

SUGAR ISLAND TOWNSHIP

VACANT LAND INFORMATION FOR 2024 ROLL

DATE:

06/21/24

STUDY TIME FRAME:

4/1/2021-3/31/23

| 30 ACRES PLUS | LAND CODE | SEC/TWN/RANGE | SALE DATE | LIBER PAGE | SALE \$ | ACRE | CLASS | ROAD | TOPO | COVER | PWR | DIV | \$/UNIT | COMMENT |
|----------------------|------------|----------------------------------|-------------------------|------------|------------------|---------------|-------|--------------------|-------|-------|-----|------|----------------|---------------------------------------|
| PIN | | | | | | | | | | | | | | |
| | AV1 | SEC 21&22 T46N R2E | 07/23/21 | 1350/1323 | 100,000 | 143.4 | 402 | GR-Shingle Bay Rd | RO | MI | YES | NA | 698 | |
| | 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 |
| | AV1 | SEC 27 T46N R2E | 08/27/21 | 1353/177 | 550,000 | 354.0 | 402 | GR-Homestead Rd | LE | MI | YES | NA | 1,554 | |
| 30 ACRES PLUS | AV1 | | TOTAL | | 1,977,500 | 995 | | | | | | | AVERAGE | 1,640 |
| | | | WEIGHTED AVERAGE | | | 1,988 | | | | | | | MIN | 698 |
| | | | NUMBER OF SALES | | | 3 | | | | | | | MAX | 2,669 |
| South of 6 Mile Rd | | | | | | | | | | | | | | |
| | AV2 | SEC 6 T46N R2E & SEC 31 T47N R2E | 11/02/21 | 1357/128 | 154,000 | 133.0 | 402 | GR- 6 Mile Rd | LE | MI | YES | ALL | 1,158 | |
| | AV2 | SEC 9 T46N R2E | 06/07/21 | 1346/1150 | 27,000 | 80.0 | 402 | GR- 7 Mile Rd | LO/SW | MI/OP | NO | ALL | 338 | |
| | AV2 | SEC 9 T46N R2E | 06/10/21 | 1347/194 | 68,500 | 80.0 | 401 | PA- Homestead Rd | LE | MI | NO | ALL | 856 | Bldg Value Removed |
| 30 ACRES PLUS | AV2 | | TOTAL | | 249,500 | 293.0 | | | | | | | AVERAGE | 784 |
| | | | WEIGHTED AVERAGE | | | 852 | | | | | | | MIN | 338 |
| | | | NUMBER OF SALES | | | 3 | | | | | | | MAX | 1,158 |
| North of 6 Mile Rd | | | | | | | | | | | | | | |
| | AV3 | SEC 12 T47N R1E | 07/27/21 | 1350/273 | 35,000 | 38.5 | 402 | No Access | RO | MI | NO | ALL | 909 | |
| | 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 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 3&4 T47N R2E | 12/10/21 | 1359/1117 | 55,000 | 120.0 | 402 | No Access | RO | MI | NO | Zero | 458 | Multi Parcel Sale |
| | AV3 | SEC 29 T47N R2E | 05/19/21 | 1345/489 | 85,000 | 80.0 | 402 | PA-Brasser Rd | RO | MI | YES | 4 | 1,063 | |
| | AV3 | SEC 29 T47N R2E | 08/06/21 | 1350/1405 | 50,000 | 40.0 | 402 | PA-Brasser Rd | RO | MI | YES | ALL | 1,250 | |
| | 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 | 12/15/21 | 1359/1205 | 15,000 | 40.0 | 402 | RO- Westshore Dr | LE/RO | MI | YES | NA | 375 | |
| | AV3 | SEC 25 T48N R2E | 08/26/21 | 1353/467 | 26,000 | 40.0 | 402 | GR-E Northshore | RO | MI | YES | NA | 650 | |
| | AV3 | SEC 29 T48N R2E | 03/13/23 | 1385/404 | 38,000 | 40.0 | 402 | PA- Brasser Rd | LE | MI | YES | ALL | 950 | |
| | AV3 | SEC 32 T48N R2E | 08/11/21 | 1351/1016 | 40,000 | 80.0 | 402 | PA- Brasser Rd | LE | MI | YES | ALL | 500 | |
| 30 ACRES PLUS | AV3 | | TOTAL | | 1,218,900 | 1287.7 | | | | | | | AVERAGE | 836 |
| | | | WEIGHTED AVERAGE | | | 947 | | | | | | | MIN | 375 AVE OF ALL 80+ 921/AC |
| | | | NUMBER OF SALES | | | 12 | | | | | | | MAX | 1,250 AVE OF ALL 30AC+ 1087/AC |

| 10-29 ACRES | LAND CODE | SEC/TWN/RANGE | SALE DATE | LIBER PAGE | SALE \$ | ACRE | CLASS | ROAD | TOPO | COVER | PWR | DIV | \$/UNIT | COMMENT |
|--------------------|------------|----------------------------|-------------------------|-------------------------|----------------|--------------|-------|---------------------|-------|-------|-----|-----|----------------|--------------|
| PIN | | | | | | | | | | | | | | |
| 10-29 ACRES | AV1 | There were no AV1 10-29 AC | | TOTAL | - | 0 | | | | | | | AVERAGE | - |
| | | | | WEIGHTED AVERAGE | | - | | | | | | | MIN | #REF! |
| | | | | NUMBER OF SALES | | 0 | | | | | | | MAX | #REF! |
| South of 6 Mile Rd | | | | | | | | | | | | | | |
| | AV2 | SEC 9 T46N R2E | 04/17/21 | 1343/969 | 14,000 | 15.0 | 402 | DI-8 MILE RD | LE | MI | YES | ALL | 933 | |
| 10-29 ACRES | AV2 | | TOTAL | | 14,000 | 15.0 | | | | | | | AVERAGE | 933 |
| | | | WEIGHTED AVERAGE | | | 933 | | | | | | | MIN | 933 |
| | | | NUMBER OF SALES | | | 1 | | | | | | | MAX | 933 |
| North of 6 Mile Rd | | | | | | | | | | | | | | |
| | AV3 | SEC 11 T47N R1E | 03/18/22 | 1366/74 | 18,000 | 17.5 | 402 | PA-E 1 1/2 Mile | LE/LO | PI | YES | ALL | 1,028 | |
| | AV3 | SEC 12 T47N R1E | 06/24/22 | 1371/308 | 27,500 | 12.3 | 402 | PA-S Westshore | LE/WO | | YES | ALL | 2,243 | |
| | AV3 | SEC 12 T47N R1E | 02/17/22 | 1363/996 | 20,000 | 10.0 | 402 | PA-1 1/2 Mile | RO/MI | HW | YES | 4 | 2,000 | |
| | AV3 | SEC 24 T47N R1E ETC | 06/30/21 | 1348/1277 | 34,000 | 20.0 | 402 | PA-Brasser Rd | LE | MI | YES | ALL | 1,700 | |
| | AV3 | SEC 18 T47N R2E | 04/02/21 | 1342/585 | 20,000 | 20.0 | 402 | PA-Brasser Rd | LE/RO | MI | YES | 1 | 1,000 | |
| | 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 | |
| | AV3 | SEC 30 T48N R2E | 06/02/21 | 1346/395 | 18,000 | 17.6 | 402 | PA-Westshore Dr | LE | MI | YES | 1 | 1,022 | |
| 10-29 ACRES | AV3 | | TOTAL | | 154,500 | 114.4 | | | | | | | AVERAGE | 1,428 |

WEIGHTED AVERAGE 1,351 MIN 1,000
 NUMBER OF SALES 7 MAX 2,243 AVE OF ALL 10-29 AC 1,180/AC

| BELOW 10 ACRES | SEC/TWN/RANGE | SALE DATE | LIBER PAGE | SALE \$ | ACRES | CLASS | ROAD | TOPO | COVER | PWR | DIV | \$/UNIT | COMMENT | |
|---------------------------|---------------|-------------------------|------------|-----------|---------------|-------------|------|-------------------|-------|-----|-----|----------------|---------------|--------------------------------|
| PIN | | | | | | | | | | | | | | |
| Water View | | | | | | | | | | | | | | |
| 013-001-018-00 | AV1 | SEC 1 T47N R1E | 11/04/22 | 1379/37 | 20,000 | 7.6 | 402 | PA-Westshore Dr | RO/WD | | YES | 0 | 2,630 | |
| 013-086-004-00 | AV1 | SEC 36 T48N R1E | 12/07/21 | 1359/419 | 25,000 | 8.0 | 402 | PA-Westshore Dr | RO/WD | MI | YES | ALL | 3,125 | |
| BELOW 10 ACRES | AV1 | TOTAL | | | 45,000 | 15.6 | | | | | | AVERAGE | 2,877 | |
| | | WEIGHTED AVERAGE | | | 2,884 | | | | | | | MIN | 2,630 | |
| | | NUMBER OF SALES | | | 2 | | | | | | | MAX | 3,125 | |
| South of 6 Mile Rd | | | | | | | | | | | | | | |
| 013-167-003-00 | AV2 | SEC 17 T46N R2E | 12/23/21 | 1360/745 | 8,750 | 1.5 | 402 | DI-Kolke Tr | LE/WD | MI | YES | 0 | 5,872 | |
| 013-185-006-20 | AV2 | SEC 35 T46N R2E | 11/02/21 | 1357/331 | 15,000 | 2.5 | 402 | PA - Homestead Rd | LE/WD | MI | NO | ALL | 6,024 | |
| BELOW 10 ACRES | AV2 | TOTAL | | | 23,750 | 4.0 | | | | | | AVERAGE | 5,948 | |
| | | WEIGHTED AVERAGE | | | 5,967 | | | | | | | MIN | 5,872 | |
| | | NUMBER OF SALES | | | 2 | | | | | | | MAX | 6,024 | |
| 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 | RO/WD | | NO | ALL | *27,273 | Outlier |
| 013-229-008-50 | AV3 | SEC 29 T47N R2E | 05/15/21 | 1345/485 | 15,000 | 9.6 | 402 | DI-E 4 MILE RD | LE/WD | | YES | ALL | 1,559 | |
| 013-229-009-25 | AV3 | SEC 29 T47N R2E | 02/10/22 | 1363/463 | 7,000 | 1.2 | 402 | PA-S Brassier Rd | RO/WD | | YES | ALL | 5,932 | |
| 013-231-008-00 | AV3 | SEC 31 T47N R2E | 01/05/22 | 1361/665 | 10,000 | 1.0 | 402 | PA-S Westshore Dr | RO/WD | | YES | ALL | 10,000 | |
| 013-279-004-00 | AV3 | SEC 29 T48N R2E | 08/19/21 | 1351/1113 | 8,400 | 1.2 | 402 | PA-Northshore Dr | RO | MI | YES | NA | 7,000 | |
| BELOW 10 ACRES | AV3 | TOTAL | | | 40,400 | 13.0 | | | | | | AVERAGE | 6,123 | |
| | | WEIGHTED AVERAGE | | | 3,108 | | | | | | | MIN | 1,559 | |
| | | NUMBER OF SALES | | | 4 | | | | | | | MAX | 10,000 | AVE OF ALL BELOW 10 AC 4983/AC |

| ROAD FRONTAGE | SEC/TWN/RANGE | SALE DATE | LIBER PAGE | SALE \$ | FTG | CLASS | ROAD | TOPO | COVER | PWR | DIV | \$/UNIT | COMMENT | |
|---------------------------|---------------|-------------------------|------------|-----------|---------------|--------------|------|------------------|-------|-----|-----|----------------|-----------|--------------------------|
| PIN | | | | | | | | | | | | | | |
| Water View | | | | | | | | | | | | | | |
| 013-086-004-00 | AV1 | SEC 36 T48N R1E | 12/07/21 | 1359/419 | 25,000 | 400.0 | 402 | PA-Westshore Dr | RO/WD | MI | YES | ALL | 63 | |
| ROAD FRONTAGE | AV1 | TOTAL | | | 25,000 | 400.0 | | | | | | AVERAGE | 63 | |
| | | WEIGHTED AVERAGE | | | 63 | | | | | | | MIN | 63 | |
| | | NUMBER OF SALES | | | 1 | | | | | | | MAX | 63 | |
| North of 6 Mile Rd | | | | | | | | | | | | | | |
| 013-167-003-00 | AV2 | SEC 17 T46N R2E | 12/23/21 | 1360/745 | 8,750 | 104.0 | 402 | DI-Kolke Tr | LE/WD | MI | YES | 0 | 84 | |
| ROAD FRONTAGE | AV2 | TOTAL | | | 8,750 | 104.0 | | | | | | AVERAGE | 84 | |
| | | WEIGHTED AVERAGE | | | 84 | | | | | | | MIN | 84 | |
| | | NUMBER OF SALES | | | 1 | | | | | | | MAX | 84 | |
| South of 6 Mile Rd | | | | | | | | | | | | | | |
| 013-229-008-50 | AV3 | SEC 29 T47N R2E | 05/15/21 | 1345/485 | 15,000 | 320.0 | 402 | DI-E 4 MILE RD | LE | | YES | ALL | 47 | |
| 013-229-009-25 | AV3 | SEC 29 T47N R2E | 02/10/22 | 1363/463 | 7,000 | 192.0 | 402 | PA-S Brassier Rd | RO | | YES | ALL | 36 | |
| 013-279-004-00 | AV3 | SEC 29 T48N R2E | 08/19/21 | 1351/1113 | 8,400 | 200.0 | 402 | PA-Northshore Dr | RO | MI | YES | NA | 42 | |
| ROAD FRONTAGE | AV3 | TOTAL | | | 30,400 | 712.0 | | | | | | AVERAGE | 42 | |
| | | WEIGHTED AVERAGE | | | 43 | | | | | | | MIN | 36 | |
| | | NUMBER OF SALES | | | 3 | | | | | | | MAX | 47 | Avg of All Rd Frnt 63/FT |

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

| | | | | | | | | | | | | | | |
|----------------|-------|-----------------|----------|-----------|--------|-------|-----|------------------|-------|----|-----|-----|-----|------------------|
| 013-011-017-00 | LF2 | SEC 11 T47N R1E | 11/15/21 | 1357/1011 | 75,000 | 300.0 | 402 | GR-Cleary Dr | LE | MI | YES | ALL | 250 | St Mary's River |
| 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 |
| 013-228-018-00 | LF2 | SEC 28 T47N R2E | 06/01/21 | 1346/1075 | 70,000 | 500.0 | 402 | GR-S Roy Rd | RO | MI | NO | NA | 140 | Lk George |
| 013-279-013-55 | LF2 | SEC 29 T48N R2E | 04/02/21 | 1342/867 | 49,000 | 105.0 | 402 | PA-Northshore Dr | RO/MI | MI | YES | 0 | 467 | Little Lk George |
| 013-279-015-00 | LF2 | SEC 29 T48N R2E | 10/06/21 | 1355/316 | 25,000 | 167.0 | 402 | PA-Northshore Dr | LE/LO | MI | YES | ALL | 150 | Little Lk George |
| 013-280-006-00 | LF-2N | SEC 30 T48N R2E | 06/11/21 | 1346/395 | 69,900 | 206.0 | 402 | PA-Westshore Dr | RO | MI | YES | NA | 339 | |

| | | | | | | |
|-----------------------|-------------|-------------------------|----------------|----------------|----------------|------------|
| WATER FRONTAGE | LF-2 | TOTAL | 335,900 | 1,612.0 | AVERAGE | 248 |
| | | WEIGHTED AVERAGE | | 208 | MIN | 140 |
| | | NUMBER OF SALES | | 6 | MAX | 467 |

MID WEST

| | | | | | | | | | | | | | | |
|-------------------|------|-----------------|----------|-----------|--------|-----|-----|---------------------|-------|----|-----|-----|-----|-----------------|
| 013-010-001-70 | LF-3 | SEC 10 T47N R1E | 08/10/21 | 1351/394 | 40,000 | 178 | 409 | GR-S Whitehead Rd | LE | MI | YES | 0 | 225 | St Mary's River |
| 013-025-010-00etc | LF3 | SEC 25 T47N R1E | 05/05/22 | 1368/897 | 95,000 | 266 | 409 | PA-Westshore Dr | RO | MI | YES | NA | 357 | St Mary's River |
| 013-025-032-00 | LF-3 | SEC 25 T47N R1E | 11/09/21 | 1358/223 | 20,000 | 150 | 409 | PA-S Westshore Dr | RO | MI | YES | ALL | 133 | Lake Nicolet |
| 013-156-016-25etc | LF-3 | SEC 6 T46N R2E | 12/09/22 | 1381/155 | 55,000 | 200 | 409 | GR-Laramie Ln | LE/SL | MI | YES | NA | 275 | 2023 Split |
| 013-157-018-00etc | LF3 | SEC 7 T46N R2E | 05/28/21 | 1345/1320 | 48,000 | 190 | 409 | GR-Pointe Rd | LE/LO | MI | YES | ALL | 253 | St Mary's River |
| 013-171-004-00 | LF3 | SEC 21 T46N R2E | 12/15/22 | 1381/499 | 89,900 | 320 | 409 | DI-S Shingle Bay Rd | LE/LO | | YES | ALL | 281 | |
| 013-575-005-00 | LF3 | SEC 31 T47N R2E | 11/14/22 | 1379:653 | 62,000 | 150 | 409 | DI-E Nicolet Ln | LE/WO | | YES | 2 | 413 | |

| | | | | | | |
|-----------------------|-------------|-------------------------|----------------|----------------|----------------|------------|
| WATER FRONTAGE | LF-3 | TOTAL | 409,900 | 1,454.0 | AVERAGE | 277 |
| | | WEIGHTED AVERAGE | | 282 | MIN | 133 |
| | | NUMBER OF SALES | | 7 | MAX | 413 |

OF ALL W/F 281/FT AVE OF ALL W/F 320/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 |