

Seney Township Vacant Land Analysis for 2025 Roll County Study Period for 2025, (4-1-22 to 3-31-24)

(Standard Acres TBLE in Use by Twp For LT-201Com and LT-Rur/Rec, LT-Fox Ri

1 A	7,964/ 7,964 pa	3 A	12,000/ 4,000 pa	10 A	22,000/ 2,200 pa	30 A	39,000/ 1,300 pa
1.5 A	10,050/ 6,700 pa	4 A	12,500/ 3,300 pa	15 A	24,000/ 1,600 pa	40 A	47,680/ 1,192 pa
2 A	11,400/ 5,700 pa	5 A	12,795/ 2,559 PA	20 A	26,000/ 1,300 pa	50 A	49,550/ 999 pa
2.5 A	11,750/ 4,700 pa	7 A	16,100/ 2,300 pa	25 A	33,500/ 1,300 pa	100 A	84,000/ 841 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/Nygaard 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
	Mean/Avg			\$36,000			4.52	7,964

Use 7,964 pa ($36,000 - 4.52 = 7,964$ 0a
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
5 A Use 2,559 PA / \$12,795

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
5/10/2021	Obrien/Wilk 002-034-009-00	M-77 Germ Twp	LT-Rur R	\$10,000			5	\$2,000
9/22/2021	Dept Treas/Transit 004-003-015-0100	CR 405 Pent Twp	LT-Rur R	\$22,750			9.84	\$2,311
4/14/2022	Hemphill/Monk 004-003-011-0410	CR 441 Pent Twp	LT-Impra	\$21,000			7	\$3,225

Mean/Avg
Use 2,559 pa ($53,750 \text{ pa} - 21 = 2,559 \text{ pa}$)
5 A @ \$2,559 pa = \$12,795

\$53,750 23 \$2,559
Analysis Range: (\$2,000 to \$3,225 pa)
Median/Middle List: 2,311 (2,000, **2,311**, 3,225)
Mean/Avg: 53,750- 21 = **2,559 pa**

Vacant Land Analysis for Standard Table-2025, Seney

10 Acres Use 2,200 pa / \$22,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
	Kulpers/Johnson 002-033-013-40	44/13 S-35	LT-Rur R	\$19,000			10.00	\$1,900
10/23/2020	Schaffer/Harshbarger 004-003-032-0115	M-117 45/10 S-32	LT-Impr A	\$19,300			10.18	\$1,930
10/19/2018	Zellar/Tansy 002-135-017-10	45/13 S-35	LT-Rur R	\$20,000			10.00	\$2,000
3/12/2021	Boettger/Rohn 004-003-032-0125	M-117 45/10 S-32	LT-Impr A	\$22,000			10.00	2,200
2/4/2022	Boynton/Farnsworth 004-002-018-1340	CR 397 45/9 S 18	LT-Impr A	25,000			10.00	2,200
3/12/2021	Markiewicz/Zellar 002-033-013-40	W Edge RD 44/13 S-33	LT-Rur R	\$26,500			10.00	\$2,650

Mean/Avg

\$131,800

60

\$2,196

Use 2,200 pa (Median & Mode)

10 A @ 2,200 pa = 22,000

Analysis Range: (1,900 to 2,650 pa)

Median/Middle: 2,200 (1,900, 1980, 2,000, 2,200, 2,200, 2,650)

Mean/Avg: 131,800 – 60 = 2,196 pa

Mode/Most Occurring: 2,200

Land Table vacant Land Analysis For Standard Acres Table-2025

20 A Use \$1,300 pa/ \$26,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
3/2/2021	Stinger/Kurka 004-002-017-1550	CR 401 Pentland T	LT-Rur A 45/9 S-17	\$26,000			20.00	\$1,300

\$26,000

20.00

\$1,300

Use 1,300 pa

20 @ 1,300 pa = 26,000

Analysis Range: 1,300 pa

Vacant Land Analysis, Standard Acres Table-2025, Seney
30 A Use 1,300 pa/ 39,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
5/17/2024	Sanders/Barker 002-003-001-00	44/13 S-3 Germfask T	LT-Rur R	\$42,000			34	\$1,241
5/25/2022	Hicholson/VanDalen 002-031-002-00	Cornell Rd Germfask T	LT-Rur R	\$42,900			33	\$1,300
5/25/2022	Paligreen/Folsom 002-003-015-00	Cornell Rd Germfask T	LT-Rur R	\$42,900			33	\$1,300
1/22/2021	Bleich/Williams 004-002-036-0720	CR 457 Pentland T	LT-Impra A	\$55,000			39	\$1,401

Mean/Avg
Use 1,300 pa / 39,000 (Median, & Mode)

\$182,800 139 \$1,315
Analysis Range: 1,241 to 1,401 pa
Median/Middle: 1,300 (1,241, **1,300**, 1,300, 1,401)
Mean/Avg: 182,800 – 139 = 1,315 pa
Mode/Most Occurring: 1,300 pa

vacant Land Analysis Acres Standard Acres Table-2025
40 A use 1,192 pa/ \$47,680

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
8/19/2022	Zellar/Zellar 002-136-012-00	45/13 S-36 Germfask T	LT-Rur A	\$45,000			40.00	\$1,125
3/15/2023	Ramsower/Burby 004-002-019-0900	S CR 403 Pentland T	LT-Rur A 45/9 S-19	\$48,000			40.00	\$1,200
4/25/2022	Palaski/Naub Prop 004-003-036-0900	Ketola Trl Pentland T	LT-Rur A 45/9 S-36	\$50,000			40.00	\$1,250

Mean/Avg
Use 1,192 pa (143,000 – 120 = 1,192 pa
40 A @ 1,192 = 47,600

\$143,000 120 \$1,192
Analysis Range: 1,125 pa to 1,250 pa
Median/Middle: \$1,200 (1,125, **1,200**, 1,250)
Mean/Avg: 143,000 – 120 = **1,192**

Vacant Land Analysis Standard Acres Table-2025, Seney

50 A use \$991 pa / \$49,550

50 A

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
3/4/2022	Scott/Vado 004-002-012-041	M-28 Pentland T	LT-Rur A 45/9 S-12	\$42,000			50.00	\$840
10/5/2021	Johnson/Smith 004-002-012-0410	M-28 Pentland T	LT-Rur A 45/9 S-12	\$59,900			60.44	\$991
12/17/2019	Weston/Greenleaf 002-035-002-00	M-77 Germfask T	LT-Rur A 44/13 S-35	\$68.00			60.00	\$1,133

Mean/Avg

\$169,900

170

\$991

Use 991 pa (Median/Middle)

Analysis Range: 840 to 1,133 pa

50 A @ 991 pa = 49,550

Median/Middle: \$991 pa (840, **991, 1,133)**

Mean/Avg: 169,900 – 170 = 999 pa

Vacant Land Analysis Standard Acres Table-2025, Seney

100 A Use 841 pa / \$84,000

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
9/7/2021	Gebauer/Zellar 002-027-010-00	44/13 S-27 Germfask T	LT-Rur R	\$99,000			160.00	\$619
1/22/2024	Brown/Blume 004-001-030-0100, 0110	CR 393 Pentland T	LT-Rur R	\$75,000			116.98	\$641
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
11/22/2022	Meski/Borgic 007-309-001-50	M-77 Seney Twp	LT-Rur-R 47/13 S-9	\$87,500			80.00	\$1,094
7/7/2021	MI RE Hold/Wilkinson 002-027-006-10	M-77 Germfask T	LT-Rur R 44/13 S-35	\$68,000			60.00	\$1,133

Mean/Avg

\$434,500

516.98

\$840.4

Use 840 pa (434,500 – 516.98 = 840 pa)

Analysis Range: 619 pa to 1,133 pa)

100 A @ 840 = 84,000

Median/Middle: 1,050-1,094 (619, 812, **1,050, **1,094**, 1,133)**

Mean/Avg: 434,500 – 516.98 = 840 pa

Vacant Land Analysis, LT-201 Commercial Table-2025, Seney
LT-201 Commercial (17 parcels)

201-Commercial (Land values in use by Twp) from Standard Acres TBLE)

1A 7,964/7,964 pa 5A 12,795/2,559 pa 10A 22,000/2,200 pa
 20A 26,000/1,250 pa 40A 47,680/1,192 pa 100A 84,000/840 pa
 Frontages: "A": Base FF: \$75FF, "B" Base FF: (Back lot): \$45FF

Base FF Rates \$45FF used LT-201 Com, LT-504 Fox Ri, LT-Town, LT-TNS

LT-201 Com Seney Base FF Sales supporting \$45FF

Base FF Rates Use \$45FF

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 FF

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

Use: \$45FF Base

Base FF Rates \$75FF used LT-201 Com, LT-Town, LT-TNS

LT-201 Com Seney Base FF Rate Table Sales Supporting \$75 FF

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	125.00	\$104.00	0.74	\$17,687

Mean/Avg \$53,500 715.6 \$74.76FF

Use \$75 FF

Mean/Avg: (53,500 - 715.6 = \$74.76FF)

Analysis: \$65FF to \$104FF)

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

**Vacant Land Analysis, LT-401 Residential -2025, Seney
Residential Class 401**

Analysis Vacant Acres Water Table- 2025

**(Acres Water TBL in Use by Twp For LT-306-Carp LK, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk.,
LT-650-Drigg R**

1 A 35,000/ 35,000 pa 3 A 44,000/ 4,666 pa 10 A 52,000/ 5,200 pa 30 A 70,000/ 2,333 pa
1.5 A 38,000/ 25,000 pa 4 A 46,000/ 11,500 pa 15 A 55,000/ 5,200 pa 40 A 88,000/ 2,200 pa
2 A 40,000/ 20,000 pa 5 A 48,000/ 9,600 PA 20 A 60,000/ 3,000 pa 50 A 90,000/ 1,800 pa pa
2.5 A 42,000/ 16,800 pa 7 A 50,000/ 7,142 pa 25 A 65,000/ 2,600 pa 100 A 125,000/ 1,250 pa

Land Table vacant Land Analysis Acres Water Table-2025

1 Acre Use \$35,000 pa

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price FF	Acres	Adj Price Acre	
2/10/20	Mason/Proctor 004-720-051-00	Lot 61 Mill Ri	LT-Mill Ri Garfiled	\$17,500			½ A	35,000	

1 acres \$35,000

Land Table vacant Land Analysis Acres Water Table-2025

5 Acre w/waterfront

Use \$9,600 pa / \$48,000

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	FOx River 47/14 S-4	504-Fox R	\$53,000	300.	\$90	6.00	\$8,833
7/3/2024	Thomas/Greenhill 007-504-015-00	Fox River 47/14 S-4	504-Fox R	\$55,000	380	\$312	5.25	\$10,476

Mean/Avg

\$108,000

11.25 \$9,600 PA

Analysis 5 to 9.99 A: Range sales \$8,833 - \$10,476

Price Per Acres: \$108,000- 11.25 A = 9,600 pa

Vacant Land Analysis Acres Water Table-2025, Seney

10 Acre Use 5,200 / \$52,000

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
3/5/2020	Bruot/State MI 007-403-008-00	Fox R 46/14 S-3	LT-504 Fox R	\$40,000	800	\$50	10.	\$4,000
10/24/2022	Degraaf/Eugster 007-504-011-50	Fox R 47/14 S-4	Lt-504 Fox R	\$60,000	1,115	\$54	15.	\$4,000
6/2/2022	Graves/Kpff/elberger 007-504-008-10	Fox R 47/14 S-4	LT-504 Fox R	\$55,500	330	\$168	13.	\$4,169
9/4/2020	Mahoney/HDTI 007-722-010-00	Drigg Lk 47/15 S-	LT-721 Drigg	\$107,200	239	\$448	10.	\$10,720
10/2/2024	McLean/Kasak 007-504-011-60	Fox R 47/14 S-4	LT-504 Fox Ri	59,900	330	\$181	14.	\$4,131

Mean/Avg

\$322,600

62

5,203

Acres: Analysis Range: \$4,000- \$10,720

Use: \$5,200 pa Mean/Avg

Mean/Avg per Acre: $(322,600 - 62 = \$5,203 \text{ PA})$

Median/Middle Acre: \$4,131 PA (4,000, 4,000, 4,131, 4,169, 10,720)

Mode/Most Occur Acre: \$4,000 PA

Land Table vacant Land Analysis Acres Water Table-2025

20 Acre Use \$3,000 pa /\$60,000

Date	Grantor/Grantee Parcel number	Address Acreage	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
11/29/2021	Reed/Smiley 007-229-011-50	Fox R 46/13 S-20	LT- 504 Fox R	\$60,000	N/A	N/A	20.00	\$3,000

Use: \$3,000 pa Mean/Avg

\$60,000

20

\$3,000 pa

Vacant Land Analysis Acres Water Table-2025, Seney

40 A Use \$2,200 / \$88,000 w/water frnt

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	LT-721 Drigg Pine Lake	\$85,000	n/a	n/a	50	\$1,700
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	60	\$2,125
9/2/2022	<u>Alexander/Smith</u> <u>007-716-010-00</u>	16 A lk 47/15 S-16	LT-721 Drigg	160,000	n/a	n/a	40	\$4,000

Use: \$2,200 PA Mean/Avg
Analysis: Range \$1,700 pa - \$4,000 pa

\$330,000 150 \$2,200
Mean/Avg: \$297,000 – 150 A = \$2,200 pa
Median/Middle: (\$1,040, **\$2,125**, \$4,000)

50 acres w/waterfront Use \$999 pa
 100 acres w/waterfront Use \$841 pa

306-Caprenter Lake Land Values in Use (29 Parcels m/l)

(Acres Water TBL in Use by Twp For LT-306-Carp Lk, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk., 650-Drigg R

Acres Water Land Table (Base water acres table used multiple tables)

1A 35,000/\$35,000 pa

5A 48,000/\$9,600 pa

10A 52,000/ \$5,200 pa

20 A 60,000/\$3,000 pa

40 A 88,000/\$2,200 pa

100A 125,000/ \$1,250 pa

Frontage Rates in Use: "A" FF Base:

\$382 FF

"B": Water Acres TBL w/excess FF: \$196 FF

"C" Over 250FF : \$305FF

:"D": Under 150 FF: \$421FF

LT-306 Carpenter Lake Sales

Sales Land Table 306-Base FF Rate for 2025 is \$382 FF

Date	Grantor/Grantee Parcel number	Area	Land Table	Sale Price	FF	Price FF	Acres	Price Per Acre
6/30/2022	King/Bonarek 007-306-014-00	47/13 S-6 170 x 277	LT-306 Carp Lk	\$56,900	170	\$334		
10/27/2023	Ernst/Jones 007-306-011-50	125 x 500	LT-306 Carp Lk	\$49,000	125	\$392		
11/28/2022	Brooks/Hendrickson 007-306-010-00	100 x 300	Lt-306 Carp Lk	\$45,000	100	\$450		

Mean/Avg

\$150,900 395 \$382 FF

Analysis: Base FF Range: \$334 FF to \$450FF

Base FF Mean-Avg: \$150,900 – 395 = \$382 FF,
USE \$382FF

Median-Middle: \$392 (\$334, **\$392**, \$450)

Sales LT- 306-Under 150FF Rate for 2025 is \$421 FF

Date	Grantor/Grantee Parcel number	Area	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
10/27/2023	Ernst/Jones 007-306-011-50	125 x 500	LT-306 Carp Lk	\$49,000	123	\$398		
11/28/2022	Brooks/Hendrickson 007-306-010-00	100 x 300	Lt-306 Carp Lk	\$45,000	100	\$450		

Mean \$94,000 223 \$421

Analysis: Under 100 FF Range: \$398FF to \$450FF, **Under100 FF Mean-Avg:** \$94,000- 223 = \$421 FF
Use: \$421FF under 100 FF

Sales Land Table 306-Over 250FF for 2025 Use \$196

Date	Grantor/Grantee Parcel number	Area	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
4/30/2021	Eyerly/Corona 007-306-114-00, 115	47/13 S-6	LT-306 carp lk	\$60,000	305	196	2.11	

Analysis: Over 250FF: One sale at \$196 FF

\$60,000 305 \$196FF

Use: \$196FF over 250FF

Vacant Land Analysis-2025, Seney

LT-309-, 304 Snyder, 318 Dutch, Fred Lake (9 parcels)

Acres Water Land Table

1A	35,000/\$35,000 pa	5A	48,500/\$9,600 pa	10A	52,000/\$5,200 pa
20 A	60,000/\$3,000 pa	40 A	88,000/\$2,200 pa	100A	125,000/\$1,250 pa

(Acres Water TBL in Use by Twp For LT-306-Carp LK, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk. LT-650-Drigg R)

Acres Water Land Table

1A	35,000/\$35,000 pa	5A	48,500/\$9,600 pa	10A	52,000/\$5,200 pa
20 A	60,000/\$3,000 pa	40 A	88,000/\$2,200 pa	100A	125,000/\$1,250 pa

LT-650 Driggs River (21 parcels)

(Acres Water TBLE in Use by Twp For LT-306-Carp LK, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk., Lt-650-Drigg R)

Acres Water Land Table

1A	35,000/\$35,000 pa	5A	48,500/\$9,600 pa	10A	52,000/\$5,200 pa
20 A	60,000/\$3,000 pa	40 A	88,000/\$2,200 pa	100A	125,000/\$1,250 pa

LT-721, 722, 723, 716 Driggs Lake (44 parcels)

Acres Water Table used for 721-Driggs Lake Area

(Acres Water Table in Use by Twp For LT-306-Carp LK, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk.

1A	35,000/\$35,000 pa	5A	48,000/\$9,600 pa	10A	52,000/\$5,200 pa
20A	60,000/\$3,000 pa	40A	88,000/\$2.200 pa	100A	125,000/\$1,250 pa

Frontage Table in use by Twp (one parcel this rate)

"D": Lots Frontage \$100 FF 007-221-015-01 Seney Twp

Sale Supporting \$100FF rate lots Frontage:

<u>Date</u>	<u>Parcel Number</u>	<u>Area</u>	<u>Price</u>	<u>Price per FF</u>
6-18	007-306-014-00	Seney Twp	\$28,000	\$100FF

LT-750 Lavender Corners (15 parcels)

LT-750 (in Use by Twp)

Frontage: "A \$104 FF

Land Table 750 Lavender Corners Vacant Land Analysis-2025

Lavender Corners Use \$104FF

<u>Date</u>	<u>Grantor/Grantee Parcel number</u>	<u>Area Location</u>	<u>Land Table</u>	<u>Sale Price</u>	<u>FF</u>	<u>Price FF</u>	<u>Acres</u>	<u>Price Acre</u>
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

Use \$104 FF

Vacant Land Analysis-2025, Seney

LT-504-Fox River (27 Parcels)

(Acres Water TBLE in Use by Twp For LT-306-Carp LK, LT-304-Snyder Lk, LT-504-Fox R, LT-716 Drigg Lk., Lt-650-Drigg R)

Acres Water TBL”(Base acres table used multiple land tables with waterfront/acres)

1A 35,000/\$35,000 pa

5A 48,000/\$9,600pa

10A 52,000/5,200 pa

20A 60,000/3,000 pa

40A 88,000/2,200 pa

100A 125,000/1,250 pa

Frontage Rates in Use:

“A”Base FF: \$54FF,

“B” Bsse FF (Excess FF): \$45FF,

“D”(330FF) \$190FF

(Standard Acres TBLE in Use by Twp For LT-201Com and LT-Rur/Rec, LT-Fox Ri

1 A 7,964/ 7,964 pa

3 A 12,000/ 4,000 pa

10 A 22,000/ 2,200 pa

30 A 39,000/ 1,300 pa

1.5 A 10,050/ 6,700 pa

4 A 12,500/ 3,300 pa

15 A 24,000/ 1,600 pa

40 A 47,680/ 1,192 pa

2 A 11,400/ 5,700 pa

5 A 12,795/ 2,559 PA

20 A 26,000/ 1,300 pa

50 A 49,550/ 991 pa

2.5 A 11,750/ 4,700 pa

7 A 16,100/ 2,300 pa

25 A 33,500/ 1,300 pa

100 A 84,000/ 840 pa

Land Table-504 Fox 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	Fox R 46/14 S-3	LT-504 Fox R	\$40,000	800	\$50	10	\$4,000	
10/24/2022	Degraaf/Eugster 007-504-011-50	Fox R 47/14 S-4	LT-504 Fox R	\$60,000	1,115	\$54	15	\$4,000	
10/27/2022	Stinson/Olsen 007-504-011-10	Fox R 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

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

Mean-Avg: \$140,000 – 2,575FF = \$54.36

Vacant Land Analysis-2025, Seney

LT-504 Fox River supporting 330 FF Rate of \$190 FF

Date	Grantor/Grantee Parcel number	Area	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
2/12/2020	Greenwood/Stinson 007-504-016-00	Fox River 47/14 S-4	504- Fox R	\$27,000	300	\$90	6.00	\$4,500
6/2/2022	Graves/Kp[[elberger 007-504-008-10	Fox R 47/14 S-4	LT- 504 Fox R	\$55,500	291.9	\$190	13.31	\$4,169
10/1/2024	McLean/Kasak 007-003-006-00	Fox River 47/14 S-4	504- Fox R	\$59,900	300	\$199	14.5	\$10,476
Use: \$190 Median		Mean/Avg		137,500	891..9	\$154		

Analysis Rate Table 330 FF: Range: (90 FF to \$199FF)

Median-Middle: \$168 FF (\$90ff, \$190FF, \$199FF)

Mean-Avg: \$137,500 – 891.9FF = \$154FF

LT-Poor (Large Acres, Poor Acreage/swamp) (10 parcels) (In Use By Twp)

Base Rate: Use \$300 pa

Land Table Poor Acres Vacant Land Analysis-2025

Poor Acres Use \$300 pa

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
2/28/2022	Badger/Mi Nature A 007-222-001-00 +	M-28 Seney Twp	LT-Poor 46/13 S-22	\$682,500			2,279.53	\$299
7/23/2024	Merrill/Brown 007-213-006-00	Seney T	LT-Poor 46/13 S-13	\$62,000			200.00	\$310

Mean/Avg

\$744,500

2,479.53 \$300.25

Use \$300 pa (744,500 – 2,479.53 = \$300 pa)

Analysis Range: \$299 to \$310 pa

Mean/Avg: 744,500 – 2,479.53 = \$300 pa

LT-Rural Rec (168 parcels)**(Standard Acres TBLE in Use by Twp For LT-Rur R, Lt-201 Com,**

1 A 7,964/ 7,964 pa	3 A 12,000/ 4,000 pa	10 A 22,000/ 2,200 pa	30 A 39,000/ 1,300 pa
1.5 A 10,050/ 6,700 pa	4 A 12,500/ 3,300 pa	15 A 24,000/ 1,600 pa	40 A 47,680/ 1,192 pa
2 A 11,400/ 5,700 pa	5 A 12,795/ 2,559 PA	20 A 26,000/ 1,300 pa	50 A 49,550/ 991 pa
2.5 A 11,750/ 4,700 pa	7 A 16,100/ 2,300 pa	25 A 33,500/ 1,300 pa	100 A 84,000/ 840 pa

Rate Table:

Swamp: \$557 pa,

Land Table vacant Land Analysis Acres Standard Acres Table-2025**Base Rate Swamp Table for Use LT-Rur-Rec**

Date	Grantor/Grantee Parcel number	Area Location	Land Table	Sale Price	FF	Price FF	Acres	Price Acre
10/20/2021	004-003-004-0100	Pentland T	LT-Rur-R	\$65,000			155.09	\$419
1/9/2020	002-002-030-0600	Lakefield T	LT-Rur R	\$175,000			260.00	\$673
5/28/2020	004-003-027-0700	Pentland T	Lt-Rur-R	\$35,000			76.38	\$458
11/9/2023	003-003-002-3300	McMillan T	LT-Rur R	\$65,000			118.49	\$548

Mean/Avg

\$340,000

609.96

\$557

Use: \$557 pa**Analysis: Range \$419 to \$673 pa****Median/Middle::** \$458-\$548 (\$419, \$458, \$548, \$673)

Mean/Avg: \$340,000- 609.96 A = \$557 pa

LT-Town other (10 parcels) In Use By Twp**Frontages: 'C':** Base FF: \$75 FF See Base FF (used LT-201, LT-Town, LT-TNS)**LT-TNS Town New Seney (54 parcels)****LT-Town New Seney (in use by township****Frontage: "A"** Base FF TNS: \$75 FF See Base FF (used LT-201, LT-town, LT-TNS)**"A"Site: Additional lot** \$1,000 lot**Sales supporting additional lot site value: (Used for LT-TNS & LT-TWN)**

Date	Parcel Number	Land	Sale Price	Site Value
6-18	002-034-014-00	100 x 175	\$1,000	\$1,000

Vacant Land Analysis-2025, Seney

LT-Town (Town of Seney) (53 parcels) Rates in use by township

Frontage: "A" Base FF TWN-S: \$75 FF
 "C" Base Back Lot: \$45 FF
 "A" Site: Additional Lot: \$1,000

Sales supporting additional lot site value: (Used for LT-TNS & LT-TWN)

Date	Parcel Number	Land	Sale Price	Site Value
6-18	002-034-014-00	100 x 175	\$1,000	\$1,000

Land Table Seney Twp, LT-Town other, LT-TNS, Lt-Town- Vacant land Analysis-2025
 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	\$104.00	0.74	\$17,687

Mean/Avg

\$53,500 715.6 \$74.76FF

Use \$75 FF (53,500 - 715.6 = \$74.76FF)

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

Seney Township 401-Residential ECF for 2025 Use .93

4-1-22 to 3-31-24

(Neighborhood 401-Residential)

Date of Sale	Parcel number	Address Seney Twp Town/Range/Sec	Area Class	Instrument L/P	sale price -	land & Yard	bldg value --	bldg new less depr =	factor ECF
9/27/2023	007-004-013-00	1535 W Bridge St	TNS	L-2023	\$55,000	4,800	50,200	71,951	0.698
	Streeter/Clark	T46N R13W S-33	401	P-1764					
10/20/2022	007-123-001-00	10804 N Third St	TNS	L-2022	\$80,000	7,560	72,440	76,027	0.953
	Dirta/Richardson	T46N R13W S-29	401	P-2233					
11/15/2022	007-125-021-00	10825 N Third St	Rec-R	L-2022	\$140,000	10,500	129,500	157,040	0.825
	Clar/AJIM Enter	T46N R13W S-29	401	P-2478					
8/1/2023	007-201-005-00		Res-l	L-2023	\$100,000	42,326	57,674	93,660	0.616
	Vongerichlen/Clare	T46N R13W S-1	401	P-1379					
11/11/2022	007-233-002-00	1249 W M-28	TWN-S	Mem	\$115,000	22,626	92,374	117,135	0.789
	Kidd/Schooley	T46N R13W S-33	401	L/C					
9/2/2022	007-233-008-50	1470 W Railroad St	TWN-S	L-2022	\$52,000	4,587	47,413	87,582	0.541
	Sherbrook/Cloudman	T46N R13W S-33	401	P-1985					
11/2/2022	007-233-018-00	1429 W M-28	TWN-S	L-2022	\$125,000	8,250	116,750	89,253	1.308
	Thorpe/Freeman	T46N R13W S-33	401	P-2371					
2/27/2023	007-233-020-50	1417 M-28	Rec-R	L-2023	\$15,000	5,380	9,620	21,060	0.45678
	Carter/Anderson	T46N R13W S-33	401	P-0276					
8/4/2023	007-413-007-00	2245 CR 450	Rec-R	L-2023	\$70,000	35,000	35,000	50,353	0.70
	Rodd?Conner	Fox River	401	P-1402					
9/11/2023	007-501-001-00	Ford Rd	504	L-2023	\$50,000	34,269	15,731	22,637	0.69493
	Volz/Kuklinsky	T47N R14W S-1	402	P-1646					
10/14/2022	007-504-017-00	14835 N Sunken Lk R	Rec-R	L-2022	\$220,000	18,397	201,603	128,688	1.5666
	Gaudreau/Miner	T47N R14W S-4	401	P-2212					
11/28/2023	007-510-004-00	14460 N Sunken Lk R	Rec-R	L-2023	\$61,000	19,560	41,440	39,267	1.05535
	Sloat/Gourand	T47N R14W S-10	401	P-2125					
2/9/2024	007-650-003-00	12760 N Driggs Ri Rd	L-2024	L-2024	\$97,000	39,648	57,352	38,562	1.48727
	Majinsky/Vanderueen	T46N R15W S-2	401	P-2233					
12/27/2023	007-650-018-00	12426 N Driggs Rd	650	L-2023	\$102,500	27,438	75,062	85,015	0.883
	Pierston/Dewitt	T46N R10W S-2	401	P-2316					
2025 401-Residential ECF: Use .93					\$1,282,500	280,341	1,002,159	1,078,230	0.929

MZ Suite
4-23-25

Seney Township 201-Commercial ECF for 2025

4-1-22 to 3-31-24 (Neighborhood 201-Commercial)

Use .65

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
9/29/2022	004-029-019-00 Hics Corp/B's Dream Works	11605 Lake St Cove Bar	201	L-920 P-333	\$115,000	15,093	99,907	139,760	0.714
6/30/2023	007-125-013-00 Stachnik/CFP Properties	1770 W School St Storage Unit	201	L-2023 P-1431	\$40,000	2,975	37,025	79,000	0.468
4/7/2022	004-860-015-00 Frazier/Collins	11617 US-2 bed breakfast, bar	201	L-932 P-535	\$80,000	14,659	65,341	84,509	0.773
12/1/2022	051-003-016-00 Macgregor/Anderson	125 Walnut St	201	L-2022 P-2556	\$90,000	8,385	81,615	133,070	0.613
201-Commercial Use .65					\$325,000	41,112	283,888	436,339	0.650