Acre: 510,000

Rates for Rate Table '2024 RATE TABLE 1', (Acres)

HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT AC : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP
 Rates/Values for Neighborhood 102.METES & BOUNDS 2, Last Edited: 09/08/2023

Frontages:
 Frontage 'B': Description: 'CREEK ' FF Rate: 35
 Standard Frontage: 100 Standard Depth : 0
 Frontage 'D': Description: 'SM. LK. FRTG ' FF Rate: 950
 Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'
 1 Acre: 18,000 3 Acre: 28,200 10 Acre: 60,200 30 Acre: 129,000
 1.5 Acre: 18,000 4 Acre: 41,600 15 Acre: 79,500 40 Acre: 156,000
 2 Acre: 18,000 5 Acre: 57,500 20 Acre: 94,000 50 Acre: 175,000
 2.5 Acre: 18,000 7 Acre: 60,200 25 Acre: 112,500 100 Acre: 300,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'
 1 Acre: 6,000 3 Acre: 18,000 10 Acre: 60,000 30 Acre: 171,000
 1.5 Acre: 9,000 4 Acre: 24,000 15 Acre: 90,000 40 Acre: 216,000
 2 Acre: 12,000 5 Acre: 30,000 20 Acre: 120,000 50 Acre: 255,000
 2.5 Acre: 15,000 7 Acre: 42,000 25 Acre: 146,250 100 Acre: 510,000

Rates for Rate Table '2024 RATE TABLE 1', (Acres)
 HYDRIC SOIL : 3,000
 POND : 3,000
 MARSH : 3,000
 CON ESMT : 0
 CON ESMT RIVER: 0
 BLOW SAND : 3,000
 RD. R.O.W. : 0
 : 0
 Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 201.COMMERCIAL LAND, Last Edited: 08/28/2023

Frontages:
Frontage 'A': Description: 'MAIN RIVER ' FF Rate: 450
Standard Frontage: 200 Standard Depth : 0

Values for Acreage Table 1: '2024 UPLAND AC RATE'
1 Acre: 18,000 3 Acre: 28,200 10 Acre: 60,200 30 Acre: 129,000
1.5 Acre: 18,000 4 Acre: 41,600 15 Acre: 79,500 40 Acre: 156,000
2 Acre: 18,000 5 Acre: 57,500 20 Acre: 94,000 50 Acre: 175,000
2.5 Acre: 18,000 7 Acre: 60,200 25 Acre: 112,500 100 Acre: 300,000

Values for Acreage Table 2: 'SM LK >25A &>400 FF'
1 Acre: 6,000 3 Acre: 18,000 10 Acre: 60,000 30 Acre: 171,000
1.5 Acre: 9,000 4 Acre: 24,000 15 Acre: 90,000 40 Acre: 216,000
2 Acre: 12,000 5 Acre: 30,000 20 Acre: 120,000 50 Acre: 255,000
2.5 Acre: 15,000 7 Acre: 42,000 25 Acre: 146,250 100 Acre: 510,000

Rates for Rate Table '2024 RATE TABLE 1', (Acres)
HYDRIC SOIL : 3,000
POND : 3,000
MARSH : 3,000
CON ESMT : 0
CON ESMT RIVER: 0
RD. R.O.W. : 0
Private Lake : 3,000

Unit: 12 - UNION TOWNSHIP
Rates/Values for Neighborhood 301.INDUSTRIAL, Last Edited: 09/19/2023

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 15,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 14,500 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 14,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Rates for Rate Table '2024 RATE TABLE 1', (Acres)

| | |
|-----------------|---------|
| HYDRIC SOIL | : 3,000 |
| POND | : 3,000 |
| MARSH | : 3,000 |
| CON ESMT | : 0 |
| CON ESMT RIVER: | 0 |
| RD. R.O.W. | : 0 |
| | : 0 |
| Private Lake | : 3,000 |

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 898. BUILDINGS ON LEASED LAND, Last Edited: 08/28/2023

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

Unit: 12 - UNION TOWNSHIP

Rates/Values for Neighborhood 900.PERSONAL PROPERTY, Last Edited: 08/28/2023

Values for Acreage Table 1: '2024 UPLAND AC RATE'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 18,000 | 3 Acre: 28,200 | 10 Acre: 60,200 | 30 Acre: 129,000 |
| 1.5 Acre: 18,000 | 4 Acre: 41,600 | 15 Acre: 79,500 | 40 Acre: 156,000 |
| 2 Acre: 18,000 | 5 Acre: 57,500 | 20 Acre: 94,000 | 50 Acre: 175,000 |
| 2.5 Acre: 18,000 | 7 Acre: 60,200 | 25 Acre: 112,500 | 100 Acre: 300,000 |

Values for Acreage Table 2: 'SM LK >25A &>400 FF'

| | | | |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 6,000 | 3 Acre: 18,000 | 10 Acre: 60,000 | 30 Acre: 171,000 |
| 1.5 Acre: 9,000 | 4 Acre: 24,000 | 15 Acre: 90,000 | 40 Acre: 216,000 |
| 2 Acre: 12,000 | 5 Acre: 30,000 | 20 Acre: 120,000 | 50 Acre: 255,000 |
| 2.5 Acre: 15,000 | 7 Acre: 42,000 | 25 Acre: 146,250 | 100 Acre: 510,000 |

| Number of Acres | Sold Price | Price Per Acre | Township | Close Date | Tax ID | Address | Owner |
|-----------------|-----------------|----------------|-----------|------------|------------------|------------------|-----------|
| 2.50 | \$16,500 | \$6,600 | Union | 1/17/2022 | 12-025-010-14 | 4 Gardner Road | Gardner |
| 2.51 | \$12,000 | \$4,781 | Fife Lake | 7/8/2021 | 28-04-034-010-00 | Hollister Road | Quinn |
| 2.60 | \$25,000 | \$9,615 | Paradise | 6/30/2022 | 10-028-002-12 | 2950 Walton Road | Szydowski |
| 2.5 Rate | \$17,833 | \$6,999 | | | | | |

| | | | | | | | |
|------------------|-----------------|-----------------|-------|------------|---------------|---------------------|----------|
| 3.01 | \$56,000 | \$18,605 | Union | 12/23/2021 | 12-011-002-21 | 000 Coyote Crossing | Johnston |
| 3 ac rate | \$56,000 | \$18,605 | | | | | |

| | | | | | | | |
|------------------|-----------------|-----------------|----------|----------|------------------|----------------------------|-----------|
| 3.84 | \$54,500 | \$14,193 | Paradise | 2/9/2023 | 28-10-129-006-00 | 1154 E Blair Townhall Road | Beardsley |
| 4 ac rate | \$54,500 | \$14,193 | | | | | |

| | | | | | | | |
|-----------------|-----------------|-----------------|-------|-----------|------------------|-------------------|----------|
| 5.00 | \$64,900 | \$12,980 | Union | | 12-014-002-03 | 10155 BOARDMAN RD | Walker |
| 5.00 | \$55,000 | \$11,000 | Union | 8/29/2022 | 12-025-002-11 | 11861 Red Hawk | Cummings |
| 5.00 | \$52,000 | \$10,400 | Union | 4/25/2022 | 28-12-025-002-02 | 11856 Red Hawk | Peters |
| 5ac rate | \$57,300 | \$11,460 | | | | | |

| | | | | | | | |
|------------------|-----------------|----------------|-----------|-----------|------------------|------------------------|--------------|
| 6.70 | \$57,500 | \$8,582 | Fife Lake | 4/21/2022 | 28-04-019-003-10 | 6040 Gleaner Hall Road | Nuchurch |
| 7.32 | \$36,000 | \$4,918 | Paradise | 4/8/2022 | 10-015-011-05 | v/l Dell Road | Struck et al |
| 7.40 | \$24,700 | \$3,338 | Fife Lake | 8/5/2021 | 04-002-011-23 | 00 Fife Lake Road | Seeley |
| 7 ac rate | \$39,400 | \$5,613 | | | | | |

| Number of Acres | Sold Price | Price Per Acre | Township | Close Date | Tax ID | Address | Owner |
|-------------------|-----------------|----------------|-----------|------------|------------------|------------------------|--------------------------|
| 10.00 | \$40,000 | 4,000 | Paradise | 3/24/2021 | 10-011-013-00 | 4115 E Sparling Road | Wistrand Trust |
| 10.00 | \$45,000 | 4,500 | Fife Lake | 1/21/2021 | 04-002-013-01 | TBD Fife Lake Road | Northern Lights Holdings |
| 10.00 | \$53,500 | 5,350 | Paradise | 3/30/2021 | 28-10-129-014-20 | 00 Mayfield Trail | Helton |
| 10.00 | \$100,000 | 10,000 | Union | 1/14/2022 | 12-036-012-10 | 5744 SW Grand Kal Road | Stone |
| 10.00 | \$65,000 | 6,500 | Paradise | 11/19/2021 | 10-129-014-20 | 0 Mayfield Trail | Mayer |
| 10.82 | \$49,500 | 4,575 | Paradise | 1/15/2021 | 28-10-131-001-05 | 00 Mayfield Trail | Morgan |
| 10.20 | \$74,500 | 7,304 | Paradise | 11/16/2021 | 10-003-008-17 | 00 N Starlight Trail | Bernardini |
| 11.30 | \$73,000 | 6,460 | Fife Lake | 2/27/2023 | 04-002-011-30 | Fife Lake Road | Rodriguez |
| 11.34 | \$54,000 | 4,762 | Paradise | 7/15/2021 | 10-017-002-06 | 000 Sparling Road, E | VanMaren |
| 13.46 | \$72,500 | 5,386 | Paradise | 6/25/2021 | 10-000-034-00 | Parcel K Walton Road | Anderson Trust |
| 10 ac rate | \$62,700 | 5,884 | | | | | |

Union Fife Lk Paradise Acreage Sales for 2024 assmts

2-1/2024

| | | | | | | | |
|-------------------|-----------------|----------------|-----------|------------|------------------------|-----------------|----------------------|
| 20.00 | \$65,000 | \$3,250 | Fife Lake | 3/14/2022 | 28-008-011-00 & 010-04 | 7794 E M-113 | Moyer |
| 20.00 | \$60,000 | \$3,000 | Fife Lake | 7/23/2021 | 28-04-004-004-03 | off Keffer Road | Sicotte |
| 20.00 | \$79,000 | \$3,950 | Paradise | 3/21/2022 | 28-10-001-007-02 | 00 Pierce Road | Gaca |
| 22.30 | \$85,000 | \$3,812 | Fife Lake | 10/19/2022 | 04-030-005-00 | Walton Road | Wielkopolan/Michaels |
| 20 ac rate | \$72,250 | \$3,503 | | | | | |

| | | | | | | | |
|-------------------|------------------|----------------|----------|-----------|-------------------|----------------------|--------|
| 25.12 | \$80,000 | \$3,185 | Paradise | 12/5/2022 | 10-012-012-06 | VL E Sparling Road | Koster |
| 26.54 | \$125,000 | \$4,710 | Paradise | 9/29/2022 | 10-024-002-03&-04 | VL Gleaner Hall Road | Koster |
| 25 ac rate | \$102,500 | \$3,947 | | | | | |

| | | | | | | | |
|-------------------|------------------|----------------|----------|------------|------------------------|------------------|--------|
| 29.89 | \$120,000 | \$4,015 | Paradise | 10/14/2022 | 10-013-013-00 | VL Townline Road | Koster |
| 30.00 | \$97,100 | \$3,237 | Paradise | 5/21/2021 | 10-026-008-02 to 05;07 | 00 Dell Road | Dell |
| 30 ac rate | \$108,550 | \$3,626 | | | | | |

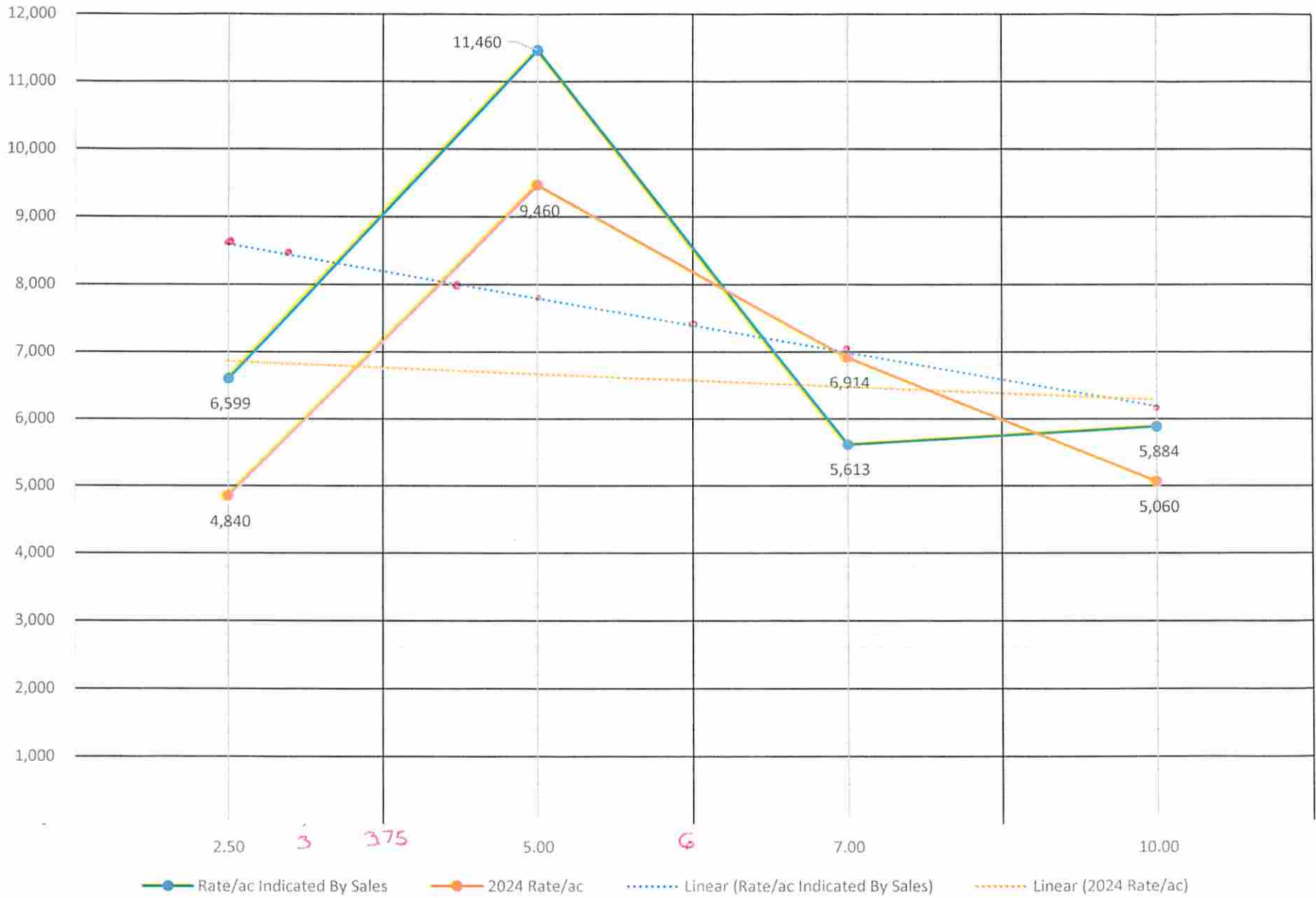
| | | | | | | | |
|-------------------|------------------|----------------|----------|------------|---------------|-----------------|---------------|
| 40.00 | \$175,000 | \$4,375 | Paradise | 10/28/2022 | 10-135-018-00 | 4935 Marsh Road | Ziebart Trust |
| 40 ac rate | \$175,000 | \$4,375 | | | | | |

| | | | | | | | |
|-------------------|------------------|----------------|----------|------------|---------------|--------------|---------|
| 49.00 | \$135,000 | \$2,755 | Paradise | 12/23/2021 | 10-023-010-08 | 00 Dell Road | Lemelin |
| 50 ac rate | \$135,000 | \$2,755 | | | | | |

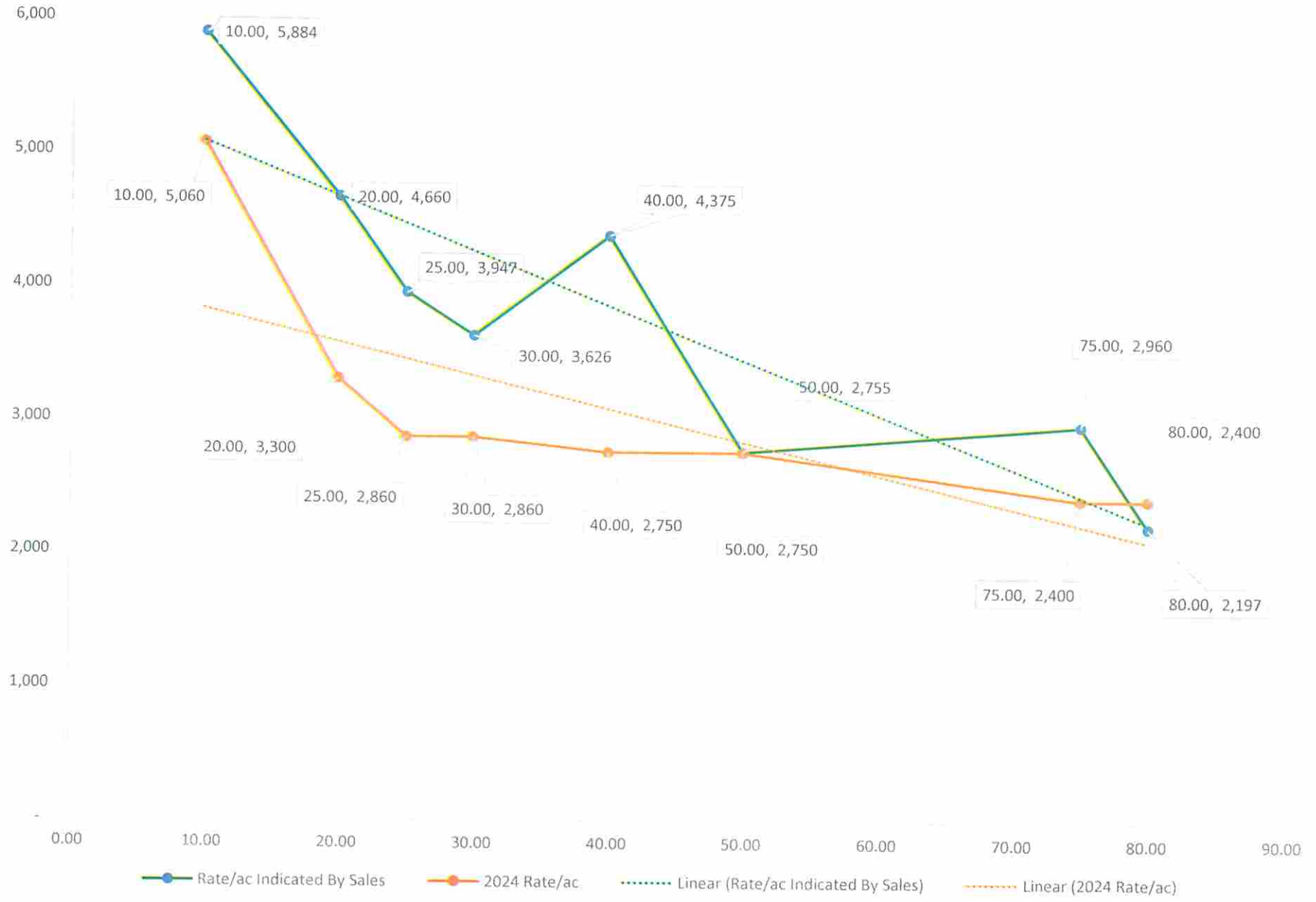
| | | | | | | | |
|-------------------|------------------|----------------|-----------|-----------|---------------|------------------------|------------|
| 75.00 | \$222,000 | \$2,960 | Fife Lake | 6/17/2021 | 04-019-002-02 | 6362 Gleaner Hall Road | Olesnavage |
| 75 ac rate | \$222,000 | \$2,960 | | | | | |

| | | | | | | | |
|-------------------|------------------|----------------|-------|-----------|------------------|---------------|-------------------------|
| 79.64 | \$175,000 | \$2,197 | Union | 1/31/2022 | 28-12-000-006-03 | on Hodge Road | Scharmen/Clifton/Bishop |
| 80 ac rate | \$175,000 | \$2,197 | | | | | |

Sales Rate/ Acre 2-10 acres



10 to 80 ac. Rate Chart



| Number of Acres | Sold Price | | Price Per Acre | Township | Close Date | Tax ID | Address |
|-----------------|------------|------|----------------|----------|------------|-----------------------------------|-------------------------|
| 0.27 | \$16,900 | 0.90 | 15,210 | \$62,593 | Fife Lake | 5/6/2022 28-04-011-028-00 | 7535 Lake Road |
| 0.34 | \$20,000 | 0.80 | 16,000 | \$58,824 | Fife Lake | 1/27/2023 28-41-040-071-06 | 0 Lake Street |
| 0.41 | \$20,000 | 0.80 | 16,000 | \$48,780 | Paradise | 10/1/2021 42-035-099-00 | 642 Eden Street |
| 0.44 | \$25,000 | 0.80 | 20,000 | \$56,818 | Paradise | 5/5/2023 42-035-049-00 | Lot 49 Eden Street |
| 0.45 | \$26,500 | 0.80 | 21,200 | \$58,889 | Paradise | 5/8/2023 42-035-096-00 | Lot 96 Eden Street |
| 0.47 | \$25,000 | 0.80 | 20,000 | \$53,191 | Paradise | 5/5/2023 42-035-048-00 | Lot 48 Eden Street |
| 0.5 | \$39,900 | 0.80 | 31,920 | \$79,800 | Fife Lake | 11/4/2022 41-040-081-01/02 | 815 Pierce Street |
| 0.52 | \$29,000 | 0.90 | 26,100 | \$55,769 | Fife Lake | 11/11/2022 04-011-016-00 | 7580 US-131 |
| 0.57 | \$12,000 | 0.80 | 9,600 | \$21,053 | Paradise | 3/16/2021 28-42-005-019-00 | 431 Mack Avenue |
| 0.65 | \$40,000 | 0.80 | 32,000 | \$61,538 | Fife Lake | 5/12/2023 28-41-060-066-00&069-00 | 119 Maple Street |
| 0.68 | \$13,000 | 0.80 | 10,400 | \$19,118 | Fife Lake | 4/12/2021 41-040-020-06 & 020-07 | Shelby Street |
| 0.84 | \$25,000 | 0.80 | 20,000 | \$29,762 | Paradise | 10/18/2021 10-210-011-00 | 0000 King Arthurs Court |
| 0.84 | \$25,000 | 0.80 | 20,000 | \$29,762 | Paradise | 10/18/2021 10-210-011-00 | 0000 King Arthurs Court |
| | \$24,408 | | 19,879 | | | | |

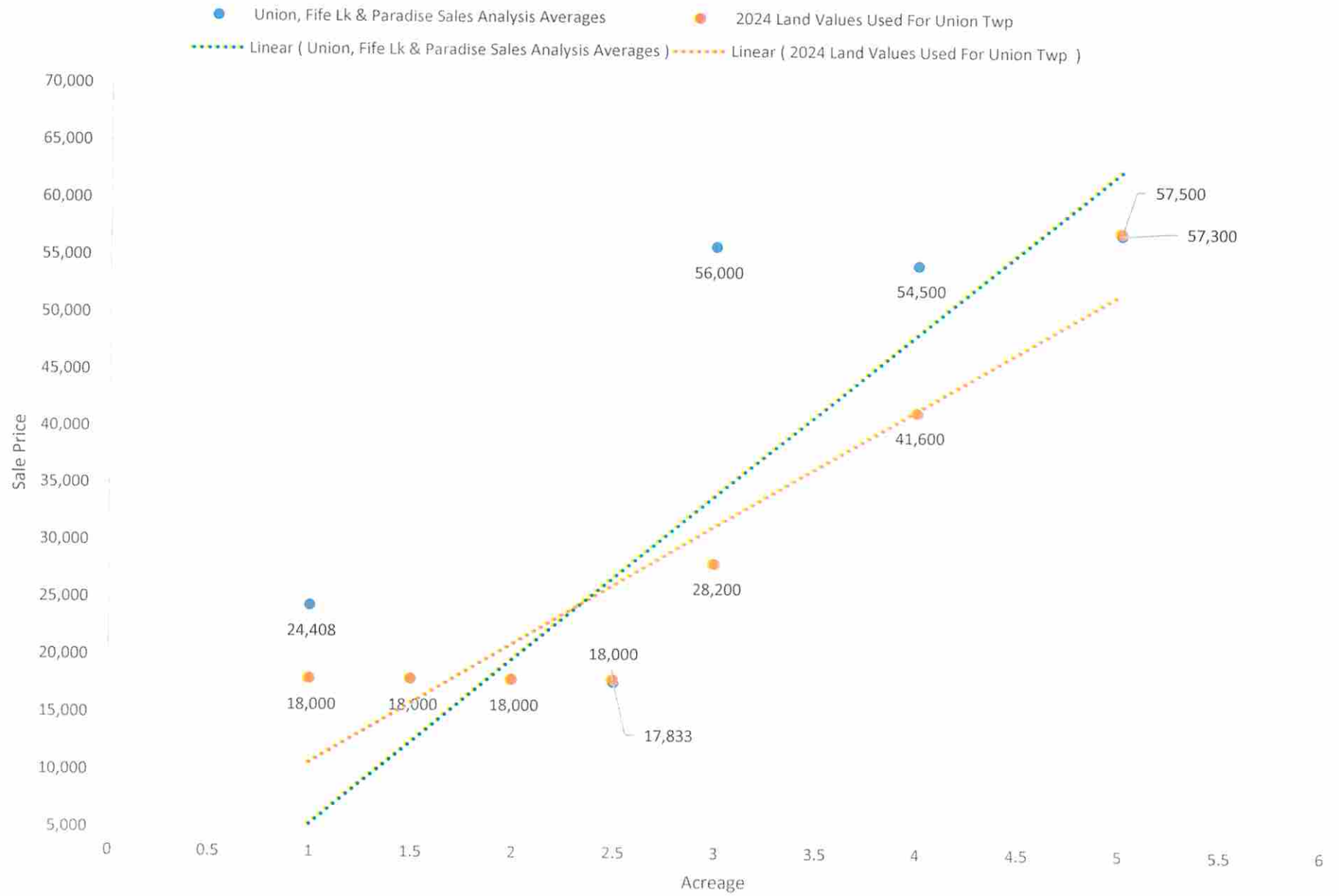
2024 Acreage Land Rate Table & Charts

1-7-2023

| Parcel Acreage Size | Union, Fife Lk & Paradise Sales Analysis Averages | Number of Sales Considered | Indicated Rate/ Ac | Union Twp Adjusted Sales Analysis Averages | Number of Union Twp Sales Considered | 2024 Land Values Used For Union Twp | Indicated 2024 \$/ Acre Rate |
|---------------------|---|----------------------------|--------------------|--|--------------------------------------|-------------------------------------|------------------------------|
| 1 | \$ 24,408 | 13 | 24,408 | | | 18,000 | 18,000 |
| 1.5 | \$ - | | - | | | 18,000 | 12,000 |
| 2 | \$ - | | - | | | 18,000 | 9,000 |
| 2.5 | \$ 17,833 | 3 | 7,133 | \$ 17,833 | 1 | 18,000 | 7,200 |
| 3 | \$ 56,000 | 1 | 18,667 | \$ 56,000 | 1 | 28,200 | 9,400 |
| 4 | \$ 54,500 | 1 | 13,625 | | | 41,600 | 10,400 |
| 5 | \$ 57,300 | 3 | 11,460 | \$ 57,300 | 3 | 57,500 | 11,500 |
| 7 | \$ 39,400 | 3 | 5,629 | | | 60,200 | 8,600 |
| 10 | \$ 62,700 | 10 | 6,270 | \$ 100,000 | 1 | 60,200 | 5,900 |
| 15 | \$ 53,667 | 3 | 3,578 | | | 79,500 | 5,300 |
| 17 | \$ - | | - | | | 85,306 | 5,018 |
| 20 | \$ 72,250 | 4 | 3,613 | | | 94,000 | 4,700 |
| 25 | \$ 102,500 | 2 | 4,100 | | | 112,500 | 4,500 |
| 30 | \$ 108,550 | 2 | 3,618 | | | 129,000 | 4,300 |
| 40 | \$ 175,000 | 1 | 4,375 | | | 156,000 | 3,900 |
| 50 | \$ 135,000 | 1 | 2,700 | | | 175,000 | 3,500 |
| 60 | \$ - | | - | | | 180,000 | 3,000 |
| 75 | \$ 222,000 | 1 | 2,960 | | | 225,000 | 3,000 |
| 80 | \$ 175,000 | 2 | 2,188 | \$ 175,000 | 1 | 240,000 | 3,000 |
| 90 | \$ - | | - | | | 270,000 | 3,000 |
| 100 | \$ - | | - | \$ - | | 300,000 | 3,000 |

| Land Type | Unit of Measure | 2024 Rates |
|---|-----------------|------------|
| Hydric Soil | per ac. | \$ 3,000 |
| Blow Sand | per ac. | \$ 3,000 |
| Ponds | per ac. | \$ 3,000 |
| Marsh | per ac. | \$ 3,000 |
| Rd. ROW | per ac. | \$ - |
| Rennie Lk. | per ff | \$ 2,200 |
| Island Lk. | per ff | \$ 1,600 |
| Boardman River | per ff | \$ 450 |
| Small Lakes | per ff | \$ 950 |
| Creek | per ff | \$ 35 |
| Small lakes greater than 25 ac. & greater than 400' of ftg. | per ac. | \$ - |

Union, Fife Lk. & Paradise Twp Vacant Sales Study Analysis Results up to 5 ac



| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Land Residual | Effec. Front | Frontage Rate | Actual Front | |
|----------------|----------------------|-----------|--------------------|------------------|----------------|--------------------|----------------|---------------|--------------|--|
| 12-004-011-10 | 8895 SUPPLY RD | 05/22/19 | \$569,900 | \$285,300 | 50.06 | \$246,025 | 606.2 | 406 | 975.00 | |
| 12-004-014-00 | 8559 BROWN BRIDGE RD | 11/12/20 | \$142,500 | \$69,200 | 48.56 | \$142,500 | 637.2 | 224 | 1,047.00 | |
| 12-004-014-00 | 8559 BROWN BRIDGE RD | 09/20/22 | \$647,500 | \$136,700 | 21.11 | \$498,140 | 637.2 | 782 | 1,047.00 | SOLD AFTER 3/31/2023, NOT USED FOR 2023 ANALYSIS |
| 12-004-014-10 | 8555 BROWN BRIDGE RD | 11/14/19 | \$175,000 | \$81,500 | 46.57 | \$79,956 | 272.6 | 293 | 311.33 | |
| 12-004-017-00 | 8728 SUPPLY RD | 10/18/19 | \$230,000 | \$115,700 | 50.30 | \$98,061 | 256.3 | 383 | 285.00 | |
| 12-004-023-01 | 8989 SUPPLY RD | 08/02/19 | \$35,000 | \$12,200 | 34.86 | \$35,000 | 78.9 | 443 | 53.00 | OUTLIER NOT USED FOR 2023 ANALYSIS |
| 12-004-023-04 | 8771 BROWN BRIDGE RD | 09/03/20 | \$120,000 | \$81,500 | 67.92 | \$120,000 | 282.6 | 425 | 327.76 | |
| Totals: | | | \$1,919,900 | \$782,100 | | \$1,219,682 | 2,771.0 | | | |
| | | | | | Sale. Ratio => | 40.74 | Average | | | |
| | | | | | Std. Dev. => | 14.52 | per FF=> | \$440 | | |

SALES CONSIDERED FOR 2023 ANALYSIS

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Land Residual | Effec. Front | Frontage Rate | Actual Front | |
|----------------|----------------------|-----------|--------------------|------------------|----------------|-------------------------------|------------------|---------------|--------------|--|
| 12-004-011-10 | 8895 SUPPLY RD | 05/22/19 | \$569,900 | \$285,300 | 50.06 | \$246,025 | 606.2 | 406 | 975.0 | |
| 12-004-014-00 | 8559 BROWN BRIDGE RD | 11/12/20 | \$142,500 | \$69,200 | 48.56 | \$142,500 | 637.2 | 224 | 1,047.0 | |
| 12-004-014-00 | 8559 BROWN BRIDGE RD | 09/20/22 | \$647,500 | \$136,700 | 21.11 | \$498,140 | 637.2 | 782 | 1,047.0 | |
| 12-004-014-10 | 8555 BROWN BRIDGE RD | 11/14/19 | \$175,000 | \$81,500 | 46.57 | \$79,956 | 272.6 | 293 | 311.3 | |
| 12-004-017-00 | 8728 SUPPLY RD | 10/18/19 | \$230,000 | \$115,700 | 50.30 | \$98,061 | 256.3 | 383 | 285.0 | |
| 12-004-023-04 | 8771 BROWN BRIDGE RD | 09/03/20 | \$120,000 | \$81,500 | 67.92 | \$120,000 | 282.6 | 425 | 327.8 | |
| Totals: | | | \$1,884,900 | \$769,900 | | \$1,184,682 | 2,692.1 | | | |
| | | | | | Sale. Ratio => | 40.85 | Weighted average | | | |
| | | | | | Std. Dev. => | 15.03 | per FF=> | \$440 | | |
| | | | | | | FF rate Used for 2023 = >>>>> | \$ | 440 | | |

| Parcel Number | Township | Street Address | Sale Date | Sale \$ | Asd. when Sold | Asd/Adj. Sale | Building Value | Land Residual | Est. Land Value | Eff Frtg. | Dollars/ FF | Actual Front | Total Acres |
|-------------------------|----------|----------------------|------------|--------------------|------------------|--------------------------|----------------|--------------------|-----------------|--------------|--|--------------|-------------|
| 12-006-019-01 | Union | 872 RENNIE LAKE RD | 02/13/20 | \$280,000 | \$80,800 | 28.86 | \$ 78,689 | \$201,311 | \$103,714 | 60.03 | \$3,354 | 60.05 | 0.56 |
| 12-006-021-01 | Union | 924 RENNIE LAKE RD | 09/28/21 | \$435,000 | \$141,700 | 32.57 | \$ 147,592 | \$287,408 | \$147,818 | 86.06 | \$3,340 | 109.45 | 0.40 |
| 03-112-013-10 | East Bay | 1392 Autumn Trail | 10/22/2020 | \$325,000 | \$97,400 | 29.97 | \$ 93,000 | \$232,000 | \$101,751 | 67.50 | \$3,437 | 73.00 | 0.37 |
| 03-690-022-00 | East Bay | 5296 Scout Camp Road | 10/12/2020 | \$475,000 | \$190,700 | 40.15 | \$ 296,400 | \$178,600 | \$95,000 | 81.50 | \$2,191 | 100.00 | 0.17 |
| 03-680-007-00 | East Bay | 5286 Circle Dr | 12/23/2020 | \$260,000 | \$122,500 | 47.12 | \$ 61,000 | \$199,000 | \$184,000 | 108.08 | \$1,841 | 160.00 | 0.64 |
| Totals: >> | | | | \$1,775,000 | \$633,100 | | | \$1,098,319 | | 403.2 | | | |
| | | | | | | Sale. Ratio => | 35.67 | | | | | | |
| | | | | | | Std. Dev. => | 7.74 | | | | | | |
| | | | | | | | | | | | Weighted average FF rate => \$ 2,724 FF Rate Used in 2023 => \$ 2,200 | | |

OUTLIERS NOT USED IN LAND VALUE ANALYSIS

| | | | | | | | | | | | | | |
|---------------|----------|------------------|-----------|-----------|-----------|-------|------------|-----------|-----------|-------|---------|-----|------|
| 03-112-026-00 | East Bay | 1862 Kaimz Road | 7/29/2020 | \$215,000 | \$95,100 | 44.23 | \$ 90,200 | \$124,800 | \$100,000 | 69.34 | \$1,805 | 75 | 0.85 |
| 03-690-037-00 | East Bay | 5623 Trager Road | 9/10/2021 | \$510,000 | \$149,600 | 29.33 | \$ 210,800 | \$299,200 | \$88,400 | 80.25 | \$3,728 | 104 | 0.39 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Land Residual | Effec. Front | Depth | Total Acres | Dollars/FF | Actual Front | Land Table |
|----------------|-------------------|-----------|-----------------|--------------|----------------|----------------|--------------------------|------------------|-------|-------------|------------|--------------|---------------|
| 12-006-002-20 | 10 ISLAND VIEW DR | 09/15/23 | 03-ARM'S LENGTH | \$905,000 | \$340,700 | 37.65 | \$382,696 | 200.0 | 150.0 | 1.27 | \$1,913 | 200.00 | ISLAND LAKE/W |
| 12-040-021-00 | 72 ISLAND VIEW DR | 08/29/22 | 03-ARM'S LENGTH | \$535,000 | \$147,100 | 27.50 | \$352,022 | 100.0 | 214.0 | 0.49 | \$3,521 | 99.98 | ISLAND LAKE/W |
| Totals: | | | | \$1,440,000 | \$487,800 | | \$734,718 | 300.0 | | 1.76 | | | |
| | | | | | | Sale. Ratio => | 33.88 | Weighted Average | | | | | |
| | | | | | | Std. Dev. => | 7.18 | per FF=> | | \$2,449 | Avg => | | \$2,717 |
| | | | | | | | RATE USED FOR 2024 >>>>> | | 1,600 | (SEE NOTE) | | | |

OUTLIER SALE (NOT USED)

| | | | | | | | | | | | | | |
|---------------|-------------------|----------|-----------------|-----------|-----------|-------|----------|-------|-------|------|-------|--------|---------------|
| 12-040-020-00 | 88 ISLAND VIEW DR | 11/24/20 | 03-ARM'S LENGTH | \$549,900 | \$232,600 | 42.30 | \$38,562 | 100.0 | 206.0 | 0.47 | \$386 | 100.00 | ISLAND LAKE/W |
|---------------|-------------------|----------|-----------------|-----------|-----------|-------|----------|-------|-------|------|-------|--------|---------------|

NOTE

Actual Weighted was not used as it would push sales Ratio study over 50%

Small Lake Sales Greater than 400 ff and Greater than 25 Ac Study for 2024

| Appraisal Date | 12/31/2024 | | Inflation Adj 3% | | Comp # 1 | | Comp # 2 | | Comp # 3 | | Comp # 4 | | Comp # 5 | | Comp # 6 | | Comp # 7 | | |
|---------------------------------------|--------------------------|-----|--------------------------|-----------------------|---------------------------|--------|--------------------------|-----|--------------------------------|--------|-----------------------------|--------|---------------------------|----------------------|---------------------------|----------|----------|--|------|
| Parcel Number | 12-006-027-00 1719221 | | 13-029-001-01 1738908 | | 12-005-005-00 1814638 | | 01-009-002-00 1802330 | | 008-106-005-00 & 10 1821328 | | 12-006-001-02 Not on MLS | | 04-003-001-00 1889121 | | | | | | |
| SELLER | Kornmiller | | Lafrainer etal | | Villov | | Graziosi | | Moll | | Smith | | Hager Rd Public | | Muncie tk Nature Preserve | | Hager | | |
| Lake Name | Muncie | | Strombolis | | Not Named | | Sweet Lake LkRd Public | | Kalkaska | | 5 Island View Dr. Union | | Fife Lake | | | | | | |
| Street Address | 550 S Muncie Lk Rd. | | Strombolis Rd. | | 7961 Brown Bridge Rd. | | Sweet Lake LkRd Public | | Kalkaska | | 5 Island View Dr. Union | | 6008 Lake Rd Fife Lake | | | | | | |
| Township | Union | | Whitewater | | Union | | Almira | | Kalkaska | | Union | | Fife Lake | | | | | | |
| Sale Date | 06/08/15 | | 01/06/15 | | 11/03/16 | | 01/20/16 | | 06/09/17 | | 10/22/22 | | 06/21/21 | | | | | | |
| Sale \$ | \$475,000 | | \$880,000 | | \$435,000 | | \$210,000 | | \$210,000 | | \$292,317 | | \$600,000 | | | | | | |
| Sale Price / Acre | \$5,938 | | \$5,500 | | \$10,140 | | \$5,080 | | \$5,866 | | \$9,744 | | \$5,060 | | | | | | |
| Time Adjustment | \$136,410 | | \$263,783 | | \$106,545 | | \$56,407 | | \$47,673 | | \$19,245 | | \$63,567 | | | | | | |
| Value of Improvements at time of sale | Improved (\$34,858) | | Vacant Sale \$ - | | Improved (\$132,713) | | Vacant Sale \$ - | | Vacant Sale \$ - | | Improved \$ - | | Improved (\$82,416) | | | | | | |
| Adjusted Sale Price | \$ 576,542 | | \$ 1,143,783 | | \$ 408,832 | | \$ 266,407 | | \$ 257,673 | | \$ 311,562 | | \$ 581,151 | | | | | | |
| Acreage | 80 | | 160 | | 42.90 | | 41.34 | | 35.80 | | 30.00 | | 118.57 | | | | | | |
| Adjusted Site / Price per Acre | \$7,207 | | \$7,149 | | \$9,530 | | \$6,444 | | \$7,198 | | \$10,385 | | \$4,901 | | | | | | |
| Access Adj | State Land: Inferior | 20% | \$ 1,441 | Seasonal Rd: Inferior | 10% | \$ 715 | State Land: Inferior | 20% | \$ 1,906 | Co Rd. | | Co Rd. | | State Land: Inferior | 20% | \$ 2,077 | Co Rd. | | \$ 0 |
| Lake Acreage | 12.14 | | 25.00 | | 6.00 | | 20.00 | | 4.33 | | 37.00 | | 16.30 | | | | | | |
| Lake Frontage | 2,900 | | 4,000 | | 2,100 | | 1,900 | | 1,477 | | 1,896 | | 2,000 | | | | | | |
| River Influence Adj | | | | | River Frtg: Superior -20% | | (\$1,906) | | | | | | | | | | | | |
| Total Adjustments | \$ 1,441 | | \$ 715 | | \$ 0 | | \$ 0 | | \$ 0 | | \$ 2,077 | | \$ 0 | | | | | | |
| Indicated Value per Acre | \$ 8,648 | | \$ 7,864 | | \$ 9,530 | | \$ 6,444 | | \$ 7,198 | | \$ 12,462 | | \$ 4,901 | | | | | | |

Average Indicated Value per Acre >>> \$ 8,150

Acreage Rate used in 2024 >> \$5,850 to \$5,100