

**BAY MILLS TOWNSHIP**

**2022 VACANT LAND INFORMATION FOR 2023 ASSESSMENTS**

**STUDY TIME FRAME: 4/1/2020 THRU 3/31/2022**

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
THERE ARE NO 30 ACRE PARCEL SALES FOR THIS TIME PERIOD													
30 ACRES PLUS	TOTAL			0	0				AVERAGE	0			
	WEIGHTED AVERAGE				0				MIN	0			
	NUMBER OF SALES				0				MAX	0			

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-114-001-00	SEC 14 T47N R3W	12/07/20	1335/187	24,000	20.0	402	NA	RO	MI	NO	ALL	1,200	
001-114-001-00	SEC 14 T47N R3W	01/01/22	1362/1058	35,000	20.0	402	NA	RO	MI	NO	ALL	1,750	
10-29 ACRES	TOTAL			59,000	40.0				AVERAGE	1,475			
	WEIGHTED AVERAGE				1,475				MIN	1,200			
	NUMBER OF SALES				2				MAX	1,750			

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-313-025-10	SEC 13 T47N R5W	09/14/21	1353/755	*18,000	*1.1	402	PA- Lakeshore Dr	RO	MI	YES	ALL	*15,845	OUTLIER-See Road Frontage
001-313-025-30	SEC 13 T47N R5W	08/21/20	1327/341	5,000	1.0	402	PA- Lakeshore Dr	LE/LO	MI	YES	ALL	4,854	
001-332-001-40	SEC 32 T47N R5W	07/17/20	1324/980	16,500	6.1	402	GR-Hemlock ROW	RO	HW/MI	NO	ALL	2,705	
001-332-001-70	SEC 32 T47N R5W	10/11/21	1355/972	15,000	6.0	402	GR-Hemlock ROW	LE	HW/MI	NO	ALL	2,483	
BELOW 10 ACRES	TOTAL			36,500	13.2				AVERAGE	3,348			
	WEIGHTED AVERAGE				2,771				MIN	2,483			
	NUMBER OF SALES				3				MAX	4,854			

WINDING RIDGE AREA	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
THERE ARE NO WINDING RIDGE PARCEL SALES FOR THIS TIME PERIOD													
WINDING RIDGE AREA	TOTAL			-	0.0				AVERAGE	-			
	WEIGHTED AVERAGE				-				MIN	-			
	NUMBER OF SALES				0				MAX	-			

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<b>ROAD FRONTAGE</b>	<b>SEC/TWN/RANGE</b>	<b>SALE DATE</b>	<b>LIBER/PAGE</b>	<b>SALE \$</b>	<b>FTG</b>	<b>CLASS</b>	<b>ROAD</b>	<b>TOPO</b>	<b>COVER</b>	<b>PWR</b>	<b>DIV</b>	<b>\$/UNIT</b>	<b>COMMENT</b>
PIN													
001-224-006-00	SEC 24 T47N R4W	06/02/21	1346/914	*64,000	*164.2	409	PA- Lakeshore Dr	LE	MI	YES	ALL	*390	Outlier - See Water View
001-313-025-10	SEC 13 T47N R5W	09/14/21	1353/755	18,000	150.0	402	PA- Lakeshore Dr	RO	MI	YES	ALL	120	
001-313-025-30	SEC 13 T47N R5W	08/21/20	1327/341	5,000	150.0	402	PA-W Lakeshore Dr	LE/LO	MI	YES	ALL	33	
001-560-072-00	SEC 11 T47N R3W	10/19/20	1331/906	9,000	99.0	402	PA-W Lakeshore Dr	LE	MI	YES	NA	91	
<b>ROAD FRONTAGE</b>	TOTAL			32,000	399.0					AVERAGE		81	
	WEIGHTED AVERAGE				80					MIN		33	
	NUMBER OF SALES				3					MAX		120	

<b>WATER VIEW</b>	<b>SEC/TWN/RANGE</b>	<b>SALE DATE</b>	<b>LIBER/PAGE</b>	<b>SALE \$</b>	<b>FTG</b>	<b>CLASS</b>	<b>ROAD</b>	<b>TOPO</b>	<b>COVER</b>	<b>PWR</b>	<b>DIV</b>	<b>\$/UNIT</b>	<b>COMMENT</b>
PIN													
001-224-006-00	SEC 24 T47N R4W	06/02/21	1346/914	64,000	158.0	409	PA- Lakeshore Dr	LE	MI	YES	ALL	405	MICH TAX TRIBUNAL DECISION
001-313-025-10	SEC 13 T47N R5W	09/14/21	1353/755	18,000	150.0	402	PA- Lakeshore Dr	RO	MI	YES	ALL	120	
001-560-072-00	SEC 11 T47N R3W	10/19/20	1331/906	*9000	*99	402	PA-W Lakeshore Dr	LE	MI	YES	NA	*91	Outier -2020 Tax Sale
<b>WATER VIEW</b>	TOTAL			82,000	308.0					AVERAGE		263	
	WEIGHTED AVERAGE				266					MIN		120	
	NUMBER OF SALES				2					MAX		405	

<b>WATER ACCESS</b>	<b>SEC/TWN/RANGE</b>	<b>SALE DATE</b>	<b>LIBER/PAGE</b>	<b>SALE \$</b>	<b>FTG</b>	<b>CLASS</b>	<b>ROAD</b>	<b>TOPO</b>	<b>COVER</b>	<b>PWR</b>	<b>DIV</b>	<b>\$/UNIT</b>	<b>COMMENT</b>
PIN													
001-224-006-00	SEC 24 T47N R4W	06/02/21	1346/914	64,000	158.0	409	PA- Lakeshore Dr	LE	MI	YES	ALL	405	MICH TAX TRIBUNAL DECISION
<b>WATER ACCESS</b>	TOTAL			64,000	158.0					AVERAGE		405	
	WEIGHTED AVERAGE				405					MIN		405	
	NUMBER OF SALES				1					MAX		405	

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<b>WATER FRONTAGE</b>	<b>SEC/TWN/RANGE</b>	<b>SALE DATE</b>	<b>LIBER/PAGE</b>	<b>SALE \$</b>	<b>FTG</b>	<b>CLASS</b>	<b>ROAD</b>	<b>TOPO</b>	<b>COVER</b>	<b>PWR</b>	<b>DIV</b>	<b>\$/UNIT</b>	<b>COMMENT</b>
PIN													
<b>LAKE SUPERIOR/ST MARY'S RIVER</b>													
001-025-001-76	SEC 25 T47N R2W	07/07/21	1348/1228	*40000	*150	409	EA-Pineshore Row	LE/RO	MI	YES	0	*267	ST MARY'S RIVER-Outlier- split
001-030-005-00 etc	SEC 30 T47N R2W	05/18/21	1345/418	*27500	*100	409	PA-Bay Mills Pt Rd	LE	MI	YES	ALL	*275	Back Bay - Outlier
001-110-029-00	SEC 10 T47N R3W	12/04/20	1334/1349	55,000	100.0	409	PA- Lakeshore Dr	LE/LO	MI	YES	ALL	550	LAKE SUPERIOR
001-118-012-50	SEC 18 T47N R3W	07/30/21	1350/940	130,000	150.0	409	PA- Lakeshore Dr	LE	MI	YES	NA	867	LAKE SUPERIOR
001-118-019-00	SEC 18 T47N R3W	09/16/20	1338/164	92,500	138.0	409	PA- Lakeshore Dr	LE	MI	YES	ALL	670	LAKE SUPERIOR
001-340-011-00 etc	SEC 13 T47N R5W	03/21/22	1365/1209	159,000	158.0	409	GR-Beachside Dr	LE	MI	YES	NA	1,006	LAKE SUPERIOR
001-340-049-50	SEC 13 T47N R5W	08/11/21	1352/387	130,000	125.0	409	PA-Lakeshore Dr	LE	MI	YES	ALL	1,040	LAKE SUPERIOR
001-450-010-00	SEC 11 T47N R3W	11/04/21	1357/104	78,000	100.0	409	PA-Lakeshore Dr	LE	MI	YES	ALL	780	LAKE SUPERIOR
001-450-016-00	SEC 11 T47N R3W	07/22/20	1325/231	66,000	100.0	409	PA- Lakeshore Dr	HI	MI	YES	ALL	660	REMOVED W/S FROM SALE PRICE
001-540-031-00	SEC 29 T47N R2W	07/29/21	1350/602	75,000	59.5	409	PA-Bay Mills Pt Rd	LE	MI	YES	NA	1,261	Back Bay
001-540-101-50	SEC 29 T47N R2W	02/10/22	1363/878	296,000	326.0	409	PA-Bay Mills Pt Rd	LE	MI	YES	ALL	908	Pers Property Removed From Sale \$
001-540-101-70	SEC 29 T47N R2W	06/21/21	1348/106	110,000	100.0	409	PA-Bay Mills Pt Rd	LE	MI	YES	0	1,100	
<b>WATER FRONTAGE</b>	<b>TOTAL</b>			1,191,500	1356.5					<b>AVERAGE</b>		<b>884</b>	
	<b>WEIGHTED AVERAGE</b>				878					<b>MIN</b>		550	
	<b>NUMBER OF SALES</b>				10					<b>MAX</b>		1,261	Bay Mills Pte Average 1080

<b>WATER FRONTAGE</b>	<b>SEC/TWN/RANGE</b>	<b>SALE DATE</b>	<b>LIBER/PAGE</b>	<b>SALE \$</b>	<b>FTG</b>	<b>CLASS</b>	<b>ROAD</b>	<b>TOPO</b>	<b>COVER</b>	<b>PWR</b>	<b>DIV</b>	<b>\$/UNIT</b>	<b>COMMENT</b>
PIN													
<b>INLAND LAKES</b>													
001-482-033-00	SEC 32 T47N R5W	09/15/20	1328/1268	39,900	100.0	409	GR-Maple Lane	RO	HW	YES	NA	399	MCNEARNEY LK
001-484-075-00	SEC 32 T47N R5W	06/22/21	1347/1248	34,000	102.6	409	GR-Maple Lane	SL	HW/MI	YES	NA	331	MCNEARNEY LK
<b>WATER FRONTAGE</b>	<b>TOTAL</b>			73,900	202.6					<b>AVERAGE</b>		<b>365</b>	
	<b>WEIGHTED AVERAGE</b>				365					<b>MIN</b>		331	
	<b>NUMBER OF SALES</b>				2					<b>MAX</b>		399	370 McNearney Average

<b>TOPOGRAPHY</b>	<b>COVER</b>
RO -ROLLING	MI- MIXED
SL- SLOPE	HW- HARDWOODS
LE - LEVEL	PI- PINE
LO- LOW	OP- OPEN
HI - HIGH	HF- HAY FIELD