

Gustin Township Ag Land Value 4/1/2022 thru 3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. LV	Net Acres	Total Acres	Dollars/Acres
021-001-200-010-06	465 W Hubert Rd	11/22/2022	\$125,000	WD	\$125,000	\$21,229	\$33,045	9.96	10.15	\$2,053
022-005-300-005-01	E Spruce Rd	1/29/2024	\$165,000	WD	\$165,000	\$165,000	\$97,500	65.00	65.00	\$2,538
031-021-200-025-00	3608 S M-65	8/28/2023	\$97,000	WD	\$97,000	\$51,841	\$27,705	18.16	18.47	\$2,230
031-024-300-005-01	3287 W Hoskins Rd	5/19/2022	\$105,000	WD	\$105,000	\$97,300	\$52,380	34.65	34.92	\$2,641
031-028-300-014-00	4949 Webster Rd	12/9/2022	\$190,000	WD	\$180,000	\$82,113	\$59,490	28.38	28.98	\$3,151
050-026-300-060-00	1425 S McConnell Rd	7/29/2022	\$55,000	WD	\$54,900	\$31,357	\$45,000	30.00	30.00	\$1,045
060-006-300-005-01	3126 E Jasmin Dr	4/18/2023	\$220,000	WD	\$220,000	\$63,016	\$79,140	39.57	39.57	\$1,593
060-031-100-030-00	S King Rd	9/15/2022	\$80,000	WD	\$80,000	\$80,000	\$89,310	59.07	59.54	\$1,344
060-031-400-005-00	1787 S King Rd	10/3/2022	\$250,000	WD	\$250,000	\$86,608	\$122,845	79.23	80.23	\$1,280
			\$1,287,000		\$1,276,900	\$678,464	\$606,415	364.02	366.86	\$1,986 Average

\$1,849.38

Use \$1,850.00

Gustin Township/Village of Lincoln Fron Foot Rates 4/1/22 thru 3/31/24

Gustin Township Front Foot

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
051-100-000-014-02	11/17/23	\$168,000	WD	\$168,000	\$53,809	\$14,850	225.0	238.0	\$239	20233512		401
051-150-004-001-00	06/26/23	\$65,000	WD	\$65,000	\$55,579	\$8,643	345.7	341.0	\$161	20232189	051-150-015-007-00	401
051-150-009-001-16	03/07/24	\$139,000	WD	\$139,000	\$78,925	\$6,600	264.0	125.0	\$299	20240889		401
					\$188,313		834.7					

Use \$225.61

Use Village of Killmaster/Northwoods Estates on Third St, Fourth St, Fifth St, Mill St, Undeveloped Land and Pinecrest Road

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
050-012-300-025-00	12/07/22	\$158,000	WD	\$158,000	\$89,609	\$46,176	660.0	#####	\$136	202/24266		401
050-031-300-010-00	04/11/23	\$75,000	WD	\$75,000	\$18,806	\$10,890	165.0	232.3	\$114	20231237		401
					\$108,415		825.0					

USE \$131.41

Use Gustin Township FF Rates on McConnell Rd, County Rds, Trask Lake Rd, Lincoln Lake Dr and Unbuildable land

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Class
052-000-027-003-00	06/22/22	\$67,000	WD	\$67,000	\$16,392	\$9,900	66.0	109.0	\$248	20222259		401
052-100-000-013-00	06/30/22	\$135,000	WD	\$131,000	\$27,076	\$30,000	200.0	200.0	\$135	20222456	052-100-000-011-00	401
					\$43,468		266.0					

Use \$163.41

Use Village of Lincoln FF Rated on Main Street, 2nd St, Side Streets, Treverse Bay/Barlow Rd, Lincoln Industrial Park, Second Street and Lake St

Use for Trask Lake FF

Gustin Township Residential Land Values 4/1/2022 thru 3/31/2024

5 Acres																
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class	
080-013-200-120-00	11/20/23	\$5,000	WD	\$5,000	\$5,000	\$7,228			1.39	1.39	\$3,597					
040-002-200-122-00	09/09/22	\$12,000	WD	\$12,000	\$12,000	\$13,208			2.54	2.54	\$4,724					
030-020-100-030-00	08/29/23	\$23,000	WD	\$23,000	\$23,000	\$24,586			3.94	3.94	\$5,838					
041-301-000-050-00	05/02/23	\$13,000	WD	\$13,000	\$13,000	\$11,492			2.21	2.21	\$5,882					
032-125-000-047-00	02/26/24	\$15,000	WD	\$15,000	\$15,000	\$15,000			2.01	2.01	\$7,463					
092-101-000-045-00	09/16/22	\$14,000	WD	\$14,000	\$14,000	\$20,000			1.77	1.77	\$7,910					
040-002-200-122-00	02/02/24	\$21,500	WD	\$21,500	\$21,500	\$13,208			2.54	2.54	\$8,465					
				\$103,500	\$103,500				16.40	\$6,310.98	\$6,268					
									USE	\$6,300	PER ACRE					

5 thru 15 Acres																
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class	
120-110-012-210-00	09/01/22	\$22,500	WD	\$22,500	\$22,500	\$29,484			5.67	5.67	\$3,968					
060-010-400-066-00	10/13/23	\$20,000	WD	\$20,000	\$20,000	\$26,000			5.00	5.00	\$4,000					
080-028-200-015-01	01/02/23	\$22,500	WD	\$22,500	\$22,500	\$27,092			5.21	5.21	\$4,319					
071-007-400-010-03	08/31/22	\$27,000	WD	\$27,000	\$27,000	\$26,000			5.00	5.00	\$5,400					
080-025-200-010-00	08/12/22	\$45,000	WD	\$45,000	\$45,000	\$36,060			7.30	7.30	\$6,164					
091-034-400-060-00	05/20/22	\$32,000	WD	\$32,000	\$32,000	\$26,000			5.00	5.00	\$6,400					
080-013-300-070-00	11/20/23	\$39,900	WD	\$39,900	\$39,900	\$28,444			5.47	5.47	\$7,294					
				\$208,900	\$208,900				38.65	\$5,404.92	\$5,404.92					
									USE	\$5,400.00	PER ACRE					

15 thru 30 acres																
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class	
050-033-300-006-01	06/01/22	\$110,000	WD	\$0	\$37,336	\$47,093	0.0	0.0	14.95	14.95	\$2,497	401			401	
050-012-300-025-00	12/07/22	\$158,000	WD	\$0	\$83,632	\$46,176	0.0	0.0	19.24	29.24	\$4,347	401	2.021E+11		402	
				\$0	\$120,968				34.19		\$3,538.11					
									USE	\$3,500.00	PER ACRE					

30 Thru 60 Acres																
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class	
050-028-200-020-05	05/12/22	\$105,000	WD		\$105,000	\$80,500			35.00	35.00	\$3,000					
050-024-100-005-00	09/22/22	\$110,000	WD		\$110,000	\$86,089			37.43	37.43	\$2,939					
050-013-400-010-00	11/10/22	\$89,900	WD		\$89,900	\$92,000			40.00	40.00	\$2,248					
050-016-400-005-00	11/07/22	\$80,000	WD		\$80,000	\$92,000			40.00	40.00	\$2,000					
050-021-300-060-00	07/29/22	\$66,000	WD		\$57,091	\$93,081			40.47	40.47	\$1,411					
				\$0	\$441,991				192.90		\$2,291.30					
									USE	\$2,400.00	PER ACRE					

60 Acres and up																
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Class	
112-014-100-005-02	02/21/23	\$380,000	WD	\$380,000	\$380,000				240.00	240.00	\$1,583					
020-015-400-005-00	10/28/22	\$159,000	WD	\$159,000	\$159,000				80.00	80.00	\$1,988					
050-031-100-005-00	10/28/24	\$185,000	WD	\$185,000	\$185,000				80.00	80.00	\$2,313					
				\$724,000	\$724,000				400.00		\$1,810.00					
									USE	\$1,900.00	PER ACRE					

Gustin Township Ag Land Value 4/1/2022 thru 3/31/2024

Parcel Number	Street Addi	Sale Date	Sale Pi	Instr.	Adj. Sale \$	Land Residual	Est. LV	Net Acre	Total Acres	Dollars/Acres
021-001-200-010-06	465 W Hub	#####	####	WD	\$125,000	\$21,229	\$33,045	9.96	10.15	\$2,053
022-005-300-005-01	E Spruce R	1/29/2024	####	WD	\$165,000	\$165,000	\$97,500	65.00	65.00	\$2,538
031-021-200-025-00	3608 S M-6	8/28/2023	####	WD	\$97,000	\$51,841	\$27,705	18.16	18.47	\$2,230
031-024-300-005-01	3287 W Ho	5/19/2022	####	WD	\$105,000	\$97,300	\$52,380	34.65	34.92	\$2,641
031-028-300-014-00	4949 Webs	12/9/2022	####	WD	\$180,000	\$82,113	\$59,490	28.38	28.98	\$3,151
050-026-300-060-00	1425 S McC	7/29/2022	####	WD	\$54,900	\$31,357	\$45,000	30.00	30.00	\$1,045
060-006-300-005-01	3126 E Jasr	4/18/2023	####	WD	\$220,000	\$63,016	\$79,140	39.57	39.57	\$1,593
060-031-100-030-00	S King Rd	9/15/2022	####	WD	\$80,000	\$80,000	\$89,310	59.07	59.54	\$1,344
060-031-400-005-00	1787 S King	10/3/2022	####	WD	\$250,000	\$86,608	\$122,845	79.23	80.23	\$1,280
			####		\$1,276,900	\$678,464	\$606,415	364.02	366.86	\$1,986 Average

\$1,849.38
 Use \$1,850.00