

2022 Appraisal Study
Soo/Bruce Township
Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	AREA Acres	Adjusted Area	Price/RD FF	Price/WF FF	Price/acre	Price/SF	Road access	Topo % slopes	Cover	Utilities	HBU/Zoning	comments
5-10 acres/res				\$2815/ac	RA<=20A 1		7 sales											
deed	012-022-066-75	1328.446	9/9/20	\$14,500	McQuiggen ROW	0	5.03	5.03	none		2883		E,G	0-3%	O	SU	res	
	002-460-004-00+	1312.124	11/4/19	28,500	S Scenic Dr WF View	858.00	10.70	10.70	33		2664		Pb,P	0-6%	W	SU	res	AAO
	012-026-045-15	1292.125	10/25/18	30,000	Riverside Drive		10.00	10.00			3000		Pb,P	L	W	SU	res	
	012-026-045-15	1250.757	3/30/17	\$28,500	Riverside Drive		10.00	10.00			2850		Pb,P	L	W	SU	res	
	012-033-011-45	1232.523	6/15/16	\$27,500	5 1/4 Mile Rd		10.17	10.17			2704		Pb,P	L	O/W	SU	res	
	012-026-045-20	1206.299	4/24/15	\$28,000	4725 S Riverside Dr		10.00	10.00			2800		Pb,P	0-3%	W	SU	res	near river
	012-072-027-60	1199.813	2/25/15	\$28,500	W 4 Mile Rd		10.00	10.00			2850		Pb,P	L	O	SU	res	

\$185,500

65.90

Mean 2815
Median 2850

range: 2664 - 3000

10 - 29.99ac/interim res				\$1615/ac	MRR<30A 1		7 sales											
21-52	012-033-009-50	1339.827	2/23/21	\$15,500	E 5 1/4 Mile		10.00	10.00			1550		Pb,P	0% 12	O	SU	ag/res	Ag to Res
19-1293	002-015-010-08	1337/1212	1/15/21	\$15,500	E 15 Mile Rd (Pcl 8)	346.87	10.01	9.61			1613		Pb,P	2-6%	O	SU	ag/res	Ag/pasture, dw
18-496	012-029-010-30	1322.395	6/16/20	\$15,000	Seymour Rd	330.00	10.00	10.00			1500		Pb,P	0-3% 11A	O	SU	ag/res	Ag to Res
	007-125-010-20+	878.463	12/13/19	\$36,000	Rockview Rd	660.00	20.04	19.54			1843		Pb,P	0-6%	Mx	SU	res/rec	
	002-015-014-12	1280.54	7/13/17	\$18,000	15 Mile Rd		10.00	10.00			1800		Pb,P	0-3% 11A/12	O	SU	ag/res	Ag to res
	002-069-007-00	1236.775	8/12/16	\$38,000	M-129		24.90	24.90			1526		Pb,P	0-3% 11A	O/W	SU	ag/res	Ag to Res
	012-030-013-25	1217.90.	10/21/15	\$30,000	M-129		20.00	20.00			1500		Pb,P	0-3% 129	O	SU	ag/res	Ag/Res

\$168,000

104.05

Mean 1615
Median 1550

range: 1500-1843

5- 29.99ac/interim res				\$2390/ac	RA</=30A 2		4 sales											
	007-425-004-10+	897.01.	10/7/20	\$50,000	Fish Rd/E Simmons Rd	943.00	20.54	20.54			2434		Pb,G	0-6%	Wd,Mk	SU	res/rec	
	002-057-004-30	1261.675	3/22/17	\$11,900	M-129	330.00	5.21	5.21	36.06		2284		Pb,P	0-3%	O	SU	ag/res	Ag to Res
	012-026-045-25	1205.994	6/1/15	\$25,000	S Riverside Dr		10.12	10.12			2470		Pb,P	0-3%	W	SU	res	
	012-026-045-25	1293.132	11/7/14	\$23,000	S Riverside Dr		10.12	10.12			2273		Pb,P	0-3%	W	SU	res	

\$109,900

45.99

Mean 2390
Median 2359

range: 2273 - 2470

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5- 39.99 acres				\$1100/ac	MRR=<40A 2		10 sales												
20-920	012-078-004-75	1335.567	12/16/20	25,000	3762 W 5 Mile Rd		20.00	20.00			1250		Pb,P	0-3%	Mix	SU	res	AAO	
19-326	012-086-020-20+	1333.913	11/18/20	30,000	648 W 6 Mile Rd	990.00	30.00	30.00			1000		Pb,P	0-3% SCL	Mix	SU	res	not mapped	
19-740	002-060-012-00	1329.453	9/23/20	21,500	7538 S Riverside Dr		20.00	20.00			1075		Pb,P	12	W	SU	res	culvert,dw	
	007-128-008-12	888.095	6/28/20	16,500	3 Mile Road	330.00	15.00	15.00			1100		Pb,P	0-6%	muck	SU	res/rec		
29	007-431-003-60	859.35	11/10/18	\$12,500	Simmons Rd	321.00	10.01	10.01			1249		G	0%	O	su	res/rec		
21	007-132-009-30	855.701	8/30/18	5,000	Polgese Rd	165.00	5.00	5.00			1000		G	0-6%	W	SU	res/rec		
	002-005-004-50	1281.917	6/8/18	44,000	12 Mile/Seymour		38.00	38.00			1158		Pb,P,G	6-15%	O	SU	res	Ag to Res	
17	007-431-003-80	848.496	4/2/18	\$11,000	N5740 Simmons	396.80	12.16	12.16			905		G	0%	W	su	res/rec		
	012-077-010-00	1267.275	10/17/17	\$30,000	off W 5 Mile Rd		31.10	31.10			965		E-CA	0-3%	Mix	none	rec	AAO/util emst	
	012-086-020-50	1258.26	6/16/17	\$30,000	5 1/2 Mile		30.00	30.00			1,000		P	S/cl/Lm	O	SU	Ag-leased	Ag to Res	
				\$225,500					211.27	Mean	1067	range:	905 - 1250						
										Median	1038								

9-40 acres rec				\$1030/ac	MRR>10A 3		7 sales												
19-1218	009-182-004-00	1335.404	12/8/20	35,100	S McCabe Rd/23 Mile	0.00	40.00	40.00			878		E,2T	0-15%	W,pit	SU	res/rec		
	007-417-001-00	880.6	1/23/20	40,000	Off Cryderman Rd		37.90	37.90			1055		Pr,E	0-3%,12	W	SU	ag/rec	10ac Till	
	007-409-001-30+	864.564	3/9/19	41,000	Off Cryderman/AAO		40.00	40.00			1025		Pr,E	6-15%	W	SU	res/rec		
	007-409-001-60	864.553	3/6/19	23,000	Off Cryderman/AAO		21.87	21.47			1071		Pr, E	0-15%	W	SU	res/rec		
28	007-409-006-00	859.503	11/27/18	12,500	Off Cryderman Rd		10.10	10.10			1238		Pr,E	0-6%	Mix	SU	res/rec		
	007-750-184-00+	828.593	5/16/18	12,000	Ogemaw Trl		10.01	10.01			1199		Pr,E	0-15%	W	SU	res/rec		
	007-403-002-00	844.495	1/8/18	11,000	Off Cryderman Rd	100.00	9.67	9.67			1138		Pr,2T	0-6%	W,muck	SU	res/rec		
				\$174,600					169.15	Mean	1032	range:	878 - 1238						
										Median	1071								

10 - 45 acres		res		\$1375/ac	RR</=45A 3		6 sales												
	007-309-006-00+	905.298	2/3/21	\$55,000	Nunns Creek Rd	1320.00	40.00	40.00			1375		Pb,G	0-3%	Wd,Mk	SU	res.rec		
19-406	002-213-011-75	1337.19	1/6/21	13,500	M-129		10.00	10.00			1350		Pb,P	0-6%	W	SU	res		
	012-086-020-20+	1295.80	12/11/18	\$43,000	W 6 Mile Rd	990.00	30.00	30.00			1433		Pb,P	0-3% SCL	mix	SU	res		
	002-081-004-75	1275.361	2/23/18	\$28,000	M-129		20.00	20.00			1400		P	12	O	SU	Ag	AAO-family	
	002-014-004-00	1258.371	6/19/17	\$27,500	Riverside Dr		20.00	20.00			1375		Pb,P	6-15%	W	SU	res		
	002-057-003-00	1249.963	2/17/17	\$26,000	M-129		20.00	20.00			1300		Pb,P	0-3% 11A	O	SU	ag/res	Ag to Res	
	002-014-003-00	1215.224	9/25/15	\$57,000	14 Mile Rd		43.80	43.80			1301		Pb,G	6-15%	W	SU	res		
				\$250,000					183.80	Mean	1360	range:	1300 - 1433						
										Median	1375								

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19+ acres		res/rec	\$800/ac	>10A 4	10 sales														
20-990	002-011-001-00	1339.273	2/10/21	\$30,000	E 13 Mile Rd		40.00	40.00			750		Pb,G	12	W	SU	rec	adj MSU land	
20-1192	009-165-001-25		2/26/21	57,000	Hancock/W 20 Mi	access	75.00	75.00			760		Pb,G	0-3%,98	W	no el	res,rec	FC	
20-1063	002-053-006-00	1335.429	12/11/20	31,500	S Riverside Dr esmt	30.00	40.90	40.90			770		E	12	W	no	res,rec	AAO, not mapped	
	007-131-006-00	901.36	12/3/20	75,000	Webb Rd		83.80	83.80			895		Pb, G	0-6%	Mx	SU	res,rec		
	007-416-002-00	881.359	2/24/20	70,000	Off Cryderman		80.00	80.00			875		E,2T	0-15%	Wd	SU	res,rec		
20-763	009-056-005-00	1331.301	10/9/20	60,000	331 E 19 Mile Rd		80.00	80.00			750		Pb,G	0-50%	W	none	res,rec	dw	
20-439	009-060-040-00	1323.776	6/3/20	22,500	19600 S Riverside Dr		30.00	30.00			750		Pb,P	119	W	SU	res,rec	AAO	
24	007-409-001-00	851.71	5/18/18	14,000	40918 Maple Ridge		19.03	19.03			736		Pr,E	0-6%	l,o, hw	SU	res,rec		
19	007-131-010-00	850.496	5/15/18	62,000	N5690 Webb		80.00	80.00			775		PR,G	0-6%	Wd,l	SU	res,rec		
20	007-127-002-20+	852.42	5/21/18	22,000	Off 3 mile		26.67	26.67			825		Pb,G	0-3%	Wd,Mk, l	SU	res,rec		
				\$444,000					555.40	Mean	799	range:	736 - 895						
										Median	765								

=/>40 acres		res/rec	\$1200/ac	RR =/>40A 4	7 sales														
deed	007-309-006-00+	905/298	2/3/21	55,000	Nunns Creek Rd	1320.00	40.00	40.00			1375		Pb,G	0-3%	Wd,Mk	SU	res,rec		
	002-224-016-00	1341.76	3/12/21	\$60,000			60.00	60			1000								
	002-072-013-00+	1317.425	3/4/20	\$80,000	S Ridge Rd	780.00	75.15	75.15	102.56		1065		G	0-3%/12	Mix	SU	res/ag/rec	charlotte river	
owner	002-005-004-00+	1262.699	8/18/17	\$109,900	12431 Seymour		80.00	80.00			1374		Pb,G	1-15%	Mix	SU	res/rec		
	010-081-005-25	1241.109	10/13/16	\$50,000	M-48/M-129		40.00	40.00			1250		SH	12	W	SU	rec		
	012-077-004-00	1231.502	5/31/16	\$92,000	4 Mile Rd		80.00	80.00			1150		Pb,G	0-3%	W	SU	rec		
	002-014-003-00	1215.224	9/25/15	\$57,000	14 Mile Rd		43.80	43.80			1301		Pb,G	6-15%	W	SU	res		
				\$503,900					418.95	Mean	1203	range:	1000 - 1375						
										Median	1250								

mixed acreage		\$500/ac	MRR >10A 5	8 sales															
16-682	012-071-002-00	1343.956	2/23/21	24,000	off Utility ROW	none	60.00	60			400		Ut ROW	36	W	SU	rec		
20-624	002-015-006-25	1333.214	10/30/20	34,000	Ridge Rd		60.00	60.00			567		none	6-15%	Mix,ridge	none	Rec/res	AAO, no access	
	007-403-001-00	894.464	9/3/20	65,000	Townline Rd		144.00	144.00			451		E,2T	0-3%	W	SU	res/rec		
	007-308-002-00+	888.358	6/9/20	72,000	St. Ignace Rd		160.00	160.00			450		Pb,G	0%	W,Mk	SU	res/rec		
	007-133-007-60	882.218	1/17/20	5,117	Poglese Rd	330.00	10.00	9.28			551		Pb,G	0-15%	W	SU	res/rec		
	007-423-001-70	879.161	12/23/19	20,000	off Fish Rd	1450.00	40.00	40.00			500		Pr,E	0-6%	W,st	SU	res/rec		
	007-115-001-00	877.61	11/27/19	53,000	Taylor Rd	1301.62	78.42	78.42			676		Pb,P	0%	W,Mk	SU	res/rec		
	002-063-015-00	1298.39	9/30/19	30,000	S Lower Hay Lake Road	478.00	54.50	54.50			550		P	ESL/98	O	SU	Ag/rec/res	wf view	
				\$303,117					606.20	Mean	500	range:	400 - 676						
										Median	525								