

2024 Land Value Studies - Drummond Island Township

Sales used in these studies are arm's length transactions, typically vacant land sales in line with the county study period of 04/01/2021 –03/31/2023, unless otherwise noted.

Acreage rates are used for Residential, Commercial, and Industrial acreage. See additional PDF for Commercial and Industrial FF rates

DI 24 Deer Track Condo													
Parcel	Address	Sale Date	Inst	Terms	Adj Sale \$	Land Residual	FF	Dollars/FF	ECF Area	OtherParcelsinSa	Land Table	Class	Rate Group 1
006-612-004-00	32207 E BAYSID	09/29/21	WD	33-TO BE	\$225,000	\$77,532	48.0	\$1,615			DEERTRACK CC	407	WF GOOD/HURON
006-612-008-00	32265 E BAYSID	08/25/22	WD	33-TO BE	\$171,500	\$24,032	48.0	\$501			DEERTRACK CC	407	WF GOOD/HURON
006-612-000-00	3000 S LOG CA	07/01/21	WD	03-ARM'S	\$100,000	\$54,496	406.0	\$134		006-612-000-00	DEERTRACK CC	407	NWF GOOD
006-612-000-00	3000 S ROCK	06/01/22	WD	03-ARM'S	\$100,000	\$56,823	119.0	\$478			DEERTRACK CC	407	NWF GOOD
006-612-035-00	33636 S DEER TI	09/30/22	WD	33-TO BE	\$285,000	\$56,501	140.0	\$404			DEERTRACK CC	407	NWF GOOD
006-612-036-00	33610 S DEER TI	08/02/21	WD	03-ARM'S	\$195,000	\$6,808	140.0	\$49			DEERTRACK CC	407	NWF GOOD
006-612-000-00	3000 E TIMBER	08/01/21	WD	03-ARM'S	\$100,000	\$6,623	152.0	\$44			DEERTRACK CC	407	NWF GOOD
Totals:					\$1,438,000	\$282,815	1,053.0						

\$269 Ave per FF

All Values Extracted. Conclusion: Holding FF Values at \$600 WF, \$150 NonWF, \$65 Fair

Drummond 2024 Inland Lakes & South Side Islands													
Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Residual	FF	Net Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group	
006-620-020-00	POPLAR	12/06/19	\$79,500	\$33,579	159.3	0.89	\$211	\$37,645	006-620-021-00	INLAND LAKE	401	PARRISH LAKE	
006-106-040-00		11/22/21	\$30,000	\$30,000	226.8	1.22	\$132	\$24,691	006-620-026-00	INLAND LAKE	402	PARRISH LAKE	
006-620-019-00	36857 S POPLAR	09/30/20	\$25,000	\$25,000	274.5	1.95	\$91	\$12,834	006-620-028-00	INLAND LAKE	402	PARRISH LAKE	
006-114-030-25	41169 S CREAM CIT	09/01/20	\$194,932	\$32,000	259.9	1.06	\$123	\$30,246	006-114-030-35	INLAND LAKE	401	GRAVEL LAKE	
006-114-024-00	40998 CREAM CITY	06/08/21	\$65,000	\$65,000	214.4	1.58	\$303	\$41,218		INLAND LAKE	402	GRAVEL LAKE	
006-115-006-00	39077 S CREAM CI	10/11/19	\$93,000	\$93,000	514.7	98.46	\$181	\$945	006-122-012-00, 006-1	INLAND LAKE	402	GRAVEL LAKE	
006-421-003-00	36317 E BASS COV	11/05/21	\$50,000	\$50,000	556.9	40.00	\$90	\$1,250		INLAND LAKE	402	BASS LAKE	
006-116-010-60	38505 S NOBLES	11/05/20	\$259,000	\$25,000	108.4	0.69	\$231	\$36,284		SOUTH SIDE I	401	CLARK ISLAND	
006-116-009-00	LONG	10/31/20	\$239,000	\$152,021	111.9	8.97	\$1,358	\$16,955	006-116-011-00	SOUTH SIDE I	401	ARNOLD ISLAND	
006-012-007-00	FISHER	12/13/19	\$95,000	\$87,571	0.0	1.20	#DIV/0!	\$72,976		SOUTH SIDE I	401		
Totals:			\$1,130,432	\$593,171	2,426.8	156.00							
					Ave per FF=	\$244	Ave per Acre=	\$3,404					

Due few sales, study period was expanded to support values used. Bold value are vacant sales, non are extracted values. Holding rates for Bailey.

Sales support increasing FF rates to: Parrish \$140, Gravel \$150, Bass \$90. Raising Tiovola in line with BackLot increase of \$80 per FF.

Using sales data to support South Side Island rates: Arnold \$210 FF, Clark \$245 FF, sale of Long to Set 10 acre rate to \$149,000 and extrapolated as necessary.

DI 24 Vacant Acreage rates for Residential, Commercial and Industrial Acreage

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Residual	FF	Net Acres	\$ /FF	Dollars/Acre	Other Parcels in Sale	LandTableClass	Rate Group
006-600-002-00	31237 E TOURIST	09/20/22	\$21,500	\$21,500	182.0	0.25	\$118	\$85,657		TOURIST F 402	NON WATER
006-114-006-00	38100 S KILSTROMS	08/20/21	\$7,500	\$7,500	80.0	0.31	\$94	\$24,194		WARNERS 401	NON-WATER
006-164-027-00		07/11/22	\$12,000	\$12,000	109.7	0.34	\$109	\$35,294	006-164-029-00	GENERAL 001	LOTS
006-000-000-00		07/00/21	\$0000	\$0000	136.4	0.48	\$139	\$39,419		TOURIST F 402	NON WATER
006-114-008-00	S KILSTROMS RD	04/22/21	\$11,000	\$11,000	125.7	0.56	\$88	\$19,504	006-114-009-00	WARNERS 402	NON-WATER
006-164-079-45		06/13/23	\$17,000	\$17,000	176.4	0.74	\$96	\$23,129		TOURIST F 402	NON WATER
006-269-034-50	MAXTON RD	02/10/22	\$9,400	\$9,400	116.7	0.76	\$81	\$12,304		GENERAL 402	LOTS
006-100000-00	00000 WHITNEY B/	11/00/21	\$0000	\$0000	118.3	0.80	\$93	\$13,699		WHITNEY 402	BACK LOT
006-282-004-00	35400 S MAXTON CF	01/09/23	\$15,000	\$15,000	206.5	1.05	\$73	\$14,286		JOHNSWC 402	NONWATER
006-281-009-40		06/13/22	\$14,000	\$14,000	192.8	1.15	\$73	\$12,195		JOHNSWC 402	NONWATER
006-269-020-00	30828 E MAXTON	09/08/21	\$17,500	\$17,500	214.0	1.35	\$82	\$12,963		402	
006-172-024-00	25792 E CHANNEL	04/16/21	\$14,000	\$14,000	200.9	1.97	\$70	\$7,092		BLACKRO 402	BACK LOT
006-172-024-00	25792 E CHANNEL	03/18/22	\$15,500	\$15,500	200.9	1.97	\$77	\$7,852		BLACKRO 402	BACK LOT
006-105-009-65	JONES LAKE	04/01/21	\$15,000	\$15,000	0.0	3.00	#DIV/0!	\$5,000		402	
006-206-003-10	30247 E SMOKEY	02/17/22	\$14,000	\$14,000	0.0	3.00	#DIV/0!	\$4,667		ACREAGE 402	
006-206-003-10	30247 E SMOKEY	04/11/23	\$35,000	\$35,000	0.0	3.00	#DIV/0!	\$11,667		ACREAGE 402	
006-213-005-60		02/24/23	\$17,500	\$17,500	0.0	3.80	#DIV/0!	\$4,605		ACREAGE 402	
006-210-021-20	37656 S MEADE ISLA	10/22/21	\$27,000	\$27,000	0.0	4.95	#DIV/0!	\$5,455		ACREAGE 402	
006-202-016-00	34085 E JOHNSWOC	12/30/21	\$28,000	\$28,000	0.0	6.50	#DIV/0!	\$4,308		402	
006-172-021-00	E CHANNEL RD	04/23/21	\$28,000	\$28,000	0.0	10.00	#DIV/0!	\$2,800		ACREAGE 401	
006-212-016-65	35663 E JOHNSWOC	02/22/22	\$52,745	\$52,745	0.0	10.00	#DIV/0!	\$5,275		ACREAGE 401	
006-282-011-00		03/19/23	\$59,900	\$59,900	0.0	10.00	#DIV/0!	\$5,990		ACREAGE 402	
006-203-008-00	33220 E JOHNSWOC	05/07/21	\$21,500	\$21,500	0.0	11.33	#DIV/0!	\$1,898		401	
006-211-013-00	34806 E JOHNSWOC	11/09/22	\$36,000	\$36,000	0.0	15.00	#DIV/0!	\$2,400		402	
006-213-005-00	35769 E BASS COVE	04/08/22	\$31,000	\$31,000	0.0	17.00	#DIV/0!	\$1,824		ACREAGE 401	
006-115-007-00	38696 S CREAM CITY	01/12/22	\$35,000	\$35,000	0.0	17.30	#DIV/0!	\$2,023		ACREAGE 401	
006-203-012-50	36171 S TOIVOLA	07/27/22	\$44,900	\$44,900	0.0	18.00	#DIV/0!	\$2,494		ACREAGE 402	
006-206-002-00	SHORE RD	11/19/21	\$50,000	\$50,000	0.0	20.00	#DIV/0!	\$2,500		ACREAGE 402	
006-206-002-00	SHORE RD	09/13/21	\$48,000	\$48,000	0.0	20.00	#DIV/0!	\$2,400		402	
006-418-007-50	E BASS COVE	03/14/22	\$47,500	\$47,500	0.0	25.00	#DIV/0!	\$1,900		402	
006-191-004-00	BUTTERFIELD	11/24/21	\$425,000	\$425,000	0.0	31.60	#DIV/0!	\$13,449		NORTH SI 402	
006-253-001-00		09/23/21	\$50,000	\$50,000	0.0	40.00	#DIV/0!	\$1,250		402	
006-285-006-50		05/28/21	\$40,000	\$40,000	0.0	40.00	#DIV/0!	\$1,000		ACREAGE 402	
006-000000-00		10/00/21	\$0000	\$0000	0.0	40.00	#DIV/0!	\$2,000		ACREAGE 402	

Totals: \$00000 \$00000 2,060.4 361.23 \$392,491

Ave per FF= \$92 Ave per Acre= \$11,544

Conclusions: Use Butterfield Sale to hold North Side Island Values. Increase Acreage A: 1 acre rate to 12,000, 5 acre rate to 5,000, 20 acre rate to 2,200, 40 acre rate to 1,400
 Acreage B: 3 acre rate to 4,400, 10 acre rate to 2,800, 40 acre rate to 1,100. Extrapolate where necessary. Use \$90 per FF for general lots. Use \$80 per FF for Back Lots.

Drummond 2024 WF Sales										
Parcel Number	Address	Sale Date	Adj Sale \$	Land Residu	FF	Acres	\$/FF	\$/Acre	OtherParcelsinSal	Land Table Rt Group
006-191-004-00	BUTTERFIELD	11/24/21	\$425,000	\$425,000	1,100	31.6	\$386	\$13,449		NORTH SIDE ISLANDS
006-100-000-00		10/21/21	\$		1,099	54.0	\$127	\$2,591		NORTH SHORE WATERS
006-218-006-50		11/08/22	\$45,000	\$45,000	289	3.3	\$156	\$13,791		WARNERS COVE WATERS
006-115-002-15	38080 CREAM	12/09/21	\$63,990	\$63,990	328	16.1	\$195	\$3,986		ACREAGE B LK HURON
006-426-001-50	40534 E BASS	06/04/21	\$55,000	\$55,000	175	1.3	\$315	\$43,410		BASS COVE WATERS
006-426-002-50	BASS COVE RD	08/10/21	\$50,000	\$50,000	98	0.6	\$512	\$90,744		BASS COVE WATERS
006-590-012-00	E BASS COVE	08/23/21	\$44,000	\$44,000	106	0.8	\$416	\$53,659		BASS COVE WATERS
006-426-002-40		09/28/21	\$100,300	\$100,300	235	1.7	\$426	\$60,678		BASS COVE WATERS
006-595-025-00	E BASS COVE	10/08/21	\$46,000	\$46,000	103	0.7	\$446	\$63,624		BASS COVE WATERS
006-595-047-00	40326 E BASS	10/13/21	\$65,000	\$65,000	135	0.9	\$483	\$70,270		BASS COVE WATERS
006-426-002-40		02/04/23	\$99,000	\$99,000	235	1.7	\$421	\$59,891		BASS COVE WATERS
006-224-015-19	S MCKENZIE P	08/12/21	\$64,000	\$64,000	140	2.2	\$457	\$28,790		JOHNSWOOD WATERS
006-224-015-06	S MCKENZIE P	11/19/21	\$60,000	\$60,000	174	2.3	\$345	\$25,884		JOHNSWOOD WATERS
006-213-002-20	E JOHNSWOOD	10/24/22	\$190,000	\$190,000	303	10.8	\$627	\$17,533		JOHNSWOOD WATERS
006-159-003-17	DIX PT RD	06/16/22	\$135,000	\$135,000	260	9.3	\$520	\$14,519		NORTH DIX F WATERS
006-159-003-54	33948 S DIX PT	08/05/21	\$52,500	\$52,500	126	0.9	\$416	\$55,792		BLACKROCK DIX PT R
006-159-003-56	S DIX POINT	09/15/21	\$58,540	\$58,540	126	0.9	\$464	\$62,677		BLACKROCK DIX PT R
006-170-006-50	34502 S DIX PT	11/17/22	\$295,000	\$295,000	482	34.9	\$612	\$8,456		BLACKROCK DIX PT R
006-160-003-30	33541 S SIMS I	02/02/22	\$70,000	\$70,000	105	4.0	\$669	\$17,509		BLACKROCK KINGS B
006-169-021-40	34651 S STUR	04/30/21	\$87,500	\$87,500	141	2.2	\$619	\$39,737		BLACKROCK WATERS
006-705-115-00	35684 S ALTO	06/23/21	\$61,900	\$61,900	107	0.6	\$578	\$98,882		BLACKROCK WATERS
006-174-005-00	27959 E TOWN	08/02/21	\$128,000	\$128,000	207	3.7	\$619	\$34,418		BLACKROCK WATERS
006-705-085-00	26953 E CHAN	08/10/21	\$45,500	\$45,500	109	0.7	\$419	\$64,085		BLACKROCK WATERS
006-705-093-00	ALTON	05/31/22	\$59,900	\$59,900	225	1.4	\$267	\$41,771		BLACKROCK WATERS
006-650-063-50	34980 S FAIRB	11/22/21	\$89,000	\$89,000	177	1.2	\$503	\$71,774		FAIRBANKS WATERS
006-560-010-00	S GRAPE	08/11/21	\$34,500	\$34,500	91	0.8	\$379	\$41,268		GRAPE ISLAND GRAPE I
006-560-042-00	S GRAPE	09/03/21	\$16,000	\$16,000	99	0.7	\$162	\$24,279		GRAPE ISLAND GRAPE I
006-560-047-00	S GRAPE	09/01/22	\$30,000	\$30,000	195	1.3	\$154	\$22,338	006-560-046-00	GRAPE ISLAND GRAPE I
006-333-008-00	E MCDONALD	10/21/21	\$65,000	\$65,000	212	9.7	\$307	\$6,702		POTAGINNIS WATERS
006-163-017-20	E SOMES	06/30/21	\$90,000	\$90,000	150	1.0	\$600	\$87,379		TOURIST RD WATERS
006-166-014-00	34154 S BUCH	08/06/21	\$120,000	\$120,000	459	11.8	\$261	\$10,138		TOURIST RD WATERS
006-665-041-00	31785 E TOUR	08/11/21	\$42,000	\$42,000	104	0.6	\$403	\$74,074		TOURIST RD WATERS
006-163-017-20	E SOMES	10/04/22	\$149,000	\$149,000	150	1.0	\$994	\$144,660		TOURIST RD WATERS
006-163-017-10		10/04/22	\$150,000	\$150,000	108	0.7	\$1,394	\$226,244		TOURIST RD WATERS
006-122-009-50	40222 S CREA	10/20/22	\$68,000	\$68,000	207	1.8	\$329	\$38,117		WHITNEY BA CRAB PT
006-100-000-00		07/22/22	\$		107	0.6	\$769	\$144,112		WHITNEY BA CREAM C
006-116-007-25	E YORTY POIN	04/20/21	\$38,000	\$38,000	102	0.5	\$373	\$75,248		WHITNEY BA WATERS
006-123-002-10	40680 S CREA	05/21/21	\$113,000	\$113,000	213	2.0	\$531	\$56,984		WHITNEY BA WATERS
006-122-001-45	40470 S CREA	07/02/21	\$85,000	\$85,000	150	1.0	\$567	\$82,285		WHITNEY BA WATERS
006-116-007-65	26904 E YORT	08/02/21	\$65,500	\$65,500	264	12.2	\$248	\$5,361		WHITNEY BA WATERS
006-100-000-00		08/21/21	\$		110	0.7	\$409	\$60,647		WHITNEY BA WATERS
006-116-006-50	26693 E YORT	10/22/21	\$140,000	\$140,000	309	1.6	\$453	\$88,050		WHITNEY BA WATERS
006-122-009-30	S CREAM CITY	12/14/21	\$50,160	\$50,160	165	1.2	\$303	\$42,081		WHITNEY BA WATERS
006-122-009-40	S CREAM CITY	12/14/21	\$50,160	\$50,160	150	1.1	\$334	\$45,435		WHITNEY BA WATERS
006-615-010-00	35820 S ANNA	03/18/22	\$27,500	\$27,500	97	0.4	\$283	\$66,910		WHITNEY BA WATERS
006-116-007-00	E YORTY PT	03/22/22	\$70,000	\$70,000	328	18.4	\$213	\$3,805	006-115-002-00	WHITNEY BA WATERS
006-105-009-00		09/20/22	\$50,000	\$50,000	197	0.8	\$254	\$59,242		WHITNEY BA WATERS

Totals: \$ \$ 10,550 257.9 20,717 2,463,276
Ave per FF= \$ 441 Ave per Acre= \$52,410

Conclusions: Holding values in North Side Island, King's Bay, Crab Point, Tourist Rd, Wood&Brooks, Potaginnising, ChannelView(outside period)

Using Average FF for: Remote WF(NorthShore, CanoeBay to WarnersCove) \$150, WhitneyBay to CreamCityPt \$400, BlackRocks to WoodnBrooks/Dix PT) \$520

Using Median sale as best indication of FF Value: Tourist Rd \$600

006-609-011-00 04/27/23 \$19,000 \$19,000 0 0.00 #DIV/0! #DIV/0! CHANNEL VIEW EAST

DI 24 Condo Boat Slips													
Parcel Number	Address	Sale Date	Inf. Adj. S	Land Resid	Est. Land	FF	Net Acres	Dollars/FF	Dollars/Ac	Other Parc	Land Table	Use Code	Class
006-690-034-23	E TOURIST	12/15/21	\$8,000	\$8,000	\$6,000	0.0	0.00	#DIV/0!	#DIV/0!		CONDO BOAT SLIPS	407	
Conclusion: Due single sale, referencing sales outside study period to justify slip rate of \$8000.													
006-690-034-23	E TOURIST	06/14/23	\$12,000	\$12,000	\$6,000	0.0	0.00	#DIV/0!	#DIV/0!		CONDO BOAT SLIPS	407	
006-690-034-30	E TOURIST	05/30/23	\$6,650	\$6,650	\$6,000	0.0	0.00	#DIV/0!	#DIV/0!		CONDO BOAT SLIPS	407	
006-690-034-31	E TOURIST	06/01/23	\$7,350	\$7,350	\$6,000	0.0	0.00	#DIV/0!	#DIV/0!		CONDO BOAT SLIPS	407	
006-690-034-16	E TOURIST	06/26/23	\$12,500	\$12,500	\$6,000	0.0	0.00	#DIV/0!	#DIV/0!		CONDO BOAT SLIPS	407	