

## 2025 HURON TWP RES FF LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
12-002-101-00	7305 BIRCH DRIVE	08/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000
12-003-062-50	7698 S POINTE	06/30/23	\$79,900	WD	03-ARM'S LENGTH	\$79,900
12-003-065-00	7747 S POINTE	02/08/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000
12-003-078-00	7653 LIGHTHOUSE	09/11/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500
12-003-081-00	7637 LIGHTHOUSE	06/22/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000
12-003-084-50	7636 ORCHARD DR	07/15/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
12-002-111-00	7381 BIRCH	10/12/23	\$39,900	WD	03-ARM'S LENGTH	\$39,900
12-011-037-00	7217 TIMBER	03/24/23	\$115,000	WD	03-ARM'S LENGTH	\$114,000
12-011-049-00	7271 WOODLAND	07/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
<b>Totals:</b>			<b>\$780,300</b>			<b>\$779,300</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 d  
 2025 Huron Twp RES FF rates ranged from \$76 to \$313; Median price is \$199/FF; Mean price is \$190/FF; Applied = \$190/FF, which is the me  
 2024 FF Rates = \$120, \$175, \$275, \$135

### OUTLIERS/NOT USED:

12-002-086-00	7233 BIRCH	08/23/23	\$36,750	WD	03-ARM'S LENGTH	\$36,750
12-003-049-00	7976 N POINTE	10/31/23	\$199,900	WD	19-MULTI PARCEL A	\$199,900
12-002-100-00	7301 BIRCH DRIVE	08/18/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000
12-011-047-00	7248 TIMBER TRAIL	10/10/23	\$66,800	WD	19-MULTI PARCEL A	\$66,800
12-011-047-50	TIMBER TRAIL	10/10/23	\$66,800	WD	20-MULTI PARCEL S	\$66,800
12-002-105-00	BIRCH DRIVE	08/18/22	\$25,000	LC	03-ARM'S LENGTH	\$25,000

### OUTLIERS/NOT USED:

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$24,200	48.40	\$51,618	\$5,312	\$6,930	70.0	150.0
\$38,700	48.44	\$80,042	\$30,932	\$31,074	230.2	220.0
\$22,000	31.43	\$45,212	\$45,958	\$21,170	176.4	140.0
\$48,500	43.11	\$101,085	\$24,061	\$12,646	93.7	130.0
\$89,500	50.28	\$187,257	\$16,035	\$25,292	187.3	130.0
\$15,300	25.50	\$32,246	\$40,624	\$12,870	130.0	130.0
\$13,400	33.58	\$27,439	\$21,911	\$9,450	70.0	150.0
\$32,300	28.33	\$105,235	\$27,258	\$18,493	137.0	140.0
\$32,000	42.67	\$68,519	\$17,982	\$11,501	116.2	145.0
<b>\$315,900</b>		<b>\$698,653</b>	<b>\$230,073</b>	<b>\$149,426</b>	<b>1,210.8</b>	
<b>Sale. Ratio =&gt;</b>	<b>40.54</b>			<b>Average</b>		
<b>Std. Dev. =&gt;</b>	<b>9.47</b>			<b>per FF=&gt;</b>	<b>\$190</b>	

determine vacant land values.

Median price, rounded down from median price.

\$26,700	72.65	\$56,262	(\$2,712)	\$16,800	140.0	150.0
\$46,700	23.36	\$97,629	\$115,771	\$13,500	100.0	165.0
\$25,400	101.60	\$53,753	(\$14,893)	\$13,860	140.0	150.0
\$32,100	48.05	\$66,318	\$19,624	\$19,142	141.8	150.0
\$3,100	4.64	\$19,142	\$66,800	\$19,142	70.9	150.0
\$13,900	55.60	\$27,720	\$25,000	\$27,720	350.0	150.0

## 2025 HURON TWP RES FF LAND STUDY

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.24	0.24	\$76	\$22,041	\$0.51	70.00	BB
0.86	0.86	\$134	\$36,009	\$0.83	170.00	B
0.55	0.55	\$261	\$84,172	\$1.93	170.00	BB
0.27	0.27	\$257	\$89,446	\$2.05	90.00	B
0.54	0.54	\$86	\$29,860	\$0.69	180.00	B
0.39	0.39	\$312	\$104,701	\$2.40	130.00	BB
0.24	0.24	\$313	\$90,917	\$2.09	70.00	BB
0.42	0.42	\$199	\$64,288	\$1.48	132.00	J
0.37	0.37	\$155	\$49,131	\$1.13	110.00	J
<b>3.87</b>	<b>3.87</b>					
<b>Average</b>			<b>Average</b>			
<b>per Net Acre=&gt;</b>	<b>59,435.03</b>		<b>per SqFt=&gt;</b>	<b>\$1.36</b>		

0.48	0.48	(\$19)	(\$5,627)	(\$0.13)	140.00	BB
0.38	0.38	\$1,158	\$305,464	\$7.01	100.00	BB
0.48	0.48	(\$106)	(\$30,898)	(\$0.71)	140.00	BB
0.46	0.46	\$138	\$43,130	\$0.99	132.00	J
0.46	0.23	\$942	\$146,813	\$3.37	66.00	J
1.21	1.21	\$71	\$20,747	\$0.48	350.00	BB

## 2025 HURON TWP RES FF LAND STUDY

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
1794/652		HURON LOTS	0	0	10/25/2022	
1821/211		LIGHTHOUSE ROAD	0	0	NOT INSPECTED	
1839/747		HURON LOTS	0	0	12/2/2024	
1827/229		LIGHTHOUSE ROAD	0	0	7/6/2024	
1820/488		LIGHTHOUSE ROAD	0	0	9/25/2024	
1790/313		HURON LOTS	0	0	10/25/2022	
1829/726		HURON LOTS	0	0	7/6/2024	
1810/661		PARK VIEW	0	0	9/25/2024	
1792/256		PARK VIEW	0	0	10/5/2017	

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1826/346		HURON LOTS	0	0	NOT INSPECTED	
1831/492	12-003-049-50	HURON LOTS	0	0	NOT INSPECTED	
1794/402		HURON LOTS	0	0	9/17/2020	
1829/630	12-011-047-50	PARK VIEW	0	0	7/5/2024	
1829/630	12-011-047-00	PARK VIEW	0	0	NOT INSPECTED	
1793/531		HURON LOTS	0	0	NOT INSPECTED	

## 2025 HURON TWP RES FF LAND STUDY

Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply
401	BIRCH					
401	LIGHTHOUSE ROAD					
401	SOUTHPOINTE					
401	LIGHTHOUSE ROAD					
401	LIGHTHOUSE ROAD					
401	BACKLOT					
401	BIRCH					
401	TIMBER TRAIL					
401	TIMBER TRAIL					

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401	BIRCH					
401	NORTHPOINTE					
401	BIRCH					
401	TIMBER TRAIL					
402	TIMBER TRAIL					
402	BIRCH					



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Waterfront Influence Bottom Character

