

MIKADO TOWNSHIP LAND VALUE STUDY FOR 2025 ASSESSMENTS

PER FRONT FOOTAGE RATES USED FOR RESIDENTIAL & COMMERCIAL & INDUSTRIAL

F-30 & F-41

F-30 AND F-41 & 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.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
040-034-300-100-00	4934 W CEDAR LAKE RD	09/02/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$3,900	339.00	295.5	152.0	51
041-133-000-004-00	W CEDAR LAKE RD	02/01/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$8,000	146.00	327.0	1190.0	37
064-W41-000-008-00	CEDAR LAKE RD	08/30/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,000	60.00	61.2	208.0	41
040-002-200-122-00	2178 W CEDAR LAKE RD	02/02/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$6,000	500.00	378.0	221.0	57
041-133-000-001-00	2272 W CEDAR LAKE RD	05/30/23	\$17,400	WD	08-ESTATE	\$17,400	\$9,700	192.00	387.0	1051.0	45
041-133-000-002-00	W CEDAR LAKE RD	09/12/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$20,200	192.00	397.0	1106.0	139
041-133-000-007-00	W CEDAR LAKE RD	04/06/23	\$5,000	WD	22-OUTLIER	\$5,000	\$7,300	192.00	321.0	724.0	16
091-026-100-005-10	S F-41	07/19/23	\$20,000	WD	32-SPLIT VACANT	\$20,000	\$0	500.00	494.0	435.0	40
091-026-100-005-20	S F-41	07/19/23	\$20,000	WD	32-SPLIT VACANT	\$20,000	\$0	500.00	494.0	435.0	40
064-S70-000-034-00	5891 CEDAR LAKE RD	11/06/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$3,400	105.00	103.9	196.0	115
064-W10-000-003-00	CEDAR LAKE RD	02/22/24	\$4,700	WD	03-ARM'S LENGTH	\$4,700	\$1,800	75.00	73.3	191.0	64
Totals:			\$185,100			\$185,100	\$62,300		3,332.0		
							Average				
							per FF=>				\$56
									PRICE P/FF 2025		\$55

PAVED ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
041-400-006-016-00	E CAMPBELL ST	06/10/22	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$2,800	198.00	179.8	165.0	53
091-034-400-060-00	KINGS CORNER RD	05/20/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$7,700	361.00	450.0	602.0	71
091-035-300-050-00	2081 KINGS CORNER RD	12/15/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$2,400	165.00	163.1	264.0	18
064-L15-000-658-00	WOODLEA RD	11/22/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,000	186.00	192.8	145.0	47
063-034-200-008-30	WEST WEIR RD	09/14/23	\$9,800	WD	03-ARM'S LENGTH	\$9,800	\$3,600	100.00	110.7	245.0	89
064-B10-000-008-00	BISSONETTE RD	11/22/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$2,300	98.00	90.9	172.0	55
064-C40-000-015-00	LAWRENCE DR	03/15/24	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$2,800	149.00	173.1	270.0	58
064-L10-000-105-60	MATHEW LN	04/06/23	\$4,752	WD	03-ARM'S LENGTH	\$4,752	\$1,500	66.00	63.8	187.0	74
064-L16-000-805-00	WOODLEA RD	10/16/23	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,400	60.00	57.5	124.0	26
064-L16-000-813-01	WOODLEA RD	06/06/23	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$2,900	120.00	115.5	125.0	56
Totals:			\$91,052			\$91,052	\$31,400		1,597.2		
							Average				
							per FF=>				\$57
									PRICE P/FF 2025		\$55

GRAVEL/DIRT ROADS ALCONA ONLY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
041-100-000-020-00	S STEVENS RD	04/14/22	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$2,300	195.00	209.1	230.0	24
041-100-000-029-00	S STEVENS RD	08/04/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,200	196.00	198.4	205.0	30
092-101-000-045-00	579 BIRCH RD	09/16/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,600	200.00	225.4	385.0	62
092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,200	150.00	209.4	497.0	48
041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$5,500	330.00	311.0	292.0	42
Totals:			\$48,000			\$48,000	\$20,800		1,153.3		
							Average		41.2		
							per FF=>		\$42		
								PRICE P/FF 2025	\$40		35 WO RED

PRIVATE ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
091-024-200-035-10	WILDWOOD TR	05/06/21	\$18,000	WD	03-ARM'S LENGTH	\$12,000	\$9,200	293.00	342.0	522.0	35
041-301-000-050-00	2495 S YUKON DR	05/02/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$5,500	330.00	311.0	292.0	42
Totals:			\$31,000			\$25,000	\$14,700		653.0		
							Average		38.4		
							per FF=>		\$38		
								PRICE P/FF 2025	\$30		

USE SAME \$5 PER FF INCREASE AS GRAVEL AND DIRT ROADS

WATER FRONT - PINE RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
091-023-100-005-05	2316 DEERFIELD TR/Pine River	07/16/21	\$35,900	WD	03-ARM'S LENGTH	\$35,900	\$13,700	514.00	514.0	850.0	70
091-024-200-035-10	WILDWOOD TR/Pine River	05/06/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$9,200	293.00	233.0	513.0	77
091-023-100-005-05	2316 DEERFIELD TR	09/30/22	\$75,000	WD	03-ARM'S LENGTH	\$66,000	\$16,100	514.00	514.0	850.0	128
NO SALES APRIL 2023 THRU MARCH 2024											
Totals:			\$128,900			\$119,900	\$39,000		1,261.0		
							Average		91.8		
							per FF=>		\$95		
								PRICE P/FF 2025	\$90		

WATER FRONT - MCGILLIS CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Actual Front	Effec. Front	Depth	Dollars/FF
092-100-000-012-00	FORD RD/mcgills creek	12/06/21	\$42,000	WD	03-ARM'S LENGTH	\$37,952	\$14,400	512.67	512.0	478.0	74
092-101-000-045-00	579 BIRCH RD/mcgills creek	09/16/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,600	200.00	225.4	385.0	62
092-101-000-046-00	BIRCH RD/mcgills creek	10/05/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,200	150.00	209.4	497.0	48
NO SALES APRIL 2023 THRU MARCH 2024											

Totals:	\$66,000	\$61,952	\$25,200	946.8
			Average	61.3
			per FF=>	\$65
			PRICE P/FF 2025	\$60
