

Residential Vacant Sales for Newer Subs, Lot and Block and Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Lot and Block															
002-587-022-00	CRAIG AVE	12/05/22	\$2,500	QC	03-ARM'S LENGTH	\$2,500	\$2,500	\$0	51.0	125.0	0.00	0.00	\$49	#DIV/0!	#DIV/0!
002-590-006-00	CRAIG AVE	12/01/21	\$3,100	QC	03-ARM'S LENGTH	\$3,100	\$3,100	\$3,075	51.0	125.0	0.14	0.14	\$61	\$21,678	\$0.50
002-725-001-00	RIVERVIEW DR	09/20/22	\$2,600	QC	19-MULTI PARCEL ARM	\$2,600	\$2,600	\$5,126	104.0	146.0	0.23	0.11	\$25	\$11,255	\$0.26
002-740-003-00	BOLL RD	09/21/22	\$2,200	WD	03-ARM'S LENGTH	\$2,200	\$2,200	\$0	63.2	138.0	0.00	0.00	\$35	#DIV/0!	#DIV/0!
002-751-014-00	JOBEWAY	05/25/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$19,053	346.4	300.0	1.38	1.38	\$87	\$21,786	\$0.50
002-802-003-00	LEDGE ST	11/11/22	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$3,000	\$3,300	60.0	100.0	0.14	0.14	\$50	\$21,739	\$0.50
002-808-006-00	QUINNESEC AVE	09/14/23	\$4,000	PTA	03-ARM'S LENGTH	\$4,000	\$4,000	\$5,340	86.0	116.7	0.24	0.24	\$47	\$16,598	\$0.38
002-840-002-00	COLLEEN CIRCLE	05/07/21	\$15,000	QC	19-MULTI PARCEL ARM	\$15,000	\$15,000	\$0	176.7	168.0	0.00	0.00	\$85	#DIV/0!	#DIV/0!
002-840-036-00	COLLEEN CIRCLE	09/01/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$6,000	\$7,023	127.7	130.0	0.33	0.33	\$47	\$17,964	\$0.41
Totals:			\$68,400			\$68,400	\$68,400	\$42,917	1,066.01		2.46	2.35			

LOT & BLOCK
 Average per FF=>
 \$64
 Average per Net 27,759.74
 Average per SqFt=>
 \$0.64

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Newer Subs															
002-129-011-85	8031 MILLIE HILL EST DR	07/16/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$33,200	357.6	325.0	2.72	2.70	\$84	\$11,029	\$0.25
002-129-011-85	8031 MILLIE HILL EST DR	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$55,230	208.8	218.0	2.72	2.70	\$287	\$22,059	\$0.51
002-870-003-00	LARSON LANE	11/10/21	\$34,950	WD	03-ARM'S LENGTH	\$34,950	\$34,950	\$36,327	228.5	290.0	1.20	1.20	\$153	\$29,174	\$0.67
002-871-005-00	FUMEE ESTATES	02/22/22	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$31,500	\$46,980	249.6	402.0	1.97	1.97	\$126	\$15,990	\$0.37
Totals:			\$156,450			\$156,450	156,450.00	\$171,737	1,044.52		8.61	8.57			

NEW SUBS
 Average per FF=>
 \$150
 Average per Net 18,174.95
 Average per SqFt=>
 \$0.42

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Waterfront															
002-119-019-00	US HIGHWAY 2	07/02/21	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$67,500	\$57,045	153.7	310.0	0.90	0.90	\$439	\$75,083	\$1.72
002-129-009-00	8068 LAKE ANTOINE RD S	08/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$116,282	\$127,659	214.9	175.0	1.01	1.01	\$541	\$114,903	\$2.64
002-822-012-00	8335 SPRING LK LANE N	08/25/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$66,847	\$97,500	186.6	200.0	1.30	1.30	\$358	\$51,500	\$1.18
002-129-009-17	LAKE ANTOINE ISLAND	10/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$320,000	\$215,908	436.2	124.0	1.85	1.91	\$734	\$172,973	\$3.97
Totals:			\$595,500			\$275,500	\$570,629	\$498,112	\$991		10.18	3.21			

WATERFRONT
 Average per FF=>
 \$576
 Average per Net 56,081.47
 Average per SqFt=>
 \$1.29

Agriculture and Residential Acreage Grouped by Similar Size

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
002-227-036-00	8216 SPORTSMANS CLUB I	03/01/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	\$13,365	208.0	208.0	0.99	0.99	\$96	\$20,202	\$0.46
002-121-022-00	3400 QUINNESEC LAKE AN	05/20/21	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$29,900	\$29,900	250.0	275.0	1.58	1.58	\$120	\$18,924	\$0.43
002-842-007-00	PINE MOUNTAIN RD	08/18/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$29,900	\$44,201	278.0	280.0	1.78	1.78	\$108	\$16,826	\$0.39
002-848-002-00	PINE MOUNTAIN RD	11/18/22	\$22,000	WD	19-MULTI PARCEL ARN	\$22,000	\$22,000	\$44,728	199.6	225.0	1.79	0.92	\$110	\$12,325	\$0.28
002-105-026-20	8085 OLD CARNEY LAKE RI	05/12/22	\$40,000	WD	19-MULTI PARCEL ARN	\$40,000	\$40,000	\$27,610	0.0	0.0	2.24	0.80	#DIV/0!	\$17,857	\$0.41
002-423-005-06	9505 H LUCAS DR	01/17/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$32,190	0.0	0.0	3.10	3.10	#DIV/0!	\$11,290	\$0.26
002-003-019-11	4365 RIVER ST	05/07/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$24,900	\$32,259	0.0	0.0	3.11	3.11	#DIV/0!	\$8,006	\$0.18
002-232-017-00	2025 JOE CORN DR	08/21/23	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$39,500	\$35,847	280.0	630.0	3.63	3.63	\$141	\$10,882	\$0.25
002-008-005-20	1909 HYDRAULIC FALLS RC	08/19/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	\$38,947	244.9	200.0	4.68	4.68	\$114	\$5,987	\$0.14
002-105-009-40	4829 STATE HIGHWAY M E	06/16/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$37,000	\$40,000	0.0	0.0	5.00	5.00	#DIV/0!	\$7,400	\$0.17
002-127-023-00	E BAR D RANCH DR	01/13/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$40,000	0.0	0.0	5.00	5.00	#DIV/0!	\$7,000	\$0.16
002-223-017-10	8018 STEELE DR	08/09/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$40,017	0.0	0.0	5.01	5.01	#DIV/0!	\$5,988	\$0.14
002-105-009-50	4813 STATE HIGHWAY M E	05/07/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	\$40,391	337.0	805.0	5.23	5.23	\$95	\$6,119	\$0.14
002-117-011-40	4041 TRADERS MINE RD	07/15/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	\$45,000	0.0	0.0	5.34	5.34	#DIV/0!	\$8,427	\$0.19
002-401-014-02	COUNTY RD 607	11/09/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$47,000	\$40,816	218.0	200.0	5.48	5.48	\$216	\$8,577	\$0.20
002-105-009-60	4817 STATE HIGHWAY M E	07/13/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$41,003	857.0	470.0	5.59	5.59	\$35	\$5,367	\$0.12
002-105-009-20	STATE HIGHWAY M 95	12/05/22	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$29,500	\$41,360	653.0	394.0	5.80	5.80	\$45	\$5,086	\$0.12
002-008-005-60	HYDRAULIC FALLS RD	08/19/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	\$45,607	0.0	0.0	8.00	8.00	#DIV/0!	\$6,872	\$0.16
002-222-039-35	SWANSON RD	04/27/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$32,500	\$45,840	0.0	0.0	8.11	8.11	#DIV/0!	\$4,008	\$0.09
002-127-016-20	3073 QUINNESEC LAKE AN	07/06/23	\$62,500	WD	19-MULTI PARCEL ARN	\$62,500	\$62,500	\$54,116	0.0	0.0	8.30	0.00	#DIV/0!	\$7,530	\$0.17
002-227-024-30	8457 MERRIMAN WEST RC	01/21/22	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$27,900	\$46,964	0.0	0.0	8.62	8.62	#DIV/0!	\$3,237	\$0.07
002-008-005-10	1919 HYDRAULIC FALLS RC	07/23/21	\$41,000	WD	19-MULTI PARCEL ARN	\$41,000	\$41,000	\$101,430	257.7	200.0	8.82	4.15	\$159	\$4,647	\$0.11
002-007-042-22	HYDRAULIC FALLS RD	12/07/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$46,000	\$49,996	0.0	0.0	10.01	10.01	#DIV/0!	\$4,595	\$0.11
002-222-039-31	SWANSON RD	03/03/23	\$55,000	WD	19-MULTI PARCEL ARN	\$55,000	\$55,000	\$69,628	0.0	0.0	10.12	5.02	#DIV/0!	\$5,433	\$0.12
002-223-015-20	8099 SCOTT DR	03/24/22	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	\$49,892	0.0	0.0	10.27	10.27	#DIV/0!	\$3,797	\$0.09
002-117-018-00	TRADERS MINE RD	02/07/23	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$68,000	\$49,832	0.0	0.0	10.42	10.42	#DIV/0!	\$6,526	\$0.15
002-007-042-23	HYDRAULIC FALLS RD	08/26/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$52,000	\$49,544	0.0	0.0	11.14	11.14	#DIV/0!	\$4,668	\$0.11
002-007-040-20	1885 SKIDMORE DR	05/26/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$23,000	\$48,972	0.0	0.0	12.57	12.57	#DIV/0!	\$1,830	\$0.04
002-225-001-00	SPORTSMANS CLUB RD	06/29/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$48,668	0.0	0.0	13.33	13.33	#DIV/0!	\$2,251	\$0.05
002-114-017-10	6742 MAPLEWOOD DR	06/18/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$63,000	\$48,620	0.0	0.0	13.45	13.45	#DIV/0!	\$4,684	\$0.11
002-114-017-00	MAPLEWOOD DR	04/08/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$58,000	\$48,588	0.0	0.0	13.53	13.53	#DIV/0!	\$4,287	\$0.10
002-128-054-08	2880 E BAR D RANCH DR	09/29/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$103,000	\$103,000	0.0	0.0	14.00	19.18	#DIV/0!	\$7,357	\$0.17
002-128-036-01	7840 E BAR D RANCH DR	04/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$60,000	0.0	0.0	15.00	15.00	#DIV/0!	\$4,000	\$0.09
002-007-042-21	HYDRAULIC FALLS RD	04/30/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$53,000	\$47,872	0.0	0.0	15.16	15.16	#DIV/0!	\$3,496	\$0.08
002-007-042-21	HYDRAULIC FALLS RD	11/08/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$47,872	0.0	0.0	15.16	15.16	#DIV/0!	\$3,958	\$0.09
002-121-026-00	7688 INDIANA MINE RD	11/01/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$56,000	\$47,520	0.0	0.0	15.60	15.60	#DIV/0!	\$3,590	\$0.08
002-234-007-10	MERRIMAN WEST RD	06/11/21	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$31,000	\$45,872	0.0	0.0	17.66	17.66	#DIV/0!	\$1,755	\$0.04
002-234-007-10	MERRIMAN WEST RD	05/13/22	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$42,500	\$45,872	0.0	0.0	17.66	17.66	#DIV/0!	\$2,407	\$0.06
002-124-015-30	3348 WOODLAND DR	05/27/22	\$69,000	WD	19-MULTI PARCEL ARN	\$69,000	\$69,000	\$26,419	0.0	0.0	18.79	18.79	#DIV/0!	\$3,672	\$0.08
002-426-004-01	K O SWANSON	04/12/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$107,000	\$44,872	0.0	0.0	18.91	18.91	#DIV/0!	\$5,658	\$0.13
002-122-015-00	STONEBROOK DR	01/23/23	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$74,900	\$44,480	0.0	0.0	19.40	19.40	#DIV/0!	\$3,861	\$0.09

Agriculture and Residential Acreage Grouped by Similar Size

002-124-020-00	WOODLAND DR	06/15/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	\$44,400	0.0	0.0	19.50	19.50	#DIV/0!	\$2,051	\$0.05
002-123-004-00	3581 WOODLAND DR	05/23/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	\$44,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,500	\$0.06
002-229-002-00	8972 PETERSON DR	07/13/21	\$47,500	WD	03-ARM'S LENGTH	\$45,000	\$47,500	\$44,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,375	\$0.05
002-426-007-00	PINE MOUNTAIN RD	04/14/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$107,000	\$48,785	0.0	0.0	23.30	23.30	#DIV/0!	\$4,592	\$0.11
002-225-001-10	SPORTSMANS CLUB RD	08/05/22	\$62,000	WD	19-MULTI PARCEL ARN	\$62,000	\$62,000	\$91,926	0.0	0.0	26.66	13.33	#DIV/0!	\$2,326	\$0.05
002-108-031-00	8346 COLLINS RD	10/18/21	\$150,000	WD	19-MULTI PARCEL ARN	\$150,000	\$150,000	\$150,000	0.0	0.0	37.88	9.47	#DIV/0!	\$3,960	\$0.09
002-227-033-00	8174 SPORTSMANS CLUB I	10/18/21	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$91,500	\$75,360	0.0	0.0	39.60	39.60	#DIV/0!	\$2,311	\$0.05
002-106-002-00	LANGSFORD DR	07/27/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$99,900	\$76,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,498	\$0.06
002-117-013-00	TRADERS MINE RD	06/09/23	\$110,000	WD	19-MULTI PARCEL ARN	\$110,000	\$110,000	\$88,000	0.0	0.0	40.00	20.00	#DIV/0!	\$2,750	\$0.06
002-225-002-00	SPORTSMANS CLUB RD	05/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$76,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500	\$0.03
002-224-013-00	SPORTSMANS CLUB CHAN	07/26/21	\$195,000	WD	19-MULTI PARCEL ARN	\$195,000	\$195,000	\$273,760	0.0	0.0	160.00	40.00	#DIV/0!	\$1,219	\$0.03
Totals:			\$2,876,900			\$2,874,400	\$2,876,900	\$2,911,341	3,783.20	846.32	649.37				
											AGRES ACREAGE TABLE				
											Average		Average		
											per Net	3,399.32	per SqFt=>	\$0.08	

CHARTER TOWNSHIP OF BREITUNG

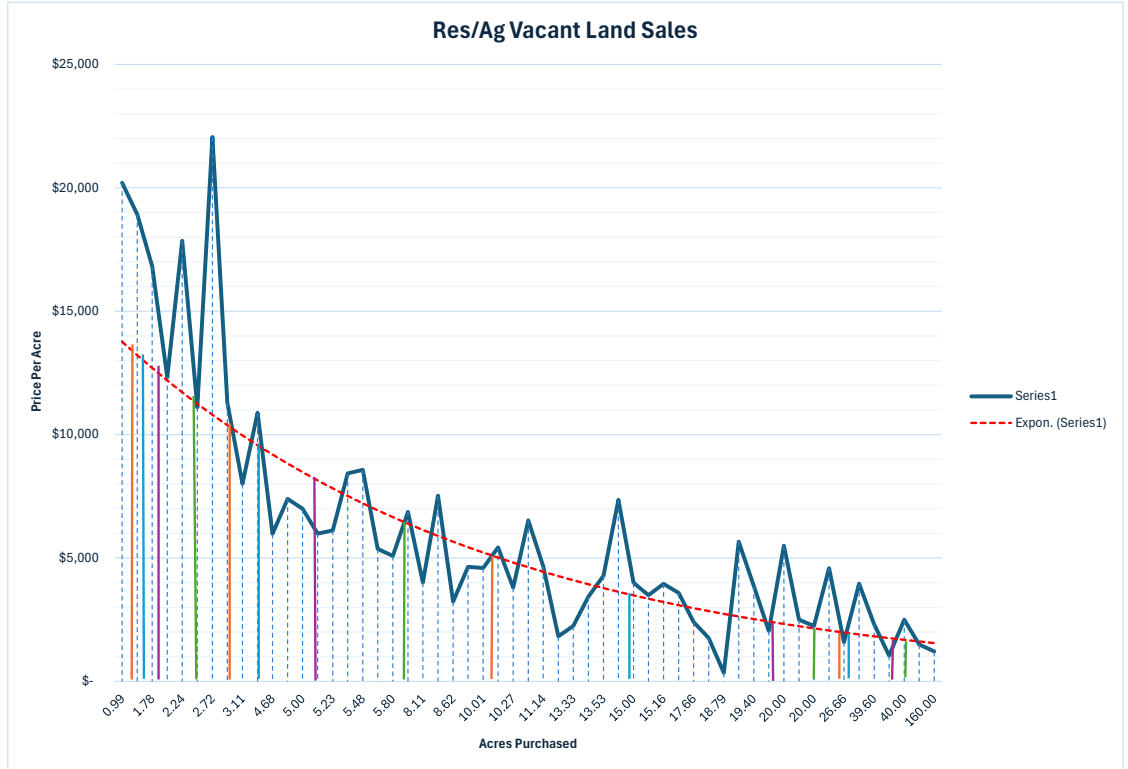
ASSESSING OFFICE

3851 MENOMINEE STREET, PO BOX 160
QUINNESEC, MICHIGAN 49876

PHONE: (906) 779-2060

EMAIL: ASSESSOR@BREITUNGTWP.ORG

0.99	\$	20,202
1.58	\$	18,924
1.78	\$	16,826
1.79	\$	12,325
2.24	\$	17,857
2.70	\$	11,107
2.72	\$	22,059
3.10	\$	11,290
3.11	\$	8,006
3.63	\$	10,882
4.68	\$	5,979
5.00	\$	7,400
5.00	\$	7,000
5.01	\$	5,988
5.23	\$	6,119
5.34	\$	8,427
5.48	\$	8,577
5.59	\$	5,367
5.80	\$	5,086
8.00	\$	6,872
8.11	\$	4,008
8.30	\$	7,530
8.62	\$	3,237
8.83	\$	4,646
10.01	\$	4,595
10.12	\$	5,433
10.27	\$	3,797
10.42	\$	6,526
11.14	\$	4,668
12.57	\$	1,830
13.33	\$	2,251
13.45	\$	3,438
13.53	\$	4,287
14.00	\$	7,357
15.00	\$	4,000
15.16	\$	3,496
15.16	\$	3,958
15.60	\$	3,590
17.66	\$	2,407
17.66	\$	1,755
18.79	\$	349
18.91	\$	5,658
19.40	\$	3,861
19.50	\$	2,051
20.00	\$	5,500
20.00	\$	2,500
20.00	\$	2,250
23.30	\$	4,592
26.66	\$	1,589
37.88	\$	3,960
39.60	\$	2,311
40.00	\$	1,050
40.00	\$	2,498
40.00	\$	1,500
160.00	\$	1,219



PER ACRE PRICE DERIVED FROM GRAPH

1 acre = 13,500	3 acre = 10,500	10 acre = 5,000	30 acre = 2,000
1.5 acre = 13,100	4 acre = 9,600	15 acre = 3,200	40 acre = 1,900
2 acre = 12,800	5 acre = 8,000	20 acre = 2,200	50 acre = 1,700
2.5 acre = 11,500	7 acre = 6,200	25 acre = 2,050	100 acre = 1,500

ACREAGE VALUES AS APPLIED IN BS&A

Acreeage Table 'A' ×

Description: AG & RES ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80%;" type="text" value="13,500"/>	3 Acre: <input style="width: 80%;" type="text" value="31,500"/>	10 Acre: <input style="width: 80%;" type="text" value="50,000"/>	30 Acre: <input style="width: 80%;" type="text" value="60,000"/>
1.5 Acre: <input style="width: 80%;" type="text" value="19,650"/>	4 Acre: <input style="width: 80%;" type="text" value="38,400"/>	15 Acre: <input style="width: 80%;" type="text" value="48,000"/>	40 Acre: <input style="width: 80%;" type="text" value="76,000"/>
2 Acre: <input style="width: 80%;" type="text" value="25,600"/>	5 Acre: <input style="width: 80%;" type="text" value="40,000"/>	20 Acre: <input style="width: 80%;" type="text" value="44,000"/>	50 Acre: <input style="width: 80%;" type="text" value="85,000"/>
2.5 Acre: <input style="width: 80%;" type="text" value="28,750"/>	7 Acre: <input style="width: 80%;" type="text" value="43,400"/>	25 Acre: <input style="width: 80%;" type="text" value="51,250"/>	100 Acre: <input style="width: 80%;" type="text" value="150,000"/>

Commercial and Industrial Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
002-001-054-00	6582 US HIGHWAY 2	11/19/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$76,011	\$111,659	680.0	0.0	7.31	7.31	\$112	\$10,398	\$0.24
002-004-026-00	7935 BREITUNG AVE	11/02/21	\$250,000	WD	03-ARM'S LENGTH	\$200,000	\$61,640	\$42,036	799.0	300.0	6.80	6.80	\$77	\$9,065	\$0.21
002-107-040-00	4200 STATE HIGHWAY N	09/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$77,759	\$64,883	600.0	0.0	9.46	9.46	\$130	\$8,220	\$0.19
002-001-025-00	6674 US HIGHWAY 2	10/12/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$177,303	538.5	1000.0	16.26	16.26	\$65	\$2,153	\$0.05
002-512-001-00	109 FISHER ST	12/08/22	\$12,500	QC	03-ARM'S LENGTH	\$12,500	\$12,500	\$7,950	150.0	118.0	0.41	0.41	\$83	30,788	\$0.71
002-512-010-00	109 FISHER ST	05/02/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,946	\$5,416	102.6	118.9	0.45	0.45	\$68	15,609	\$0.36
002-006-002-00	PARK AVE	09/12/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$58,000	\$50,550	690.0	0.0	18.42	18.42	\$84	\$3,149	\$0.07
Low FF													\$88	\$11,340	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
002-413-006-00	4088 PINE MOUNTAIN F	03/30/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$90,312	\$129,300	240.0	400.0	2.50	2.50	\$376	\$36,125	\$0.83
002-004-005-00	7726 US HIGHWAY 2 Ohi	03/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$154,264	\$117,305	252.0	200.0	4.92	4.92	\$612	\$31,374	\$0.72
002-118-021-00	3957 US HIGHWAY 2 WI	09/14/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$172,143	\$131,636	260.0	0.0	1.64	2.02	\$662	\$104,901	\$2.41
002-118-026-10	3948 US HIGHWAY 2 wa	11/23/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$23,309	\$49,128	100.0	0.0	0.69	0.69	\$233	\$33,781	\$0.78
002-118-027-00	3956 US HIGHWAY 2 Co	04/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$102,167	\$350,473	389.4	200.0	2.11	2.11	\$262	\$48,375	\$1.11
002-413-006-00	4088 PINE MOUNTAIN F	07/22/22	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$133,096	\$129,300	240.0	400.0	2.50	2.50	\$555	\$53,238	\$1.22
002-001-025-20	6684 US HIGHWAY 2	10/24/23	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$115,500	\$106,500	580.0	0.0	5.00	5.00	\$199	\$23,100	\$0.53
002-118-028-00	US HIGHWAY 2	02/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	\$114,347	526.2	829.0	11.67	11.67	\$285	\$12,856	\$0.30
002-423-011-00	3401 PINE MOUNTAIN F	11/02/21	\$184,000	WD	19-MULTI PARCEL /	\$184,000	\$184,000	\$148,820	363.0	0.0	53.39	12.28	\$507	\$3,446	\$0.08
002-004-031-00	7820 US HIGHWAY 141	07/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$84,905	\$94,138	247.3	200.0	3.89	2.85	\$343	\$21,826	\$0.50
AVE FF													\$403	\$36,902	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
002-462-013-00	7257 US HIGHWAY 2 Big	03/22/23	\$230,000	QC	03-ARM'S LENGTH	\$230,000	\$132,097	\$36,636	78.8	100.0	0.23	0.23	\$1,677	\$574,335	\$13.18
002-462-017-00	1214 QUINNESEC AVE	01/29/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$40,251	\$8,839	35.4	100.0	0.12	0.12	\$1,138	350,009	\$8.04
002-132-017-00	8094 US HIGHWAY 2 W;	08/17/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$511,516	\$521,617	288.3	200.0	16.50	16.50	\$1,774	\$30,997	\$0.71
002-132-013-15	1950 S STEPHENSON AV	12/10/20	\$215,000	CD	03-ARM'S LENGTH	\$215,000	\$215,000	\$207,662	112.2	252.0	0.58	0.58	\$1,915	\$371,330	\$8.52
High FF													\$1,626	\$331,668	

Commercial and Industrial Acreage Under and Over Five Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
002-512-001-00	109 FISHER ST	12/08/22	\$12,500	QC	03-ARM'S LENGTH	\$12,500	\$12,500	\$7,950	150.0	118.0	0.41	0.41	\$83	30,788	\$0.71	
002-512-010-00	109 FISHER ST	05/02/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,946	\$5,416	102.6	118.9	0.45	0.45	\$68	15,609	\$0.36	
002-004-026-20	VAC PIT WEST & BEHINI	09/28/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	\$49,500	0.0	0.0	2.75	2.75	#DIV/0!	\$20,000	\$0.46	
002-132-013-15	1950 S STEPHENSON AV	12/10/20	\$215,000	CD	03-ARM'S LENGTH	\$215,000	\$215,000	\$207,662	112.2	252.0	0.58	0.58	\$1,915	\$371,330	\$8.52	
Totals:			\$77,500			\$77,500	\$74,446	\$62,866	252.6		3.6	3.6	#DIV/0!			
												Average		Average		
												<5 Acre=	20,622.16		per SqFt=>	\$0.47

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
002-001-025-00	6674 US HIGHWAY 2	10/12/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$177,303	538.5	1000.0	16.26	16.26	\$65	\$2,153	\$0.05	
002-118-028-00	US HIGHWAY 2	02/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	\$114,347	526.2	829.0	11.67	11.67	\$285	\$12,856	\$0.30	
002-423-011-00	3401 PINE MOUNTAIN F	11/02/21	\$184,000	WD	19-MULTI PARCEL /	\$184,000	\$184,000	\$148,820	363.0	0.0	53.39	12.28	\$507	\$3,446	\$0.08	
002-003-005-50	JESSE LAND ADJACENT	10/19/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$19,430	0.0	0.0	9.92	9.92	#DIV/0!	\$3,024	\$0.07	
002-001-025-20	6684 US HIGHWAY 2	10/24/23	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$115,500	\$106,500	580.0	0.0	5.00	5.00	\$199	\$23,100	\$0.53	
002-006-002-00	PARK AVE	09/12/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$58,000	\$50,550	690.0	0.0	18.42	18.42	\$84	\$3,149	\$0.07	
Totals:			\$572,500			\$572,500	\$572,500	\$616,950	2,697.7		114.7	73.6				
												Average		Average		
												>5 Acre=	4,993.02		per SqFt=>	\$0.11

Unit: 02 - BREITUNG TOWNSHIP
Rates/Values for Neighborhood AGRES.AG AND RES ACREAGE, Last Edited: 02/09/2024

Values for Acreage Table 1: 'AG & RES ACREAGE'

1 Acre: 13,500	3 Acre: 31,500	10 Acre: 50,000	30 Acre: 60,000
1.5 Acre: 19,650	4 Acre: 38,400	15 Acre: 48,000	40 Acre: 76,000
2 Acre: 25,600	5 Acre: 40,000	20 Acre: 44,000	50 Acre: 85,000
2.5 Acre: 28,750	7 Acre: 43,400	25 Acre: 51,250	100 Acre: 150,000

Unit: 02 - BREITUNG TOWNSHIP
Rates/Values for Neighborhood C I.COMM/IND, Last Edited: 01/31/2024

Frontages:

Frontage 'A': Description: 'FF LOW	'	FF Rate: 88
Standard Frontage: 100		Standard Depth : 200
Frontage 'C': Description: 'FF AVE	'	FF Rate: 403
Standard Frontage: 300		Standard Depth : 250
Frontage 'D': Description: 'FF HIGH	'	FF Rate: 1626
Standard Frontage: 0		Standard Depth : 300

Rates for Rate Table 'PER ACRE', (Acres)
OVER 5 ACRES : 4,992
ACREAGE OBSOLET: 0
ACREAGE NO LONG: 0
UNDER 5 ACRES : 20,622

Unit: 02 - BREITUNG TOWNSHIP
Rates/Values for Neighborhood LOTS.LOT & BLOCK , Last Edited: 02/09/2024

Frontages:

Frontage 'A': Description: 'ROAD FRONTAGE	'	FF Rate: 65
Standard Frontage: 0		Standard Depth : 100

Values for Acreage Table 1: 'AG & RES ACREAGE'

1 Acre: 13,500	3 Acre: 31,500	10 Acre: 50,000	30 Acre: 60,000
1.5 Acre: 19,650	4 Acre: 38,400	15 Acre: 48,000	40 Acre: 76,000
2 Acre: 25,600	5 Acre: 40,000	20 Acre: 44,000	50 Acre: 85,000
2.5 Acre: 28,750	7 Acre: 43,400	25 Acre: 51,250	100 Acre: 150,000

Unit: 02 - BREITUNG TOWNSHIP
Rates/Values for Neighborhood SUBS.NEWER SUBDIVISIONS, Last Edited: 02/09/2024

Frontages:

Frontage 'A': Description: 'ROAD FRONTAGE	'	FF Rate: 150
Standard Frontage: 200		Standard Depth : 200

Values for Acreage Table 1: 'AG & RES ACREAGE'

1 Acre: 13,500	3 Acre: 31,500	10 Acre: 50,000	30 Acre: 60,000
1.5 Acre: 19,650	4 Acre: 38,400	15 Acre: 48,000	40 Acre: 76,000
2 Acre: 25,600	5 Acre: 40,000	20 Acre: 44,000	50 Acre: 85,000
2.5 Acre: 28,750	7 Acre: 43,400	25 Acre: 51,250	100 Acre: 150,000

Unit: 02 - BREITUNG TOWNSHIP
Rates/Values for Neighborhood WAT.WATERFRONT, Last Edited: 02/09/2024

Frontages:

Frontage 'A': Description: 'LAKE FRONT	'	FF Rate: 575
Standard Frontage: 100		Standard Depth : 200
Frontage 'B': Description: 'RIVER FRONT	'	FF Rate: 575
Standard Frontage: 0		Standard Depth : 200

Values for Acreage Table 1: 'AG & RES ACREAGE'

1 Acre: 13,500	3 Acre: 31,500	10 Acre: 50,000	30 Acre: 60,000
1.5 Acre: 19,650	4 Acre: 38,400	15 Acre: 48,000	40 Acre: 76,000
2 Acre: 25,600	5 Acre: 40,000	20 Acre: 44,000	50 Acre: 85,000
2.5 Acre: 28,750	7 Acre: 43,400	25 Acre: 51,250	100 Acre: 150,000

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /