

ACREAGE

County	Township	Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Land		
						Residual	Net Acres	Dollars/Acre
Antrim	Milton	05-12-314-007-20	06/23/22	03-ARM'S L	\$8,000	\$8,000	0.20	\$40,000
Antrim	Torch LK	05-14-006-005-35	02/14/23	03-ARM'S L	\$39,900	\$39,900	0.46	\$87,500
Antrim	Torch LK	05-14-006-005-25	05/02/23	03-ARM'S L	\$42,000	\$42,000	0.47	\$89,172
Antrim	Milton	05-12-230-002-10	12/18/23	03-ARM'S L	\$40,000	\$40,000	0.84	\$47,619
GTC	Whitewater	13-121-016-07	2/9/2024	03-ARM'S L	\$49,900	\$49,900	1.14	\$43,772
GTC	Whitewater	13-121-016-08	2/29/2024	03-ARM'S L	\$49,900	\$49,900	1.14	\$43,772
Antrim	Milton	05-12-230-001-55	05/26/23	03-ARM'S L	\$11,300	\$11,300	1.17	\$9,658
Antrim	Milton	05-12-525-001-85	02/02/24	03-ARM'S L	\$50,000	\$50,000	1.47	\$34,014
GTC	Whitewater	13-004-024-01	1/23/2024	03-ARM'S L	\$58,265	\$58,265	1.50	\$38,843
GTC	Whitewater	13-002-022-01	4/13/2023	03-ARM'S L	\$40,000	\$40,000	1.68	\$23,810
Antrim	Torch LK	05-14-018-028-00	05/20/22	03-ARM'S L	\$53,000	\$53,000	1.84	\$28,851
Antrim	Milton	05-12-313-001-10	03/26/24	03-ARM'S L	\$50,000	\$50,000	2.00	\$25,000
Antrim	Milton	05-12-006-012-00	08/02/23	03-ARM'S L	\$81,500	\$81,500	2.03	\$40,128
Antrim	Milton	05-12-230-001-65	05/26/23	03-ARM'S L	\$13,100	\$13,100	2.20	\$5,955
Antrim	Milton	05-12-526-017-52	01/11/24	03-ARM'S L	\$55,000	\$55,000	2.87	\$19,164
Antrim	Milton	05-12-218-002-60	12/19/23	03-ARM'S L	\$60,000	\$60,000	3.01	\$19,934
Antrim	Milton	05-12-524-018-60	08/17/22	03-ARM'S L	\$99,000	\$99,000	3.18	\$31,132
Antrim	Milton	05-12-524-018-60	02/29/24	03-ARM'S L	\$90,000	\$90,000	3.18	\$28,302
Antrim	Torch LK	05-14-018-031-00	08/25/23	03-ARM'S L	\$50,000	\$50,000	3.18	\$15,713
Antrim	Milton	05-12-326-011-20	06/24/22	19-MULTI P	\$80,000	\$80,000	4.00	\$20,000
Antrim	Torch LK	05-14-018-015-30	07/07/23	03-ARM'S L	\$50,000	\$50,000	4.05	\$12,352
Antrim	Milton	05-12-534-003-20	01/09/23	03-ARM'S L	\$145,000	\$145,000	4.28	\$33,879
GTC	Whitewater	13-002-022-02	4/13/2023	03-ARM'S L	\$80,000	\$80,000	4.93	\$16,227
Antrim	Milton	05-12-219-010-05	07/26/22	03-ARM'S L	\$70,000	\$70,000	5.00	\$14,000
GTC	Whitewater	13-002-015-35	3/7/2024	03-ARM'S L	\$50,000	\$50,000	5.00	\$10,000
Antrim	Milton	05-12-324-018-65	10/28/22	03-ARM'S L	\$90,000	\$90,000	5.01	\$17,964
GTC	Whitewater	13-002-022-04	2/22/2023	03-ARM'S L	\$120,000	\$120,000	5.38	\$22,305
GTC	Whitewater	13-016-008-11	10/28/2022	03-ARM'S L	\$62,000	\$62,000	5.53	\$11,212
GTC	Whitewater	13-016-008-03	5/10/2023	03-ARM'S L	\$85,000	\$85,000	5.95	\$14,286
GTC	Whitewater	13-127-004-01	8/29/2023	03-ARM'S L	\$25,000	\$25,000	6.00	\$4,167

ACREAGE

County	Township	Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Land		
						Residual	Net Acres	Dollars/Acre
Antrim	Milton	05-12-525-001-70	10/14/22	03-ARM'S L	\$55,000	\$55,000	6.20	\$8,871
Antrim	Milton	05-12-324-018-70	10/10/23	03-ARM'S L	\$77,000	\$77,000	7.04	\$10,938
Antrim	Milton	05-12-324-018-01	10/28/22	03-ARM'S L	\$85,000	\$85,000	7.18	\$11,838
GTC	Whitewater	13-135-023-02	3/29/2024	19-MULTI P	\$80,000	\$80,000	7.84	\$10,204
Antrim	Torch LK	05-14-301-001-10	10/25/22	03-ARM'S L	\$100,000	\$100,000	9.65	\$10,358
Antrim	Milton	05-12-324-018-75	11/21/22	19-MULTI P	\$141,000	\$141,000	11.40	\$12,368
Antrim	Torch LK	05-14-335-014-01	05/05/23	19-MULTI P	\$125,000	\$125,000	11.73	\$10,656
Antrim	Milton	05-12-430-001-20	08/30/23	19-MULTI P	\$150,000	\$150,000	12.30	\$12,195
Antrim	Milton	05-12-111-004-40	09/19/22	03-ARM'S L	\$149,000	\$149,000	12.78	\$11,659
Antrim	Milton	05-12-312-003-40	04/07/23	03-ARM'S L	\$129,000	\$129,000	13.98	\$9,227
Antrim	Torch LK	05-14-312-084-20	12/22/22	03-ARM'S L	\$250,000	\$250,000	14.60	\$17,123
Antrim	Milton	05-12-325-006-10	11/28/23	19-MULTI P	\$245,000	\$245,000	15.00	\$16,333
GTC	Whitewater	13-004-022-10	1/5/2024	03-ARM'S L	\$200,000	\$200,000	17.53	\$11,409
Antrim	Torch LK	05-14-336-004-01	12/23/23	03-ARM'S L	\$130,000	\$130,000	20.00	\$6,500
Antrim	Milton	05-12-524-018-70	01/10/23	19-MULTI P	\$210,000	\$210,000	21.48	\$9,777
Antrim	Torch LK	05-14-213-005-50	01/12/24	03-ARM'S L	\$250,000	\$250,000	24.49	\$10,208
GTC	Whitewater	13-005-019-02	5/26/2023	03-ARM'S L	\$400,000	\$400,000	25.01	\$15,994
GTC	Whitewater	13-127-026-03	9/12/2023	03-ARM'S L	\$350,000	\$350,000	25.79	\$13,571
Antrim	Milton	05-12-206-003-00	10/24/22	03-ARM'S L	\$497,000	\$497,000	28.13	\$17,668
GTC	Whitewater	13-128-005-03	7/14/2023	03-ARM'S L	\$375,000	\$375,000	30.56	\$12,271
Antrim	Torch LK	05-14-213-014-20	09/02/22	32-SPLIT V/	\$385,000	\$385,000	40.00	\$9,625
GTC	Whitewater	13-002-013-02	12/15/2023	03-ARM'S L	\$297,900	\$297,900	40.00	\$7,448
ALL						\$6,478,765	491.38	\$13,185

2023 RATES	Acres	2024 Rate	2025 RATE
\$ 24,000	1.00	\$ 32,000	\$ 35,000
\$ 18,000	1.50	\$ 24,000	\$ 26,000
\$ 15,000	2.00	\$ 19,000	\$ 22,000
\$ 12,500	2.50	\$ 16,000	\$ 20,000
\$ 11,000	3.00	\$ 15,000	\$ 18,000
\$ 9,000	4.00	\$ 14,000	\$ 16,000
\$ 8,000	5.00	\$ 12,000	\$ 14,000
\$ 7,400	7.00	\$ 10,000	\$ 12,000
\$ 7,000	10.00	\$ 9,500	\$ 11,500
\$ 6,900	15.00	\$ 9,000	\$ 11,000
\$ 6,900	20.00	\$ 8,500	\$ 10,000
\$ 6,800	25.00	\$ 8,200	\$ 10,000
\$ 6,800	30.00	\$ 8,100	\$ 10,000
\$ 6,800	40.00	\$ 8,000	\$ 9,000
\$ 6,400	50.00	\$ 7,300	\$ 8,500
\$ 5,500	100.00	\$ 7,000	\$ 8,000

Acres	Land		
	Residual	Net Acres	Dollars/Acre
0-1.00	\$129,900	1.97	\$ 66,040
1.01-1.99	\$312,365	9.94	\$ 31,435
2.00-2.99	\$199,600	9.10	\$ 21,932
3.00-4.50	\$574,000	24.88	\$ 23,071
4.51-5.99	\$557,000	36.80	\$ 15,136
6.00-8.99	\$322,000	34.26	\$ 9,399
9.00-15	\$1,289,000	101.44	\$ 12,707
17.54-30	\$2,412,000	192.99	\$ 12,498
31++	\$682,900	80.00	\$ 8,536

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollar s/FF
05-14-312-016-00	4947 N US 31	06/30/23	\$226,308	WD	03-ARM'S LENGTH	\$226,308	\$101,446	125.0	220.0	0.63	\$812
40-41-020-024-30	On M-72 & 131	10/26/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	215.0	345.0	3.44	\$419
05-11-117-001-21		09/30/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$74,000	245.0	565.0	4.60	\$302
40-41-415-010-00	N BIRCH STREET	10/27/22	\$15,000	WD	19-MULTI PARCEL ARM	\$15,000	\$15,000	99.0	198.0	0.23	\$152
40-41-415-016-10		04/26/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	49.5	108.0	0.12	\$202
40-41-416-013-00	506 N BIRCH ST	12/08/23	\$170,000	WD	19-MULTI PARCEL ARM	\$170,000	\$110,000	316.0	396.0	0.96	\$348
40-41-734-014-00	213 COURT ST	04/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	205.0	165.0	0.78	\$366
							\$643,816	1,770.5			\$364

FRONTAGE RATE **2025** **\$** **360**

TORCH LAKE VACANT SALES

Parcel Number	Street Address	Sale Date	Adj Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Lake		Net Acres	Dollars/FF	
							Front	Depth			
05-12-207-019-10		10/03/22	\$545,000	WD	03-ARM'S LENG	\$545,000	100.00	235.00	0.76	\$5,450	
							40.00				
05-12-575-007-00	8551 B RETTONWOOD SHORE	05/26/22	\$550,000	WD	03-ARM'S LENG	\$550,000	92.00	427.00	0.90	\$5,978	
05-14-006-007-10	929 N WEST TORCH LAKE DR	4/6/2023	\$1,400,000	WD	03-ARM'S LENG	\$910,000	100.00	549.30	1.89	\$9,100	
						\$490,000	50.00			\$9,800	
05-14-006-007-20	861 N WEST TORCH LAKE DR	6/3/2022	\$1,350,000	WD	03-ARM'S LENG	\$910,000	100.00	503.00	1.73	\$9,100	
						\$440,000	50.00			\$8,800	
05-14-007-022-80	1737 N WEST TORCH LAKE DR	10/11/2022	\$965,150	WD	03-ARM'S LENG	\$965,150	100.00	444.30	1.02	\$9,652	
05-14-312-062-00		6/21/2022	\$480,000	WD	03-ARM'S LENG	\$480,000	100.00	780.00	1.79	\$4,800	
05-14-324-052-01	2370 N N US 31	8/18/2023	\$699,900	WD	19-MULTI PARC	\$640,000	100.00	940.40	2.67	\$6,400	
						\$59,900	25.50			\$2,349	
004-006-006-00	7156 CRYSTAL BCH RD NW	11/3/2023	\$1,500,000	PTA	19-MULTI PARC	\$910,000	100.00	398.00	1.79	\$9,100	
						\$590,000	96.00			\$6,146	
05-07-485-010-00		07/22/22	\$1,300,000	WD	03-ARM'S LENG	\$910,000	100.0	400.8	1.15	\$9,100	
						\$390,000	25.0			\$15,600	
05-07-485-047-00		04/20/23	\$340,000	WD	03-ARM'S LENG	\$340,000	100.0	228.0	0.52	\$3,400	
05-07-485-049-00		12/29/23	\$650,000	WD	03-ARM'S LENG	\$650,000	100.0	331.0	0.76	\$6,500	
05-08-110-008-10		07/06/22	\$339,150		03-ARM'S LENG	\$339,150	66.0	106.0	0.085	\$5,139	
05-08-395-012-00		05/31/23	\$743,750		03-ARM'S LENG	\$640,000	100.0	440.0	1.177	\$ 6,400	
						\$103,750	16.5			\$ 6,288	
05-08-033-014-10		10/06/23	\$700,000		03-ARM'S LENG	\$700,000	100.0	318.0	0.780	\$ 7,000	
05-08-395-008-00		1/8/2024	\$815,000		03-ARM'S LENG	\$640,000	100.0	180.0	0.446	\$ 6,400	
						\$175,000	8.0			\$ 21,875	
05-08-033-006-30		5/3/2024	\$777,400		03-ARM'S LENG	\$640,000	100.0	243.0	0.586	\$ 6,400	
						\$137,400	5.0			\$ 27,480	
\$13,155,350						ALL TOWNSHIPS	\$13,155,350	1,874.00	4,277.00	18.05	

FRONT RATE	2023			2024			2025		
TORCH LAKE 1	\$	7,000	\$	8,100	\$	9,100			
TORCH LAKE 2	\$	4,400	\$	5,400	\$	6,400			
TORCH LAKE 3	\$	4,400	\$	5,400	\$	5,500			
EXCESS FF	2023			2024			2025		
TORCH LAKE 1	\$	4,000	\$	6,100	\$	7,000			
TORCH LAKE 2	\$	2,600	\$	3,000	\$	5,400			
TORCH LAKE 3	\$	2,400	\$	3,000	\$	3,000			

	Land Residual	Effec. Lake		Net Acres	Dollars/FF
		Front	Depth		
TORCH LAKE 1	\$4,605,150	500.00	2,295.35	7.58	\$ 9,210
TORCH LAKE 1 E	\$1,910,000	221.00	-	-	\$ 8,643
TORCH LAKE 2	\$4,940,000	792.00	3,659.40	9.11	\$ 6,237
TORCH LAKE 2 E	\$815,200	121.00	106.00	0.09	\$ 6,737
TORCH LAKE 3	\$885,000	200.00	463.00	1.28	\$ 4,425

GRAND TRAVERSE BAY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF
05-14-326-009-40	1021 BAY VIEW DR	12/19/23	WD	03-ARM'S LENGTH	\$1,350,000	\$348,428	104.0	350.0	1.00	\$3,350
05-14-326-016-00	1701 SAN MARINO TRL	02/27/23	WD	19-MULTI PARCEL AR	\$2,100,000	\$1,027,962	184.0	1369.0	5.43	\$3,725
05-14-335-012-40	601 YELLOW BIRCH DR	12/06/22	WD	03-ARM'S LENGTH	\$912,500	\$378,520	151.0	350.0	1.21	\$2,507
05-14-412-005-00	12989 BAY HARBOR CLUB	10/03/23	WD	03-ARM'S LENGTH	\$449,900	\$449,900	100.0	575.0	1.81	\$4,499
05-14-435-013-00	2598 BIRCHVIEW DR	06/15/22	WD	03-ARM'S LENGTH	\$950,000	\$552,681	65.0	249.0	0.37	\$8,503
05-14-435-051-00	2046 BIRCHVIEW DR	06/23/22	WD	03-ARM'S LENGTH	\$1,200,000	\$879,879	141.0	149.0	0.48	\$6,240
05-14-515-026-00	4319 MICHIGAN TRL	08/29/23	WD	19-MULTI PARCEL AR	\$1,200,000	\$759,362	100.0	317.6	1.80	\$1,624
05-14-515-064-00	3827 MICHIGAN TRL	06/09/23	WD	03-ARM'S LENGTH	\$475,000	\$231,902	50.0	197.0	0.23	\$4,638
05-14-535-013-00	3559 MICHIGAN TRL	07/13/22	WD	03-ARM'S LENGTH	\$350,000	\$350,000	100.0	118.0	0.27	\$3,500
05-14-535-015-00		05/05/23	WD	03-ARM'S LENGTH	\$300,000	\$300,000	100.0	131.0	0.30	\$3,000
05-14-555-003-00	4371 MICHIGAN TRL	11/15/23	PTA	03-ARM'S LENGTH	\$455,000	\$455,000	100.0	298.8	0.69	\$4,550
05-14-555-024-00	4789 MICHIGAN TRL	08/11/23	WD	03-ARM'S LENGTH	\$1,100,000	\$216,178	100.0	260.0	0.60	\$2,162
05-14-615-010-00	2826 BIRCHVIEW DR	07/12/23	WD	03-ARM'S LENGTH	\$1,100,000	\$336,171	84.0	425.0	0.82	\$4,002
05-12-527-006-00	4042 JUNIPER DR	06/30/22	WD	03-ARM'S LENGTH	\$1,849,900	\$420,101	100.0	326.0	0.75	\$4,201
05-12-605-023-00	3430 JOE MARKS TRL	05/05/23	WD	03-ARM'S LENGTH	\$877,000	\$509,581	100.0	121.0	0.28	\$5,096
05-12-805-016-00	3702 JOE MARKS TRL	05/25/23	WD	03-ARM'S LENGTH	\$1,015,000	\$344,919	100.0	292.0	0.67	\$3,449
		2024	2025		ALL	\$7,560,584	1,679.0			\$ 4,503
	4300 STANDARD FF	\$ 3,400	\$ 4,000		VACANT	\$1,204,900	300.0			\$ 4,016
	4300 EXCESS FF	\$ 2,200	\$ 2,200							

INTERIOR SUBDIVISIONS

Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$		2024 Value	Rate Group 1	Effec. Front	Depth	Net Acres	Dollars/FF
05-14-395-013-00	01/19/23	QC	19-MULTI PARCEL ARM'S	\$10,000	2	\$10,500	INTERIOR LOT	200.0	304.0	0.70	\$50
05-14-400-001-00	05/04/22	WD	03-ARM'S LENGTH	\$16,667	1	\$34,500	BARR FOREST-EPT	149.7	929.0	1.14	\$111
05-14-400-002-00	05/04/22	WD	03-ARM'S LENGTH	\$16,667	1	\$34,500	BARR FOREST-EPT	149.7	929.0	1.02	\$111
05-14-400-003-00	05/04/22	WD	03-ARM'S LENGTH	\$16,667	1	\$34,500	BARR FOREST-EPT	149.7	929.0	1.03	\$111
05-14-535-037-00	08/01/23	WD	03-ARM'S LENGTH	\$50,000	1	\$11,500	STD LOT - EDEN	100.0	334.0	0.77	\$500
05-14-700-027-00	06/29/23	WD	03-ARM'S LENGTH	\$75,000	1	\$32,000	PARA-	118.7	313.0	0.91	\$632
05-14-750-003-00	05/05/23	WD	03-ARM'S LENGTH	\$50,000	1	\$25,000	AG GA MING	91.0	390.0	0.82	\$549
05-14-835-038-01	12/15/23	WD	03-ARM'S LENGTH	\$50,000	1	\$40,000	WHITE SND SITE	221.0	166.3	0.76	\$226
05-14-835-038-01	12/15/23	WD	03-ARM'S LENGTH	\$50,000	1	\$40,000	WHITE SND SITE	220.0	166.3	0.76	\$227
Totals:				\$335,001	10			1,400		13.24	
				Average per Site=>		\$33,500	Average per FF=>				\$239