

Munising Township: Rural

Parcel Number	Address	Sale Date	Sale Price	Acreage	Acre Rate	ECF Area
006-412-046-10	6588 TREE FARM RD	12/5/2022	\$20,000	1.000	\$20,000	RURAL RESIDENTIAL
006-018-003-00	6495 CO RD H-15	6/11/2021	\$23,000	1.000	\$23,000	RURAL RESIDENTIAL
Totals 0-1.5 Acres			\$43,000	2.00	\$21,500	Used \$21,500 to \$15,000 Per 0-1.5 Ac Table A
006-412-006-00	9466 LEHNEN RD	9/14/2022	\$20,680	2.00	\$10,340	RURAL RESIDENTIAL
006-361-001-05	PARCEL 5 (POWELL LAKE RD)	3/27/2024	\$54,000	2.83	\$19,081	RURAL RESIDENTIAL
006-361-004-21	POWELL LAKE RD	7/27/2022	\$35,000	3.14	\$11,146	RURAL RESIDENTIAL
006-361-004-20	POWELL LAKE RD	7/27/2022	\$32,000	3.47	\$9,222	RURAL RESIDENTIAL
006-412-045-10	CONNORS RD	12/12/2022	\$50,000	5.08	\$9,843	RURAL RESIDENTIAL
Totals 2-5 Acres			\$191,680	16.52	\$11,603	Used \$11,600 to \$7,600 Per 2-5 Ac Table A
006-413-008-00 & 006-413-009-00	6434 CONNORS RD	5/13/2022	\$65,000	7.17	\$9,066	RURAL RESIDENTIAL
006-361-001-08	PARCEL 8 (POWELL LAKE RD)	9/16/2022	\$40,000	8.80	\$4,545	RURAL RESIDENTIAL
006-154-002-10	CO RD H-58	9/13/2022	\$45,000	10.00	\$4,500	RURAL RESIDENTIAL
Totals 7-15 Acres			\$150,000	25.97	\$5,776	Used \$5,775 to \$3,500 Per 7-15 Ac Table A
006-082-011-40 & 006-082-011-50	CO RD H-58	1/28/2022	\$52,500	19.72	\$2,662	RURAL RESIDENTIAL
006-082-011-60 & 006-082-011-70	12742 CO RD H-58	1/14/2022	\$50,000	19.72	\$2,535	RURAL RESIDENTIAL
006-157-015-00 & 006-157-017-00 & 006-157-018-00	OLD INDIANTOWN RD	7/27/2020	\$60,000	20.00	\$3,000	RURAL RESIDENTIAL
Totals 20-25 Acres			\$162,500	59.44	\$2,734	Used \$2,730 to \$2,400 Per 20 - 25 Ac Table A
006-412-043-00 & 006-412-045-00	CONNORS RD	6/28/2021	\$69,900	31.78	\$2,199	RURAL RESIDENTIAL
006-008-003-00	CARLSON RD	2/23/2022	\$35,000	35.00	\$1,000	RURAL RESIDENTIAL
006-005-002-00	CO RD H-58	6/21/2023	\$79,999	39.64	\$2,018	RURAL RESIDENTIAL
006-179-006-00	CHAMBERLAIN RD	12/13/2021	\$52,000	40.00	\$1,300	RURAL RESIDENTIAL
006-233-017-00	CO RD H-58	11/15/2022	\$120,000	58.84	\$2,039	RURAL RESIDENTIAL
006-411-001-10	S CITY LINE	9/18/2023	\$445,000	160.00	\$2,781	RURAL RESIDENTIAL
Totals 30-100 Acres			\$801,899	365.26	\$2,195	Used \$2,195 to \$1,500 Per 30-100 Ac Table A
Table B- Limited Access, Low/Swamp, Cutover						
Parcel Number	Address	Sale Date	Sale Price	Acreage	Acre Rate	ECF Area
006-413-065-10	KNOX ST (AT M-28)	11/5/2020	\$8,000	0.74	\$10,884	RURAL RESIDENTIAL
006-312-002-10	FF HWY 13	6/3/2019	\$7,500	1.02	\$7,331	RURAL RESIDENTIAL
006-661-001-00	CEDAR ST	11/9/2021	\$10,000	2.00	\$5,000	RURAL RESIDENTIAL
006-412-042-20	CONNORS RD	6/24/2022	\$35,000	5.00	\$7,000	RURAL RESIDENTIAL
006-029-003-00	CO RD H-15	2/3/2023	\$30,000	5.73	\$5,236	RURAL RESIDENTIAL
Totals 1-7 Acres			\$90,500	14.49	\$6,247	Used \$6,247-\$2,400 Per 1-7 Ac Table B
006-082-011-30	CO RD H-58	1/28/2022	\$25,000	9.86	\$2,535	RURAL RESIDENTIAL
006-017-002-00	CO RD H-15	10/21/2020	\$19,500	10.00	\$1,950	RURAL RESIDENTIAL
006-163-014-00	11999 Roy Wright Rd	9/3/2019	\$20,000	10.00	\$2,000	RURAL RESIDENTIAL
006-680-006-00	POWELL LAKE RD	11/29/2023	\$32,500	11.50	\$2,826	RURAL RESIDENTIAL
Totals 10-15 Acres			\$97,000	41.36	\$2,345	Used \$2,345-\$1,600 Per 10-15 Ac Table B
006-018-021-00	CO RD H-15	6/22/2020	\$33,000	18.00	\$1,833	RURAL RESIDENTIAL
006-231-001-60	CARMODY RD	11/1/2021	\$29,000	20.00	\$1,450	RURAL RESIDENTIAL
006-019-001-00	CO RD H-15	9/25/2019	\$33,000	30.00	\$1,100	RURAL RESIDENTIAL
006-173-002-00	(E OF T. PRODUCTS)	7/15/2019	\$36,000	40.00	\$900	RURAL RESIDENTIAL
Totals >=20 Acres			\$131,000	108.00	\$1,213	Used \$1,210 >=20 Ac Table B

Munising Township: Platted_ Small Lots

Parcel Number	Address	Sale Date	Sale Price	Front Feet	Depth	Rate Per FF	Access	Utilites	ECF Area
480-043-00	Tie Lake Rd	7/25/2023	\$15,000	120	200	\$125	Gravel	Yes	Plats_Small Lots
681-008(9)-00	Maple Ridge Ct	10/2/2023	\$37,000	287	147	\$129	Paved	Yes	Plats_Small Lots
Totals			\$52,000	407	347	\$128	Used \$125 FF Upper Rate		
450-025-00	9486 Stone St	6/2/2016	\$12,800	140	200	\$91	Paved	Yes	Plats_Small Lots
681-007-00	Maple Ridge Ct	10/22/2021	\$5,500	62	147	\$89	Paved	Yes	Plats_Small Lots
630-037-00	Beech St	4/23/2021	\$4,200	50	100	\$84	Paved	Yes	PLATS_SHINGLETON
Totals			\$22,500	252	447	\$89	Used \$85 FF Typical Rate		
681-007(8)-00	Maple Ridge Ct	8/9/2021	\$16,800	212	140	\$79	Paved	Yes	Plats_Small Lots
681-005-00	Maple Ridge Ct	1/11/2023	\$12,500	171	200	\$73	Paved	Yes	Plats_Small Lots
681-009-00	Maple Ridge Ct	10/25/2021	\$13,200	137	154	\$96	Paved	Yes	Plats_Small Lots
681-010-00	Maple Ridge Ct	1/24/2024	\$10,900	134	154	\$81	Paved	Yes	Plats_Small Lots
Totals			\$53,400	654	648	\$82	Used \$80 FF Lower Rate		
669-013-00	3933 W Lost Lk Rd	6/18/2020	\$12,500	325	484	\$38	Gravel	Yes	Plats_Small Lots
600-004-00	Tahquamenon	9/1/2021	\$3,000	100	544	\$30	Gravel	Yes	Plats_Small Lots
661-001-00	Cedar St	11/9/2021	\$10,000	432	202	\$23	Paved	Yes	Plats_Small Lots
Totals			\$25,500	857	1230	\$30	Used \$30 FF For Access Issues, Poor Topo		

Munising Township: Lakefront

Parcel Number	Street Address	Lake	Sale Date	Sale Price	Instr.	Terms of Sale	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Gravel	Paved	ECF
006-460-012-00	TWIN LAKES RD	Upper Twin	12/15/2021	\$ 90,000	WD	03-ARM'S LENGTH	99	648.59	1.469	\$ 912	\$61,266	0	0	LAKEFRONT
006-540-040-00	4163 POWELL LAKE RD	Powell	10/15/2019	\$ 58,000	WD	03-ARM'S LENGTH	100	204.00	0.468	\$ 580	\$123,932	1	0	LAKEFRONT
006-312-029-00	S 9606 TOWNLINE LK RD	Town	8/9/2023	\$ 59,000	WD	03-ARM'S LENGTH	100	600.00	1.377	\$ 590	\$42,847	1	0	LAKEFRONT
Totals				\$ 207,000			299			\$ 693	Upper Rate, Best Quality Frontage \$690 FF Used			
006-669-010-00	W LOST LAKE RD	Lost	7/17/2020	\$ 50,000	WD	03-ARM'S LENGTH	100	321.00	0.737	\$ 500	\$67,843	0	0	LAKEFRONT
006-669-005-00	HUB DR	Lost	2/23/2021	\$ 44,000	WD	03-ARM'S LENGTH	100	224.00	0.514	\$ 440	\$85,603	0	0	LAKEFRONT
Totals				\$ 94,000			200			\$ 470	Upper-Typical Quality Frontage \$470 FF Used			
006-669-011-00	W LOST LAKE RD	Lost	7/7/2016	\$ 40,000	WD	03-ARM'S LENGTH	100	261.00	0.599	\$ 400	\$66,778	0	0	LAKEFRONT
006-365-006-00	3790 S LOST LAKE RD	Lost	8/2/2018	\$ 30,000	WD	03-ARM'S LENGTH	104	1130.89	5.4	\$ 288	\$5,556	0	0	LAKEFRONT
006-480-018-00	S TIE LAKE RD	Tie	10/9/2018	\$ 34,000	WD	03-ARM'S LENGTH	121	222.00	0.617	\$ 281	\$55,105	1	0	LAKEFRONT
Totals				\$ 104,000			325			\$ 320	Typical Quality Frontage \$320 FF Used			
006-361-002-30	SISTER LAKE RD	Sister	6/21/2021	\$ 65,500	WD	03-ARM'S LENGTH	280	2280.00	14.66	\$ 234	\$4,468	0	0	LAKEFRONT
006-460-013(14)-00	TWIN LAKES RD	Twin	9/27/2019	\$ 45,000	WD	19-MULTI PARCEL ARM'S LE	193	610.00	3.247	\$ 234	\$13,859	0	0	LAKEFRONT
Totals				\$ 110,500			473			\$ 234	Typical, Mid Quality Frontage \$230 FF Used			
006-361-002-25	SISTER LAKE RD	Sister	11/16/2018	\$ 28,000	WD	03-ARM'S LENGTH	252	947.11	5.489	\$ 111	\$5,101	1	0	LAKEFRONT
006-361-002-35	SISTER LAKE PARCEL C	Sister	9/1/2023	\$ 64,000	WD	03-ARM'S LENGTH	653	286.84	4.3	\$ 98	\$14,884	1	0	LAKEFRONT
Totals				\$ 92,000			905			\$ 102	Typical, Low Quality Frontage \$100 FF Used			
006-311-004-00	BALDY LAKE	Baldy	4/30/2021	\$ 275,000	WD	03-ARM'S LENGTH	5712	1197.13	156.97	\$ 48	\$1,752	0	0	LAKEFRONT
Totals				\$ 275,000			5712			\$ 48	Below Rate, Large or Poor FF, Access Issues \$45 FF used			

Munising Township: Commercial/Industrial

Parcel Number	Sale Date	Street Address	Sale Amount	Acreage	Frontage	Depth	Rate Acre	Rate FF	Utilities	Access	Comments / Neighborhood
006-413-092-10	12/6/2017	9652 HWY -28	\$139,000	0.76	153	212	\$182,895	\$907	Yes	Paved	COMMERCIAL / INDUSTRIAL
006-413-122-00	3/29/2019	9574 HWY M-28	\$150,000	2.35	215	476	\$63,803	\$698	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals < =250 FF			\$289,000	3	368	688	\$92,896	\$785			Prime Use \$785 FF
006-167-005-00	8/22/2019	HWY M-28	\$137,000	16.29	360	1971	\$8,410	\$381	Yes	Paved	COMMERCIAL / INDUSTRIAL
006-413-092-20	2/21/2018	HWY M-28 / CONNORS	\$150,000	1.91	367	227	\$78,534	\$409	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals >250 - 500 FF			\$287,000	18	727	2,198	\$15,769	\$395			Typical FF Use \$395
006-172-002-00	2/23/2022	HWY M-28	\$180,000	33.4	1134	1283	\$5,389	\$159	Yes	Paved	COMMERCIAL / INDUSTRIAL
006-168-013-00	11/18/2015	HWY M-28 - 1 M E CONNORS RD	\$155,000	49.61	1164.99	1854.96	\$3,124	\$133	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals > 500 FF			\$335,000	83	2,299	3,138	\$4,036	\$146			Below use \$145 FF

Parcel Number	Sale Date	Street Address	Sale Amount	Acreage	Frontage	Depth	Rate Acre Table A	Rate FF	Utilities	Access	Comments / Neighborhood
006-413-092-10	12/6/2017	9652 HWY -28	\$139,000	0.76	153	212	\$182,895	\$907	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals <= 1 Ac			\$139,000	1	153	212	\$182,895	\$907			Use \$182,895 1 AC or Less
006-413-092-20	2/21/2018	HWY M-28 / CONNORS	\$150,000	1.91	367	227	\$78,534	\$409	Yes	Paved	COMMERCIAL / INDUSTRIAL
006-413-122-00	3/29/2019	9574 HWY M-28	\$150,000	2.35	215	476	\$63,803	\$698	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals > 1 - 10 Ac			\$300,000	4	582	703	\$70,406	\$516			Use \$70,000 to \$15,000 per Ac >1 Ac to 10 ac
006-411-003-00	3/1/2021	HWY M-28 ALGER FALLS	\$225,000	12.44	2700	201	\$18,087	\$83	Yes	Paved	COMMERCIAL / INDUSTRIAL
006-167-005-00	8/22/2019	HWY M-28	\$137,000	16.29	360	1971	\$8,410	\$381	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals 15 to 25 Ac			\$362,000	29	3,060	2,172	\$12,600	\$118			Use \$12,600 to \$8,000 per Ac 15 to 25 Ac
006-172-002-00	2/23/2022	HWY M-28	\$180,000	33.4	1134	1283	\$5,389	\$159	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals 30 to 40 Ac			\$180,000	33	1,134	1,283	\$5,389	\$159			Use \$5,385 to \$4,000 per Ac 30 to 40 Ac
006-168-013-00	11/18/2015	HWY M-28 - 1 M E CONNORS RD	\$155,000	49.61	1164.99	1854.96	\$3,124	\$133	Yes	Paved	COMMERCIAL / INDUSTRIAL
Totals >40 Ac			\$155,000	50	1,165	1,855	\$3,124	\$133			Use \$3,120 per Ac > 40 acres