

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
070-060-000-019-10	4302 JEAN	11/05/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,200	48.27	\$164,471	\$55,237	\$57,708
070-111-000-042-00	4496 MOHAWK	04/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,600	53.91	\$237,292	\$122,208	\$139,500
070-112-000-055-10	MOHAWK	05/28/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$45,600	60.80	\$96,472	\$72,578	\$94,050
070-112-000-083-00	4612 MOHAWK	06/02/21	\$161,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$161,000	\$81,400	50.56	\$165,039	\$109,361	\$113,400
070-120-000-034-00	4699 MIDDLEPOINT	08/01/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$80,900	55.79	\$157,783	\$97,917	\$110,700
070-120-000-058-00	1664 EAST SHORE	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,800	40.57	\$142,561	\$88,165	\$90,726
070-120-000-077-00	4763 EAST SHORE	04/14/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$146,200	73.10	\$292,375	\$156,925	\$249,300
070-120-000-089-00	4835 EAST SHORE	05/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,100	44.30	\$207,213	\$111,202	\$83,415
070-120-000-092-00	4851 EAST SHORE	07/23/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$104,400	46.42	\$207,603	\$150,497	\$133,200
070-130-000-009-01	4184 NAVAJO	08/03/21	\$339,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000	\$104,100	30.71	\$231,380	\$170,040	\$62,420
070-150-000-026-00	4782 MOHAWK	03/21/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$36,400	34.02	\$85,257	\$81,923	\$60,180
070-160-000-041-00	1627 RIVERSIDE	07/24/20	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$98,300	44.68	\$211,267	\$152,733	\$144,000
070-191-000-018-00	1958 PETERS	05/07/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$55,700	43.69	\$110,936	\$89,803	\$73,239
070-200-000-011-00	4935 EAST SHORE	03/02/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,800	50.67	\$124,708	\$50,192	\$54,900
070-241-000-004-00	4144 PINE	08/06/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$101,100	46.59	\$200,767	\$88,233	\$72,000
070-290-000-016-00	1095 PINEWAY	01/21/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$28,200	38.90	\$59,781	\$72,500	\$59,781
070-290-000-021-10	1121 PINEWAY	08/27/21	\$388,900	WD	03-ARM'S LENGTH	\$388,900	\$138,700	35.66	\$324,680	\$213,041	\$148,821
070-291-000-057-00	4042 CAYLEY	10/14/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$129,600	40.88	\$285,445	\$130,933	\$99,378
Totals:			\$3,471,800			\$3,471,800	\$1,569,100		\$3,305,030	\$2,013,488	\$1,846,718
								Sale. Ratio =>	45.20	Average	
								Std. Dev. =>	10.15	per FF=>	

Tittabawassee waterfront parcels are located on the main portion of the Tittabawassee River, also called the Secord Lake Lagoon.

Used \$925/ff

Tittabawassee waterfront parcels saw a slight increase in land value for 2023

\$900/ff in 2022

There are some Tittabawassee waterfront parcels with acreage. These parcels were valued using an average 200 front feet and 214 ft depth
The remaining acres were valued using residential acres.

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
64.1	128.2	0.25	0.19	\$861	\$221,835	\$5.09	64.12	4	1196/921		TITTAB RIVER	401	WATERFRONT
155.0	146.0	0.52	0.52	\$788	\$235,015	\$5.40	155.00	4	1240/524		TITTAB RIVER	401	WATERFRONT
104.5	152.3	0.36	0.36	\$695	\$199,390	\$4.58	105.00	4	1180/75		TITTAB RIVER	402	WATERFRONT
126.0	304.0	0.44	0.21	\$868	\$248,548	\$5.71	126.00	4	1213/269	070-112-000-082-00	TITTAB RIVER	001	WATERFRONT
123.0	124.0	0.35	0.35	\$796	\$279,763	\$6.42	123.00	4	1249/273		TITTAB RIVER	401	WATERFRONT
100.8	182.0	0.38	0.38	\$875	\$231,404	\$5.31	120.06	4	1246/506		TITTAB RIVER	401	WATERFRONT
277.0	383.0	1.19	0.80	\$567	\$132,315	\$3.04	277.00	4	1241/167	070-120-000-076-00	TITTAB RIVER	401	WATERFRONT
92.7	182.9	0.32	0.32	\$1,200	\$345,348	\$7.93	124.62	4	1210/683		TITTAB RIVER	401	WATERFRONT
148.0	185.0	0.63	0.63	\$1,017	\$239,264	\$5.49	148.00	4	1217/256		TITTAB RIVER	401	WATERFRONT
189.1	276.2	0.64	0.14	\$899	\$266,939	\$6.13	183.00	4	1218/978	070-130-000-048-00	TITTAB RIVER	401	WATERFRONT
66.9	154.3	0.23	0.23	\$1,225	\$354,645	\$8.14	70.30	4	1239/290		TITTAB RIVER	401	WATERFRONT
160.0	201.0	0.30	0.13	\$955	\$507,419	\$11.65	160.00	4	1184/931	070-250-000-024-00	TITTAB RIVER	401	WATERFRONT
81.4	135.0	0.24	0.24	\$1,104	\$382,140	\$8.77	92.20	4	1210/346		TITTAB RIVER	401	WATERFRONT
61.0	235.0	0.33	0.33	\$823	\$152,559	\$3.50	61.00	4	1204/330		TITTAB RIVER	401	WATERFRONT
80.0	100.0	0.18	0.18	\$1,103	\$479,527	\$11.01	80.00	4	1219/72		TITTAB RIVER	401	WATERFRONT
66.4	195.1	0.29	0.29	\$1,091	\$247,440	\$5.68	68.61	4	1200/626		TITTAB RIVER	402	WATERFRONT
165.4	196.0	0.75	0.75	\$1,288	\$284,814	\$6.54	163.60	4	1221/427		TITTAB RIVER	401	WATERFRONT
110.4	305.8	0.78	0.78	\$1,186	\$168,511	\$3.87	110.00	4	1225/571		TITTAB RIVER	401	WATERFRONT
2,171.7		8.18	6.83										
\$927		Average per Net Acre	246,268.10		Average per SqFt=>	\$5.65							

Rate Group 'A'

Description: WATERFRONT

Front Foot Rate: 925

Standard Depth: 0

Standard Frontage (Opt.): 0

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,000	3 Acre:	18,000	10 Acre:
1.5 Acre:	13,000	4 Acre:	24,000	15 Acre:
2 Acre:	15,000	5 Acre:	30,000	20 Acre:
2.5 Acre:	16,000	7 Acre:	35,000	25 Acre:

A software dialog box with a close button (X) in the top right corner. The dialog contains a table with four rows of data. Each row has a value in a blue box on the left, a label in the middle, and a value in a white box on the right. At the bottom of the dialog is a 'Close' button.

40,000	30 Acre:	75,000
45,000	40 Acre:	100,000
50,000	50 Acre:	125,000
62,500	100 Acre:	240,000

Close