

**2025 Appraisal Study
Bruce Township
Vacant Land Analysis**

BSA Land Table:

| 25SP | | 2025 Small Parcels | |
|----------------|-------------|--------------------|-------------------------------------|
| BS&A Land Rate | Land Use | Land Rate | description |
| Ridge/WF View | residential | \$135/ff | high residential appeal topo/view |
| Platted Lots | residential | \$120/ff | established residential subdivision |
| <10a | res/rec | \$113/ff | Interim use/residential development |
| <10a | rec/res use | \$40/ff | rural - mixed use |

| 25MRR | | Mixed Residential Recreational Use | |
|-----------------|--------------|------------------------------------|---|
| BS&A Land Rate | Land Use | Land Rate | description |
| MRD</=45A | rec/res use | \$1650/ac | mixed use - residential, recreational |
| RD</=30A | Residential | \$3200/ac | established residential |
| RD</=30A | Residential | \$2400/ac | residential development |
| MRR =/>10A | rec/res use | \$1100/ac | rural mixed use |
| MRR =/>20A | recreational | \$800/ac | mixed recreational use |
| MRR =/>40A | recreational | \$500/ac | limited access/low topo/limited development |
| Easement access | res/rec | \$2650/ac | mixed use - no road frontage |

| 25WF | | 2025 Waterfront | |
|----------------|-------------|-----------------|--|
| BS&A Land Rate | Land Use | Land Rate | description |
| WF - High | residential | \$1000/ff | High appeal, sand beach, view, water depth |
| WF- Mid | res/rec | \$525/ff | residential/recreational use |
| WF - Low | rec/res use | \$350/ff | mixed shoreline, limited appeal |
| WF-lim access | rec/res use | \$315/ff | river - scenic appeal, limited watercraft access |
| WF- Other | rec/res use | \$150/ff | limited use, development, limited access |
| Riverfront | rec/res use | \$90/ff | river - scenic appeal, limited watercraft access |
| Dev-excess ff | rec/res use | \$50/ff | acquisition for future development |

| |
|-----------|
| 2025 |
| 2024 |
| 2023 |
| 2022 |
| 2021 |
| 2020 |
| 2019 |
| 2018 |
| 2017 |
| Legend |
| Sale Year |

This vacant land study for 2025 land value rates develops rates for parcels used or developed for residential and recreational use. The study gives preference to sales between April 1, 2022 through March 31, 2024. It is necessary to include historical sales to support land rates where there is no current or there is minimal market activity. Historical sales are included to increase the reliability and credibility of the abstracted rates and are utilized as support when there is minimal change in market price over time. Continued annual review of the market may provide more current sales and then historical land rates will be dropped from the analysis. The **relevant characteristics** of the land sales used in this analysis are: size (acreage or square feet), road frontage, utility (residential or recreational development) available waterfront (river or lake), waterfront access, topography, land cover, utilities and lastly, specific characteristics as are measurable - such as scenic view or specific neighborhood location. Area included in the parcel description that includes easements and right of ways are removed from the total site area that is assessed. The 2025 analysis develops three separate rate tables reflecting market appeal: 1) Small parcels - less than 10 acres, 2) Waterfront parcels and 3) Residential and recreational parcels over 10 acres. Due to the rural nature of the commercial/industrial market and the integration with residential and recreational parcels, the market does not support the development of separate commercial and industrial land rates.

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| Parcel Number | Liber Page | Sale Date | Sale Price | Address | Road FF | WF FF | AREA Acres | AREA SF | Price/RD FF | Price/WF FF | Price/acre | Road access | Topo % slopes | Cover | Utilities | comments |
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|

Small Parcels (SP) <10 acres

| Ridge/WF view | | \$135/ff | | 3 sales | | high res appeal, topo or view | | | | | | | | | | | |
|----------------|-----------|----------|----------|----------------------|----------|-------------------------------|--------|----------------------|-------|--|--|-------|---------|----|----|----------------|--|
| 010-460-036-00 | 1341.1084 | 3/24/22 | \$24,900 | Nicole Lane L36 SMR | 185.00 | | 5.72 | | \$135 | | | Pr, G | 0-3% | Wd | SU | across from WF | |
| 012-021-007-80 | 1192.321 | 10/28/14 | \$35,000 | Maleport Drive/ridge | 214.00 | | 2.21 | | \$164 | | | G | +6% F | W | SU | res | |
| 012-035-001-10 | 1186.467 | 7/29/14 | \$22,000 | E 5 Mile Rd | 205.31 | | 1.24 | | \$107 | | | P | 0% Silt | O | SU | WF View | |
| | | | | | \$81,900 | 604.31 | | Range: \$107 - \$164 | | | | | | | | | |
| | | | | | Mean | 136 | Median | 135 | | | | | | | | | |

| Platted Lots | | \$120/ff | | 3 sales | | established residential subdivisions | | | | | | | | | | | |
|----------------|-----------|----------|----------|---------------------|----------|--------------------------------------|--------|----------------------|-------|--|--|-------|------|----|----|----------------|-------------------------------|
| 002-325-034-00 | 1389.874 | 6/13/23 | \$5,000 | 13728 S Cottage Rd | 50.00 | | | | \$100 | | | | | | | | 325-065-00; 13501 S Scenic Dr |
| 010-460-036-00 | 1341.1084 | 3/24/22 | \$24,900 | Nicole Lane L36 SMR | 185.00 | | 5.72 | | \$135 | | | Pr, G | 0-3% | Wd | SU | across from WF | |
| 012-470-005-00 | 1315.1291 | 2/6/20 | \$14,000 | W Cedar Dr | 125 | | | | \$112 | | | P | 0-3% | W | SU | | |
| | | | | | \$43,900 | 360.00 | | range: \$100 - \$135 | | | | | | | | | |
| | | | | | Mean | 122 | Median | 112 | | | | | | | | | |

| Small Acreage < 10a mu resdev | | \$113/ff | | 6 sales | | Interim use/residential development | | | | | | | | | | | |
|-------------------------------|-----------|----------|----------|---------------------|-----------|-------------------------------------|--------|---------------------|-------|--|---------|-------|------|-----|----|-------------------------------|--|
| 002-213-001-20 | 1389.1180 | 6/16/23 | \$36,500 | 14310 S M 129 | 308.06 | | | | \$118 | | \$4,200 | SH, P | 0-6% | W | SU | residential development | |
| 002-325-034-00 | 1389.874 | 6/13/23 | \$5,000 | 13728 S Cottage Rd | 50.00 | | | | \$100 | | | | | | | 325-065-00; 13501 S Scenic Dr | |
| 002-325-032-00 | 1404.535 | 3/25/24 | \$25,000 | S Cottage Rd | 150.00 | | | | \$167 | | | PB,G | 0-3% | Mix | SU | 325-066-00, AAO | |
| 012-072-027-50 | 1369.910 | 5/26/22 | \$27,000 | W 4 Mile Rd | 316.20 | | | | \$85 | | \$3,253 | Pb, P | 0-6% | O | SU | former ag | |
| 012-026-045-10 | 1367.484 | 4/13/22 | \$36,500 | 4571 S Riverside Dr | 330.00 | | | | \$111 | | \$3,650 | Pb, P | 0-3% | W | SU | 2023 BP | |
| 012-021-017-45 | 1344.37 | 4/23/21 | \$25,000 | Maleport Drive | 217.52 | | | | \$115 | | | G | L | W | SU | Investor | |
| | | | | | \$155,000 | 1371.78 | | range: \$85 - \$167 | | | | | | | | | |
| | | | | | Mean | 113 | Median | 113 | | | | | | | | | |

| Small Acreage < 10 ac GR FF | | \$40/ff | | 7 sales | | rural - mixed use | | | | | | | | | | | |
|-----------------------------|-----------|----------|----------|--------------------------|----------|-------------------|--------|--------------------|------|--|---------|-------|----------|----|----|----------------------------|--|
| 012-084-018-00 | 1378.1340 | 11/1/22 | \$13,000 | W 6 Mile Rd | 370.00 | | 2.71 | | \$35 | | \$4,797 | Pb, P | 0-3% | O | SU | | |
| 002-082-002-00 | 1374.1036 | 8/25/22 | \$18,500 | 11178 S Shunk Road | 528.00 | | 5.00 | | \$35 | | \$3,700 | Pb,P | 0-3% | M | SU | former res/house collapsed | |
| 012-081-001-40 | 1374.832 | 8/16/22 | \$21,000 | W 5 Mile Rd | 575.00 | | 3.00 | | \$37 | | \$7,000 | Pb, P | 0-3%,wet | W | SU | AAO 080-001-20 | |
| 002-325-066-00 | 1357.1173 | 11/12/21 | \$8,000 | S Scenic Dr L66 1/2 ,L67 | 150.00 | | | 20250 | \$53 | | | Pb,P | 0-3% | Wd | SU | | |
| 002-325-048-00 | 1342.184 | 3/25/21 | \$8,500 | S Scenic/Cottage L48,L51 | 200.00 | | | 21200 | \$43 | | | Pb,P | 0-3% | Wd | SU | across from wf | |
| 002-064-004-40 | 1340.1143 | 3/9/21 | \$17,500 | 8146 S Nicolet Rd | 331.46 | | 9.75 | | \$53 | | \$1,842 | Pb,P | 0-3% | Mx | SU | | |
| 002-061-002-50 | 1320.120 | 5/8/20 | \$12,500 | E 7 1/2 Mile Rd | 331.74 | | 5.02 | | \$38 | | \$2,492 | Pb,P | 0% | Mx | SU | | |
| | | | | | \$99,000 | 2486.20 | | range: \$35 - \$53 | | | | | | | | | |
| | | | | | Mean | 40 | Median | 38 | | | | | | | | | |

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| Parcel Number | Liber Page | Sale Date | Sale Price | Address | Road FF | WF FF | AREA Acres | AREA SF | Price/RD FF | Price/WF FF | Price/acre | Road access | Topo % slopes | Cover | Utilities | comments |
|--|------------|-----------|------------|--------------------------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-----------|-----------|---------------------------|
| Mixed Use - Residential Development (MRD) | | | | | | | | | | | | | | | | |
| <i>10 - 45 acres \$1650/ac MRD</=45A 12 sales mixed use - residential development</i> | | | | | | | | | | | | | | | | |
| 002-065-006-15 | 1397.1387 | 10/27/23 | \$37,000 | E 9 Mile Rd | 330.00 | | 20.00 | | | | \$1,850 | Pb, P | 0-3% | M | SU | 5a former ag |
| 002-057-004-60 | 1385.1190 | 1/3/23 | \$15,000 | 99 W 7 Mile Rd | | | 10.14 | | | | \$1,479 | Pb, G | 0-3% | O,wetlan | SU | former Ag, Ag development |
| 002-068-007-00 | 1376.24 | 9/9/22 | \$40,000 | 8274 S M 129 (non-compl) | | | 20.00 | | | | \$2,000 | Pb,SH | 0-50% | M,ravine | SU | com dev SPU after acq |
| 002-001-007-50 | 1358.460 | 11/19/21 | \$32,500 | E 13 Mile Rd | | | 20.00 | | | | \$1,625 | Pb,G | 0% | Wd | SU | AAO,assemb 401 |
| 002-060-016-00 | 1355.469 | 9/30/21 | \$14,000 | S Riverside Dr | 330.00 | | 10.00 | | | | \$1,400 | Pb,P | 12 | Op | SU | former ag |
| 002-058-004-00+ | 1352.20 | 8/18/21 | \$34,000 | E 7 Mile Rd | 660.00 | | 20.00 | | | | \$1,700 | Pb,P | 0% | Op | SU | former ag |
| 002-015-014-10 | 1374.668 | 6/16/21 | \$15,500 | E 15 Mile Rd (Pcl 10) | 349.99 | | 10.00 | | | | \$1,550 | Pb,P | 2-6% | O | SU | AAO leased ag |
| 002-068-007-00 | 1342.469 | 4/5/21 | \$32,000 | S M129 non compliant?? | 330.00 | | 20.00 | | | | \$1,600 | Pb,SH | 0-3% | Mx creeel | SU | res/comm dev |
| 002-064-004-40 | 1340.1143 | 3/9/21 | \$17,500 | 8146 S Nicolet Rd | 331.46 | | 9.75 | | | | \$1,795 | Pb,P | 0-3% | Mx | SU | |
| 012-033-009-50 | 1339.827 | 2/23/21 | \$15,500 | E 5 1/4 Mile | | | 10.00 | | | | \$1,550 | Pb,P | 0% 12 | O | SU | res dev,leased ag |
| 002-015-010-08 | 1337.1212 | 1/15/21 | \$15,500 | E 15 Mile Rd (Pcl 8) | 346.87 | | 10.01 | | | | \$1,613 | Pb, P | 2-6% | O | SU | interim leased ag |
| 012-029-010-30 | 1322.395 | 6/16/20 | \$15,000 | Seymour Rd | 330.00 | | 10.00 | | | | \$1,500 | Pb,P | 0-3% 11A | O | SU | Ag to Res dev |

\$283,500 range: \$1400 - \$2000 169.90
Mean 1669
Median 1606

Residential Development (RD)

| | | | | | | | | | | | | | | | | |
|---|----------|---------|----------|---------------------|--------|--|-------|--|-------|--|---------|-------|------|---|----|-----------|
| <i>5-11 acres/res \$3200/ac RD</=30A 4 sales established residential</i> | | | | | | | | | | | | | | | | |
| 012-072-027-50 | 1369.910 | 5/26/22 | \$27,000 | W 4 Mile Rd | 316.20 | | 8.30 | | \$85 | | \$3,253 | Pb, P | 0-6% | O | SU | former ag |
| 012-030-013-50 | 1369.625 | 5/24/22 | \$29,000 | S M-129 | 330.00 | | 10.00 | | \$88 | | \$3,015 | Pb, P | 0-3% | O | SU | former ag |
| 012-026-045-10 | 1367.484 | 4/13/22 | \$36,500 | 4571 S Riverside Dr | 330.00 | | 10.00 | | \$111 | | \$3,650 | Pb, P | 0-3% | W | SU | 2023 BP |
| 012-022-066-75 | 1328.446 | 9/9/20 | \$14,500 | McQuiggen ROW | 0 | | 5.03 | | none | | \$2,883 | E,G | 0-3% | O | SU | |

\$107,000 range: \$2883 - \$3650 33.33
Mean 3210
Median 3134

| | | | | | | | | | | | | | | | | |
|--|-----------|----------|----------|---------------------|--------|--|-------|--|--|--|---------|------|------|--------|----|------------------------------|
| <i>5- 21 acres/interim res \$2400/ac RD</=30A 6 sales residential development</i> | | | | | | | | | | | | | | | | |
| 002-057-004-00 | 1372.1027 | 7/26/22 | \$15,000 | 75 W 7 Mile Rd | | | 5.24 | | | | \$2,863 | Pb,P | 0-3% | O,0-3% | SU | former ag/acq for ag dev/AAO |
| 002-076-009-00 | 1348.1284 | 7/7/21 | \$22,900 | S Riverside Dr | | | 10.57 | | | | \$2,167 | Pb,P | 0% | Op | SU | interim Ag |
| 012-086-020-75 | 1345.454 | 5/13/21 | \$25,500 | 741 W 5 1/2 Mile Rd | | | 10.00 | | | | \$2,550 | Pb,P | 0% | Op | SU | res/former ag |
| 002-052-025-80 | 1336.1244 | 12/18/20 | \$25,000 | S Nicolet Rd | 328.00 | | 10.12 | | | | \$2,470 | Pb,P | 0-3% | Op,Mx | SU | ag intent |
| 002-052-025-90 | 1333.98 | 11/2/20 | \$20,500 | S Nicolet Rd | 328.44 | | 10.17 | | | | \$2,016 | Pb,P | 0-3% | Op,Mx | SU | ag intent |
| 002-061-002-50 | 1320.120 | 5/8/20 | \$12,500 | E 7 1/2 Mile Rd | 331.74 | | 5.02 | | | | \$2,492 | Pb,P | 0% | Mx | SU | |

\$121,400 range: 2016 - 2863 51.12
Mean 2375
Median 2481

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|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|

Mixed Residential/Recreational (MRR)

10-80 acres rec **\$1100/ac** MRR >= >10A 15 sales rural mixed use/ag on res

| | | | | | | | | | | | | | | | | |
|-----------------|-----------|----------|-----------|---------------------|---------|--|-------|--|--|--|---------|------|-------|----------|----|------------------|
| 002-023-012-00 | 1399.33 | 11/20/23 | \$100,000 | E 16 Mile Rd | 2640.00 | | 80.00 | | | | \$1,250 | Pb,G | 0-6% | W | SU | |
| 002-015-009-00 | 1377.35 | 9/26/22 | \$33,000 | S Ridge Rd | | | 30.03 | | | | \$1,099 | P,P | 0-15% | M,muck | SU | former Ag; QA?? |
| 002-006-002-00 | 1376.1257 | 9/21/22 | \$82,500 | 680 E 12 Mile Rd | 660.00 | | 70.00 | | | | \$1,179 | Pb,P | 0-50% | M,creek | SU | |
| 002-035-009-35 | 1368.1134 | 5/13/22 | \$20,000 | E 18 Mile Rd | | | 15.00 | | | | \$1,333 | NA | 0-3% | W,wetla | -- | |
| 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 | |
| 002-006-002-00 | 1352.402 | 8/23/21 | \$48,000 | E 14 Mile Rd | 1320.00 | | 40.00 | | | | \$1,200 | Pb,G | 0-6% | Wd,Mk | SU | development |
| 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,ravin | SU | cabin/not usable |
| 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 | AAO leased ag |
| 002-057-008-50 | 1345.812 | 5/24/21 | \$31,000 | S M129 | | | 31.20 | | | | \$994 | Pb,P | 0-15% | Mx | SU | dev,buffer,AAO |
| 002-224-016-00 | 1341.76 | 3/12/21 | \$60,000 | W 16 Mile Rd | | | 60.00 | | | | \$1,000 | Pb,G | 0-50% | Mx | SU | AAO |
| 002-213-011-75 | 1337.19 | 1/6/21 | \$13,500 | S M-129 | 330.00 | | 10.00 | | | | \$1,350 | Pb,P | 0-6% | W | SU | res dev,investor |
| 012-078-004-75 | 1335.567 | 12/16/20 | \$25,000 | 3762 W 5 Mile Rd | | | 20.00 | | | | \$1,250 | Pb,P | 0-3% | Mix | SU | AAO |
| 012-086-020-20+ | 1333.913 | 11/18/20 | \$30,000 | 648 W 6 Mile Rd | 990.00 | | 30.00 | | | | \$1,000 | Pb,P | 0-3% | Mx 112 | SU | res dev |
| 002-060-012-00 | 1329.453 | 9/23/20 | \$21,500 | 7538 S Riverside Dr | | | 20.00 | | | | \$1,075 | Pb,P | 12 | W | SU | culvert,dw |
| 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 | |

\$557,500

range: \$994 - \$1350

491.23

Mean 1135

Median 1100

20+ acres res/rec **\$800/ac** MRR > 20a 9 sales mixed recreational use

| | | | | | | | | | | | | | | | | |
|----------------|----------|----------|----------|----------------------|---------|--|-------|--|--|--|-------|-------|---------|---------|-------|--------------|
| 002-019-016-00 | 1382.258 | 1/3/23 | \$65,000 | E 16 Mile Rd | 2640.00 | | 80.00 | | | | \$813 | Pb, G | 0-3% | W,wetla | SU | 019-020-00 |
| 009-165-001-25 | 1340.16 | 2/26/21 | \$57,000 | Hancock/W 20 Mi | access | | 75.00 | | | | \$760 | Pb,G | 0-3%,98 | W | no el | bank sales |
| 002-011-001-00 | 1339.273 | 2/10/21 | \$30,000 | E 13 Mile Rd | | | 40.00 | | | | \$750 | Pb,G | 12 | W | SU | adj MSU land |
| 002-053-006-00 | 1335.429 | 12/11/20 | \$31,500 | S Riverside Dr esmt | 30.00 | | 40.90 | | | | \$770 | E | 12 | W | no | AAO |
| 009-182-004-00 | 1335.404 | 12/8/20 | \$35,100 | S McCabe Rd/23 Mile | 0.00 | | 40.00 | | | | \$878 | E,2T | 0-15% | W,pit | SU | |
| 007-131-006-00 | 901.36 | 12/3/20 | \$75,000 | Webb Rd | | | 83.80 | | | | \$895 | Pb, G | 0-6% | Mx | SU | |
| 009-056-005-00 | 1331.301 | 10/9/20 | \$60,000 | 331 E 19 Mile Rd | | | 80.00 | | | | \$750 | Pb,G | 0-50% | W | none | dw |
| 009-060-040-00 | 1323.776 | 6/3/20 | \$22,500 | 19600 S Riverside Dr | | | 30.00 | | | | \$750 | Pb,P | 119 | W | SU | AAO |
| 007-416-002-00 | 881.359 | 2/24/20 | \$70,000 | Off Cryderman | | | 80.00 | | | | \$875 | E,2T | 0-15% | Wd | SU | |

\$446,100

range: \$750 - \$895

549.70

Mean 812

Median 770

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|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|

| mixed acreage | | | | \$500/ac | MRR >40a | 6 sales | limited access/low topography/limited development | | | | | NA - No Access | | | | |
|-----------------|-----------|----------|----------|-----------------|----------|---------|---|--|--|--|-------|----------------|----------|-----------|------|--------------------------------|
| 002-131-006-00 | 1376.425 | 9/12/22 | \$27,995 | no access | | | 40.00 | | | | \$700 | NA | 0% | W,wetla | -- | part of former Huntan holdings |
| 012-071-002-00 | 1343.956 | 2/23/21 | \$24,000 | off Utility ROW | | none | 60.00 | | | | \$400 | Ut ROW | 36 | W,Mk | | |
| 002-015-006-25 | 1333.214 | 10/30/20 | \$34,000 | Ridge Rd | | | 60.00 | | | | \$567 | NA | 6-15% | Mix,ridge | none | AAO, no access |
| 007-403-001-00 | 894.464 | 9/3/20 | \$65,000 | Townline Rd | | | 144.00 | | | | \$451 | E,2T | 0-3% | W | SU | |
| 002-019-013-00+ | 1325.1269 | 8/4/20 | \$43,000 | S M129 | | 1320.00 | 80.00 | | | | \$538 | Pb,P | 0-3%, 12 | Wd | SU | |
| 007-308-002-00+ | 888.358 | 6/9/20 | \$72,000 | St. Ignace Rd | | | 160.00 | | | | \$450 | Pb,G | 0% | W,Mk | SU | |

\$265,995

range: \$400 - \$700

544.00

Mean 489

Median 494

| \$380/ac | | | | 1 sale | Recreational | | | | | | | | | | | |
|-----------------|----------|----------|-----------|-------------|--------------|------|--|--|--|--|-----|------|-------|---------|----|---------------|
| 002-130-001-00+ | 1358.885 | 11/26/21 | \$922,000 | S Scenic Dr | 474.00 | 2369 | | | | | 389 | Pb,P | 0-15% | Mx,pond | SU | dev/hunt club |

| Easement/Acreage Rate | | | | \$2650/ac | easement access < 5 ac | | | | | | | | | | | |
|-----------------------|-----------|---------|----------|-----------------|------------------------|------|--|--|----|--|---------|-------|------|----|------|-----------|
| 002-213-006-00 | 1390.711 | 6/26/23 | \$10,000 | Sec 13 T45N R1W | none | 2.00 | | | | | \$5,000 | none | 0-6% | W | none | no access |
| 012-084-018-00 | 1352.1148 | 9/2/21 | \$9,900 | W 6 Mile Rd | 370.00 | 3.76 | | | 27 | | \$2,633 | Pb, P | 0-3% | Op | SU | |
| 012-022-066-75 | 1328.446 | 9/9/20 | \$14,500 | McQuiggen ROW | 0 | 5.03 | | | | | \$2,883 | E,G | 0-3% | O | SU | |
| 002-061-002-50 | 1320.120 | 5/8/20 | \$12,500 | E 7 1/2 Mile Rd | 331.74 | 5.02 | | | 38 | | \$2,492 | Pb,P | 0% | Mx | SU | |

\$36,900

Range: \$2492-\$2883

15.8

Mean 2335

Median

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Bruce Township
Vacant Land Analysis**

| Parcel Number | Liber Page | Sale Date | Sale Price | Address | Road FF | WF FF | AREA Acres | AREA SF | Price/RD FF | Price/WF FF | Price/acre | Road access | Topo % slopes | Cover | Utilities | comments |
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|
|---------------|------------|-----------|------------|---------|---------|-------|------------|---------|-------------|-------------|------------|-------------|---------------|-------|-----------|----------|

Waterfront (WF)
Waterfront - High **\$1000/ff** 4 sales Residential

| | | | | | | | | | | | | | | | | |
|----------------|-----------|---------|-----------|-----------------------|--------|--------|-----------|--|-------|---------|------|-------|------|--------|----|-----------------|
| 002-118-001-90 | 1395.854 | 9/19/23 | \$135,000 | 14489 S Scenic Dr | 145.15 | 145.42 | 1.22 | | \$930 | \$928 | | Pb, P | 0-3% | WF,W | SU | res development |
| 002-180-007-00 | 1376.1041 | 9/26/22 | \$135,000 | 10761 S Rath ROW | | 132.00 | | | | \$1,023 | | Pb,G | 0-3% | M,sand | SU | check forPP |
| 002-380-024-00 | 1346.18 | 5/27/21 | \$100,000 | 6049 S Scenic Dr/SMR | 100.00 | 100.00 | | | | \$1,000 | | Pr, G | 0-6% | Mx | SU | |
| 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 | |
| 012-035-034-00 | 1330.184 | 9/21/20 | \$97,000 | S Scenic Dr/SMR | | 100.00 | | | | \$970 | | Pb,P | 0-3% | Mx | SU | AAO |
| | | | | | | | \$567,000 | | | \$577 | | | | | | |
| | | | | | | | | | | Mean | 982 | | | | | |
| | | | | | | | | | | Median | 1000 | | | | | |

\$525/ff 3 sales Residential/Recreational

| | | | | | | | | | | | | | | | | |
|-----------------|-----------|----------|-----------|-----------------------|--------|--------|-----------|--|--|--------|--------|------|-------|-----------|----|----------------|
| 002-500-009-00+ | 1374.1134 | 8/29/22 | \$91,000 | S Scenic Dr | | 162.00 | | | | \$562 | | Pb,P | 1-15% | O, rock c | SU | 500-010-00 |
| 002-107-003-00 | 1358.351 | 11/19/21 | \$105,000 | 13389 S Scenic Dr/SMR | | 200.00 | 3.60 | | | \$525 | 29167 | Pb,P | 0% | Mx | SU | St Marys River |
| 002-118-001-90 | 1325.1168 | 8/6/20 | \$72,000 | S Scenic Dr SMR/SMR | 145.15 | 145.42 | 1.22 | | | \$495 | 59016 | Pb,P | 0% | Wd | SU | Castagne suvey |
| | | | | | | | \$268,000 | | | \$507 | | | | | | |
| | | | | | | | | | | Mean | 528 | | | | | |
| | | | | | | | | | | Median | 525.00 | | | | | |

Waterfront - Low **\$350/ff** 3 sales Residential/Recreational

| | | | | | | | | | | | | | | | | |
|-----------------|-----------|---------|-----------|------------------------|---------|---------|-----------|--|--|---------|-------|-------|-------|----------|----|----------------------------|
| 002-118-001-00 | 1392.754 | 7/26/23 | \$460,000 | S Scenic Dr | 1287.00 | 1287.00 | 46.41 | | | \$357 | \$357 | Pb, P | 0-3% | WF,W | SU | 1 bldg site |
| 002-120-010-00 | 1385.225 | 4/25/23 | \$59,000 | Scenic Dr | 193.17 | 190.25 | 2.10 | | | \$305 | \$310 | Pb,P | 1-15% | W,muck | SU | sold Low Water NOAA 579 ft |
| 002-180-006-00 | 1384.1122 | 3/4/23 | \$20,000 | 10873 S Rath ROW | 66.00 | 66.00 | 1.00 | | | \$303 | \$303 | Pb, G | 0-3% | O,wetlar | SU | sold Low water NOAA 578ft |
| 002-330-022-00 | 1378.1064 | 9/23/22 | \$50,000 | 13183 S Cottage Rd | | 150.00 | | | | \$333 | | Pb,G | 0-3% | M, sand | SU | 335-022-00 13113 S Scenic |
| 012-395-003-00+ | 1339.923 | 2/17/21 | \$80,000 | W Cedar Dr/LK Superior | | 193.72 | | | | \$413 | | | | | SU | Claybanks |
| 002-119-027-00 | 1326.1192 | 8/19/20 | \$72,000 | 15331 S Scenic Dr | 596.38 | 184.00 | | | | \$391 | | Pb,P | 0-6% | Mx | SU | development |
| | | | | | | | \$741,000 | | | \$2,071 | | | | | | |
| | | | | | | | | | | Mean | 358 | | | | | |
| | | | | | | | | | | Median | 345 | | | | | |

Waterfront View **\$315/ff** 3 sales Residential Sault West, Jacek Plats

| | | | | | | | | | | | | | | | | |
|----------------|----------|----------|----------|---------------|--|--------|-----------|--|--|--------|-----|------|--|----------|----|--|
| 012-395-012-00 | 1360.522 | 12/22/21 | \$40,000 | Jacek Sub L12 | | 160.00 | | | | \$250 | | Pb,P | | ridge,wf | SU | |
| 012-395-015-00 | 1344.812 | 5/5/21 | \$25,000 | Jacek Sub L15 | | 127.00 | | | | \$197 | | Pb,P | | ridge,wf | SU | |
| 012-395-011-00 | 1321.310 | 5/29/20 | \$80,000 | Jacek Sub L11 | | 172.00 | | | | \$465 | | Pb,P | | ridge,wf | SU | |
| | | | | | | | \$145,000 | | | \$459 | | | | | | |
| | | | | | | | | | | Mean | 316 | | | | | |
| | | | | | | | | | | Median | 250 | | | | | |

Delete for 2026

**2025 Appraisal Study
Bruce Township
Vacant Land Analysis**

| Parcel Number | Liber Page | Sale Date | Sale Price | Address | Road FF | WF FF | AREA Acres | AREA SF | Price/RD FF | Price/WF FF | Price/acre | Road access | Topo % slopes | Cover | Utilities | comments | |
|------------------------------|------------|-----------------|---|--------------------------|---------------------------|---------|------------|---------|-------------|-------------|------------|-------------|---------------|----------|-----------|-----------------------|--|
| <i>Waterfront - other</i> | | | | | | | | | | | | | | | | | |
| | | \$150/ff | <i>4 sales</i> | | <i>large frontage/wet</i> | | | | | | | | | | | | |
| 002-062-002-00 | 1392.754 | 9/14/23 | \$165,000 | 7501 S Lower Hay Lake Rd | | 1200.00 | 35.50 | | \$138 | | | Pb,P | 0-3% | WF,O | SU | 400-008-00 , undev WF | |
| 002-106-003-00 | 1377.314 | 9/29/22 | \$55,000 | 12171 S Gregg Rd | 330.00 | 330.00 | | | \$167 | | | Pb,G | 0-3% | W,wetla | SU | sand, need WL data | |
| 002-660-015-00+ | 1372.161 | 6/29/22 | \$40,000 | 10095 S Klier Rd | | 260.90 | | | \$153 | | | Pb,G | 0-3% | O,cr,wet | SU | 660-017-00 wf+backlot | |
| 002-500-005-00+ | 1364.160 | 2/17/22 | \$45,000 | S Scenic Dr L5 SMR | 169.00 | 156.00 | 0.57 | | \$288 | | | Pb,P | 15-35 | Mx | SU | res development | |
| 002-062-003-50 | 1351.1229 | 8/18/21 | \$80,000 | Lower Hay Lake Rd SMR | 300.00 | 680.00 | 10.36 | | \$118 | | | Pb,P | 0% | Mx,Br bd | SU | | |
| | | | \$385,000 | | | | \$2,627 | | | | | | | | | | |
| | | | | Mean | 147 | | | | | | | | | | | | |
| | | | | Median | 153 | | | | | | | | | | | | |
| <i>Riverfrontage</i> | | | | | | | | | | | | | | | | | |
| | | \$90/ff | <i>scenic appeal, limited watercraft access</i> | | | | | | | | | | | | | | |
| 009-065-006-00 | 1342.863 | 4/6/21 | \$31,500 | Riverside Dr/Munuscong R | 400.00 | 362.00 | 7.47 | | \$87 | | | Pb, P | 0-25% | Op | SU | navigable | |
| <i>Development/excess rf</i> | | | | | | | | | | | | | | | | | |
| | | \$50/ff | | | | | | | | | | | | | | | |
| 002-129-001-00+ | 1349.247 | 7/2/21 | \$100,000 | S Scenic Dr/SMR-rockcut | 2839.00 | 2004.00 | 56.12 | | \$50 | 1782 | | Pb,P | 0% | Mx,rock | SU | development | |