

Sanborn Township Agriculture 4/1/2022 thru 3/31/2024 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Use Code	Class
51-007-000-001-I	11/14/23	\$110,600	LC	\$110,600	\$49,600	\$110,600	55.07	10.07	\$2,008	554/894		102
51-029-000-225-I	04/06/23	\$65,000	WD	\$65,000	\$26,600	\$65,000	29.01	29.01	\$2,241	552/280		101
Totals:		\$175,600		\$175,600	\$76,200	\$175,600	84.08	39.08				
					Sale. Ratio =>		Average		Average			
					Std. Dev. =>		per Net Acre=>	2,088.49	per SqFt=>			

Use \$1800 Per Acre

Sanborn Township 1-7 Acres 4/1/2022 thru 3/31/2024 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Net Acres	Total Acres	Liber/Page	Class
51-013-000-251-I	10/16/23	\$21,000	WD	\$21,000	\$13,800	\$12,112	1.81	1.81	554/542	401
51-026-000-001-I	08/03/23	\$90,000	WD	\$90,000	\$44,600	\$5,977	1.84	1.84	553/681	401
51-028-000-510-I	07/11/22	\$134,500	WD	\$134,500	\$57,700	\$32,062	6.00	6.00	548/610	401
51-035-000-002-I	06/15/23	\$80,000	WD	\$80,000	\$23,200	\$52,150	6.65	6.65	553/54	401
						\$102,301	16.30			

\$6,276.91

Use \$6276 Acre

Sanborn Township 8-20 Acres 4/1/2022 thru 3/31/2024 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Net Acres	Total Acres	Liber/Page	Class
51-033-000-780-I	09/29/23	\$29,000	WD	\$29,000	\$13,700	\$21,413	9.50	9.50	554/386	401
51-029-000-010-I	04/15/22	\$100,000	WD	\$100,000	\$52,900	\$18,528	11.03	11.03	L-547 P-477	401
51-026-000-781-I	02/28/23	\$275,000	WD	\$275,000	\$107,900	\$83,595	11.05	11.05	551/588	401
51-009-000-515-I	07/07/22	\$75,000	WD	\$75,000	\$39,700	\$37,398	19.50	19.50	548/558	401
51-005-000-270-I	09/23/22	\$230,000	WD	\$230,000	\$79,700	\$114,656	20.00	20.00	549/710	401
						\$275,590	71.08			

\$3,877.29

Use \$3877 Acre

Sanborn Township 21-50 Acres 4/1/2022 thru 3/31/2024 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Net Acres	Total Acres	Liber/Page	Class
51-034-000-501-I	03/08/24	\$125,000	WD	\$125,000	\$54,400	\$64,989	22.54	22.54	556/112	401
51-003-000-010-I	11/14/23	\$300,000	WD	\$300,000	\$131,400	\$86,304	23.35	23.35	555/866	401
51-006-000-260-I	04/26/22	\$35,000	WD	\$35,000	\$27,000	\$35,000	25.26	25.26	L-547 P-534	402
51-030-000-520-I	09/19/22	\$92,000	WD	\$92,000	\$21,700	\$92,000	29.87	29.87	549/642	402
51-030-000-520-I	05/17/23	\$98,500	WD	\$98,500	\$21,700	\$98,500	29.87	29.87	552/748	402
51-009-000-765-I	11/03/22	\$56,000	WD	\$56,000	\$26,600	\$56,000	40.00	40.00	550/317	402
51-024-000-501-I	09/01/23	\$159,000	WD	\$159,000	\$66,700	\$84,974	42.37	42.37	554/54	401

51-006-000-501-I	04/12/22	\$99,900	WD	\$99,900	\$65,500	\$99,900	51.82	51.82	L-547 P-364	402
					\$617,667	265.08				

Use \$2300 Acre

Sanborn Township 51-120 Acres 4/1/2022 thru 3/31/2024 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Net Acres	Total Acres	Liber/Page	Class
51-024-000-030-I	10/07/22	\$78,000	QC	\$78,000	\$50,000	\$78,000	80.00	80.00	549/943	402
51-034-000-510-I	10/20/23	\$275,000	WD	\$275,000	\$108,200	\$187,782	86.99	76.33	554/615	401
					\$265,782	166.99				

Use \$1600 Acre

Sanborn Township Gravel Roads 4/1/2022 thru 3/31/2024 FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Use Code	Class
51-014-000-025-I	01/17/23	\$120,000	WD	\$120,000	\$68,300	\$7,131	\$23,800	238.0	280.0	\$30	551/167	GRAVEL ROAD	401
51-017-000-810-I	09/01/22	\$144,000	WD	\$144,000	\$75,700	\$17,531	\$25,000	250.0	200.0	\$70	549/380	GRAVEL ROAD	401
51-029-000-010-I	04/15/22	\$100,000	WD	\$100,000	\$29,400	\$25,561	\$10,111	136.6	320.1	\$187	L-547 P-477	GRAVEL ROAD	001
Totals:		\$364,000		\$364,000	\$173,400	\$50,223	\$58,911	624.6					
					Sale. Ratio =>	Average							
					Std. Dev. =>	per FF=>							
						\$80							

Use \$80.00 FF

Sanborn Township Paved Roads 4/1/2022 thru 3/31/2024 FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Use Code	Class
51-002-000-602-I	02/01/23	\$114,000	WD	\$114,000	\$53,700	\$28,549	\$22,000	200.0	400.0	\$143	551/303	PAVED ROAD	401
53-039-000-047-I	05/09/22	\$130,000	WD	\$130,000	\$70,300	\$483	\$11,000	100.0	235.9	\$5	L-547 P-727	PAVED ROAD	401
53-043-000-075-I	04/05/22	\$160,000	WD	\$149,000	\$77,500	\$9,051	\$14,960	136.0	80.0	\$67	L-547 P-297	PAVED ROAD	401
53-043-000-235-I	05/06/22	\$145,500	WD	\$145,500	\$62,700	\$38,946	\$18,934	172.1	105.0	\$226	L-547 P-663	PAVED ROAD	401
Totals:		\$549,500		\$538,500	\$264,200	\$77,029	\$66,894	608.1					
					Sale. Ratio =>	Average							
					Std. Dev. =>	per FF=>		\$127					

Use \$125 FF

Sanborn Township River 4/1/2022 thru 3/31/2024 FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Use Code	Class
51-011-000-596-I	12/15/23	\$130,000	WD	\$130,000	\$50,100	\$47,101	\$17,400	150.0	175.0	\$314	555/235	PAVED ROAD	401
51-011-000-802-I	04/27/22	\$90,000	WD	\$90,000	\$36,600	\$31,753	\$14,960	136.0	185.0	\$233	L-547 P-545	PAVED ROAD	401
53-039-000-002-I	04/04/22	\$13,000	WD	\$13,000	\$6,500	\$13,000	\$13,035	118.5	200.0	\$110	L-547 P-181	PAVED ROAD	402
53-043-000-075-I	04/05/22	\$160,000	WD	\$149,000	\$77,500	\$9,051	\$14,960	136.0	80.0	\$67	L-547 P-297	PAVED ROAD	401
53-043-000-235-I	05/06/22	\$145,500	WD	\$145,500	\$62,700	\$38,946	\$18,934	172.1	105.0	\$226	L-547 P-663	PAVED ROAD	401
Totals:		\$538,500		\$527,500	\$233,400	\$139,851	\$79,289	712.6					
					Sale. Ratio =>		Average						
					Std. Dev. =>		per FF=>	\$196					

Use \$195 FF

Sanborn Township Lake Huron Front Foot Rate 4/1/2022 to 3/31/2024 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Liber/Page
51-011-000-155-I	PARTRIDGE PO	6/8/2023	\$145,000	WD	\$145,000	\$145,000	108.8	552/966
58-045-000-023-I	7721 US 23 S	6/8/2022	\$260,000	WD	\$260,000	\$260,000	150	548/184
58-245-000-065-I	NORTH POINTE ST	3/14/2024	\$128,000	WD	\$128,000	\$125,029	102.1	556/219
			\$533,000		\$533,000	\$530,029	360.9	
							\$1,468.82	Per FF

Use Alpena twp. Use \$1470 FF

Sanborn Twp. Residential & Lakefront 4/1/2022 Thru 3/31/24 ECF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table	Property Class
51-002-000-602-I	02/01/23	\$114,000	WD	\$114,000	\$58,000	\$33,139	\$80,861	\$104,289	0.775	\$25,000	NBORN TOWNSH	401
51-003-000-010-I	11/14/23	\$300,000	WD	\$300,000	\$134,400	\$54,957	\$245,043	\$268,964	0.911	\$49,170	NBORN TOWNSH	401
51-005-000-270-I	09/23/22	\$230,000	WD	\$230,000	\$81,000	\$64,287	\$165,713	\$122,971	1.348	\$44,000	NBORN TOWNSH	401
51-009-000-515-I	07/07/22	\$75,000	WD	\$75,000	\$40,200	\$47,038	\$27,962	\$41,896	0.667	\$41,822	NBORN TOWNSH	401
51-011-000-010-I	11/16/23	\$177,000	WD	\$177,000	\$61,600	\$37,648	\$139,352	\$133,635	1.043	\$20,900	NBORN TOWNSH	401
51-011-000-596-I	12/15/23	\$130,000	WD	\$130,000	\$64,200	\$23,894	\$106,106	\$131,481	0.807	\$18,750	NBORN TOWNSH	401
51-011-000-802-I	04/27/22	\$90,000	WD	\$90,000	\$39,600	\$21,088	\$68,912	\$73,114	0.943	\$17,000	NBORN TOWNSH	401
51-013-000-505-I	10/04/22	\$100,000	WD	\$100,000	\$42,200	\$12,819	\$87,181	\$90,079	0.968	\$6,236	NBORN TOWNSH	401
51-014-000-025-I	01/17/23	\$120,000	WD	\$120,000	\$59,700	\$23,883	\$96,117	\$120,029	0.801	\$19,040	NBORN TOWNSH	401
51-014-000-299-I	01/10/23	\$145,000	QC	\$145,000	\$70,600	\$39,708	\$105,292	\$127,600	0.825	\$29,243	NBORN TOWNSH	401
51-014-000-564-I	07/24/23	\$175,000	WD	\$175,000	\$91,600	\$38,283	\$136,717	\$182,242	0.750	\$12,500	NBORN TOWNSH	401
51-014-000-614-I	06/16/23	\$170,000	WD	\$170,000	\$48,600	\$7,309	\$162,691	\$56,644	2.872	\$4,872	NBORN TOWNSH	201
51-014-000-650-I	06/07/23	\$104,200	WD	\$104,200	\$47,300	\$21,723	\$82,477	\$91,620	0.900	\$14,801	NBORN TOWNSH	401
51-015-000-794-I	07/18/22	\$217,000	WD	\$217,000	\$118,900	\$42,390	\$174,610	\$245,775	0.710	\$28,406	NBORN TOWNSH	401
51-015-000-800-I	06/02/22	\$65,000	LC	\$65,000	\$42,400	\$20,190	\$44,810	\$81,164	0.552	\$13,000	NBORN TOWNSH	401
51-015-000-805-I	10/30/23	\$145,000	WD	\$145,000	\$58,200	\$22,345	\$122,655	\$118,415	1.036	\$12,500	NBORN TOWNSH	401
51-015-000-815-I	09/14/22	\$150,000	WD	\$150,000	\$54,400	\$21,012	\$128,988	\$110,428	1.168	\$12,500	NBORN TOWNSH	401
51-017-000-810-I	09/01/22	\$144,000	WD	\$144,000	\$66,800	\$36,384	\$107,616	\$122,317	0.880	\$20,000	NBORN TOWNSH	401

51-018-000-001-I	05/11/23	\$114,000	WD	\$114,000	\$78,300	\$41,592	\$72,408	\$144,652	0.501	\$21,560	NBORN TOWNSH	401
51-020-000-001-I	01/03/23	\$60,000	WD	\$60,000	\$35,400	\$11,790	\$48,210	\$86,769	0.556	\$4,590	JRN AGRICULTUF	401
51-021-000-004-I	06/30/23	\$110,000	WD	\$110,000	\$48,500	\$20,283	\$89,717	\$96,377	0.931	\$15,625	NBORN TOWNSH	401
51-022-000-327-I	07/06/22	\$110,000	WD	\$110,000	\$75,200	\$37,857	\$72,143	\$141,457	0.510	\$27,200	NBORN TOWNSH	401
51-024-000-501-I	09/01/23	\$159,000	WD	\$159,000	\$67,600	\$69,576	\$89,424	\$82,493	1.084	\$59,318	NBORN TOWNSH	401
51-026-000-001-I	08/03/23	\$90,000	WD	\$90,000	\$45,500	\$25,529	\$64,471	\$82,336	0.783	\$5,152	NBORN TOWNSH	401
51-026-000-020-I	03/24/23	\$50,000	WD	\$50,000	\$40,000	\$32,718	\$17,282	\$109,599	0.158	\$14,956	NBORN TOWNSH	401
51-028-000-020-I	11/16/22	\$68,000	WD	\$68,000	\$48,900	\$3,308	\$64,692	\$118,933	0.544	\$3,108	NBORN TOWNSH	401
51-028-000-510-I	07/11/22	\$134,500	WD	\$134,500	\$56,300	\$15,835	\$118,665	\$142,357	0.834	\$10,200	JRN AGRICULTUF	401
51-029-000-010-I	04/15/22	\$100,000	WD	\$100,000	\$53,900	\$32,056	\$67,944	\$95,318	0.713	\$24,266	NBORN TOWNSH	401
51-030-000-105-I	07/08/22	\$35,000	WD	\$35,000	\$26,600	\$8,200	\$26,800	\$56,508	0.474	\$4,200	NBORN TOWNSH	401
51-033-000-780-I	09/29/23	\$29,000	WD	\$29,000	\$13,800	\$19,800	\$9,200	\$9,815	0.937	\$19,800	NBORN TOWNSH	401
51-034-000-501-I	03/08/24	\$125,000	WD	\$125,000	\$54,900	\$69,148	\$55,852	\$51,249	1.090	\$48,752	NBORN TOWNSH	401
51-035-000-025-I	08/02/23	\$225,000	WD	\$225,000	\$143,800	\$45,300	\$179,700	\$304,801	0.590	\$14,000	NBORN TOWNSH	401
51-035-000-310-I	01/26/23	\$150,000	WD	\$150,000	\$87,900	\$41,365	\$108,635	\$169,077	0.643	\$14,000	NBORN TOWNSH	401
51-035-000-756-I	08/28/23	\$265,000	WD	\$265,000	\$116,500	\$19,680	\$245,320	\$268,296	0.914	\$15,680	NBORN TOWNSH	401
53-010-000-007-I	06/29/22	\$160,000	WD	\$160,000	\$81,900	\$36,679	\$123,321	\$159,782	0.772	\$12,500	NBORN TOWNSH	401
53-010-000-014-I	06/30/22	\$30,000	WD	\$30,000	\$23,900	\$18,504	\$11,496	\$36,842	0.312	\$13,875	NBORN TOWNSH	401
53-038-000-003-I	03/15/24	\$83,000	WD	\$83,000	\$37,600	\$22,114	\$60,886	\$66,845	0.911	\$17,500	NBORN TOWNSH	401
53-039-000-043-I	08/11/22	\$264,000	WD	\$264,000	\$170,900	\$36,434	\$227,566	\$384,107	0.592	\$12,500	NBORN TOWNSH	401
53-039-000-047-I	05/09/22	\$130,000	WD	\$130,000	\$75,300	\$22,923	\$107,077	\$160,670	0.666	\$12,500	NBORN TOWNSH	401
53-039-000-057-I	06/22/22	\$284,000	WD	\$284,000	\$161,500	\$72,505	\$211,495	\$315,162	0.671	\$38,550	NBORN TOWNSH	401
53-041-000-050-I	11/07/22	\$280,800	WD	\$280,800	\$107,500	\$27,680	\$253,120	\$256,673	0.986	\$27,680	NBORN TOWNSH	402
53-041-000-210-I	10/06/22	\$150,000	WD	\$150,000	\$69,700	\$25,135	\$124,865	\$143,720	0.869	\$16,000	NBORN TOWNSH	401
53-043-000-027-I	09/20/22	\$160,000	WD	\$160,000	\$77,200	\$28,885	\$131,115	\$157,976	0.830	\$10,009	NBORN TOWNSH	401
53-043-000-075-I	04/05/22	\$160,000	WD	\$149,000	\$83,000	\$30,314	\$118,686	\$170,780	0.695	\$17,000	NBORN TOWNSH	401
53-043-000-235-I	05/06/22	\$145,500	WD	\$145,500	\$67,600	\$30,521	\$114,979	\$131,597	0.874	\$21,516	NBORN TOWNSH	401
53-043-000-295-I	09/14/23	\$255,000	WD	\$255,000	\$109,100	\$31,273	\$223,727	\$235,200	0.951	\$17,813	NBORN TOWNSH	401
53-045-000-040-I	04/20/22	\$120,000	WD	\$120,000	\$95,300	\$40,071	\$79,929	\$189,278	0.422	\$25,000	NBORN TOWNSH	401
Totals:		\$6,698,000		\$6,687,000	\$3,333,300		\$5,201,828	\$6,591,331				
					Sale. Ratio =>			E.C.F. =>	0.789			
					Std. Dev. =>			Ave. E.C.F. =>	0.825			

Use .825 ECF

Agriculture E.C.F 4-1-2022 thru 3-31-2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
72-001-000-351-I	15806 CARR RD	12/29/23	\$205,000	WD	13-ARM'S LENGTH	\$205,000	\$137,800	\$67,200	\$135,883	0.495	
Totals:			\$205,000			\$205,000		\$67,200	\$135,883		
										E.C.F. =>	0.495
										Ave. E.C.F. =>	0.495

Use Alpena County \$.475 E.C.F.

Commercial-Industrial E.C.F 4-1-2022 thru 3-31-2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-003-000-17	3205 US 23 S	06/23/22	\$180,000	WD	03-ARM'S LENG1	\$180,000	\$70,557	\$109,443	\$246,361	0.444
012-004-000-80	1880 HAMILTON	09/23/22	\$500,000	LC	03-ARM'S LENG1	\$500,000	\$162,881	\$337,119	\$684,658	0.492
093-427-000-06	1120 S STATE AV	03/02/23	\$500,000	LC	03-ARM'S LENG1	\$500,000	\$100,137	\$399,863	\$789,167	0.507
018-103-000-20	2685 US 23 S	06/29/22	\$239,900	WD	03-ARM'S LENG1	\$239,900	\$81,546	\$158,354	\$306,232	0.517
092-225-000-06	320 LONG RAPID	06/29/23	\$573,000	WD	03-ARM'S LENG1	\$393,000	\$42,904	\$350,096	\$641,392	0.546
093-637-000-10	108 N SECOND A	06/29/23	\$350,000	WD	03-ARM'S LENG1	\$350,000	\$63,045	\$286,955	\$523,845	0.548
092-127-000-02	624 N SECOND A	06/20/22	\$65,000	WD	03-ARM'S LENG1	\$65,000	\$20,370	\$44,630	\$81,134	0.550
054-055-000-10	6914 W HUBERT	04/28/22	\$158,000	WD	19-MULTI PARCE	\$158,000	\$60,283	\$97,717	\$177,185	0.551
091-028-000-77	490 S RIPLEY BLV	04/29/22	\$450,000	WD	03-ARM'S LENG1	\$450,000	\$194,783	\$255,217	\$453,111	0.563
091-016-000-70	740 ST ONGE ST	12/22/23	\$325,000	WD	19-MULTI PARCE	\$325,000	\$31,248	\$293,752	\$516,560	0.569
091-014-000-50	400 COMMERCE	12/07/23	\$252,500	WD	03-ARM'S LENG1	\$252,500	\$81,797	\$170,703	\$299,098	0.571
018-103-000-18	2578 US 23 S	06/21/22	\$185,000	WD	03-ARM'S LENG1	\$185,000	\$45,987	\$139,013	\$234,987	0.592
Totals:			\$3,778,400			\$3,598,400		\$2,642,862	\$4,953,730	
E.C.F. =>										0.534
Ave. E.C.F. =>										0.537

Use .475 ECF for Commerical, 510 ECF for Industrial