

**MIKADO TOWNSHIP
F-30 & F-41**

F-30 AND F-41 ARE SIMILAR TO CEDAR LAKE RD IN CONDITIONS, MAINTENANCE AND TRAFFIC PATTERNS, IN MY OPINION SHOULD BE THE SAME

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Actual Front	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
041-255-000-040-00	W CEDAR LAKE RD	11/09/20	\$10,000	WD	\$10,000	\$4,300	\$10,000	104.00	192.9	688.0	\$52	
064-L42-001-174-00	7099 CEDAR LAKE RD	01/14/20	\$3,000	WD	\$3,000	\$2,500	\$3,000	100.00	92.6	150.0	\$32	
064-P31-000-027-50	CEDAR LAKE RD	08/25/21	\$19,900	WD	\$19,900	\$8,300	\$19,900	125.00	282.0	274.2	\$71	
064-P31-000-035-00	CEDAR LAKE RD	08/24/20	\$15,500	WD	\$15,500	\$7,000	\$15,500	160.00	227.7	1001.0	\$68	064-P31-000-036-00
064-P31-000-037-00	CEDAR LAKE RD	06/04/20	\$10,000	WD	\$10,000	\$7,000	\$10,000	160.00	228.0	1003.0	\$44	064-P31-000-038-00
064-W51-000-003-00	F 41	09/22/20	\$4,000	QC	\$4,000	\$2,200	\$4,000	141.00	106.6	269.0	\$38	064-W51-000-021-00
064-P31-000-039-00	CEDAR LAKE RD	06/04/20	\$10,000	WD	\$10,000	\$7,000	\$10,000	160.00	228.0	1005.0	\$44	064-P31-000-040-00
Totals:			\$72,400		\$72,400	\$38,300	\$72,400		1,357.8			

Average \$53

FOR COMMERCIAL PROPERTY USE RESIDENTIAL RATES

PRICE P/FF 2023 \$50

PAVED ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Actual Front	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
091-023-300-020-00	GODDARD RD	07/20/21	\$22,000	WD	\$22,000	\$8,100	\$22,000	660.00	450.0	330.0	\$49	
091-034-400-060-00	KINGS CORNER RD	12/09/19	\$14,000	WD	\$14,000	\$5,900	\$14,000	361.00	380.0	603.0	\$37	
041-400-007-014-00	E GRUFF ST	01/28/20	\$4,300	WD	\$4,300	\$3,100	\$4,300	132.00	119.9	165.0	\$36	
041-400-007-006-01	E RIDLEY RD	09/24/18	\$4,500	WD	\$4,500	\$3,800	\$4,500	132.00	146.8	247.5	\$31	
064-C40-000-015-00	LAWRENCE DR	06/02/21	\$4,500	WD	\$4,500	\$2,500	\$4,500	149.00	159.1	270.0	\$28	
064-J30-000-013-00	5721 ALVIN RD	03/24/20	\$10,000	WD	\$10,000	\$4,200	\$10,000	160.00	148.6	160.0	\$67	
064-L10-000-072-60	CHRISTOPHER DR	05/29/20	\$4,500	WD	\$4,500	\$2,900	\$4,500	125.00	88.4	100.0	\$51	
064-L15-000-584-00	WOODLEA RD	06/05/18	\$2,500	WD	\$2,500	\$1,300	\$2,500	60.00	53.7	108.0	\$47	
064-L15-000-636-00	WOODLEA RD	05/07/18	\$2,500	WD	\$2,500	\$1,500	\$2,500	61.00	61.0	135.0	\$41	
064-L15-000-667-00	WOODLEA RD	11/26/19	\$2,735	QC	\$2,735	\$2,300	\$2,735	90.00	93.3	145.0	\$29	
064-L16-000-755-00	WOODLEA RD	03/17/21	\$2,995	WD	\$2,995	\$1,500	\$2,995	60.00	58.9	130.0	\$51	
064-L17-000-917-00	AHRENS ST	09/20/19	\$2,500	CD	\$2,500	\$1,600	\$2,500	60.00	49.7	120.0	\$50	
064-M60-000-002-00	KINGS CORNER RD	02/11/21	\$5,750	WD	\$5,750	\$2,400	\$5,750	150.00	166.1	290.0	\$35	
Totals:			\$82,780		\$82,780	\$41,100	\$82,780		1,975.4			

Average \$42

FOR COMMERCIAL PROPERTY USE RESIDENTIAL RATES

PRICE P/FF 2023 \$40

GRAVEL/DIRT ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Actual Front	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
092-100-000-007-00	FORD RD	03/12/21	\$12,000	WD	\$12,000	\$10,000	\$12,000	253.67	332.3	600.0	\$36	
041-100-000-015-00	S STEVENS RD	05/04/21	\$3,200	WD	\$3,200	\$2,300	\$3,200	195.00	209.1	230.0	\$15	
040-008-300-025-00	E WISSMILLER RD	07/02/20	\$15,500	WD	\$15,500	\$8,400	\$15,500	327.00	466.0	651.0	\$33	
064-S90-000-034-00	JAMES RAY ST	11/05/21	\$7,400	WD	\$7,400	\$1,800	\$7,400	253.00	132.8	82.0	\$56	
Totals:			\$26,100		\$26,100	\$12,500	\$26,100		807.9			

Average \$32

FOR COMMERCIAL PROPERTY USE RESIDENTIAL RATES

PRICE P/FF 2023 \$30

PRIVATE ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Actual Front	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
090-001-300-105-00	2357 BREWER RD	10/10/18	\$5,000	WD	\$5,000	\$2,700	\$5,000	330.00	265.0	264.0	\$19	
041-300-000-012-00	S PRINCE DR	08/29/18	\$13,000	WD	\$13,000	\$6,700	\$13,000	350.00	495.0	627.0	\$26	
Totals:			\$13,000		\$13,000	\$6,700	\$13,000		495.0			

Average \$26

FOR COMMERCIAL PROPERTY USE RESIDENTIAL RATES

PRICE P/FF 2023 \$25

Pine River & McGills Creek Vacant Land Sales March 2019 - April 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Actual Front	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
091-023-100-005-05	2316 DEERFIELD TR/Pine Rive	07/16/21	\$35,900	WD	\$35,900	\$13,700	\$35,900	514.00	514.0	850.0	\$70	
091-024-200-035-10	WILDWOOD TR/Pine River	05/06/21	\$18,000	WD	\$12,000	\$9,200	\$12,000	0.00	233.0	513.0	\$52	
091-024-200-035-11	2640 WILDWOOD TR/Pine Riv	09/09/19	\$23,000	WD	\$23,000	\$12,500	\$23,000	0.00	300.0	583.0	\$77	
092-100-000-007-00	FORD RD/mcgills creek	03/12/21	\$12,000	WD	\$12,000	\$10,000	\$12,000	477.00	477.0	600.0	\$25	
092-100-000-012-00	FORD RD/mcgills creek	12/06/21	\$42,000	WD	\$40,500	\$14,400	\$40,118	512.67	512.0	478.0	\$78	092-100-000-013-01
Totals:			\$130,900		\$123,400	\$59,800	\$123,018		2,036.0			

Average \$60

FOR COMMERCIAL PROPERTY USE RESIDENTIAL RATES

Pine River Price P/FF \$75
McGills Creek & Pine River Branches P/FF \$50