

CLAM LAKE TOWNSHIP AG LAND VALUE RATE FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table
2109-22-1301-02	9360 S 45 RD	02/05/24	\$310,000	WD	\$310,000	\$310,000	\$253,995	73.07	\$4,243	FARM RATE
2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	\$189,900	\$96,840	\$101,233	40.81	\$2,737	FARM RATE
Totals:			\$499,900		\$499,900	\$406,840	\$355,228	113.88		
							Average	Average		
							per FF=>	per Net Acre=	3,572.53	
									Used \$3572.00	

Class
101
101

BAY POINT SHORES CONDO UNIT 2025 OFF WATER FF RATE

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table	Rate Group 1
2109-27-3114	03/11/22	\$8,750	WD	\$8,750	\$8,750	\$26,910	117.0	\$75	117.00	BAY POINT SHORES COI OFF WATER	
2109-27-3125	07/31/23	\$480,000	WD	\$480,000	\$43,664	\$98,370	109.3	\$399	109.30	BAY POINT SHORES COI OFF WATER	
Totals:		\$488,750		\$488,750	\$52,414	\$125,280	226.3				
Average											
per FF=>							\$232				

Used \$232.00

BAY POINT SHORES CONDO UNITS ON WATER 2025 FF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2109-27-3125	9355 POINT LOOKOUT DR	07/31/23	\$480,000	WD	\$480,000	\$43,664	\$98,370	109.3	\$399	BAY POINT SHORES COND
2109-27-3128	9311 POINT LOOKOUT DR	06/17/24	\$518,000	WD	\$518,000	\$220,806	\$35,650	155.0	\$1,425	BAY POINT SHORES COND
Totals:			\$998,000		\$998,000	\$264,470	\$134,020	264.3		
Average										
per FF=>								\$1,001		

Used \$1001

Rate Group 1

ON WATER

ON WATER

BERRY LAKE 2025 FF VALUES OFF WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table	Rate Group 1
2109-BLHS-11	804 ARBUTUS DR	05/31/22	\$272,000	WD	\$272,000	\$30,120	\$59,840	202.0	375.0	\$149	BERRY LAKE	OFF LAKE
Totals:			\$272,000		\$272,000	\$30,120	\$59,840	202.0				
Average												
per FF=>										\$149		

Used \$149

BERRY LAKE 2025 FF LAND VALUES ON WATER

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
2109-BLHS-04	825 ARBUTUS DR	06/28/24	WD	\$550,000	\$153,548	\$106,251	132.8	212.0	\$1,156	124.00	BERRY LAKE	LAKE FRONTAGE
2109-FBL-12	625 ARBUTUS DR	08/14/23	MLC	\$160,000	\$128,342	\$66,331	82.9	66.0	\$1,548	154.00	BERRY LAKE	LAKE FRONTAGE
2109-FBL-36	319 ARBUTUS DR	04/07/23	WD	\$87,000	\$38,905	\$50,912	63.6	81.0	\$611	100.00	BERRY LAKE	LAKE FRONTAGE
2109-FBL-62	11085 E 44 RD	07/17/23	MLC	\$125,000	\$71,415	\$40,836	51.0	203.0	\$1,399	51.00	BERRY LAKE	LAKE FRONTAGE
Totals:				\$922,000	\$392,210	\$264,330	330.4					
							Average					
							per FF=>	\$1,187				

Used \$1187

COMMERCIAL 2025 FF LAND RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
051-120-033-00	5565 W HOUGHTON LAKE	11/01/22	\$90,000	WD	\$90,000	\$19,285	\$75,000	200.0	\$96	COM/IND LAND VALUE
2312M-122311		11/10/23	\$17,000	WD	\$17,000	\$17,000	\$23,308	168.8	\$101	COMMERCIAL- RURAL
2109-21-4201	8515 E M-115 HWY	01/22/24	\$190,000	MLC	\$189,000	\$91,750	\$222,188	625.0	\$147	CLAM LAKE, CHERRY GROVE AND SELMA
2209-28-4213	1451 HANTHORN ST	09/23/22	\$516,000	WD	\$516,000	\$99,561	\$88,862	437.5	\$228	HARING COMMERCIAL
10-086-00-100-00	707 N MITCHELL ST	08/03/23	\$260,000	WD	\$260,000	\$55,825	\$0	225.0	\$248	DEFAULT
052-100-015-00	123 S ROLAND	06/05/23	\$165,000	WD	\$165,000	\$8,556	\$13,200	33.0	\$259	COM/IND LAND VALUE
052-119-004-00	105 GRACE	01/26/23	\$55,000	WD	\$55,000	\$22,369	\$30,400	76.0	\$294	COM/IND LAND VALUE
10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	\$85,000	\$17,396	\$40,710	59.0	\$295	CITY COMMERCIAL PARCELS
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	\$150,000	\$116,157	\$124,146	330.0	\$352	HARING COMMERCIAL
10-107-00-002-01	1745 S MITCHELL ST	03/08/23	\$83,000	WD	\$83,000	\$83,000	\$77,625	225.0	\$369	CITY COMMERCIAL PARCELS
007-031-046-40	130 N MOREY	06/29/23	\$325,000	WD	\$325,000	\$137,350	\$130,624	354.1	\$388	COM/IND LAND VALUE
2209-21-3302	E 34 RD	06/15/22	\$110,000	WD	\$110,000	\$110,000	\$129,112	243.3	\$452	HARING COMMERCIAL
052-130-011-60	211 S HUGHSTON	11/22/22	\$495,000	WD	\$495,000	\$164,214	\$118,356	295.9	\$555	COM/IND LAND VALUE
2209-28-1206	1920 N MITCHELL ST	03/01/24	\$845,000	WD	\$845,000	\$603,897	\$421,701	952.0	\$634	HARING COMMERCIAL
10-084-00-094-00	903 N MITCHELL ST	02/20/24	\$235,000	WD	\$235,000	\$150,112	\$0	218.5	\$687	DEFAULT
2209-28-1321	205 BELL AV	04/17/23	\$454,000	WD	\$454,000	\$206,123	\$78,059	300.0	\$687	CLAM LAKE, CHERRY GROVE AND SELMA
10-084-00-063-00	1129 N MITCHELL ST	12/20/22	\$220,000	MLC	\$220,000	\$150,697	\$134,550	195.0	\$773	CITY COMMERCIAL PARCELS
051-120-010-00	406 N MAIN	06/12/23	\$549,900	WD	\$549,900	\$178,612	\$12,500	223.0	\$801	COM/IND LAND VALUE
2209-20-4303	3841 WALKER AV	11/29/23	\$279,000	WD	\$279,000	\$150,608	\$103,727	164.0	\$918	HARING COMMERCIAL
Totals:			\$5,123,900		\$5,122,900	\$2,382,512	\$1,824,068	5,325.1		
									Average	
									per FF=>	\$447

Use \$447

COMMERCIAL 2025 ACRE RATE 15 ACRES AND UP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-18-4301		02/17/23	\$47,900	WD	\$47,900	\$47,900	\$40,525	14.00	14.00	\$3,421
2109-11-1101		04/07/21	\$289,900	WD	\$289,900	\$177,518	\$89,210	66.60	20.00	\$2,665
2109-11-1101		12/09/22	\$341,900	WD	\$341,900	\$207,887	\$100,600	66.60	20.00	\$3,121
2109-11-1102		04/07/21	\$289,900	WD	\$289,900	\$177,518	\$89,210	66.60	20.00	\$2,665
2109-11-1102		12/09/22	\$341,900	WD	\$341,900	\$207,887	\$100,600	66.60	20.00	\$3,121

Totals:

\$1,311,500

\$1,311,500

\$818,710

\$420,145

280.40

94.00

Average

per Net / 2,919.79

USE \$2919

COMMERCIAL LAND 2025 SQUARE FOOT RATE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	Land Table
2312M-122311		11/10/23	WD	\$17,000	\$17,000	\$23,308	168.8	207.2	0.34	\$1.14	168.76	COMMERCIAL- RURAL
2209-22-3206-01	3867 CECIL RD	03/12/24	WD	\$290,000	\$290,000	\$404,008	215.0	879.0	4.34	\$1.53	215.00	HARING COMMERCIAL
052-100-015-00	123 S ROLAND	06/05/23	WD	\$165,000	\$8,556	\$13,200	33.0	150.0	0.11	\$1.72	33.00	COM/IND LAND VALUE
007-031-046-40	130 N MOREY	06/29/23	WD	\$325,000	\$137,350	\$130,624	354.1	181.2	1.47	\$2.14	354.14	COM/IND LAND VALUE
051-120-010-00	406 N MAIN	06/12/23	WD	\$549,900	\$178,612	\$12,500	223.0	318.0	1.63	\$2.52	223.00	COM/IND LAND VALUE
2209-20-4303	3841 WALKER AV	11/29/23	WD	\$279,000	\$150,608	\$103,727	164.0	299.0	1.13	\$3.06	164.00	HARING COMMERCIAL
2209-28-1321	205 BELL AV	04/17/23	WD	\$454,000	\$206,123	\$78,059	300.0	295.2	1.45	\$3.27	300.00	CLAM LAKE, CHERRY GROV
Totals:				\$2,079,900	\$988,249	\$765,426	1,457.9		10.47			
										Average	Average	
										per Net Acr	per SqFt=>	\$2.17

Used \$ 2.00

CRESTVIEW 2025 FF LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
2109-CRSV-10		12/20/23	\$22,000	WD	\$22,000	\$22,000	\$48,000	300.0	200.0	\$73	CRESTVIEW
2109-CRSV-26	8210 HAGSTROM LN	11/19/21	\$322,900	WD	\$322,900	\$99,957	\$65,800	329.0	305.0	\$304	CRESTVIEW
Totals:			\$344,900		\$344,900	\$121,957	\$113,800	629.0			
								Average per FF=>		\$194	

Used \$194

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
2109-FRH-090	8278 LIBERTY LN	05/19/22	WD	\$142,500	\$48,889	\$23,400	130.0	161.0	\$376	FREEDOM HILL SUBD.
Totals:				\$142,500	\$48,889	\$23,400	130.0			
							Average per FF=>	\$376		

Used \$376

CLAM LAKE TWP
WEXFORD COUNTY

2025 LAND VALUE ANALYSIS

RESIDENTIAL
1-1.99 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-17-2312	7121 E M-115 HWY	06/29/23	\$220,000	WD	\$220,000	\$14,922	\$7,084	1.07	1.07	\$13,946
2109-23-4305-01	10671 E 48 RD	01/13/23	\$161,000	WD	\$161,000	\$47,590	\$11,396	1.48	1.48	\$32,155
Totals:			\$381,000		\$381,000	\$62,512	\$18,480	2.55	2.55	
							Average per FF=>	Average per Net Acre=>	24,514.51	Average per SqFt=>

USED\$24514

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-14-4205	8594 PLEASANT VIEW LN	10/07/22	\$430,000	WD	\$430,000	\$40,674	\$11,856	2.01	2.01	\$20,236
2109-07-4302-01	6627 E 44 RD	01/09/23	\$220,000	WD	\$220,000	\$15,984	\$14,049	2.50	2.50	\$6,394
2109-22-4302-02	9649 E 48	12/07/23	\$210,000	WD	\$210,000	\$11,220	\$17,250	2.80	2.83	\$4,007
2109-27-1105		02/26/24	\$12,900	QC	\$12,900	\$12,900	\$17,250	3.07	3.07	\$4,202
2109-10-1306	9697 E 40 1/2 RD	07/14/23	\$300,000	WD	\$300,000	\$51,465	\$23,355	3.94	3.94	\$13,062
Totals:			\$1,172,900		\$1,172,900	\$132,243	\$83,760	14.32	14.35	
								Average per FF=>	Average per Net Acre=>	Average 9,234.85 per SqFt=>
									Used \$9234	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-27-1105		02/26/24	\$12,900	QC	\$12,900	\$12,900	\$17,250	3.07	3.07	\$4,202
2109-10-1306	9697 E 40 1/2 RD	07/14/23	\$300,000	WD	\$300,000	\$51,465	\$23,355	3.94	3.94	\$13,062
2109-08-3308-01	7175 E 44	06/01/22	\$27,000	WD	\$27,000	\$27,000	\$17,136	5.00	2.50	\$5,400
2109-08-3308-02		06/01/22	\$27,000	WD	\$27,000	\$27,000	\$17,136	5.00	2.50	\$5,400
2109-10-1202	7020 WHALEY RD	08/16/23	\$45,000	WD	\$45,000	\$18,843	\$34,374	5.10	5.10	\$3,695
2109-30-4101-01	7865 E 50 RD	08/25/22	\$265,000	OTH	\$265,000	\$4,743	\$35,382	6.32	6.32	\$750
2109-11-2404	10405 E 40 1/2 RD	10/30/23	\$360,000	WD	\$360,000	\$123,377	\$35,000	9.50	9.50	\$12,987
2109-16-2305-02	8171 COLLEEN DR	04/26/22	\$665,000	WD	\$665,000	\$119,948	\$35,000	9.52	9.17	\$12,597
Totals:			\$1,701,900		\$1,701,900	\$385,276	\$214,633	47.45	42.10	
								Average per FF=>	Average per Net Acre=>	Average per SqFt=>
									8,119.28	
									Used \$8119	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-15-4302-02	S 43 1/2 RD	08/11/23	\$35,000	WD	\$35,000	\$35,000	\$35,000	10.00	10.00	\$3,500
2109-17-2201	8045 S 39 RD	04/26/22	\$297,500	WD	\$297,500	\$67,316	\$35,000	10.00	10.00	\$6,732
2109-01-4104		03/31/23	\$50,000	WD	\$50,000	\$50,000	\$36,411	10.97	10.97	\$4,558
2109-18-4301		02/17/23	\$47,900	WD	\$47,900	\$47,900	\$40,525	14.00	14.00	\$3,421
2109-14-1101-02	8042 S 47 RD	05/23/23	\$70,000	WD	\$70,000	\$70,000	\$41,834	14.02	14.02	\$4,993
2109-14-1101-02	8042 S 47 RD	11/09/23	\$100,000	WD	\$100,000	\$100,000	\$41,834	14.02	14.02	\$7,133
2109-35-4204-01	10727 E M-115 HWY	12/12/23	\$160,000	WD	\$160,000	\$27,260	\$31,926	15.00	5.00	\$1,817
2109-31-1101-01	11470 S 39 RD	08/22/22	\$67,500	WD	\$67,500	\$67,500	\$57,797	19.93	19.93	\$3,387
Totals:			\$827,900		\$827,900	\$464,976	\$320,327	107.94	97.94	
								Average per FF=>	Average per Net Acre=>	Average per SqFt=>
									4,307.73	
									use \$4307	

CLAM LAKE TWP
WEXFORD COUNTY

2025 LAND VALUE ANALYSIS

RESIDENTIAL
30.01 AND UP ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
2109-11-1401	10773 E 40 1/2 RD	12/09/22	\$341,900	WD	\$341,900	\$207,887	\$100,600	66.60	26.60	\$3,121
2109-31-3101	11502 S 39 RD	11/07/22	\$181,000	WD	\$181,000	\$169,252	\$184,000	80.00	80.00	\$2,116
Totals:			\$522,900		\$522,900	\$377,139	\$284,600	146.60	106.60	
							Average per FF=>	Average per Net Acre=>	2,572.57	Average per SqFt=>

Used \$2572

RURAL M&B SMALL FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	Rate Group 1
2109-02-2207	6105 S CROSBY RD	08/19/22	WD	\$160,000	\$30,347	\$3,812	100.0	\$303	RURAL M & B RATE	SMALL FF RATE
2109-17-2310	7173 E M-115 HWY	03/28/24	WD	\$219,900	\$67,355	\$5,929	195.0	\$345	RURAL M & B RATE	SMALL FF RATE
2109-21-4411-01	8907 E M-115 HWY	02/17/23	WD	\$130,000	\$43,644	\$48,300	210.0	\$208	RURAL M & B RATE	SMALL FF RATE
Totals:				\$509,900	\$141,346	\$58,041	505.0			
Average										
per FF=>							\$280			

USED \$280

Scenic woods sub 2025 site value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Land Table
2109-SW-03	134 SCENIC WOODS	06/24/24	\$15,000	WD	\$15,000	\$5,200	34.67	\$15,000	SCENIC WOODS SUBDIVISION
2109-SW-24	246 SCENIC WOODS DR	07/05/23	\$15,000	WD	\$15,000	\$95,400	636.00	\$15,000	SCENIC WOODS SUBDIVISION
Totals:			\$30,000		\$30,000	\$100,600		\$30,000	
Sale. Ratio =>							335.33		
Std. Dev. =>							425.21		

Site value used \$15000

STONE LEDGE LAKE 2025 FF OFF WATER RATES

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2109-SLL-29	10855 LOCKWOOD DR	06/10/22	WD	\$175,000	\$32,600	\$31,280	136.0	\$240	STONE LEDGE LAKE FRONTAGE
Totals:				\$175,000	\$32,600	\$31,280	136.0		
						Average			
						per FF=>		\$240	

USED \$240

STONE LEDGE LAKE 2025 FF RATE ON WATER

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table	Rate Group 1
2109-OAKB-03		09/16/22	WD	\$115,000	\$115,000	\$106,250	125.0	\$920	125.00	STONE LEDGE LAKE	F SLL FRONTAGE
2109-SLL-13	9350 LAKEVIEW D	09/22/22	WD	\$285,000	\$111,034	\$102,000	120.0	\$925	120.00	STONE LEDGE LAKE	F SLL FRONTAGE
Totals:				\$400,000	\$226,034	\$208,250	245.0				
							Average				
							per FF=>	\$923			

Use \$923

SUNSETVIEW SUB 2025 FF RATE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	Rate Group 1
2109-02-2207	6105 S CROSBY RD	08/19/22	WD	\$160,000	\$30,347	\$3,812	100.0	\$303	RURAL M & B RATE	SMALL FF RATE
2109-17-2310	7173 E M-115 HWY	03/28/24	WD	\$219,900	\$67,355	\$5,929	195.0	\$345	RURAL M & B RATE	SMALL FF RATE
2109-21-4411-01	8907 E M-115 HWY	02/17/23	WD	\$130,000	\$43,644	\$48,300	210.0	\$208	RURAL M & B RATE	SMALL FF RATE
Totals:				\$509,900	\$141,346	\$58,041	505.0			
Average										
per FF=>							\$280			

USED \$280