

Sanilac Township South Lakefront Land Study 2024

Parcel Number	Area	Sale Date	Price	unit	Land Residual	\$/unit	
210-011-100-100-00	South	05/21/2021	\$350,000	102 ff	\$186,788	\$1,831/ff	high bank
210-014-300-040-00	South	10/12/2021	\$259,931	80 ff	\$190,113	\$2,378/ff	
210-014-100-060-00	South	04/30/2021	\$430,000	154.7 ff	\$426,417	\$2,757/ff	
210-014-100-070-00	South	09/21/2021	\$440,000	99.9 ff	\$295,515	\$2,957/ff	
210-014-100-110-00	South	05/25/2021	\$345,000	66.5 ff	\$274,763	\$4,131/ff	
210-023-100-100-00	South	03/10/2023	\$600,000	65.4 ff	\$253,274	\$3,871/ff	
210-023-400-130-00+150-00	South	07/09/2021	\$489,000	110.5 ff	\$256,795	\$2,323/ff	
210-023-400-170-00	South	09/23/2021	\$160,000	94.2 ff	\$132,782	\$1,409/ff	high bank
210-035-200-130-00	South	04/30/2021	\$400,000	104.8 ff	\$308,887	\$2,947/ff	
211-090-000-010-00	South	10/12/2022	\$270,000	92.2 ff	\$220,919	\$2,397/ff	
211-090-000-011-01	South	09/09/2022	\$327,500	139.8 ff	\$264,679	\$1,893/ff	high bank
211-090-000-013-00	South	12/19/2022	\$473,500	92.2 ff	\$208,188	\$2,257/ff	
211-090-000-022-00	South	08/20/2021	\$559,000	95.9 ff	\$330,329	\$3,443/ff	
211-090-000-023-00	South	12/09/2021	\$408,000	95.9 ff	\$333,110	\$3,472/ff	
211-090-000-023-00	South	02/24/2023	\$460,000	95.9 ff	\$377,333	\$3,933/ff	
211-090-000-025-00	South	10/20/2022	\$800,000	189.4 ff	\$516,761	\$2,728/ff	

211-100-000-011-00	South	09/08/2021	\$489,000	97.8 ff	\$298,739	\$3,055/ff
211-100-000-025-00	South	08/27/2021	\$380,000	81.2 ff	\$229,277	\$2,824/ff
211-100-000-034-00	South	09/10/2021	\$232,500	91.8 ff	\$164,787	\$1,796/ff high bank
211-170-000-007-00	South	12/30/2022	\$599,900	100.4 ff	\$308,291	\$3,070/ff

Rate Assessor Rate used \$2,775/ff Avg Rate \$2,774/ff

Rate Used \$2,688/ff Adjusted to Equalize

High Bank parcels Average \$1732/ff or 60% of standard frontage. Say \$1,700/ff. Use \$1,700/ff rate

Rate used \$1,646/ff Adjusted to Equalize

Sanilac Township North Lakefront Land Study 2024

Parcel Number	Area	Sale Date	Price	unit	Land Residual	\$/unit
211-022-100-070-00	North	08/26/2021	\$520,000	69.2 ff	\$282,932	\$4,091/ff
211-022-100-070-00	North	09/06/2022	\$601,000	69.2 ff	\$366,563	\$5,300/ff
211-022-100-100-00	North	10/14/2022	\$505,000	99.0 ff	\$362,539	\$3,664/ff
211-022-100-180-00	North	04/26/2021	\$355,000	51.9 ff	\$263,539	\$5,081/ff
211-022-100-190-00	North	01/14/2022	\$750,000	78.1 ff	\$535,067	\$6,852/ff
211-022-100-320-10	North	02/28/2023	\$295,000	102.7 ff	\$295,000	\$2,872/ff
211-035-100-110-00	North	12/08/2021	\$980,000	99.8 ff	\$523,986	\$5,249/ff

Rate Assessor Rate used \$4,730/ff Avg Rate \$4,730/ff

Rate Used \$4,581/ff Adjusted to Equalize

High Bank parcels 60% of standard frontage or \$2,838/ff. Use \$2,838/ff rate

Rate used \$2,749/ff Adjusted to Equalize

Sanilac Village Lake Street Land Study 2024

Lake St South and Lake St North neighborhoods

Parcel Number	Area	Sale Date	Price	unit	Land Residual	\$/unit
212-200-000-057-01	Cherry	12/18/2022	\$412,000	119.3 ff	\$175,813	\$1,474/ff
212-250-001-006-01	S Lake	09/21/2022	\$75,000	40.2 ff	\$65,910	\$1,640/ff
212-250-001-017-00	S Lake	11/04/2022	\$371,500	119.3 ff	\$198,270	\$1,662/ff
212-250-001-040-10	S Lake	04/22/2022	\$275,000	62.0 ff	\$130,112	\$2,097/ff
212-250-001-046-00	S Lake	11/22/2021	\$269,900	79.8 ff	\$124,063	\$1,554/ff

Rate Assessor Rate used \$1,650/ff Avg Rate \$1,650/ff

Rate Used \$1,598/ff Adjusted to Equalize

Sanilac Township Rural Acreage Land Study 2024

Township at Large -Township Residential

Parcel Number	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
211-110-000-005-00	Mann Rd 08/30/2022	\$ 10,500	0.46 ac	Vacant	\$ 10,500	\$22,876/ac
211-180-000-016-00	Washington 06/30/2022	\$ 12,000	0.46 ac	Vacant	\$ 12,000	\$26,144/ac
211-110-000-040-00	Mann Rd 12/30/2021	\$ 14,000	1.38 ac	Vacant	\$ 14,000	\$10,167/ac
210-014-300-060-10	Greening 08/10/2022	\$ 55,000	2.47 ac	Vacant	\$ 55,000	\$22,267/ac
210-014-300-060-20	Walker 08/10/2022	\$55,000	2.47 ac	Vacant	\$ 55,000	\$22,267/ac
210-014-300-060-30	Walker 08/10/2022	\$55,000	2.5 ac	Vacant	\$ 55,000	\$22,000/ac
210-014-300-060-40	Walker 08/10/2022	\$55,000	2.5 ac	Vacant	\$ 55,000	\$22,000/ac
210-026-300-080-03	Greening 02/24/2023	\$50,000	5.0 ac	Vacant	\$ 50,000	\$10,000/ac
210-026-300-080-04	Greening 01/25/2023	\$50,000	5.0 ac	Vacant	\$ 50,000	\$10,000/ac
210-031-100-020-00	Applegate 12/19/2022	\$130,000	20.2 ac	Vacant	\$130,000	\$6,436/ac
210-030-300-060-10	Applegate 12/30/2021	\$264,000	48.0 ac	Vacant	\$264,000	\$5,500/ac
210-009-300-020-00	Ridge Rd 06/07/2022	360,000	66.41 ac	Vacant	\$360,000	\$5,421/ac
210-009-300-020-00	Ridge Rd 02/16/2023	365,200	66.41 ac	Vacant	\$365,200	\$5,499/ac

Acreage Rates see rate table

Acreage rate Used Adjusted to Equalize see rate table

Sanilac Township Rural Acreage Land Study 2024

Township at Large -Township Residential

unit	Land Residual	\$/unit	Table Units	Implied \$/ac	Table Value	Final Rate Used
0.46 ac	\$ 10,500	\$22,876/ac				
0.46 ac	\$ 12,000	\$26,144/ac	1 ac	\$24,000	\$14,000	\$13,562
1.38 ac	\$ 14,000	\$10,167/ac	1.5 ac	\$15,000	\$16,000	\$15,499
2.47 ac	\$ 55,000	\$22,267/ac	2 ac		\$20,000	\$19,374
2.47 ac	\$ 55,000	\$22,267/ac	2.5 ac	\$22,000	\$28,000	\$27,124
2.5 ac	\$ 55,000	\$22,000/ac	3 ac		\$36,000	\$34,873
2.5 ac	\$ 55,000	\$22,000/ac	4 ac		\$42,000	\$40,685
5.0 ac	\$ 50,000	\$10,000/ac	5 ac	\$10,000	\$50,000	\$48,435
5.0 ac	\$ 50,000	\$10,000/ac	7 ac		\$65,000	\$62,966
			10 ac		\$70,000	\$67,809
			15 ac		\$96,000	\$92,955
20.2 ac	\$130,000	\$6,436/ac	20 ac	\$6,500	\$128,000	\$123,994
48.0 ac	\$264,000	\$5,500/ac	30 ac		\$170,000	\$154,992
66.41 ac	\$360,000	\$5,421/ac	40 ac		\$220,000	\$164,679
66.41 ac	\$365,200	\$5,499/ac	50 ac	\$5,500	\$270,000	\$266,393
			100 ac	\$5,500	\$550,000	\$532,785

Acreage Rates see above

Acreage rate Used Adjusted to Equalize see rate above

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Sanilac Township/Weber Drive Land Study 2024

Lot FF Values in "Township" and "Weber Dr" Neighborhoods

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
211-110-000-005-00	Huron Sierra	08/30/2022	\$ 10,500	100 ff	Vacant	\$ 10,500	\$105/ff
211-110-000-040-00	Huron Sierra	12/30/2021	\$ 14,000	133 ff	Vacant	\$ 14,000	\$105/ff
211-180-000-016-00	Washington	06/30/2022	\$ 12,000	100 ff	Vacant	\$ 12,000	\$120/ff

Acreage Rate

Assessor Rate used in table \$110/ff

Avg Rate

\$110/ff

Acreage rate Used

\$106/ff Adjusted to Equalize

Saniac Township M-25 (Lake Access) Land Study 2024

Lake Access Lot FF Values in "Township M-25" Neighborhood

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
210-011-300-020-00	Lakeshore	07/16/2021	\$120,000	85.1 ff	\$63,013	\$ 56,987	\$669/ff
210-035-200-200-00	Lakeshore	01/07/2022	\$129,900	217.1 ff	\$26,199	\$103,701	\$478/ff
211-035-100-020-00	Cooney Dr	11/01/2023	\$140,000	79 ff	\$97,744	\$42,256	\$535/FF

Acreage Rate Assessor Rate used in table \$535/ff Avg Rate \$535/ff

Acreage rate Used \$518/ff Adjusted to Equalize

Reference "Township Rural Acreage Study" for "M-25" Neighborhood Acreage Values

Saniac Township Bucsko (Lake Access) Land Study 2024

Lake Access "Barr Dr" Lot FF Values in "Bucsko" Neighborhood

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
210-011-300-020-00	Lakeshore	07/16/2021	\$120,000	85.1 ff	\$63,013	\$ 56,987	\$669/ff
210-035-200-200-00	Lakeshore	01/07/2022	\$129,900	217.1 ff	\$26,199	\$103,701	\$478/ff
211-035-100-020-00	Cooney Dr	11/01/2023	\$140,000	79 ff	\$97,744	\$42,256	\$535/FF

Rate Assessor Rate used in table \$535/ff Avg Rate \$535/ff

Rate Used \$518/ff Adjusted to Equalize

Lake Access "Murphy Dr" lot FF Values in "Bucsko" Neighborhood

211-070-000-008-01	Murphy Dr	11/01/2023	\$240,000	75 ff	\$153,985	\$86,015	\$1,147/ff
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Rate Assessor Rate used in table \$1,147/ff Avg Rate \$1,147/ff

Rate Used \$1,111/ff Adjusted to Equalize

Reference "Township Rural Acreage Study" for "M-25" Neighborhood Acreage Values

Sanilac Village Residential Land Study 2024

SW and NW areas, Taylor's, Groat's and Carter's Subs – Side Streets

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
212-260-000-023-00	St Mary's	07/31/2019	\$ 18,000	80 ff	Vacant	\$ 18,000	\$225/ff
212-320-000-002-00	Carter's	08/09/2021	\$ 17,000	105 ff	Vacant	\$ 17,000	\$162/ff
212-320-000-003-00	Carter's	08/09/2021	\$ 17,000	105 ff	Vacant	\$ 17,000	\$162/ff
212-320-000-012-00	Carter's	06/16/2022	\$ 27,000	105 ff	Vacant	\$ 27,000	\$257/ff

Rate Assessor Rate used in table \$200/ff Avg Rate \$200/ff

Rate Used \$193/ff Adjusted to Equalize

Main Streets

212-270-000-029-06 Taylor's- Main St 05/18/2022 \$22,000 80 ff Vacant \$ 22,000 \$275/ff

Rate Assessor Rate used in table \$275/ff Avg Rate \$275/ff

Rate Used \$266/ff Adjusted to Equalize

Saniac Village East (Lake Access) Land Study 2024

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
210-011-300-020-00	Lakeshore	07/16/2021	\$120,000	85.1 ff	\$63,013	\$ 56,987	\$669/ff
210-035-200-200-00	Lakeshore	01/07/2022	\$129,900	217.1 ff	\$26,199	\$103,701	\$478/ff
211-035-100-020-00	Cooney Dr	11/01/2023	\$140,000	79 ff	\$97,744	\$42,256	\$535/FF

Rate Assessor Rate used in table \$535/ff Avg Rate \$535/ff

Rate Used \$518/ff Adjusted to Equalize

Sanilac Township Agricultural Land Study 2024

Parcel Number	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
210-009-300-020-00	06/07/2022	\$360,000	66.41 ac	Vacant	\$360,000	\$5,421/ac
210-009-300-020-00	02/16/2023	\$365,200	66.41 ac	Vacant	\$365,200	\$5,499/ac
210-030-300-060-10	12/30/2021	\$264,000	48.0 ac	Vacant	\$264,000	\$5,500/ac
210-031-100-020-00	12/19/2022	\$130,000	20.2 ac	Vacant	\$130,000	\$6,436/ac

Acreage Rate Assessor Rate used in table \$5,500/ac Avg Rate \$5,569/ac

Acreage rate Used \$4,900/ac Adjusted to Equalize

Sanilac Village and Township Commercial Land Study 2024

Village Downtown

Parcel Number	Area	Sale Date	Price	unit	Improv Value	Land Residual	\$/unit
212-200-000-048-01	Main St	07/16/2021	\$120,000	85.1 ff	\$47,413	\$ 72,587	\$688/ff
212-200-000-048-02	Ridge St	03/17/2022	\$230,000	52.5 ff	\$167,382	\$ 62,618	\$1,192/ff
212-270-000-004-01	Ridge St	05/01/2022	\$130,000	46 ff	\$82,738	\$47,262	\$1,027/ff
212-270-000-051-00	Ridge St	11/05/2021	\$90,000	64.75 ff	\$46,080	\$43,920	\$678/ff
212-280-000-078-01	Ridge St	07/30/2021	\$80,000	40 ff	\$48,178	\$31,822	\$796/ff
Rate	Assessor Rate used in table		\$836/ff	Avg Rate	\$836/ff		

Village out of Downtown - 40% of Downtown rate Used \$344/ff

Village Edge of Town - 3 parcels - Estimated Values Only

Township Commercial Land – 3 parcels – Estimated Values Only