

## 2025 HURON TWP LAKEFRONT LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
12-002-010-00	7480 LIGHTHOU	05/30/23	\$350,000	WD	03-ARM'S LENG	\$350,000	\$179,800	51.37	
12-011-015-50	LIGHTHOUSE RC	05/26/22	\$133,935	WD	03-ARM'S LENG	\$133,935	\$42,800	31.96	
12-002-021-00	7582 LIGHTHOU	11/28/23	\$210,000	WD	03-ARM'S LENG	\$210,000	\$151,100	71.95	
12-011-017-00	7196 LIGHTHOU	07/10/23	\$290,100	WD	03-ARM'S LENG	\$290,100	\$111,700	38.50	
12-012-014-00	6373 LAKEVIEW	09/02/22	\$60,000	WD	03-ARM'S LENG	\$60,000	\$37,500	62.50	
12-012-027-20	6215 LAKEVIEW	08/11/23	\$370,000	WD	03-ARM'S LENG	\$370,000	\$116,600	31.51	
<b>Totals:</b>			<b>\$1,414,035</b>			<b>\$1,414,035</b>	<b>\$639,500</b>		
								<b>Sale. Ratio =&gt;</b>	<b>45.23</b>
								<b>Std. Dev. =&gt;</b>	<b>16.82</b>

Due to the lack of density of vacant land sales, improved parcel sales were used; the Extraction Method of Land Valuation was applied to determine 2025 Huron Twp Lakefront Land ranged from \$600/FF to \$2463/FF; median price is \$913/FF; mean is \$1,006/FF; Applied = \$990/FF, rounded down from 2024 Huron Twp Lakefront = \$980/FF, \$1,025/FF, \$300/FF, \$225/FF

### Outliers/not used

12-003-014-00	7686 LIGHTHOU	05/02/22	\$197,000	WD	03-ARM'S LENG	\$197,000	\$103,700	52.64
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## 2025 HURON TWP LAKEFRONT LAND STUDY

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$370,584	\$138,784	\$159,368	212.9	170.0	0.78	0.78	\$652	\$177,700
\$85,551	\$133,935	\$85,551	114.2	355.0	0.86	0.86	\$1,173	\$156,466
\$295,030	\$109,592	\$194,622	198.6	171.0	0.73	0.73	\$552	\$150,126
\$229,760	\$166,585	\$106,245	106.5	340.0	0.78	0.78	\$1,565	\$213,297
\$74,900	\$60,000	\$74,900	100.0	150.0	0.34	0.34	\$600	\$174,419
\$241,454	\$216,128	\$87,582	87.8	200.0	0.35	0.35	\$2,463	\$619,278
<b>\$1,297,279</b>	<b>\$825,024</b>	<b>\$708,268</b>	<b>819.9</b>		<b>3.84</b>	<b>3.84</b>		
	<b>Average</b>				<b>Average</b>			<b>Average</b>
	<b>per FF=&gt;</b>		<b>\$1,006</b>		<b>per Net Acre=&gt;</b>		<b>214,794.06</b>	<b>per SqFt=&gt;</b>

vacant land values.

om mean price and rounded up from median price.

\$217,926	\$72,699	\$93,625	125.0	150.0	0.43	0.43	\$582	\$169,067
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## 2025 HURON TWP LAKEFRONT LAND STUDY

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	her Parcels in S	Land Table	Gravel	Paved	Inspected Date
\$4.08	200.00	AA 1821/126			LAKEFRONT	0	0	6/17/2024
\$3.59	105.00	A 1785/459			LAKEFRONT	0	0	10/3/2017
\$3.45	186.00	AA 1834/31			LAKEFRONT	0	0	NOT INSPECTED
\$4.90	100.00	A 1821/480			LAKEFRONT	0	0	7/6/2024
\$4.00	100.00	AA 1794/684			LAKEFRONT	0	0	NOT INSPECTED
\$14.22	76.00	AA 1826/173			LAKEFRONT	0	0	7/5/2024

**\$4.93**

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\$3.88	125.00	AA 1783/263	LAKEFRONT	0	0	11/9/2022
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## 2025 HURON TWP LAKEFRONT LAND STUDY

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	te Characteristi	Access	Water Supply	Sewer
401		NORTHSHORE						
402		LIGHTHOUSE BLUF						
401		NORTHSHORE						
401		LIGHTHOUSE BLUF						
402		LAKEVIEW						
401		LAKEVIEW						

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401            NORTHSHORE