

Germfask Township Vacant Land Analysis for 2025

Sale Period for County Studies 4-1-22 to 3-31-24

Agriculture Class 101: (29 parcels)

LT-101- Agricultural Table in use by TWP (54 parcels)

Base Rate Table: Use stand acres Table

80+ use \$900 pa = 72,000
 <50-use@ \$1,265 pa = 63,250
 >40 A @ \$1,265 pa = 61,985
 <39 A @ \$1,400= 54,600
 < 20 A @ \$1,790 pa = 35,800
 <10 A @ \$2,530 pa = 25,300
 < 5 A @ \$4,000 pa = 20,000

LT- 101-Agriculture/ 5 A Vacant sales supporting \$4,000 pa /Germfask Twp Base Acres Rate 5 A Use 4,000 PA / \$20,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
4/13/2022	012-026-045-10	4571 Riverside 47/1 S-26	LT-101 A Soo T	\$36,500			9.48	\$3,650
3/24/2022	010-460-036-00	Nicole Lane	LT-101 Raber T	\$24,900			5.72	\$4,353

Mean/Avg

\$61,400

15.2 \$4,039

Analysis Range Base Acres: \$3,650 - \$4,353

Mean/Avg: 61,400 – 15.2 = \$4,039 pa Base acres rate

LT- 101-Agriculture 10 A Vacant sales supporting \$2,530 pa /Germfask Twp Base Acres Rate 10 Acres Use 2,530 / \$25,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
2/4/2022	Boynton/Farnsworth 004-002-018-1340	CR 397 45/9 S 18	LT-Impr A Pent T	25,000			10.00	2,200
3/1/2023	001-117-001-00	Bay Mills T 47/3 S-17	Lt-101 A	\$23,500			11.50	\$2,530
3/12/2021	Markiewicz/Zellar 002-033-013-40	W Edge RD 44/13 S-33	LT-Rur R Germfask	\$26,500			10.00	\$2,650

Use \$2,530 pa

Mean/Avg

\$75,000

31.50 2,380

Analysis 10 Acres Base 101-A Rate

Range: \$2,200 to \$2,650

Median/Middle: \$2,530 (2,200, **2,530**, 2,650)

Mean/Avg: 75,000 - 31.50 = \$2,380

Use Median/Middle: \$2,530 pa

LT-101-Agriculture/ 20 A vacant sales supporting \$1,750 pa/ Germfask Twp Base Acres**20 Acres Use \$1,790pa / \$35,800**

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/1/2022	001-114-001-00	47/3 S-14 Bay Mills T	LT-101	\$35,800			20.00	\$1,790

Use \$1,790 pa

LT-101-Ag/ 30 A Vacant land sales supporting \$1,400 pa/ Base Acres**30 A Use \$1,400 pa / \$42,000**

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/22/2021	Bleich/Williams 004-002-036-0720	CR 457 Pentland	LT-Impra A	\$55,000			37.67	\$1,460

Use 1,400

LT-101-Agriculture/ 40 A vacant sales supporting \$1,265 pa/ Germfask Twp Base Acres**40 -50 A use 1,265 pa**

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
8/23/2021	002-018-015-00	E 14 mi rd Bruce T	LT-101	51,200			40	1,280
4/25/2022	Palaski/Naub Prop 004-003-036-0900	Ketola Trl Pentland T	LT-Rur A 45/9 S- 36	\$50,000			40	\$1,250

Use \$1,265 pa Mean/Avg \$101,200 80 1,265

LT-101 Agriculture/ 100 A Vacant Sales supporting \$900 pa /Germfask Twp Base Acres**100 Acres Use 900 pa/ \$90,000**

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/22/2024	Brown/Blume 004-001-030-0100, 0110	CR 393 Pentland T	LT-Rur R	\$75,000			116.62	\$812
4/30/2020	009-174-001-00	Pickford T	LT-101	72,000			80	900
2/23/2022	Mark/Reynolds 004-002-018-2200	CR 401 Pentland T	LT-Impr A 49/9 S-18	\$105,000			100.00	\$1,050

Use 900 pa Median/Middle
 100 A @ 900 = \$90,000

\$252,000 296.62 849 pa
Analysis Range: 812 pa to 1,050 pa)
Median/Middle: 900 pa (812, 900, 1,050)
Mean/Avg: 252,000 – 296.62 = 849 pa

201- Commercial Class -201_ (30 Parcels) / Germfask Twp

201-Commercial (18 parcels) (Land TBLE in use by TWP)

Frontage Table: 'A"com FF: \$75 FF "G" Com FF: \$45FF Rate TBL: \$3,500 lot

(Standard Acres TBLE in Use by Twp For (LT-201 Com & LT-Rur/Rec, LT-exempt TBLS)

1 A 7,964/ 7,964 pa	3 A 13,900/ 4,633 pa	10 A 25,300/ 2,530 pa	30 A 43,800/ 1,460 pa
1.5 A 10,050/ 6,700 pa	4 A 16,000/ 4,000 pa	15 A 31,000/ 2,066 pa	40 A 50,600/ 1,265 pa
2 A 11,400/ 5,700 pa	5 A 17,900/ 3,580 PA	20 A 35,800/ 1,790 pa	50 A 50,600/ 1,012 pa
2.5 A 11,750/ 4,700 pa	7 A 21,300/ 3.042 pa	25 A 40,000/ 1,600 pa	100 A 90,000/ 900 pa

LT-201 Com Base FF Rate Table Sales Supporting \$75 FF (For Use LT-201, LT-Man Ri, LT-Town)

Base FF Rates Use \$75FF

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
8/27/2022	Deschamps/Withey 007-003-006-00	Seney Twp 46/13 S-37	LT-TWN-S	\$8,500	\$127.00	\$65.00		
1/8/2019	Pomerville/Knupp 007-118-001-50	Seney Twp Third St	LT-TNS 300 x 145	\$20,000	300.00	\$67.00	1	
12/29/2020	Grappin/Santilli 007-121-009-00	Seney Twp 100 x 280	LT-TNS 50 x 140	\$7,000	100.00	\$70.00	0.80	
7/15/2022	Eisenbach/Eisenbach 004-600-009-00	Garfield Twp 63.6 x 132	LT-13 V Gil	\$5,000	63.60	\$78.00		
10/19/2023	Ozanich/Dewyse 004-590-005-00	Ozanich S Garfield T	LT-Ozanich 125 x 255.75	\$13,000	\$125	104	0.74	\$17,687

Mean/Avg

\$53,500 716 \$75FF

Use \$75 FF (Mean/Avg)

Range: \$65FF to \$104 F

Mean/Avg: 53,500 -716 = \$75FF

Median/Middle: \$70 FF (\$65FF, \$67FF, **\$70FF, \$78FF, \$104FF)**

LT-201 Com

Base FF Rates Use \$45FF (For Use LT-201. LT-Man Ri,)

Date	Grantor/Grantee Parcel number	Address Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
11/20/2021	Baker/Nygare 004-820-014-00	Garfield Twp 125 x 108	LT-Naub	\$6,000	125	\$48	n/a	n/a
1/10/2022	Germain/Hopper 004-630-001-00	Garfield Twp 208 x 208	LT- Ozanich	\$9,000	208.71	\$43	n/a	n/a

Mean/Avg

\$15,000 333.71 \$44.94

Analysis Base FF TBL: Mean/Avg: \$15,000 – 333.71 = 44.94

Use: \$45FF Base

Germfask Twp Vacant Land Analysis LT TBL used (LT-201, LT-Rur R, LT-Town)

Base FF Rate \$3,500 per lot (Vacant Land Analysis for 2025 Germfask Twp)

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	Per Lot Value	Price Per Lot
2/13/2023	Hiawatha/Marvin 004-780-337-00	Garfield Twp	LT-3rd -T_	\$3,500	\$3,500	50 X 150
10/12/2023	Dunn/Selpke 004-720-282-00	Garfield Twp	LT -3rd -T	\$3,500	\$3,500	50 X 150
8/25/2024	Adams/Hennessy 004-720-047-00	Garfield Twp	LT-3rd-T	\$3,500	\$3,500	178 X 51
Mean/Avg				\$10,500	3 lots	\$3,500

Analysis: Range 3,500

Median/Middle: \$3,500 (3,500, 3,500, 3,500)

Mean/Avg: \$10,500 - 3 lts = \$3,500 per lot

(Standard Acres TBLE in Use by Twp For LT-201, LT-Rur R & exempt TBLS)

1 A 7,964/ 7,964 pa	3 A 13,900/ 4,633 pa	10 A 25,300/ 2,530 pa	30 A 43,800/ 1,460 pa
1.5 A 10,050/ 6,700 pa	4 A 16,000/ 4,000 pa	15 A 31,000/ 2,066 pa	40 A 50,600/ 1,265 pa
2 A 11,400/ 5,700 pa	5 A 17,500/ 3,500PA	20 A 35,000/ 1,790 pa	50 A 50,600/ 1,012 pa
2.5 A 11,750/ 4,700 pa	7 A 21,300/ 3.042 pa	25 A 40,000/ 1,600 pa	100 A 90,000/ 900 pa

Land Table Vacant Land Analysis

Standard acres 1 Acre / Use: 7,964 pa

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
7/29/2019	Frazier/Germain 004-630-001-00	Stimich/Gary S 208.71 x 208.71	LT-14 Ozanich	\$5,000	208.71	\$24.00	1.00	\$5,000
9/17/2019	Butckholz/Nygard 004-318-002-25	14456 Stimac S 200 x 330	LT-14 Ozanich	\$12,000	200.00	\$60.00	1.52	\$7,894
1/10/2022	Germain/Hopper 004-630-001-00	Stimich/Gary St 208.71 x 208.71	LT-14 Ozanich	\$9,000	208.71	\$43.00	1	\$9,000
12/27/2019	Butkovich/Robinson 004-630-004-00	W Arlen St 208.71 x 208.71	LT-14 Ozanich	\$10,000	208.71	\$48.00	1.00	\$10,000
	Totals mean/Avg			\$36,000			4.52	7,964

Use 7,964 pa (36,000 – 4.52 = 7,964 pa
1 A @ 7,964 = 7,964

Analysis: Range 5,000 pa to 10,000 pa

Median/Middle List: 7,894(5,000, 7,894, 9,000, 10,000)

Mean/Avg: 36,000 – 4.52A = 7,964 pa

Land Table vacant Land Analysis Acres Standard Acres Table-2025 Germfask

5 Acre / Use 3,580 pa / \$17,900

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
4/14/2022	Hemphill/Monk 004-003-011-0410	CR 441 Pent Twp	LT-Impra	\$21,000			7.00	\$3,225
4/13/2022	012-026-045-10	Soo T 47/1 S-26	LT Stand A	\$25,060			7.00	\$3,580
4/13/2022	001-003-024-5000	Bay Mills T	LT-Stand A	\$36,500			9.48	\$3,650

Mean/Avg \$82,560 23.48 \$3,516
 Use Median/Middle: \$3,580
 Analysis: \$3,225 to \$3,650
 Median/Middle: \$3,580 (3,225, **3,580**, 3,650)
 Mean/Avg: 82,500 – 23.48 = \$3,516

10 Acres Use 2,530 / \$25,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
2/4/2022	Boynton/Farnsworth 004-002-018-1340	CR 397 45/9 S 18	LT-Impr A Pentland	25,000			10.00	2,200
3/1/2023	001-117-001-00	Bay Mills T 47/3 S-27	Lt-101 A	\$23,500			11.50	\$2,530
3/12/2021	Markiewicz/Zellar 002-033-013-40	W Edge RD 44/13 S-33	LT-Rur R Germfask	\$26,500			10.00	\$2,650

Use Median/Middle \$2,530 pa \$75,000 31.50 2,380
 Range: \$2,200 to \$2,650
 Median/Middle: \$2,530 (2,200, **2,530**, 2,650)
 Mean/Avg: 75.000 - 31.50 = \$2,380

20 A Use \$1,790 pa /\$35,800

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/1/2022	001-114-001-00	Bay Mills T 47/3 S-14	LT-101	\$35,800			20	\$1,790

Use **1,790 pa** \$26,000 20.00
 20 @ 1,790 pa = 35,800
 Analysis Range: 1,790 pa

Land Table Vacant Land Analysis Standard Acres Table-2025 /Germfask Twp

40 A use 1,265 pa / 50,600

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	Acres	Price Acre
8/23/2021	002-018-015-00 46/1 S-18	E 14 mi rd Bruce T	LT-101	51,200	40	1,280
4/25/2022	Palaski/Naub Prop 004-003-036-0900	Ketola Trl Pentland T	LT-Rur A 45/9 S-36	\$50,000	40	\$1,250

Use 1,265 pa Mean/Avg \$101,200 80 \$1,265

Land Table vacant Land Analysis Acres Standard Acres Table-2025

100 Acres Use 900 pa/ \$90,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/22/2024	Brown/Blume 004-001-030-0100, 0110	CR 393 Pentland T	LT-Rur R	\$75,000			116.62	\$812
4/30/2020	009-174-001-00	Pickford T 44/1 S-24	LT-101	72,000			80	900
2/23/2022	Mark/Reynolds 004-002-018-2200	CR 401 Pentland T	LT-Impr A 49/9 S-18	\$105,000			100.00	\$1,050

\$252,000 296.62 849 pa

Use 900 pa Median/Middle

100 A @ 900 = \$90,000

Analysis Range: 619 pa to 1,133 pa)

Median/Middle: 900 pa (812, **900**, 1,050)

Mean/Avg: 252,000 – 296.62 = 849 pa

401-Residential Class

Standard Acres Sales Table: (In Use For use LT-Rur R, LT-201-Com, LT- Exempt)

LT-Rural/Recreational (419 parcels)

Site Rate Pond/Creek influence: \$8,000

Sales supporting \$8,000 site value

Date	Parcel Number	Price	Pond/Creek Influ	Size	Area
01-24	004-520-008-00	\$8,000	\$8,000		Garfield T

LT-Rur R (Standard Acres Table in use by Twp for LT-Rur R & LT 201-C & exempt TBLs)

1A 7,964/7,964 pa 5A 17,900/3,580 pa 10A 25,300/2,530 pa
20A 35,800/1,790 pa 40A 50,600/1,265 pa 100A 90,000/900 pa

401- Residential Class Vacant Land Sales Analysis for 2025 Germfask Twp

LT-Town (43 parcels) (Land Tables in Use by Twp)

Frontage: Use \$75 FF (See Base \$75FF in Use for (LT-201 Com, LT Man-Ri, Lt-Town)

Base Rate: Use \$3,500 per lot (See Base Lot Rate for (LT-201, LT-Rur-Rec, LT-Town)

Analysis Vacant Acres Water Table- 2025

(Acres Water TBL in Use by Twp For (LT-St Lk, LT-Tad Lk, LT-Man Ri, LT-Ken Lk)

Base Acres Water Table

1 A 16,000/ 16,000 pa	3 A 19,000/ 6,333pa	10 A 30,000/ 3,000 pa	30 A 47,000/ 1,566 pa
1.5 A 16,000/ 11,600 pa	4 A 19,000/ 4,750 pa	15 A 32,000/ 2,133 pa	40 A 55,000/ 1,375 pa
2 A 17,500/ 8,750 pa	5 A 21,000/ 4,200 PA	20 A 35,000/ 1,750 pa	50 A 57,000/ 1,140 pa pa
2.5 A 17,500/ 7,000 pa	7 A 21,000/ 3,000 pa	25 A 40,000/1,600 pa	100 A 82,000/ 820 pa

Land Table Water Acres Table/low land/ inland lake

1 A Use \$16,000 pa

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	Acres	Price Acre
1/1/2021	007-716-017-00	Seney T	LT-Wat A	\$40,000	3.77	\$10,610
8/17/2020	001-340-021-00	Sand Ri Autrain T	LT-Wat A	\$33,522	0.82	\$16,017

Use \$16,000 Mean/Avg \$73,522 4.59 \$16,017

Land Table vacant Land Analysis Acres Water Table-2025

5 Acre Use \$4,200 pa / \$21,000

Date	Grantor/Grantee Parcel number	Address Location	Land Table	Sale Price	FF	Price FF	Acres	Price Per Acre
2/12/2020	Greenwood/Stinson 007-504-016-00	F0x River 47/14 S-4	504-Fox R Seney T	\$27,000	300.	\$90	6.4	\$4,218

Use \$4,200 pa Mean/Avg \$27,000 300 FF \$120FF 6.4 A \$4,218 PA

Land Table vacant Land Analysis Acres Water Table-2025 Germfask
10 Acre Use \$3,000 pa/ \$30,000

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
3/9/2021	002-064-004-40	Bruce T 46/1 S-14	LT-A W	\$17,500			9.75	\$1,794
7/27/2021	003-077-013-30	Grand Is T 47/19 S-27	LT-A Wat	\$30,000			10	\$3,000
10/01/2019	002-126-004-50	45/13 S-26 Bruce T	LT-A Wat	\$32,500	1,700	\$19	7	\$3,571

Use \$3,000 Mean/Avg \$80,000 26.75 \$2,990

Analysis Range: \$1,794 pa to \$3,571 pa
Median/Middle: \$3,000 (1,794, 3,000, 3,571) Use Median/Middle: \$3,000 pa
Mean/Avg: \$80,000 – 26.75 A = \$2,990 pa

Land Table vacant Land Analysis Acres Water Table-2025
20 A Use \$1,700 pa / \$34,000

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
4/5/2021	002-068-007-00 46/1 S-18	Bruce T S M-129	LT-A Wat	\$32,000			20	\$1,600
8/18/2021	002-058-004-00 46/1 S-8	E-7 mi rd Bruce T	LT-A Wat	34,000			20	\$1,700
11/29/2021	Reed/Smiley 007-229-011-50	Seney T 46/13 S-20	LT-504 Fox R	\$42,500	N/A	N/A	20	\$2,125

Use \$1,700 pa Median/Middle \$108,500 60 \$1,808

Analysis: Range: \$1,600 to \$2,125
Median Middle: \$1,700 (1,600, 1,700, 2,125)
Use Median/Middle: \$1,700 pa
Mean/Avg: \$108,500 - 60 = \$1,808 pa

Land Table vacant Land Analysis Acres Water Table-2025

40 A Use \$1,375 pa / \$55,000

Date	Grantor/Grantee Parcel number	Address Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
1/7/2021	Ketels/Wilson 007-716-007-00	Wardles W 47/15 S-16	Seney T Pine Lake	\$52,000	n/a	n/a	50	\$1,040
5/08/2022	002-003-015-00	Germfask T 44/13 S-3	LT-A Wat	\$42,900	n/a	n/a	40	\$1,375
4/12/2021	Great Lakes/Wilson 007-716-004-00	Wardles W 47/15 S-16	LT-721 Drigg Pine Lake	\$85,000	n/a	n/a	40	\$2,125

(Use: \$1,375 PA Median/Middle) Mean/avg \$179,900 130 \$1,383
 Analysis: Range \$1,040 pa - \$2,125 pa Mean/Avg: \$179,900- 130 A = \$1,383 pa
 Median/Middle: (\$1,040, \$1,375, \$2,125)

Stewart Lake (4 parcels) (Land Values in Use From Water Acres TBLE)

Lots frnt 1,800

Acres Water Table

1A 16,000/16,000 pa 5A 21,000/\$4,200 pa 10A 30,000/\$3,000 pa
 20A 34,000/\$1,700 pa 40A 55,000/\$1,375 pa 100A 82,000/\$820 pa

Tad Lake (1 parcel) (Land Values in Use From Water Acres TBLE)

Acres Water Table

1A 16,000/16,000 pa 5A 21,000/\$4,200 pa 10A 30,000/\$3,000 pa
 20A 34,000/\$1,700 pa 40A 55,000/\$1,375 pa 100A 82,000/\$820 pa

Kennedy Lake (6 parcels) (Land /values in Use From Water Acres TBLE)

Acres Water Table

1A 16,000/16,000 pa 5A 21,000/\$4,200 pa 10A 30,000/\$3,000 pa
 20A 34,000/\$1,700 pa 40A 55,000/\$1,375 pa 100A 82,000/\$820 pa

Site Rate LT-Kenlk: \$35,000,

Sale Supporting \$35,000 site value

Date	Parcel Number	Price	Size	Site Value	Area
08-21	007-306-011-50	\$35,000	1125 x 500	\$35,000	Seney T

Site Rate LT-Kenlk: \$5,000

Sales supporting \$5,000 site value

Date	Parcel Number	Price	Size	Site Value	Area
10-21	004-780-097-10	\$5,000	55 x 151	\$5,000	Garfield T
11-22	004-720-256-10	\$5,000	51 x 151	\$5,000	Garfield T

Land Table vacant Land Analysis-2025 Germfask Twp**LT-Manistique River (52 parcels)****Rates In use by Twp:**

Frontage: (A-800 + FF) @ \$45ff, (C-Man Ri-Base) @ \$54FF, (D-300FF M/L) @ \$144FF
(E-100FF) @ \$190ff

"D" Site Rate: Riv frnt: \$85,000

Sales supporting \$85,000 site value

Date	Parcel Number	Price	Location	Frontage
08-22	004-022-006-00	\$85,000	US-2 LK MI	125 x 413 Garfield T

Acres Water Table (Used LT-ST-LK, LT-Tad-lk, LT-kn-lk, LT-Man-R)

1A 16,000/16,000 pa	5A 21,000/\$4,200 pa	10A 30,000/\$3,000 pa
20A 34,000/\$1,700 pa	40A 55,000/\$1,375 pa	100A 82,000/\$820 pa

LT-Man River**Base FF Rates Use \$45FF (For Use LT-201. LT-Man Ri,)**

Date	Grantor/Grantee Parcel number	Address Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
11/20/2021	Baker/Nygare 004-820-014-00	Garfield Twp 125 x 108	LT-Naub	\$6,000	125	\$48	n/a	n/a
1/10/2022	Germain/Hopper 004-630-001-00	Garfield Twp 208 x 208	LT- Ozanich	\$9,000	208.71	\$43	n/a	n/a

Mean/Avg

\$15,000 333.71 \$44.94 pa

Analysis Base FF TBL: Mean/Avg: \$15,000 – 333.71 = 44.94 pa

Use: \$45FF Base

Land Table-Man Ri Sales supporting Base \$54 FF for 2025

Date	Grantor/Grantee Parcel number	Area	Land Table	Sale Price	FF	Price Ff	Acres	Price Acre
3/5/2020	Bruot/State MI 007-403-008-00	Seney T 46/14 S-3	LT-504 Fox Ri	\$40,000	800	\$50	10	\$4,000
10/24/2022	Degraaf/Eugster 007-504-011-50	Fox R 47/14 S-4	LT-504 Seney T	\$60,000	1,115	\$54	15	\$4,000
10/27/2022	Stinson/Olsen 007-504-011-10	Seney T 47/14 S-4	LT-504 Fox R	\$40,000	660	\$60	15	\$2,666

Base FF Rate: \$54FF

\$140,000 \$2,575 54.36

Analysis Base FF Rate: Range: \$50FF to \$60FF

Mean-Avg: \$140,000 -2,375 = \$54.36 FF

Median-Middle: \$54FF (\$50ff, \$54FF, \$60FF)

Use Median-Middle \$54FF

Sales Base \$144FF: In Use for LT-Man Ri /Germfask Twp Land Value Analysis 2025

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price per FF	Acres	Price Per Acre
12/3/2020	Schaedler/Fondren 004-710-011-00	Lot 11 140 FF x 95	LT-10 Mill oth Garfield T	\$20,000	140	\$143		
7/24/2023	Parker/Beaverson 004-760-038-00.&10	Garfield T 100FF x 132	LT-10 Mill oth	14,600	100	\$146		

Mean/Avg

\$34,600 240 144

Use 144 FF (\$34,600 - 240 = \$144FF)

Analysis Range: \$143 - \$146

Lt-Man-Ri Sales Supporting 300 Frontage rate of \$190FF

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF
6/2/2022	007-504-008-10	Fox Ri Seney T	LT-504	\$55,500	330.00	\$168
2/12/2020	007-504-016-00	Fox Ri Seney T	LT-504	\$57,200	300.00	\$190
7/3/2024	007-504-015-00	Fox Ri Seney T	LT-504	\$55,000	380.00	\$312

(Use \$190FF Median/Middle)

Mean/Avg

\$167,700

\$1,010

\$166FF

Analysis: Range \$168ff to \$312FF

Median/Middle: \$190FF (168,190, 312)

Mean/Avg: 167,700 - \$1,010 = \$166FF

As vacant land sales are limited using the standard study period for 2025 (4-1-22 to 3-31-24), the study period was increased to include historical sales outside the typical study period as well as expanding the geographic area sales to include similar sales throughout the Eastern & Central UP. The goal in mind to ensure reliability & credibility of the vacant land analysis

Germfask Township 101-Agriculture ECF Use 1.00

4-1-21 to 3-31-23 (Neighborhood 101-Agriculture)

Date of Sale	Grantor/Grantee Parcel number	Address	size Land	Instrument L/P	sale price -	land value =	bldg value --	bldg new less depr =	factor ECF
7/27/2022	002-028-001-00	1349 Mead Rd Germfask Twp	40	22/1655	\$265,000	38,000	227,000	207,940	1.09
5/25/2022	002-003-015-00	7857 Cornell Germfask Twp	33	22/1285	\$42,900	34,137	8,763	8,765	1.00
2/21/2022	004-420-007-00	W McKlevey Rd Germfask Twp	106.26	WD	\$91,000	77,740	13,260	17,500	0.758
11/14/2022	002-122-009-00	906 holland creek Germfask Twp	80	WD	\$150,000	75,540	74,460	88,495	0.841
1/26/2022	002-001-032-0300	Lakefield Twp 23281 Florence Dr	40	LT-101	\$149,000	7,700	141,300	133,600	1.057
2/21/2022	004-420-007-00	W McKlevey Rd Garfield Twp	106.26		\$91,000	77,740	13,260	17,500	1.057
2025 ECF 101-Agriculture use 1.00					\$788,900	310,857	478,043	473,800	1.001

Germfask Township 201-Commercial ECF for 2025: Use .97

Date of Sale	Grantor/Grantee	Address	Inst	Twp	sale price -	land value =	bldg value --	bldg new less depr =	factor ECF
8/2/2022	Brow/Vanatta	4467 CR 460	WD	pentland	\$427,933	263,100	164,833	179,000	0.92
	004-003-014-2000	Warehouse	229/690	201					
6/13/2023	St Marys Ri Prop/Straits Heat	15 S Kasper	954/257	Clark Twp	\$240,000	63,306	176,694	161,301	1.10
	003-500-001-10	cabin rental							
2/9/2023	Kitter North Country		WD	McMillan T	\$427,933	263,100	164,833	179,900	0.92
	003-006-035-1300	Campground		201					
1/3/2023	New Neals Auto		WD	Vii NBY	\$215,000	10,400	204,600	209,000	0.98
	041-226-290-0500			201					

ECF 201 Commercial, Use .97 ECF for 2025

\$1,310,866 599,906 710,960 729,201 0.974

Germfask Township 401-Residential ECF for 2025 Use .81

4-1-22 to 3-31-24 (Neighborhood 401-Residential)

Date of Sale	Parcel number Grantor/Grantee	Address Twp	Land Class	Instrument L/P	sale price -	land & Yard	bldg value --	bldg new less depr =	factor ECF
11/14/2022	002-122-009-00	906 Holland Creek			\$150,000	75,540	74,460	84,421	0.88
5/31/2022	002-134-078-00	8044 Cornell Rd			\$38,000	2,500	35,500	51,042	0.695
11/14/2022	002-122-009-00	906 Holland Creek			\$150,000	75,540	74,460	85,495	0.87
5/31/2022	002-134-078-00	8044 Cornell Rd			\$38,000	2,500	35,500	51,042	0.695
Germfask Twp 401-Res ECF: Use .81					\$376,000	156,080	219,920	272,000	0.8085