

# Marquette Township 2025 Land Value Analysis

4/1/2022 - 3/31/2024

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. This document is the analysis performed by the Marquette Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2025. As required, the sales gathered and analyzed are from 4/1/2022 to 3/31/2024.

shaded area = Upcoming sale, not calculated unless noted  
shaded area = Previous sale history documentation, not calculated unless noted

**ACREAGE**

Residential, Agricultural, Commercial, and Industrial Acreage

Size Range **0-9.99 ACRE**

| DATE       | PARCEL ID No   | CLASS | RECORDING | GRANTOR/GRANTEE | ADDRESS     | INST | SALE PRICE | ACREAGE | BLDG VAL  | LAND RES  | PRICE P/A | NOTES |
|------------|----------------|-------|-----------|-----------------|-------------|------|------------|---------|-----------|-----------|-----------|-------|
| 7/19/2021  | 007-132-009-20 | 401   | 915/638   | CRISP/SHERLUND  | Polglese Rd | WD   | \$ 102,500 | 5.08    | \$ 87,978 | \$ 14,522 | \$ 2,859  |       |
| 12/3/2021  | 007-405-007-00 | 401   | 925/89    | KANGAS/LOVE     | Bay Rd      | WD   | \$ 50,000  | 9       | \$ 33,539 | \$ 16,461 | \$ 1,829  |       |
| 12/28/2021 | 007-129-009-00 | 402   | 927/460   | MAC DONALD/LEE  | Simmons Rd  | WD   | \$ 15,000  | 5       | \$ -      | \$ 15,000 | \$ 3,000  |       |
| 1/11/2022  | 007-112-010-10 | 402   | 927/581   | MEGGISON/SMITH  | 1 Mile Rd   | WD   | \$ 26,000  | 5.21    | \$ -      | \$ 26,000 | \$ 4,990  |       |
| 10/11/2022 | 007-113-005-30 | 401   | 943/416   | HARRISON/YAMADA | M-129       | WD   | \$ 29,000  | 5       | \$ 16,449 | \$ 12,551 | \$ 2,510  |       |
| 9/18/2023  | 007-129-009-00 | 402   | 959/493   | LEE/KLEIN       | Simmons Rd  | WD   | \$ 18,000  | 5       | \$ -      | \$ 18,000 | \$ 3,600  |       |

\* All sales listed are calculated as few sales within date range

Conclusion: 5 acre = \$3100 p/a (average rounded down) & 7 acre per acre = \$2800

1-9.99 acres \$2800 p/a - \$5000 p/a

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

|                |    |              |
|----------------|----|--------------|
| <b>AVERAGE</b> | \$ | <b>3,131</b> |
| <b>MIN</b>     | \$ | 1,829        |
| <b>MAX</b>     | \$ | 4,990        |
| <b>MEDIAN</b>  | \$ | 2,929        |

**Size Range 10-29.99 ACRE**

| DATE        | PARCEL ID No          | CLASS | RECORDING | GRANTOR/GRANTEE       | ADDRESS             | INST | SALE PRICE | ACREAGE | BLDG VAL   | LAND RES  | PRICE P/A | NOTES |
|-------------|-----------------------|-------|-----------|-----------------------|---------------------|------|------------|---------|------------|-----------|-----------|-------|
| 5/3/2021    | 007-431-003-60        | 402   | 910/587   | SIKKEMA/BLACK         | Simmons Rd          | WD   | \$ 15,000  | 10.01   |            | \$ 15,000 | \$ 1,499  |       |
| 8/25/2021   | 007-427-006-00        | 402   | 918/59    | YOUNG/WALKER          | Simmons Rd          | WD   | \$ 45,000  | 11.9    |            | \$ 45,000 | \$ 3,782  |       |
| R 7/30/2021 | 007-113-002-00        | 401   | 916/509   | ORSBORNE/GILES        | 1 Mile Rd           | WD   | \$ 87,000  | 20      | \$ 38,874  | \$ 48,126 | \$ 2,406  |       |
| 5/4/2022    | 007-425-004-30        | 402   | 934/255   | SHEPARD/GEMMILL       | Simmons Rd          | WD   | \$ 29,900  | 10.31   |            | \$ 29,900 | \$ 2,900  |       |
| 5/20/2022   | 007-411-004-00&015-00 | 402   | 935/126   | KARPINSKI/SUSTAINABLE | W of Fish Rd        | WD   | \$ 20,000  | 20      |            | \$ 20,000 | \$ 1,000  |       |
| 4/26/2023   | 007-316-007-10        | 401   | 951/661   | MOSLEY/LAWSON         | 3524 E M-134        | WD   | \$ 117,340 | 10      | \$ 85,085  | \$ 32,255 | \$ 3,226  |       |
| 5/1/2023    | 007-307-014-40        | 401   | 953/33    | RILEY/CADY            | N4874 Pontchartrain | WD   | \$ 35,000  | 10.99   | \$ 10,520  | \$ 24,480 | \$ 2,227  |       |
| 10/18/2023  | 007-134-006-20        | 401   | 961/403   | DAVIDSON/GUARNIERI    | N5505 3 Mile Rd     | WD   | \$ 215,000 | 20      | \$ 154,037 | \$ 60,963 | \$ 3,048  |       |

**AVERAGE \$ 2,480**

Conclusion: 10 acre p/a= \$2500(average rounded up) & 25 acre p/a = \$1300

**MIN \$ 1,000**

10-29.99 acres \$1300 p/a - \$2500 p/a

**MAX \$ 3,226**

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

**MEDIAN \$ 2,900**

**Size Range 30-49.99 ACRES**

| DATE       | PARCEL ID No   | CLASS | RECORDING | GRANTOR/GRANTEE   | ADDRESS          | INST | SALE PRICE | ACREAGE | BLDG VAL  | LAND RES  | PRICE P/A | NOTES    |
|------------|----------------|-------|-----------|-------------------|------------------|------|------------|---------|-----------|-----------|-----------|----------|
| 1/17/2022  | 007-129-012-00 | 402   | 928/324   | MACDONALD/LEE     | Simmons Rd       | WD   | \$ 50,000  | 40      |           | \$ 50,000 | \$ 1,250  | Included |
| 7/21/2023  | 007-129-012-00 | 402   | 956/278   | LEE/KRONEMEYER    | Simmons Rd       | WD   | \$ 55,000  | 40      |           | \$ 55,000 | \$ 1,375  |          |
| 11/20/2023 | 007-431-006-00 | 401   | 963/63    | MURRAY/KAISER     | N5605 Simmons Rd | WD   | \$ 82,500  | 40.52   | \$ 31,418 | \$ 51,082 | \$ 1,261  |          |
| 5/7/2024   | 007-422-001-90 | 402   | 970/116   | VANEENENAAM/HANNA | N of Simmons Rd  | WD   | \$ 58,000  | 40      |           | \$ 58,000 | \$ 1,450  | Future   |
| 9/6/2024   | 007-426-001-00 | 402   | 977/101   | KLOEFFLER/HASKE   | Fish Rd          | WD   | \$ 45,000  | 38      |           | \$ 45,000 | \$ 1,184  | Future   |

**AVERAGE \$ 1,295**

Conclusion: 30 acre p/a= \$1300 (average rounded up) & 40 acre p/a (rounded down) = \$1300

**MIN \$ 1,250**

30-49.99 acres \$1300 p/a - \$1300 p/a

**MAX \$ 1,375**

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

**MEDIAN \$ 1,261**

**Size Range 50 + ACRES**

| DATE       | PARCEL ID No      | CLASS | RECORDING | GRANTOR/GRANTEE      | ADDRESS            | INST | SALE PRICE | ACREAGE | BLDG VAL | LAND RES   | PRICE P/A        | NOTES   |
|------------|-------------------|-------|-----------|----------------------|--------------------|------|------------|---------|----------|------------|------------------|---------|
| 5/15/2022  | 007-422-001-10    | 402   | 936/540   | EUP/BRIEN HANNA HOLD | N of Simmons Rd    | WD   | \$ 141,000 | 160     |          | \$ 141,000 | \$ 881           |         |
| 7/5/2022   | 007-403-001-10    | 402   | 937/326   | EUP LAND MGT/GROOVER | N of Cryderman Rd  | WD   | \$ 63,800  | 58      |          | \$ 63,800  | \$ 1,100         |         |
| 8/16/2022  | 007-414-030-00 +  | 402   | 939/617   | MASSENA/EUP LAND     | Fish Rd            | WD   | \$ 160,000 | 160     |          | \$ 160,000 | \$ 1,000         |         |
| 9/16/2022  | 007-310-004-00+   | 402   | 941/581   | SUSTAINABLE/ROCKY    | S of St. Ignace Rd | WD   | \$ 130,000 | 200     |          | \$ 130,000 | \$ 650           |         |
| 1/16/2023  | 007-413-010-00    | 402   | 948/228   | MISKO/LOVELL         | Fish Rd            | WD   | \$ 210,000 | 160     |          | \$ 210,000 | \$ 1,313         |         |
| 3/9/2023   | 007-423-001-30+   | 402   | 949/580   | EUP/HANNA            | Fish Rd            | WD   | \$ 120,000 | 120     |          | \$ 120,000 | \$ 1,000         |         |
| 7/24/2023  | 007-114-009-00    | 402   | 956/511   | RAIL/TROUSE          | 1 Mile Rd          | WD   | \$ 110,000 | 75.3    |          | \$ 110,000 | \$ 1,461         |         |
| 8/4/2023   | 007-423-001-16    | 402   | 957/202   | ENGLISH/DALE         | Fish Rd            | WD   | \$ 180,000 | 80      |          | \$ 180,000 | <del>2,250</del> | outlier |
| 10/27/2023 | 007-128-003-10, + | 402   | 964/25    | WOODWARD LAND/HESS   | Simmons Rd         | WD   | \$ 85,000  | 55      |          | \$ 85,000  | \$ 1,545         |         |
| 8/16/2024  | 007-131-009-00    | 402   | 975/313   | PIIPPO/McCOY         | Webb Rd            | WD   | \$ 96,000  | 79      |          | \$ 96,000  | \$ 1,215         | Future  |

**AVERAGE \$ 1,119**

Conclusion: 50 acre p/a= \$1100(average rounded down) & 100 acre p/a = \$850

**MIN \$ 650**

50-100 acres \$850 p/a - \$1100 p/a

**MAX \$ 1,545**

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

**MEDIAN \$ 1,050**

**ACTIVE GRAVEL PITS 300**

St. Ignace Township Sales Included in italics

| DATE             | PARCEL ID No          | CLASS      | RECORDING      | GRANTOR/GRANTEE   | ADDRESS               | INST      | SALE PRICE       | ACREAGE   | BLDG VAL | LAND RES         | PRICE P/A       | NOTES |
|------------------|-----------------------|------------|----------------|-------------------|-----------------------|-----------|------------------|-----------|----------|------------------|-----------------|-------|
| 11/16/2010       | 007-409-001-20        | 302        | 715/240        | IRWIN UNION/PAYNE | N of Cryderman Rd     | WD        | \$ 179,000       | 80        |          | \$ 179,000       | \$ 2,238        |       |
| <i>10/8/2019</i> | <i>011-324-003-00</i> | <i>302</i> | <i>874/546</i> | <i>ALLEN</i>      | <i>Mackinac Trail</i> | <i>WD</i> | <i>\$ 50,000</i> | <i>34</i> |          | <i>\$ 50,000</i> | <i>\$ 1,471</i> |       |
| <i>5/30/2023</i> | <i>011-336-012-00</i> | <i>302</i> | <i>953/388</i> | <i>BELONGA</i>    | <i>Castle Park Dr</i> | <i>WD</i> | <i>\$ 70,000</i> | <i>40</i> |          | <i>\$ 70,000</i> | <i>\$ 1,750</i> |       |

**AVERAGE \$ 1,820**

Conclusion The maximum sale rounded down to\$2100 p/a is the best indicator of value of a commercial active pit

**MIN \$ 1,471**

**MAX \$ 2,238**

**MEDIAN \$ 1,750**

Please note: Sales in italics are improved. St. Martin's Point is a heavily developed neighborhood and association and therefore we are tracking both vacant and improved sales.

**LAKEFRONT LAND TABLE 4008 ST MARTINS POINT & STONY POINT RD & EAGLE PT RD**

**Residential Front Feet**

| DATE      | PARCEL ID No        | CLASS | RECORDING | GRANTOR/GRANTEE     | ADDRESS                  | INST | SALE PRICE | EFF | BLDG VAL   | LAND RES   | PRICE P/FF | NOTES   |
|-----------|---------------------|-------|-----------|---------------------|--------------------------|------|------------|-----|------------|------------|------------|---------|
| 4/6/2022  | 007-800-005-00 +    | 402   | 933/61    | ASH/LAHUIS          | <i>St. Martins Pt Rd</i> | WD   | \$ 65,000  | 97  | \$ -       | \$ 65,000  | \$ 670     |         |
| 5/13/2022 | 007-319-001-30      | 402   | 934/686   | DAUGHETY/UTILI-LINK | <i>Eagle Pt Rd</i>       | WD   | \$ 95,000  | 150 | \$ -       | \$ 95,000  | \$ 633     |         |
| 9/7/2022  | 007-800-002-00      | 401   | 941/93    | HILLARY/MOONDRA     | <i>St. Martins Pt Rd</i> | WD   | \$ 335,000 | 69  | \$ 131,583 | \$ 203,417 | \$ 2,948   | outlier |
| 5/22/2023 | 007-850-032-00      | 401   | 953/333   | SWINGLE/JACKSON     | <i>Stony Pt Rd</i>       | WD   | \$ 130,000 | 74  | \$ 61,235  | \$ 68,765  | \$ 929     |         |
| 7/21/2023 | 97327-006-00&005-00 | 401   | 956/275   | DUNCAN/BROOKS       | <i>St. Martins Pt Rd</i> | WD   | \$ 150,000 | 100 | \$ 65,000  | \$ 85,000  | \$ 1,253   |         |
| 8/3/2023  | 007-850-022-00      | 401   | 957/120   | KOWNACKI/STRINE     | <i>Stony Pt Rd</i>       | WD   | \$ 435,000 | 180 | \$ 197,907 | \$ 237,093 | \$ 1,317   |         |
| 9/5/2023  | 007-800-057-00      | 402   | 959/95    | VALKO/COGNATO       | <i>St. Martins Pt Rd</i> | WD   | \$ 99,000  | 101 |            | \$ 99,000  | \$ 980     |         |
| 7/1/2024  | 007-800-005-00      | 402   | 972/607   | LaHUIS/GORDON       | <i>St Martins Pt Rd</i>  | WD   | \$ 85,000  | 97  |            | \$ 85,000  | \$ 876     |         |
| 7/29/2024 | 007-850-014-00      | 402   | 974/108   | PORTLAND/SCHOBERT   | <i>St. Martins Pt Rd</i> | WD   | \$ 122,000 | 120 |            | \$ 122,000 | \$ 1,017   |         |
| 8/29/2024 | 007-800-027-00      | 401   | 976/90    | SIGMAN/R&D LLC      | <i>St. Martins Pt Rd</i> | LC   | \$ 300,000 | 127 | \$ 13,482  | \$ 286,518 | \$ 2,256   |         |

|             |                                                                                           |                |    |       |
|-------------|-------------------------------------------------------------------------------------------|----------------|----|-------|
| Conclusion: | The median & average rounded to \$1000 p/ff is the best indicator of value for Lake Front | <b>AVERAGE</b> | \$ | 964   |
|             |                                                                                           | <b>MIN</b>     | \$ | 633   |
|             |                                                                                           | <b>MAX</b>     | \$ | 1,317 |
|             |                                                                                           | <b>MEDIAN</b>  | \$ | 955   |

**OFF LAKE SIDE OF ST MARTINS POINT & STONY PT RD LAND TABLE 4008**

**Residential Front Feet**

| DATE       | PARCEL ID No     | CLASS | RECORDING | GRANTOR/GRANTEE      | ADDRESS           | INST | SALE PRICE | EFF | BLDG VAL   | LAND RES  | PRICE P/FF | NOTES    |
|------------|------------------|-------|-----------|----------------------|-------------------|------|------------|-----|------------|-----------|------------|----------|
| 3/11/2021  | 007-334-006-10   | 401   | 907/80    | CRAWFORD/STONECIPHER | St. Martins Pt Rd | WD   | \$ 90,000  | 72  | \$ 61,754  | \$ 28,246 | 392        | Included |
| 3/30/2021  | 007-800-113-00 + | 401   | 9008/288  | SUDOL/KIRKLIN        | St. Martins Pt Rd | WD   | \$ 122,000 | 250 | \$ 78,544  | \$ 43,456 | 174        | Included |
| 10/1/2021  | 007-800-091-00   | 402   | 920/324   | ST PIERRE/KIRKLIN    | St. Martins Pt Rd | WD   | \$ 13,000  | 64  | \$ -       | \$ 13,000 | 203        | Included |
| 12/16/2021 | 007-334-006-00   | 401   | 926/253   | LEONARD/FUREST       | St. Martins Pt Rd | WD   | \$ 135,000 | 75  | \$ 99,470  | \$ 35,530 | 474        | Included |
| 12/14/2022 | 007-334-006-10   | 401   | 946/537   | STONECIPHER/LOCKHART | St. Martins Pt Rd | WD   | \$ 134,900 | 72  | \$ 104,091 | \$ 30,809 | 428        |          |
| 9/25/2023  | 007-334-001-50   | 401   | 960/192   | COLEMAN/FLEWELLING   | St. Martins Pt Rd | WD   | \$ 58,000  | 250 | 13000      | \$ 45,000 | 179        |          |

Conclusion: The best indicator of value is the Median & Average rounded to \$300 p/ff  
 Water View parcels conclude to a value \$600 p/ff (middle value of Lake Front and Road Front)

|                |           |            |
|----------------|-----------|------------|
| <b>AVERAGE</b> | <b>\$</b> | <b>308</b> |
| <b>MIN</b>     | <b>\$</b> | <b>174</b> |
| <b>MAX</b>     | <b>\$</b> | <b>474</b> |
| <b>MEDIAN</b>  | <b>\$</b> | <b>298</b> |

**PONTCHARTRAIN TR**

**LAND TABLE 401 N**

**Residential Sub Front Feet**

| DATE       | PARCEL ID No   | CLASS | RECORDING | GRANTOR/GRANTEE      | ADDRESS        | INST | SALE PRICE | EFF | BLDG VAL  | LAND RES  | PRICE P/FF | NOTES         |
|------------|----------------|-------|-----------|----------------------|----------------|------|------------|-----|-----------|-----------|------------|---------------|
| 9/17/2016  | 007-750-342-00 | 402   | 821/10    | TAUCHER/GOODMAN      | Pont Tr        | WD   | \$ 31,500  | 150 |           | \$ 31,500 | \$ 210     | WFViewPont tr |
| 1/30/2017  | 007-750-165-00 | 402   | 828/593   | LEISURE LAND/SULKO   | Ogemaw Tr      | WD   | \$ 12,000  | 220 |           | \$ 12,000 | \$ 55      | OgemawTr      |
| 1/27/2017  | 007-750-167-00 | 402   | 828/592   | MONTIY/SULKOWSKI     | Ogemaw Tr      | WD   | \$ 25,000  | 300 |           | \$ 25,000 | \$ 83      | OgemawTr      |
| 2/27/2018  | 007-750-336-00 | 402   | 846/463   | SMITHHISLER/DIDOMINI | Pont Tr        | LC   | \$ 23,333  | 100 |           | \$ 23,333 | \$ 233     | WFViewPont tr |
| 7/2/2020   | 007-750-320-60 | 402   | 890/93    | NYE/HASTINGS         | Pont Tr        | LC   | \$ 33,000  | 100 |           | \$ 33,000 | \$ 330     | WFViewPont tr |
| 8/1/2020   | 007-750-320-40 | 402   | 891/442   | HALL/METIVA          | Pont Tr        | LC   | \$ 49,000  | 100 |           | \$ 49,000 | \$ 490     | WFViewPont tr |
| 10/10/2020 | 007-750-320-30 | 402   | 897/296   | HALL/RINGLER         | Pont Tr        | WD   | \$ 31,000  | 100 |           | \$ 31,000 | \$ 310     | WFViewPont tr |
| 11/27/2020 | 007-750-223-10 | 402   | 900/463   | JARECKI/METIVA       | Pont Tr        | LC   | \$ 19,900  | 217 |           | \$ 19,900 | \$ 92      | Nside Pont Tr |
| 8/6/2021   | 007-750-311-00 | 402   | 916/658   | SHAW/CHILDS          | Pont Tr Un Dev | WD   | \$ 13,000  | 50  |           | \$ 13,000 | \$ 260     | WFViewPont tr |
| 8/11/2021  | 007-750-314-00 | 402   | 917/290   | HALBERG/WERNER       | Pont Tr Un Dev | WD   | \$ 13,000  | 50  |           | \$ 13,000 | \$ 260     | WFViewPont tr |
| 7/21/2022  | 007-750-267-30 | 402   | 936/679   | NORELLO/FRANKS       | Pont Tr        | WD   | \$ 25,500  | 150 |           | \$ 25,500 | \$ 170     | Nside Pont Tr |
| 12/7/2022  | 007-750-178-00 | 401   | 946/232   | MAXCY/GROSCH         | Ogemaw Tr      | WD   | \$ 105,700 | 317 | \$ 54,509 | \$ 51,191 | \$ 161     | OgemawTr      |
| 1/13/2023  | 007-750-320-50 | 402   | 948/154   | HILGONDORF/BRUMAN    | Pont Tr        | WD   | \$ 28,000  | 100 |           | \$ 28,000 | \$ 280     | WFViewPont tr |
| 2/15/2024  | 007-750-014-00 | 402   | 966/538   | HUNTLEY/NUTT         | M-134          | WD   | \$ 18,000  | 150 |           | \$ 18,000 | \$ 120     | M-134         |
| 4/30/2024  | 007-750-323-00 | 402   | 969/581   | LEISURE LAND/BURSMA  | Pont Tr        | WD   | \$ 65,000  | 100 |           | \$ 65,000 | \$ 650     | WFViewPont tr |
| 5/1/2024   | 007-750055-00  | 402   | 969/573   | VAAS/LEISURE LAND    | N of Ogemaw UN | WD   | \$ 3,000   | 100 |           | \$ 3,000  | \$ 30      | Undeveloped   |

*All sales listed were used in calculations.*

|             |                                                                                                   |                                                 |                |               |                |                    |               |
|-------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------|---------------|----------------|--------------------|---------------|
| Conclusion: | High WF View: \$330 p/ff                                                                          | Average rounded up is best indicator of value   | <b>AVERAGE</b> | <b>\$ 336</b> | <b>WF View</b> | <b>Non WF View</b> | <b>\$ 102</b> |
|             | Medium: \$200 p/ff                                                                                |                                                 | <b>MIN</b>     | <b>\$ 210</b> |                |                    | <b>\$ 30</b>  |
|             | Non WF View: \$100 p/ff                                                                           | Average rounded down is best indicator of value | <b>MAX</b>     | <b>\$ 650</b> |                |                    | <b>\$ 170</b> |
|             | Price per ff will range from \$330 adjacent to water down to \$100 p/ff for undeveloped road lots |                                                 | <b>MEDIAN</b>  | <b>\$ 280</b> |                |                    | <b>\$ 92</b>  |

**GARBY TOWN PLATS LAND TABLE 700**

**Residential Sub Front Feet**

| DATE       | PARCEL ID No   | CLASS | RECORDING | GRANTOR/GRANTEE    | ADDRESS     | INST | SALE PRICE | EFF | BLDG VAL  | LAND RES  | PRICE P/FF | NOTES    |
|------------|----------------|-------|-----------|--------------------|-------------|------|------------|-----|-----------|-----------|------------|----------|
| 8/25/2021  | 007-600-028-00 | 401   | 918/567   | MALASKI/CASTRO     | Charles St  | WD   | \$ 119,000 | 150 | \$ 79,163 | \$ 39,837 | \$ 266     | Included |
| 9/3/2021   | 007-600-013-00 | 401   | 919/487   | RYE/IZZARDBAWKS    | James St    | WD   | \$ 55,000  | 70  | \$ 42,713 | \$ 12,287 | \$ 176     | Included |
| 9/30/2021  | 007-600-025-00 | 401   | 920/625   | SALMI/NAULT        | Townline Rd | WD   | \$ 55,000  | 80  | \$ 49,797 | \$ 5,203  | \$ 65      | Included |
| 4/11/2022  | 007-700-009-00 | 401   | 933/02    | VANLUVEN/GOUGH     | Charles St  | WD   | \$ 85,000  | 95  | \$ 57,043 | \$ 27,957 | \$ 294     |          |
| 9/20/2023  | 007-700-009-00 | 401   | 959/692   | GOUGH/BRAECKEVELDT | Charles St  | WD   | \$ 136,000 | 95  | \$ 83,806 | \$ 47,148 | 496        | outlier  |
| 11/10/2023 | 007-600-020-00 | 401   | 962/536   | MCCORD/CALDWELL    | Poplar St   | WD   | \$ 95,000  | 70  | \$ 87,905 | \$ 7,095  | \$ 101     |          |

Platted developed neighborhood used improved sales as there are no vacant sales

Marked prior year sales were used in calculations.

Conclusion: High p/ff \$180p/ff Average is best indicator of high value.  
 Medium: \$135 p/ff  
 Low: \$90 p/ff

**AVERAGE** \$ 180  
**MIN** \$ 65  
**MAX** \$ 294  
**MEDIAN** \$ 176

**RURAL ROAD FRONTAGE LAND TABLE 100 SMALL LOTS**

| DATE       | PARCEL ID No   | CLASS | RECORDING | GRANTOR/GRANTEE    | ADDRESS          | INST | SALE PRICE | EFF   | BLDG VAL   | LAND RES  | PRICE P/FF | NOTES           |
|------------|----------------|-------|-----------|--------------------|------------------|------|------------|-------|------------|-----------|------------|-----------------|
| 4/6/2017   | 007-307-022-00 | 401   | 832/191   | IRISH/KANITZ       | Pontchartrain Sh | LC   | \$ 38,000  | 99    | \$ 30,364  | \$ 7,636  | \$ 77      | included/gravel |
| 8/28/2017  | 007-101-015-00 | 401   | 838/222   | GONZALES/ROSEBURGH | Townline Rd.     | WD   | \$ 116,000 | 150   | \$ 100,983 | \$ 15,017 | \$ 100     | included/paved  |
| 1/23/2019  | 007-307-020-00 | 401   | 862/283   | SPEISER/HASKE      | Pontchartrain Sh | WD   | \$ 122,000 | 194   | \$ 110,750 | \$ 11,250 | \$ 58      | included/paved  |
| 10/7/2020  | 007-426-005-12 | 401   | 897/01    | NYE/SMETHURST      | Fish Rd          | WD   | \$ 50,000  | 454   | \$ 4,194   | \$ 45,806 | \$ 101     | included/paved  |
| 4/22/2021  | 007-101-010-10 | 401   | 909/632   | HUYCK/GREENE       | M-129            | WD   | \$ 154,000 | 150   | \$ 114,446 | \$ 39,554 | \$ 264     | included/paved  |
| 3/24/2022  | 007-307-017-30 | 401   | 932/81    | SCHULTZ/VANDUSEN   | Pontchartrain Sh | WD   | \$ 45,900  | 150   | \$ 34,181  | \$ 11,719 | \$ 78      | included/paved  |
| 5/27/2022  | 007-101-014-00 | 401   | 935/472   | JONES/BATHO        | Townline Rd.     | WD   | \$ 207,000 | 300   | \$ 181,436 | \$ 25,564 | \$ 85      | paved           |
| 4/26/2023  | 007-133-007-78 | 401   | 952/192   | SCHAUB/PERANEN     | 3 Mile Rd        | WD   | \$ 54,500  | 265.7 | \$ 21,570  | \$ 32,930 | \$ 124     | paved           |
| 11/14/2023 | 007-110-003-00 | 401   | 962/606   | SMITH/JONES        | Blair Rd         | WD   | \$ 158,000 | 99    | \$ 135,898 | \$ 22,102 | \$ 223     | paved           |

Conclusion: High p/ff \$120 p/ff Average rounded down is best indicator of high value.  
 Medium: \$100 p/ff Median is the best indicator of medium value  
 Low: \$80 p/ff Minimum rounded up is the best indicator of low value

**AVERAGE** \$ 123  
**MIN** \$ 58  
**MAX** \$ 264  
**MEDIAN** \$ 100

**NOTE: Marquette Township only has 1 recent commercial/industrial ff sale that represents the market.**

**The west side of the town of Pickford is Marquette Twp and the East side is Pickford Township. They share a business district and are the same market area.**

**The Pickford Township sales listed below are the indicative of the commercial market for Marquette Township.**

**COMM/IND 201 & 301 Price per FF Study**

| DATE       | PARCEL ID NUMBE       | CLASS | RECORDING | GRANTOR/GRANTEE        | ADDRESS     | INST | SALE PRICE | E FR FT | BLDG VAL   | LAND RES  | 'PRICE PER F] | NOTES    |
|------------|-----------------------|-------|-----------|------------------------|-------------|------|------------|---------|------------|-----------|---------------|----------|
| 8/23/2019  | 009-081-017-00&018-00 | 201   | 1307/1126 | PICKFORD REALTY/ELSEY  | Main St     | WD   | \$ 200,000 | 139'    | \$ 135,451 | \$ 64,549 | \$ 464        |          |
| 8/31/2020  | 009-381-003-00        | 201   | 1327/576  | LYNN HOLDINGS/SUPERIOR | Main St     | WD   | \$ 250,000 | 200'    | \$ 190,888 | \$ 59,112 | \$ 296        |          |
| 5/7/2020   | 009-186-022-60        | 202   | 1320/306  | NYBERG/LAMB            | M-129       | WD   | \$ 18,000  | 185'    |            | \$ 18,000 | \$ 97         | included |
| 7/14/2021  | 009-340-001-00        | 201   | 1354/628  | GREEN/MASSONGILL       | Church St   | WD   | \$ 42,500  | 75'     | \$ 39,325  | \$ 3,175  | \$ 42         | outlier  |
| 8/19/2021  | 009-186-027-00        | 201   | 1352/566  | GREEN/GALER            | M-129       | WD   | \$ 76,000  | 125'    | \$ 59,188  | \$ 16,812 | \$ 135        |          |
| 11/10/2022 | 009-322-003-00        | 201   | 1379/1275 | TAYLOR/MARANTZ         | Main St     | WD   | \$ 199,000 | 60'     | \$ 128,073 | \$ 70,927 | \$ 1,182      | outlier  |
| 9/15/2023  | 007-600-001-00 +      | 201   | 960/560   | OLD MISSION/4FRONT     | Charles St. | WD   | \$ 343,000 | 370'    | \$ 301,726 | \$ 41,274 | \$ 112        |          |

|                |               |
|----------------|---------------|
| <b>AVERAGE</b> | <b>\$ 115</b> |
| <b>MIN</b>     | <b>\$ 97</b>  |
| <b>MAX</b>     | <b>\$ 135</b> |
| <b>MEDIAN</b>  | <b>\$ 112</b> |

Conclusion: \$135 p/ff High & \$112 p/ff Medium & \$90 p/ff Low

Average rounded up to M-129 recent sale is determined to be the best indicator of high value