

SUGAR ISLAND TWP

DATE: 04/01/25

VACANT LAND INFORMATION FOR 2025 ASSESSMENTS

STUDY TIME FRAME:

4/1/2022-3/31/24

DUE TO A LACK OF VACANT COMMERCIAL SALES THE RESIDENTIAL LAND VALUES ARE USED FOR COMMERCIAL PARCELS

30 ACRES PLUS	LAND CODE	SEC/TWN/RANGE	SALE DATE	LIBER PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN														
Water View														
	AV1	SEC 21 T47N R2E	05/24/23	1388/1192	47500	35.0	402	GR-St George Rd	LE	MI	YES	ALL	1,357	Multi Parcel Sale
	AV1	SEC 27 T46N R2E, Etc	12/09/22	1381/81	1,327,500	497.4	402	GR-Homestead Rd	LE	MI	YES	ALL	2,669	Multi Parcel Sale
30 ACRES PLUS	AV1	TOTAL			1,375,000	532			AVERAGE				2,013	
						WEIGHTED AVERAGE						MIN	1,357	
						NUMBER OF SALES						MAX	2,669	
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South of 6 Mile Rd														
	AV2	SEC 6 T46N R2E	12/01/23	1399/1190	50,000	40.0	402	PA-6 Mile Rd	LE/RO	MI	YES	ALL	1,250	
	AV2	SEC 9 T46N R2E	01/29/24	1402/623	96,000	114.0	402	GR- 8 Mile Rd	LE/RO	MI	NO	ALL	842	Also 159-006-00
30 ACRES PLUS	AV2	TOTAL			146,000	154.0			AVERAGE				1,046	
						WEIGHTED AVERAGE						MIN	842	
						NUMBER OF SALES						MAX	1,250	
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North of 6 Mile Rd														
	AV3	SEC 11 T47N R1E	11/15/23	1398/969	35,000	40.0	402	PA-1 1/2 MILE RD	LE/LO	MI	YES	ALL	875	
	AV3	SEC 12 T47N R1E	08/19/22	1375/729	169,000	160.0	402	PA-E 1 1/2 MILE RD	RO	MI	YES	ALL	1,056	Commercial Area
	AV3	SEC 13 T47N R1E	01/24/24	1401/1028	152,000	130.0	402	PA-Westshore Dr	LE/RO	MI	YES	ALL	1,169	
	AV3	SEC 3 T47N R2	05/25/22	1371/327	59,900	80.0	402	No Access	LO	MI	NO	ALL	749	
	AV3	SEC 3 T47N R2E	01/19/23	1382/976	600,000	519.2	402	No Access	LO	MI	NO	ALL	1,156	Multi Parcel Sale
	AV3	SEC 4 T47N R2E	09/01/23	1394/511	30,000	40.0	402	GR-Seppi Rd	LE/RO	MI	YES	ALL	750	
	AV3	SEC 6 T47N R2E	09/15/23	1396/725	40,000	40.0	402	NA	LE/RO	MI	NO	ALL	1,000	
	AV3	SEC 8 T47N R2E	09/29/23	1396/501	24,000	40.0	402	DI-Leask Rd	LE/RO	MI/OP	YES	ALL	600	
	AV3	SEC 14 T47N R2E	10/24/23	1397/995	54,000	40.0	402	PA-Brasser Rd	LE/RO	MI	YES	ALL	1,350	
	AV3	SEC 28 T47N R2E	07/10/23	1391/319	46,000	39.8	402	GR-Rocky Bottom Rd	LE/RO	MI	YES	ALL	1,156	
	AV3	SEC 30 T47N R2E	02/02/22	1363/326	46,000	50.0	402	DI-4 Mile Rd	LE	MI	YES	1	920	Multi Parcel Sale
	AV3	SEC 30 T47N R2E	05/15/23	1388/205	135,000	120.0	402	PA-Brasser Rd	LE/RO	MI	YES	ALL	1,125	
	AV3	SEC 29 T48N R2E	03/13/23	1385/404	38,000	40.0	402	PA- Brasser Rd	LE	MI	YES	ALL	950	
30 ACRES PLUS	AV3	TOTAL			1,428,900	1339.0			AVERAGE				989	
						WEIGHTED AVERAGE						MIN	600	AVE OF ALL 80+ 1250/AC
						NUMBER OF SALES						MAX	1,350	AVE OF ALL 30-80AC 980/AC

10-29 ACRES		SEC/TWN/RANGE	SALE DATE	LIBER PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN														
Water View														
10-29 ACRES		AV1	There were no AV1 10-29 AC		TOTAL	-	0						AVERAGE	-
					WEIGHTED AVERAGE		-						MIN	-
					NUMBER OF SALES		0						MAX	-

South of 6 Mile Rd														
013-158-010-00	AV2	SEC 8 T46N R2E	06/14/23	1390/204	17,000	10.0	402	PA-S HOMESTEAD RD	LE	HW/MI	YES	1	1,700	
013-166-003-00	AV2	SEC 16 T46N R2E	09/22/23	1395/538	28,000	28.0	402	PA-Homestead Rd	LE/RO	MI	YES	ALL	1,000	
013-166-012-00	AV2	SEC 16 T46N R2E	03/12/24	1404/69	22,000	19.1	402	PA-Homestead Rd	LE	MI	YES	ALL	1,149	
10-29 ACRES		AV2			TOTAL	67,000	57.1						AVERAGE	1,283
					WEIGHTED AVERAGE		1,173						MIN	1,000
					NUMBER OF SALES		3						MAX	1,700

North of 6 Mile Rd														
013-011-011-25	AV3	SEC 11 T47N R1E	03/18/22	1366/74	18,000	17.5	402	PA-1 1/2 Mile	LE/LO	PI	YES	ALL	1,028	
013-012-008-50	AV3	SEC 12 T47N R1E	06/24/22	1371/308	27,500	12.3	402	PA-S Westshore	LE/RO	MI	YES	ALL	2,243	
013-012-015-50	AV3	SEC 12 T47N R1E	10/06/23	1396/1121	10,000	10.0	402	PA-1 1/2 Mile	LE/RO	MI	YES	0	1,000	
013-202-007-25	AV3	SEC 2 T47N R2E	03/04/24	1403/613	35,000	24.0	402	PA-Eastshore Dr	SL	MI	YES	ALL	1,458	
013-206-014-50	AV3	SEC 6 T47N R2E	08/03/22	1374/44	28,000	28.8	402	PA- Brasser Rd	LE	OP/MI	YES	ALL	972	SPLIT FOR 2023
013-219-009-00	AV3	SEC 19 T47N R2E	06/29/23	1391/954	31,000	15.0	402	PA-3 Mile Rd	LE	MI/OP	YES	ALL	2,067	
013-228-019-00	AV3	SEC 28 T47N R2E	11/04/22	1379/129	17,000	17.0	402	GR- Blue Grass Blvd	RO/WO	MI	YES	ALL	1,000	
013-231-004-00etc	AV3	SEC 31 T47N R2E	10/16/23	1397/368	50,000	20.0	402	PA-Brasser Rd	LE/RO	MI	YES	1	2,500	also 231-004-50
10-29 ACRES		AV3			TOTAL	216,500	144.6						AVERAGE	1,534
					WEIGHTED AVERAGE		1,498						MIN	972
					NUMBER OF SALES		8						MAX	2,500
														AVE OF ALL 10-29 AC 1,480/AC

BELOW 10 ACRES		SEC/TWN/RANGE	SALE DATE	LIBER PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN														
Water View														
013-001-018-60	AV1	SEC 1 T47N R1E	11/04/22	1379/37	20,000	7.6	402	PA-Westshore Dr	ROWD	MI	YES	0	2,630	
013-086-004-00	AV1	SEC 36 T48N R1E	07/26/23	1392/668	27,500	8.0	402	PA-Westshore Dr	SL	MI	YES	0	3,438	
013-278-006-00etc	AV1	SEC 28 T48N R2E	07/31/23	1392/815	15,000	7.6	402	PA- Northshore Dr	HI	MI	YES	0	1,987	
BELOW 10 ACRES AV1		TOTAL			62,500	23.2							AVERAGE	2,685
		WEIGHTED AVERAGE				2,699							MIN	1,987
		NUMBER OF SALES				3							MAX	3,438
South of 6 Mile Rd														
There were no AV2 Below 10AC														
BELOW 10 ACRES AV2		TOTAL			-	0							AVERAGE	-
		WEIGHTED AVERAGE				-							MIN	-
		NUMBER OF SALES				0							MAX	-
North of 6 Mile Rd														
013-219-011-50	AV3	SEC 19 T47N R2E	10/21/22	1378/273	*3000	*0.11	402	DI-E 3 Mile Rd	ROWD	MI	NO	ALL	*27,273	Outlier
013-232-018-00	AV3	SEC 28 T48N R2E	02/26/24	1402/1185	1,500	0.46	402	PA-Brasser Rd	LE	MI	YES	ALL	3,261	
013-285-013-10	AV3	SEC 35 T48N R2E	08/31/23	1395/272	12,000	8.0	402	PA-Eastshore Dr	LE	MI	YES	ALL	1,500	
BELOW 10 ACRES AV3		TOTAL			13,500	8.5							AVERAGE	2,380
		WEIGHTED AVERAGE				1,596							MIN	1,500
		NUMBER OF SALES				2							MAX	3,261
														AVE OF ALL BELOW 10 AC 2530/AC

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

Water View

There were no Water Views for Road Frontage

ROAD FRONTAGE	AV1	TOTAL	-	0.0	AVERAGE	#DIV/0!
		WEIGHTED AVERAGE		#DIV/0!	MIN	-
		NUMBER OF SALES		0	MAX	-

North of 6 Mile Rd

There were no Road Frontages North of 6 Mile

ROAD FRONTAGE	AV2	TOTAL	-	0.0	AVERAGE	#DIV/0!
		WEIGHTED AVERAGE		#DIV/0!	MIN	-
		NUMBER OF SALES		0	MAX	-

South of 6 Mile Rd

013-232-018-00	AV3	SEC 28 T48N R2E	02/26/24	1402/1185	1,500	100.00	402	PA-Brasser Rd	LE	MI	YES	ALL	15	Outlier
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ROAD FRONTAGE	AV3	TOTAL	1,500	100.0	AVERAGE	15
		WEIGHTED AVERAGE		15	MIN	15
		NUMBER OF SALES		1	MAX	15

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

SW, S & SE

013-101-012-00	LF1	SEC 1 T45N R2E	07/27/22	1373/144	170,000	390	409	GR-Homestead Rd	LE/LO	MI	YES	ALL	436	Lk George
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WATER FRONTAGE	LF-1	TOTAL	170,000	390.0	AVERAGE	436
		WEIGHTED AVERAGE		436	MIN	436
		NUMBER OF SALES		1	MAX	436

NW, N & NE

013-211-010-00	LF2	SEC 11 T47N R2E	08/22/22	1374/575	47,000	334.0	402	PA-Eastshore Dr	RO	HW	YES	ALL	141	Lk George
013-211-010-50	LF2	SEC 11 T47N R2E	07/14/23	1391/873	59,000	332.0	402	PA-Eastshore Dr	RO	HW	YES	0	178	
013-214-001-00	LF2	SEC 14 T47N R2E	12/22/23	1400/1084	*20,000	*330	402	NA	LE/RO	MI	NO	0	*61	Access Through Owners Adj Parcel
013-279-015-25	LF2	SEC 29 T48N R2E	09/27/23	1396/537	*20000	*330	402	PA-Northshore Dr	LE/RO	MI	YES	ALL	*61	
013-279-033-50	LF2	SEC 29 T48N R2E	10/23/23	1397/1270	45,000	100.0	402	PA-Brasser	LE/RO	MI	YES	0	450	

WATER FRONTAGE	LF-2	TOTAL	151,000	766.0	AVERAGE	256
		WEIGHTED AVERAGE		197	MIN	141
		NUMBER OF SALES		3	MAX	450

MID WEST

013-013-011-50	LF3	SEC 13 T47N R1E	02/15/24	1402/875	28,000	222	402	PA-WESTSHORE DR	LE	HW/MI	YES	ALL	126	St Mary's River
013-025-010-00etc	LF3	SEC 25 T47N R1E	05/05/22	1368/897	95,000	266	402	PA-Westshore Dr	RO	MI	YES	NA	357	St Mary's River
013-156-016-25etc	LF-3	SEC 6 T46N R2E	12/09/22	1381/155	55,000	200	402	GR-Laramie Ln	LE/SL	MI	YES	NA	275	2023 Split
013-171-004-00	LF3	SEC 21 T46N R2E	12/15/22	1381/499	89,900	320	402	DI-S Shingle Bay Rd	LE/LO	MI	YES	ALL	281	
013-575-005-00	LF3	SEC 31 T47N R2E	11/14/22	1379:653	62,000	150	402	DI-E Nicolet Ln	LE/WO	MI	YES	2	413	

WATER FRONTAGE	LF-3	TOTAL	329,900	1,158.0	AVERAGE	291
		WEIGHTED AVERAGE		285	MIN	126

OF ALL W/F 281/FT

NUMBER OF SALES

5

MAX

413

AVE OF ALL W/F 280/FT

ISLAND SALES	Outside of the Study Time Frame	SALE DATE	LIBER PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	COMMENT
PIN													
006-123-001-00**	SEC 23 T41N R5E	5/10/17	1255/73	120,000	4000	402	NA	LE/RO	MI	NO	NA	30	Gravel Is - Drummond Is 15.25AC @ 7,868/AC
006-153-001-00	SEC 13 T45N R5E	3/14/14	1176/813	500,000	4700	402	NA	LE/RO	MI	NO	ALL	106	Rogg Is - Drummond Island 27AC @ 18,520/AC
006-180-001-00**	SEC 20-29 T43N R5E	5/23/16	1233/66	215,000	55000	402	NA	LE/RO	MI	NO	NA	4	Several Is - Drummond Is 470 AC @ 457/AC
006-191-004-00	SEC 31 T43N R5E	10/21/14	1192/121	315,000	5860	402	NA	LE	MI	NO	ALL	54	Butterfield Is Drummond Is 31.6 AC @ 9,968/AC
ISLAND SALES	TOTAL			1,150,000	69,560.0							AVERAGE	49 12,023/AC
AVERAGE FOR SUGAR ISLAND 17,000/AC OR 40/FT****		WEIGHTED AVERAGE				17						MIN	4 457/AC
		NUMBER OF SALES				4						MAX	106 23,300/AC