

2024 FOR 2025: LAKE CHARLEVOIX FRONTAGE
Used for Lake Charlevoix Hayes Township.

PARCEL	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	TYPE	CONFIDE	ACRES	EFFECTIVE FF	PRICE/FF	COMMENTS
001-008-029-20	402	CHAPELLE RD	3/31/2023	CD	1374/675	03-ARM'S LENGTH	Yes	1.1	171.77	7,277	
001-008-049-35	402	SUNDBERG LN (PVT)	9/15/2023	WD	1389/89	03-ARM'S LENGTH	No	1.3	160	10,000	COM
006-106-003-60	402	EVERGREEN LN (PVT)	9/27/2023	WD	1391/356	19-MULTI PARCEL ARM'S LEN	No	3.167	100	7,728	
007-003-019-60	402	8740 BOYNE CITY RD	9/13/2023	WD	1387/993	24-PARTIAL ASSESSMENT	Yes	8.5	262	8,397	INCLUDED TINY HOUSE
051-171-011-00	402	527 BAY ST	10/7/2022	WD	1362/377	03-ARM'S LENGTH	Yes	0.2	100	8,950	
006-536-001-00	402	9485 PINE LAKE RD (PVT)	8/30/2022	WD	1358/248	03-ARM'S LENGTH	Yes	0.8	235.27	2,763	
							AG MEAN		1029	7,160	

CONCLUSION: \$7,500

To be used for 2025 Lake Charlevoix FF Hayes

Regional data was obtained and reviewed.

Average	7,519
Median	8,062
Std Dev	2,518
High	12,196
Low	2,124