

2024 for 2025: LAKE MICHIGAN FRONTAGE

Used for Hayes Township Lake Michigan frontage.

Parcel	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	TERMS
007-101-002-00	402	MAPLE AVE	12/8/2023	WD	1396/13	19-MULTI PARCEL AI
007-200-003-00	402	11190 SPRING ST N	7/29/2022	WD	1355/55	03-ARM'S LENGTH

CONCLUSION: \$2,800

To be used for Lake Michigan Frontage 2025

CONFIDENTIAL	ADJ SALES PF	ACRES	EFFECTIVE FF	BUILDING VALUE	PRICE/FF	COMMENTS
Yes	3150000	58.8	1320		0	2,386 to LTC
No	190000	0.6	60		0	3,142
AG MEAN	3340000		1380.48		0	2,419
			Mean			2,764
			Median			2,764
			Std Dev			534
			High			3,832
			Low			1,696