



Ag Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Other Parcels in Sale	Class
<20 acres										
003-032-001-01		3/7/2025	\$55,000	WD	03-ARM'S LENGTH	\$55,000	10.00	\$5,500		402
003-032-001-02	6229 WOODMAN RD SW	3/7/2025	\$52,000	WD	03-ARM'S LENGTH	\$52,000	10.00	\$5,200		402
003-034-007-70		5/15/2023	\$30,000	WD	03-ARM'S LENGTH	\$30,000	12.69	\$2,364		402
007-015-006-16		3/14/2024	\$39,500	WD	03-ARM'S LENGTH	\$39,500	10.52	\$3,755		402
010-031-008-30		8/16/2024	\$43,900	WD	03-ARM'S LENGTH	\$43,900	10.00	\$4,390		402
010-032-004-10		5/25/2023	\$57,000	WD	03-ARM'S LENGTH	\$57,000	12.25	\$4,653		402
010-032-010-50		5/17/2024	\$43,900	WD	03-ARM'S LENGTH	\$43,900	10.00	\$4,390		402
012-006-006-30		12/13/2023	\$20,000	WD	03-ARM'S LENGTH	\$20,000	9.75	\$2,051		402
012-006-006-30		1/11/2024	\$42,000	WD	03-ARM'S LENGTH	\$42,000	9.75	\$4,308		402
012-023-008-15		3/24/2025	\$69,900	WD	03-ARM'S LENGTH	\$69,900	10.01	\$6,983		402
012-027-006-60		6/26/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	9.76	\$7,684		402
012-028-001-19		8/25/2023	\$39,900	WD	03-ARM'S LENGTH	\$39,900	10.00	\$3,990		402
003-020-008-42	6254 LARSON RD SW	10/18/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	19.42	\$4,377		402
010-012-009-00	part of	7/20/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	19.50	\$2,051		402
012-021-012-00		3/1/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	18.70	\$2,941		402
						\$748,100	182.35	\$4,102.55		
								Used 4100		
20-80 acres										
010-023-003-00		7/19/2024	\$50,000	WD	19-MULTI PARCEL AF	\$50,000	20.04	\$2,495	010-023-003-70	402
012-028-001-16		3/11/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	20.20	\$1,485		402
007-032-024-00		1/24/2025	\$81,000	WD	03-ARM'S LENGTH	\$81,000	40.00	\$2,025		402
010-012-009-00	part of	5/16/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	20.00	\$2,500		402
003-026-018-00		3/8/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	49.47	\$3,639		402
007-009-004-00		1/3/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	79.00	\$3,797		402
007-009-008-00		1/3/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	78.00	\$3,846		402
						\$991,000	306.71	\$3,231.07		
								Used 3200		
>80 acres										
010-033-002-00		5/31/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	119.00	\$2,185		402
003-011-007-01	3989 W CROFTON RD	3/28/2025	\$227,000	WD	19-MULTI PARCEL AF	\$227,000	97.00	\$2,340	003-011-007-02	402
007-009-004-00		3/21/2025	\$365,000	WD	19-MULTI PARCEL AF	\$365,000	160.00	\$2,281	007-009-008-00	402
						\$852,000	376.00	\$2,265.96		
								Used 2200		
<b>Used</b>	<b>Per Acre</b>									
<b>0-20 acres</b>			<b>4100</b>							
<b>20.01-40 acres</b>			<b>3200</b>							
<b>40.01 - 80 acres</b>			<b>2800</b>							
<b>80.01 +</b>			<b>2200</b>							

Fife Lake Frontage	5,200
Fife Lake W/ Access	2,200
Fife Lake View	1,600
Back lot	35,000

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF
04-060-057-00	11637 LAKE SHORE DR	07/21/23	\$685,000	\$306,523	50.0	\$6,130
04-060-063-01	11581 LAKE SHORE DR	04/25/25	\$645,000	\$275,063	50.0	\$5,501
04-070-005-00	11281 LAKE SHORE DR	03/26/24	\$360,000	\$193,988	50.0	\$3,880
				\$775,574	150.0	\$5,170
						\$5,170

Used  
Used 5200/FF

012-200-003-00	10052 COSTER RD SW	08/16/24	\$670,000	\$248,997	120.0	\$2,075
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**Totals: \$2,360,000 \$1,800,145 420.0**

Land Residual	First 50'	>50' residual	>50'
421003	260000	161,003	\$2,300

Used 2200/FF

view property

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
012-018-013-50	10519 GRAND KAL RD SW	08/15/24	\$601,000	\$601,000	\$150,411	75.0	0.0	4.35	4.35	\$2,005

Land Residual	Acrage Value	View Property Residual	View Prop/FF
150,411	31,550	118,861	1,585

Used 1600/FF

Back lot

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
012-200-025-00	10239 GRAND KAL RD SW	07/22/25	\$320,000	\$320,000	\$35,292	96.0	150.0	0.33	0.33	\$368

Used 35,000 per lot

The assessed values were determined using the limited verified sales available within the subject lake market. Due to the low volume of arm's-length transactions, there were insufficient comparable sales within the same lake to apply a traditional sales comparison approach with a broad data set. It is important to note that other lakes in the surrounding area are not considered comparable markets with Fife Lake being an all sports lake.

**Manistee River**

Manistee River 700  
 Excess Frontage 500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	comments
012-034-012-00	13735 SPRING CRK RD SW	05/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$64,877	115.0	\$564	
012-400-005-00	13112 Coster Rd	03/13/23	\$138,000	wd		\$138,000	\$138,000	128.0	\$1,078	
007-106-017-30/20	W Sharon Rd	08/15/24	\$149,000		MLS		\$149,000	385.0	\$387	bluff
007-106-017-10	8819 Pine Bluff Dr	08/14/24	\$187,500		MLS		\$187,500	500.0	\$375	bluff

**Totals: \$185,000 \$185,000 \$64,877 115.0**

**Average per FF=> \$564**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	1st 100' Value	Residual value	>100'/FF
012-034-012-00	13735 SPRING CRK RD SW	05/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$64,877	115.0	70,000.0	(\$5,123)	
012-400-005-00	13112 Coster Rd	03/13/23	\$138,000	wd		\$138,000	\$138,000	128.0	\$70,000	\$68,000	\$2,428.57

An analysis was conducted of the two most recent qualified sales involving properties with frontage on the Manistee River. The indicated sale prices reflect an average of \$821 per front foot. However, one of the two sales included a residential structure at the time of transfer that was subsequently removed. Because the sale price therefore reflected both land and improvement value, and in the absence of a reliable allocation supported by contributory value analysis or demolition adjustment data, reliance solely on the averaged figure would likely overstate pure land value. In order to ensure a conservative and supportable land valuation, a rate of \$700 per front foot was applied. This rate is supported by the available sales data, reflects appropriate consideration of the included improvement in one transaction, and results in a uniform and equitable assessment of similarly situated Manistee River frontage properties.

**Rural Lake**

Rural Lake/FF 630  
 excess frontage 630

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	and Residual	Effec. Front	Dollars/FF	ECF Area and Tabl	Class	Rate Group 1
012-008-018-01	INGERSOLL RD SW	03/29/24	PTA	03-ARM'S LENGT	\$69,900	\$69,900	118.8	\$589	00002 LONG L 402		LONG LAKE FF
011-025-007-00	3356 PHELPS RD NE	10/21/24	PTA	03-ARM'S LENGT	\$100,000	\$100,000	152.0	\$658	3		1 WHEELER LAKE
012-008-018-02	INGERSOLL RD SW	03/07/24	WD	03-ARM'S LENGT	\$65,900	\$65,900	118.8	\$555	00002 LONG L 402		LONG LAKE FF
012-100-021-00	6108 GINAFRED SHRS DR SW	06/07/24	PTA	03-ARM'S LENGT	\$82,500	\$82,500	110.0	\$750	00002 LONG L 402		LONG LAKE FF

**Totals:** **\$318,300** **\$318,300** **499.5**

Average  
per FF=> **\$637**

Parcel Number	Effec. Front	100' value	Excess Frontage	Land Residual	Excess \$/FF
012-008-018-01	118.8	63000	19	\$69,900	\$367.61
012-008-018-02	118.8	63000	19	\$65,900	\$154.50
012-100-021-00	110.0	63000	10	\$82,500	\$1,950.00

At the time of assessment, no market-supported analysis or verified sales data was available that would justify establishing a value different from the applied standard methodology for properties over 100 feet. Absent credible and verifiable market data to support an adjustment, it was not possible to develop or defend an alternative valuation model specific to properties over