

2025 Sales Data City of Grayling

Tax Day for the 2025 tax year is December 31, 2024. A 24-month sales study for 2025 property valuations was established by the Crawford County Equalization Department and the Michigan State Tax Commission. Sales from April 1, 2022 to March 31, 2024 were verified and analyzed by the Equalization Department and the Tax Commission. The following pages of sales analysis were used to determine the assessed valuations for the 2025 property tax assessment roll.

MCL 211.10g(d) requirements:

POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS

IN LIEU OF CUSTOMARY BUSINESS HOURS

Request for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and /or authorized individual will respond within 7 business days from the date of the request. The establishment of the date and time of the public inspection of the requested records will be at the discretion of the assessor. Inspection can be made during regular business hours of 8:00 to 12:00 & 12:30 to 4:30 PM, Monday through Friday, excepting holidays. The designated place for the inspection is Grayling City Hall, located at 1020 City Boulevard in Grayling. Any verbal or email requests will be replied to no later than 7 business days. Taxpayers may contact the assessor with any questions regarding any change reflected on their assessment change notice in effort to resolve disputes prior to appeal to the March Board of Review.

Property Search & Mapping can be found at <https://www.crawfordco.org> online services.

Property Record Card Information can be found at <https://bsaonline.com/?uid=1084>

For written requests:

Christie Verlac, Grayling City Assessor, PO Box 549, Grayling, MI 49738

For verbal requests:

Christie Verlac, Grayling City Assessor phone (989)348-2131

For email requests:

assessor@cityofgrayling.org

Assessing records are officially retained at:

Grayling City Hall, 1020 City Blvd., Grayling, MI 49738

E.C.F.s for Neighborhood: I75BL 'COMMERCIAL DISTRICT'

Residential : 0.805
Town Homes/Duplexes : 0.805
Mobile Homes : 0.805
Agricultural Bldgs : 0.805
Commercial Bldgs : 0.662
Industrial Bldgs : 0.662

(Optional) Gross Rate Multipliers
A: 0
A: 0
A: 0
A: 0

E.C.F.s for Neighborhood: INDPK 'INDUSTRIAL PARK'

Residential : 0.805
Town Homes/Duplexes : 0.805
Mobile Homes : 0.805
Agricultural Bldgs : 0.805
Commercial Bldgs : 0.662
Industrial Bldgs : 0.662

(Optional) Gross Rate Multipliers
A: 0
A: 0
A: 0
A: 0

E.C.F.s for Neighborhood: RVRFT 'RIVERFRONT'

Residential : 0.805
Town Homes/Duplexes : 0.805
Mobile Homes : 0.805
Agricultural Bldgs : 0.805
Commercial Bldgs : 1.257
Industrial Bldgs : 1.257

(Optional) Gross Rate Multipliers
A: 0
A: 0
A: 0
A: 0

E.C.F.s for Neighborhood: STDLT 'RESIDENTIAL'

Residential : 0.805
Town Homes/Duplexes : 0.805
Mobile Homes : 0.805
Agricultural Bldgs : 0.805
Commercial Bldgs : 0.662
Industrial Bldgs : 0.662

(Optional) Gross Rate Multipliers
A: 0
A: 0
A: 0
A: 0

2025 ECF Study
Commercial-Industrial

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$24,600	25.89	\$76,364	\$17,886	\$77,114	\$73,649	1.047	2,400
\$195,200	37.54	\$590,111	\$152,609	\$367,391	\$551,010	0.667	3,200
\$89,200	41.11	\$288,659	\$36,240	\$180,760	\$317,908	0.569	6,675
\$95,200	50.11	\$250,769	\$45,753	\$144,247	\$258,206	0.559	3,112
\$54,900	29.68	\$184,968	\$29,230	\$155,770	\$196,143	0.794	1,056
\$459,100		\$1,390,871		\$925,282	\$1,396,916		
Sale. Ratio =>	38.04					E.C.F. => 0.662	
Std. Dev. =>	9.56					Ave. E.C.F. => 0.727	

2025 ECF Study
Commercial-Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-017-007-086-02		04/11/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000
070-100-004-001-00	601 N JAMES ST	07/10/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000
070-100-009-001-00	107 OTTAWA ST	03/01/2024	\$217,000	WD	03-ARM'S LENGTH	\$217,000
070-100-017-002-01	118 E MICHIGAN AVE	06/30/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000
070-132-001-001-01	307 HURON ST	11/09/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000
Totals:			\$1,207,000			\$1,207,000

2025 ECF Study
Commercial Riverfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
070-140-002-001-00	101 MAPLE ST	12/13/2021	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$129,905	\$450,095
Totals:			\$580,000			\$580,000		\$450,095

2025 ECF Study
Commercial Riverfront

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$357,993	1.257	4,716	\$95.44	'RVRFT	0.0000			\$88,781
\$357,993			\$95.44		0.0000			
E.C.F. =>	1.257	Std. Deviation=>	#DIV/0!					
Ave. E.C.F. =>	1.257	Ave. Variance=>	0.0000	Coefficient of Var=>	0			

2025 ECF Study
Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
070-008-010-018-00	140 FULTON ST	05/10/2023	\$145,000	WD	03-ARM'S LENGTH
070-008-010-026-00	137 FULTON ST	06/07/2022	\$95,000	WD	03-ARM'S LENGTH
070-008-010-028-00	137 MIKADO ST	06/23/2023	\$55,000	WD	03-ARM'S LENGTH
070-008-010-033-00	144 MIKADO ST	10/03/2022	\$50,000	WD	03-ARM'S LENGTH
070-100-002-003-00	604 PENINSULAR AVE	12/28/2023	\$65,000	MLC	03-ARM'S LENGTH
070-100-002-007-00	604 PENINSULAR AVE	05/05/2023	\$375,000	WD	03-ARM'S LENGTH
070-100-013-011-00	500 PENINSULAR AVE	09/13/2022	\$275,500	WD	03-ARM'S LENGTH
070-100-018-003-00	205 PENINSULAR AVE	05/05/2022	\$119,000	WD	03-ARM'S LENGTH
070-100-020-010-00	304 PENINSULAR AVE	07/06/2023	\$121,000	WD	03-ARM'S LENGTH
070-120-002-010-00	305 MAPLE ST	10/04/2023	\$82,000	WD	03-ARM'S LENGTH
070-120-004-004-00	206 MAPLE ST	11/16/2022	\$125,000	WD	03-ARM'S LENGTH
070-131-004-004-00	305 STATE ST	12/20/2022	\$55,000	WD	03-ARM'S LENGTH
070-132-001-008-00	407 HURON ST	03/13/2024	\$127,000	WD	03-ARM'S LENGTH
070-132-001-011-00	404 BRINK ST	04/01/2023	\$70,000	MLC	03-ARM'S LENGTH
070-132-005-009-00	306 BRINK ST	12/29/2022	\$108,000	WD	03-ARM'S LENGTH
070-132-007-001-00	301 BRINK ST	12/08/2022	\$66,000	MLC	03-ARM'S LENGTH
070-145-000-002-00	209 PENINSULAR AVE B	04/29/2022	\$178,700	WD	03-ARM'S LENGTH
070-145-000-003-00	209 PENINSULAR AVE C	01/09/2024	\$175,000	WD	03-ARM'S LENGTH
070-181-005-012-01	403 MAPLE ST	10/19/2023	\$118,000	WD	03-ARM'S LENGTH
070-181-006-005-00	410 MAPLE ST	07/01/2022	\$85,000	WD	03-ARM'S LENGTH
070-181-007-001-00	701 E MICHIGAN AVE	11/03/2023	\$154,000	WD	03-ARM'S LENGTH
070-181-008-007-00	409 PLUM ST	10/28/2022	\$140,000	WD	03-ARM'S LENGTH
070-182-008-006-00	608 MAPLE ST	10/10/2022	\$85,000	WD	03-ARM'S LENGTH
070-182-008-007-00	609 PARK ST	05/25/2022	\$130,000	WD	03-ARM'S LENGTH
070-182-009-003-00	604 CHESTNUT ST	06/12/2023	\$172,000	WD	03-ARM'S LENGTH
070-182-013-010-00	705 MAPLE ST	09/20/2022	\$49,000	LC	03-ARM'S LENGTH
070-182-013-012-00	701 MAPLE ST	03/01/2024	\$130,000	CD	11-FROM LENDING INSTITUTION EXPOSED
070-182-015-003-00	404 ERIE ST	11/09/2022	\$135,000	WD	03-ARM'S LENGTH
070-183-001-001-00	1406 S I-75 BUSINESS LOOP	06/03/2022	\$138,000	WD	03-ARM'S LENGTH
070-183-001-004-00	105 VILAS ST	01/13/2023	\$157,500	WD	03-ARM'S LENGTH
070-183-002-002-00	1362 S I-75 BUSINESS LOOP	12/29/2023	\$105,000	WD	03-ARM'S LENGTH
070-183-002-009-01	104 VILAS ST	12/05/2022	\$299,200	WD	03-ARM'S LENGTH

2025 ECF Study
Residential

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$145,000	\$40,900	28.21	\$109,419	\$24,679	\$120,321	\$103,720	1.160
\$95,000	\$24,300	25.58	\$77,942	\$8,676	\$86,324	\$84,780	1.018
\$55,000	\$22,800	41.45	\$57,398	\$14,961	\$40,039	\$51,942	0.771
\$50,000	\$20,900	41.80	\$57,987	\$11,181	\$38,819	\$57,290	0.678
\$65,000	\$23,800	36.62	\$70,069	\$10,607	\$54,393	\$72,780	0.747
\$375,000	\$157,200	41.92	\$409,973	\$28,713	\$346,287	\$466,658	0.742
\$275,500	\$107,200	38.91	\$322,902	\$26,199	\$249,301	\$363,161	0.686
\$119,000	\$41,000	34.45	\$113,580	\$11,749	\$107,251	\$124,640	0.860
\$121,000	\$32,000	26.45	\$91,641	\$14,500	\$106,500	\$94,419	1.128
\$82,000	\$46,400	56.59	\$127,784	\$11,250	\$70,750	\$142,636	0.496
\$125,000	\$30,000	24.00	\$93,098	\$13,496	\$111,504	\$97,432	1.144
\$55,000	\$24,200	44.00	\$78,654	\$6,757	\$48,243	\$88,001	0.548
\$127,000	\$50,000	39.37	\$121,547	\$15,000	\$112,000	\$133,872	0.837
\$70,000	\$21,300	30.43	\$70,858	\$7,500	\$62,500	\$77,549	0.806
\$108,000	\$31,200	28.89	\$89,472	\$15,556	\$92,444	\$90,472	1.022
\$66,000	\$24,800	37.58	\$68,713	\$20,000	\$46,000	\$59,624	0.772
\$178,700	\$85,700	47.96	\$172,905	\$14,691	\$164,009	\$200,270	0.819
\$175,000	\$84,600	48.34	\$172,905	\$14,691	\$160,309	\$200,270	0.800
\$118,000	\$38,700	32.80	\$100,062	\$5,303	\$112,697	\$115,984	0.972
\$85,000	\$44,300	52.12	\$135,807	\$18,258	\$66,742	\$143,878	0.464
\$154,000	\$60,700	39.42	\$149,747	\$7,868	\$146,132	\$173,658	0.841
\$140,000	\$53,400	38.14	\$156,372	\$16,885	\$123,115	\$170,730	0.721
\$85,000	\$31,500	37.06	\$121,878	\$10,000	\$75,000	\$136,937	0.548
\$130,000	\$38,100	29.31	\$117,179	\$11,523	\$118,477	\$129,321	0.916
\$172,000	\$55,200	32.09	\$155,897	\$7,500	\$164,500	\$181,636	0.906
\$49,000	\$26,300	53.67	\$72,262	\$7,500	\$41,500	\$79,268	0.524
\$130,000	\$31,800	24.46	\$96,709	\$11,841	\$118,159	\$103,877	1.137
\$135,000	\$30,700	22.74	\$133,480	\$14,917	\$120,083	\$145,119	0.827
\$138,000	\$41,100	29.78	\$108,333	\$20,388	\$117,612	\$111,322	1.057
\$157,500	\$39,600	25.14	\$159,712	\$9,409	\$148,091	\$183,969	0.805
\$105,000	\$38,400	36.57	\$88,022	\$8,750	\$96,250	\$97,028	0.992
\$299,200	\$110,700	37.00	\$313,251	\$35,418	\$263,782	\$340,064	0.776

2025 ECF Study
Residential

070-200-003-011-01	603 GALEN ST	03/31/2022	\$152,000	WD	03-ARM'S LENGTH
070-200-006-001-00	1101 OGEMAW ST	08/18/2023	\$158,000	WD	03-ARM'S LENGTH
070-200-010-005-00	708 ERIE ST	09/18/2023	\$90,000	WD	03-ARM'S LENGTH
070-200-011-001-00	1001 OGEMAW ST	08/24/2022	\$140,000	WD	03-ARM'S LENGTH
070-200-017-004-00	806 PLUM ST	10/19/2023	\$69,700	WD	03-ARM'S LENGTH
070-200-017-006-00	810 PLUM ST	04/19/2023	\$170,000	WD	03-ARM'S LENGTH
070-200-023-002-00	607 ELM ST	02/28/2023	\$139,900	WD	03-ARM'S LENGTH
070-200-024-004-00	706 PARK ST	12/21/2023	\$124,900	WD	03-ARM'S LENGTH
070-200-024-006-00	710 PARK ST	02/09/2024	\$132,900	CD	03-ARM'S LENGTH
070-200-026-010-00	905 ELM ST	12/05/2023	\$109,900	WD	03-ARM'S LENGTH
070-200-029-005-00	709 PARK ST	06/03/2022	\$127,000	WD	03-ARM'S LENGTH
Totals:			\$5,599,200		

2025 ECF Study
Residential

\$152,000	\$44,200	29.08	\$184,039	\$18,529	\$133,471	\$202,582	0.659
\$158,000	\$66,300	41.96	\$170,991	\$17,771	\$140,229	\$187,539	0.748
\$90,000	\$38,900	43.22	\$97,557	\$8,622	\$81,378	\$108,855	0.748
\$140,000	\$35,700	25.50	\$149,311	\$15,874	\$124,126	\$163,325	0.760
\$69,700	\$25,200	36.15	\$62,362	\$12,266	\$57,434	\$61,317	0.937
\$170,000	\$52,200	30.71	\$128,968	\$7,500	\$162,500	\$148,675	1.093
\$139,900	\$73,600	52.61	\$195,117	\$24,862	\$115,038	\$208,390	0.552
\$124,900	\$38,300	30.66	\$95,418	\$7,500	\$117,400	\$107,610	1.091
\$132,900	\$46,100	34.69	\$113,632	\$9,190	\$123,710	\$127,835	0.968
\$109,900	\$45,600	41.49	\$113,961	\$15,821	\$94,079	\$120,122	0.783
\$127,000	\$46,800	36.85	\$128,452	\$18,930	\$108,070	\$134,053	0.806
\$5,599,200	\$2,021,700		\$5,655,366		\$4,986,569	\$6,192,610	
Sale. Ratio =>		36.11			E.C.F. =>		0.805
Std. Dev. =>		8.62			Ave. E.C.F. =>		0.829

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood ACRG.ACREAGE, Last Edited: 8/6/2024

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood ASRBW.BACKWATERS OF AUSABLE, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: '1-100 FR FT	'	FF Rate: 235
Standard Frontage: 0		Standard Depth : 0
Frontage '66': Description: '100-250 FR FT	'	FF Rate: 235
Standard Frontage: 0		Standard Depth : 0
Frontage '67': Description: '250-400 FR FT	'	FF Rate: 235
Standard Frontage: 0		Standard Depth : 0
Frontage '68': Description: '400+	'	FF Rate: 235
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood DKPD.DUCKPOND CONDOMINIUMS, Last Edited: 8/8/2024

Sites:

Site '65':	Description: 'UNIT VALUE	'	Value: 14,691
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Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood I75BN.I-75 BUSINESS LOOP NORTH, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'I-75 BUS LOOP N' FF Rate: 125
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood I75BS.I-75 BUSINESS LOOP SOUTH, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'I-75 BUS LOOP S' FF Rate: 755
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood INDPK.INDUSTRIAL PARK, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'INDUSTRIAL PK ' FF Rate: 165
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Rates for Rate Table 'RATE TABLE 1', (Acres)

INDUSTRIAL ACRG: 6,500

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood PCOM.PRIMARY COMMERCIAL, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'PRIMARY COM ' FF Rate: 755
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood ROOST.ROOST GRAYLING TINY HOUSES, Last Edited: 8/8/2024

Sites:

Site '65': Description: 'PER UNIT ' Value: 3,020

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood RVRFT.AUSABLE RIVERFRONT, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: '1-100 FF ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 0

Frontage '66': Description: '1-100 FF COM ' FF Rate: 290
Standard Frontage: 0 Standard Depth : 0

Frontage '67': Description: '100-250 FF ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 0

Frontage '68': Description: '100-250 FF COM ' FF Rate: 290
Standard Frontage: 0 Standard Depth : 0

Frontage '69': Description: '250-400 ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 0

Frontage '70': Description: '251-400 FF COM ' FF Rate: 290
Standard Frontage: 0 Standard Depth : 0

Frontage '71': Description: '400 + ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 0

Frontage '72': Description: '400+ FF COM ' FF Rate: 290
Standard Frontage: 0 Standard Depth : 0

Frontage '73': Description: 'BACKLOT ' FF Rate: 125
Standard Frontage: 0 Standard Depth : 120

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood SCOM.SECONDARY COMMERCIAL, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'SECONDARY COM ' FF Rate: 415
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Unit: 070 - CITY OF GRAYLING

Rates/Values for Neighborhood STDLT.STANDARD RESIDENTIAL LOT, Last Edited: 8/8/2024

Frontages:

Frontage '65': Description: 'STD RES LOT ' FF Rate: 125
 Standard Frontage: 0 Standard Depth : 120

Values for Acreage Table 1: 'ACREAGE PARCELS'

1 Acre: 5,814	3 Acre: 14,547	10 Acre: 40,520	30 Acre: 63,560
1.5 Acre: 7,343	4 Acre: 22,841	15 Acre: 46,280	40 Acre: 75,080
2 Acre: 8,872	5 Acre: 31,135	20 Acre: 52,040	50 Acre: 94,333
2.5 Acre: 10,400	7 Acre: 34,889	25 Acre: 57,800	100 Acre: 190,600

Industrial Park

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
070-160-000-010-01	2476 INDUSTRIAL DR	12/02/21	\$195,000	CD	03-ARM'S LENGTH	\$195,000	\$41,708	254.8	285.7
Totals:			\$195,000			\$195,000	\$41,708	254.8	

\$164

Used \$165

Building extraction method used due to lack of vacant sales. No adjustment taken due to proximity to study period

**2025 Land Value Study
Primary Commercial**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
070-100-004-001-00	601 N JAMES ST	07/10/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$113,475	150.0	120.0
Totals:			\$520,000			\$520,000	\$113,475	150.0	

\$757

Used \$755

Frontage rate used for I-75 South due to lack of sales.

**2025 Land Value Study
Secondary Commercial**

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
070-100-009-008-00	11/10/2020	\$25,000	WD	\$25,000	\$25,000	60.0	120.0	\$417	60.00	1758L
Totals:				\$25,000	\$25,000	60.0	60.0			

\$417

Used \$415

Vacant secondary outside of study period due to lack of sales, but still representative of current market. No adjustment taken.

**2025 Land Value Study
Commercial I-75 North**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
005-106-008-0132	10/27/2021	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$50,000	476.7	0.0
005-106-008-0133	03/12/2021	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$65,000	442.9	0.0
Totals:		\$115,000			\$115,000	\$115,000	919.6	

\$125

Due to lack of sales, it was necessary to go outside of study area. Both sales are from Higgins Township near the Village of Roscommon and similar in location of subject neighborhood. Both sales are outside of study period, but still representative of market.

**2025 Land Value Study
Commercial Riverfront**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
070-140-002-001-00	101 MAPLE ST	12/13/2021	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$114,910	399.5	184.3
Totals:			\$580,000			\$580,000	\$114,910	399.5	

\$288

Used \$290

Sale used outside of study period due to lack of sales.

**2025 Land Value Study
Standard Residential Lots**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
070-132-005-003-00	09/26/2023	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	60.0	120.0	\$150
070-200-014-004-00	05/11/2023	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	60.0	120.0	\$150
070-200-026-005-00	12/14/2022	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$11,000	114.7	110.0	\$96
Totals:		\$29,000			\$29,000	\$29,000	234.7		

\$124

Used \$125

**2025 Land Value Study
Residential Riverfront**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
070-110-000-010-00	308 AUSABLE CT	12/20/2021	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$58,085	247.1	131.3
Totals:			\$260,000			\$260,000	\$58,085	247.1	

\$235

Land extraction and a sale slightly outside of study period used due to lack of sales. Sale representative of current market. Used for Backwaters of AuSable. Similar sales near Village of Roscommon to support high traffic frontage on file for support.

2025 Land Value Study

1 Acre

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-102-001-0120	02/06/23	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000	0.34	0.34	\$5,814
Totals:		\$2,000			\$2,000	\$2,000	0.34	0.34	
							Average		Average
							per Net Acre=>	5,813.95	per SqFt=>

2025 Land Value Study

2.5 Ac

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-101-014-0040	12/12/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$11,500	2.50	2.50	\$4,600
005-103-003-0303	05/27/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	2.39	2.39	\$4,184
005-103-003-0305	10/07/22	\$13,400	WD	03-ARM'S LENGTH	\$13,400	\$11,300	2.62	2.62	\$4,313
005-105-005-0160	01/17/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	3.26	3.26	\$3,681
Totals:		\$46,900			\$46,900	\$44,800	10.77	10.77	
							Average		Average
							per Net Acre	4,159.70	per SqFt=>

Outlier:

005-102-007-0070	12/07/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	3.06	3.06	\$6,536
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2025 Land Value Study

5 Ac

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-101-002-0020	08/26/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$31,000	4.77	4.77	\$6,495
005-101-011-0080	01/29/24	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	5.01	5.01	\$7,186
005-310-025-6600	09/16/23	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$23,500	4.75	4.75	\$4,947
Totals:		\$90,500			\$90,500	\$90,500	14.53	14.53	
							Average		Average
							per Net Acre	6,227.21	per SqFt=>

2025 Land Value Study

10 Ac

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-131-011-0120	04/15/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	8.98	8.98	
005-351-001-2000	11/18/22	\$42,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$42,500	\$42,500	10.15	10.15	
Totals:		\$77,500			\$77,500	\$77,500	19.13	19.13	
							Average		Average
							per Net Acre	4,051.65	

2025 Land Value Study

40 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-002-010-0080	10/19/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	39.96	39.96	\$1,877
Totals:		\$75,000			\$75,000	\$75,000	39.96	39.96	
							Average		Average
							per Net Acre=>	1,877.11	per SqFt=>

2025 Land Value Study

100 Ac

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	
005-025-009-0020	12/15/22	\$331,000	03-ARM'S LENGTH	\$331,000	\$314,378	157.72	157.72	
005-026-003-0020	09/29/23	\$210,000	03-ARM'S LENGTH	\$210,000	\$210,000	117.34	117.34	
Totals:		\$541,000		\$541,000	\$524,378	275.06	275.06	
							Average	
							per Net Acre=>	1,906.41