Inverness Township

Land Value Grid for 2026 Values
Rural Acreage Only

Per Acre

Tract of Land Range In Acres	Typical Per Acre	Sales Range
.25 to 1.99	$12,217	$775 To $25,000
2 to 3.99	$7,843	$4,800 To $10,593
4 to 5.99	$5,332	$4,000 To $8,351
7 to 8.99	$3,899	$3,515 To $4,425
9 to 12.99	$3,405	$2,018 To $5,594
16 to 30	$2,821	$2,342 To $3,414
40 plus acres	$2,117	$1,923 To $2,597

Tract of Land Range In Acres		Typical Per Acre	
1		$12,217	$12,217
1.5	Interpulated	$9,300	$13,950
2		$7,843	$15,686
2.5		$7,843	$19,608
3		$7,843	$23,529
4		$5,332	$24,982
5		$5,332	$26,660
7		$3,899	$27,293
10		$3,405	$34,050
15		$2,821	$42,315
20		$2,821	$56,420
25		$2,821	$70,525
30		$2,821	$84,630
40		$2,117	$84,680
50		$2,117	$105,850
100		$2,117	$211,700
Large Tract	Contigous	$2,117	

Land Value Grid for 2026 Values
Lake and Stream , View and Subdivision Properties

Per Front Foot or Per Acre

Subdivisions

Tract of Land	Per Foot	Sales Range
Laperall Acres	$96	$64 To $128
River Ridge Condo Back Lots	$131	$39 To $479
Subdivisions in General	$109	$33 To $130
View Of All Lakes & Streams	$201	$150 To $238
Mullet Lake View Acreage Rural		$14,828 To $150,000
See Interpulation Chart		
Mullet Lake View Acreage Village		$204,500 To $204,500
See Interpulation Chart		

Warterfront and Access sales

Bayou Sale	$224	$224 To $224	
Cheboygan River	$1,253	$1,151 To $1,599	
Cindy Lane	Extraction	$574	$538 To $562
Golden Mile	$8,158	$8,158 To $8,158	
Mullett Lake	Extraction	$3,670	$1,596 To $6,619
River Ridge Condo River	$1,354	$1,155 To $1,598	

Commercial

Less than 6 Acres	$18,211	$16,364 To $20,270
7 Acres or more	$13,925	$13,925 To $13,925
Marginal Acreage	$5,797	$5,797 To $5,797
Per Front Foot	$481	$295 To $647

Commercial Acreage

1		$18,211	$18,211
1.5	Interpulated	$18,211	$27,317
2		$18,211	$36,422
2.5		$18,211	$45,528
3		$18,211	$54,633
4		$18,211	$72,844
5		$18,211	$91,055
7		$13,925	$97,475
10		$13,925	$139,250
15		$13,925	$208,875
20		$13,925	$278,500
25		$13,925	$348,125
30		$13,925	$417,750
40		$13,925	$557,000
50		$13,925	$696,250
100		$13,925	$1,392,500

Inverness Township

Land Value Grid for 2026 Values

Agriculture Acreage Only

Per Acre

Tract of Land Range In Acres	Typical Per Acre	Sales Range
40 plus acres	$1,792	$1,059 To $3,050

Used $1,792 on all acreage 25 acres or greater

Tract of Land Range In Acres	Typical Per Acre	
25	$1,792	$44,800
30	$1,792	$53,760
40	$1,792	$71,680
50	$1,792	$89,600
100	$1,792	$179,200
Large Tract Contigous	$1,792	

Backland Hunting

Tract of Land Range In Acres	Typical Per Acre	Sales Range
15 to 29.99	USED $1513 on all acres 25 +	
All Acreage	$1,513	$1,375 To $1,725

25	$1,513	$37,825
30	$1,513	$45,390
40	$1,513	$60,520
50	$1,513	$75,650
100	$1,513	$151,300
Large Tract Contigous	$1,513	

Mullett Lake View Acres

1	$21,746
1.5	$24,468
2	$27,105
2.5	$33,373
3	$39,435
4	$41,220
5	$42,930
7	$44,867
10	$55,727
15	$60,827
20	$79,739
25	$118,287
30	$139,475
40	$150,429

Mullett Lake Village Acreage

1	$100,789
2	$151,183
2	$201,577
3	$251,971
3	$302,365
4	$302,365
5	$302,365

Industrial properties

Rural Land Values were used as these properties are special use and any sales in the past reflected residential sales prices.

File=Land Value Grid for 2026 Values

1/17/2026

Economic Condition Factors

M J Storage - Cheboygan Drydocks	2.968
Agricultural - Rural	1.137
Commercial - Industrial	0.868
Cheboygan River	1.307
Mullett Lake village No View	1.329
Manufactured Housing	0.934
Mullett Lake	1.927