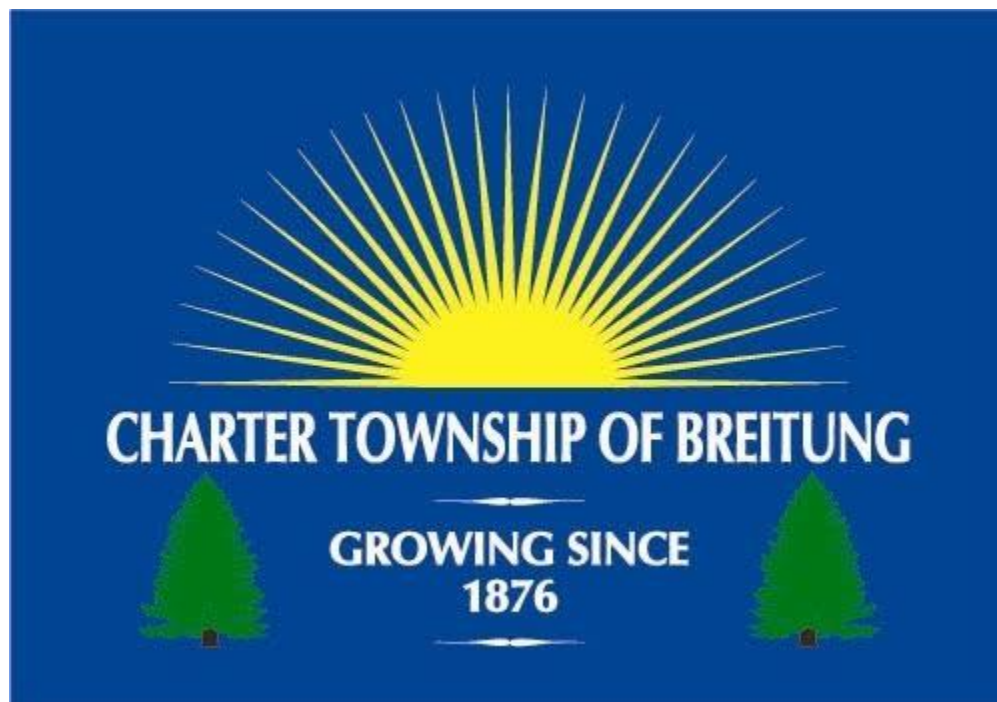


Annual Assessing Report



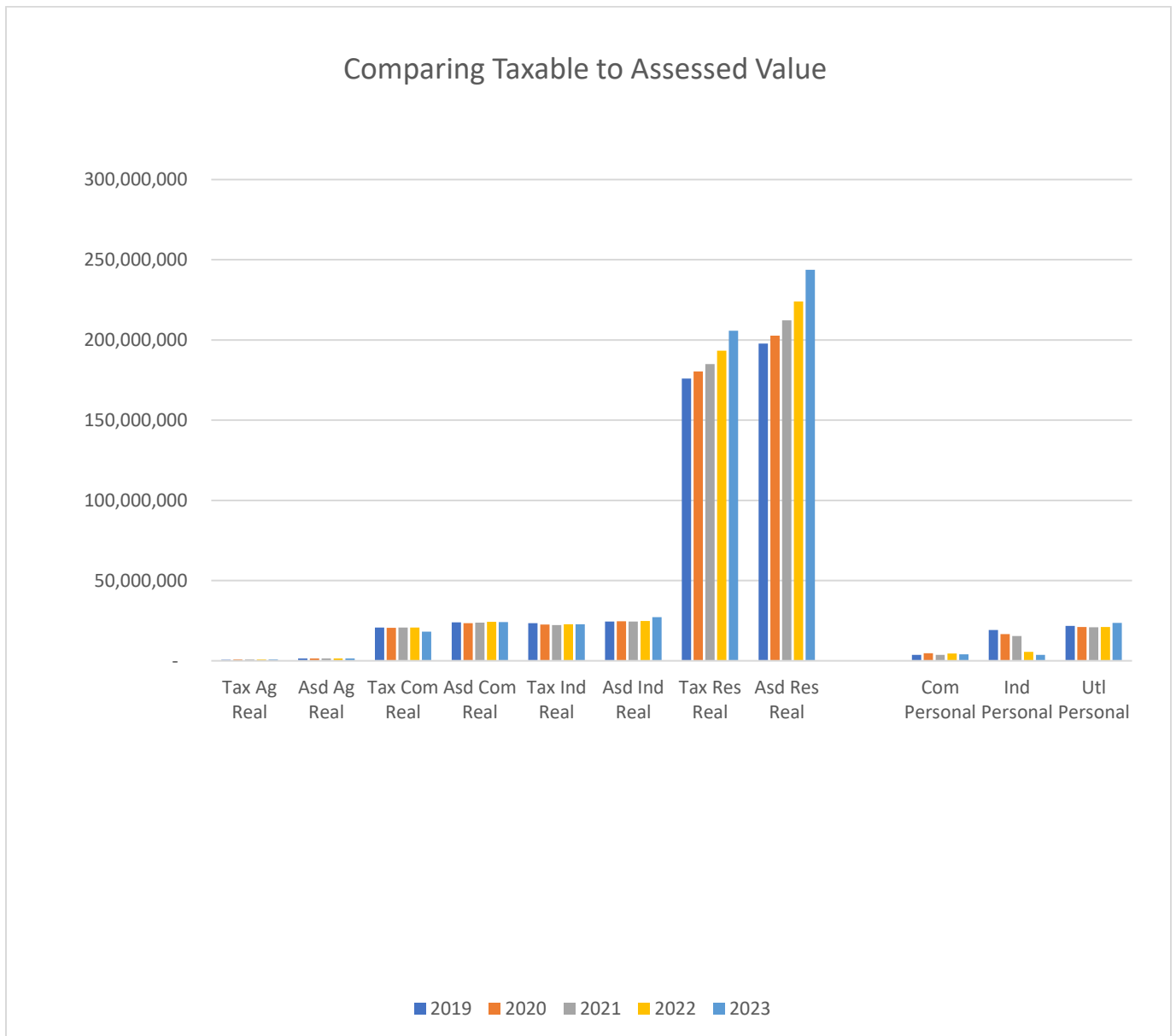
2023

Justin Murawski, MCAO R-8971, Assessor of Record

Ann Gasperich, MAAO R-9384, Deputy Assessor

Holli Beek, MCAT T-27322, Assessing Clerk

This report is to provide an overview as to the posture, activity, statistics, and average land values and Economic Condition Factors (ECF) used by the Assessing Department. The posture data below is the value for the current and four previous years. The assessed value is and has been higher than the taxable due to capping. This is desirable and allows for continued annual increases in revenue of real property. This year we see an increase in Assessed and Taxable value of 22 and 10 million, respectively. The net effect is \$40,000. Activity, statistics, land value and ECF's follow status.



ASSESSED VALUE	2019	2020	2021	2022	2023
REAL	Final	Final	Final	Final	MBOR
Agriculture	\$ 1,434,417	\$ 1,474,800	\$ 1,475,200	\$ 1,492,100	\$ 1,504,700
Commercial	\$ 24,043,100	\$ 23,525,685	\$ 23,733,800	\$ 24,363,900	\$ 24,058,300
Industrial	\$ 24,409,700	\$ 24,730,300	\$ 24,448,600	\$ 24,846,400	\$ 27,135,200
Residential	\$ 197,826,931	\$ 202,677,462	\$ 212,169,773	\$ 223,998,617	\$ 243,801,400
Total Real	\$ 247,714,148	\$ 252,408,247	\$ 261,827,373	\$ 274,701,017	\$ 296,499,600
PERSONAL					
Commercial	\$ 3,747,200	\$ 4,706,200	\$ 3,644,300	\$ 4,542,200	\$ 4,022,200
Industrial	\$ 19,175,500	\$ 16,626,600	\$ 15,488,300	\$ 5,543,800	\$ 3,744,400
Utility	\$ 21,762,600	\$ 21,142,300	\$ 20,874,800	\$ 21,053,800	\$ 23,588,200
Total Personal	\$ 44,685,300	\$ 42,475,100	\$ 40,007,400	\$ 31,139,800	\$ 31,354,800
GRAND TOTAL	\$ 292,399,448	\$ 294,883,347	\$ 301,834,773	\$ 305,840,817	\$ 327,854,400
TAXABLE VALUE	2019	2020	2021	2022	2023
REAL	Final	Final	Final	Final	MBOR
Agriculture	\$ 703,588	\$ 715,010	\$ 744,298	\$ 767,072	\$ 805,410
Commercial	\$ 20,707,201	\$ 20,498,302	\$ 20,711,906	\$ 20,724,165	\$ 18,211,702
Industrial	\$ 23,460,429	\$ 22,587,263	\$ 22,345,811	\$ 22,777,261	\$ 22,767,408
Residential	\$ 175,930,039	\$ 180,445,041	\$ 185,043,189	\$ 193,312,318	\$ 205,770,202
Total Real	\$ 220,801,257	\$ 224,245,616	\$ 228,845,204	\$ 237,580,816	\$ 247,554,722
PERSONAL					
Commercial	\$ 3,747,200	\$ 4,706,200	\$ 3,644,300	\$ 4,542,200	\$ 4,022,200
Industrial	\$ 19,175,500	\$ 16,626,600	\$ 15,488,300	\$ 5,543,800	\$ 3,744,400
Utility	\$ 21,762,600	\$ 21,142,300	\$ 20,874,800	\$ 21,053,800	\$ 23,588,200
Total Personal	\$ 44,685,300	\$ 42,475,100	\$ 40,007,400	\$ 31,139,800	\$ 31,354,800
GRAND TOTAL	\$ 265,486,557	\$ 266,720,716	\$ 268,852,604	\$ 268,720,616	\$ 278,909,522

Currently Breitung Township has:

- 4,629 Active Records
- 4,369 Taxable Records
- 260 Exempt Parcels
- 70 Parcels owned by Township
- 70 Parcels owned by County (not including Road Commission)
- 53 Parcels owned by State of Michigan
- 40 Real Parcels Classed Agriculture
- 171 Real Parcels Classed Commercial
- 107 Real Parcels Classed Industrial
- 3,884 Real Parcels Classed Residential

The Department has processed in 2022:

- 153 Personal Property Commercial
- 11 Personal Property Industrial
- 3 Personal Property Utility
- 461 Property Transfers
- 165 Additional Address changes
- 64 Veterans Exemption Applied and Granted
- 13 Poverty Exemptions Applied 11 Granted
- 43 Parcel Combines
- 25 Parcels Splits
- 40 Building Permits with a total of 4.1 million in cost of construction.

Improvement Plan

- Review new vacant land sales for continued land value updates.
- Review Economic Condition Factors and determine neighborhood adjustments.
- Update and maintain parcel data maps.
- Continue to seek out data base anomalies and make corrections.
- Continue to document site visits when parcels are sold.
- Refine fieldwork schedule to allot adequate time for 20% parcel review.
- Continue 10% Personal Property Canvas.

Continuing Education (CE)

- All staff has started CE for this next year.
- Assessor's continued certification towards Michigan Advanced Assessing Officer (MAAO).
- Assessing Clerk currently enrolled in Michigan Certified Assessing Officer (MCAO).
- Board of Review members are all current in required training.

Areas of Concern:

- Happily, none to report.

2022 Building Permit List				
PID	Issue Date	Owner	Category	Value
002-227-013-00	2/15/2022	Pummill, Paula/Danny	Addition	\$ 500,000
002-592-018-00	4/8/2022	Grudroski, Henry	New Garage and Addition	\$ 80,000
002-413-069-10	4/20/2022	Brooks, Gary/Carolyn	Demo	\$ (500)
002-858-010-00	5/2/2022	Sanborn, Bill	New Garage	\$ 86,040
002-412-017-00	5/23/2022	Mondloch, Pete	New Garage	\$ 75,000
002-848-019-00	5/23/2022	Kass, Brian/Kristin	Garage Addition	\$ 12,000
002-114-001-10	5/25/2022	Trepanier,James	Pole Barn	\$ 125,000
002-832-049-00	6/6/2022	Pirlot, Heather	New Garage	\$ 50,000
002-128-036-01	6/16/2022	Lupine, Ryan	New House	\$ 100,000
002-124-015-30	6/23/2022	Blau, Alison & Eric	New Garage	\$ 24,000
002-223-015-20	7/7/2022	Gauthier, Eric	New Garage	\$ 35,000
002-114-007-10	7/7/2022	Pirkola, Scott	New Garage	\$ 46,000
002-228-029-00	7/8/2022	Johnson, Thomas & Sally	New Garage	\$ 55,000
002-108-031-00	7/12/2022	Carey, Sandra	New house w/Att. Garage	\$ 329,723
002-129-009-00	7/15/2022	Stasauskas, Marius	New home	\$ 700,000
002-402-039-00	7/21/2022	Pericolosi, Thomas/ Ann	New Garage	\$ 40,000
002-128-046-00	7/22/2022	Unger, Lori/Alan	New Garage	\$ 9,000
002-111-005-00	7/29/2022	Gendron, Jared	New Garage	\$ 75,000
002-105-026-20	7/30/2022	Olson, Daniel	Demo	\$ (5,400)
002-685-001-00	8/8/2022	Michaud, Jeff	New Garage	\$ 30,000
002-135-004-00	8/10/2022	Danielson, Jim	Re-Roof	\$ 11,831
002-227-033-00	8/15/2022	Sparpana, Robert/ Vicki	New Pole Barn	\$ 14,454
002-124-015-30	8/15/2022	Blau, Alison/Eric	New Garage	\$ 24,000
002-002-005-00	8/16/2022	Varda, Linda	Demo	\$ (4,000)
002-222-023-00	8/25/2022	Pucci, Paul	New Garage	\$ 24,600
002-127-014-00	8/26/2022	Keberlein, Joe	Re-Roof	\$ 7,487
002-223-015-40	9/1/2022	Lassila, Jay	New Garage	\$ 65,000
002-006-023-00	9/1/2022	Broullier, Jourdan/Emily	Addition	\$ 35,000
002-222-033-00	9/9/2022	Frey, Melinda	Hay Storage Building	\$ 10,000
002-836-006-00	9/16/2022	Cross, Michael	New Garage	\$ 50,000
002-688-009-00	10/3/2022	Swartout, Larry	New Garage	\$ 10,000
002-423-005-02	10/4/2022	Granquist,Alan/Lois	New House W/ Att Garage	\$ 300,000
002-001-025-00	10/5/2022	Kodiak Storage	2 New Storage Buildings	\$ 250,000
002-121-020-00	10/6/2022	Rush, Marlene	Addition	\$ 15,400
002-105-026-20	10/6/2022	Olson, Daniel/Catherine	New House	\$ 383,541
002-006-027-00	10/7/2022	Tomczak, Benjamin	New Garage	\$ 75,000
002-107-001-36	10/7/2022	Burgess, Tim	New Shed	\$ 23,113
002-312-011-00	10/20/2022	Kallenbach, Mel	New Garage	\$ 57,955
002-003-002-00	11/7/2022	Bill Neuens	Demo	\$ (500)
002-129-011-85	11/8/2022	Kaczmarek, James	New Home W/ Att Garage	\$ 435,000
				\$ 4,153,744

***** Top 50 S.E.V.s *****		
002-900-256-00	AMERICAN TRANSMISSION CO LLC	\$ 15,651,800
002-012-003-00	BILLERUD QUINNESEC LLC	\$ 10,634,800
002-008-006-00	WE ENERGIES	\$ 8,687,500
002-900-255-00	UPPER MICHIGAN ENERGY RESOURCES	\$ 4,742,700
002-900-143-00	DTE GAS COMPANY	\$ 3,193,700
002-900-291-00	MINERAL TECHNOLOGIES INC	\$ 3,135,400
002-005-001-00	PARRISH PROPERTIES VII LLC	\$ 1,399,600
002-005-002-10	HOME DEPOT USA INC	\$ 1,101,200
002-897-015-00	MINERAL TECHNOLOGIES INC	\$ 1,029,900
002-900-015-00	BACCO CONSTRUCTION CO	\$ 935,300
002-413-027-20	RIVERS BEND RV RESORT & CAMPGROU	\$ 902,600
002-128-040-00	SLAJUS STEPHEN/ELIZABETH	\$ 829,100
002-231-002-00	RUBBO RICHARD P/JEAN M	\$ 819,300
002-412-005-00	WE ENERGIES	\$ 705,800
002-012-003-10	BILLERUD QUINNESEC LLC	\$ 642,800
002-870-009-00	BLONIARZ ALLAN J/SANDRA L ESTATE	\$ 574,000
002-601-016-00	PAPP FAMILY TRUST/CHARLES/CHRIST	\$ 559,400
002-004-001-20	THOMAS THEATRE GROUP INC	\$ 555,600
002-423-007-20	BROWN DANIEL SCOTT / HEATHER LEE	\$ 543,400
002-129-010-40	SINGH VIJAY/FRANCOISE	\$ 538,000
002-492-001-00	ALTER TRADING CORPORATION	\$ 511,300
002-005-002-22	IMRD LLC	\$ 505,000
002-003-010-00	TOWN & COUNTRY SALES CO	\$ 483,400
002-900-464-00	ACUREN INSPECTION INC	\$ 474,900
002-002-028-00	GUNVILLE ROBERT R JR	\$ 442,900
002-005-002-21	IMRD LLC JIMMY JOHNS	\$ 442,100
002-870-008-00	HINKLEY GREGORY/PATRICIA	\$ 440,100
002-413-028-30	SNITKER-JARANOWSKI LIVING TRUST	\$ 439,900
002-426-040-00	PINE GROVE COUNTRY CLUB	\$ 415,600
002-424-009-20	ROBERTS GARY J/WENDY A	\$ 413,700
002-118-057-00	BACCO CONSTRUCTION CO	\$ 407,500
002-858-005-00	HALL JASON F/ANGELA M	\$ 403,800
002-005-002-23	FORWARD FINANCIAL CREDIT UNION	\$ 397,700
002-003-009-00	HAMAR QUANDT COMPANY	\$ 394,800
002-660-022-00	MARONI MARY H	\$ 392,700
002-003-045-00	GUNVILLE ROBERT R JR	\$ 387,800
002-900-128-00	A LINDBERG A & SONS INC	\$ 387,400
002-132-013-60	FIRST NATIONAL BANK AND TRUST IMI	\$ 380,100
002-402-038-00	DUVAL RANDY A LOU ANN/TERRY J	\$ 379,800
002-132-013-30	DENNIS PHILLIPS REVOCABLE TRUST	\$ 376,400
002-005-008-00	ROMITTI PROPERTIES LLC	\$ 367,400
002-132-019-00	MICH LABORERS TRAINING	\$ 363,100
002-121-004-30	SHAKER CLAYTON/SARAH	\$ 361,400
002-132-013-50	RICHARD LESSER PROPERTIES LLC	\$ 356,000
002-858-003-00	SCHINDERLE RAYMOND/DONNA	\$ 353,600
002-423-007-49	BRISSON TRUST	\$ 353,100
002-312-005-00	BEAULIER DALE RUTH TIMOTHY SUSAN	\$ 352,800
002-118-051-00	DAGENAIS REAL ESTATE INC	\$ 352,400
002-858-001-00	WOLF THERESA / GRONEWOLD DAVID	\$ 350,300
002-900-361-00	HOME DEPOT USA INC	\$ 348,500
	Top 50 SEV Total	\$ 69,217,400
Overall SEV for Township	\$	327,854,400
Total Percentage of Top 50 in Overall		21%

***** Top 50 Taxable Values *****		
002-900-256-00	AMERICAN TRANSMISSION CO LLC	\$ 15,651,800
002-012-003-00	BILLERUD QUINNESEC LLC	\$ 10,634,800
002-008-006-00	WE ENERGIES	\$ 7,683,660
002-900-255-00	UPPER MICHIGAN ENERGY RESOURCES	\$ 4,742,700
002-900-143-00	DTE GAS COMPANY	\$ 3,193,700
002-900-291-00	MINERAL TECHNOLOGIES INC	\$ 3,135,400
002-005-001-00	PARRISH PROPERTIES VII LLC	\$ 1,121,610
002-005-002-10	HOME DEPOT USA INC	\$ 1,101,200
002-897-015-00	MINERAL TECHNOLOGIES INC	\$ 968,266
002-900-015-00	BACCO CONSTRUCTION CO	\$ 935,300
002-231-002-00	RUBBO RICHARD P/JEAN M	\$ 778,792
002-012-003-10	BILLERUD QUINNESEC LLC	\$ 642,800
002-423-007-20	BROWN DANIEL SCOTT / HEATHER LEE	\$ 511,641
002-492-001-00	ALTER TRADING CORPORATION	\$ 511,300
002-005-002-22	IMRD LLC	\$ 505,000
002-601-016-00	PAPP FAMILY TRUST/CHARLES/CHRIST	\$ 484,979
002-003-010-00	TOWN & COUNTRY SALES CO	\$ 483,400
002-129-010-40	SINGH VIJAY/FRANCOISE	\$ 478,221
002-900-464-00	ACUREN INSPECTION INC	\$ 474,900
002-870-009-00	BLONIARZ ALLAN J/SANDRA L ESTATE	\$ 460,386
002-002-028-00	GUNVILLE ROBERT R JR	\$ 442,900
002-004-001-20	THOMAS THEATRE GROUP INC	\$ 420,000
002-118-057-00	BACCO CONSTRUCTION CO	\$ 407,500
002-128-040-00	SLAJUS STEPHEN/ELIZABETH	\$ 407,014
002-858-005-00	HALL JASON F/ANGELA M	\$ 403,800
002-005-002-23	FORWARD FINANCIAL CREDIT UNION	\$ 397,700
002-003-009-00	HAMAR QUANDT COMPANY	\$ 394,800
002-870-008-00	HINKLEY GREGORY/PATRICIA	\$ 389,063
002-900-128-00	A LINDBERG A & SONS INC	\$ 387,400
002-412-005-00	WE ENERGIES	\$ 383,682
002-132-013-60	FIRST NATIONAL BANK AND TRUST IMI	\$ 380,100
002-132-013-30	DENNIS PHILLIPS REVOCABLE TRUST	\$ 376,400
002-413-027-20	RIVERS BEND RV RESORT & CAMPGROU	\$ 366,765
002-660-022-00	MARONI MARY H	\$ 361,709
002-132-013-50	RICHARD LESSER PROPERTIES LLC	\$ 356,000
002-424-009-20	ROBERTS GARY J/WENDY A	\$ 354,359
002-858-001-00	WOLF THERESA / GRONWOLD DAVID	\$ 350,300
002-900-361-00	HOME DEPOT USA INC	\$ 348,500
002-121-004-30	SHAKER CLAYTON/SARAH	\$ 345,460
002-003-045-00	GUNVILLE ROBERT R JR	\$ 337,021
002-900-085-00	CHARTER COMMUNICATION	\$ 323,900
002-456-001-00	ANTANASOFF STANLEY/KRIST	\$ 321,700
002-413-022-40	CLEEREMAN CARYN	\$ 318,000
002-897-007-00	DAGENAIS REAL ESTATE INC	\$ 313,572
002-118-042-00	TAFOYA CHRISTOPHER/BREION	\$ 310,721
002-227-024-10	BRAZEAU BRYAN/DIONNE	\$ 309,667
002-423-007-49	BRISSON TRUST	\$ 308,062
002-132-019-00	MICH LABORERS TRAINING	\$ 304,624
002-422-005-00	GARRETT JOHN M/KAREN A	\$ 293,309
002-114-006-10	MCCASH MICHAEL J LIVING TRUST	\$ 292,868
		\$ 65,206,751
Overall Taxable Value for Township	\$	278,909,522
Total Percentage of Top 50 in Overall		23%

***** Top 50 Owners by Acreage *****

STATE LAND	2,450	ACRES IN	21	PARCELS
BILLERUD QUINNESEC LLC	2,369	ACRES IN	8	PARCELS
DICKINSON COUNTY	1,804	ACRES IN	65	PARCELS
NIAGARA DEVELOPMENT LLC	768	ACRES IN	22	PARCELS
TREPANIER FAMILY TRUST	738	ACRES IN	24	PARCELS
STATE OF MICHIGAN	710	ACRES IN	25	PARCELS
WE ENERGIES	572	ACRES IN	29	PARCEL
LAYDON ENTERPRISES INC	491	ACRES IN	13	PARCELS
SAGE TIMBER	447	ACRES IN	13	PARCELS
HC VALLEY INC	320	ACRES IN	8	PARCELS
DICKINSON CO SOLID WASTE MAN	268	ACRES IN	9	PARCELS
HOLMES JOINT IRREVOCABLE TRUST	257	ACRES IN	5	PARCELS
WITTENBACH LIVING TRUST/LARRY C	248	ACRES IN	8	PARCELS
VERDANT TIMBER MICHIGAN LLC	246	ACRES IN	7	PARCELS
LAND JESSE & ERICA	244	ACRES IN	8	PARCELS
CHARTER TWP OF BREITUNG	239	ACRES IN	70	PARCELS
MOYER DANIEL	234	ACRES IN	6	PARCELS
WENDER HENRY A	232	ACRES IN	6	PARCELS
ARONSON HEDVIG/BRYNICK JAMES A	224	ACRES IN	6	PARCELS
RAFFA ANTHONY T/SANDRA E	224	ACRES IN	6	PARCELS
FAYAS BARBARA TRUST	206	ACRES IN	16	PARCELS
NORTHLAND BEAGLE CLUB INC	200	ACRES IN	1	PARCEL
HALL JASON/ANGELA	198	ACRES IN	5	PARCELS
ULLENIUS KEN & JAN	189	ACRES IN	7	PARCELS
CHAMPION INC	182	ACRES IN	6	PARCELS
ANDERSON ROXANNE	177	ACRES IN	5	PARCELS
MICH LABORERS TRAINING	172	ACRES IN	5	PARCELS
BILSKI LANDS LLC	162	ACRES IN	6	PARCELS
ROBERTS LIVING TRUST	160	ACRES IN	1	PARCELS
MARKELL JAMES C & KRISTIE S	160	ACRES IN	4	PARCELS
CHANG PING YUNG/SANG YING	160	ACRES IN	4	PARCELS
STEELE LARRY B LIFE ESTATE	157	ACRES IN	4	PARCELS
ROMITTI PROPERTIES LLC	155	ACRES IN	2	PARCELS
HUOTARI NICHOLAS/JENNIFER	153	ACRES IN	5	PARCELS
ROCCONI/JAMES B MYRNA F	150	ACRES IN	4	PARCELS
UNITED SPORTSMANS INC	141	ACRES IN	3	PARCELS
SCHETTLER BLANCHE J/ JOHN R	136	ACRES IN	4	PARCELS
CORSI KENA G/LUCAS P	123	ACRES IN	1	PARCEL
SCHETTLER JOHN R	122	ACRES IN	5	PARCEL
CIESLAK PAUL F/BONNIE	120	ACRES IN	1	PARCEL
BERTOLDI MARSHA M	119	ACRES IN	5	PARCELS
WENDER MARY	117	ACRES IN	5	PARCELS
OLEKSY WALTER/ETHELENE LIFE ESTATE	117	ACRES IN	3	PARCELS
SANFORD DARRELL/KATHLEEN	115	ACRES IN	4	PARCELS
GRIER JOHN E/LINDA M	109	ACRES IN	4	PARCELS
A LINDBERG & SONS INC	107	ACRES IN	4	PARCELS
WALES RICHARD E/DEBORAH	104	ACRES IN	3	PARCELS
FREY MELINDA J/JOHNS THOMAS	102	ACRES IN	1	PARCEL
BACCO CONSTRUCTION CO	96	ACRES IN	6	PARCELS
RHODE STEVEN J / LAURA A	94	ACRES IN	3	PARCELS

Breitung Township Land Value 2023

Determined by Front Foot Residential Quinn, E King Etc	
Highly Desirable	75
Above Average	70
Average	55
Good	45
Ordinary	35
Fair	20
Poor	10
Single Access Subdivisions	
Elite	300
Superior	250
Premium	200
Highly Desirable	175
Above Average	150
Average	125
Good	100
Ordinary	75
Fair	60
Poor	45
Lakefront	
Excellent	900
Good	710
Average	500
Fair	310
Poor	175
RiverFront	
Excellent	690
Good	570
Average	480
Fair	400
Poor	175

Commercial & Industrial Values				
2023 New Land Table Commercial Industrial	Average Price Front Ft	Range Price Front Ft	Average Price Acre	Range Price Acre
Low	\$ 100	\$ 60 - 150	\$ 5,600	\$ 1,000 - 9,500
Fair	\$ 195	\$ 100 - 300	\$ 21,300	\$ 10,000 - 30,000
Average	\$ 465	\$ 250 - 1,000	\$ 42,500	\$ 30,000 - 55,000
High	\$ 1,525	\$ 750 - 3,000	\$ 187,500	\$ 50,000 - 475,000

AG, RES, CF Acreage Values		
Parcel Size	Average PP Acre	Range
1 to 5 Acres	\$ 8,600	\$1,000 to \$19,000
5+ to 10 Acres	\$ 4,700	\$1,450 to \$9,000
10+ to 20 Acres	\$ 3,400	\$1,350 to \$8,000
20+ to 39.99 Acres	\$ 2,500	\$1,150 to \$4,700
40 or More Acres	\$ 1,800	\$1,200 to \$3,150

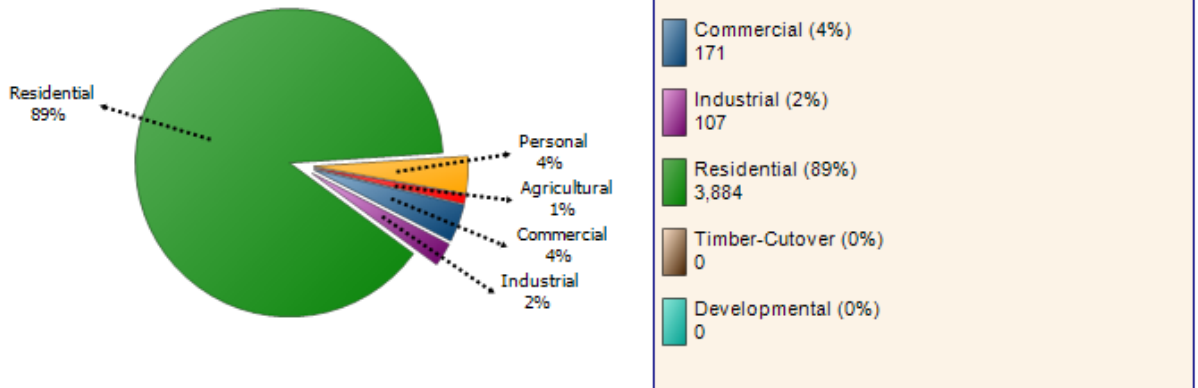
AG, RES, CF 40+ Acreage Value Matrix			
Road	NG E Water	Propane Elec Well	Propane/Carry
Paved	2400	2200	2000
Gravel	2200	2000	1800
Easement	1800	1600	1400
Two Track	1400	1200	1000
Ltd Access	1000	850	750

Breitung Township Economic Condition Factor

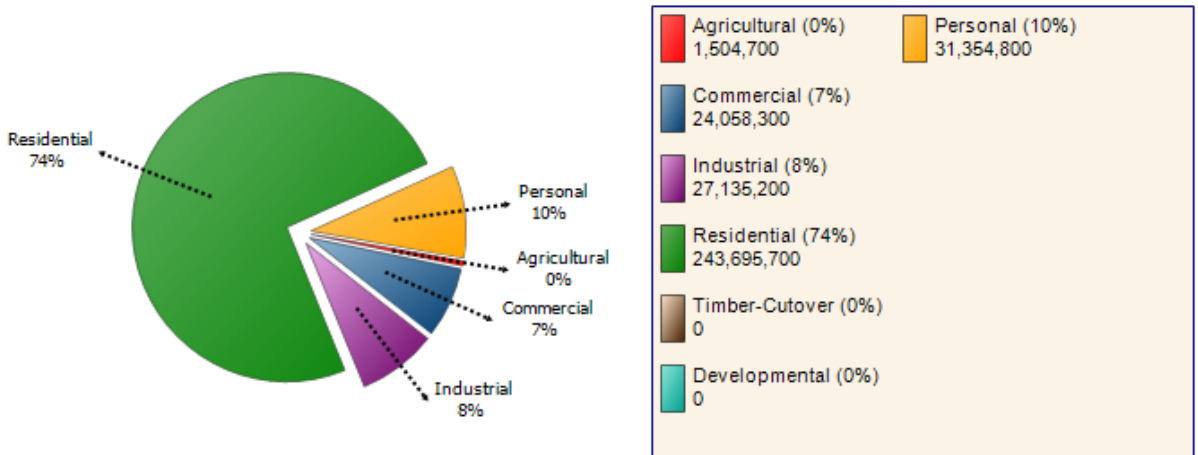
Neighborhood	Status	Parcels	ECF
2023 Commercial Industrial	Active	141	0.405
201 Quinnesec to Norway	Active - eliminate in 2023	1	0.85
201 North City	Active - eliminate in 2023	4	0.85
201 US 2	Active - eliminate in 2023	1	0.88
201 Breitung Cut Off	Active - eliminate in 2023	1	0.85
Industrial	Active - eliminate in 2023	2	0.78
301 Lakefront	Active	145	0.87
302 Riverfront	Active	112	0.94
303 Upper Pine Creek	Active	464	0.83
304 West	Active	396	0.83
305 NE Township	Active	226	0.83
307 East Kingsford	Active	497	0.912
309 Quinnesec	Active	478	0.936
313 Outlying Subs	Active	248	0.87
Mobile Homes	Active	284	0.83

Charts and Trends From within BS&A

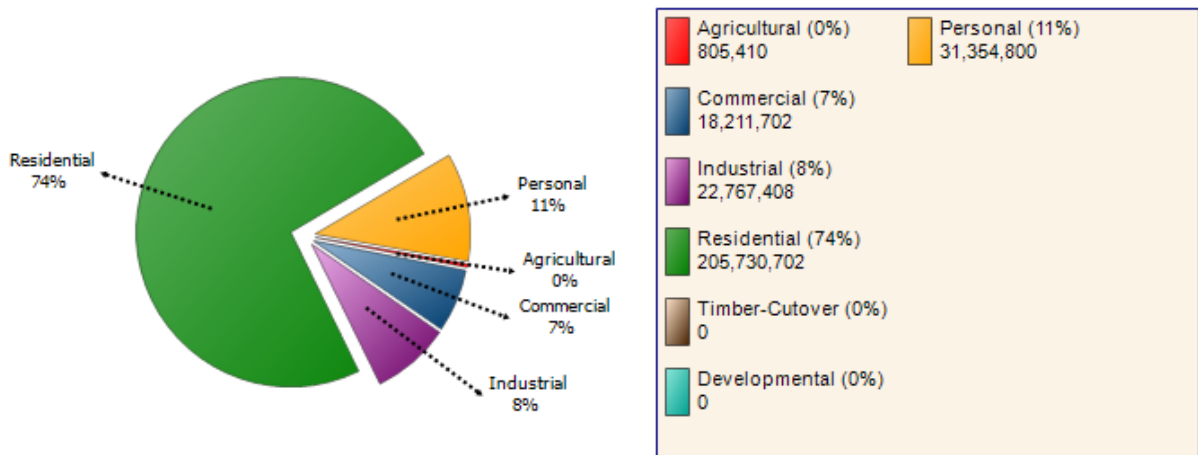
Parcel Count by Class



Assessed Value by Class



Taxable Value by Class



Breitung Township Vacant Land Value Guide 2022-2023

3581 Menominee Street
Quinnesec, MI 49876

PHONE: (906) 779-2060

Website: breitungwp.org

ACREAGE

PARCEL SIZE	PER ACRE	RANGE
0 TO 5 ACRES	8,600	1,000 - 19,000
6 TO 10 ACRES	4,700	1,450 - 9,000
11 TO 20 ACRES	3,400	1,350 - 8,000
29 TO 39 ACRES	2,500	1,150 - 4,700
40 + ACRES	2,100	1,200 - 3,150

MARKET VALUE has the following characteristics:

1. *Frontage on a paved or gravel year-round road.*
2. *Electric & Telephone service on property.*
3. *Typical road frontage for size of property.*
4. *Reasonably close to an urban area.*
5. *Not including well and septic.*

PLATTED VACANT LOTS

AREA	LOCAL ROADS	MAJOR STREETS & HIGHWAYS
Early Platted Lots	10 TO 75/FF	30 TO 800/FF
Recent Platted Lots	45 TO 300/FF	N/A

WATERFRONT

River Frontage

Good – Excellent Menominee River Shoreline	570 TO 690/FF
Average Menominee River Shoreline	480/FF
Fair -- Poor Menominee River Shoreline	175 TO 400/FF

Inland Lake Frontage

Good – Excellent	710 TO 900/FF
Average	500/FF
Fair – Poor	175 TO 310/FF

COMMERCIAL AND INDUSTRIAL

	Low	Fair	Average	High
Average Price Per Front Foot	\$ 100	\$ 195	\$ 465	\$ 1,525
Average Price Per Acre	\$ 5,600	\$ 21,300	\$42,500	\$ 187,500
Price Per Square Foot	<i>Not Used in Breitung Township</i>			

The above General Land Values are an opinion of value, and it should be noted by the user some sale prices may differ