

2023 Appraisal Study
 Soo/Bruce Township
 Vacant Land Analysis

BSA Land Table:

23SP		2023 Small Parcels	
BS&A Land Rate	Land Use	Land Rate	comments
Ridge/WF View	residential	\$135/ff	high residential appeal topo/view
Platted Lots	residential	\$120/ff	established residential subdivison
<10a	rec/res use	\$90/ff	Interim use/residential development
<10a	rec/res use	\$40/ff	rural - mixed use
Maplewoods Condo	residential	\$250/ff	rural - mixed use

23WF		2023 Waterfront	
BS&A Land Rate	Land Use	Land Rate	comments
WF - High	residential	\$985/ff	High appeal, sand beach, view, water depth
WF - Mid	res/rec	\$515/ff	residential/recreational use
WF - Low	rec/res use	\$400/ff	mixed shoreline, limited appeal
WF - Other	rec/res use	\$170/ff	limited use,development,limited access
Riverfront	rec/res use	\$90/ff	river - scenic appeal, limited watercraft access
Jacek Sub, Sault West	rec/res use	\$315/ff	river - scenic appeal, limited watercraft access

23MRR		Mixed Residential Recreational Use	
BS&A Land Rate	Land Use	Land Rate	comments
RD</=20A 1	Residential	\$2815/ac	established residential
RD</=30A 2	Residential	\$2400/ac	residential development
MRD</=45A 3	rec/res use	\$1625/ac	mixed use - residential,recreational
MRR =/>10A 1	rec/res use	\$1100/ac	rural mixed use
MRR =/>20A 2	recreational	\$800/ac	mixed recreational use
MRR =/>40A 3	recreational	\$500/ac	limited access/low topography/limited development
Easement access	res/rec	\$2650/ac	mixed use - no road frontage RD</30A 1

2023 Appraisal Study
Soo/Bruce Township
Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/RD FF	Price/WF FF	Price/acre	Price/SF	Road access	Topo % slopes	Cover	Utilities	HBU/Zoning	comments
--------	---------------	------------	-----------	------------	---------	---------	-------	------------	---------	----------	----------------	---------------	-------------	-------------	------------	----------	-------------	---------------	-------	-----------	------------	----------

Small Parcels <20 acres

Ridge/WF view **\$135/ff** 3 sales *high res appeal, topo or view*

20-1113	010-460-036-00	1341.1084	3/24/22	\$24,900	Nicole Lane L36 SMR	185.00		5.72		0.00		5.72	\$135		4353		Pr, G	0-3%	Wd	SU	res/rec	across from WF
	012-021-007-80	1192.321	10/28/14	\$35,000	Maleport Drive/ridge	214.00		2.21				2.21	\$164		15837		G	+6% F	W	SU	res	res
	012-035-001-10	1186.467	7/29/14	\$22,000	E 5 Mile Rd	205.31		1.24				1.24	\$107		17742		P	0% Silt	O	SU	res	WF View

\$81,900

604.31

Range: \$112- \$117

Mean 136

Median 135

Platted Lots **\$120/ff** 4 sales *established residential subdivisions*

20-1113	010-460-036-00	1341.1084	3/24/22	\$24,900	Nicole Lane L36 SMR	185.00		5.72		0.00		5.72	\$135		4353		Pr, G	0-3%	Wd	SU	res/rec	across from WF
deed	012-470-005-00	1315.1291	2/6/20	\$14,000	W Cedar Dr	125							\$112				P	0-3%	W	SU	res	
	012-330-023-00	1237.408	8/12/16	\$7,000	Scenic Dr WF View	60.00							\$117				P	98	W	SU	res	AAO
	012-330-022-00	1210.724	7/24/15	\$7,000	Scenic Dr WF View	60.00							\$117				P	98	O	SU	res	

\$52,900

430.00

Range: \$112- \$135

Mean 123

Median 117

Small Acreage < 10 ac **\$90/ff** 3 sales *Interim use/residential development*

asr	012-021-017-45	1344.37	4/23/21	\$25,000	Maleport Drive	217.52		1.20				1.20	\$115		20833		G	L	W	SU	res	Investor
deed	012-084-005-00	1325.396	7/29/20	\$13,000	W 5 Mile Rd	180		1.24				1.24	\$72		10484		P	2-6%	O	SU	res	Ag to Res
	012-021-005-00	1282.651	6/20/18	\$20,000	S Ridge Rd	198.00		3.00				3.00	\$101		6667		P	L	O	SU	res	Ag to Res
asr	012-021-017-45	1264.917	9/8/17	\$17,000	Maleport Drive	217.52		1.20				1.20	\$78		14167		G	L	W	SU	res	Investor

\$75,000

813.04

Range: \$72 - \$101

Mean 92

Median 90

Small Acreage < 10 ac **\$40/ff** 6 sales *rural - mixed use*

CED	002-325-066-00	1357.1173	11/12/21	\$8,000	S Scenic Dr L66 1/2 ,L67	150.00						20,250	\$53				Pb,P	0-3%	Wd	SU	res/rec	
20-949	009-163-001-60	1355.314	9/29/21	\$7,500	W 20 Mile Rd	266.91		1.82		0.20		1.62	\$28		4630		Pb,G	0-3%	Wd	SU	res/rec	
21-811	012-084-018-00	1352.1148	9/2/21	\$9,900	W 6 Mile Rd	370.00		3.76				3.76	\$27		2633		Pb, P	0-3%	Op	SU	res,comm	
CED	002-325-048-00	1342.184	3/25/21	\$8,500	S Scenic/Cottage L48,L51	200.00						20,200	\$43				Pb,P	0-3%	Wd	SU	res/rec	across from wf
CED	002-064-004-40	1340.1143	3/9/21	\$17,500	8146 S Nicolet Rd	331.46		9.75		0.25		9.75	\$53		1795		Pb,P	0-3%	Mx	SU	res/ag	
CED	002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74		5.02				5.02	\$38		2492		Pb,P	0%	Mx	SU	res,rec	

\$63,900

1650.11

Range: \$27 - \$53

Mean 39

Median 40

2023 Appraisal Study
Soo/Bruce Township
Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/RD FF	Price/WF FF	Price/acre	Price/SF	Road access	Topo % slopes	Cover	Utilities	HBU/Zoning	comments
--------	---------------	------------	-----------	------------	---------	---------	-------	------------	---------	----------	----------------	---------------	-------------	-------------	------------	----------	-------------	---------------	-------	-----------	------------	----------

Mixed Residential/Recreational - MRR

5-11 acres/res **\$2815/ac** RD</=20A 1 7 sales established residential

012-022-066-75	1328.446	9/9/20	\$14,500	McQuiggen ROW	0		5.03			0.00	5.03	none			\$2,883		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			0.00	10.70	33			\$2,664		Pb,P	0-6%	W	SU	res	AAO
012-026-045-15	1292.125	10/25/18	\$30,000	Riverside Drive			10.00			0.00	10.00				\$3,000		Pb,P	L	W	SU	res	
012-026-045-15	1250.757	3/30/17	\$28,500	Riverside Drive			10.00			0.00	10.00				\$2,850		Pb,P	L	W	SU	res	
012-033-011-45	1232.523	6/15/16	\$27,500	S 1/4 Mile Rd			10.17			0.00	10.17				\$2,704		Pb,P	L	O/W	SU	res	
012-026-045-20	1206.299	4/24/15	\$28,000	4725 S Riverside Dr			10.00			0.00	10.00				\$2,800		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			0.00	10.00				\$2,850		Pb,P	L	O	SU	res	

\$185,500

65.90 Range: \$2664 - \$3000

Mean 2815
Median 2850

5-21 acres/interim res **\$2400/ac** RD</=30A 2 6 sales residential development

21-1157	009-015-004-00	1356.421	10/21/21	\$25,000	3482 M-48	330.00	10.00			330.00	10.00				2500		SH	12	Op	SU	res/rec	Ag to res, dw
21-310	002-076-009-00	1348.1284	7/7/21	\$22,900	S Riverside Dr		10.57				10.57				2167		Pb,P	0%	Op	SU	res	interim Ag
21-325	012-086-020-75	1345.454	5/13/21	\$25,500	741 W 5 1/2 Mile Rd		10.00				10.00				2550		Pb,P	0%	Op	SU	res	res/former ag
CED	002-052-025-80	1336/1244	12/18/20	\$25,000	S Nicolet Rd	328.00	10.12				10.12				2470		Pb,P	0-3%	Op,Mx	SU	res,ag	ag intent
CED	002-052-025-90	1333.98	11/2/20	\$20,500	S Nicolet Rd	328.44	10.17				10.17				2016		Pb,P	0-3%	Op,Mx	SU	res,ag	ag intent
CED	002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74	5.02				5.02				2492		Pb,P	0%	Mx	SU	res,rec	

\$131,400

55.88 Range: \$2016 - \$2550

Mean 2352
Median 2481

10-45 acres **\$1625/ac** MRD</=45A 3 10 sales mixed use - residential development

CED	002-001-007-50	1358.460	11/19/21	\$32,500	E 13 Mile Rd		20.00				20.00				\$1,625		Pb,G	0%	Wd	SU	rec,res	AAO,assemb 401
CED	002-060-016-00	1355.469	9/30/21	\$14,000	S Riverside Dr	330.00	10.00				10.00				\$1,400		Pb,P	12	Op	SU	res	former ag
CED	002-058-004-00+	1352.20	8/18/21	\$34,000	E 7 Mile Rd	660.00	20.00				20.00				\$1,700		Pb,P	0%	Op	SU	res	former ag
21-63	002-015-014-10	1374.668	6/16/21	\$15,500	E 15 Mile Rd (Pcl 10)	349.99	10.00				10.00				\$1,550		Pb,P	2-6%	O	SU	ag/res	AAO leased ag
CED	002-068-007-00	1342.469	4/5/21	\$32,000	S M129 non compliant??	330.00	20.00				20.00				\$1,600		SH	0-3%	Mx creek	SU	ag,dev	res/comm dev
CED	002-064-004-40	1340.1143	3/9/21	\$17,500	8146 S Nicolet Rd	331.46	9.75			0.25	9.75				\$1,795		Pb,P	0-3%	Mx	SU	res	
21-52	012-033-009-50	1339.827	2/23/21	\$15,500	E 5 1/4 Mile		10.00				10.00				\$1,550		Pb,P	0% 12	O	SU	Ag Interim	res dev,leased ag
19-1293	002-015-010-08	1337.1212	1/15/21	\$15,500	E 15 Mile Rd (Pcl 8)	346.87	10.01			0.40	17343.5	9.61			\$1,613		Pb, P	2-6%	O	SU	ag/res	interim leased ag
18-496	012-029-010-30	1322.395	6/16/20	\$15,000	Seymour Rd	330.00	10.00				10.00				\$1,500		Pb,P	0-3% 11A	O	SU	res/ag	Ag to Res dev
ASR	007-125-010-20+	878.463	12/13/19	\$36,000	Rockview Rd	660.00	20.04			21860	0.50	19.54			\$1,843		Pb,P	0-6%	Mx	SU	res/rec	

\$227,500

138.90 Range: \$1400 - \$1843

Mean 1638
Median 1606

2023 Appraisal Study
Soo/Bruce Township
Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/RD FF	Price/WF FF	Price/acre	Price/SF	Road access	Topo % slopes	Cover	Utilities	HBU/Zoning	comments
10-40 acres rec																						
\$1100/ac MRR =>10A 1 11 sales rural mixed use																						
CED	002-201-010-25	1352.477	8/25/21	\$31,500	E 13 Mile Rd			990.00				30.00			\$1,050		Pb,G	0-3%	Wd,Mk	SU	res/rec	
CED	002-018-015-00	1352.402	8/23/21	\$48,000	E 14 Mile Rd			1320.00				40.00			\$1,200		Pb,G	0-6%	Wd,Mk	SU	res	development
21-32	004-128-025-10	1350.70	7/22/21	\$20,000	10285 S Maple Rd			330.00				20.00			\$1,000		Pb,P	0-50%	Mx,ravine	SU	res/rec	cabin/not usable
21-639	002-077-003-00	1348.1282	7/7/21	\$25,000	S Riverside Dr			520.00				20.00			\$1,250		Pb,P	0%	Mx	SU	res/rec	AAO leased ag
CED	002-057-008-50	1345.812	5/24/21	\$31,000	S M129				31.20			31.20			\$994		Pb,P	0-15%	Mx	SU	res/comm	dev,buffer,AAO
CED	002-224-016-00	1341.76	3/12/21	\$60,000	W 16 Mile Rd				60.00			60.00			\$1,000		Pb,G	0-50%	Mx	SU	rec	AAO
19-406	002-213-011-75	1337.19	1/6/21	\$13,500	S M-129			330.00			0.25	10.00			\$1,350		Pb,P	0-6%	W	SU	res/rec	res dev,investor
20-920	012-078-004-75	1335.567	12/16/20	\$25,000	3762 W 5 Mile Rd				20.00		0.00	20.00			\$1,250		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			0.00	30.00			\$1,000		Pb,P	0-3%	Mx 112	SU	res	res dev
19-740	002-060-012-00	1329.453	9/23/20	\$21,500	7538 S Riverside Dr				20.00			20.00			\$1,075		Pb,P	12	W	SU	res	culvert,dw
MED	007-128-008-12	888.095	6/28/20	\$16,500	3 Mile Road			330.00				15.00			\$1,100		Pb,P	0-6%	muck	SU	res/rec	

\$322,000

296.20
Mean
Median

Range: \$994 - \$1350

1087
1100

20+ acres																						
res/rec \$800/ac MRR>20a 2 10 sales mixed recreational use																						
20-1192	009-165-001-25	1340.16	2/26/21	\$57,000	Hancock/W 20 Mi							75.00			\$760		Pb,G	0-3%,98	W	no el	res/rec	bank sales
20-990	002-011-001-00	1339.273	2/10/21	\$30,000	E 13 Mile Rd				40.00		0.00	40.00			\$750		Pb,G	12	W	SU	rec	adj MSU land
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
19-1218	009-182-004-00	1335.404	12/8/20	\$35,100	S McCabe Rd/23 Mile			0.00	40.00		0.00	40.00			\$878		E,2T	0-15%	W,pit	SU	res/rec	
MED	007-131-006-00	901.36	12/3/20	\$75,000	Webb Rd				83.80		0.00	83.80			\$895		Pb,G	0-6%	Mx	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
	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	007-127-002-20+	852.42	5/21/18	\$22,000	Off 3 mile				26.67		0.00	26.67			\$825		Pb,G	0-3%	Wd,Mk, l	SU	res/rec	
19	007-131-010-00	850.496	5/15/18	\$62,000	N5690 Webb				80.00		0.00	80.00			\$775		PR,G	0-6%	Wd,l	SU	res/rec	

\$465,100

576.37
Mean
Median

Range: \$750 - \$895

807
772

mixed acreage																						
\$500/ac MRR >40a 3 7 sales mixed recreational use																						
16-682	012-071-002-00	1343.956	2/23/21	\$24,000	off Utility ROW				60.00			60			\$400		Ut ROW	36	W,Mk		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	AAO, no access
MED	007-403-001-00	894.464	9/3/20	\$65,000	Townline Rd				144.00		0.00	144.00			\$451		E,2T	0-3%	W	SU	rec	
CED	002-019-013-00+	1325.1269	8/4/20	\$43,000	S M129			1320.00	80.00			80.00			\$538		Pb,P	0-3%, 12	Wd	SU	rec	
MED	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	rec	
MED	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		rec	
MED	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	rec	

\$311,000

622.42
Mean
Median

Range: \$400 - \$676

500
500

2023 Appraisal Study
Soo/Bruce Township
Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/ RD FF	Price/ WF FF	Price/ acre	Price/ SF	Road access	Topo % slopes	Cover	Utilities	HBU/ Zoning	comments
Easement/Acreage Rate				\$2650/ac	=/ <5ac	3 sales																
21-811	012-084-018-00	1352.1148	9/2/21	\$9,900	W 6 Mile Rd	370.00		3.76				3.76	27		2633		Pb, P	0-3%	Op	SU	res,comm	
deed	012-022-066-75	1328.446	9/9/20	\$14,500	McQuiggen ROW	0		5.03		0.00		5.03	none		2883		E,G	0-3%	O	SU	res	
CED	002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74		5.02				5.02	38		2492		Pb,P	0%	Mx	SU	res,rec	

\$36,900

13.81

Range: \$1795 - \$2883

Mean 2673
Median 2633

Of Interest

CED	002-130-001-00+	1358.885	11/26/21	\$922,000	S Scenic Dr	474.00		2369				2369.00			389		Pb,P	0-15%	Mx,ponds	SU	rec/dev	dev/hunt club
Asr	002-380-024-00	1346.18	5/27/21	\$100,000	6049 S Scenic Dr	100.00	100.00			0.45			\$1,000				Pb,P	0-6%	Mx	SU	res/rec	development
Asr	002-119-027-00	1326.1192	8/19/20	\$72,000	15331 S Scenic Dr	596.38	184.00			0.45			\$391				Pb,P	0-6%	Mx	SU	res/rec	development

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/ RD FF	Price/ WF FF	Price/ acre	Price/ SF	Road access	Topo % slopes	Cover	Utilities	HBU/ Zoning	comments
--------	---------------	------------	-----------	------------	---------	---------	-------	------------	---------	----------	----------------	---------------	--------------	--------------	-------------	-----------	-------------	---------------	-------	-----------	-------------	----------

Waterfront - High

\$985/ff

2 sales

Residential

Upper River north of 5 Mile;

20-353	012-026-017-50	1341.748	3/22/21	\$100,000	4405 S Nicolet Rd/SMR	100.00		1.50					\$1,000				Pb,P	0-3%	ridge	SU	res	
CED	012-035-034-00	1330.184	9/21/20	\$97,000	S Scenic Dr/St Marys River			100.00					\$970									

\$197,000

\$200

Range: \$970 - \$1000

Mean 985
Median 985

Waterfront View - Sault West, Ja

\$315/ff

2 sales

Residential

ASR	012-395-012-00	1360.522	12/22/21	\$40,000	Jacek Sub L12			160.00					\$250				Pb,P		ridge,wfv	SU	res	
ASR	012-395-015-00	1344.812	5/5/21	\$25,000	Jacek Sub L15			127.00					\$197				Pb,P		ridge,wfv	SU	res	
ASR	012-395-011-00	1321.310	5/29/20	\$80,000	Jacek Sub L11			172.00					\$465				Pb,P		ridge,wfv	SU	res	

\$145,000

\$459

Range: \$197 - \$465

Mean 316
Median 250

\$515/ff

2 sales

Residential/Recreational

South of 5 Mile

20-863	002-107-003-00	1358.351	11/19/21	\$105,000	13389 S Scenic Dr/SMR			200.00	3.60			3.60		\$525	29167		Pb,P	0%	Mx	SU	res/rec	St Marys River
CED	002-118-001-90	1325.1168	8/6/20	\$72,000	S Scenic Dr SMR/SMR	145.15	145.42	1.22		0.00		1.22		\$495	59016		Pb,P	0%	Wd	SU	res,rec	Castagne suvey

\$177,000

\$345

Range: \$495 - \$525

Mean 512
Median 512

Waterfront - Low

\$400/ff

2 sales

Residential/Recreational

includes Jacek Subdivision

CED	012-395-003-00+	1339.923	2/17/21	\$80,000	W Cedar Dr/LK Superior			193.72					\$413							SU	res,rec	Claybanks
CED	002-119-027-00	1326.1192	8/19/20	\$72,000	S Scenic Dr SMR			184.00	5.42			5.42		\$391	13284		Pb,P	0-3%	WD	SU	res,rec	res development

\$152,000

\$378

Range: \$391 - \$413

Mean 402
Median 402

2023 Appraisal Study
 Soo/Bruce Township
 Vacant Land Analysis

MLS ID	Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	ROW Loss	ROW Loss sf/ac	Adjusted Area	Price/RD FF	Price/WF FF	Price/acre	Price/SF	Road access	Topo % slopes	Cover	Utilities	HBU/Zoning	comments		
<i>Waterfront - other</i>		\$170/ff		<i>4 sales</i>		<i>Residential/Recreational</i>																		
CED	002-500-005-00+	1364.160	2/17/22	\$45,000	S Scenic Dr L5 SMR			169.00	156.00	0.57				\$288	#DIV/0!			Pb,P	15-35	Mx	SU	res,rec res development		
19-1496	010-460-014-00	1342.92	3/24/21	\$24,000	Nicole Lane L14 SMR			152.00	150.79	1.90	6232.00	0.14	1.76	\$159				Pr, G	0-6%	Mx	SU	res/rec		
19-1408	010-128-003-40	1337.545	1/8/21	\$80,000	S Maple Point/Munus Lk			300.00	400.00	5.33		9900		\$200				Pr,G	0-6%	Wd	SU	res/rec		
21-655	002-062-003-50	1351.1229	8/18/21	\$80,000	Lower Hay Lake Rd SMR			300.00	680.00	10.36			10.36	\$118	7722			Pb,P	0%	Mx,Br bch	SU	rec/res		
				\$229,000					\$1,387					Range: \$118 - \$288										
									Mean	165														
									Median	179														
<i>not used for 2023</i>																								
	002-380-024-00	1346.18	5/27/21	\$100,000	6049 S Scenic Dr			100.00	100.00		19711.00	0.45		\$1,000				Pr, G	0-6%	Mx	SU	res/rec		
<i>Riverfrontage</i>		\$90/ff		<i>scenic appeal, limited watercraft access</i>																				
21-62	009-065-006-00	1342.863	4/6/21	\$31,500	Riverside Dr/Munuscong R			400.00	362.00	7.47			7.47	\$87				Pb, P	0-25%	Op	SU	rec navigable		
<i>Development/excess</i>		\$50/ff																						
CED	002-129-001-00+	1349.247	7/2/21	\$100,000	S Scenic Dr/SMR-rockcut			2839.00	2004.00	56.12			56.12	\$50	1782			Pb,P	0%	Mx,rockct	SU	res development		