

BAY MILLS TOWNSHIP

VACANT LAND INFORMATION FOR 2026 ASSESSMENTS

STUDY TIME FRAME: 4/1/2023-3/31/2025

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													
001-110-046-00 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	
001-332-001-00	SEC 32 T47N R5W	05/08/24	1407/138	75,000	51.1	402	GR-Maple Ln	RO	HW	YES	ALL	1,469	
001-333-002-00	SEC 33 T47N R5W	04/30/24	1406/742	119,900	79.7	402	GR-Maple Ln	RO	HW	YES	ALL	1,505	
30 ACRES PLUS		TOTAL		464,900	212.8					AVERAGE		2,087	
		WEIGHTED AVERAGE			2,184					MIN		1,469	
		NUMBER OF SALES			3					MAX		3,287	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-114-001-25	SEC 14 T47N R3W	09/23/24	1414/420	35,000	10.0	402	GR-3089 Rd	HIL	MI	NO	ALL	3,500	
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	
10-29 ACRES		TOTAL		65,000	21.8					AVERAGE		3,021	
		WEIGHTED AVERAGE			2,982					MIN		2,542	
		NUMBER OF SALES			2					MAX		3,500	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
001-331-002-00	SEC 31 T47N R5W	0715/24	1410/547	4,000	1.8	402	GR-Gravel Pit Rd	LE	HW	YES	ALL	2,247	
BELOW 10 ACRES		TOTAL		4,000	1.8					AVERAGE		2,247	
		WEIGHTED AVERAGE			2,247					MIN		2,247	
		NUMBER OF SALES			1					MAX		2,247	

WINDING RIDGE AREA	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
THERE WERE NO WINDING RIDGE AREA SALES FOR THIS TIME PERIOD													
WINDING RIDGE AREA		TOTAL		-	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													
001-036-013-00	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

003-331-002-00 SEC 31 T47N R5W 07/15/24 1410/547 4,000 100.0 402 GR-Gravel Pit Rd LE HW YES ALL 40

ROAD FRONTAGE	TOTAL	44,611	461.0	AVERAGE	90
	WEIGHTED AVERAGE		97	MIN	40
	NUMBER OF SALES	3		MAX	136

WATER VIEW	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													

THERE WERE NO WATER VIEW SALES FOR THIS TIME PERIOD

WATER VIEW	TOTAL	-	0.0	AVERAGE	#DIV/0!
	WEIGHTED AVERAGE		#DIV/0!	MIN	-
	NUMBER OF SALES	0		MAX	-

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 SALES 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

001-035-012-00 SEC 35 T47N R2W 07/03/24 1409/1180 319,698 125 401 PA-Birch Point Rd LE MI/OP YES ALL 2,558 Garage Removed from Sale
 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
 001-118-026-00 SEC 18 T47N R3W 11/25/24 1418/844 241,597 167 401 PA-Lakeshore Dr LE MI YES 0 1,447 Bldg Eliminated from sale
 001-340-008-00 SEC 13 T47N R5W 11/06/24 1417/724 130,900 100 402 GR-Beachside Row LE MI YES ALL 1,309 LAKE SUPERIOR

WATER FRONTAGE	TOTAL	903,815	559.0	AVERAGE	1,645
	WEIGHTED AVERAGE		1617	MIN	1,267
	NUMBER OF SALES	4		MAX	2,558

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
 001-485-098-00 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	130,000	234.7	AVERAGE	566
	WEIGHTED AVERAGE		554	MIN	483
	NUMBER OF SALES	2		MAX	650