

Unit 05-14 - TORCH LAKE TOWNSHIP - ECF 2023

Code	Description	RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
1000	1000 AGRICULTURAL	1.25	1.28	1.23	1.38	0.90	0.70
2000	2000 COMMERCIAL	1.28	1.28	1.23	1.38	0.90	0.70
2001	2001 COM HANGAR	1.28	1.28	1.23	1.38	1.18	0.70
4000	4000 ACREAGE	1.25	1.28	1.23	1.28	0.90	0.70
4001	4001 TORCH LAKE	1.80	1.28	1.23	1.28	0.90	0.70
4002	4002 BAY	1.67	1.28	1.23	1.28	0.90	0.70
4003	4003 OFF WATER SUBS	1.28	1.28	1.23	1.28	0.90	0.70
4004	4004 OFF WATER SUBS 2	1.28	1.28	1.23	1.28	0.90	0.70
4009	4009 ACREAGE #2	1.28	1.28	1.23	1.28	0.90	0.70
4014	4014 MH SINGLE WIDE	1.28	1.28	0.86	1.28	0.90	0.70
6000	6000 CONDOS	1.28	1.28	1.23	1.28	1.40	0.70

ACREAGE UNDER 10 -2023

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Site Notes	Land Residual	Net Acres	Dollars/Acre				
05-12-231-008-00	08/14/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000		\$50,000	0.28	\$179,856				
05-14-131-007-59	02/03/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000		\$30,000	0.50	\$60,484				
05-12-302-013-30	06/23/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000		\$32,000	1.03	\$31,068				
05-14-324-052-41	12/28/21	\$625,000	WD	19-MULTI PARCEL A	\$25,000		\$25,000	1.32	\$18,939	\$ 219,000	8.09	\$ 27,067	
05-12-525-001-85	12/07/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000		\$25,000	1.47	\$17,007				
05-12-525-001-75	09/20/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000		\$27,000	1.66	\$16,265				
05-14-018-028-00	04/09/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000		\$30,000	1.84	\$16,331				
05-14-018-024-10	07/07/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000		\$32,000	1.93	\$16,598	\$ 232,000	20.63	\$ 11,248	
05-12-102-008-00	10/23/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000		\$25,000	2.00	\$12,500				
05-12-102-008-20	10/09/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000		\$25,000	2.00	\$12,500				
05-12-326-008-10	09/03/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000		\$24,000	2.00	\$12,000				
05-12-431-004-00	02/23/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000		\$17,000	2.00	\$8,500				
05-14-018-015-10	08/16/21	\$20,000	LC	03-ARM'S LENGTH	\$20,000		\$20,000	2.00	\$9,980				
05-12-101-018-50	07/07/20	\$16,000	WD	03-ARM'S LENGTH	\$16,000		\$16,000	2.01	\$7,960				
05-12-314-027-30	11/01/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000		\$20,000	2.01	\$9,950				
05-14-203-001-40	02/01/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000		\$35,000	2.29	\$15,264				
05-12-101-018-25	03/04/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000		\$18,000	2.38	\$7,563	\$ 451,000	28.72	15,706	
05-12-524-012-00	06/09/20	\$55,000	WD	03-ARM'S LENGTH	\$30,000		\$19,975	2.70	\$11,111	\$ 134,975	11.87	\$ 11,369	
05-14-107-013-00	08/31/21	\$40,000	WD	19-MULTI PARCEL A	\$40,000		\$40,000	2.86	\$13,986				
05-12-230-001-36	10/08/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000		\$40,000	3.13	\$12,780				
05-14-018-031-00	03/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000		\$35,000	3.18	\$10,999				
05-14-313-017-00	01/02/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000		\$21,000	4.02	\$5,229	\$ 63,500	12.11	5,242	
05-14-018-015-30	01/24/22	\$26,000	PTA	03-ARM'S LENGTH	\$26,000		\$26,000	4.05	\$6,423				
05-14-018-015-40	08/21/20	\$16,500	WD	03-ARM'S LENGTH	\$16,500		\$16,500	4.05	\$4,074				
05-14-313-017-50	12/11/20	\$35,900	WD	03-ARM'S LENGTH	\$35,900		\$35,900	5.00	\$7,180	\$ 68,900	10.01	6,883	
05-12-526-014-20	11/10/20	\$33,000	WD	03-ARM'S LENGTH	\$33,000		\$33,000	5.01	\$6,587				
05-12-535-002-00	06/30/20	\$49,000	WD	03-ARM'S LENGTH	\$49,000		\$49,000	6.00	\$8,167	\$ 478,000	59.84	7,988	
05-14-313-017-25	09/21/20	\$37,000	WD	03-ARM'S LENGTH	\$37,000		\$37,000	6.01	\$6,156				
05-14-018-015-10	06/18/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000		\$30,000	6.05	\$4,957				
05-12-430-013-66	06/23/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000		\$46,000	6.20	\$7,419				
05-12-336-013-00	10/12/20	\$100,000	WD	19-MULTI PARCEL A	\$80,000	No Water Veiw	\$80,000	6.25	\$12,800				
05-12-535-003-10	01/14/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000		\$50,000	7.00	\$7,143				
05-14-313-007-00	10/29/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000		\$32,000	7.05	\$4,539				
05-12-525-001-32	3/24/2022	\$79,000	WD	03-ARM'S LENGTH	\$79,000	No Water Veiw	\$79,000	7.53	\$10,491				
05-12-335-006-00	10/22/2020	\$75,000	WD	03-ARM'S LENGTH	\$75,000	No Water Veiw	\$75,000	7.75	\$9,677				
					\$1,052,400		\$1,196,375	122.55	\$9,762				

2022 Per Acre	2022 value	# Acres	Sales Per Acre	2023	2023 per Acre	
22,000	\$ 22,000	1.00		24,000	24,000	109%
15,667	\$ 23,500	1.50	\$ 27,067	27,000	18,000	115%
12,500	\$ 25,000	2.00	\$15,706	30,000	15,000	120%
11,200	\$ 28,000	2.50		31,250	12,500	112%
10,000	\$ 30,000	3.00	\$11,369	33,000	11,000	110%
8,500	\$ 34,000	4.00	\$5,242	36,000	9,000	106%
7,000	\$ 35,000	5.00	\$6,883	40,000	8,000	114%
6,000	\$ 42,000	7.00	\$7,988	51,800	7,400	123%

ACREAGE 10 + - 2023

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre				
13-136-001-07	5/20/2021	\$69,000	WD	03-ARM'S LENGTH	\$ 69,000	9.50	\$7,263				
008-008-006-90	8/6/2021	\$ 89,900	WD	03-ARM'S LENGTH	\$ 89,900	9.70	\$ 9,268				
13-001-007-09	6/10/2020	\$40,000	WD	03-ARM'S LENGTH	\$ 40,000	9.76	\$4,098				
008-008-006-60	8/5/2021	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	10.00	\$ 8,500				
05-12-230-028-00	7/24/2020	\$65,000	WD	03-ARM'S LENGTH	\$ 65,000	10.00	\$6,500	\$ 620,900	83.60	\$ 7,427	
13-134-003-50	7/15/2021	\$80,000	WD	03-ARM'S LENGTH	\$ 80,000	11.16	\$7,168				
05-14-131-007-45	07/23/20	\$102,000	WD	03-ARM'S LENGTH	\$ 102,000	11.62	\$8,778				
13-001-008-00	10/1/2020	\$90,000	LC	03-ARM'S LENGTH	\$ 90,000	11.86	\$7,589				
13-017-004-88	9/23/2020	\$80,722	WD	03-ARM'S LENGTH	\$ 80,722	12.07	\$6,688				
008-008-001-02	4/11/2021	\$ 75,000	WD	32-SPLIT VACANT	\$ 75,000	12.10	\$ 6,198				
13-135-023-01	11/4/2020	\$65,000	WD	03-ARM'S LENGTH	\$ 65,000	13.11	\$4,958				
008-008-003-71	3/15/2022	\$ 110,650	WD	03-ARM'S LENGTH	\$ 110,650	14.26	\$ 7,759				
008-008-006-20	3/15/2022	\$ 142,900			\$ 142,900	15.02	\$ 9,514				
13-004-018-20	6/6/2021	\$110,000	WD	03-ARM'S LENGTH	\$ 110,000	15.05	\$7,309	\$ 662,172	96.91	\$ 6,833	
13-128-012-20	12/4/2020	\$77,900	WD	03-ARM'S LENGTH	\$ 77,900	15.30	\$5,092				
13-127-001-01	1/20/2021	\$65,000	WD	03-ARM'S LENGTH	\$ 65,000	20.91	\$3,109				
13-136-001-03	6/10/2021	\$169,000	WD	03-ARM'S LENGTH	\$ 169,000	25.00	\$6,760				
13-136-001-11	6/4/2021	\$213,000	WD	19-MULTI PARCEL ARM'S LE	\$ 213,000	28.87	\$7,378	\$ 677,000	107.19	\$ 6,316	
13-125-009-18	9/17/2021	\$230,000	AFF	03-ARM'S LENGTH	\$ 230,000	32.41	\$7,097				
05-14-212-001-00	08/03/20	\$289,000	WD	03-ARM'S LENGTH	\$ 289,000	38.00	\$7,605				
13-125-025-00	11/8/2021	\$320,000	WD	03-ARM'S LENGTH	\$ 320,000	39.00	\$8,205				
05-14-212-010-00	05/26/21	\$275,000	WD	03-ARM'S LENGTH	\$ 275,000	40.00	\$6,875				
05-14-213-014-01	06/30/21	\$275,000	WD	03-ARM'S LENGTH	\$ 275,000	40.00	\$6,875				
05-12-525-010-10	10/13/2020	\$243,000	WD	03-ARM'S LENGTH	\$ 243,000	40.00	\$6,075	\$ 1,732,000	243.76	\$ 7,105	
05-12-313-020-30	7/9/2021	\$330,000	WD	03-ARM'S LENGTH	\$ 330,000	46.76	\$7,057				
13-125-009-17	8/20/2021	\$400,000	AFF	19-MULTI PARCEL ARM'S LE	\$ 400,000	80.62	\$4,962				
05-12-324-003-00	2/22/2022	\$645,000		19-MULTI PARCEL ARM'S LE	\$ 645,000	118.00	\$5,466	\$ 1,951,200	363.48	\$ 5,368	
05-14-212-006-00	04/29/22	\$962,000			\$ 906,200	164.86	\$5,497				

\$5,699,072

\$	2,022	Acres	Sales Average	\$	2,023		
\$	5,100	10.00	\$ 7,427	\$	7,000	70,000	137%
\$	5,000	15.00	\$ 6,833	\$	6,900	103,500	138%
\$	5,000	20.00	\$ -	\$	6,900	138,000	138%
\$	4,900	25.00	\$ 6,316	\$	6,800	170,000	139%
\$	4,800	30.00		\$	6,800	204,000	142%
\$	4,800	40.00	\$ 7,105	\$	6,800	272,000	142%
\$	4,500	50.00		\$	6,000	300,000	133%
\$	4,000	100.00	\$ 5,368	\$	5,500	550,000	138%

INTERIOR SUBS

Land Table	Parcel Number	Rate Group 1	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	2023 Value	Land Residual	ffec. Fror	Depth	Net Acres	Dollars/Acre
4700 INTERIOR SUB	05-14-395-013-00	INTERIOR LOT	08/12/20	WD	03-ARM'S LEN	\$4,600		\$4,600	200.0	304.0	0.70	\$6,590
4700 INTERIOR SUB	05-14-395-014-00	INTERIOR LOT	08/12/20	WD	03-ARM'S LEN	\$4,600		\$4,600	200.0	304.0	0.70	\$6,590
4710 SUBDIVISION LOTS	05-14-400-001-00	BARR FOREST-EPT	03/14/21	WD	03-ARM'S LEN	\$11,667	\$11,500	\$11,667	449.0	929.0	3.19	\$3,659
4710 SUBDIVISION LOTS	05-14-400-001-00	BARR FOREST-EPT	05/04/22	WD	03-ARM'S LEN	\$16,667	\$11,500	\$16,667	449.0	929.0	3.19	\$5,226
4710 SUBDIVISION LOTS	05-14-400-002-00	BARR FOREST-EPT	03/14/21	WD	03-ARM'S LEN	\$11,667	\$11,500	\$11,667	449.0	929.0	3.19	\$3,659
4710 SUBDIVISION LOTS	05-14-400-002-00	BARR FOREST-EPT	05/04/22	WD	03-ARM'S LEN	\$16,667	\$11,500	\$16,667	449.0	929.0	3.19	\$5,226
4710 SUBDIVISION LOTS	05-14-400-003-00	BARR FOREST-EPT	03/14/21	WD	03-ARM'S LEN	\$11,667	\$11,500	\$11,667	449.0	929.0	3.19	\$3,659
4710 SUBDIVISION LOTS	05-14-400-003-00	BARR FOREST-EPT	05/04/22	WD	03-ARM'S LEN	\$16,667	\$11,500	\$16,667	449.0	929.0	3.19	\$5,226
4710 SUBDIVISION LOTS	05-14-400-004-00	BARR FOREST-EPT	07/30/21	WD	19-MULTI PAR	\$7,500	\$11,500	\$7,500	145.0	302.0	1.01	\$7,463
4710 SUBDIVISION LOTS	05-14-400-005-00	BARR FOREST-EPT	07/30/21	WD	19-MULTI PAR	\$7,500	\$11,500	\$7,500	145.0	300.0	0.99	\$7,576
4801- 430, BIRCH RIDGE EST.	05-14-430-017-00	SITE VALUE	03/15/21	WD	03-ARM'S LEN	\$12,500	\$12,500	\$12,500	208.0	190.0	1.65	\$7,557
4801- 430, BIRCH RIDGE EST.	05-14-430-019-00	SITE VALUE	03/15/21	WD	03-ARM'S LEN	\$12,500	\$12,500	\$12,500	175.0	190.0	1.65	\$7,557
4710 SUBDIVISION LOTS	05-14-515-049-40	EDEN<.25/LOW/XL	09/18/20	WD	03-ARM'S LEN	\$2,500		\$2,500	146.0	98.0	0.73	\$3,425
4710 SUBDIVISION LOTS	05-14-515-049-00	STD LOT - EDEN	09/18/20	WD	03-ARM'S LEN	\$7,500	\$11,500	\$7,500	210.0	94.0	0.73	\$10,274
4710 SUBDIVISION LOTS	05-14-482-031-00	OLD 695, 482	11/08/22	WD	19-MULTI PAR	\$11,500	\$10,000	\$11,500	0.0	0.0	0.79	\$14,520
4710 SUBDIVISION LOTS	05-14-482-032-00	OLD 695, 482	11/08/22	WD	19-MULTI PAR	\$11,500	\$10,000	\$11,500	0.0	0.0	0.79	\$14,520
4710 SUBDIVISION LOTS	05-14-695-014-00	OLD 695, 482	09/23/20	WD	03-ARM'S LEN	\$10,000	\$10,000	\$10,000	231.1	228.9	0.60	\$16,556
4710 SUBDIVISION LOTS	05-14-695-015-00	OLD 695, 482	09/23/20	WD	03-ARM'S LEN	\$10,000	\$10,000	\$10,000	231.1	228.9	0.60	\$16,556
Totals:						\$187,202		\$187,202	4585.1	30.09	30.09	\$6,222

VACANT GRAND TRAVERSE BAY 2023

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	\$3,200	Effec. Front	Depth	Net Acres	Dollars/FF
05-12-670-005-10	02/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$300,000		99.8	455.5	1.12	\$3,007
05-14-412-003-00	10/18/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$280,000		100.0	475.0	1.09	\$2,800
05-14-485-006-00	09/24/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$400,000		100.0	200.0	0.46	\$4,000
05-14-635-012-00	04/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$340,000		100.0	501.8	1.15	\$3,400
05-14-326-008-00	11/10/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$300,000		101.0	345.0	3.07	\$2,970
05-14-335-025-10	07/21/20	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$337,500	\$320,000	100.0	320.0	1.04	\$3,200
05-14-335-025-10	07/21/20		WD				\$17,500	42.0	320.0	1.04	\$417

Totals: \$2,110,000

\$2,170,000

\$1,957,500

642.8

8.98

Average All per FF=>	\$3,045
Average 100' Only per FF=>	\$ 3,229

2022 Rate	2023 Rate	
\$3,000	\$ 3,200	107%
\$1,800	\$ 2,000	111%

VACANT TORCH LAKE FF -2023

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	\$7,000	Effec. Front	Depth	Net Acre	Total Acres		
05-14-007-022-80	3/30/2022	\$755,000	WD	03-ARM'S LENGTH	\$736,000	\$717,342			100	444.3	1.02	1.02	\$7,173
05-12-765-022-00	01/20/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$1,000,000	\$700,000		100	558.0	1.81	1.81	\$7,092
							\$300,000		41				
05-14-006-007-20	6/3/2022	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$1,350,000	\$700,000		100	503	1.73	1.73	\$9,000
							\$650,000		50				
05-14-006-011-01	7/30/2021	\$1,875,500	WD	03-ARM'S LENGTH	\$1,875,500	\$1,875,500	\$700,000		100	512	2.35	2.35	\$9,378
							\$1,175,500		100				
						\$4,942,842			591				100' Only

	2022	2023	
Torch Lake 1	\$ 4,900	\$7,000	143%
Good Excess FF	\$ 3,200	\$4,000	125%

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual		Effec. Front	Depth	Net Acre	Total Acres		
05-14-324-052-26	12/28/2021	\$625,000	WD	19-MULTI PARCEL ARM'S	\$600,000	\$600,000			124	552.5	1.58	1.58	
05-12-575-007-00	05/26/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$550,000			92	427.0	0.72	0.72	
05-14-130-025-10	9/18/2020	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$459,000			123	1450	3.93	3.93	
						\$1,609,000			339				

	2022	2023	
TORCH LAKE 2	\$4,400	\$4,800	109%
-EXCESS/LOW FF	\$2,200	\$2,400	109%
TORCH LAKE FF SLOPES	\$4,000	\$4,400	110%

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value		Effec. Front	Depth	Net Acres	Dollars/FF
05-12-219-010-60	06/18/21	\$325,000	LC	03-ARM'S LENGTH 70%	\$464,286	\$464,286	\$366,500		125	332.0	6.95	\$3,714
05-12-785-010-00	03/03/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$440,000	\$402,000		100	484.0	1.11	\$4,400
05-14-313-001-00	9/7/2021	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$290,000	\$437,196		86	1113	6.05	\$3,372
						\$1,194,286			311			\$3,840

	2022	2023	
TORCH LAKE 3	\$4,000	\$4,400	110%
-EXCESS	\$2,400	\$ 2,600	108%

