

2025 HURON TWP COM SF LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
11-012-011-10		02/05/24	\$12,500	WD	03-ARM'S LENGTH	\$12,500	
15-016-001-61		10/06/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	
13-015-285-05		10/24/22	\$33,500	WD	03-ARM'S LENGTH	\$33,500	
06-003-017-00		12/11/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	
Totals:			\$78,000			\$78,000	\$0
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of relevant vacant COM land sales, improved property sales from competing markets were used.

\$/SF ranged from \$0.26 to \$0.34; mean \$/SF = \$0.28; median and mode \$/SF are \$0.27. Greatest weight is given to mean and median values as it reflects 2025 COM Land values applied = \$0.28/SF, which is the mean sale price, rounded up from median sale price.

2024 COM Land values: \$0.23/SF, \$0.68/SF, \$0.70/SF, \$0.77/SF, \$0.79/SF

Outliers/Not Used

27-022-016-30	771 UBLY	09/08/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$21,000
27-018-029-00	N VAN DYKE	11/03/23	\$350,000	MLC	20-MULTI PARCEL	\$350,000	\$12,100
27-020-059-00	1266 SAND BEACH	05/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$49,000
27-020-034-30	1313 SAND BEACH	09/21/22	\$310,000	QC	03-ARM'S LENGTH	\$310,000	\$89,800

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
		\$12,500				0.84	
		\$22,000				1.86	
		\$33,500				2.83	
		\$10,000				0.89	
	\$0	\$78,000	\$0	0.0		6.42	0.00
0.00			Average			Average	
#DIV/0!			per FF=>			per Net Acre=>	12,155.21

the reaction of the market.

19.09	\$41,978	\$110,000	\$41,978	300.0	648.0	4.59	4.59
3.46	\$10,750	\$350,000	\$10,750	0.0	0.0	0.65	2.64
54.44	\$107,617	(\$7,817)	\$9,800	100.0	229.0	0.53	0.53
28.97	\$198,184	\$140,364	\$28,548	183.0	300.0	1.26	1.26

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
\$61	\$14,810	\$0.34					
	\$11,847	\$0.27					
	\$11,850	\$0.27					
	\$11,249	\$0.26					
Average							
per SqFt=>		\$0.28					

\$367	\$23,965	\$0.55	308.00	COM1 1827/317			COM EAST
#DIV/0!	\$536,810	\$12.32	0.00	COM3 1831/701	27-018-017-00		COM VAN DYKE
(\$78)	(\$14,861)	(\$0.34)	100.00	COM1 1814/147			COM EAST
\$767	\$111,400	\$2.56	183.00	COM1 1796/500			COM EAST

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	8/21/2024		202	RURAL		
0	0	NOT INSPECTED		202	NORTH CITY		
0	0	10/21/2019		201	NEAR CITY		
0	0	11/11/2022		201	RURAL MAIN		