



48545 Main St
 Dollar Bay, MI
 (906) 358-0504 (assessor)

2024 Roll Average Land Value Guide

The following is a listing of general land values for property within our township. These values are general in nature. Each parcel should be considered on its own merits. The averages and ranges given are derived from an on-going two year sales study. This guide is available to the public upon request.

Parcel Size	Range Price Per Acre or front foot	Average Sales Per Acre or front foot
Agricultural Land	\$960 – 1392 / Acre	\$1027 / Acre
Commercial /Industrial Land		
	\$ 25 – 200 / Front Foot	\$ 114 / Front Foot
Acreage	\$5356 – 45,428 / Acre	\$10,582 / Acre
Residential Land		
Acreage	\$1028 – 9000 / Acre	\$2000 / Acre
N End Lots	\$61 - 157 / Front Foot	\$ 90 / Front Foot
Dollar Bay Lots	\$71 - 326 / Front Foot	\$140 / Front Foot
Tamarack Area	\$48 - 105 / Front Foot	\$ 81 / Front Foot
Lake Frontage	\$226 – 1533 / Front Foot <i>Offwater, road</i>	\$710 / Front Foot \$159 / Front Foot
Timber Cutover	\$612 – 1730 / Acre	\$1200 / Acre

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aud. when sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liberty/Page	Class				
009-010-102-40	24741 ONECO RD	09/15/21	\$170,000	\$170,000	\$16,450	56.39	\$180,726	\$62,884	\$69,399	64.75	64.75	\$1,058	5888	2021/06/04 101				
Total:											\$186,450	\$186,450	\$96,217	\$107,137	76.55	76.55		
Sale Ratio =>											57.46	Average						
Std. Dev. =>											6.92	per Net Acre=>			1,027.22			

Osceola Township
Agricultural Properties
 land value analysis for 2024 roll

average range
 \$1,027 960 to 1394

insufficient sales, looked to neighboring unit
 all WD, arms length sales
 not bought or sold by sf
 no other parcels in sales
 allocation method of analysis used
 designed for parcels 10A+
 see waterfront for lake front values

VALUES FOR ACREAGE TABLE 1: PARCELS 10A

Acres	Value	Acres	Value
1.5	\$1,700	15	\$15,000
2	\$2,000	20	\$20,000
2.5	\$2,500	25	\$25,000
3	\$3,000	30	\$30,000
4	\$4,000	40	\$40,000
5	\$5,000	50	\$50,000
6	\$6,000	60	\$60,000
7	\$7,000	70	\$70,000
8	\$8,000	80	\$80,000
9	\$9,000	90	\$90,000
10	\$10,000	100	\$100,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Ass. when Sold	AW/Adj. Sale	Cur. Appraisal	Land/Residual	Est. Land Value	Effect From	Depth	Net Area	Total Area	Dollars FF	Dollars/acre	Actual From	Library/Pages	Class
009-200-001-00	2225 S. COLONY ST	10/11/72	\$140,000	\$140,000	\$14,000	\$126,000	\$136,500	\$18,500	\$7,950	44.3	10.50	0.33	0.50	\$102	\$27,975	\$100.00	2022/07/08	30
009-200-001-01	2225 S. COLONY ST	06/17/72	\$140,000	\$140,000	\$14,000	\$126,000	\$136,500	\$18,500	\$7,950	44.3	10.50	0.33	0.50	\$102	\$27,975	\$100.00	2022/07/08	30
009-200-001-00	57480 EIGHTH ST	10/08/71	\$52,500	\$52,500	\$5,250	\$47,250	\$49,263	\$4,928	\$4,328	100.0	10.00	0.41	0.41	\$49	\$10,465	\$100.00	2021/08/04	401
009-200-001-00	24971 CHESTNUT ST	03/07/73	\$148,000	\$148,000	\$14,800	\$133,200	\$138,238	\$5,036	\$5,206	115.2	145.0	0.38	0.38	\$118	\$35,485	\$115.24	2021/01/18	401
009-200-001-00	7425 S. COLONY ST	05/09/73	\$185,500	\$185,500	\$18,550	\$166,950	\$170,588	\$3,638	\$3,638	120.0	120.0	0.53	0.53	\$36	\$5,970	\$120.00	2021/05/21	401
009-200-001-00	7353 MILLONNAIRE ST	07/11/71	\$133,300	\$133,300	\$13,330	\$120,000	\$124,653	\$4,653	\$4,653	100.0	100.0	0.32	0.32	\$36	\$4,653	\$100.00	2021/05/21	401
009-200-001-00	7353 MILLONNAIRE ST	08/09/72	\$68,500	\$68,500	\$6,850	\$61,650	\$64,820	\$3,170	\$2,820	292.0	112.0	0.75	0.75	\$95	\$37,083	\$292.00	2021/06/15	401
009-200-001-00	7353 MILLONNAIRE ST	08/09/72	\$110,000	\$110,000	\$11,000	\$99,000	\$103,075	\$4,075	\$11,075	215.0	128.0	0.63	0.63	\$85	\$28,650	\$215.00	2022/04/26	401
009-200-001-00	5510 STORE ST	07/21/71	\$72,000	\$72,000	\$7,200	\$64,800	\$67,773	\$2,973	\$11,077	139.0	73.0	0.66	0.66	\$68	\$38,746	\$139.00	2021/05/24	401
009-200-001-00	5510 STORE ST	07/21/71	\$72,000	\$72,000	\$7,200	\$64,800	\$67,773	\$2,973	\$11,077	139.0	73.0	0.66	0.66	\$68	\$38,746	\$139.00	2021/05/24	401
009-200-001-00	23237 MILLONNAIRE ST	10/06/71	\$155,000	\$155,000	\$15,500	\$139,500	\$144,875	\$5,375	\$4,675	175.0	157.0	0.63	0.63	\$77	\$21,999	\$175.00	2021/08/01	401
009-200-001-00	23237 MILLONNAIRE ST	08/01/72	\$85,000	\$85,000	\$8,500	\$76,500	\$81,315	\$4,815	\$3,315	30.0	105.0	0.10	0.10	\$34	\$34,559	\$30.00	2021/05/24	401
009-200-001-00	23237 MILLONNAIRE ST	06/17/71	\$80,000	\$80,000	\$8,000	\$72,000	\$75,111	\$3,111	\$3,111	100.0	100.0	0.38	0.38	\$38	\$7,522	\$100.00	2021/05/24	401
009-200-001-00	5510 STORE ST	06/29/72	\$38,996	\$38,996	\$3,899	\$35,097	\$36,365	\$1,268	\$1,268	100.0	100.0	0.26	0.26	\$27	\$2,698	\$100.00	2021/05/24	401
009-200-001-00	5510 STORE ST	09/29/72	\$130,000	\$130,000	\$13,000	\$117,000	\$122,880	\$5,880	\$27,880	328.0	300.0	2.26	2.26	\$71	\$10,357	\$328.00	2021/06/20	401
Total:			\$1,702,200	\$1,702,200	\$162,341	\$1,539,859	\$1,600,000	\$193,131	\$1,600,815	2,427.3	Average	8.56	Average			\$90	per lot	22,390A1

all WD, arms length sales
 not bought or sold by ff
 no other parcels in sales
 allocation method of analysis used
 see outlying parcels for back acreage values

average \$90
 range 61 to 157

35.42
 9.97

3602341
 Sale Date =>
 Std. Dev. =>

per FF=>

FF Rules: RC
 Standard Depth 1 100
 Standard Depth 2 100
 Standard Depth 3 100
 Standard Depth 4 100
 Standard Depth 5 100
 Standard Depth 6 100
 Standard Depth 7 100
 Standard Depth 8 100
 Standard Depth 9 100
 Standard Depth 10 100
 Standard Depth 11 100
 Standard Depth 12 100
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 Standard Depth 99 100
 Standard Depth 100 100

Values for Acres: 10.000
 1.0 Acres: 10.000
 1.5 Acres: 15.000
 2.0 Acres: 20.000
 2.5 Acres: 25.000
 3.0 Acres: 30.000
 3.5 Acres: 35.000
 4.0 Acres: 40.000
 4.5 Acres: 45.000
 5.0 Acres: 50.000
 5.5 Acres: 55.000
 6.0 Acres: 60.000
 6.5 Acres: 65.000
 7.0 Acres: 70.000
 7.5 Acres: 75.000
 8.0 Acres: 80.000
 8.5 Acres: 85.000
 9.0 Acres: 90.000
 9.5 Acres: 95.000
 10.0 Acres: 100.000

Osceola Township Calumet, N end Properties Land Value Analysis for 2024 roll

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 Land Value Analysis
 for 2024 roll

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. when Sold	Avail./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Users/Page	Other Parcels in Sale						
009-017-000-01	119520 W. BEAVER RD.	04/16/72	\$7,000	\$7,000	\$16,000	8.38	\$2,670	\$5,340	\$2,670	2.77	2.77	\$2,670	2021/03/26	401						
009-017-000-02	119520 W. BEAVER RD.	05/29/72	\$9,000	\$9,000	\$18,000	35.98	\$22,000	\$9,880	\$22,000	10.06	10.06	\$2,188	2021/03/26	401						
009-014-000-00	51179 HIGHWAY 1068	04/15/72	\$28,000	\$28,000	\$60,669	30.85	\$49,250	\$4,710	\$49,250	5.35	5.35	\$4,188	2021/03/26	401						
009-027-000-10	24271 FOREMAN RD	11/24/71	\$275,000	\$275,000	\$42,573	30.85	\$28,754	\$3,640	\$42,573	5.35	5.35	\$4,188	2021/03/26	401						
009-027-000-11	45222 FOREMAN RD	09/26/73	\$50,000	\$50,000	\$106,983	30.85	\$28,754	\$3,640	\$50,000	5.35	5.35	\$4,188	2021/03/26	401						
009-027-000-12	45222 FOREMAN RD	09/26/73	\$50,000	\$50,000	\$106,983	30.85	\$28,754	\$3,640	\$50,000	5.35	5.35	\$4,188	2021/03/26	401						
009-028-010-00	5875 STATE HWY 14-26	07/16/71	\$150,000	\$150,000	\$76,055	50.70	\$180,288	\$19,640	\$23,607	11.89	11.89	\$1,652	2021/04/28	401						
009-028-010-00	WOODSIDE LN	07/17/72	\$45,000	\$45,000	\$8,000	17.78	\$16,000	\$45,000	\$16,000	5.00	5.00	\$9,000	2022/08/13	402						
009-034-000-00	40221 FOREMAN RD	08/08/71	\$220,000	\$220,000	\$47,426	30.73	\$185,856	\$3,640	\$27,766	11.89	11.89	\$1,652	2021/03/26	401						
009-034-000-00	40221 FOREMAN RD	08/08/71	\$220,000	\$220,000	\$47,426	30.73	\$185,856	\$3,640	\$27,766	11.89	11.89	\$1,652	2021/03/26	401						
009-061-000-27	58118 NTAMARACK RD	10/05/71	\$30,000	\$30,000	\$31,822	106.07	\$78,462	\$1,747	\$45,150	1.00	1.00	\$1,747	2021/05/14	401						
009-084-000-50	54886 TECLAMSEH RD	08/12/71	\$95,000	\$95,000	\$52,675	55.45	\$116,366	\$36,660	\$50,000	25.80	25.80	\$1,652	2021/03/26	401						
009-085-000-01	54886 TECLAMSEH RD	10/29/71	\$44,500	\$44,500	\$51,700	8.23	\$11,754	\$41,136	\$44,500	4.636	4.636	\$9,601	2021/03/26	402						
009-085-000-01	54886 TECLAMSEH RD	10/29/71	\$44,500	\$44,500	\$51,700	8.23	\$11,754	\$41,136	\$44,500	4.636	4.636	\$9,601	2021/03/26	402						
009-085-000-01	54886 TECLAMSEH RD	10/29/71	\$44,500	\$44,500	\$51,700	8.23	\$11,754	\$41,136	\$44,500	4.636	4.636	\$9,601	2021/03/26	402						
Totals:												\$2,174,500	\$2,174,500	\$74,133	\$7,86	\$1,111	\$45,390	252.30	172.40	2,063.67

Sale Ratio => 37.86
Std. Dev. => 21.28
Average Per Net Acre = 2,063.67

Osceola Township
Outlying Parcels
Land Value Analysis
for 2024 roll

average range
\$2,046 1028 to 9000

\$/A
all WD, arms length sales
not bought or sold by cf ff
allocation method of analysis used

Notes for Worksheet: 1. PARCELS:
1. Acres 5,000
2. Acres 14,250
3. Acres 34,250
4. Acres 21,000
5. Acres 2,700

1. Acres 26,000
2. Acres 65,000
3. Acres 50,000
4. Acres 95,000
5. Acres 20,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assm.	Ass./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liberty/Page	Other Parcel in Sale			
012-054-002-00	3380 HICKORY CREEK DR NW	06/17/20	\$17,000	\$17,000	\$17,000	10.731	\$1,576,576	\$17,000	\$1,559,576	7.76	77.76	\$200,588	5075	2020/06989			
012-054-002-00	3320 S WIG TRAVELERS DR NW	05/02/22	\$40,000	\$40,000	\$40,000	58.75	\$679,999	\$40,000	\$639,999	40.00	40.00	\$15,999	5075	2020/06992			
012-054-005-00	RESERVOIR ROAD	09/09/20	\$85,000	\$85,000	\$85,000	45.76	\$77,800	\$85,000	\$77,800	80.00	80.00	\$1,063	2020/06950				
014-375-330-00	RESERVOIR ROAD	08/03/22	\$70,000	\$70,000	\$70,000	63.58	\$44,506	\$70,000	\$44,506	40.46	40.46	\$1,100	2022/06090				
013-050-007-00	2377 WOOD RD	04/27/21	\$83,000	\$83,000	\$83,000	45.44	\$52,900	\$83,000	\$52,900	40.00	40.00	\$1,323	2021/06583				
013-050-007-00	2377 WOOD RD	04/27/21	\$83,000	\$83,000	\$83,000	45.44	\$52,900	\$83,000	\$52,900	40.00	40.00	\$1,323	2021/06583				
013-050-007-00	2377 WOOD RD	04/27/21	\$83,000	\$83,000	\$83,000	45.44	\$52,900	\$83,000	\$52,900	40.00	40.00	\$1,323	2021/06583				
012-186-002-00	GAY RD	05/25/21	\$49,999	\$49,999	\$49,999	47.90	\$59,700	\$49,999	\$59,700	80.00	80.00	\$746	2021/06249				
012-186-002-00	GAY RD	05/25/21	\$49,999	\$49,999	\$49,999	47.90	\$59,700	\$49,999	\$59,700	80.00	80.00	\$746	2021/06249				
Totals:										\$409,999	\$220,661	\$396,816	\$409,999	\$395,162	388.22	388.22	\$1,112.46

Osceola Township
 Timber Cutover
 land value analysis for 2024 roll

average range
 \$/A \$1,113 612 to 1730

all WD, arms length sales
 not bought or sold by or for
 allocation method of analysis used
 all 501
 for parcels 20A+
 no sales, borrowed from neighboring unit

Values for Average Table 11
 1.0 Acres: 24,000
 1.5 Acres: 26,000
 2.0 Acres: 28,000
 2.5 Acres: 29,000

Values for Average Table 12
 10 Acres: 36,000
 15 Acres: 38,000
 20 Acres: 40,000
 25 Acres: 42,000