

BAY MILLS TOWNSHIP

VACANT LAND INFORMATION FOR 2024 ASSESSMENTS

STUDY TIME FRAME: 4/1/2021-3/31/2023

BAY MILLS TOWNSHIP
Residential Values are Used for Commercial Parcels

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-035-041-00	SEC 35 T47N R2W	10/26/22	1378/764	23,000	40.0	402	PA-Birch Pte Rd	LE/LO	MI	YES	ALL	575	Back 40 Ac
001-035-044-00	SEC 35 T47N R2W	09/13/22	1376/421	40,000	40.0	402	PA-Birch Pte Rd	SL	MI	YES	NA	1,000	
001-235-001-00	SEC 35 T47N R4W	05/17/22	1369/44	36,000	40.0	402	GR-Pendills Lake Rd	LE	MI	NO	ALL	900	
001-322-003-00	SEC 22 T47N R5W	05/17/22	1369/648	*15000	*40	402	NA	LE	MI	NO	ALL	*375	LAND LOCKED-outlier
30 ACRES PLUS				TOTAL	99,000	120.0				AVERAGE		825	
				WEIGHTED AVERAGE		825				MIN		575	
				NUMBER OF SALES		3				MAX		1,000	AVG 825

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-036-009-00	SEC 36 T47N R2W	01/23/23	1382/1090	7,500	15.6	402	NA	LE/RO	MI	NO	ALL	481	Snowmobile Trail Access
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	NO LEGAL ACCESS
10-29 ACRES				TOTAL	42,500	35.6				AVERAGE		1,115	
				WEIGHTED AVERAGE		1,194				MIN		481	
				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	*18000	*1.136	402	PA- Lakeshore Dr	RO	MI	YES	ALL	*15,845	Outlier
001-332-001-56	SEC 32 T47N R5W	02/02/23	1383/365	5,500	0.9	402	Esmt- Maple Ln	LE	HW	YES	ALL	6,180	Split for 2023
001-332-001-59	SEC 32 T47N R5W	02/02/23	1383/370	5,500	0.9	402	GR-Maple Ln	LE	HW	YES	ALL	6,322	Split for 2023
001-332-001-70	SEC 32 T47N R5W	10/11/21	1355/972	15,200	6.0	402	GR-Hemlock ROW	LE	HW/MI	NO	ALL	2,517	
BELOW 10 ACRES				TOTAL	26,200	7.8				AVERAGE		5,006	
				WEIGHTED AVERAGE		3,359				MIN		2,517	
				NUMBER OF SALES		3				MAX		6,322	

WINDING RIDGE AREA	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
There were no sales for this time period													
WINDING RIDGE AREA				TOTAL	-	0.0				AVERAGE		-	
				WEIGHTED AVERAGE		-				MIN		-	
				NUMBER OF SALES		0				MAX		-	

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
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	SEE WATERFRONTAGE
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	
ROAD FRONTAGE				TOTAL	82,000	314.2				AVERAGE		255	
				WEIGHTED AVERAGE		261				MIN		120	
				NUMBER OF SALES		2				MAX		390	

WATER VIEW	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
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	
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	
WATER VIEW		TOTAL		82,000	308.0					AVERAGE		263	
		WEIGHTED AVERAGE			266					MIN		120	
		NUMBER OF SALES			2					MAX		405	

WATER ACCESS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
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	
WATER ACCESS		TOTAL		64,000	158.0					AVERAGE		405	
		WEIGHTED AVERAGE			405					MIN		405	
		NUMBER OF SALES			1					MAX		405	

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
LAKE SUPERIOR/ST MARY'S RIVER													
001-025-001-65	SEC 25 T47N R2W	05/05/22	1368/496	130,000	255	409	EA- Cedar Point ROW	LE/RO	MI	YES	NA	510	ST MARY'S RIVER -split
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	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
001-118-012-50	SEC 18 T47N R3W	07/30/21	1350/940	130,000	150.0	409	PA- Lakeshore Dr	LE	MI	YES	NA	867	LAKE SUPERIOR
001-224-006-00	SEC 24 T47N R4W	06/02/21	1346/914	64,000	158.0	409	PA- Lakeshore Dr	LE	MI	YES	ALL	405	WATER VIEW-SEE RD FRONTAGE
001-340-011-00ETC	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
001-450-003-00	SEC 11 T47N R3W	05/26/22	1369/683	108,000	100.0	409	PA-Lakeshore Dr	LE	MI	YES	NA	1,080	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
001-450-011-00	SEC 11 T47N R3W	12/02/22	1380/661	90,000	100.0	409	PA-Lakeshore Dr	LE	MI	YES	0	900	LAKE SUPERIOR
001-450-018-00	SEC 11 T47N R3W	09/23/22	1376/976	137,500	100.0	409	PA-Lakeshore Dr	HI	MI	YES	NA	1,375	LAKE SUPERIOR
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	LAKE SUPERIOR
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	Back Bay
001-540-102-90	SEC 29 T47N R2W	09/29/22	1377/151	143,150	113.0	409	PA-Bay Mills Pt Rd	LE	MI	YES	NA	1,267	Back Bay
WATER FRONTAGE		TOTAL		1,650,650	1844.5					AVERAGE		961	
		WEIGHTED AVERAGE			895					MIN		405	
		NUMBER OF SALES			13					MAX		1,375	

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
INLAND LAKES													
001-483-044-00	SEC 32 T47N R5W	08/24/22	1374/794	35,000	100.0	409	GR-Maple Lane	RO	HW	YES	ALL	350	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
WATER FRONTAGE		TOTAL		69,000	202.6					AVERAGE		341	
		WEIGHTED AVERAGE			341					MIN		331	
		NUMBER OF SALES			2					MAX		350	