

ACREAGE VALUES

1-5 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Land Resid	Net Acres	Liber/Page	Other Parcels in Sale
011-002-001-45	COUNTY LINE RD NE	09/05/25	10,000	PTA	03-ARM'S I	10,000	1.01	3179489	
011-028-017-46	625 DORMAN RD NE	07/27/23	13,000	PTA	03-ARM'S I	13,000	1.14	3169115	
002-380-010-00	11755 N EAGLE LN NE	8/12/25	14,000	WD	03-ARM'S I	14,000	1.31	3179015	
002-380-012-00	8035 EAGLE LK DR NE	2/9/24	28,000	WD	03-ARM'S I	28,000	1.39	3171662	
008-036-005-20	1376 RILEY RD SE	06/09/23	13,000	WD	03-ARM'S I	13,000	1.84	3168551	
008-036-005-25	1378 RILEY RD SE	03/13/25	13,500	WD	03-ARM'S I	13,500	1.84	3176651	
008-023-005-70	573 ALLER ROAD NE	06/04/24	24,500	WD	03-ARM'S I	24,500	2.40	3173304	
05-11-104-002-20	SATTERLY LAKE RD	05/10/23	15,000	WD	03-ARM'S I	15,000	2.50	2023-4080	
05-11-107-009-30	395 E SIMPSON RD	01/18/24	22,000	WD	03-ARM'S I	22,000	2.53	2024-3572	
001-105-001-08	CO RD 612 NE	07/03/24	8,500	WD	03-ARM'S I	8,500	2.51	3173622	
002-005-031-25	GEDMAN RD NE	1/17/24	16,500	WD	03-ARM'S I	16,500	3.01	3171480	
05-11-113-015-40	BROADHEAD DR	10/23/23	12,000	WD	03-ARM'S I	12,000	3.35		
011-011-003-01	TWIN LK RD NE	03/12/25	25,000	WD	03-ARM'S I	25,000	3.53	3176555	
008-036-005-15	1374 RILEY RD SE	06/04/24	25,000	WD	19-MULTI F	25,000	3.68	3173492	008-036-005-30
011-400-040-00	COUNTY RD NE	09/13/24	16,500	WD	03-ARM'S I	16,500	4.27	3176555	
001-106-001-07	3873 W BEAR LK RD NE	05/08/24	29,900	WD	03-ARM'S I	29,900	4.303	3173050	
011-001-024-17	9451 S WESTWOOD RD	01/06/24	28,000	MLC	03-ARM'S I	28,000	4.05	3171440	
008-036-002-90	1497 RILEY RD SE	08/30/23	25,000	WD	03-ARM'S I	25,000	4.82	3169920	
				TOTAL		339,400	49.48		
				AVERAGE		6,860			

5-10 Acre Parcels

011-001-021-06	PLUM VALLEY RD NE	07/18/24	22,500	PTA	03-ARM'S I	22,500	5.00	3173773	
011-001-024-16	S WESTWOOD RD NE	06/20/25	33,500	MLC	03-ARM'S I	33,500	5.00	3178253	
011-014-004-30	N WHEELER LK RD NE	10/04/24	25,000	WD	03-ARM'S I	25,000	5.00	3174929	
05-11-132-011-30	11722 DARRAGH RD	04/12/24	25,000	LC	03-ARM'S I	25,000	5.00	2024-6300	
011-001-019-04	3292 WESTWOOD RD NI	09/06/24	43,900	LC	03-ARM'S I	43,900	5.04	3174674	
011-400-037-00	3739 HIDEAWAY CT NE	05/16/24	17,700	WD	03-ARM'S I	17,700	5.52	3172973	

011-024-002-09	BOARDWALK WAY NE	06/13/25	50,000	WD	03-ARM'S I	50,000	6.69	3178163
002-021-010-00	SQUAW LK RD NE	8/9/23	38,000	WD	03-ARM'S I	38,000	7.33	3169589
001-001-024-01	15483 RIVERVIEW RD SE	05/24/24	48,000	WD	32-SPLIT V	48,000	7.66	3173166
					TOTAL	136,000	21.68	
					AVERAGE	6,273		

10 Acre Parcels

002-034-003-05	BLUE LAKE RD NE	9/29/23	70,000	WD	03-ARM'S I	70,000	9.75	3170105
002-027-009-18	5124 BLUE LK RD NE	8/16/24	62,000	WD	03-ARM'S I	62,000	9.76	3174117
002-005-031-20	GEDMAN RD NE	8/4/23	55,000	WD	03-ARM'S I	55,000	10.00	3169353
006-004-010-10	CO RD 571 NE	4/21/23	38,900	WD	03-ARM'S	38,900	9.65	3167897
005-003-053-00	9001 S FAWN LN NE	4/25/24	40,000	WD	03-ARM'S	40,000	10.00	3173021
005-036-016-20	OESTMAN DR NE	11/20/24	44,900	WD	03-ARM'S	44,900	10.00	3175428
005-021-001-13	7290 N MAPLE VALLEY N	2/14/25	50,000	WD	03-ARM'S	50,000	10.05	3176325
					TOTAL	360,800	69.21	
					AVERAGE	5,213		
					USE	5,200		

15 Acre Parcels

05-11-126-019-00	RETREAT LN	04/07/23	25,000	PTA	03-ARM'S I	25,000	13.84	
011-011-023-10	8184 RED PINE DR NE	02/12/24	70,000	PTA	03-ARM'S I	70,000	15.00	3171731
05-11-124-014-00	C-38	09/17/24	32,000	WD	19-MULTI F	32,000	10.00	2024-7357
05-11-102-001-60	STEWART LN	08/31/23	53,900	WD	03-ARM'S I	53,900	19.53	2023-7171
05-11-019-013-00	6083 SODERQUIST RD	10/17/23	38,000	WD	03-ARM'S I	38,000	19.75	2023-8040
					TOTAL	218,900	78.12	
					AVERAGE	2,802		
					USE	2,800		

20 Acre Parcels

002-014-008-00	BLUE LAKE RD NE	7/9/25	72,500	WD	19-MULTI F	72,500	20.00	3178549 002-014-009-00
012-021-012-00	GONYER RD SW	3/1/24	55,000	WD	03-ARMS L	55,000	18.40	3171876
006-020-011-00	CO RD 571 NE	9/18/23	56,000	WD	03-ARMS L	56,000	19.00	3169981
010-002-007-50	PONTIUS RD SE	12/3/24	90,000	WD	03-ARMS L	90,000	19.54	3175678
011-011-024-10	RED PINE DR NE	2/12/24	70,000	WD	19-MULTI F	70,000	19.54	3171731 11-011-023-10

10-023-003-00	NORTH TRAIL SE	7/19/24	50,000	WD	03-ARMS L	50,000	20.04	
011-028-014-00	DORMAN RD NE	06/28/24	99,000	PTA	03-ARM'S I	99,000	20.00	3173666
05-11-111-006-00	HOLLOW HAVEN LN	10/04/24	69,000	WD	19-MULTI F	\$69,000	20.00	2024-7645
05-11-123-007-00	SODEERQUIST RD	04/24/23	65,000	WD	03-ARM'S I	\$65,000	20.00	2023-3588
					TOTAL	393,500	116.52	
					AVERAGE	3,377		
					USE	3,380		

25 Acre Parcels

011-004-005-25	281 WESTWOOD RD NE	06/07/24	126,000	PTA	03-ARM'S I	126,000	25.00	3173352
					P/A	5,040		

30 Acre Parcels

011-001-024-11	WESTWOOD RD NE	01/06/24	133,000	WD	03-ARM'S I	133,000	35.00	317144
					P/A	3,800		

40 Acre Parcels

002-023-002-00	SUMMIT RD NE	10/4/23	95,000	WD	03-ARM'S I	95,000	40.00	3170234
002-027-004-07	BLUE LAKE RD NE	8/26/24	260,000	WD	03-ARM'S I	89,062	44.50	3174427 002-027-004-01
005-020-006-10	CROY LAKE RD NE	4/5/23	195,500	WD	03-ARM'S I	195,500	39.00	3167975
009-020-009-00	5631 N SHARON RD SE	4/11/24	70,000	WD	03-ARM'S I	70,000	39.00	3172777
008-023-012-00	MORGAN TRL NE	7/11/23	72,500	WD	03-ARM'S I	72,500	40.00	3168905
011-025-003-00	3156 WOOD RD NE	04/25/25	130,000	PTA	03-ARM'S I	130,000	40.00	3177640
05-11-104-009-10	2554 LEE DERRER RD	11/21/24	119,000	WD	03-ARM'S I	\$119,000	40.00	
					TOTAL	771,062	282.50	
					AVERAGE	2,729		
					USE	2,725		

50 PLUS ACRES

008-024-004-00	KETTLE LAKE RD NE	6/1/23	150,000	WD	03-ARM'S I	150,000	78.00	3168462
008-001-001-00	RABOURN RD NE	2/19/24	90,000	WD	03-ARM'S I	90,000	80.00	3171805
011-032-011-00	HANSON RD NE	10/30/23	336,000	WD	03-ARM'S I	336,000	80.00	3170602
					TOTAL	576,000	238.00	

AVERAGE 2,420
 USED 2,600 FOR 50 ACRE PARCEL PRICING.

100 PLUS ACRES

010-033-002-00	CAMPBELL RD SE	5/31/23	260,000	WD	03-ARM'S I	260,000	118.00	3168378
011-014-010-00	TWIN LK RD NE	01/15/25	273,000	WD	03-ARM'S I	273,000	137.00	3176044
008-030-006-00	US 131 SW	10/9/24	345,000	WD	19-MULTIF	345,000	148.50	3168378 008-029-007-00
007-009-004-00	DONATHAN RD SE	3/21/25	365,000	WD	19-MULTIF	365,000	157.00	3177121 007-009-008-00
006-003-049-00	MYERS RD NE	7/11/23	885,000	WD	19-MULTIF	885,000	313.00	3169141 010-002-01/003-045-00
						TOTAL	2,128,000	873.50
						AVERAGE	2,436	
						USED	2,400	

OVERVIEW ACREAGE VALUATIONS

ACRES	TOTAL	PRICE PER ACRE
1	11,500	11,500
1.5	13,755	9,170
2	14,400	7,200
2.5	14,475	6,990
3	18,810	6,270
4	25,180	6,295
5	30,000	6,000
7	43,890	6,270
10	52,000	5,200
15	42,000	2,800
20	67,600	3,380
25	75,000	3,000
30	85,500	2,850
40	109,000	2,725
50	130,000	2,600
100	240,000	2,400

BIG TWIN LAKE VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr Terms	Land Resid	Effec. Fron	Liber/Page
002-018-005-10	10040 N TWIN LK RD NE	5/8/24	975000	WD 03-AR	619,514	100	3172881
002-148-008-01	10117 TWIN LK RD NE	5/24/23	595000	WD 03-AR	375,613	200	3168526
002-500-008-00	10556 N TWIN LK RD NE	2/19/25	450000	WD 03-AR	311,494	100	3176389
002-860-024-00	10370 N TWIN LK RD NE	12/22/23	650000	WD 03-AR	188,731	50	3171271
			TOTAL		1,495,352	450	
			AVERAGE		3,323		
			USE		3,300		

CARMICHAEL SUBDIVISION VALUES

CARMICHAEL SUBDIVISION IS SIMILAR IN TYPE OF PROPERTY BUT HAVE THE SIZE THEREFORE CARMICHAEL SUBDIVISION IS VALUED AT **\$100 PER FRONT FOOT**.

Parcel Number	Street Address	Sale Date	Sale Price	Instr Terms of S	Land Resid	Effec. Fron	Net Acres	Liber/Page	Other Parcels in Sale
002-702-029-00	6634 BLUE LK RD NE	6/14/2024	105000	WD 03-ARM'S I	44,346	189	2.15	3173597	
001-225-055-00	1738 BIRCHWOOD SPRINGS	06/02/23	30000	WD 03-ARM'S I	30,000	119	1.169	3168586	
001-804-005-55	11128 HILLCREST BLVD NE	02/18/25	348000	WD 03-ARM'S I	62,913	250	1.033	3176334	
001-119-032-01	10876 BLACK BEAR RD NE	07/08/23	252700	WD 03-ARM'S I	40,501	194	3.228	3168975	
				TOTAL	177,760	752			
				AVERAGE	237				
				USE	200				

VALUE FOR 2025 WAS \$165 PER FRONT FOOT SIMILAR LIKE SALES
 PER FRONT FOOT WAS \$235 PER FRONT FOOT, USE \$200 PER FRONT FOOT.

CHICAGO POINT VALUES

NO SALES IN THIS AREA IN SEVERAL YEARS. THE PATRIDGE POINT SUBDIVISION IS DIRECTLY NORTH AND ADJOINING THIS SUBDIVISION HAD AND 7% INCREASE IN VALUE. THE 2025 VALUE WAS \$18,500 INCREASE BY 7% TO \$19,795

USE \$19,800 PER SITE

COMMERCIAL & INDUSTRIAL ECF

PARCEL NUMBER	STREET ADDRESS	SALE DATE	SALE PRICE	INSTR.	TERMS OF	ADJ.SALE\$	LAND + YARD	BLDG. RESIDUA	COST MANUA	ECF	OTHER PARCELS
008-012-011-00	3601 CO RD 612 NE	10/01/23	\$200,000	LC	19-MULTI F	200,000	106,957	93,043	171,047	0.544	008-012-011-50
008-031-014-00	1202 THOMAS RD SW	01/18/24	\$400,000	LC	03-ARM'S L	400,000	54,039	345,961	357,731	0.967	
05-08-033-040-00	9548 CRYSTAL BEACH RD	5/3/2024	\$350,000	WD	03-ARM'S L	350,000	59,457	290,543	242,463	1.198	
05-08-033-051-00	11921 S EAST TORCH LAKE DR	7/28/2023	\$500,000	WD	03-ARM'S L	500,000	164,379	335,621	414,834	0.809	
05-11-131-009-00	11297 S US 131	5/20/2024	\$215,000	WD	03-ARM'S L	215,000	75,958	139,042	197,950	0.702	
								\$1,204,210	\$1,384,024	0.870	

BLUE LAKE TWP DID NOT HAVE ANY COMMERCIAL OR INDUSTRIALS SALES DURING THE STATE REQUIRED TIME FRAME. THERE WERE TWO KALKASKA COUNTY RURAL SALES WHICH WERE NOT SUFFICIENT TO A RELIABLE ECF. I WAS ABLE TO GET 3 ADDITIONAL SALES THAT WERE RURAL IN ANTRIM COUNTY, WHICH I USED TO ESTABLISH THE ECF FOR BLUE LAKE TOWNSHIP. **ECF .870**

COMMERCIAL LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Resid	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	
006-028-006-40	6020 M-72 E	04/22/21	\$100,000	WD	\$100,000	\$60,146	329.0	662.0	5.00	5.00	\$183	
003-032-010-00	6952 HOUSEMAN SIDING RD S	04/28/21	\$118,900	WD	\$118,900	\$51,598	99.0	0.0	0.75	0.00	\$521	
001-136-042-01	15750 M-72 SE	09/01/21	\$40,000	WD	\$40,000	\$34,748	250.0	273.6	1.57	1.57	\$139	
											AVG----->	\$281
											Median--->	\$183
											USE	\$280

BLUE LAKE TOWNSHIP DID NOT HAVE ANY COMMERCIAL LAND SALES IN THE STUDY PERIOD

COUNTY RURAL COMMERCIAL SALES WERE VERY FEW. CONCLUDING LEAVE THE PER FRONT FOOT VALUE UNCHANGED FROM 2025 TO 2026

INDIAN LAKE & EAST INDIAN LAKE VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Land Resid Est.	Land V Effec.	Front	Liber/Page
002-020-010-00	11606 TWIN LK RD NE	8/20/24	82,000	WD	03-ARM'S L	82,000	88,923	171	3174307
002-021-016-00	6632 SQUAW LK RD NE	5/24/24	145,000	WD	03-ARM'S L	78,158	56,283	65	3173351
002-021-025-00	6465 SQUAW LK RD NE	7/30/24	380,000	WD	03-ARM'S L	151,080	121,116	165	3173907
Totals:			607,000			311,238	266,322	401	
						TOTAL	\$622,476	802	
						AVERAGE	\$776		
						USE	\$770		

LEVEL 3 OF PLATS - LARGER LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of S	Land Resid	Effec. Fron	Net Acres	Liber/Page	Other Parcels in Sale
002-702-029-00	6634 BLUE LK RD NE	6/14/2024	105000	WD	03-ARM'S I	44,346	189	2.15	3173597	
001-225-055-00	1738 BIRCHWOOD SPRING	06/02/23	30000	WD	03-ARM'S I	30,000	119	1.169	3168586	
001-804-005-55	11128 HILLCREST BLVD NE	02/18/25	348000	WD	03-ARM'S I	62,913	250	1.033	3176334	
001-119-032-01	10876 BLACK BEAR RD NE	07/08/23	252700	WD	03-ARM'S I	40,501	194	3.228	3168975	
					TOTAL	177,760	752			
					AVERAGE	237				
					USE	200				

VALUE FOR 2025 WAS \$165 PER FRONT FOOT SIMILAR LIKE SALES
 PER FRONT FOOT WAS \$235 PER FRONT FOOT, USE \$200 PER FRONT FOOT.

LITTLE TWIN LAKE VALUES

DUE TO THE LACK OF SALES OF SALES ON BLUE LAKE, LITTLE TWIN LAKE AND STARVATION LAKE, I CHOOSE TO CALCUALTE THE APPROXIMATE INCREASE IN VALUES ON LAKES WITH GOOD SALES TO ESTABLISH A PER FRONT FOOT VALUE THAT WAS RESONABLE. I VERIFIED THE INCREASE BY CALCULATING THE PERCENTAGE OF VALUE INCREASE IN THE VACANT ACREAGE WITHIN THE TOWNSHIP. THOUGH NOT THE SAME RATE THE INCREASE PERCENTAGE OF APPROXIMATELY 69% IS REASONABLE.

	2022	2023		2024	2025		2026	% from 25-	% from 22-26
Small Lakes	280	357.5	28%	330	430	23%	550	28%	96%
Big Twin Lake	2000	2460	23%	2500	2370		3300	39%	65%
Indian Lakes	400	685	71%	610	700	13%	795	14%	99%
N Blue Lake	1000	1120	12%				1160		16%
								27%	69%
Middle Blue	1200				1890		1,890		2,028.0 USE \$1980
Little Twin	970				1100		1,100		1,639.3 USE \$1,600
Starvation	1130	1450	28%	1470	1600	8%	1,600	0%	1,909.7 USE \$1,860
ACREAGE									
20 ACRES	36,000	44,600	24%	66,000	57,400	-13%	67,600	18%	88%
30 ACRES	48,000	66,900	39%	69,000	84,000	22%	85,500	2%	78%
40 ACRES	60,000	88,400	47%	79,400	97,200	22%	109,000	12%	82%
50 ACRES	75,000	110,500	47%	97,500	121,000	24%	130,000	7%	73%
			39%			14%		10%	80%

MIDDLE BLUE LAKE VALUES

DUE TO THE LACK OF SALES OF SALES ON BLUE LAKE, LITTLE TWIN LAKE AND STARVATION LAKE, I CHOOSE TO CALCUALTE THE APPROXIMATE INCREASE IN VALUES ON LAKES WITH GOOD SALES TO ESTABLISH A PER FRONT FOOT VALUE THAT WAS RESONABLE. I VERIFIED THE INCREASE BY CALCULATING THE PERCENTAGE OF VALUE INCREASE IN THE VACANT ACREAGE WITHIN THE TOWNSHIP. THOUGH NOT THE SAME RATE THE INCREASE PERCENTAGE OF APPROXIMATLEY 69% IS REASONABLE.

	2022	2023		2024	2025		2026	% from 25-	% from 22-26
Small Lakes	280	357.5	28%	330	430	23%	550	28%	96%
Big Twin Lake	2000	2460	23%	2500	2370		3300	39%	65%
Indian Lakes	400	685	71%	610	700	13%	795	14%	99%
N Blue Lake	1000	1120	12%				1160		16%
								27%	69%
Middle Blue	1200				1890		1,890		2,028.5 USE \$1980
Little Twin	970				1100		1,100		1,639.7 USE \$1,600
Starvation	1130	1450	28%	1470	1600	8%	1,600	0%	1,910.2 USE \$1,900
ACREAGE									
20 ACRES	36,000	44,600	24%	66,000	57,400	-13%	67,600	18%	88%
30 ACRES	48,000	66,900	39%	69,000	84,000	22%	85,500	2%	78%
40 ACRES	60,000	88,400	47%	79,400	97,200	22%	109,000	12%	82%
50 ACRES	75,000	110,500	47%	97,500	121,000	24%	130,000	7%	73%
			39%			14%		10%	80%

NORTH BLUE LAKE VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S.	Land Resid	Effec. Fron	Liber/Page
002-015-025-20	7228 W BLUE LK RD NE	8/16/2024	660000	WD	03-ARM'S I	237,755	138	3174168
002-741-001-00	7227 BLUE LK RD NE	9/11/2023	650000	WD	03-ARM'S I	46,268	106	3169770
					TOTAL	284,023	244	
					AVERAGE	1,166		
					USE	1,050		

ONLY TWO SALES IN THE STUDY PERIOD WHICH INDICATE THE PER FRONT FOOT VALUE SHOULD BE \$1166. TWO SALES ARE NOT ENOUGH TO ESTABLISH TRUE MARKET VALUE.
I DETERMINED THE VALUE OF \$1050 PER FRONT FOOT SHOULD BE USED

PATRIDGE POINT VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	o Adj. Sale \$	Land Resid	Liber/Page
002-380-012-00	8035 EAGLE LK DR NE	02/09/24	28000	WD	03-ARM	28000	28000	3171662
001-225-055-00	1738 BIRCHWOOD SPRINGS DR NE	06/02/23	30000	WD	03-ARM	30000	30,000	3168586
001-120-001-53	ROSE RDG RD NE	12/06/23	28000	WD	03-ARM	28000	28,000	3171115
							86,000	
							21,500	
							21,000	

THE TWO SALES IN BLUE LAKE TWP HAVE A SITE VALUE OF \$21,000, THE TWO PARCELS IN BEAR LAKE ARE LARGER SITES. USE \$21,000 SITE VALUE

VALUE PER LOT FOR 1/20TH INTEREST IN LOT 9 SITE VALUE \$9,500

SOUTH BLUE LAKE & BASS LAKE & NORTH CROOKED LAKES & EAGLE LAKE VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Inst Terms of S:	Land Resid	Effec. Fron	Liber/Page
002-023-007-00	6927 E BASS LK RD NE	10/8/24	265000	WD 03-ARM'S L	109,124	100	3175244
002-007-030-15	8544 GEDMAN RD NE	7/17/24	485000	WD 03-ARM'S L	56,877	100	3173807
002-380-019-00	8194 EAGLE LK DR NE	11/16/23	59900	WD 03-ARM'S L	59,900	115	3170799
002-741-001-00	7227 BLUE LK RD NE	9/11/23	650000	WD 03-ARM'S L	46,268	106	3169770
002-022-007-31	6056 W BLUE LK RE NE	10/6/23	108000	WD 03-ARM'S L	108,000	123	3170212
002-022-008-00	6117 BLUE LK RD NE	12/18/24	325000	WD 03-ARM'S L	98,659	275	3175936
002-022-008-30	5975 BLUE LK RD NE	9/22/23	150000	WD 03-ARM'S L	116,237	254	3170100
			TOTAL		595,065	1,073	
			AVERAGE		555		
			USE		500		

SALES FROM ANY OF THE FOLLOWING LAKES, SOUTH BLUE LAKE, BASS LAKE, N. CROOKED LAKE AND EAGLE LAKE WERE USED TO ESTABLISH THE PER FRONT VALUE OF THE "SMALLER LAKES" IN THE TOWNSHIP.

LEVEL 2 OF PLATS - SMALL LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S.	Land Resid	Effec. Fron	Liber/Page
002-180-019-00	HELLER CT NE	8/23/23	13500	WD	03-ARM'S I	13,500	150	3169485
002-180-020-00	HELLER CT NE	8/18/23	13500	WD	03-ARM'S I	13,500	150	3169485
002-180-029-00	HELLER CT NE	11/28/23	8500	WD	03-ARM'S I	8,500	100	3170917
002-180-030-00	13255 HELLER CT NE	8/18/23	9000	WD	03-ARM'S I	9,000	100	3169484
002-260-060-00	SUNBURRY RD NE	3/28/25	15000	WD	03-ARM'S I	15,000	240	3177172
TOTAL						59,500	740	
AVERAGE						80		
USE						80		

STARVATION LAKE VALUE

DUE TO THE LACK OF SALES OF SALES ON BLUE LAKE, LITTLE TWIN LAKE AND STARVATION LAKE, I CHOOSE TO CALCUALTE THE APPROXIMATE INCREASE IN VALUES ON LAKES WITH GOOD SALES TO ESTABLISH A PER FRONT FOOT VALUE THAT WAS RESONABLE. I VERIFIED THE INCREASE BY CALCULATING THE PERCENTAGE OF VALUE INCREASE IN THE VACANT ACREAGE WITHIN THE TOWNSHIP. THOUGH NOT THE SAME RATE THE INCREASE PERCENTAGE OF APPROXIMATELY 69% IS REASONABLE.

	2022	2023		2024	2025		2026	% from 25-	% from 22-26
Small Lakes	280	357.5	28%	330	430	23%	550	28%	96%
Big Twin Lake	2000	2460	23%	2500	2370		3300	39%	65%
Indian Lakes	400	685	71%	610	700	13%	795	14%	99%
N Blue Lake	1000	1120	12%				1160		16%
								27%	69%
Middle Blue	1200				1890		1,890		2,028.5 USE \$2,000
Little Twin	970				1100		1,100		1,639.7 USE \$1,625
Starvation	1130	1450	28%	1470	1600	8%	1,600	0%	1,910.2 USE \$1,900

ACREAGE

20 ACRES	36,000	44,600	24%	66,000	57,400	-13%	67,600	18%	88%
30 ACRES	48,000	66,900	39%	69,000	84,000	22%	85,500	2%	78%
40 ACRES	60,000	88,400	47%	79,400	97,200	22%	109,000	12%	82%
50 ACRES	75,000	110,500	47%	97,500	121,000	24%	130,000	7%	73%
			39%			14%		10%	80%