

**AGRICULTURAL LAND STUDY**

2024 Fraser Township Land Analysis  
Agricultural - Vacant Land

2023 Per Acre: 5,273      2024 Per Acre Value: **4,983**  
Suggested Value: 4,983

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table
040-002-400-005-03	E ALMEDA BEACH RD	05/17/23	\$62,072	WD	03-ARM'S LENGTH	\$62,072	\$28,900	46.56	\$57,825	\$62,072	\$57,825	8.78	8.78	\$7,070	1000	2023/06195	1000 AGRICULTURAL
040-010-400-030-01	E COGGINS RD	04/06/21	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$59,600	59.60	\$119,215	\$100,000	\$119,215	23.28	23.28	\$4,296	1000	2021/06519	
040-011-400-010-00	N TOWER BEACH RD	08/11/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$117,300	63.41	\$234,605	\$185,000	\$234,605	38.07	38.07	\$4,859	1000	2023/09179	1000 AGRICULTURAL
040-021-200-120-04	1331 N MACKINAW RD	12/08/22	\$455,328	PTA	03-ARM'S LENGTH	\$455,328	\$199,000	43.70	\$397,962	\$455,328	\$397,962	94.86	94.86	\$4,800	1000	2023/00455	1000 AGRICULTURAL
040-028-100-020-03	E PREVO RD	08/24/21	\$198,615	WD	03-ARM'S LENGTH	\$198,615	\$92,700	46.67	\$185,398	\$198,615	\$185,398	35.89	35.89	\$5,534	1000	202114542	
<b>Totals:</b>			<b>\$1,001,015</b>			<b>\$1,001,015</b>	<b>\$497,500</b>		<b>\$995,005</b>	<b>\$1,001,015</b>	<b>\$995,005</b>	<b>200.88</b>	<b>200.88</b>				
								Sale. Ratio =>	49.70			Average					
								Std. Dev. =>	8.87			per FF=>	Average		per Net Acre=> 4,983.15		

Analysis:  
The majority of land in the agricultural land table is valued using "ACREAGE TABLE 'A'". For this analysis, as in prior years, the value from this analysis will represent the "10 acre" value (amount from this analysis X 10). For this year, the land values will be slightly decreased for the agricultural land table. The analysis number will be applied to the 10 acre value, then others will be adjusted accordingly.

**COMMERCIAL LAND STUDY**

2024 Fraser Township Land Analysis  
Commercial - Vacant

2023 Land Per Acre: 28,656      2024 Land Value: 35,026  
Suggested Land Value: 35,026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area			
040-034-400-060-02	N HURON RD	01/21/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,900	46.45	\$175,703	\$200,000	\$65,703	0.0	0.0	5.71	5.71	\$35,026	\$0.80	2000			
<b>Totals:</b>			<b>\$200,000</b>			<b>\$200,000</b>	<b>\$92,900</b>		<b>\$175,703</b>	<b>\$200,000</b>	<b>\$65,703</b>	<b>0.0</b>		<b>5.71</b>	<b>5.71</b>						
								Sale. Ratio =>	46.45			Average			Average						
								Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=:		35,026.27		Average	per SqFt=>	\$0.80

Analysis:  
The majority of commercial land value in Fraser Township is valued using per acre. This per acre value will be applied to the 1 acre portion, and other types of acreage will be adjusted accordingly. Although there is only one good vacant sale, it agrees with county analysis as well, so it will be used to set the land values in this neighborhood. Per acre values will be increased according to this analysis.

**RESIDENTIAL LAND STUDIES**

2024 Fraser Township Land Analysis  
Residential - Vacant

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Land Table		
040-005-100-030-02	2925 HUPTER RD	09/29/22	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$11,200	62.22	\$22,496	\$18,000	\$22,058	280.0	210.0	1.35	1.35	\$13,333	4000 RESIDENTIAL		
040-020-400-005-03	HODDER LANE	01/26/22	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$23,200	66.29	\$46,496	\$35,000	\$46,496	0.0	0.0	2.15	2.25	\$16,279	4000 RESIDENTIAL		
040-020-400-005-04	HODDER LANE	01/26/22	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$23,200	66.29	\$46,496	\$35,000	\$46,496	0.0	0.0	2.15	2.15	\$16,279	4000 RESIDENTIAL		
040-022-300-035-00	N MACKINAW RD	08/17/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$15,300	13.91	\$30,632	\$110,000	\$30,632	0.0	0.0	5.08	5.08	\$21,654	4000 RESIDENTIAL		
<b>Totals:</b>			<b>\$198,000</b>			<b>\$198,000</b>	<b>\$72,900</b>		<b>\$146,120</b>	<b>\$198,000</b>	<b>\$145,682</b>	<b>280.0</b>		<b>10.73</b>	<b>10.83</b>				
								Sale. Ratio =>	36.82			Average			Average				
								Std. Dev. =>	25.58			per FF=>	\$707		per Net Acre=:		18,452.94		

Analysis:  
There is a lack of sales in Fraser Township that can be used to determine land values. Due to this, all three land tables are adjusted according to this analysis, which only contains sales from main residential land table. As the residential main land table is valued mostly through "Rate Group 'A'", this will be used to compare to this analysis. Other types of land value and tables will be increased or decreased at the same rate as this land table.

2023 Rate Table A Value: 19,690  
Suggested Value Per Acre: 18,452  
New 2024 Per Acre Value: 18,452  
Rate of Increase for Others: 6.29% Decrease

**INDUSTRIAL LAND STUDIES**

2024 Fraser Township Land Analysis  
Industrial - Vacant

2023 Land Per Acre: 28,656      2024 Land Value: 35,026  
Suggested Land Value: 35,026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
040-034-400-060-02	N HURON RD	01/21/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,900	46.45	\$175,703	\$200,000	\$65,703	0.0	0.0	5.71	5.71	\$35,026	\$0.80	2000
<b>Totals:</b>			<b>\$200,000</b>			<b>\$200,000</b>	<b>\$92,900</b>		<b>\$175,703</b>	<b>\$200,000</b>	<b>\$65,703</b>	<b>0.0</b>		<b>5.71</b>	<b>5.71</b>			
							Sale. Ratio =>	46.45			Average			Average		Average		
							Std. Dev. =>	#DIV/0!			per FF=>			per Net Acre=:	35,026.27	per SqFt=>		\$0.80

Analysis:

The majority of industrial land value in Fraser Township is valued using the acreage rate table. This per acre value will be applied to the site value portion, and other types of acreage will be adjusted accordingly at the same rate..

The industrial class consists of only 5 parcels, 4 of which are consumers energy right of way parcels, with very little acreage or land value. These parcels are valued accordingly, at lower values, with the only actual industrial parcel being a facility on 4.2 acres. Due to the small size, the comemrcial class will be utilized to value the property, due to its similarity. The few industrial sales located in Bay County are not considered to be similar at all to what is found in Fraser Township.

The 4-4.99 acre area section is used in this analysis, and other land sizes in the acreage table will be adjsuted at the same rate.