

BAY MILLS TOWNSHIP

VACANT LAND INFORMATION FOR 2025 ASSESSMENTS

STUDY TIME FRAME: 4/1/2022-3/31/2024

BAY MILLS TOWNSHIP

Due to the Lack of Commercial Sales of Vacant Land, Commercial Parcels are Valued at the Residential Rates

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	
001-035-045-00	SEC 35 T47N R2W	09/14/22	1375/1169	36,000	40.0	402	PA-Birch Pte Rd	RO	MI	YES	ALL	900	Tax Sale
001-110-046-00 etc	SEC 10 T47N R3W	12/18/23	1400/526	270,000	82.1	402	PA-Walker Rd	HI/RO	MI	YES	NA	3,287	Outlier
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	15,000	40.0	402	NA	LE/RO	MI/HW	NO	ALL	375	
001-322-006-00	SEC 22 T47N R5W	05/17/22	1369/652	15,000	60.0	402	PA-Salt Pte Rd	LE/RO	MI OP	YES	ALL	250	
30 ACRES PLUS	TOTAL			435,000	342.1					AVERAGE		1,041	
	WEIGHTED AVERAGE				1,271					MIN		250	
	NUMBER OF SALES				7					MAX		3,287	

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	Trail Access
001-117-001-00	SEC 17 T47N R3W	03/01/23	1384/188	30,000	11.8	402	PA-Lakeshore Dr	HI	MI	NO	NA	2,542	
001-322-009-00	SEC 22 T47N R5W	05/17/22	1369/650	15,000	20.0	402	NA	LE/RO	MI	NO	ALL	750	Land Locked
10-29 ACRES	TOTAL			87,500	67.4					AVERAGE		1,381	
	WEIGHTED AVERAGE				1,298					MIN		481	
	NUMBER OF SALES				4					MAX		2,542	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
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
BELOW 10 ACRES	TOTAL			11,000	1.8					AVERAGE		6,251	
	WEIGHTED AVERAGE				6,250					MIN		6,180	
	NUMBER OF SALES				2					MAX		6,322	

WINDING RIDGE AREA	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-036-120-00	SEC 36 T47N R2W	09/06/22	1375/641	181,909	1.1	401	PA-WINDING RIDGE	LE	OP	YES	NA	169,375	Bldg Eliminated from sale
WINDING RIDGE AREA	TOTAL			181,909	1.1					AVERAGE		169,375	
	WEIGHTED AVERAGE				169,375					MIN		169,375	
	NUMBER OF SALES				1					MAX		169,375	

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-036-013-00	SEC 36 T47N R2W	12/18/23	1400/426	19,885	209.0	401	PA-6 Mile Rd	LE	OP	YES	ALL	95	Bldg Eliminated from sale
001-110-036-00	SEC 10 T47N R3W	02/27/24	1404/575	20,726	152.0	401	PA- Lakeshore Dr	LE	OP	YES	0	136	Bldg Eliminated from sale
001-225-010-00	SEC 25 T47N R5W	12/02/22	1380/1023	33,181	200.0	401	GR-Chartrand Rd	LE	HW	YES	ALL	166	Bldg Eliminated from sale
001-390-015-00	SEC 11 T47N R3W	09/04/22	1376/3	10,565	110.0	401	PA-Freeman Rd	LE	MI	YES	ALL	96	Bldg Eliminated from sale
ROAD FRONTAGE	TOTAL			84,357	671.0					AVERAGE		123	
	WEIGHTED AVERAGE				126					MIN		95	
	NUMBER OF SALES				4					MAX		166	

WATER VIEW	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-560-070-00	SEC 10 T47N R3W	08/03/22	1374/263	37,088	99.0	401	PA- Lakeshore Dr	LE/HIL	MI	YES	ALL	375	401 Eliminated from sale
WATER VIEW	TOTAL			37,088	99.0					AVERAGE		375	
	WEIGHTED AVERAGE				375					MIN		375	
	NUMBER OF SALES				1					MAX		375	

WATER ACCESS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
THERE WERE NO WATER ACCESS PARCEL FOR THIS TIME PERIOD													
WATER ACCESS	TOTAL			-						AVERAGE			
	WEIGHTED AVERAGE									MIN			
	NUMBER OF SALES									MAX			

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													
001-118-026-00	SEC 18 T47N R3W	02/12/24	1402/562	211,620	167	401	PA-Lakeshore Dr	LE	MI	YES	0	1,267	Bldg Eliminated from sale
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
001-450-003-00	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
001-450-011-00	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
001-540-102-90	SEC 29 T47N R2W	10/03/22	1377/151	143,000	113.0	409	PA-Bay Mills Pt Rd	LE	MI	YES	NA	1,265	Back Bay
WATER FRONTAGE	TOTAL			849,120	738.0					AVERAGE		1,149	
	WEIGHTED AVERAGE				1151					MIN		900	
	NUMBER OF SALES				6					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													
001-482-014-00	SEC 32 T47N R5W	09/22/23	1396/183	65,000	134.7	402	GR-Maple Lane	SL	HW	YES	NA	483	MCNEARNEY LK
001-483-044-00	SEC 32 T47N R5W	08/24/22	1374/794	35,000	100.0	402	GR-Maple Lane	RO	HW	YES	ALL	350	MCNEARNEY LK
001-485-098-00	SEC 32 T47N R5W	12/06/23	1399/1175	65,000	100.0	402	GR-Maple Lane	SL	HW/MI	YES	NA	650	MCNEARNEY LK
WATER FRONTAGE	TOTAL			165,000	334.7					AVERAGE		494	
	WEIGHTED AVERAGE				493					MIN		350	
	NUMBER OF SALES				3					MAX		650	