Inverness Township
Vacant Land Sales Rural for 2026 Values

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Hunting Property	Hunting Property													
BACKLAND ACREAGE	105-012-100-001-02	WOODCOCK	10/12/23	$55,000	WD	03-ARM'S LENGTH	$55,000	0.0	0.0	38.06	38.06	#DIV/0!	$1,445	$0.03
BACKLAND ACREAGE	140-035-200-002-00	RED BRIDGE	05/19/23	$66,000	WD	03-ARM'S LENGTH	$66,000	0.0	0.0	38.27	38.27	#DIV/0!	$1,725	$0.04
BACKLAND ACREAGE	103-032-300-004-00		01/11/24	$55,000	WD	03-ARM'S LENGTH	$55,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,375	$0.03
							$176,000				116.33	**USED**	**$1,513**	
												On All Acreages		

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
1 to 1.99 Acres Sales	1 To 1.99 Acres Sales													
RURAL ACREAGE	091-025-100-002-00		05/03/24	$200	WD	03-ARM'S LENGTH	$200	0.0	0.0	0.26	0.26	#DIV/0!	$775	$0.02
RURAL ACREAGE	140-001-100-009-00	SOUTH RIVER	05/15/24	$3,000	WD	03-ARM'S LENGTH	$3,000	0.0	0.0	0.50	0.50	#DIV/0!	$6,000	$0.14
RURAL ACREAGE	101-034-100-013-00	12700 ABRAHAMSON	01/05/24	$8,500	WD	03-ARM'S LENGTH	$8,500	0.0	0.0	0.92	0.92	#DIV/0!	$9,239	$0.21
RURAL ACREAGE	104-027-100-007-00	RIVER REST	05/10/24	$5,000	WD	03-ARM'S LENGTH	$5,000	0.0	0.0	1.00	1.00	#DIV/0!	$5,000	$0.11
RURAL ACREAGE	105-O45-000-010-00	ORCHARD RD	05/03/23	$5,500	WD	03-ARM'S LENGTH	$5,500	0.0	0.0	1.00	1.00	#DIV/0!	$5,500	$0.13
RURAL ACREAGE	105-O45-000-011-00	ORCHARD RD	05/03/23	$5,500	WD	03-ARM'S LENGTH	$5,500	0.0	0.0	1.00	1.12	#DIV/0!	$5,500	$0.13
RURAL ACREAGE	130-019-200-003-05	MULLETT TOWNSHIP DUMP	07/01/24	$25,000	WD	03-ARM'S LENGTH	$25,000	0.0	0.0	1.00	1.00	#DIV/0!	$25,000	$0.57
RURAL ACREAGE	130-023-400-004-02	DEVEREAUX LAKE	01/30/24	$13,000	WD	03-ARM'S LENGTH	$13,000	0.0	0.0	1.00	1.00	#DIV/0!	$13,000	$0.30
RURAL ACREAGE	130-020-300-001-02	4968 SUMMER PLACE	08/21/23	$18,500	WD	03-ARM'S LENGTH	$18,500	0.0	0.0	1.07	1.07	#DIV/0!	$17,290	$0.40
RURAL ACREAGE	030-036-300-002-04	6812 LEVERING	02/02/24	$15,000	WD	03-ARM'S LENGTH	$15,000	0.0	0.0	1.10	1.10	#DIV/0!	$13,636	$0.31
RURAL ACREAGE	130-020-300-002-03	4811 SUMMER PALCE	05/06/24	$20,000	WD	03-ARM'S LENGTH	$20,000	0.0	0.0	1.10	1.10	#DIV/0!	$18,182	$0.42
RURAL ACREAGE	130-020-300-002-01	4965 SUMMER PLACE	09/26/23	$17,500	WD	03-ARM'S LENGTH	$17,500	0.0	0.0	1.10	1.10	#DIV/0!	$15,895	$0.36
RURAL ACREAGE	104-017-300-009-10	HUDSON	05/19/23	$25,000	WD	03-ARM'S LENGTH	$25,000	0.0	0.0	1.20	1.20	#DIV/0!	$20,833	$0.48
RURAL ACREAGE	101-034-100-020-00	ABRAHAMSON	07/15/24	$12,000	WD	03-ARM'S LENGTH	$12,000	0.0	0.0	1.35	1.35	#DIV/0!	$8,889	$0.20
RURAL ACREAGE	105-O45-000-009-00	N BLACK RIVER	10/24/24	$11,500	WD	03-ARM'S LENGTH	$11,500	0.0	0.0	1.38	1.38	#DIV/0!	$8,333	$0.19
RURAL ACREAGE	104-017-400-022-16	9427 GALBRAITH	05/03/24	$16,000	WD	03-ARM'S LENGTH	$16,000	0.0	0.0	1.49	1.49	#DIV/0!	$10,738	$0.25
				$201,200						16.47		**USED**	**$12,217**	
2 to 3.99 Acre Sales	2 To 3.99 Acre Sales													
RURAL ACREAGE	091-003-200-003-06	INVERNESS TRAIL	01/05/24	$12,000	WD	03-ARM'S LENGTH	$12,000	0.0	0.0	2.50	2.50	#DIV/0!	$4,800	$0.11
RURAL ACREAGE	091-003-200-003-06	INVERNESS TRAIL	10/11/24	$14,250	WD	03-ARM'S LENGTH	$14,250	0.0	0.0	2.50	2.50	#DIV/0!	$5,700	$0.13
RURAL ACREAGE	130-017-300-002-07	3245 OLD OAK	09/30/24	$37,500	WD	03-ARM'S LENGTH	$37,500	0.0	0.0	3.54	1.18	#DIV/0!	$10,593	$0.24
RURAL ACREAGE	092-007-101-001-04	10958 TOWNLINE	08/09/24	$27,000	WD	03-ARM'S LENGTH	$27,000	0.0	0.0	3.10	3.10	#DIV/0!	$8,710	$0.20
RURAL ACREAGE	092-007-101-001-05	10920 TOWNLINE	09/27/24	$31,000	WD	03-ARM'S LENGTH	$31,000	0.0	0.0	3.50	3.50	#DIV/0!	$8,857	$0.20
RURAL ACREAGE	130-026-400-011-00	1082 OLD SCHOOL	09/21/23	$25,000	WD	03-ARM'S LENGTH	$25,000	0.0	0.0	3.57	3.57	#DIV/0!	$7,003	$0.16
							$146,750			18.71		**USED**	**$7,843**	

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
4 to 5.99 Acre Sales	4 To 6.99 Acre Sales													
RURAL ACREAGE	091-029-300-001-02	7400 CHURCH	08/07/23	$20,000	WD	03-ARM'S LENGTH	$20,000	0.0	0.0	5.00	5.00	#DIV/0!	$4,000	$0.09
RURAL ACREAGE	091-010-216-160-00	10501 INVERNESS TRAIL	02/12/24	$25,000	WD	03-ARM'S LENGTH	$25,000	0.0	0.0	6.00	6.00	#DIV/0!	$4,167	$0.10
RURAL ACREAGE	140-012-300-020-06	4408 LONGFELLOW	09/13/24	$27,000	WD	03-ARM'S LENGTH	$27,000	0.0	0.0	5.70	5.70	#DIV/0!	$4,737	$0.11
RURAL ACREAGE	105-O40-000-013-00	BONTER	10/05/23	$22,500	WD	03-ARM'S LENGTH	$22,500	0.0	0.0	4.71	4.71	#DIV/0!	$4,777	$0.11
RURAL ACREAGE	105-O40-000-020-00	3614 BONTER	08/21/23	$23,500	WD	03-ARM'S LENGTH	$23,500	0.0	0.0	4.81	4.81	#DIV/0!	$4,886	$0.11
RURAL ACREAGE	091-010-216-160-00	10501 INVERNESS TRAIL	07/31/24	$30,000	WD	03-ARM'S LENGTH	$30,000	0.0	0.0	6.00	6.00	#DIV/0!	$5,000	$0.11
RURAL ACREAGE	130-020-100-001-08	4881 WOODMANSEE	12/22/23	$36,000	WD	03-ARM'S LENGTH	$36,000	0.0	0.0	5.00	5.00	#DIV/0!	$7,200	$0.17
RURAL ACREAGE	105-O40-000-019-00	BONTER	10/11/23	$40,000	WD	03-ARM'S LENGTH	$40,000	0.0	0.0	4.79	4.79	#DIV/0!	$8,351	$0.19
							$224,000			42.01		**USED**	**$5,332**	

7 to 8.99 Acre Sales	7 To 8.99 Acre Sales													
RURAL ACREAGE	091-019-400-010-01	RIGGSVILLE	04/17/23	$26,500	WD	03-ARM'S LENGTH	$26,500	0.0	0.0	7.54	7.54	#DIV/0!	$3,515	$0.08
RURAL ACREAGE	104-010-300-004-07	10123 N BLACK RIVER	03/15/24	$34,000	WD	03-ARM'S LENGTH	$34,000	0.0	0.0	8.00	8.00	#DIV/0!	$4,250	$0.10
RURAL ACREAGE	091-019-400-010-03	CHURCH	04/17/23	$26,000	WD	03-ARM'S LENGTH	$26,000	0.0	0.0	7.71	7.71	#DIV/0!	$3,372	$0.08
RURAL ACREAGE	091-023-400-001-06	1181 INDIAN TRAIL	09/29/23	$35,000	WD	03-ARM'S LENGTH	$35,000	0.0	0.0	7.91	7.91	#DIV/0!	$4,425	$0.10
							$121,500			31.16		**USED**	**$3,899**	
9 to 12.99 Acre Sales	9 To 11.99 Acre Sales													
RURAL ACREAGE	102-035-200-006-08	US 23	08/10/23	$27,000	WD	03-ARM'S LENGTH	$27,000	0.0	0.0	9.06	9.06	#DIV/0!	$2,980	$0.07
RURAL ACREAGE	103-032-400-002-07	US 23	11/22/24	$35,000	WD	03-ARM'S LENGTH	$35,000	0.0	0.0	9.30	9.30	#DIV/0!	$3,763	$0.09
RURAL ACREAGE	030-022-204-031-00		01/05/24	$30,000	WD	03-ARM'S LENGTH	$30,000	0.0	0.0	9.40	9.40	#DIV/0!	$3,191	$0.07
RURAL ACREAGE	104-036-200-004-00	5870 ORCHARD BEACH	07/12/24	$30,000	WD	03-ARM'S LENGTH	$30,000	0.0	0.0	9.46	9.46	#DIV/0!	$3,171	$0.07
RURAL ACREAGE	101-025-400-003-00	5560 US 23	08/06/24	$45,000	WD	03-ARM'S LENGTH	$45,000	0.0	0.0	10.00	10.00	#DIV/0!	$4,500	$0.10
RURAL ACREAGE	104-014-200-001-05	ORCHARD RD	12/10/24	$56,000	WD	03-ARM'S LENGTH	$56,000	0.0	0.0	10.01	10.01	#DIV/0!	$5,594	$0.13
RURAL ACREAGE	104-014-113-122-00	9707 UPPER MOGRAIN	08/04/23	$32,000	WD	03-ARM'S LENGTH	$32,000	0.0	0.0	10.20	10.20	#DIV/0!	$3,137	$0.07
RURAL ACREAGE	104-010-300-004-08	10059 N BLACK RIVER	10/20/23	$50,000	WD	03-ARM'S LENGTH	$50,000	0.0	0.0	10.80	10.80	#DIV/0!	$4,630	$0.11
RURAL ACREAGE	104-033-200-005-09	6789 LITTLE CANADA	06/26/24	$23,000	WD	03-ARM'S LENGTH	$23,000	0.0	0.0	11.40	4.96	#DIV/0!	$2,018	$0.05
RURAL ACREAGE	104-033-200-005-10	LITTLE CANADA	06/26/24	$23,000	WD	03-ARM'S LENGTH	$23,000	0.0	0.0	11.40	6.44	#DIV/0!	$2,018	$0.05
RURAL ACREAGE	104-033-200-005-10	LITTLE CANADA	08/14/23	$30,000	WD	03-ARM'S LENGTH	$30,000	0.0	0.0	11.40	6.44	#DIV/0!	$2,632	$0.06
RURAL ACREAGE	091-001-300-002-02	N RIGGSVILLE	03/25/25	$42,000	WD	03-ARM'S LENGTH	$42,000	0.0	0.0	11.80	11.80	#DIV/0!	$3,559	$0.08
							$423,000			124.23		**USED**	**$3,405**	

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
15 to 30 Acre Sales	16 To 26.99 Acre Sales													
RURAL ACREAGE	104-029-100-004-00	MCDONALD	05/07/24	$38,000	WD	03-ARM'S LENGTH	$38,000	0.0	0.0	16.21	16.21	#DIV/0!	$2,344	$0.05
RURAL ACREAGE	104-034-100-005-03	6642 LITTLE CANADA	03/28/24	$87,500	WD	03-ARM'S LENGTH	$87,500	0.0	0.0	33.00	33.00	#DIV/0!	$2,652	$0.06
RURAL ACREAGE	030-033-300-002-06	LEVERING	06/26/24	$98,000	WD	03-ARM'S LENGTH	$98,000	0.0	0.0	33.00	33.00	#DIV/0!	$2,970	$0.07
RURAL ACREAGE	105-O60-000-001-00	N BLACK RIVER	01/30/25	$90,000	WD	03-ARM'S LENGTH	$90,000	0.0	0.0	26.36	26.36	#DIV/0!	$3,414	$1.81
RURAL ACREAGE	104-015-200-001-03	9764 N BLACK RIVER	04/20/23	$51,000	WD	03-ARM'S LENGTH	$51,000	0.0	0.0	17.41	17.41	#DIV/0!	$2,929	$0.07
RURAL ACREAGE	030-013-100-003-01	OLD MACKINAW	01/05/24	$44,500	WD	03-ARM'S LENGTH	$44,500	0.0	0.0	19.00	19.00	#DIV/0!	$2,342	$0.05
							$409,000			144.98		**USED**	**$2,821**	
Rural Larger Tracts	Larger Acre Sales													
RURAL ACREAGE	030-025-100-002-00	13480 DOUGLAS	03/21/25	$167,500	WD	03-ARM'S LENGTH	$167,500	0.0	0.0	78.00	78.00	#DIV/0!	$2,147	$0.05
RURAL ACREAGE	104-033-200-007-10	6640 CAREY	04/28/24	$115,000	WD	03-ARM'S LENGTH	$115,000	0.0	0.0	59.67	59.67	#DIV/0!	$1,927	$0.04
RURAL ACREAGE	102-026-300-008-00	10053 US 23	03/07/25	$90,000	WD	03-ARM'S LENGTH	$90,000	0.0	0.0	46.81	46.81	#DIV/0!	$1,923	$0.04
RURAL ACREAGE	104-033-300-007-00	N M33	05/15/24	$175,000	WD	03-ARM'S LENGTH	$175,000	0.0	0.0	67.38	39.00	#DIV/0!	$2,597	$0.06
RURAL ACREAGE	030-017-300-002-00	HEBRON TOWNHALL	10/10/24	$280,000	WD	03-ARM'S LENGTH	$280,000	0.0	0.0	139.00	139.00	#DIV/0!	$2,014	$0.05
							$827,500			390.86		**USED**	**$2,117**	

Inverness Township
Agriculture Large Tract Land Values

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
AGRICULTURE	030-003-100-002-00		10/22/24	$148,000	WD	03-ARM'S LENGTH	$148,000	0.0	0.0	98.66	98.66	#DIV/0!	$1,500	$0.03
AGRICULTURE	030-017-300-002-00	HEBRON TOWNHALL	10/10/24	$280,000	WD	03-ARM'S LENGTH	$280,000	0.0	0.0	139.00	139.00	#DIV/0!	$2,014	$0.05
AGRICULTURE	030-025-100-002-00	13480 DOUGLAS	03/21/25	$167,500	WD	03-ARM'S LENGTH	$167,500	0.0	0.0	78.00	78.00	#DIV/0!	$2,147	$0.05
AGRICULTURE	102-026-300-008-00	10053 US 23	03/07/25	$90,000	WD	03-ARM'S LENGTH	$90,000	0.0	0.0	46.81	46.81	#DIV/0!	$1,923	$0.04
AGRICULTURE	103-031-300-001-02		03/08/24	$250,000	WD	03-ARM'S LENGTH	$250,000	0.0	0.0	236.00	236.00	#DIV/0!	$1,059	$0.02
AGRICULTURE	103-032-300-004-00		01/11/24	$55,000	WD	03-ARM'S LENGTH	$55,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,375	$0.03
AGRICULTURE	104-033-200-007-10	6640 CAREY	04/28/24	$115,000	WD	03-ARM'S LENGTH	$115,000	0.0	0.0	59.67	59.67	#DIV/0!	$1,927	$0.04
AGRICULTURE	104-033-300-002-00	N M33	05/15/24	$175,000	WD	03-ARM'S LENGTH	$175,000	0.0	0.0	67.38	28.69	#DIV/0!	$2,597	$0.06
AGRICULTURE	104-033-300-002-00	N M33	05/15/24	$175,000	WD	03-ARM'S LENGTH	$175,000	0.0	0.0	57.38	28.69	#DIV/0!	$3,050	$0.07
AGRICULTURE	104-033-300-007-00	N M33	05/15/24	$175,000	WD	03-ARM'S LENGTH	$175,000	0.0	0.0	67.38	39.00	#DIV/0!	$2,597	$0.06
AGRICULTURE	105-012-100-001-02	WOODCOCK	10/12/23	$55,000	WD	03-ARM'S LENGTH	$55,000	0.0	0.0	38.06	38.06	#DIV/0!	$1,445	$0.03
AGRICULTURE	140-022-100-004-05		08/30/24	$127,950	WD	03-ARM'S LENGTH	$127,950	0.0	0.0	82.29	82.29	#DIV/0!	$1,555	$0.04
AGRICULTURE	140-035-200-002-00	RED BRIDGE	05/19/23	$66,000	WD	03-ARM'S LENGTH	$66,000	0.0	0.0	38.20	38.20	#DIV/0!	$1,728	$0.04
							$1,879,450			1,048.83		**USED**	**$1,792**	

on all acreage 25 acres and larger

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
COMMERCIAL														
Less Than 6.99 Acres														
COMMERCIAL	091-026-300-001-02	N STRAITS	06/13/23	$54,000	WD	03-ARM'S LENGTH	$54,000	0.0	0.0	3.30	3.30	#DIV/0!	$16,364	$0.38
COMMERCIAL	092-007-400-002-11	824 MARSHALL	08/22/25	$60,000	WD	03-ARM'S LENGTH	$60,000	0.0	0.0	2.96	2.96	#DIV/0!	$20,270	$0.47
							$114,000			6.26		**USED**	**$18,211**	
Over 7 Acres														
COMMERCIAL	091-024-100-012-00	8595 N STRAITS	05/21/24	$425,000	LC	03-ARM'S LENGTH	$425,000	0.0	0.0	30.52	0.00	#DIV/0!	$13,925	$0.32
							$425,000			30.52		**USED**	**$13,925**	
Marginal														
COMMERCIAL	092-006-300-011-02		01/03/23	$100,000	WD	03-ARM'S LENGTH	$100,000	0.0	0.0	17.25	17.25	#DIV/0!	$5,797	$0.13
												USED	**$5,797**	
Front Foot Commercial														
COMMERCIAL	092-007-200-018-00	10917 N STRAITS	04/14/23	$35,000	WD	03-ARM'S LENGTH	$35,000	112.7	112.5	0.29	0.29	$295	$114,354	$2.63
COMMERCIAL	092-007-200-029-00	11028 N STRAITS	09/14/22	$175,000	WD	03-ARM'S LENGTH	$175,000	204.3	569.3	1.34	0.55	$647	$98,390	$2.26
COMMERCIAL	092-008-300-013-04	10144 N STRAITS	06/15/22	$140,000	WD	03-ARM'S LENGTH	$140,000	317.9	274.1	2.00	2.00	$440	$70,000	$1.61
		Totals:		**$989,000**			**$350,000**	**634.8**		**3.64**	**26.35**			
							Sale. R	**USED**		**Average**			**Average**	
							USED	**$481**		**per Net Acre=**	**84,047.59**		**per SqFt=>**	**$1.93**

CHEBOYGAN RIVER

CHEBOYGAN RIVER	104-015-300-001-01	9429 N BLACK RIVER	08/11/23	$450,000	WD	03-ARM'S LENGTH	$450,000	391.1	300.0	54.72	54.72	$1,151	$8,224	$0.19
CHEBOYGAN RIVER	104-017-300-015-11	SERENITY	04/21/23	$185,000	WD	03-ARM'S LENGTH	$185,000	115.7	367.0	1.01	1.01	$1,599	$182,987	$4.20
							$635,000	506.8			**USED**	**$1,253**		

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Subdivisions In General														
SUBDIVISIONS	130-N11-004-022-00	CLARISSA	09/15/23	$7,000	WD	03-ARM'S LENGTH	$7,000	100.0	200.0	0.23	0.17	$70	$30,568	$0.70
SUBDIVISIONS	130-N11-004-031-00	JENNE	09/15/23	$7,000	WD	03-ARM'S LENGTH	$7,000	100.0	200.0	0.23	0.06	$70	$30,568	$0.70
SUBDIVISIONS	105-C13-000-627-00	14109 VANESS	04/28/23	$9,500	WD	03-ARM'S LENGTH	$9,500	120.0	175.0	0.48	0.48	$79	$19,710	$0.45
SUBDIVISIONS	105-C13-000-696-00	8820 US 23	05/02/24	$6,000	WD	03-ARM'S LENGTH	$6,000	67.0	162.0	0.25	0.25	$90	$24,096	$0.55
SUBDIVISIONS	105-C11-000-228-00	14280 BIRCHALL	06/20/23	$5,500	WD	03-ARM'S LENGTH	$5,500	60.0	175.0	0.24	0.24	$92	$22,822	$0.52
SUBDIVISIONS	130-J03-005-001-00	5559 CLIFFORD	02/09/24	$26,000	WD	03-ARM'S LENGTH	$26,000	280.0	120.0	0.77	0.77	$93	$33,722	$0.77
SUBDIVISIONS	105-C11-000-297-00	8443 RIDGEVIEW	06/28/24	$14,000	WD	03-ARM'S LENGTH	$14,000	136.0	378.0	1.18	1.18	$103	$11,864	$0.27
SUBDIVISIONS	105-C13-000-695-00	8832 US 23	03/28/24	$7,000	WD	03-ARM'S LENGTH	$7,000	67.0	168.0	0.26	0.26	$104	$27,132	$0.62
SUBDIVISIONS	130-N11-006-025-00	1237 THE TRAIL	11/20/23	$8,000	WD	03-ARM'S LENGTH	$8,000	75.0	100.0	0.17	0.17	$107	$46,512	$1.07
SUBDIVISIONS	130-N11-006-013-00	LOUELLA	08/14/23	$8,000	WD	03-ARM'S LENGTH	$8,000	75.0	100.0	0.17	0.17	$107	$46,512	$1.07
SUBDIVISIONS	105-C11-000-290-00	14226 TAMARACK	07/31/24	$10,000	WD	03-ARM'S LENGTH	$10,000	93.0	175.0	0.37	0.37	$108	$26,738	$0.61
SUBDIVISIONS	105-C11-000-227-00	14270 BIRCHALL	04/09/24	$7,000	WD	03-ARM'S LENGTH	$7,000	60.0	175.0	0.24	0.24	$117	$29,046	$0.67
SUBDIVISIONS	105-C11-000-258-00	14280 CEDARWOOD	07/31/24	$7,000	WD	03-ARM'S LENGTH	$7,000	60.0	175.0	0.24	0.24	$117	$29,046	$0.67
SUBDIVISIONS	130-N11-004-025-00	CLARISSA	12/19/23	$11,740	WD	03-ARM'S LENGTH	$11,740	100.0	75.0	0.17	0.17	$117	$68,256	$1.57
SUBDIVISIONS	130-N11-006-010-00	LOUELLA	08/11/23	$9,000	WD	03-ARM'S LENGTH	$9,000	75.0	225.0	0.20	0.06	$120	$45,000	$1.03
SUBDIVISIONS	130-N11-006-011-00	LOUELLA	08/11/23	$9,000	WD	03-ARM'S LENGTH	$9,000	75.0	225.0	0.20	0.14	$120	$45,000	$1.03
SUBDIVISIONS	105-C13-000-599-00	14175 LINDEN	10/30/23	$18,000	WD	03-ARM'S LENGTH	$18,000	149.0	200.0	0.68	0.68	$121	$26,316	$0.60
SUBDIVISIONS	105-C11-000-314-00	8360 RIDGEVIEW	08/30/24	$8,000	WD	03-ARM'S LENGTH	$8,000	65.0	200.0	0.30	0.30	$123	$26,846	$0.62
SUBDIVISIONS	105-C11-000-144-00	8390 LAKEWOOD	03/31/25	$10,000	WD	03-ARM'S LENGTH	$10,000	80.0	183.0	0.34	0.34	$125	$29,762	$0.68
SUBDIVISIONS	130-N11-001-010-00	ARTHUR	04/22/24	$11,000	WD	03-ARM'S LENGTH	$11,000	75.0	100.0	0.17	0.17	$147	$63,953	$1.47
SUBDIVISIONS	130-N11-001-005-01	ARTHUR	09/19/24	$3,800	WD	03-ARM'S LENGTH	$3,800	25.0	100.0	0.23	0.06	$152	$16,522	$0.38
SUBDIVISIONS	105-C11-000-165-00	14423 SCENIC	12/11/24	$12,252	WD	03-ARM'S LENGTH	$12,252	80.0	175.0	0.32	0.32	$153	$38,168	$0.88
SUBDIVISIONS	105-C13-000-624-00	14137 VANESS	08/08/24	$10,000	WD	03-ARM'S LENGTH	$10,000	60.0	175.0	0.24	0.24	$167	$41,494	$0.95
SUBDIVISIONS	130-N11-012-050-00	S GRAND	06/19/24	$3,800	WD	03-ARM'S LENGTH	$3,800	25.0	100.0	0.06	0.06	$152	$66,667	$1.53
							$228,592	2,102.0			**USED**	**$109**		

Laperell Acres														
SUBDIVISIONS	092-L14-000-013-00	TROUT CREEK	06/06/25	$6,400	WD	03-ARM'S LENGTH	$6,400	100.0	150.0	0.34	0.34	$64	$18,605	$0.43
SUBDIVISIONS	092-L14-000-016-00	TROUT CREEK	08/01/25	$12,800	WD	03-ARM'S LENGTH	$12,800	100.0	150.0	0.34	0.34	$128	$37,209	$0.85
							$19,200	200.0			**USED**	**$96**		

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Water View Cheboygan River & Mullett Lake exc Mullett Lake Village														
ALL WATER VIEW PROPERTIES	105-C11-000-070-00	8380 CORDWOOD	08/10/23	$24,000	WD	03-ARM'S LENGTH	$24,000	120.0	175.0	0.48	0.48	$200	$49,793	$1.14
ALL WATER VIEW PROPERTIES	105-H27-000-063-00	10840 HURON	10/11/24	$28,500	WD	03-ARM'S LENGTH	$28,500	120.0	175.0	0.48	0.48	$238	$59,129	$1.36
ALL WATER VIEW PROPERTIES	105-C13-000-491-00	8869 CORDWOOD	12/28/23	$9,000	WD	03-ARM'S LENGTH	$9,000	60.0	175.0	0.24	0.24	$150	$37,344	$0.86
ALL WATER VIEW PROPERTIES	105-C13-000-492-00	8874 CORDWOOD	10/03/23	$22,900	WD	03-ARM'S LENGTH	$22,900	129.0	175.0	0.52	0.52	$178	$44,208	$1.01
ALL WATER VIEW PROPERTIES	105-C11-000-084-00	8190 CORDWOOD	09/06/23	$14,000	WD	03-ARM'S LENGTH	$14,000	64.0	165.0	0.24	0.24	$219	$57,851	$1.33
ALL WATER VIEW PROPERTIES	105-C11-000-090-00	8120 CORDWOOD	08/24/23	$13,000	WD	03-ARM'S LENGTH	$13,000	60.4	176.1	0.24	0.24	$215	$53,279	$1.22
							$111,400	553.4			**USED**	**$201**		

River Ridge Condo River															
RIVERS RIDGE CONDO	092-R20-000-005-00	1314 RIVERS RIDGE	08/30/23	$167,900	WD	03-ARM'S LENGTH	$167,900	105.1	276.0	0.67	0.67	$1,598	$252,102	$5.79
RIVERS RIDGE CONDO	092-R20-000-006-00	1306 RIVERS RIDGE	09/08/23	$149,000	WD	03-ARM'S LENGTH	$149,000	129.0	270.0	0.80	0.80	$1,155	$186,250	$4.28
							$316,900	234.1			**USED**	**$1,354**		
River Ridge Condo Back Lots															
RIVERS RIDGE CONDO	092-R20-000-007-00	1294 RIVERS RIDGE	08/23/23	$53,500	WD	03-ARM'S LENGTH	$53,500	111.7	244.0	0.63	0.63	$479	$85,463	$1.96
RIVERS RIDGE CONDO	092-R20-000-009-01	1230 RIVERS RIDGE	09/22/23	$48,000	WD	03-ARM'S LENGTH	$48,000	214.4	192.5	0.95	0.95	$224	$50,633	$1.16
RIVERS RIDGE CONDO	092-R20-000-010-02	1202 RIVERS RIDGE	09/20/23	$18,000	WD	03-ARM'S LENGTH	$18,000	290.4	186.5	1.24	1.24	$62	$14,481	$0.33
RIVERS RIDGE CONDO	092-R20-000-011-01	RIVERS RIDGE	08/16/24	$18,900	WD	03-ARM'S LENGTH	$18,900	235.2	281.3	1.52	1.52	$80	$12,451	$0.29
RIVERS RIDGE CONDO	092-R20-000-015-02	OLD ORCHARD	12/13/24	$35,000	WD	03-ARM'S LENGTH	$35,000	233.1	140.5	0.75	0.75	$150	$46,543	$1.07
RIVERS RIDGE CONDO	092-R20-000-017-00	1090 OLD ORCHARD	07/12/24	$13,000	WD	03-ARM'S LENGTH	$13,000	124.4	210.5	0.60	0.60	$105	$21,631	$0.50
RIVERS RIDGE CONDO	092-R20-000-021-02	1175 OLD ORCHARD	10/20/23	$12,000	WD	03-ARM'S LENGTH	$12,000	305.6	130.3	0.91	0.91	$39	$13,129	$0.30
							$198,400	1,514.6		6.60	**USED**	**$131**	$30,051	
Bayou Sales															
MAXWELL GULLY	092-R20-000-009-01	1230 RIVERS RIDGE	09/22/23	$48,000	WD	03-ARM'S LENGTH	$48,000	214.4	192.5	0.95	0.95	$224	$50,633	$1.16
							$48,000	214.4			**USED**	**$224**		

Inverness Township
Golden Mile Vacant Land Sale

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
MULLETT LAKE	092-B03-000-022-00	7262 MULLETT LAKE	09/20/21	$700,000	WD	03-ARM'S LENGTH	$700,000	84.5	170.0	0.30	0.30	$8,158	$2,336,420	$53.64
			Totals:	**$700,000**			**$700,000**	**84.5**		**0.30**	**0.30**			
							Sale. R	**USED**		**Average**			**Average**	
							USED	**$8,158**		**per Net Acre=**	**2,336,420.34**		**per SqFt=>**	**$53.64**