

Residential and Commercial
Front Foot rate

Clement Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-050-000-057-00	6494 BIRCH	02/15/23	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$11,700	24.63	\$62,553
070-085-000-002-00	4070 N OLD M-30	08/15/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$21,100	29.31	\$86,671
070-100-000-026-00	6362 OAK	05/11/22	\$20,000	WD	19-MULTI PARCEL ARM'S LENGT	\$20,000	\$12,600	63.00	\$25,287
070-130-000-044-00	1275 RAINBOW	08/18/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGT	\$55,000	\$24,400	44.36	\$48,299
070-240-000-001-10	1479 OAK	05/23/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$41,800	35.13	\$155,977
070-300-000-002-00	6563 N OAK	06/11/24	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$26,100	72.50	\$47,767
Totals:			\$349,500			\$349,500	\$137,700		\$426,554
								Sale. Ratio =>	39.40
								Std. Dev. =>	19.18

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Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$9,829	\$24,882	75.4	140.0	0.24	0.24	\$130	\$40,616	\$0.93	75.30	
\$18,989	\$33,660	102.0	205.0	0.48	0.48	\$186	\$39,560	\$0.91	102.00	
\$20,000	\$25,287	202.3	324.4	0.83	0.13	\$99	\$24,242	\$0.56	207.58	070-009-103-009-00
\$21,001	\$14,300	110.0	300.0	0.38	0.17	\$191	\$55,412	\$1.27	110.00	070-130-000-037-00
\$25,723	\$62,700	190.0	100.0	0.44	0.44	\$135	\$58,998	\$1.35	190.00	
\$4,733	\$16,500	50.0	115.5	0.13	0.13	\$95	\$35,586	\$0.82	50.00	
\$100,275	\$177,329	729.7		2.50	1.60					
	Average per FF=>	\$137		Average per Net Acre=	40,190.38		Average per SqFt=>	\$0.92		

Used \$130/ff

\$150/ff for 2025 in commercial

\$130/ff in 2025 for residential

Used off water sales for the Commercial and Residential Front Foot land analysis due to a lack of data

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Land Table	Rate Group 1
OFF WATER -ELK/ INDIAN LAKE	FF RATE
OFF WATER -TITTAWABASSEE	FF RATE
OFF WATER -ELK/ INDIAN LAKE	FF RATE
OFF WATER -TITTAWABASSEE	FF RATE
OFF WATER -TITTAWABASSEE	FF RATE
OFF WATER -ELK/ INDIAN LAKE	FF RATE
