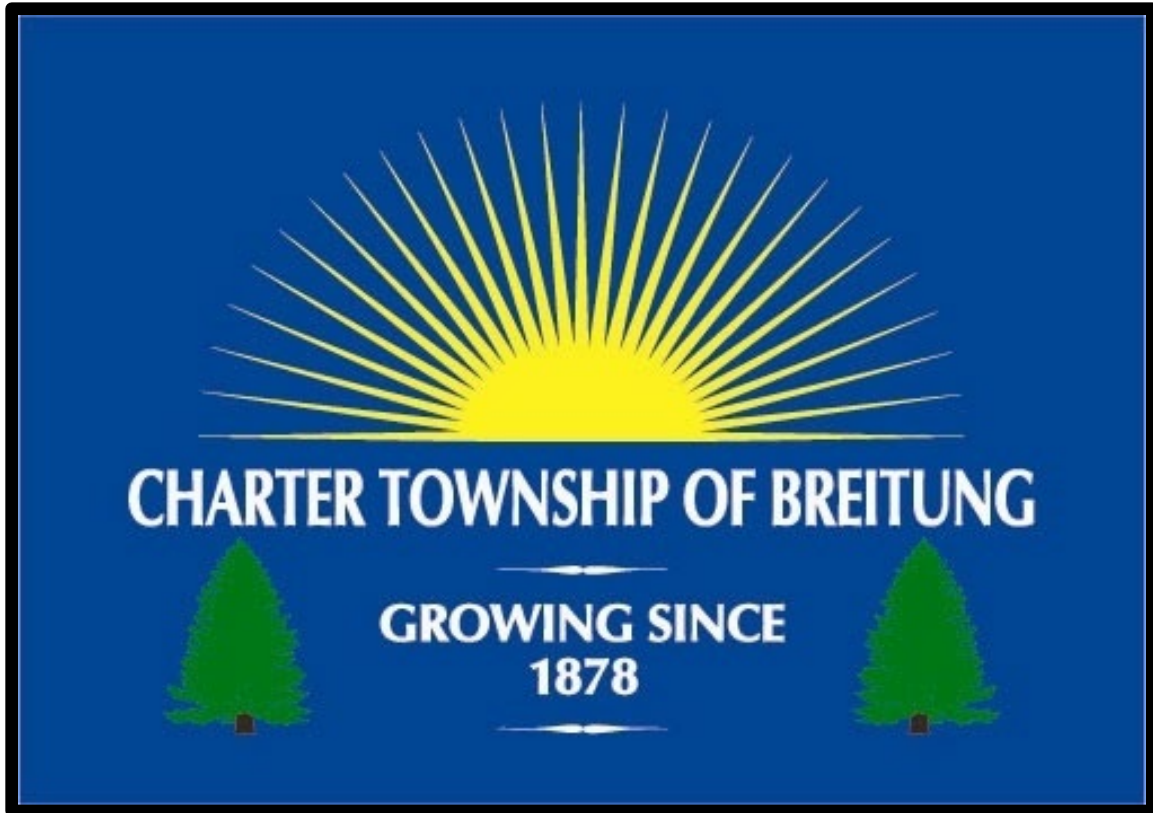


# Annual Assessing Report



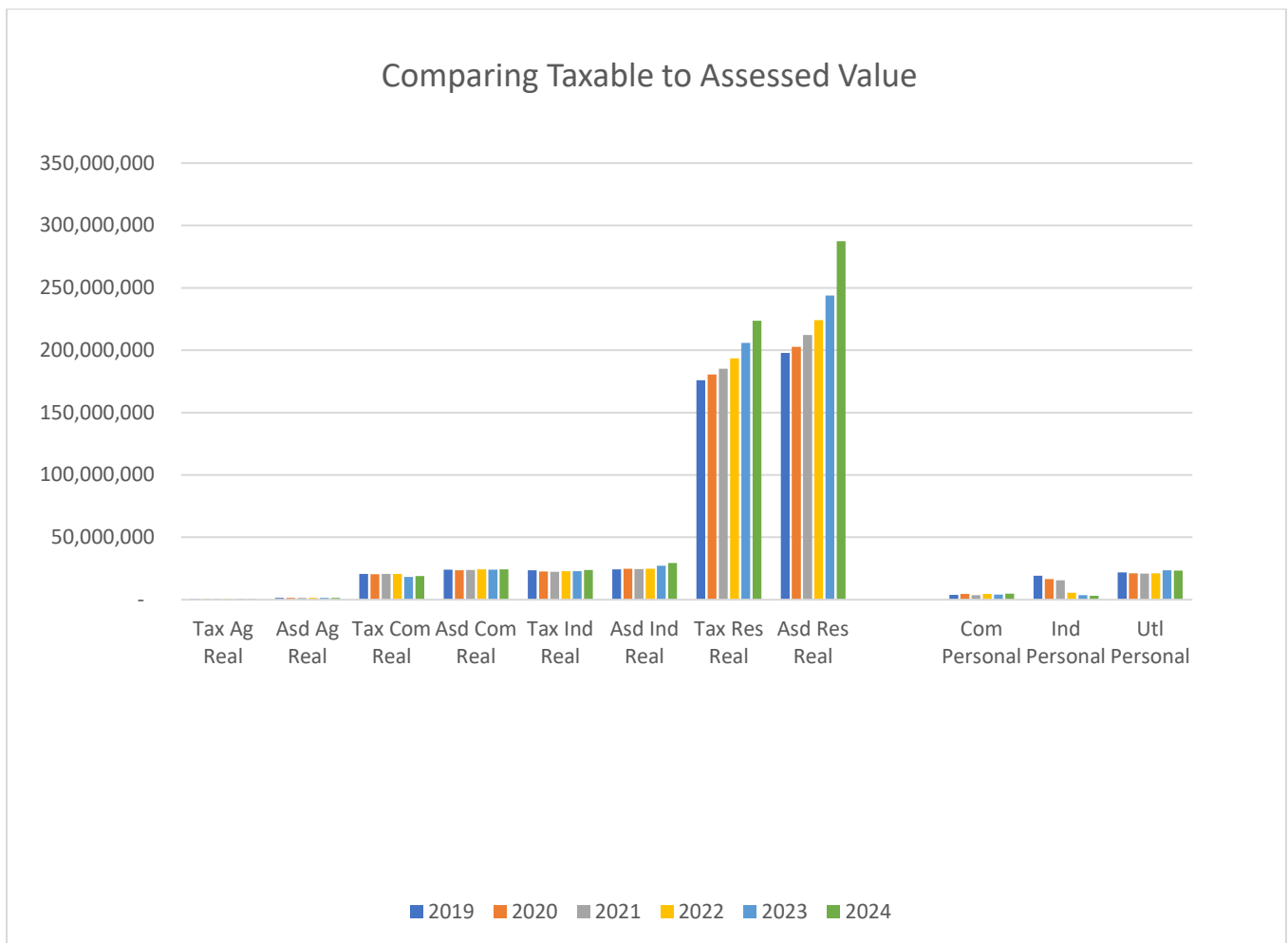
# 2024

Justin Murawski, MCAO R-8971, Assessor of Record

Ann Gasperich, MAAO R-9384, Deputy Assessor

Holli Beeck, MCAO R-10107, 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 five 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 46 and 19 million, respectively. The net effect is \$80,000. Activity, Land Value, ECF's and statistics follow.



ASSESSED VALUE	2020	2021	2022	2023	2024
<b>REAL</b>	Final	Final	Final	Final	Final
Agriculture	\$ 1,474,800	\$ 1,475,200	\$ 1,492,100	\$ 1,504,700	\$ 1,527,600
Commercial	\$ 23,525,685	\$ 23,733,800	\$ 24,363,900	\$ 24,058,300	\$ 24,255,100
Industrial	\$ 24,730,300	\$ 24,448,600	\$ 24,846,400	\$ 27,135,200	\$ 29,530,400
Residential	\$ 202,677,462	\$ 212,169,773	\$ 223,998,617	\$ 243,801,400	\$ 287,393,800
<b>Total Real</b>	<b>\$ 252,408,247</b>	<b>\$ 261,827,373</b>	<b>\$ 274,701,017</b>	<b>\$ 296,499,600</b>	<b>\$ 342,706,900</b>
<b>PERSONAL</b>					
Commercial	\$ 4,706,200	\$ 3,644,300	\$ 4,542,200	\$ 4,022,200	\$ 4,781,200
Industrial	\$ 16,626,600	\$ 15,488,300	\$ 5,543,800	\$ 3,744,400	\$ 3,219,600
Utility	\$ 21,142,300	\$ 20,874,800	\$ 21,053,800	\$ 23,588,200	\$ 23,348,800
<b>Total Personal</b>	<b>\$ 42,475,100</b>	<b>\$ 40,007,400</b>	<b>\$ 31,139,800</b>	<b>\$ 31,354,800</b>	<b>\$ 31,349,600</b>
<b>GRAND TOTAL</b>	<b>\$ 294,883,347</b>	<b>\$ 301,834,773</b>	<b>\$ 305,840,817</b>	<b>\$ 327,854,400</b>	<b>\$ 374,056,500</b>
TAXABLE VALUE	2020	2021	2022	2023	2024
<b>REAL</b>	Final	Final	Final	Final	Final
Agriculture	\$ 715,010	\$ 744,298	\$ 767,072	\$ 805,410	\$ 823,612
Commercial	\$ 20,498,302	\$ 20,711,906	\$ 20,724,165	\$ 18,211,702	\$ 19,039,662
Industrial	\$ 22,587,263	\$ 22,345,811	\$ 22,777,261	\$ 22,767,408	\$ 23,878,982
Residential	\$ 180,445,041	\$ 185,043,189	\$ 193,312,318	\$ 205,770,202	\$ 223,575,239
<b>Total Real</b>	<b>\$ 224,245,616</b>	<b>\$ 228,845,204</b>	<b>\$ 237,580,816</b>	<b>\$ 247,554,722</b>	<b>\$ 267,317,495</b>
<b>PERSONAL</b>					
Commercial	\$ 4,706,200	\$ 3,644,300	\$ 4,542,200	\$ 4,022,200	\$ 4,781,200
Industrial	\$ 16,626,600	\$ 15,488,300	\$ 5,543,800	\$ 3,744,400	\$ 3,219,600
Utility	\$ 21,142,300	\$ 20,874,800	\$ 21,053,800	\$ 23,588,200	\$ 23,348,800
<b>Total Personal</b>	<b>\$ 42,475,100</b>	<b>\$ 40,007,400</b>	<b>\$ 31,139,800</b>	<b>\$ 31,354,800</b>	<b>\$ 31,349,600</b>
<b>GRAND TOTAL</b>	<b>\$ 266,720,716</b>	<b>\$ 268,852,604</b>	<b>\$ 268,720,616</b>	<b>\$ 278,909,522</b>	<b>\$ 298,667,095</b>

Currently Breitung Township has:

- 4,621 Active Records
- 4,363 Taxable Records
- 255 Exempt Parcels
- 71 Parcels owned by Breitung Township
- 70 Parcels owned by County (not including Road Commission)
- 53 Parcels owned by State of Michigan
- 40 Real Parcels Classed Agriculture
- 175 Real Parcels Classed Commercial
- 109 Real Parcels Classed Industrial
- 3,867 Real Parcels Classed Residential

### The Department has processed in 2023:

- 145 Personal Property Commercial Statements
- 11 Personal Property Industrial Statements
- 3 Personal Property Utility Statements
- 391 Property Transfers
- 71 Veterans Exemption Applied and Granted
- 16 Poverty Exemptions Applied
- 11 Parcel Combines
- 9 Parcel Splits
- 58 Building Permits, totaling 6.9 million in cost of construction

### Improvement Plan:

- Review 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 database anomalies and make corrections
- Continue to document site visits for every parcel sale
- Refine fieldwork schedule to allot adequate time for 20% parcel review
- Continue 10% Personal Property Canvas

### Continuing Education (CE):

- All staff have signed up for Continuing Education for next year's credit requirements
- Board of Review members are all current in required training.

### Areas of Concern:

- State Tax Commission PA 660 Audit, Sustainable Staffing

### 2023 Building Permit List

<u>PID</u>	<u>Issue Date</u>	<u>Homeowner</u>	<u>Type</u>	<u>Cost of Construction</u>
002-003-038-00	2/8/2023	Seaver, John	Addition	\$ 3,500.00
002-107-031-30	2/8/2023	Liveris, Christ/Judith	Garage	\$ 15,234.00
002-004-005-00	2/14/2023	Rock, Dave	Demo	\$ (1,000.00)
002-858-007-00	2/14/2023	Querio, Joe and Mindy	Demo Home	\$ (32,000.00)
002-542-019-00	3/9/2023	Pelletier, Mike	New Garage	\$ 40,000.00
002-119-019-00	3/21/2023	Sodini, Chad	New house W/Att Garage	\$ 400,000.00
002-424-007-30	3/21/2023	Tosdale, Robert	Lean - To	\$ 30,000.00
002-003-019-14	5/1/2023	Nau, Daniel	Basement	\$ 32,000.00
002-778-001-00	5/1/2023	Adams, Torrey	Addition	\$ 120,000.00
002-003-009-00	5/3/2023	Hamar Quandt Company	Ware house	\$ 250,000.00
002-114-018-21	5/9/2023	Holsw orth, Josh/Katherine	New Home W/Att Garage	\$ 300,000.00
002-117-011-40	5/15/2023	DeMay, Paul/Emily	New Home W/ Att Garage	\$ 100,000.00
002-234-006-20	5/15/2023	O'connor, Cameron	Addition	\$ 60,000.00
002-233-015-00	5/18/2023	Barnes, Alicia	New addition	\$ 210,000.00
002-401-005-20	5/21/2023	Gibson, Samuel/ John	New House W/ Garage	\$ 300,000.00
002-222-033-00	5/22/2023	John/Frey, Thomas/ Melinda	New House W/ Garage	\$ 500,000.00
002-114-001-10	5/26/2023	Trepanier, James	New House	\$ 100,000.00
002-134-031-00	5/26/2023	Wales, Rick	Re- Roof	\$ 1,560.00
002-227-041-00	5/30/2023	Waisanen, James	New House w / Att Garage	\$ 100,000.00
002-664-001-00	6/1/2023	Flaminio, Matthew /Russ	Deck	\$ 2,900.00
002-685-001-00	6/5/2023	Michaud, Jeff/Vickie	New Home	\$ 200,000.00
002-512-006-00	6/12/2023	Jacobson, Gary	New Storage unit	\$ 180,000.00
002-118-042-10	6/14/2023	Stebbins, Jason	New Garage	\$ 23,062.00
002-002-032-00	6/22/2023	Wells, Cory/Vicki	New Garage	\$ 40,000.00
002-832-042-00	6/26/2023	Teske, Mark and Debrah	Re-Roof	\$ 12,000.00
002-848-005-00	6/26/2023	Moreau, Mike	New Addition	\$ 130,000.00
002-132-013-45	7/5/2023	HRJ Real Estate Man.	Demo	\$ (15,000.00)
002-128-051-00	7/8/2023	Juedes,Josiah/Margo	Basement remodel	\$ 20,000.00
002-512010-00	7/19/2023	Jacobson, Gary	New Storage Unit	\$ 180,000.00
002-586-021-00	7/21/2023	Bianchi, Michael	Carport	\$ 241,000.00
002-426-004-03	7/25/2023	Bernard,Alan/Ashley	New house w /Att garage	\$ 400,000.00
002-114-010-30	7/31/2023	Prudhomme, Mark	New Shed	\$ 15,000.00
002-117-010-60	7/31/2023	Pope, Richard	Re-Roof	\$ 17,511.20
002-664-008-00	7/31/2023	Kaminski, Robert/Shelly	Re-Roof	\$ 4,000.00
002-840-047-00	7/31/2023	Sommerfield, Doug	New Garage	\$ 25,000.00
002-532-008-00	8/21/2023	Nelson, Derick/Chailee	New Garage	\$ 30,000.00
002-623-004-00	8/25/2023	Alessandrini, Kindra	New Garage	\$ 20,300.00
002-858-007-00	8/31/2023	Wender/Querio, Melinda/Joe	New Home W/Att Garage	\$ 810,000.00
002-124-015-30	9/5/2023	Blau, Eric/Alison	New home W/Att . Garage	\$ 350,000.00
002-119-006-00	9/6/2023	Danielson, James	Renovation	\$ 10,000.00
002-124-014-10	9/6/2023	Finendale, Steven	New Garage	\$ 17,000.00
002-105-009-60	9/7/2023	Demerse, Jeff/Maria	New home W/Att Garage	\$ 250,000.00
002-105-009-40	9/8/2023	Laydon, Melany	New home W/ Att Garage	\$ 415,000.00
002-544-001-60	9/8/2023	Burgelbaugh,Terri	Re-Roof	\$ 11,000.00
002-544-001-00	9/14/2023	McCole, Josh	Demo	\$ (85,000.00)
002-124-025-00	9/19/2023	Trevillian, Kevin	New Garage	\$ 30,000.00
002-227-024-30	9/19/2023	Person, Austin	New House W/Att Garage	\$ 427,000.00
002-401-011-00	9/21/2023	Sparpana, Joseph	New Pole barn	\$ 38,000.00
002-639-005-00	9/22/2023	Gutierrez, Vincent	New Pole barn	\$ 45,000.00
002-571-006-00	10/2/2023	Porier, Andrew	Re-Roof	\$ 13,880.72
WHITE BIRCH	10/2/2023	White Birch Home Sales	New Mobile Home	\$ 70,960.00
002-121-013-00	10/3/2023	Dickinson County	New rest/Show er room	\$ 300,000.00
002-685-001-00	10/9/2023	Michaud, Jeffrey	New Garage	\$ 10,000.00
002-004-017-00	10/23/2023	Parrish Properties	New Shed	\$ 48,204.00
WHITE BIRCH	10/23/2023	White Birch Home Sales lot 242	New Mobile Home	\$ 62,445.00
002-793-001-00	11/3/2023	Valeski, Michelle	New Deck	\$ 22,000.00
002-826-006-00	11/17/2023	Schoeppey,Jerry	New Garage	\$ 38,000.00
002-118-002-10	11/20/2023	Kasten, Natalie	New Garage	\$ 40,000.00
				<b>\$ 6,978,556.92</b>

Top 50 S.E.V.s		
002-900-256-00	AMERICAN TRANSMISSION CO LLC	\$ 15,394,100
002-012-003-00	BILLERUD QUINNESEC LLC	\$ 11,198,000
002-008-006-00	WE ENERGIES	\$ 10,204,100
002-900-255-00	UPPER MICHIGAN ENERGY RESOURCES COR	\$ 4,863,100
002-900-291-00	MINERAL TECHNOLOGIES INC	\$ 3,215,700
002-900-143-00	DTE GAS COMPANY	\$ 3,091,600
002-005-001-00	PARRISH PROPERTIES VII LLC	\$ 1,288,500
002-009-002-00	SCHNEIDER RONALD D/PATRICIA A	\$ 1,238,500
002-005-002-10	HOME DEPOT USA INC	\$ 1,173,000
002-897-015-00	MINERAL TECHNOLOGIES INC	\$ 1,038,400
002-107-001-14	FLOOD MARK / MARY	\$ 1,021,900
002-128-040-00	SLAJUS STEPHEN/ELIZABETH	\$ 963,700
002-012-003-10	BILLERUD QUINNESEC LLC	\$ 942,200
002-231-002-00	RUBBO RICHARD P/JEAN M	\$ 868,400
002-412-005-00	WE ENERGIES	\$ 843,300
002-900-015-00	BACCO CONSTRUCTION CO	\$ 726,300
002-900-184-00	SCO PINE MOUNTAIN RESORT LLC	\$ 696,000
002-601-016-00	PAPP FAMILY TRUST/CHARLES/CHRISTINE	\$ 643,100
002-858-005-00	HALL JASON F/ANGELA M	\$ 600,400
002-870-009-00	BLONIARZ ALLAN J/SANDRA L ESTATE	\$ 599,800
002-423-007-60	GARRETT JOHN M/KAREN A	\$ 592,500
002-492-001-00	ALTER TRADING CORPORATION	\$ 588,700
002-004-001-20	THOMAS THEATRE GROUP INC	\$ 587,700
002-005-002-22	IMRD LLC	\$ 566,500
002-118-057-00	BACCO CONSTRUCTION CO	\$ 549,200
002-003-009-00	HAMAR QUANDT COMPANY	\$ 544,700
002-129-010-40	SINGH VIJAY/FRANCOISE	\$ 534,500
002-423-007-20	BROWN DANIEL SCOTT / HEATHER LEE	\$ 529,100
002-456-001-00	ANTANASOFF STANLEY/KRIST	\$ 524,400
002-413-028-30	SNITKER-JARANOWSKI LIVING TRUST	\$ 500,800
002-900-464-00	ACUREN INSPECTION INC	\$ 490,500
002-424-009-20	ROBERTS GARY J/WENDY A	\$ 489,100
002-005-002-21	IMRD LLC JIMMY JOHNS	\$ 480,200
002-005-002-23	FORWARD FINANCIAL CREDIT UNION	\$ 480,100
002-002-028-00	GUNVILLE ROBERT R JR	\$ 479,700
002-003-010-00	TOWN & COUNTRY SALES CO	\$ 479,600
002-230-025-01	WIX HERSHEL L JR	\$ 476,100
002-413-027-20	RIVERS BEND RV RESORT & CAMPGROUND	\$ 475,100
002-230-013-00	SWANSON PETER R/KIMBERLY A	\$ 467,900
002-660-022-00	MARONI MARY H	\$ 458,200
002-870-008-00	HINKLEY GREGORY/PATRICIA	\$ 456,700
002-003-045-00	GUNVILLE ROBERT R JR	\$ 447,400
002-229-018-00	ULLENIUS KEN & JAN	\$ 442,000
002-427-005-00	DICKEN LAURIE H	\$ 441,900
002-132-013-30	DENNIS PHILLIPS REVOCABLE TRUST	\$ 433,800
002-858-001-00	WOLF TERESA / GRONEWOLD DAVID	\$ 414,000
002-008-001-00	FAYAS BARBARA TRUST	\$ 411,900
002-121-004-30	SHAKER CLAYTON/SARAH	\$ 410,400
002-920-001-00	MICHIGAN DEPARTMENT OF TREASURY	\$ 408,000
002-008-002-00	FAYAS BARBARA TRUST	\$ 404,400
	Total Top 50 SEV	\$ 75,175,200
Overall SEV for Township	\$	374,056,500
Total Percent of Top 50 in Overall		20%

Top 50 Taxable Values		
002-900-256-00	AMERICAN TRANSMISSION CO LLC	\$ 15,394,100
002-012-003-00	BILLERUD QUINNESEC LLC	\$ 11,166,540
002-008-006-00	WE ENERGIES	\$ 8,067,843
002-900-255-00	UPPER MICHIGAN ENERGY RESOURCES COR	\$ 4,863,100
002-900-291-00	MINERAL TECHNOLOGIES INC	\$ 3,215,700
002-900-143-00	DTE GAS COMPANY	\$ 3,091,600
002-005-001-00	PARRISH PROPERTIES VII LLC	\$ 1,177,690
002-005-002-10	HOME DEPOT USA INC	\$ 1,156,260
002-897-015-00	MINERAL TECHNOLOGIES INC	\$ 1,016,679
002-231-002-00	RUBBO RICHARD P/JEAN M	\$ 817,731
002-900-015-00	BACCO CONSTRUCTION CO	\$ 726,300
002-900-184-00	SCO PINE MOUNTAIN RESORT LLC	\$ 696,000
002-012-003-10	BILLERUD QUINNESEC LLC	\$ 674,940
002-492-001-00	ALTER TRADING CORPORATION	\$ 536,865
002-005-002-22	IMRD LLC	\$ 530,250
002-423-007-20	BROWN DANIEL SCOTT / HEATHER LEE	\$ 529,100
002-601-016-00	PAPP FAMILY TRUST/CHARLES/CHRISTINE	\$ 509,227
002-129-010-40	SINGH VIJAY/FRANCOISE	\$ 502,132
002-900-464-00	ACUREN INSPECTION INC	\$ 490,500
002-870-009-00	BLONIARZ ALLAN J/SANDRA L ESTATE	\$ 483,405
002-003-010-00	TOWN & COUNTRY SALES CO	\$ 479,600
002-002-028-00	GUNVILLE ROBERT R JR	\$ 465,045
002-003-009-00	HAMAR QUANDT COMPANY	\$ 459,840
002-004-001-20	THOMAS THEATRE GROUP INC	\$ 441,000
002-118-057-00	BACCO CONSTRUCTION CO	\$ 427,875
002-128-040-00	SLAJUS STEPHEN/ELIZABETH	\$ 427,364
002-858-005-00	HALL JASON F/ANGELA M	\$ 423,990
002-005-002-23	FORWARD FINANCIAL CREDIT UNION	\$ 417,585
002-870-008-00	HINKLEY GREGORY/PATRICIA	\$ 408,516
002-412-005-00	WE ENERGIES	\$ 402,866
002-132-013-30	DENNIS PHILLIPS REVOCABLE TRUST	\$ 395,220
002-132-013-60	FIRST NATIONAL BANK AND TRUST IMK	\$ 386,800
002-413-027-20	RIVERS BEND RV RESORT & CAMPGROUND	\$ 385,103
002-660-022-00	MARONI MARY H	\$ 379,794
002-424-009-20	ROBERTS GARY J/WENDY A	\$ 372,076
002-858-001-00	WOLF TERESA / GRONEWOLD DAVID	\$ 367,815
002-132-013-50	RICHARD LESSER PROPERTIES LLC	\$ 365,200
002-121-004-30	SHAKER CLAYTON/SARAH	\$ 362,733
002-900-361-00	HOME DEPOT USA INC	\$ 360,500
002-108-031-00	CAREY SANDRA J	\$ 357,055
002-003-045-00	GUNVILLE ROBERT R JR	\$ 353,872
002-900-085-00	CHARTER COMMUNICATION	\$ 348,800
002-456-001-00	ANTANASOFF STANLEY/KRIST	\$ 337,785
002-413-022-40	CLEEREMAN CARYN	\$ 333,900
002-639-005-00	GUTIERREZ VINCENT/ELIZABETH	\$ 331,500
002-897-007-00	DAGENAIS REAL ESTATE INC	\$ 329,250
002-227-024-10	BRAZEAU BRYAN/DIONNE	\$ 325,150
002-423-007-49	BRISSON TRUST	\$ 323,465
002-132-019-00	MICH LABORERS TRAINING	\$ 319,855
002-422-005-00	GARRETT JOHN M/KAREN A	\$ 307,974
	Top 50 Taxable in Township	\$67,043,490
Overall Taxable Value for Township	\$	298,667,095
Total Percent of Top 50 in Overall		22%

Top 50 Owners by Acreage				
STATE LAND	2410	ACRES IN	20	PARCELS
BILLERUD QUINNESEC LLC	2367	ACRES IN	7	PARCELS
MICHIGAN DEPARTMENT OF TREASURY	1894	ACRES IN	6	PARCELS
DICKINSON COUNTY	1804	ACRES IN	65	PARCELS
SAGE TIMBER MICHIGAN LLC	920	ACRES IN	16	PARCELS
NIAGARA DEVELOPMENT LLC	768	ACRES IN	22	PARCELS
TREPANIER FAMILY TRUST	737	ACRES IN	24	PARCELS
STATE OF MICHIGAN	710	ACRES IN	25	PARCELS
WE ENERGIES	571	ACRES IN	29	PARCELS
VERDANT TIMBER MICHIGAN LLC	492	ACRES IN	7	PARCELS
LAYDON ENTERPRISES INC	491	ACRES IN	13	PARCELS
HC VALLEY INC	440	ACRES IN	9	PARCELS
STEELE JEFFERY J	280	ACRES IN	6	PARCELS
DICKINSON COUNTY SOLID WASTE MAN	267	ACRES IN	9	PARCELS
HOLMES JOINT IRREVOCABLE TRUST	257	ACRES IN	5	PARCELS
WITTENBACH LIVING TRUST/LARRY C	248	ACRES IN	8	PARCELS
LAND JESSE & ERICA	243	ACRES IN	9	PARCELS
CHARTER TWP OF BREITUNG	238	ACRES IN	71	PARCELS
MOYER DANIEL	233	ACRES IN	6	PARCELS
WENDER HENRY A	226	ACRES IN	6	PARCELS
ARONSON HEDVIG/BRYNICK JAMES A	224	ACRES IN	6	PARCELS
RAFFA ANTHONY T/SANDRA E	224	ACRES IN	6	PARCELS
MARKELL JAMES C & KRISTIE S	217	ACRES IN	8	PARCELS
FAYAS BARBARA TRUST	206	ACRES IN	16	PARCELS
NORTHLAND BEAGLE CLUB INC	199	ACRES IN	1	PARCEL
HALL JASON/ANGELA	197	ACRES IN	5	PARCELS
ULLENIUS KEN & JAN	188	ACRES IN	7	PARCELS
CHAMPION INC	182	ACRES IN	6	PARCELS
ANDERSON ROXANNE	177	ACRES IN	5	PARCELS
BILSKI LANDS LLC	161	ACRES IN	6	PARCELS
ROBERTS LIVING TRUST	160	ACRES IN	1	PARCELS
CHANG PING YUNG/SANG YING	160	ACRES IN	4	PARCELS
ROMITTI PROPERTIES LLC	154	ACRES IN	2	PARCELS
MICH LABORERS TRAINING	153	ACRES IN	5	PARCELS
STEELE LARRY B LIFE ESTATE	153	ACRES IN	4	PARCELS
HUOTARI NICHOLAS/JENNIFER	152	ACRES IN	5	PARCELS
ROCCONI/JAMES B MYRNA F	150	ACRES IN	4	PARCELS
UNITED SPORTSMANS INC	140	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	PARCELS
CIESLAK PAUL F/BONNIE	120	ACRES IN	1	PARCEL
BERTOLDI MARSHA M	117	ACRES IN	5	PARCELS
OLEKSY WALTER/ETHELENE LIFE ESTATE	117	ACRES IN	3	PARCELS
WENDER MARY	115	ACRES IN	5	PARCELS
SANFORD DARRELL/KATHLEEN	114	ACRES IN	4	PARCELS
GRIER JOHN E/LINDA M	109	ACRES IN	4	PARCELS
A LINDBERG & SONS INC	106	ACRES IN	4	PARCELS
WALES RICHARD E/DEBORAH	104	ACRES IN	3	PARCELS
WENDER DAN JOSEPH AND LISA JEAN	102	ACRES IN	3	PARCELS



**General Vacant Land Value Guide for 2023-2024**

Average Market Value			
Parcel Size	Average Price Per Acre	Range	
1 to 5 ACRES	\$ 10,500	\$ 3,400 - \$20,200	
5 TO 10 ACRES	\$ 4,700	\$ 3,000 - \$ 6,875	
10 TO 20 ACRES	\$ 3,675	\$ 1,750 - \$ 7,350	
20 TO 40 ACRES	\$ 3,300	\$ 2,300 - \$ 4,600	
40 or more ACRES	\$ 1,530	\$ 1,000 - \$ 2,500	

Acreage sold at the AVERAGE MARKET VALUE has the following characteristics:

1. Frontage on a paved or gravel road with all season access.
2. Typical road frontage for size of property.
3. Reasonably close to an urban area.
4. Without water or sewer service available.

**Market Value Range of Platted Vacant Lots**

Platted Lot and Block	\$ 65/FF
Newer Subdivisions	\$ 150/FF

**Market Value Range of Water Frontage**

Menominee River Shoreline	\$ 575/FF
Inland Lake Shoreline	\$ 575/FF

**Front Foot Market Value of Commercial/Industrial**

	Average Price Per Front Foot	Range Per Front Foot
Low	\$ 88	\$ 65 - \$ 130
Average	\$ 403	\$ 233 - \$ 662
High	\$ 1,626	\$ 1,677 - \$ 1,950

**Per Acre Market Value of Commercial/Industrial**

	Average Price Per Acre	Range Per Acre
Less than Five Acres	\$ 20,622	\$ 15,609 - \$ 30,788
More than Five Acres	\$ 4,993	\$ 2,153 - \$ 23,100

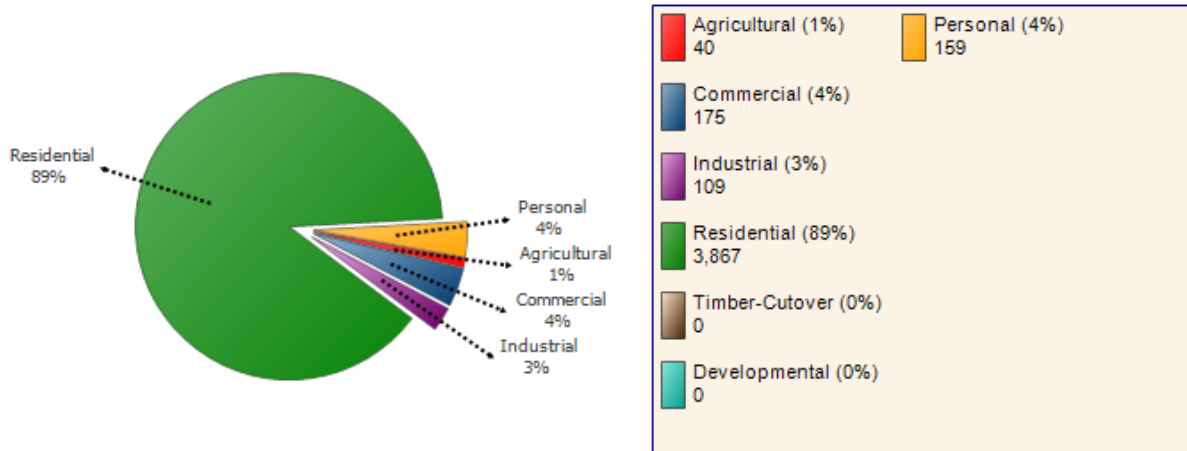
The above General Land Values are an opinion of value, and it should be noted by the user that some sales prices may differ.

**Economic Condition Factor for 2023-2024**

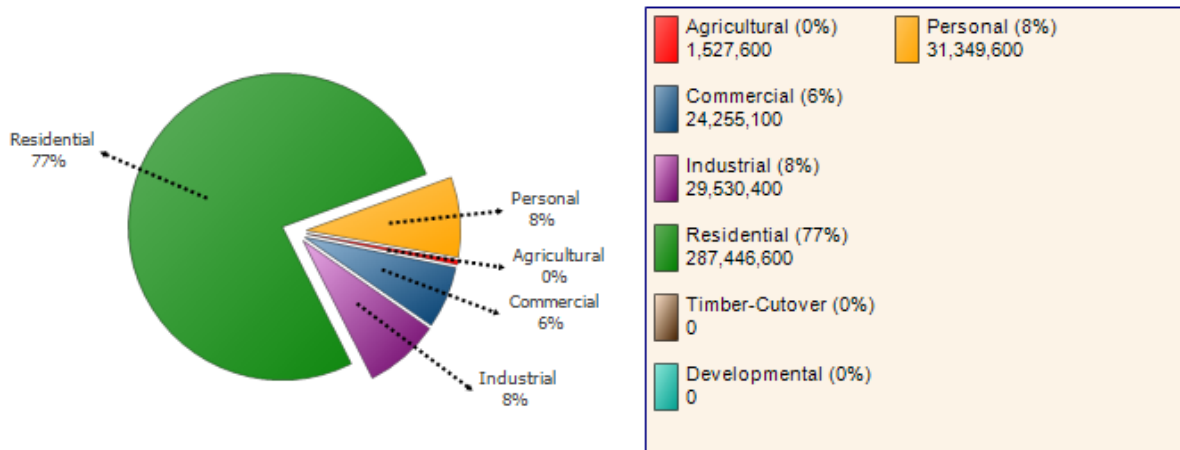
Neighborhood	Status	Parcels	ECF
10000 Commercial Industrial	Active	155	0.594
102 Mobile Home Parks	Active – Using EK ECF	285	0.874
301 Lakefront	Active	147	0.963
302 Riverfront	Active	113	0.840
303 Township Central	Active	652	0.898
304 Township North	Active	344	0.755
305 Township South	Active	97	0.847
307 East Kingsford	Active	491	0.874
309 Quinnesec	Active	487	0.863
313 Newer Subs	Active	251	0.875

# Charts and Trends From within BS&A

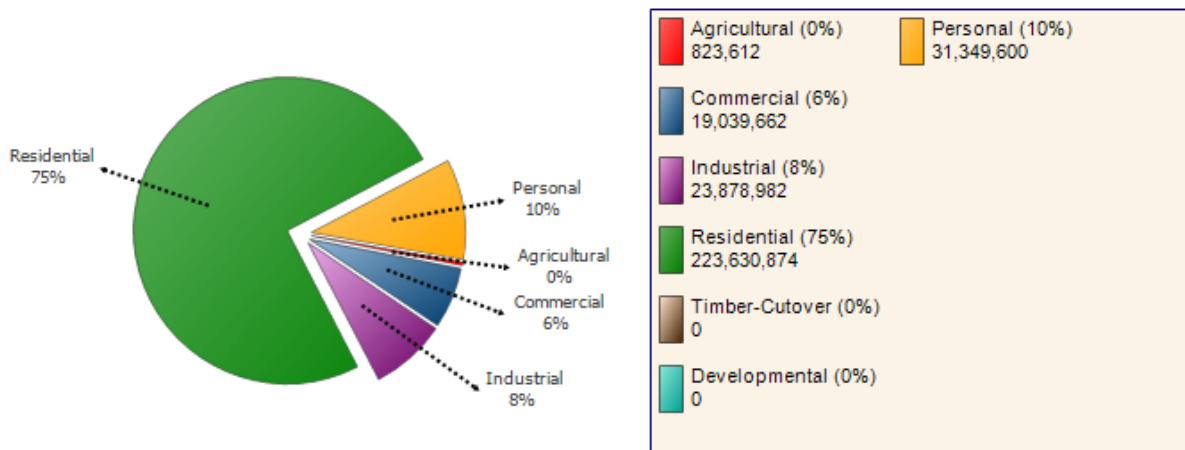
## Parcel Count by Class



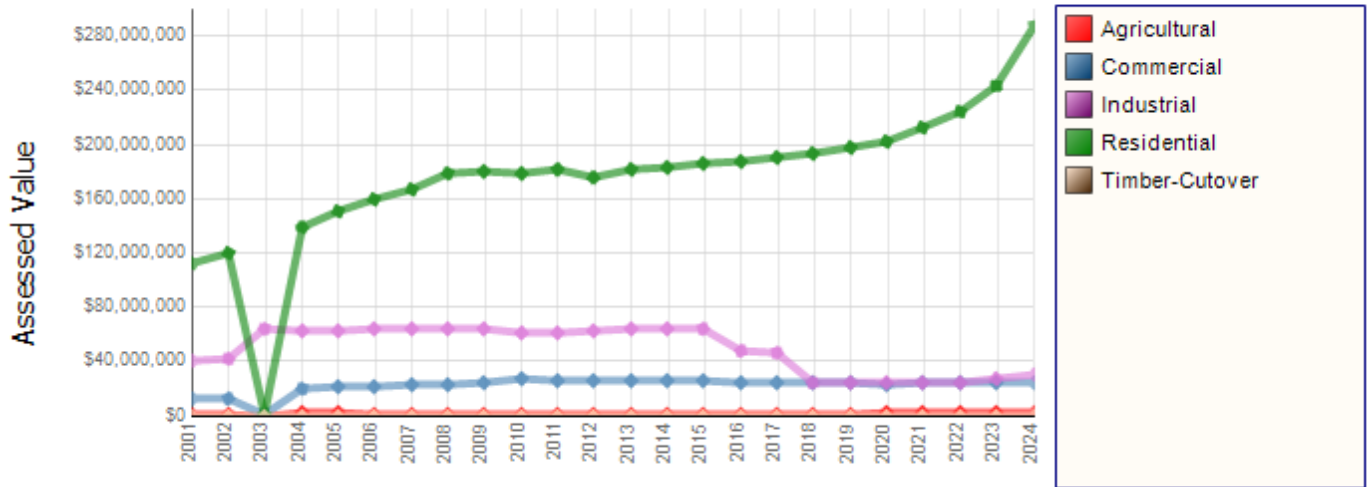
## Assessed Value by Class



## Taxable Value by Class



### Assessed Value Trend By Class



### Taxable Value Trend By Class

