

SUPERIOR TOWNSHIP VACANT LAND STUDY

PREPARED BY:

CHRISTINE LEDERGERBER, ASSESSOR

12/5/2023

STUDY IMPACTS 2024

ASSESSMENTS

| PARCEL # | SALE DATE | SALE PRICE | ACRE | SEC/TWN/RNG | CLASS | ROAD | COVER | PWR | PRICE/UNIT |
|-----------------------|------------|------------|--------|----------------------|-------|---------------|-------|-----------------|------------|
| 100+/- ACRES | | | | | | | | | |
| VACANT | | | | | | | | | |
| 014-063-001-00 ETC | 1/21/2022 | 303,692 | 476 | SEC13 T46N R2W | 402 | FORREST | MI | YES | 638 |
| 004-107-008-00 | 6/25/2021 | 70,000 | 153.99 | SEC 7 T46N R1W | 402 | N/A | PI | NO | 455 |
| 004-225-008-00 | 2/3/2022 | 117,000 | 128.75 | SEC 25 T46N R2W | 402 | S FORREST | LE | YES | 909 |
| 008-059-002-00 | 6/29/2022 | 65,000 | 120 | SEC 9 T45N R2W | 402 | N/A | LE/RO | NO | 542 |
| 008-071-002-00 ETC | 8/23/2022 | 115,000 | 119 | SEC 21 T45N R2W | 402 | PAPOSTMA | LE | NO | 966 |
| | | | | AVG= 702 | | | | | |
| | | | | MIN = 455 | | | | | |
| | | | | Max = 966 | | | | | |
| 50+/- ACRES | | | | | | | | | |
| 014-066-014-00 | 10/12/2022 | 78,000 | 75.5 | SEC 16 T46N R2W | 102 | PA M28 | N/A | YES | 1034 |
| 014-072-004-00 | 5/18/2022 | 75,000 | 79 | SEC 22 T46N R2W | 402 | PA W M28 | MI | YES | 949 |
| 014-063-009-00 | 9/10/2021 | 69,000 | 78 | SEC13 T46N R2W | 402 | PA-M28 | LE | YES | 880 |
| | | | | RES | | | | | |
| | | | | AVG 915 ACRE | | | | | |
| | | | | AG | | | | | |
| | | | | AVG 1034 ACRE | | | | | |
| 40 +/- ACRES | | | | | | | | | |
| 004-128-001-00 | 12/2/2021 | 32,296 | 40.37 | SEC28 T46N R 1W | 402 | PA S WILSON | | YES | 800 |
| 014-063-003-00 | 1/21/2022 | 25,308 | 38 | SEC 13 T46N R2W | 402 | GR/PA FORREST | | YES | *666 |
| 014-062-019-00 | 10/11/2022 | 42,900 | 40 | SEC 12 T46N R2W | 402 | ACCES? | LE | YES | 1073 |
| 014-069-009-00 | 1/6/2023 | 49,900 | 39.5 | SEC 19 T46N R2W | 402 | PA TILSON | LE | YES | 1263 |
| 014-124-010-00 | 4/14/2020 | 62,000 | 39 | SEC 24 T46N R3W | 402 | PA GOLDAD | LE | YES | 1590 |
| 014-123-006-00 | 11/12/2021 | 26,500 | 39 | SEC 23 T48N R 3W | 402 | PA W M28 | RO | YES | 949 |
| | | | | AVG=1135/ACRE | | | | *OUTLIER | |
| 20 +/- ACRES | | | | | | | | | |
| 004-107-002-00 | 1/17/2023 | 29,900 | 20 | SEC 1 T46N R1W | 402 | DE W7MIL | RO | NO | 1495 |
| 014-060-007-00 | 8/25/2021 | 26,500 | 31.1 | SEC 10 T46N R2W | 402 | PA W71/2 N | LE/MI | YES | *852 |
| 014-062-022-00&002-25 | 9/10/2020 | 20,000 | 20 | SEC 12 T46N R2W | 402 | GRV-FORE | LE/MI | | 1000 |
| 014-063-004-00 PT | 10/10/2023 | 31,250 | 25 | SEC 13 T46N R2W | 402 | GRV WMILLS | | NO | 1250 |
| 008-076-019-35 ETC | 2/27/2021 | 18,000 | 19.5 | SEC 28 T45N R2W | 402 | PA W KALLIO | | YES | 1368 |
| 004-107-013-00 | 9/15/2022 | 20,000 | 19.458 | SECT 7 T46N R1W | 402 | GRV W 8 M | RO | YES | 1028 |
| | | | | 20 ACRES = | | | | *OUTLIER | |
| | | | | 1228/ACRE | | | | | |

| WATERFRONT LAND SALES | | | | | | | | | |
|--------------------------|-----------|---------------------------------------|----------|------------|------------|----------|----------|----------|--|
| VACANT WATER FRONT SALES | | | | | | | | | |
| PARCEL # | SALE DATE | SEC TWN/RNG | LOCATION | SALE PRICE | BLDG VALUE | RESIDUAL | FRONT FT | \$PER FT | |
| 014-054-097-50 | 9/18/2020 | SEC4 T46N R2W | RIVER | \$38,000 | 0 | 0 | \$488 | 78 | |
| 014-065-002-00 | 9/11/2020 | SEC15 T 46N R2W | RIVER | 33,000 | 0 | 0 | \$1,100 | 30 | |
| | | 2024 RIVER FRONT FT RATE | | AVG \$54 | | | | | |
| | | 2023 RIVER FRONT FT RATE | | AVG \$120 | | | | | |
| ABSTRACTION METHOD | | | | | | | | | |
| 014-360-015-00 | 9/23/2023 | SECS T46N R2W | BAY | \$240,000 | 133,803 | 106,197 | \$120 | 885 | |
| 014-220-019-008&50 | 5/8/2023 | SEC4 T46N R2W | BAY | 165,000 | 75,900 | 89,100 | 140 | 636 | |
| 014-055-02700 | 6/19/2020 | SECS T46N R2W | BAY | 292,000 | 225,461 | 66,539 | 120 | 555 | |
| | | 2024 BAY FRONT FOOT RATE AVG \$692 FF | | | | | | | |
| | | 2023 BAY FRONT FOOT RATE AVG \$600 FF | | | | | | | |

DUE TO A LACK OF VACANT WATERFRONT SALES, THE ABSTRACTION METHOD WAS USED TO DETERMINE VALUES.