

Prepared by:
Jessica Mowery, MAAO/3

TROUT LAKE TOWNSHIP 2024 VACANT LAND STUDY

	Parcel Number	Street Address	Sale Date	Sale Price	Liber/ Page	Adj. Sale \$	Land Residual	Effec. Front Ft	Dollars/ FF
ROAD FRONTAGE	015-128-018-00	BETCHERS DR.	3/25/19	5,500	1299/677	5,500	5,500	165	33
	015-127-001-40	PA-W H40	1/21/21	6,500	1337/992	6,500	6,500	210	31
	015-229-006-00	M 123	2/11/21	3,000	1339/81	3,000	3,000	100	30
	015-520-061-00	BETCHERS	6/2/22	14,500	1369/1067	14,500	14,500	113.45	128
	015-530-078-00	23078 S BAY	5/1/21	11,000	1344/859	11,000	11,000	172	64
	015-530-079-00	HUCKLEBERRY LAKE	5/1/21	11,000	1344/857	11,000	11,000	174	63
	015-530-084-00	CHRISDALE	8/31/21	12,900	1352/1002	12,900	12,900	166	78
	015-580-014-00	LOT 14 COUNTRY	3/22/21	3,500	1341/533	3,500	3,500	210	17
	Totals:			88,900		88,900	88,900	1510.45	549
FINAL RATE AVERAGE PER FRONT FOOT								59	Front Foot
5 ACRES M/L 401-RES & 201-COM	Parcel Number	Street Address	Sale Date	Sale Price	Liber/ Page	Adj. Sale \$	Land Residual	SIZE OF ACREAGE	Dollars /Acre
	015-225-021-00	HUCKLEBERRY	12/22/22	8,000	1389/604	8,000	8,000	4.11	1,946
	015-127-001-45	W H 40	8/14/23	5,500	1393/536	5,500	5,500	1.85	2,973
	011-179-002-00	SULLIVAN CRK	11/05/21	3,000	1357-283	3,000	3,000	1	3,000
	011-101-005-00	TURNER	4/7/23	25,000	1370-1229	25,000	25,000	7	3,571
	015-223-009-00	S M-123	8/25/20	14,000	1352-1007	14,000	14,000	3.94	3,553
	015-223-039-00	M123	8/25/21	14,000	1352/1007	14,000	14,000	3.94	3,553
		Totals:			69,500		69,500	69,500	21.84
FINAL RATE AVERAGE PER ACRE								3,182	Per Acre

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10 ACRES M/L 401-RES & 201-COM	Parcel Number	Street Address	Sale Date	Sale Price	Liber/ Page	Adj. Sale \$	Land Residual	SIZE OF ACREAGE	Dollars /Acre
	015-133-004-75	VERTZ	12/28/22	21,000	1381/1027	21,000	21,000	10.00	2,100
	015-580-012-00	34323 W COUNTRY RD	9/29/23	30,000	1396/310	30,000	30,000	10.00	3,000
	015-132-001-90	M123	5/2/22	23,000	1368/698	23,000	23,000	9.46	2,431
	015-133-004-75	VERTZ RD	12/28/22	21,000	1381/1027	21,000	21,000	9.75	2,154
	015-223-039-00	SEE BELOW DESC	8/25/21	14,000	1352/1007	14,000	14,000	10.62	1,318
	010-123-017-00	SPRAG RD	3/25/21	20,000	908/55	20,000	20000	9.75	2,051
	015-225-028-00	OFF HUCKLEBERRY	1/31/22	38,453	1363/541	38,453	38,453	17.15	2,242
	015-223-039-50	M 123	5/24/23	50,000	1388/1034	50,000	50,000	15.5	3,226
	Totals:				217,453		217,453	217,453	92.23
FINAL RATE AVERAGE PER ACRE								2,358	Per Acre

20 ACRES M/L 401-RES & 201-COM	Parcel Number	Street Address	Sale Date	Sale Price	Liber/ Page	Adj. Sale \$	Land Residual	SIZE OF ACREAGE	Dollars /Acre	
	015-225-005-00	M 123	8/20/21	43,000	1352/783	43,000	43,000	20.00	2,150	
	011-114-009-00	N/A	09/27/22	33,000	1376/951	33,000	33,000	20	1,650	
	015-133-010-00	OZARK	10/27/22	32,000	1378/990	32,000	32,000	20.00	1,600	
	015-225-028-00	HUCKLEBERRY RD.	7/3/19	25,000	1304/714	25,000	25,000	17.15	1,458	
	015-121-005-00	H - 40	9/23/19	32,000	1309-502	32,000	32,000	29.25	1,094	
	015-130-004-50	GR-S COLLINS RD	4/6/20	20,000	1324/1274	20,000	20,000	19.54	1,024	
	Totals:				185,000		185,000	185,000	125.94	8,975
	FINAL RATE AVERAGE PER ACRE								1,469	Per Acre

40 ACRES M/L 401-RES & 201-COM	Parcel Number	Street Address	Sale Date	Sale Price	Liber/ Page	Adj. Sale \$	Land Residual	SIZE OF ACREAGE	Dollars /Acre	
	015-221-006-00		9/1/21	55000	1353/869	55,000	55,000	40	1,375	
	015-133-008-00	S SHUTE	5/8/20	140000	1320/724	140,000	140,000	140	1,000	
	011-019-002-00etc	N/A	6/30/2022	45000	1371/839	45,000	45,000	45	1,000	
	011-032-008-00	N/A	02/07/23	99000	1384/422	99,000	99,000	120	825	
	011-006-004-00	W 23 MILE RD	6/8/20	32500	1322/609	32,500	32,500	31	1,064	
	015-221-002-00	S SCHWESINGER	1/15/21	89000	1337-849	89,000	89,000	80	1,113	
	015-281-002-00	DI-S WILWIN RD	3/11/21	140000	1320/724	140,000	140,000	160	878	
	Totals:				600,500		600,500	600,500	615	7,254
	FINAL RATE AVERAGE PER ACRE								976	Per Acre

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CARP RIVER 401-RES	Parcel Number	Street Address	Liber-Page	Sale Date	Sale Price	Land Residual	Land Residual	Eff Front	Dollars / FF	Actual Front
	015-550-063-50	BIRCH SHORE DRIVE	L 1283 / P 363	7/2/18	18800.00	18,800	18,800	118	159	159
	015-550-036-00	22517 S RIVER RUN	1316/1090	2/26/20	34900.00	34900.00	34900.00	100	349	100
	015-550-049-00	22613 S RIVERRUN	1331/1038	10/15/20	10000.00	10000.00	10000.00	109	92	109
	016-710-010-00	GR-W TAHQUA TRL	L 0330/13	9/25/20	51000.00	51,000	51,000	150	340	150
	015-550-110-00	31746 W BIRCH SHORE DRIVE	1353/479	9/3/21	55025.00	55025.00	55025.00	547	101	547
	015-550-049-00	S RIVERRUN DRIVE	L 1344/435	4/26/21	14000.00	14,000	14,000	109	128	128
Totals:					183725.00	183,725	183,725	1133		
FINAL RATE AVERAGE PER FRONT FOOT									162	

BIRCH SHORES 401-RES	Parcel Number	Street Address	Liber/Page	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Actual Front
	015-550-099-00	31868 W BIRCH SHORE DRIVE	1333/1066	11/19/20	112500	112500	112500	175	643	175
	015-550-023-00	BIRCH SHORE DRIVE	1351/420	8/6/21	220000	220000	220000	200	1,100	200
	015-550-070-00	32894 W BIRCH SHORE DRIVE	1351/928	8/11/21	33000	33000	33000	115	287	115
	015-550-073-00	BIRCH SHORE DRIVE	1374/769	8/23/22	60000	60000	60000	208	288	208
	015-550-088-00	BIRCH SHORE DRIVE	1386/768	04/11/23	60000	60000	60000	120	500	120
	015-550-005-00	BIRCH SHORE DRIVE	1395/864	09/16/23	45000	45000	45000	200	225	200
	015-550-077-00	BIRCH SHORE DRIVE	7/493 1398,	10/16/2023	79000	79000	79000	187	422	187
	015-550-099-00	31868 W BIRCH SHORE DRIVE	1333/1066	11/19/2020	112500	112500	112500	100	1,125	100
Totals:					722000	722000	722000	1305		
FINAL RATE AVERAGE PER FRONT FOOT									553	

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GENERAL WATERFRONT	Parcel Number	Street Address	Liber/Page	Sale Date	Sale Price	Adj. Sale	Land Residual	Effec. Front	Dollars/FF	Actual Front
	015-700-003-25	WEGWAS	1368/1370	44699	48000	48000	48000	200	240	200
	001-484-075-00	MCNEARNEY LK	1299/490	43559	34000	34000	34000	103	330	103
	015-700-003-25	PR/GR-S WEGWAS DR	1368/1370	44699	48000	48000	48000	200	240	200
	015-510-039-00	S. BAY ROAD	1367/388	44663	70000	70000	70000	155	452	155
	015-227-002-00	O.J. MILLER RD	1305/735	43669	95000	95000	12859	60	214	60
	015-550-121-00	W BIRCH SHORE DRIVE	1370/1336	44729	37500	37500	37500	100	375	100
	002-725-008-00	Jersey Rd Brevort Lk	898/633	44134	45000	45000	45000	100	450	100
	016-134-038-00	DI/PR-W JOHNSON LK RD	1338/594	44225	57000	57000	57000	150	380	150
	Totals:					434500.00	434,500	352,359	1068	
FINAL RATE AVERAGE PER FRONT FOOT									330	