

# Marquette Township 2024 Land Value Analysis

4/1/2021 - 3/31/2023

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. This document is the analysis performed by the Marquette Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2024. As required, the sales gathered and analyzed are from 4/1/2021 to 3/31/2023.

shaded area = Upcoming sale, not calculated unless noted  
shaded area = Previous sale history documentation, not calculated unless noted

## ACREAGE

### Residential, Agricultural, Commercial, and Industrial Acreage

Size Range    0-9.99 ACRE

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
7/19/2021	007-132-009-20	401	915/638	CRISP/SHERLUND	Polglese Rd	WD	\$ 102,500	5.08	\$ 87,978	\$ 14,522	\$ 2,859	
12/3/2021	007-405-007-00	401	925/89	KANGAS/LOVE	Bay Rd	WD	\$ 50,000	9	\$ 33,539	\$ 16,461	\$ 1,829	
12/28/2021	007-129-009-00	402	927/460	MAC DONALD/LEE	Simmons Rd	WD	\$ 15,000	5	\$ -	\$ 15,000	\$ 3,000	
1/11/2022	007-112-010-10	402	927/581	MEGGISON/SMITH	1 Mile Rd	WD	\$ 26,000	5.21	\$ -	\$ 26,000	\$ 4,990	
10/11/2022	007-113-005-30	401	943/416	HARRISON/YAMADA	M-129	WD	\$ 29,000	5	\$ 16,449	\$ 12,551	\$ 2,510	
9/18/2023	007-129-009-00	402	959/493	LEE/KLEIN	Simmons Rd	WD	\$ 18,000	5	\$ -	\$ 18,000	\$ 3,600	

Conclusion: 3000(average rounded down) & 7 acre per acre = \$2600	<b>AVERAGE</b>	<b>\$ 3,038</b>
1-9.99 acres \$2600 p/a - \$3000 p/a	<b>MIN</b>	<b>\$ 1,829</b>
	<b>MAX</b>	<b>\$ 4,990</b>
Land table value price per acre increases as acreage decreases. Average determined best indicator of value.	<b>MEDIAN</b>	<b>\$ 2,859</b>

**Size Range 10-29.99 ACRE**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
5/28/2020	007-128-008-12	402	888/95	TILLY/BREMER	N of Simmons	WD	\$ 16,500	15		\$ 16,500	\$ 1,100	
6/11/2020	007-425-004-50	402		LEE/DAILEY	Simmons Rd	WD	\$ 18,000	10.09		\$ 18,000	\$ 1,784	
6/11/2020	007-425-004-60	402	893/658	LEE/SELLER	Simmons Rd	WD	\$ 13,000	10.01		\$ 13,000	\$ 1,299	
10/7/2020	07-426-005-12 & 004-1	402	897/01	NYE/SMETHURST	Fish Rd	WD	\$ 50,000	20.54		\$ 50,000	\$ 2,434	
12/17/2020	007-403-014-00	402	901/645	JAROCHE/FRISKE	N of Cryderman	WD	\$ 18,625	10.05		\$ 18,625	\$ 1,853	
5/3/2021	007-431-003-60	402	910/587	SIKKEMA/BLACK	Simmons Rd	WD	\$ 15,000	10.01		\$ 15,000	\$ 1,499	
8/25/2021	007-427-006-00	402	918/59	YOUNG/WALKER	Simmons Rd	WD	\$ 45,000	11.9		\$ 45,000	\$ 3,782	
R 7/30/2021	007-113-002-00	401	916/509	ORSBORNE/GILES	1 Mile Rd	WD	\$ 87,000	20	\$ 38,874	\$ 48,126	\$ 2,406	
5/4/2022	007-425-004-30	402	934/255	SHEPARD/GEMMILL	Simmons Rd	WD	\$ 29,900	10.31		\$ 29,900	\$ 2,900	
5/20/2022	007-411-004-00&015-00	402	935/126	KARPINSKI/SUSTAINABLE	W of Fish Rd	WD	\$ 20,000	20		\$ 20,000	\$ 1,000	

**AVERAGE \$ 2,317**

Conclusion: 10 acre p/a= \$2300(average rounded down) & 25 acre p/a = \$1200

**MIN \$ 1,000**

10-29.99 acres \$1200 p/a - \$2300 p/a

**MAX \$ 3,782**

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

**MEDIAN \$ 2,406**

**Size Range 30-49.99 ACRES**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
6/22/2020	007-113-007-10	401	889/58	STREICHERT/SMITH	1 Mile Rd	WD	\$ 209,000	34	145435	\$ 63,565	\$ 1,870	Included
7/31/2020	007-128-005-00	401	891/364	MCLEAN/ WAYBRANT	3 Mile Rd	WD	\$ 52,000	40	9821	\$ 42,179	\$ 1,054	Included
2/5/2021	007-111-003-00	402	904/659	KING/SCHART	Blair Rd	WD	\$ 37,000	40		\$ 37,000	\$ 925	Included
6/18/2021	007-134-005-00	402	913/435	HART/EUP LAND MGT	E of 3 Mile Rd	WD	\$ 32,000	40		\$ 32,000	\$ 800	
7/27/2021	007-431-006-00	401	916/204	ROACH/MURRAY	Simmons Rd	WD	\$ 60,000	40.56	21893	\$ 38,107	\$ 940	
9/27/2021	007-115-001-20	402	921/144	BATHO/POLL	Taylor Rd	LC	\$ 32,500	39.4		\$ 32,500	\$ 825	
1/17/2022	007-129-012-00	402	928/324	MACDONALD/LEE	Simmons Rd	WD	\$ 50,000	40		\$ 50,000	\$ 1,250	
7/21/2023	007-129-012-22	402	956/278	LEE/KRONEMEYER	Simmons Rd	WD	\$ 55,000	40		\$ 55,000	\$ 1,375	

**AVERAGE \$ 1,095**

Conclusion: 30 acre p/a= \$1066 (average rounded down) & 40 acre p/a = \$975

**MIN \$ 800**

30-49.99 acres \$975 p/a - \$1066 p/a

**MAX \$ 1,870**

Land table value price per acre increases as acreage decreases. Average determined best indicator of value.

**MEDIAN \$ 940**

**Size Range 50 + ACRES**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	ACREAGE	BLDG VAL	LAND RES	PRICE P/A	NOTES
4/1/2020	007-424-004-30	402	883/661	PERENCHIO/UTECH	E of Fish Rd	WD	\$ 85,000	65.65		\$ 85,000	\$ 1,295	
6/9/2020	308-002-00, 002-05, 00	402	888/358	ADAMS etal/KAMMERS	St Ignace Rd	WD	\$ 72,000	160		\$ 72,000	\$ 450	outlier
9/3/2020	007-403-001-00	402	894/464	LUMBERT/STAPLES	S of Townline	WD	\$ 65,000	144		\$ 65,000	\$ 451	outlier
12/3/2020	007-131-006-00	402	901/36	WARNER/WESTENFELDER	Webb Rd	WD	\$ 75,000	83.82		\$ 75,000	\$ 895	
2/3/2021	07-309-006-00 & 006-1	402	905/298	BROWN/BARRETTE	Nunn's Creek Rd	WD	\$ 55,000	80		\$ 55,000	\$ 688	
2/26/2021	007-101-001-00 +	101	906/30	LAMB/HERITAGE	Blair Rd	WD	\$ 370,700	221	\$ 112,369	\$ 258,331	\$ 1,169	AG
6/8/2021	07-304-002-00 & 007-1	402	916/576	FEDOR/FUREST	N of St. Ignace Rd	WD	\$ 70,000	80		\$ 70,000	\$ 875	
10/12/2021	007-401-001-10 +	402	921/615	MICHAELS/DINAJ	E Townline Rd	WD	\$ 99,000	159.99		\$ 99,000	\$ 619	
1/7/2022	007-401-001-20 +	402	928/275	FISHER/DINAJ	E Townline Rd	WD	\$ 99,000	159.99		\$ 99,000	\$ 619	
5/2/2022	007-404-004-00	402	934/116	HHHH/EUP Land	S of Cryderman Rd	WD	\$ 1,500,000	1060.13		\$ 1,500,000	\$ 1,415	
5/15/2022	007-422-001-10	402	936/540	EUP/BRIEN HANNA HOLD	N of Simmons Rd	WD	\$ 141,000	160		\$ 141,000	\$ 881	
7/5/2022	007-403-001-10	402	937/326	EUP LAND MGT/GROOVER	N of Cryderman Rd	WD	\$ 63,800	58		\$ 63,800	\$ 1,100	
8/16/2022	007-414-030-00 +	402	939/617	MASSENA/EUP LAND	Fish Rd	WD	\$ 160,000	160		\$ 160,000	\$ 1,000	
9/16/2022	007-310-004-00+	402	941/581	SUSTAINABLE/ROCKY	S of St. Ignace Rd	WD	\$ 130,000	200		\$ 130,000	\$ 650	
1/16/2023	007-413-010-00	402	948/228	MISKO/LOVELL	Fish Rd	WD	\$ 210,000	160		\$ 210,000	\$ 1,313	
3/9/2023	007-423-001-30+	402	949/580	EUP/HANNA	Fish Rd	WD	\$ 120,000	120		\$ 120,000	\$ 1,000	
7/24/2023	007-114-009-00	402	956/511	RAIL/TROUSE	1 Mile Rd	WD	\$ 110,000	75.3		\$ 110,000	\$ 1,461	
8/4/2023	007-423-001-16	402	957/202	ENGLISH/DALE	Fish Rd	WD	\$ 180,000	80		\$ 180,000	\$ 2,250	

<b>AVERAGE</b>	<b>\$</b>	<b>947</b>
<b>MIN</b>	<b>\$</b>	<b>619</b>
<b>MAX</b>	<b>\$</b>	<b>1,415</b>
<b>MEDIAN</b>	<b>\$</b>	<b>941</b>

Conclusion: 50 acre p/a= \$900(average & median rounded down) & 100 acre p/a = \$800

50-100 acres \$800 p/a - \$900 p/a

Land table value price per acre increases as acreage decreases. Both Average & Median determined best indicator of value.

Please note: Sales in italics are improved. St. Martin's Point is a heavily developed neighborhood and association and therefore we are tracking both vacant and improved sales.

**LAKEFRONT LAND TABLE 4008 ST MARTINS POINT & STONY POINT RD & EAGLE PT RD**

**Residential Front Feet**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	PRICE P/FF	NOTES
<i>6/8/2016</i>	<i>007-850-011-00</i>	<i>401</i>	<i>815/532</i>	<i>NEFF/GIER</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 154,900</i>	<i>60</i>	<i>\$ 92,452</i>	<i>\$ 62,448</i>	<i>\$ 1,040</i>	
<i>6/14/2016</i>	<i>007-850-032-00</i>	<i>401</i>	<i>816/37</i>	<i>SOMMERS/SWINGLE</i>	<i>Stony Pt Rd</i>	<i>WD</i>	<i>\$ 90,000</i>	<i>74</i>	<i>\$ 43,892</i>	<i>\$ 46,108</i>	<i>\$ 623</i>	
<i>12/13/2017</i>	<i>007-800-034-00</i>	<i>401</i>	<i>843/585</i>	<i>STOLDT/DAVIS</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 200,000</i>	<i>100</i>	<i>\$ 160,480</i>	<i>\$ 89,520</i>	<i>\$ 895</i>	
<i>5/30/2018</i>	<i>007-850-044-00</i>	<i>401</i>	<i>851/280</i>	<i>PETERSEN/RAMBO</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 225,000</i>	<i>204</i>	<i>\$ 118,088</i>	<i>\$ 106,912</i>	<i>\$ 524</i>	
<i>8/22/2017</i>	<i>007-800-056-00</i>	<i>401</i>	<i>839/12</i>	<i>SCRIMGER/NETTLE</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 115,000</i>	<i>101</i>	<i>\$ 54,787</i>	<i>\$ 60,213</i>	<i>\$ 596</i>	
<i>9/8/2020</i>	<i>007-800-059-00</i>	<i>401</i>	<i>894/461</i>	<i>VALKO/MCLAUGHLIN</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 190,000</i>	<i>61</i>	<i>\$ 73,108</i>	<i>\$ 116,892</i>	<i>\$ 1,916</i>	Included
<i>8/21/2020</i>	<i>007-850-068-00&amp;069-00</i>	<i>401</i>	<i>893/141</i>	<i>KIVELA/FISHER</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 350,000</i>	<i>151</i>	<i>\$ 148,590</i>	<i>\$ 201,410</i>	<i>\$ 1,334</i>	Included
<b>10/30/2020</b>	<b>007-800-058-00</b>	<b>402</b>	<b>899/699</b>	<b>BATT/MCLAUGHLIN</b>	<i>St. Martins Pt Rd</i>	<b>WD</b>	<b>\$ 50,000</b>	<b>61</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 820</b>	Included
<i>1/29/2021</i>	<i>00-015-00 &amp; 017-00 &amp; 018-00</i>	<i>401</i>	<i>904/373</i>	<i>HEUCK/REED</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 265,000</i>	<i>185.62</i>	<i>\$ 108,282</i>	<i>\$ 156,718</i>	<i>\$ 844</i>	Included
<b>4/22/2021</b>	<b>007-800-007-00</b>	<b>402</b>	<b>910/170</b>	<b>MOLESKI/THARP</b>	<i>St. Martins Pt Rd</i>	<b>WD</b>	<b>\$ 33,500</b>	<b>65</b>	<b>\$ -</b>	<b>\$ 33,500</b>	<b>\$ 515</b>	
<i>8/25/2021</i>	<i>007-800-021-00</i>	<i>401</i>	<i>918/164</i>	<i>SCRAMLIN/BENSON</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 225,000</i>	<i>77</i>	<i>\$ 57,728</i>	<i>\$ 167,272</i>	<i>\$ 2,172</i>	
<b>4/6/2022</b>	<b>007-800-005-00 +</b>	<b>402</b>	<b>933/61</b>	<b>ASH/LAHUIS</b>	<i>St. Martins Pt Rd</i>	<b>WD</b>	<b>\$ 65,000</b>	<b>97</b>	<b>\$ -</b>	<b>\$ 65,000</b>	<b>\$ 670</b>	
<b>5/13/2022</b>	<b>007-319-001-30</b>	<b>402</b>	<b>934/686</b>	<b>DAUGHETY/UTILI-LINK</b>	<i>Eagle Pt Rd</i>	<b>WD</b>	<b>\$ 95,000</b>	<b>150</b>	<b>\$ -</b>	<b>\$ 95,000</b>	<b>633</b>	
<i>9/7/2022</i>	<i>007-800-002-00</i>	<i>401</i>	<i>941/93</i>	<i>HILLARY/MOONDRA</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 335,000</i>	<i>69</i>	<i>\$ 131,583</i>	<i>\$ 203,417</i>	<i>2948</i>	outlier
<i>5/22/2023</i>	<i>007-850-032-00</i>	<i>401</i>	<i>953/333</i>	<i>SWINGLE/JACKSON</i>	<i>Stony Pt Rd</i>	<i>WD</i>	<i>\$ 130,000</i>	<i>74</i>	<i>\$ 61,235</i>	<i>\$ 68,765</i>	<i>929</i>	
<i>7/21/2023</i>	<i>07327-006-00&amp;005-00</i>	<i>401</i>	<i>956/275</i>	<i>DUNCAN/BROOKS</i>	<i>St. Martins Pt Rd</i>	<i>WD</i>	<i>\$ 150,000</i>	<i>100</i>	<i>\$ 65,000</i>	<i>\$ 85,000</i>	<i>1253</i>	
<b>9/5/2023</b>	<b>007-800-057-00</b>	<b>402</b>	<b>959/95</b>	<b>VALKO/COGNATO</b>	<i>St. Martins Pt Rd</i>	<b>WD</b>	<b>\$ 99,000</b>	<b>101</b>		<b>\$ 99,000</b>	<b>980</b>	

**AVERAGE** \$ 962

Conclusion: The median rounded to \$850 p/ff is the best indicator of value for Lake Front

**MIN** \$ 515

**MAX** \$ 1,916

**MEDIAN** \$ **820**

**OFF LAKE SIDE OF ST MARTINS POINT & STONY PT RD LAND TABLE 4008**

**Residential Front Feet**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	PRICE P/FF	NOTES
7/15/2015	007-334-001-50	402	798/654	SOMMERS/COWELL	St. Martins Pt Rd	WD	\$ 38,000	250	\$ -	\$ 38,000	152	
8/3/2015	007-800-128-00	402	800/117	LEACH/WILSON	St. Martins Pt Rd	WD	\$ 15,000	120	\$ -	\$ 15,000	125	
9/16/2016	007-334-006-00	401	820/211	COTE/LEONARD	St. Martins Pt Rd	WD	\$ 72,500	75	\$ 49,472	\$ 23,028	307	
9/4/2018	007-334-006-10	401	855/604	OWEN/CRAWFORD	St. Martins Pt Rd	WD	\$ 72,000	72	\$ 52,216	\$ 19,784	275	
2/18/2019	007-850-036-00/038-00	401	863/111	THON/DOST	St. Martins Pt Rd	WD	\$ 105,000	240	\$ 58,565	\$ 46,435	193	
8/4/2020	007-800-121-00 & -30	402	892/218	HANSEN/MOFFETT	St. Martins Pt Rd	WD	\$ 15,000	120	\$ -	\$ 15,000	125	Included
3/11/2021	007-334-006-10	401	907/80	CRAWFORD/STONECIPHER	St. Martins Pt Rd	WD	\$ 90,000	72	\$ 61,754	\$ 28,246	392	Included
3/30/2021	007-800-113-00 +	401	9008/288	SUDOL/KIRKLIN	St. Martins Pt Rd	WD	\$ 122,000	250	\$ 78,544	\$ 43,456	174	Included
10/1/2021	007-800-091-00	402	920/324	ST PIERRE/KIRKLIN	St. Martins Pt Rd	WD	\$ 13,000	64	\$ -	\$ 13,000	203	
12/16/2021	007-334-006-00	401	926/253	LEONARD/FUREST	St. Martins Pt Rd	WD	\$ 135,000	75	\$ 99,470	\$ 35,530	474	
12/14/2022	007-334-006-10	401	946/537	STONECIPHER/LOCKHART	St. Martins Pt Rd	WD	\$ 134,900	72	\$ 104,091	\$ 30,809	428	
9/25/2023	007-334-001-50	401	960/192	COLEMAN/FLEWELLING	St. Martins Pt Rd	WD	\$ 58,000	250	13000	\$ 45,000	179	

Conclusion: The best indicator of value is the Median & Average rounded up to \$300 p/ff

<b>AVERAGE</b>	\$	<b>299</b>
<b>MIN</b>	\$	125
<b>MAX</b>	\$	474
<b>MEDIAN</b>	\$	<b>298</b>

**PONTCHARTRAIN TR**

**LAND TABLE 401 N**

**Residential Sub Front Feet**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	PRICE P/FF	NOTES
9/17/2016	007-750-342-00	402	821/10	TAUCHER/GOODMAN	Pont Tr	WD	\$ 31,500	150		\$ 31,500	\$ 210	WFViewPont tr
1/30/2017	007-750-165-00	402	828/593	LEISURE LAND/SULKO	Ogemaw Tr	WD	\$ 12,000	220		\$ 12,000	\$ 55	OgemawTr
1/27/2017	007-750-167-00	402	828/592	MONTIY/SULKOWSKI	Ogemaw Tr	WD	\$ 25,000	300		\$ 25,000	\$ 83	OgemawTr
2/27/2018	007-750-336-00	402	846/463	SMITHHISLER/DIDOMINI	Pont Tr	LC	\$ 23,333	100		\$ 23,333	\$ 233	WFViewPont tr
7/2/2020	007-750-320-60	402	890/93	NYE/HASTINGS	Pont Tr	LC	\$ 33,000	100		\$ 33,000	\$ 330	WFViewPont tr
8/1/2020	007-750-320-40	402	891/442	HALL/METIVA	Pont Tr	LC	\$ 49,000	100		\$ 49,000	\$ 490	WFViewPont tr
10/10/2020	007-750-320-30	402	897/296	HALL/RINGLER	Pont Tr	WD	\$ 31,000	100		\$ 31,000	\$ 310	WFViewPont tr
11/27/2020	007-750-223-10	402	900/463	JARECKI/METIVA	Pont Tr	LC	\$ 19,900	217		\$ 19,900	\$ 92	Nside Pont Tr
8/6/2021	007-750-311-00	402	916/658	SHAW/CHILDS	Pont Tr Un Dev	WD	\$ 13,000	50		\$ 13,000	\$ 260	WFViewPont tr
8/11/2021	007-750-314-00	402	917/290	HALBERG/WERNER	Pont Tr Un Dev	WD	\$ 13,000	50		\$ 13,000	\$ 260	WFViewPont tr
7/21/2022	007-750-267-30	402	936/679	NORELLO/FRANKS	Pont Tr	WD	\$ 25,500	150		\$ 25,500	\$ 170	Nside Pont Tr
12/7/2022	007-750-178-00	401	946/232	MAXCY/GROSCH	Ogemaw Tr	WD	\$ 105,700	317	\$ 54,509	\$ 51,191	\$ 161	OgemawTr
1/13/2023	007-750-320-50	402	948/154	HILGONDORF/BRUMAN	Pont Tr	WD	\$ 28,000	100		\$ 28,000	\$ 280	WFViewPont tr

*All sales listed were used in calculations.*

				WF View	Non WF View	
Conclusion:	High WF View: \$300 p/ff	Average rounded up is best indicator of value		<b>AVERAGE</b>	\$ 297	\$ 112
	Medium: \$200 p/ff			<b>MIN</b>	\$ 210	\$ 55
	Non WF View: \$100 p/ff	Average rounded down is best indicator of value		<b>MAX</b>	\$ 490	\$ 170
	Price per ff will range from \$300 adjacent to water down to \$50 p/ff for undeveloped road lots			<b>MEDIAN</b>	\$ 270	\$ 92

**GARBY**

**LAND TABLE 700**

**Residential Sub Front Feet**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	PRICE P/FF	NOTES
2/17/2015	007-600-020-00	401	792/08	KIBBLE/MCCORD	Poplar St	WD	\$ 39,000	70	\$ 35,464	\$ 3,536	\$ 51	Included
11/8/2016	007-700-013-00	401	824/20	FOUNTAIN/CLEGG	Charles St	WD	\$ 62,000	144	\$ 53,526	\$ 8,474	\$ 59	Included
3/19/2020	007-700-009-00	401	882/373	BENNETT/VANLUVEN	Charles St	WD	\$ 85,000	95	\$ 71,211	R \$13789	\$ 145	Included
8/25/2021	007-600-028-00	401	918/567	MALASKI/CASTRO	Charles St	WD	\$ 119,000	150	\$ 79,163	\$ 39,837	\$ 266	
9/3/2021	007-600-013-00	401	919/487	RYE/IZZARDBAWKS	James St	WD	\$ 55,000	70	\$ 42,713	\$ 12,287	\$ 176	
9/30/2021	007-600-025-00	401	920/625	SALMI/NAULT	Townline Rd	WD	\$ 55,000	80	\$ 49,797	\$ 5,203	\$ 65	
4/11/2022	007-700-009-00	401	933/02	VANLUVEN/GOUGH	Charles St	WD	\$ 85,000	95	\$ 57,043	\$ 27,957	\$ 294	
9/20/2023	007-700-009-00	401	959/692	GOUGH/BRAECKEVELDT	Charles St	WD	\$ 136,000	95	\$ 83,806	\$ 47,148	\$ 496	

Platted developed neighborhood used improved sales as there are no vacant sales

Prior year sales were used in calculations.

Conclusion: High p/ff \$140 p/ff Average rounded down and median rounded up is best indicator of value.  
 Medium: \$95 p/ff  
 Low: \$50 p/ff

**AVERAGE \$ 151**  
**MIN \$ 51**  
**MAX \$ 294**  
**MEDIAN \$ 145**

**RURAL ROAD FRONTAGE**

**LAND TABLE 100 SMALL LOTS**

DATE	PARCEL ID No	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	EFF	BLDG VAL	LAND RES	PRICE P/FF	NOTES
4/6/2017	007-307-022-00	401	832/191	IRISH/KANITZ	Pontchartrain Sh	LC	\$ 38,000	99	\$ 30,364	\$ 7,636	\$ 77	included/gravel
8/28/2017	007-101-015-00	401	838/222	GONZALES/ROSEBURGH	Townline Rd.	WD	\$ 116,000	150	\$ 100,983	\$ 15,017	\$ 100	included/paved
1/23/2019	007-307-020-00	401	862/283	SPEISER/HASKE	Pontchartrain Sh	WD	\$ 122,000	194	\$ 110,750	\$ 11,250	\$ 58	included/paved
10/7/2020	007-426-005-12	401	897/01	NYE/SMETHURST	Fish Rd	WD	\$ 50,000	454	\$ 4,194	\$ 45,806	\$ 101	included/paved
4/22/2021	007-101-010-10	401	909/632	HUYCK/GREENE	M-129	WD	\$ 154,000	150	\$ 114,446	\$ 39,554	\$ 264	paved
3/24/2022	007-307-017-30	401	932/81	SCHULTZ/VANDUSEN	Pontchartrain Sh	WD	\$ 45,900	150	\$ 34,181	\$ 11,719	\$ 78	gravel
5/27/2022	007-101-014-00	401	935/472	JONES/BATHO	Townline Rd.	WD	\$ 207,000	300	\$ 181,436	\$ 25,564	\$ 85	paved
4/26/2023	007-133-007-78	401	952/192	SCHAUB/PERANEN	3 Mile Rd	WD	\$ 54,500	265.7	\$ 21,570	\$ 32,930	\$ 124	paved

Conclusion: High p/ff \$100 p/ff Average rounded down is best indicator of high value.  
 Medium: \$80 p/ff Median rounded down is the best indicator of medium value  
 Low: \$60 p/ff Minimum rounded up is the best indicator of low value

**AVERAGE \$ 109**  
**MIN \$ 58**  
**MAX \$ 264**  
**MEDIAN \$ 85**

**NOTE: Marquette Township does not have recent vacant commercial or industrial ff sales that represent the market. The west side of the town of Pickford is Marquette Twp and the East side is Pickford Township. They share a business district and are the same market area. The Pickford Township sales listed below are the indicative of the commercial market for Marquette Township.**

**COMM/IND 201 & 301 Price per FF Study**

DATE	PARCEL ID NUMBE	CLASS	RECORDING	GRANTOR/GRANTEE	ADDRESS	INST	SALE PRICE	E FR FT	BLDG VAL	LAND RES	PRICE PER F	NOTES
8/23/2019	009-081-017-00&018-00	201	1307/1126	PICKFORD REALTY/ELSEY	Main St	WD	\$ 200,000	139'	\$ 135,451	\$ 64,549	\$ 464	
8/31/2020	009-381-003-00	201	1327/576	LYNN HOLDINGS/SUPERIOR	Main St	WD	\$ 250,000	200'	\$ 190,888	\$ 59,112	\$ 296	
5/7/2020	009-186-022-60	202	1320/306	NYBERG/LAMB	M-129	WD	\$ 18,000	185'		\$ 18,000	\$ 97	included
7/14/2021	009-340-001-00	201	1354/628	GREEN/MASSONGILL	Church St	WD	\$ 42,500	75'	\$ 39,325	\$ 3,175	\$ 42	outlier
8/19/2021	009-186-027-00	201	1352/566	GREEN/GALER	M-129	WD	\$ 76,000	125'	\$ 59,188	\$ 16,812	\$ 135	
11/10/2022	009-322-003-00	201	1379/1275	TAYLOR/MARANTZ	Main St	WD	\$ 199,000	60'	\$ 128,073	\$ 70,927	\$ 1,182	outlier
<b>AVERAGE</b>											<b>\$ 116</b>	
<b>MIN</b>											<b>\$ 42</b>	
<b>MAX</b>											<b>\$ 464</b>	
<b>MEDIAN</b>											<b>\$ 135</b>	

Conclusion: \$120 p/ff High & \$80 p/ff Medium & \$60 p/ff Low

The Average rounded up was determined to be the best indicator of value