

Lincoln Township Agricultural Land Values

PARCEL	CLASS	DATE	AMOUNT	NET ACRES	PER ACRE	TILLABLE	NON TILLABLE	% TILLABLE OF NET ACRES
12 010 001 20	RES	2/8/2022	\$ 74,200	78.00	\$ 951	16.00	62.00	21%
01 010 016 00	RES	9/14/2021	\$ 45,000	29.25	\$ 1,538	2.66	26.59	9%
08 018 014 02	RES	12/1/2021	\$ 50,000	30.00	\$ 1,667	6.00	24.00	20%
08 004 001 00	RES	5/13/2022	\$ 195,000	110.30	\$ 1,768	0.00	110.30	0%
05 014 015 00	RES	9/22/2021	\$ 75,000	40.00	\$ 1,875	3.00	37.00	8%
11 008 007 00	AG	11/8/2022	\$ 160,000	79.00	\$ 2,025	64.00	15.00	81%
08 020 032 00	RES	10/14/2021	\$ 120,000	54.50	\$ 2,202	0.00	54.50	0%
05 013 026 02	RES	3/18/2022	\$ 55,000	24.07	\$ 2,285	5.00	19.07	21%
13 036 011 00	AG	1/6/2022	\$ 44,900	19.50	\$ 2,303	13.00	6.50	67%
					\$ 1,846			
			2024 Conclusion:		\$1,850			
			2023 Values:		\$1,650			
01 024 008 30	RES	7/1/2022	\$ 60,000	20.94	\$ 2,865	1.50	19.44	7%
14 018 008 02	AG	11/19/2021	\$ 145,000	46.60	\$ 3,112	40.00	6.60	86%
08 025 007 00	RES	10/6/2022	\$ 120,000	38.00	\$ 3,158	16.00	22.00	42%

Lincoln Township Commercial Land Values 2024

0-2 Acres (2023 \$5,700)

	SALE DATE	AMOUNT	a	sf	ff	/a			
*008 020 100 04	4/28/2023	\$ 7,000	1.37	59,677	100	\$ 5,109	COM	Hamilton Twp N Dodge Lake Ave	C-1/RR
03 005 017 35	4/12/2022	\$ 30,000	2.20	95,832	210	\$ 13,636	COM	Ewart Twp US 10	No Zoning
*009 016 021 90	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	COM	Lake Township LaChance Rd	No Zoning
*11 061 000 010 & 000 011	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	COM	Morton Twp Ind Park Midstate Dr	C-3

\$7,930 Used \$8,000

Outlier:

*11 010 008 000	3/18/2022	\$ 55,000	2.52	109,771	623	\$ 21,825	COM	Morton Twp 90th Ave	C-3
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2-6 Acres (2023 \$5,600)

	SALE DATE	AMOUNT	a	sf	ff	/a			
03 005 017 35	4/12/2022	\$ 30,000	2.20	95,832	210	\$ 13,636	COM	Ewart Twp US 10	No Zoning
*009 016 021 90	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	COM	Lake Township LaChance Rd	No Zoning
*11 061 000 010 & 000 011	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	COM	Morton Twp Ind Park Midstate Dr	C-3
05 001 011 10	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	RES	Hersey Twp US 10	No zoning

\$8,160 Used \$8,000

>6 Acres (2023 \$2,800)

05 001 011 10	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	RES	Hersey Twp US 10	No zoning
03 005 017 02	10/12/2021	\$ 45,000	9.00	392,040	875	\$ 5,000	RES	Ewart Twp US 10	No zoning
*007 035 005 00	8/22/2022	\$ 80,000	9.06	394,654	817	\$ 8,830	COM	Forest Township M-55	No Zoning
*11 010 003 300	11/19/2021	\$ 35,000	9.75	424,710	330	\$ 3,590	RES	Morton Twp M-20	R-2
11 016 024 40	12/27/2021	\$ 15,000	10.00	435,600	330	\$ 1,500	RES	Orient Twp M-66	No zoning
11 002 005 00	1/27/2022	\$ 18,000	10.61	462,172	165	\$ 1,697	RES	Orient Twp South of US 10	No zoning
52 008 029 18	1/26/2022	\$ 12,000	12.78	556,697	744	\$ 939	COM	425 with Richmond Twp (not in city limits)	C-4
06 006 010 10	2/2/2022	\$ 75,000	18.50	805,860	500	\$ 4,054	COM	Highland Twp M-115 excess campground land	
*11 003 025 000	12/9/2021	\$ 85,000	26.47	1,153,033	191	\$ 3,211	RES	Morton Twp M-20	AG-2
*11 027 068 00	6/14/2021	\$ 44,000	29.00	1,263,240	1300	\$ 1,517	COM	Webber Twp M-37 South of Baldwin	
*01 033 010 000	5/6/2022	\$ 145,000	35.14	1,530,698	0	\$ 4,126	RES	Green Twp 19 Mile Rd	R-4
*007 033 200 01	8/11/2022	\$ 150,000	39.00	1,698,840	1320	\$ 3,846	COM	Hayes Twp County Farm Rd	C-2

\$3,695 Used \$3500

Lincoln Township Commercial ECF 2024

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improvemen ts	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY
VILLAGE/RURAL								
41 220 001 00	COM	12/14/2021	\$ 45,000	11,379	33,621	115,138	0.29	garage ser/repair
03 006 049 00	COM	5/7/2021	\$ 298,000	60,665	237,335	704,300	0.34	bowling center (sat empty for 10 years)
12 400 003 00	COM	4/1/2022	\$ 300,000	156,060	143,940	354,213	0.41	bank branch
41 220 082 00	COM	11/2/2021	\$ 25,000	3,316	21,684	46,472	0.47	salon
10 022 004 10	COM	6/29/2021	\$ 50,000	24,990	25,010	51,894	0.48	mini storage
44 200 016 00	COM	5/28/2021	\$ 74,000	10,861	63,139	115,531	0.55	shop mixed w/ res
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage
41 220 161 00	COM	3/8/2022	\$ 60,000	3,905	56,095	89,595	0.63	restaurant
41 070 005 00	COM	11/22/2022	\$ 80,000	10,006	69,994	98,415	0.71	garage ser/repair
41 070 023 00	COM	12/22/2021	\$ 48,500	12,063	36,437	50,539	0.72	office building
41 220 075 00 & 076 00 & 077 00 & 078 00	COM	9/30/2022	\$ 170,000	20,845	149,155	204,741	0.73	restaurant bar
12 652 017 00	COM	10/1/2021	\$ 460,000	46,304	413,696	501,164	0.83	group care home
06 035 004 00	COM	1/5/2022	\$ 114,000	11,515	102,485	103,289	0.99	retail store
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage
41 220 084 00	COM	4/2/2022	\$ 90,000	13,158	76,842	70,984	1.08	motel-extended stay
44 200 034 00	COM	10/25/2021	\$ 50,000	7,455	42,545	39,161	1.09	mini storage
15 026 006 01	COM	10/14/2022	\$ 175,000	25,518	149,482	132,762	1.13	market
12 035 008 60	COM	8/15/2022	\$ 330,000	72,100	257,900	225,152	1.15	mini storage
06 006 010 00	COM	10/18/2021	\$ 495,000	100,931	394,069	318,549	1.24	campground w/ cabins
06 150 006 00	COM	8/5/2021	\$ 170,000	19,942	150,058	118,686	1.26	warehouse storage
			3,324,500	672,751	2,651,749	3,586,312	0.74	
						2023 ECF	0.69	
Outliers Removed from Study:								
03 005 009 00	COM	4/29/2022	\$ 75,000	77,500	(2,500)	13,045	-0.19	storage
13 006 010 02 & 31	COM	7/1/2021	\$ 150,000	154,849	(4,849)	368,297	-0.01	garage ser/repair
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage
14 006 008 00	COM	2/1/2022	\$ 350,000	56,450	293,550	113,367	2.59	garage ser/repair

Lincoln Township Industrial Land Values 2024

RURAL

	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff				
0 to 5 Acres (2023 Value: \$5,600)												
*11 061 000 150	4/5/2022	\$ 12,384	2.58	112,385	375	\$ 4,800	\$ 0.40	\$ 119	COM	Morton Twp Ind Park Midstate Dr	I-1	
*009 016 021 90	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	\$ 0.19	\$ 67	COM	Lake Township LaChance Rd	No Zoning	
10 036 017 35	9/3/2021	\$ 15,000	3.10	135,036	264	\$ 4,839	\$ 0.11	\$ 57	RES	Middle Branch Twp North of M 115	No zoning	
10 036 017 35	9/3/2021	\$ 15,000	3.10	135,036	264	\$ 4,839	\$ 0.11	\$ 57	RES	Middle Branch Twp North of M 115	No zoning	
*11 061 000 010 & 000 011	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	\$ 0.25	\$ 106	COM	Morton Twp Ind Park Midstate Dr	C-3	

\$ 5,490 (Used \$5,500)

Outlier:

*11 010 008 000	3/18/2022	\$ 55,000	2.52	109,771	623	\$ 21,825	\$ 0.41	\$ 72	COM	Morton Twp 90th Ave	C-3
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> 5 (2023 Value: \$4,200)

	SALE	AMOUNT	net acres	sf	ff	/a	/sf	/ff			
05 001 011 10	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	\$ 0.14	\$ 55	RES	Hersey Twp US 10	No zoning
03 005 017 02	10/12/2021	\$ 45,000	9.00	392,040	875	\$ 5,000	\$ 0.11	\$ 51	RES	Ewart Twp US 10	No zoning
*007 035 005 00	8/22/2022	\$ 80,000	9.06	394,654	817	\$ 8,830	\$ 0.20	\$ 98	COM	Forest Township M-55	No Zoning
11 016 024 40	12/27/2021	\$ 15,000	10.00	435,600	330	\$ 1,500	\$ 0.03	\$ 45	RES	Orient Twp M-66	No zoning
*05 020 001 800	8/3/2022	\$ 35,000	9.93	432,551	270	\$ 3,525	\$ 0.10	\$ 166	COM	Big Rapids Twp 220th Ave off US 131	HI
*05 003 010 001	5/13/2022	\$ 141,000	10.20	444,312	534	\$ 13,824	\$ 0.10	\$ 84	COM	Big Rapids Twp Northland Dr/18 Mile	IND
11 002 005 00	1/27/2022	\$ 18,000	10.61	462,172	165	\$ 1,697	\$ 0.04	\$ 109	RES	Orient Twp South of US 10	No zoning
52 008 029 18	1/26/2022	\$ 12,000	12.78	556,697	744	\$ 939	\$ 0.02	\$ 16	COM	425 with Richmond Twp (not in city limits)	C-4
07 029 025 03	4/6/2021	\$ 24,600	14.24	620,294	80	\$ 1,728	\$ 0.04	\$ 308	IND	Leroy Twp Ind Park	Com-Light Ind
09 028 420 50	3/29/2022	\$ 60,000	21.00	914,760	660	\$ 2,857	\$ 0.07	\$ 91	RES	Marion Twp Outside Marion Village	No zoning
*11 027 068 00	6/14/2021	\$ 44,000	29.00	1,263,240	1300	\$ 1,517	\$ 0.03	\$ 34	COM	Webber Twp M-37 South of Baldwin	
*007 033 200 01	8/11/2022	\$ 150,000	39.00	1,698,840	1320	\$ 3,846	\$ 0.09	\$ 114	COM	Hayes Twp County Farm Rd	C-2
05 028 009 07, 029 001 00, 003	6/22/2022	\$ 1,088,800	268.99	11,717,204	6600	\$ 4,048	\$ 0.09	\$ 165	AG	Hersey Twp bought for Ind use	No Zoning

\$4,257 (Used \$4,200)

>20Acres use Ag Rate: \$1,800

(2023 Value: \$1,700)

Lincoln Township Industrial ECF 2024

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improvements	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY
INDUSTRIAL								
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage
13 275 001 51	IND	9/1/2021	\$ 140,000	99,700	40,300	128,079	0.31	salvage yard
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage
13 007 016 10	IND	3/25/2022	\$ 197,000	57,940	139,060	201,814	0.69	sawmill
52 015 044 00	COM	6/23/2022	\$ 310,000	161,015	148,985	162,677	0.92	w/h storage
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage
13 005 016 20 & 25	COM	1/14/2022	\$ 250,000	63,900	186,100	170,120	1.09	warehouse distribution
06 150 006 00	COM	8/5/2021	\$ 170,000	19,942	150,058	118,686	1.26	warehouse storage
			\$ 1,372,000	478,935	893,065	1,052,636	0.85	
							0.74	Average ECF
							0.69	2023 ECF

Lincoln Township Land Value Study 2024

Building Sites (less than 4 acres) (2023 Value: \$3,300)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
13 004 015 00		8/6/2021	\$3,800	0.88	\$4,318	Richmond Twp
05 013 016 00		10/26/2021	\$4,500	3	\$1,500	Hersey Township
15 001 007 10		12/22/2022	\$8,000	3.15	\$2,540	Sherman Township
14 024 016 03		10/26/2022	\$16,000	3.18	\$5,031	Rose Lake
08 021 018 00		6/15/2022	\$10,000	3.6	\$2,778	Lincoln Township
						\$3,233 (used \$3,300)

Removed from Study

13 014 009 30	3123 190TH AVE	8/5/2022	\$25,500	2.54	\$10,039	Richmond Twp
08 002 019 00	11032 200th Ave	5/15/2023	\$8,250	1	\$8,250	Lincoln Township Camper w/ Roof

4-7 Acres(2023 Value: \$3,100)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
07 001 013 00	17180 190TH AVE	7/16/2021	\$16,000	4	\$4,000	Leroy Township
01 016 001 25		7/21/2021	\$12,500	5	\$2,500	Burdell Township
07 019 019 60		2/9/2022	\$18,000	5	\$3,600	Leroy Township
08 017 010 10		4/21/2021	\$16,900	7	\$2,414	Lincoln Township
						\$3,129 (Used \$3,100)

Removed from Study

05 001 011 10	12590 US HIGHWAY	8/6/2021	\$40,500	6.72	\$6,027	Hersey Township
05 014 004 00		4/25/2022	\$25,000	5	\$5,000	Hersey Township

8-14 Acres (2023 Value \$2,600)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
14 030 012 20		5/20/2021	\$24,000	10.56	\$2,273	Rose Lake Township
13 022 003 00	20577 3 MILE RD	6/29/2021	\$30,000	13	\$2,308	Richmond Twp
02 026 017 30	7863 135TH AVE	3/20/2023	\$25,500	10	\$2,550	Cedar Township
13 032 009 20		8/12/2022	\$33,000	12.2	\$2,705	Richmond Twp
02 015 018 00		9/16/2022	\$45,000	13.6	\$3,309	Cedar Township
13 022 007 00		3/17/2023	\$27,000	8	\$3,375	Richmond Twp
13 032 002 10		12/29/2021	\$28,000	8	\$3,500	Richmond Twp
07 020 006 00	22948 14 MILE RD	12/23/2021	\$35,000	10	\$3,500	Leroy Township
08 012 009 03		1/25/2022	\$35,000	9.49	\$3,688	Lincoln Township
						\$3,023 (Used \$3,000)

Removed from Study

01 029 004 10		7/16/2021	\$60,000	10.01	\$5,994	Burdell Township
08 012 016 00	10240 190th Ave	5/2/2022	\$45,000	11.1	\$4,054	Lincoln Township (Broken Cabin on Premesis)

15-30 Acres (2023 Value \$1,900)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
01 010 016 00		9/14/2021	\$45,000	30	\$1,500	Burdell Township
07 008 002 04		6/7/2021	\$40,000	26.26	\$1,523	Leroy Town Wet Area
07 003 013 02		9/7/2021	\$30,000	16.31	\$1,839	Leroy Town Next to Pine River School
08 016 023 00		7/2/2021	\$50,000	20.21	\$2,474	Lincoln Township
08 012 018 00		3/31/2022	\$55,000	20	\$2,750	Lincoln Township
01 024 008 30		7/1/2022	\$60,000	21.27	\$2,821	Burdell Township
08 004 004 20		4/5/2022	\$90,000	28.5	\$3,158	Lincoln Township
						\$2,295 (Used \$2,300)

Removed from Study:

08 009 011 00		5/27/2022	\$90,000	19.12	\$4,707	Lincoln Township
05 012 016 01		2/18/2023	\$50,000	14.95	\$3,344	Hersey Township

31-59 Acres (2023 Value \$1,900)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
05 005 002 00		7/20/2021	\$70,000	39.98	\$1,751	Hersey Township
05 014 015 00		9/22/2021	\$75,000	40	\$1,875	Hersey Township
13 002 003 00		12/10/2021	\$80,000	38.56	\$2,075	Richmond Twp
08 020 032 00	22218 8 MILE RD	10/14/2021	\$120,000	57	\$2,105	Lincoln Township
02 032 004 02		2/22/2022	\$121,000	55	\$2,200	Cedar Township
07 018 004 00		9/23/2022	\$92,000	40	\$2,300	Leroy Township
05 014 023 50		11/23/2021	\$98,000	40.31	\$2,431	Hersey Township
01 031 007 00		8/18/2021	\$100,000	40	\$2,500	Burdell Township
08 002 021 00		5/21/2021	\$105,000	39.25	\$2,675	Lincoln Township
02 021 008 00	15924 8 MILE RD	6/17/2022	\$120,000	40	\$3,000	Cedar Township
07 019 012 00	23535 15 MILE RD	8/25/2021	\$120,000	40	\$3,000	Leroy Township
07 036 016 00		1/6/2023	\$120,000	40	\$3,000	Leroy Township
08 025 007 00		10/6/2022	\$120,000	40	\$3,000	Lincoln Township
						\$2,455 (Used \$2,300)

Removed from Study

02 015 010 00		2/22/2022	\$160,000	40	\$4,000	Cedar Tow Small Lake
08 007 002 00		9/27/2022	\$138,000	40	\$3,450	Lincoln Township

60-99 Acres (2023 Value \$1,900)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
07 015 010 00	20330 15 MILE RD	11/26/2021	\$147,000	69.2	\$2,124	Leroy Township
07 010 007 00	20760 16 MILE RD	7/6/2022	\$195,000	78	\$2,500	Leroy Township
14 022 004 50		12/30/2022	\$225,000	79	\$2,848	Rose Lake Township
07 019 019 00		1/28/2022	\$200,000	80	\$2,500	Leroy Township
						\$2,493 (Used \$2,300)

Over 99 Acres (\$1,650)

Parcel Number	Street Address	Sale Date	Sale Price	Net Area	\$/Acre	Comments
08 004 001 00	11507 MACKINAW	5/13/2022	\$195,000	112.3	\$1,736	Lincoln Township
08 028 013 01	7401 210TH AVE	12/17/2021	\$300,000	115	\$2,609	Lincoln Township
08 036 006 00		12/10/2021	\$267,000	180	\$1,483	Lincoln Township
						\$1,943 (Used \$1,900)

Removed from Study:

08 014 008 00	9802 SHADY LN	10/4/2022	\$335,000	108	\$3,102	Lincoln Tow frontage on Austin Lake
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2023 Lincoln Township Land Value Studies:

Good Lakefront: (2023 Value \$73,000)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreag	\$/Acre	FF	\$/FF	Comments
08 730 013 00	10217 BERTRAN	10/12/21	\$25,000	0.34	\$73,099		#DIV/0!	
02 551 126 00	ALPINE DR	1/26/2023	\$22,500	0.4	\$56,250	70	\$321	Round Lake Lakefront
02 553 316 00	ALPINE DR	6/10/2022	\$31,250	0.44	\$71,023	100	\$313	Round Lake Lakefront
03 372 095 01	8075 OTTER DR	3/2/2022	\$28,000	0.4	\$70,000	83	\$337	Lake Lure Lakefront
03 385 860 00		8/9/2021	\$50,000	0.5	\$100,000	107	\$467	Miramichi Main Lake
					\$74,074			

Poor Lakefront: (2023 Value \$18,000)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreag	\$/Acre	FF	\$/FF	Comments
08 013 006 30		9/17/2021	\$7,000	0.26	\$26,923		#DIV/0!	Poor Lake
03 251 031 00	9819 LAKEVIEW	8/3/2021	\$11,800	0.33	\$35,758	95	\$124	Canal on Saddlebag Lake
13 400 034 00	21700 AZTEC A\	9/3/2021	\$15,000	1.26	\$11,905	137	\$109	Lake No Sho Mo
02 553 327 00	ALPINE DR	7/12/2021	\$9,530	0.76	\$12,539	86	\$111	Round Lake Lakefront
02 553 328 00	ALPINE DR	7/12/2021	\$9,600	0.71	\$13,521	144	\$67	Round Lake Lakefront
02 553 329 00	ALPINE DR	11/30/2021	\$6,900	0.48	\$14,375	98	\$70	Round Lake Lakefront
02 553 335 00	ALPINE DR	5/28/2021	\$22,000	0.74	\$29,730	120	\$183	Round Lake Lakefront
					\$20,679			

No Lakefront (subdivision) (2023 Value \$10,000)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreag	\$/Acre	Comments
08 550 029 00		5/13/2022	\$8,000	0.43	\$18,605	Backlot by Austin Lake
02 551 074 00		9/18/2021	\$8,500	0.94	\$9,043	Backlot by Round Lake
02 552 187 00	ALPS DR	8/19/2022	\$6,000	0.43	\$13,953	Backlot by Round Lake
02 552 216 00		2/8/2022	\$3,500	0.93	\$3,763	Backlot by Round Lake
02 553 358 00	FRIBOURG DR	4/28/2022	\$7,000	0.5	\$14,000	Backlot by Round Lake
02 553 439 00	VALAIS DR	9/23/2021	\$3,250	0.4	\$8,125	Backlot by Round Lake
02 553 463 00	TICINO DR	9/22/2021	\$4,500	0.4	\$11,250	Backlot by Round Lake
02 553 481 00	URI CT	8/16/2022	\$2,000	0.6	\$3,333	Backlot by Round Lake
02 553 485 00	URI CT	8/10/2021	\$2,750	0.4	\$6,875	Backlot by Round Lake
02 553 487 00	ALPINE DR	5/28/2021	\$4,500	0.5	\$9,000	Backlot by Round Lake
02 553 502 00	BERN DR	8/25/2021	\$3,500	0.5	\$7,000	Backlot by Round Lake
14 281 001 00		11/1/2022	\$6,500	0.4	\$16,250	Backlot Hogback Lake
					\$10,100	

Village of Ashton & Zanders Red Pine (Per Lot) 2023 Value: \$3,040

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreag	\$/Acre	FF	\$/FF	Comments
08 800 001 00		1/31/2022	\$4,000	0	#DIV/0!		#DIV/0!	
08 800 047 00		6/15/2022	\$5,000	0	#DIV/0!		#DIV/0!	
			\$4,500					

Lincoln Township Residential ECF Study:

Residential Homes (not in subdivisions, not Mobile Homes)

2023 ECF: 0.945

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
08 001 007 00	11800 190TH AVE	07/01/21	\$44,000	\$7,475	\$36,525	\$71,548	0.510	
08 350 010 02	18712 HILL DR	12/16/21	\$92,700	\$7,200	\$85,500	\$160,169	0.534	08 350 011 02, 08 350 012 02
08 013 043 00	18344 9 MILE RD	09/07/22	\$171,000	\$20,406	\$150,594	\$280,326	0.537	Two Homes
08 425 004 00	10076 190TH AVE	09/09/22	\$55,000	\$4,656	\$50,344	\$87,622	0.575	Not on Lake
08 001 010 00	18767 12 MILE RD	06/23/22	\$95,000	\$22,443	\$72,557	\$110,706	0.655	
08 027 007 30	7556 210TH AVE	05/16/22	\$260,000	\$34,762	\$225,238	\$342,558	0.658	
08 004 010 02		09/23/21	\$44,000	\$9,003	\$34,997	\$52,534	0.666	08 004 010 01
08 010 012 04	20888 10 MILE RD	04/06/21	\$170,000	\$9,813	\$160,187	\$236,228	0.678	Pole Constructed
08 027 007 30	7556 210TH AVE	05/05/22	\$280,000	\$34,762	\$245,238	\$342,558	0.716	
08 018 009 00	9440 LAKOLA RD	11/04/22	\$77,500	\$9,529	\$67,971	\$94,097	0.722	
08 004 010 03	11293 210TH AVE	08/31/21	\$80,000	\$5,463	\$74,537	\$101,731	0.733	
08 020 009 00	8860 225TH AVE	06/18/21	\$85,000	\$9,320	\$75,680	\$99,684	0.759	
08 010 005 10	10878 210TH AVE	07/30/21	\$78,000	\$8,442	\$69,558	\$86,804	0.801	
08 005 002 25	11369 220TH AVE	01/14/22	\$105,000	\$19,520	\$85,480	\$97,494	0.877	
08 008 012 00	22688 10 MILE RD	08/27/21	\$171,200	\$36,909	\$134,291	\$153,022	0.878	
08 029 028 00	7037 220TH AVE	04/22/22	\$230,000	\$13,788	\$216,212	\$236,598	0.914	
08 008 012 00	22688 10 MILE RD	12/22/22	\$191,800	\$41,261	\$150,539	\$153,022	0.984	
08 008 015 00	22516 10 MILE RD	12/23/22	\$120,000	\$3,724	\$116,276	\$114,971	1.011	
08 008 005 00	22623 11 MILE RD	02/16/22	\$228,000	\$5,511	\$222,489	\$216,421	1.028	
08 036 005 02	18505 7 MILE RD	05/28/21	\$319,900	\$37,894	\$282,006	\$273,777	1.030	
08 003 023 00	20290 11 MILE RD	09/29/22	\$220,000	\$30,557	\$189,443	\$167,648	1.130	
08 028 009 00	7699 210TH AVE	04/23/21	\$120,000	\$3,815	\$116,185	\$90,941	1.278	
08 005 002 53	22440 11 MILE RD	07/08/22	\$22,000	\$7,440	\$14,560	\$11,106	1.311	Pole Barn Only
08 029 025 00	22192 7 MILE RD	06/20/22	\$270,000	\$14,940	\$255,060	\$193,676	1.317	
08 730 023 00	10182 BERTRAND BLVD	07/30/21	\$135,900	\$7,788	\$128,112	\$90,848	1.410	Not on Lake
08 034 001 02	20017 7 MILE RD	05/14/21	\$365,000	\$124,165	\$240,835	\$164,372	1.465	Ag Land
08 031 005 00	23541 7 MILE RD	09/21/21	\$120,000	\$4,422	\$115,578	\$78,311	1.476	
08 031 004 01	6724 LAKOLA RD	04/08/21	\$478,000	\$225,144	\$264,794	\$178,307	1.485	Ag Land
08 730 044 00	19053 AUSTIN AVE	11/01/21	\$75,000	\$13,618	\$61,382	\$41,160	1.491	08 730 045 Not on Lake
08 002 002 00	11825 190TH AVE	08/02/21	\$275,000	\$67,253	\$207,747	\$136,317	1.524	Not on Lake
08 008 009 00	10500 230TH AVE	12/14/22	\$340,000	\$106,409	\$233,591	\$150,757	1.549	Not on Lake
			\$5,319,000	\$947,432	\$4,383,506	\$4,615,314	0.950	

Removed from Study:

08 008 006 10	22901 11 MILE RD	04/27/22	\$139,900	\$57,278	\$82,622	\$22,858	3.615	Rec Cabin
08 555 048 00	9185 PENASHA DR	06/07/22	\$64,685	\$9,641	\$55,044	\$26,580	2.071	Garage not on lake
08 008 012 00	22688 10 MILE RD	06/18/21	\$77,000	\$36,909	\$40,091	\$153,022	0.262	
08 350 010 01	9100 PENASHA DR	03/21/23	\$137,000	\$4,481	\$132,519	\$68,454	1.936	08 350 011 01, 08 350 012 01

Mobile Homes

2023 ECF: 0.722

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	uilding Residu	Cost Manual	E.C.F.	Comments
08 016 008 15	9802 220TH AVE	12/09/21	\$33,400	\$20,541	\$12,859	\$70,060	0.184	DWMH
08 013 006 20	18950 W KNAPP RD	06/02/22	\$115,000	\$27,590	\$87,410	\$132,679	0.659	DWMH
08 005 011 00	22506 11 MILE RD	05/18/21	\$140,250	\$3,750	\$136,500	\$121,398	1.124	DWMH Poor Lakefront
08 350 009 00	18731 HILL DR	06/18/21	\$90,000	\$3,998	\$86,002	\$69,197	1.243	DWMH
08 028 032 00	21308 7 MILE RD	02/01/22	\$93,500	\$14,116	\$79,384	\$59,213	1.341	DWMH
08 015 020 10	20516 9 MILE RD	12/09/22	\$150,000	\$6,220	\$143,780	\$96,504	1.490	DWMH
08 555 011 00	18542 9 MILE RD	02/11/22	\$16,000	\$6,341	\$9,659	\$45,514	0.212	SWMH
08 108 008 00	11022 E RAIL ROAD ST	08/09/22	\$15,000	\$2,800	\$12,200	\$51,999	0.235	Ashton
08 108 008 00	11022 E RAIL ROAD ST	08/10/22	\$18,500	\$2,800	\$15,700	\$51,999	0.302	Ashton
08 028 026 00	7109 210TH AVE	05/20/21	\$44,000	\$16,083	\$27,917	\$58,952	0.474	SWMH
08 021 001 40	21130 HITZEMANN DR	07/01/22	\$50,000	\$6,211	\$43,789	\$80,856	0.542	SWMH Ashton
08 021 001 30	21100 HITZEMANN DR	05/14/21	\$70,000	\$8,096	\$61,904	\$80,856	0.766	SWMH
08 001 023 01	18154 11 MILE RD	08/06/21	\$65,000	\$2,398	\$62,602	\$76,017	0.824	SWMH
			\$900,650	\$120,944	\$779,706	\$995,241	0.783	

Outlier:

08 350 002 00	18631 HILL DR	01/25/23	\$13,000	\$5,881	\$7,119		0.167	MH Removed
08 111 006 00	11126 PINE ST	04/08/21	\$3,500	\$2,500	\$1,000	\$32,729	0.031	SWMH
08 031 006 15	23628 6 MILE RD	06/21/22	\$73,900	\$19,500	\$54,400	\$20,994	2.591	SWMH
08 016 017 20	9483 210TH AVE	04/05/22	\$123,000	\$2,714	\$120,286	\$68,831	1.748	DWMH
08 024 002 00	18255 9 MILE RD	06/13/22	\$150,000	\$34,125	\$115,875	\$74,810	1.549	DWMH

Waterfront Homes

2023 ECF: 0.971

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 150 028 00	9460 ARNOLD CREEK RD	05/17/21	\$100,000	\$6,337	\$93,663	\$87,634	1.069	
08 150 028 00	9460 ARNOLD CREEK RD	08/26/22	\$121,000	\$3,448	\$117,552	\$87,634	1.341	
08 150 029 00	9448 ARNOLD CREEK RD	03/24/23	\$135,000	\$14,444	\$120,556	\$108,463	1.111	
08 432 019 00	18550 W KNAPP RD	03/25/22	\$95,000	\$7,971	\$87,029	\$76,870	1.132	
08 555 036 00	9174 PENASHA DR	07/02/21	\$92,900	\$4,523	\$88,377	\$96,263	0.918	08 555 047 00
08 555 050 00	9298 HILLCREST DR	07/28/21	\$387,000	\$56,508	\$330,492	\$409,065	0.808	
08 555 055 00	9358 HILLCREST DR	10/13/22	\$305,000	\$34,677	\$270,323	\$201,824	1.339	
08 640 023 20	9035 LAKE DR	09/20/21	\$120,000	\$17,548	\$102,452	\$82,641	1.240	
08 730 026 00	19050 AUSTIN AVE	12/15/22	\$75,000	\$22,444	\$52,556	\$53,507	0.982	08 730 025 Poor Lake
			\$1,430,900	\$167,900	\$1,263,000	\$1,203,900	1.049	

Removed from Study:

08 555 054 00	9346 HILLCREST DR	09/20/21	\$58,500	\$13,297	\$45,203	\$63,544	0.711	Significant Renovations
08 625 005 00	9928 SHADY LN	04/28/21	\$21,490	\$18,588	\$2,902	\$104,563	0.028	Outlier
08 555 021 00	9142 HILLCREST DR	11/16/22	\$44,000	\$9,887	\$34,113	\$13,582	2.512	Small Cabin
08 555 040 00	9226 PENASHA DR	09/15/22	\$210,000	\$10,512	\$199,488	\$91,758	2.174	

Village of Ashton

2023 ECF: 0.708

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 101 007 00	20901 11 MILE RD	06/10/22	\$162,180	\$9,251	\$152,929	\$91,725	1.667	
08 108 008 00	11022 E RAIL ROAD ST	08/09/22	\$15,000	\$2,800	\$12,200	\$51,999	0.235	Ashton
08 108 008 00	11022 E RAIL ROAD ST	08/10/22	\$18,500	\$2,800	\$15,700	\$51,999	0.302	Ashton
08 111 006 00	11126 PINE ST	04/08/21	\$3,500	\$2,500	\$1,000	\$32,729	0.031	
08 120 008 00	20875 LOWE ST	01/18/23	\$90,000	\$16,503	\$73,497	\$92,525	0.794	08 120 001 00
			\$289,180	\$33,854	\$255,326	\$320,976	0.795	