

7 and Under Acreage

County	Township	Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/ Acre	Dollars /SqFt	ECF Area
Kalkaska	Boardman	003-021-104-03	4/18/2022	03-ARM'S LENGTH	\$12,900	\$12,900	1.00	\$12,900	\$0.30	401-1
Antrim	Custer	05-04-008-017-30	10/29/2021	03-ARM'S LENGTH	\$5,000	\$5,000	0.75	\$6,667	\$0.15	
Kalkaska	Boardman	003-021-104-04	5/4/2023	03-ARM'S LENGTH	\$15,000	\$15,000	1.00	\$15,000	\$0.34	401-1
Antrim	Echo	05-05-014-005-10	2/14/2024	03-ARM'S LENGTH	\$5,000	\$5,000	1.21	\$4,132	\$0.09	4001
Kalkaska	Boardman	003-021-005-00	1/13/2023	03-ARM'S LENGTH	\$10,000	\$10,000	1.29	\$7,752	\$0.18	401-1
Kalkaska	Kalkaska	008-023-005-04	2/8/2024	03-ARM'S LENGTH	\$24,500	\$24,500	1.38	\$17,754	\$0.41	T-404
Kalkaska	Kalkaska	008-036-006-01	10/17/2022	03-ARM'S LENGTH	\$11,500	\$11,500	1.73	\$6,647	\$0.15	T-404
Kalkaska	Kalkaska	008-036-006-04	4/6/2022	03-ARM'S LENGTH	\$10,250	\$10,250	1.73	\$5,925	\$0.14	T-404
Kalkaska	Kalkaska	008-036-006-05	2/20/2023	03-ARM'S LENGTH	\$12,500	\$12,500	1.73	\$7,225	\$0.17	T-404
Antrim	Echo	05-05-008-035-80	7/15/2022	03-ARM'S LENGTH	\$19,000	\$19,000	1.79	\$10,615	\$0.24	4001
Antrim	Echo	05-05-008-035-80	10/14/2022	03-ARM'S LENGTH	\$25,000	\$25,000	1.79	\$13,966	\$0.32	4001
Kalkaska	Kalkaska	008-036-005-20	6/9/2023	03-ARM'S LENGTH	\$13,000	\$13,000	1.84	\$7,065	\$0.16	T-404
Kalkaska	Kalkaska	008-004-011-40	6/1/2023	03-ARM'S LENGTH	\$4,400	\$4,400	1.98	\$2,222	\$0.05	T-405
Antrim	Mancelona	05-11-107-007-10	5/12/2022	03-ARM'S LENGTH	\$25,000	\$22,616	2.00	\$11,308	\$0.26	4001
Antrim	Mancelona	05-11-107-007-20	2/2/2023	03-ARM'S LENGTH	\$25,000	\$25,000	2.00	\$12,500	\$0.29	4001
Kalkaska	Kalkaska	008-022-011-01	5/18/2023	03-ARM'S LENGTH	\$37,000	\$37,000	2.03	\$18,227	\$0.42	T-404
Kalkaska	Boardman	003-029-020-08	5/16/2022	19-MULTI PARCEL AR	\$28,000	\$28,000	2.06	\$13,592	\$0.31	1
Antrim	Mancelona	05-11-132-009-00	7/26/2023	03-ARM'S LENGTH	\$8,000	\$8,000	2.14	\$3,738	\$0.09	4001
Antrim	Mancelona	05-11-132-009-10	6/30/2023	03-ARM'S LENGTH	\$9,000	\$9,000	2.14	\$4,206	\$0.10	4001
Antrim	Echo	05-05-008-035-30	10/7/2022	19-MULTI PARCEL AR	\$32,500	\$32,500	2.17	\$14,977	\$0.34	4001
Kalkaska	Kalkaska	008-036-005-10	3/10/2023	03-ARM'S LENGTH	\$22,000	\$22,000	2.33	\$9,442	\$0.22	T-404
Kalkaska	Kalkaska	008-029-006-25	7/27/2023	03-ARM'S LENGTH	\$20,500	\$20,500	2.35	\$8,723	\$0.20	T-404
Antrim	Custer	05-04-016-001-55	06/29/23	03-ARM'S LENGTH	\$22,500	\$22,500	2.38	\$9,454	\$0.22	4001
Kalkaska	Kalkaska	008-023-005-70	6/4/2024	03-ARM'S LENGTH	\$24,500	\$24,500	2.40	\$10,208	\$0.23	T-404
Antrim	Mancelona	05-11-104-002-20	5/10/2023	03-ARM'S LENGTH	\$15,000	\$15,000	2.50	\$6,000	\$0.14	4001
Antrim	Mancelona	05-11-102-004-50	10/6/2022	03-ARM'S LENGTH	\$15,000	\$15,000	2.51	\$5,976	\$0.14	4001
Antrim	Mancelona	05-11-107-009-30	1/18/2024	03-ARM'S LENGTH	\$22,000	\$22,000	2.53	\$8,696	\$0.20	4001
Antrim	Mancelona	05-11-107-009-30	7/20/2023	03-ARM'S LENGTH	\$10,000	\$10,000	2.53	\$3,953	\$0.09	4001
Antrim	Echo	05-05-020-011-00	8/30/2023	19-MULTI PARCEL AR	\$13,500	\$13,500	2.84	\$4,754	\$0.11	4001
Kalkaska	Boardman	003-031-002-00	10/16/2023	03-ARM'S LENGTH	\$35,000	\$35,000	3.00	\$11,667	\$0.27	1
Antrim	Custer	05-04-006-001-30	01/13/23	03-ARM'S LENGTH	\$17,500	\$17,500	3.31	\$5,293	\$0.12	4001
Kalkaska	Boardman	003-034-007-22	7/14/2023	03-ARM'S LENGTH	\$18,000	\$18,000	3.31	\$5,438	\$0.12	1
Antrim	Mancelona	05-11-113-015-40	10/23/2023	03-ARM'S LENGTH	\$12,000	\$12,000	3.35	\$3,582	\$0.08	4001
Kalkaska	Kalkaska	008-023-004-13	6/23/2023	03-ARM'S LENGTH	\$33,000	\$33,000	3.42	\$9,649	\$0.22	T-404
Kalkaska	Kalkaska	008-029-006-15	9/22/2022	03-ARM'S LENGTH	\$18,500	\$18,500	3.99	\$4,637	\$0.11	T-404
Kalkaska	Kalkaska	008-103-009-01	1/4/2023	03-ARM'S LENGTH	\$35,000	\$35,000	4.07	\$8,600	\$0.20	T-405
Kalkaska	Kalkaska	008-029-006-70	8/18/2022	03-ARM'S LENGTH	\$22,500	\$22,500	4.18	\$5,383	\$0.12	T-404
Kalkaska	Boardman	003-033-019-70	11/16/2022	03-ARM'S LENGTH	\$28,000	\$28,000	4.21	\$6,651	\$0.15	1
Antrim	Mancelona	05-11-126-002-70	7/22/2022	03-ARM'S LENGTH	\$22,900	\$22,900	4.40	\$5,205	\$0.12	4001
Antrim	Echo	05-05-021-051-10	8/16/2022	19-MULTI PARCEL AR	\$36,000	\$36,000	4.55	\$7,912	\$0.18	4001
Antrim	Echo	05-05-017-017-10	12/21/2022	03-ARM'S LENGTH	\$38,500	\$38,500	4.67	\$8,244	\$0.19	4001
Kalkaska	Kalkaska	008-036-002-80	5/25/2022	03-ARM'S LENGTH	\$40,000	\$40,000	4.82	\$8,299	\$0.19	T-404
Kalkaska	Kalkaska	008-036-002-90	8/30/2023	03-ARM'S LENGTH	\$25,000	\$25,000	4.82	\$5,187	\$0.12	T-404
Kalkaska	Kalkaska	008-126-010-00	7/5/2022	03-ARM'S LENGTH	\$10,000	\$10,000	4.91	\$2,037	\$0.05	T-404
Antrim	Mancelona	05-11-123-008-00	8/4/2022	03-ARM'S LENGTH	\$13,500	\$13,500	4.94	\$2,733	\$0.06	4001
Antrim	Mancelona	05-11-128-011-20	6/28/2024	03-ARM'S LENGTH	\$37,000	\$37,000	4.96	\$7,460	\$0.17	4001
Antrim	Custer	05-04-011-015-40	12/01/22	03-ARM'S LENGTH	\$20,000	\$20,000	5.00	\$4,000	\$0.09	4001
Antrim	Custer	05-04-015-024-00	10/14/22	03-ARM'S LENGTH	\$29,000	\$29,000	5.00	\$5,800	\$0.13	4001
Antrim	Custer	05-04-016-001-30	05/05/23	03-ARM'S LENGTH	\$20,000	\$20,000	5.00	\$4,000	\$0.09	4001
Kalkaska	Kalkaska	008-027-018-35	3/31/2023	03-ARM'S LENGTH	\$32,000	\$32,000	5.00	\$6,400	\$0.15	T-404
Antrim	Mancelona	05-11-132-011-30	4/12/2024	03-ARM'S LENGTH	\$25,000	\$25,000	5.00	\$5,000	\$0.11	4001
Kalkaska	Rapid River	011-600-035-00	5/20/2022	03-ARM'S LENGTH	\$28,000	\$28,000	5.00	\$5,600	\$0.13	5
Antrim	Custer	05-04-026-012-30	08/26/22	03-ARM'S LENGTH	\$14,000	\$14,000	5.01	\$2,794	\$0.06	4001
Antrim	Mancelona	05-11-121-003-90	3/31/2023	03-ARM'S LENGTH	\$35,500	\$35,500	5.01	\$7,086	\$0.16	4001
Antrim	Mancelona	05-11-131-014-50	9/23/2022	32-SPLIT VACANT	\$7,500	\$7,500	5.01	\$1,497	\$0.03	1001
Kalkaska	Rapid River	011-032-012-45	9/5/2023	03-ARM'S LENGTH	\$40,000	\$40,000	5.01	\$7,984	\$0.18	5
Antrim	Warner	05-15-014-002-10	3/29/2024	19-MULTI PARCEL AR	\$20,000	\$20,000	5.02	\$3,984	\$0.09	4001
Kalkaska	Rapid River	011-001-019-03	8/15/2022	03-ARM'S LENGTH	\$39,900	\$39,900	5.04	\$7,917	\$0.18	5
Kalkaska	Rapid River	011-400-012-00	7/11/2022	03-ARM'S LENGTH	\$29,000	\$29,000	5.13	\$5,653	\$0.13	5
Antrim	Custer	05-04-006-050-00	05/13/22	03-ARM'S LENGTH	\$48,000	\$48,000	5.25	\$9,143	\$0.21	4010
Antrim	Custer	05-04-026-012-00	10/17/22	03-ARM'S LENGTH	\$19,000	\$19,000	5.30	\$3,585	\$0.08	4001
Antrim	Mancelona	05-11-121-018-40	5/20/2022	03-ARM'S LENGTH	\$20,000	\$20,000	5.30	\$3,774	\$0.09	4001
Antrim	Mancelona	05-11-114-007-70	9/7/2022	03-ARM'S LENGTH	\$17,900	\$17,900	5.33	\$3,358	\$0.08	4001
Kalkaska	Rapid River	011-019-003-15	10/16/2023	03-ARM'S LENGTH	\$25,500	\$25,500	5.51	\$4,628	\$0.11	5
Kalkaska	Rapid River	011-015-018-20	6/10/2022	03-ARM'S LENGTH	\$24,900	\$24,900	5.86	\$4,249	\$0.10	5
Antrim	Mancelona	05-11-125-010-00	10/26/2022	03-ARM'S LENGTH	\$11,000	\$11,000	6.00	\$1,833	\$0.04	4001
Kalkaska	Rapid River	011-014-004-10	6/12/2022	03-ARM'S LENGTH	\$28,150	\$28,150	6.06	\$4,645	\$0.11	5
Kalkaska	Kalkaska	008-023-005-60	8/17/2022	19-MULTI PARCEL A	\$35,000	\$35,000	6.44	\$5,435	\$0.12	T-401
Kalkaska	Kalkaska	008-023-005-61	8/17/2022	03-ARM'S LENGTH	\$35,000	\$35,000	6.44	\$5,435	\$0.12	T-401
Kalkaska	Rapid River	011-024-002-04	6/3/2022	03-ARM'S LENGTH	\$50,000	\$50,000	6.69	\$7,474	\$0.17	5
Kalkaska	Rapid River	011-020-002-50	5/27/2022	03-ARM'S LENGTH	\$64,900	\$64,900	6.76	\$9,601	\$0.22	5
Antrim	Custer	05-04-011-008-20	09/07/23	03-ARM'S LENGTH	\$22,500	\$22,500	6.92	\$3,251	\$0.07	4001
						\$1,679,316	270.13	\$ 6,217	\$ 0.14	
					# Acres					2025
					1	\$32,900	2.75	\$ 11,964	\$ 0.27	\$ 11,500
					1.5	\$73,750	9.07	\$ 8,131	\$ 0.19	\$ 15,000
					2	\$223,516	21.94	\$ 10,188	\$ 0.23	\$ 18,000
					2.5	\$151,500	19.53	\$ 7,757	\$ 0.18	\$ 19,500
					3	\$129,000	19.23	\$ 6,710	\$ 0.15	\$ 20,100
					4	\$276,400	44.62	\$ 6,195	\$ 0.14	\$ 24,800
					5	\$495,300	96.31	\$ 5,143	\$ 0.12	\$ 27,000
					7	\$296,950	56.68	\$ 5,239	\$ 0.12	\$ 36,400

Township commercial Hwy, Village Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF
041-020-024-30	On M-72 & Off Hwy	10/26/23	\$90,000	WD	03-ARM'S L	\$90,000	\$90,000	\$94,367		215.0	345.0	\$419
05-11-117-001-21		09/30/22	\$74,000	WD	03-ARM'S L	\$74,000	\$74,000	\$66,860		245.0	565.0	\$302
041-415-010-00	N BIRCH ST	10/27/22	\$15,000	WD	19-MULTI I	\$15,000	\$15,000	\$15,048		99.0	198.0	\$152
041-415-016-10		04/26/22	\$10,000	WD	03-ARM'S L	\$10,000	\$10,000	\$8,316		49.5	108.0	\$202
041-416-013-00	506 N BIRCH	12/08/23	\$170,000	WD	19-MULTI I	\$170,000	\$110,000	\$53,088		316.0	396.0	\$348
041-734-014-00	213 COURT	04/06/23	\$75,000	WD	03-ARM'S L	\$75,000	\$75,000	\$24,805		205.0	165.0	\$366
						\$374,000				1,129.5		\$331
												Used \$300

Main St. and Village Commercial & Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF
041-415-010-00	N BIRCH STREET	10/27/22	\$15,000	WD	13-GOVER	\$15,000	\$15,048	\$15,000		99.0		\$152
05-11-117-001-21		09/30/22	\$74,000	WD	03-ARM'S L	\$74,000	\$66,860	\$74,000		245.0		\$302
008-004-003-10	3578 US 131 NE	05/06/22	\$75,000	WD	03-ARM'S L	\$75,000	\$97,044	\$75,000		662.0		\$113
041-415-010-00	N BIRCH STREET	10/27/22	\$15,000	WD	19-MULTI I	\$15,000	\$15,048	\$15,000		99.0		\$152
041-415-016-10		04/26/22	\$10,000	WD	03-ARM'S L	\$10,000	\$8,316	\$10,000		49.5		\$202
								\$189,000		1,154.5		\$168

Lakes of the North

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual
05-11-525-450-00	09/03/21	\$ 1,000	WD	03-ARM'S LENGTH	\$1,000	\$500	\$1,900	\$1,000
05-11-525-567-00	01/27/22	\$ 1,000	WD	03-ARM'S LENGTH	\$1,000	\$500	\$1,900	\$1,000
05-11-525-473-00	09/05/21	\$ 1,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500	\$1,000	\$3,000	\$2,500
05-11-425-463-00	01/16/24	\$ 1,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$3,200	\$6,400	\$5,000
05-11-500-208-00	02/24/23	\$ 1,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$4,000	\$7,500	\$7,000
05-11-375-485-00	09/25/23	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$800	\$1,800	\$1,500
05-11-450-217-00	07/28/21	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$500	\$1,900	\$1,500
05-11-500-207-00	10/05/23	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$800	\$1,900	\$1,500
05-11-525-227-00	09/23/21	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$500	\$1,900	\$1,500
05-11-525-411-00	06/22/21	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$500	\$1,900	\$1,500
05-11-525-601-00	07/20/22	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$800	\$1,900	\$1,500
05-11-575-340-00	04/26/23	\$ 1,500	WD	03-ARM'S LENGTH	\$1,500	\$800	\$1,900	\$1,500
05-11-575-122-00	03/08/24	\$ 1,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,000	\$1,600	\$3,200	\$3,000
05-11-375-078-00	05/27/21	\$ 1,600	WD	03-ARM'S LENGTH	\$1,600	\$500	\$1,800	\$1,600
05-11-475-194-00	11/26/21	\$ 1,600	WD	03-ARM'S LENGTH	\$1,600	\$600	\$1,900	\$1,600
05-11-525-172-00	09/16/22	\$ 1,650	WD	03-ARM'S LENGTH	\$1,650	\$800	\$1,900	\$1,650
05-11-450-635-00	05/12/23	\$ 1,750	WD	03-ARM'S LENGTH	\$1,750	\$800	\$1,900	\$1,750
05-11-575-116-00	09/30/21	\$ 1,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,500	\$1,200	\$3,000	\$3,500
05-11-375-594-00	03/24/22	\$ 1,800	WD	03-ARM'S LENGTH	\$1,800	\$500	\$1,800	\$1,800
05-11-525-276-00	03/06/24	\$ 1,800	WD	03-ARM'S LENGTH	\$1,800	\$800	\$1,900	\$1,800
05-11-450-270-00	09/15/23	\$ 1,900	WD	03-ARM'S LENGTH	\$1,900	\$800	\$1,900	\$1,900
05-11-525-551-00	09/27/23	\$ 1,900	WD	03-ARM'S LENGTH	\$1,900	\$800	\$1,900	\$1,900
05-11-450-393-00	01/12/24	\$ 2,000	WD	03-ARM'S LENGTH	\$2,000	\$800	\$1,900	\$2,000
05-11-575-431-00	05/25/22	\$ 2,000	WD	03-ARM'S LENGTH	\$2,000	\$800	\$1,900	\$2,000
05-11-425-290-00	02/10/24	\$ 2,000	WD	03-ARM'S LENGTH	\$2,000	\$1,600	\$3,200	\$2,000
05-11-425-110-00	07/20/23	\$ 2,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,000	\$1,600	\$3,000	\$4,000
05-11-425-377-00	12/06/23	\$ 2,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,000	\$1,600	\$3,000	\$4,000
05-11-425-436-00	02/16/22	\$ 2,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,000	\$1,000	\$3,000	\$4,000
05-11-375-251-00	08/22/23	\$ 2,100	WD	03-ARM'S LENGTH	\$2,100	\$800	\$1,800	\$2,100
05-11-475-188-00	03/31/22	\$ 2,200	WD	03-ARM'S LENGTH	\$2,200	\$0	\$1,900	\$2,200
05-11-575-441-00	05/21/21	\$ 2,250	WD	03-ARM'S LENGTH	\$2,250	\$600	\$1,900	\$2,250
05-11-375-371-00	12/05/23	\$ 2,500	WD	03-ARM'S LENGTH	\$2,500	\$800	\$1,800	\$2,500
05-11-200-071-00	11/17/23	\$ 2,500	WD	03-ARM'S LENGTH	\$2,500	\$800	\$1,900	\$2,500
05-11-450-216-00	06/30/21	\$ 2,600	WD	03-ARM'S LENGTH	\$2,600	\$500	\$1,900	\$2,600
05-11-525-129-00	03/10/24	\$ 3,300	WD	03-ARM'S LENGTH	\$3,300	\$800	\$1,900	\$3,300
05-11-375-399-00	08/02/23	\$ 5,166	LC	03-ARM'S LENGTH	\$5,166	\$800	\$1,800	\$5,166
05-11-200-027-00	10/01/21	\$ 5,200	WD	03-ARM'S LENGTH	\$5,200	\$600	\$1,900	\$5,200
05-11-200-260-00	05/18/21	\$ 5,400	WD	03-ARM'S LENGTH	\$5,400	\$2,000	\$2,376	\$5,400
		\$ 2,075	Average		\$310,780	\$133,300		\$98,716
		\$ 2,000	Used					