

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 00313.IRONWOODS PASS, Last Edited: 01/22/2023  
Rates for Rate Table '20,000 SITE VALUE', (Acres)  
SINGLE LOT : 20,000

2024

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 007.INDUSTRIAL, Last Edited: 12/30/2023

Frontages:  
Frontage 'A': Description: 'INDUSTRIAL' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'INDUSTRIAL' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'INDUSTRIAL', (Acres)  
INDUSTRIAL : 2,000  
RW/DRAIN : 0

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 1.RURAL LOTS, Last Edited: 07/24/2023

Frontages:  
Frontage 'A': Description: 'RURAL LOTS' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'RURAL/SUBDIVIS' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'C': Description: 'RURAL LOTS' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'D': Description: 'RURAL' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'E': Description: 'RURAL/SUB' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'F': Description: 'SUB RATE' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'G': Description: 'RURAL/SUB' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'H': Description: 'RURAL' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'I': Description: 'RURAL200' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Values for Square Footage Table: 'SIEBERT WOODS'  
2,500 Sq Ft: 2,500 25,000 Sq Ft: 25,000 174,240 Sq Ft: 0  
5,000 Sq Ft: 5,000 30,000 Sq Ft: 30,000 217,800 Sq Ft: 0  
7,500 Sq Ft: 7,500 40,000 Sq Ft: 100,000 435,600 Sq Ft: 0  
10,000 Sq Ft: 10,000 50,000 Sq Ft: 120,000 653,400 Sq Ft: 0  
12,500 Sq Ft: 12,500 60,000 Sq Ft: 120,000 871,200 Sq Ft: 0  
15,000 Sq Ft: 15,000 87,120 Sq Ft: 120,000 1,089,000 Sq Ft: 0  
20,000 Sq Ft: 20,000 130,680 Sq Ft: 120,000

Rates for Rate Table 'RURAL LOTS', (Acres)  
RURAL : 2,100  
DRAIN/RW : 0  
PRIME : 2,100  
WOODED : 2,100  
WD/PASTUR 2,100: 2,100  
LOT/SITE : 2,100  
PASTURE : 2,100  
RURAL : 2,100  
BUILDSITE 3,800: 2,100  
BLD/SITE16,000 : 2,100  
W LOT 5,200 : 2,100  
LOTS 4,800 : 2,100  
RURAL 1900 : 2,100  
ASPEN POINT : 20,000  
ADLER WOODS : 20,000  
COYOTE : 0

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 10.SUBDIVISION, Last Edited: 01/22/2023

Frontages:  
Frontage 'A': Description: 'SUBDIVISION ' ' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'SUBDIVISION 144' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'C': Description: 'SUBDIVISION 144' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'D': Description: 'SUB ' ' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'E': Description: 'SUBDIVI ' ' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'SUBDIVISION', (Acres)  
SUBDIVISION 45 : 20,000  
2,100 PER AC : 2,100  
SUB MONARCH : 20,000

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 11.BUILDING SITE, Last Edited: 01/22/2023

Frontages:  
Frontage 'A': Description: 'BLD SITE ' ' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'BUILDING SITE', (Acres)  
BUILD SITE 4000: 2,100  
RW/DRAIN : 0  
BUILD SITE 6,00: 2,100  
BLD SITE 6,000 : 2,100  
BLD SITE 3000 : 2,100  
BLD SITE 5000 : 2,100  
BLD SITE 3,000 : 2,100  
BLD SITE 3,000 : 2,100  
BLD SITE 3,000 : 2,100  
BLD SITE DEVELO: 2,100  
BLD SITE 9100 : 2,100  
BLDG SITE 3,000: 2,100  
BLDG SITE 4700 : 2,100  
BLDG SITE 6000 : 2,100

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 2.PINE HOLLOW, Last Edited: 01/22/2023

Rates for Rate Table 'PINE HOLLOW', (Acres)  
PINE HOLLOW : 20,000  
PINE HOLLOW : 20,000

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 3.STURGEON WOODS, Last Edited: 01/22/2023

Rates for Rate Table 'STURGEON WOODS', (Acres)  
STURGEON WOODS : 20,000  
STURGEON 81,000: 20,000  
SW 120,000 : 20,000

Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood 4.AGRICULTURAL, Last Edited: 01/16/2024

Frontages:  
Frontage 'A': Description: ' ' ' FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'AGRICULTURAL', (Acres)  
DRAIN/RW : 0  
AG 3300 : 4,400  
AGRICULT 4500 : 4,400  
AG/WOODED : 4,400  
AG : 4,400  
AG/DEVELOP : 4,400



Unit: 090 - LARKIN TOWNSHIP  
Rates/Values for Neighborhood WOODS.WOODS, Last Edited: 01/26/2023

Frontages:  
Frontage 'A': Description: ' ' , FF Rate: 144  
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'VACANT.W', (Acres)

VACANT : 2,100  
WOODED NO FRONT: 2,100  
RW/DRAIN : 0  
GOOD WOODS : 2,100  
WOODS : 2,100  
WOODS : 2,100  
WOODS : 2,100  
WOODS : 2,100  
WD/TILLABLE : 2,100  
WOODED : 2,100  
WOODS 3900 : 2,100

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

24 LAND VALUE ALL CLASSES PER FRONT FOOT \$144

[illegible]

2024 LAND VALUE COMMERCIAL

| Parcel Number      | Street Address    | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Used when Sold | Adj. Sold | Appraisal | Land Residual | Land Value | Sec. Fee | Depth | Net Acres | Total Acres | Dollars/FF | \$/Acre | \$/SqFt | Libor/Page |
|--------------------|-------------------|-----------|------------|--------|--------------|----------------|-----------|-----------|---------------|------------|----------|-------|-----------|-------------|------------|---------|---------|------------|
| 040-015-200-100-00 | 360 N FIVE MILE   | 05/19/16  | \$230,000  | WD     | \$230,000    | \$137,200      | 59.65     | \$263,758 | \$159,926     | \$193,684  | 0.0      | 0.0   | 79.00     | 79.00       | \$0        | \$2,024 | \$0.05  | 1596/825   |
| 050-016-200-050-00 | 6344 N MERIDIAN R | 01/13/14  | \$189,000  | WD     | \$189,000    | \$79,700       | 42.17     | \$182,320 | \$189,000     | \$182,320  | 0.0      | 0.0   | 70.84     | 1.00        | \$0        | \$2,668 | \$0.06  | 1573/1149  |
| 050-002-200-010-00 | 7460 N MIDDLE RD  | 10/19/15  | \$325,000  | WD     | \$325,000    | \$112,000      | 34.46     | \$325,894 | \$141,105     | \$141,999  | 0.0      | 0.0   | 58.85     | 58.85       | \$0        | \$2,398 | \$0.06  | 1591/101   |
| Totals:            |                   |           | \$744,000  |        | \$744,000    | \$328,900      |           | \$771,972 | \$490,031     | \$518,003  | 0.0      |       | 208.69    | 138.85      |            | \$7,090 |         |            |
| AVG                |                   |           |            |        |              |                |           |           |               |            |          |       |           |             |            |         |         |            |
| PER ACRE           |                   |           |            |        |              |                |           |           |               |            |          |       |           |             | \$2,363    |         |         |            |
| USED \$            |                   |           |            |        |              |                |           |           |               |            |          |       |           |             | \$2,200    |         |         |            |

2024 LAND VALUE INDUSTRIAL

| Parcel Number      | Street Address    | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Used, when Sol of Adj. | St. Cur. Appraisal | Land Residual | st. Land Valu | fec. Fro  | Depth | Net Acres | Total Acres | Dollars/FF | \$/Acre | \$/SqFt | Uber/Page        |
|--------------------|-------------------|-----------|-------------|--------|--------------|------------------------|--------------------|---------------|---------------|-----------|-------|-----------|-------------|------------|---------|---------|------------------|
| 040-015-200-100-00 | 360 N FIVE MILE   | 05/19/16  | \$230,000   | WD     | \$230,000    | \$137,200              | 59.65              | \$263,758     | \$159,926     | \$193,684 | 0.0   | 0.0       | 79.00       | 79.00      | \$0     | \$2,024 | \$0.05 1596/825  |
| 050-016-200-050-00 | 6344 N MERIDIAN R | 01/13/14  | \$189,000   | WD     | \$189,000    | \$79,700               | 42.17              | \$182,320     | \$189,000     | \$182,320 | 0.0   | 0.0       | 70.84       | 1.00       | \$0     | \$2,668 | \$0.06 1573/1149 |
| 050-002-200-010-00 | 7460 N MIDDLE RD  | 10/19/15  | \$325,000   | WD     | \$325,000    | \$112,000              | 34.46              | \$325,894     | \$141,105     | \$141,999 | 0.0   | 0.0       | 58.85       | 58.85      | \$0     | \$2,398 | \$0.06 1591/101  |
| 160-023-300-050-00 | 5044 N ALMONDO R  | 10/16/13  | \$150,000   | WD     | \$150,000    | \$94,000               | 62.67              | \$191,634     | \$112,194     | \$153,828 | 0.0   | 0.0       | 80.00       | 80.00      | \$0     | \$1,402 | \$0.03 1571/0851 |
| 070-026-200-100-00 | 4123 W PINE RIVER | 04/10/14  | \$180,000   | WD     | \$180,000    | \$109,700              | 60.94              | \$225,848     | \$101,151     | \$180,000 | 0.0   | 0.0       | 69.80       | 69.80      | \$0     | \$1,449 | \$0.08 1576/1029 |
| Totals:            |                   |           | \$1,074,000 |        | \$1,074,000  | \$532,600              |                    | \$1,189,454   | \$703,376     | \$851,831 | 0.0   |           | 358.49      | 288.65     |         | \$9,942 |                  |
|                    |                   |           |             |        |              |                        |                    |               |               |           |       |           | AVG         |            |         |         |                  |
|                    |                   |           |             |        |              |                        |                    |               |               |           |       |           | PER ACRE    | \$1,988    |         |         |                  |

2024 LAND VALUE AGRICULTURAL

| Parcel Number      | Street Address          | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Libers/Sq | Class |
|--------------------|-------------------------|-----------|------------|--------|--------------|----------------|-----------|----------------|---------------|-----------------|-----------|-------------|--------------|-----------|-------|
| 090-004-300-053-00 | 3087 E HURLEY RD        | 08/23/18  | \$138,000  | WD     | \$138,000    | \$66,900       | 48.48     | \$148,978      | \$40,922      | \$51,900        | 18.42     | 15.94       | \$2,222      | \$0.05    | 102   |
| 090-004-300-056-00 | 3087 E HURLEY RD        | 08/23/18  | \$138,000  | WD     | \$138,000    | \$66,900       | 48.48     | \$148,978      | \$40,922      | \$51,900        | 18.42     | 1.21        | \$2,222      | \$0.05    | 401   |
| 090-004-300-057-00 | 3087 E HURLEY RD        | 08/23/18  | \$138,000  | WD     | \$138,000    | \$66,900       | 48.48     | \$148,978      | \$40,922      | \$51,900        | 18.42     | 15.85       | \$2,222      | \$0.05    | 101   |
| 090-025-400-055-00 | MID BAY COUNTY LINE RD  | 04/22/22  | \$93,000   | WD     | \$93,000     | \$0            | 0.00      | \$375,095      | \$90,905      | \$373,000       | 78.08     | 30.00       | \$1,164      | \$0.03    | 102   |
| 090-017-400-300-00 | 3091 N EASTMAN RD       | 07/26/18  | \$60,000   | WD     | \$60,000     | \$28,500       | 47.50     | \$326,900      | \$60,000      | \$57,000        | 10.10     | 10.10       | \$5,941      | \$0.14    | 401   |
| 090-036-400-750-00 | 1699 N MID-BAY CO LN RD | 08/03/22  | \$575,000  | WD     | \$575,000    | \$163,500      | 28.43     | \$326,907      | \$396,263     | \$148,170       | 50.38     | 50.38       | \$7,865      | \$0.18    | 102   |
| 090-019-100-060-00 | N STURGEON RD           | 11/21/17  | \$15,000   | WD     | \$15,000     | \$0            | 0.00      | \$17,550       | \$15,000      | \$17,550        | 3.51      | 3.51        | \$4,274      | \$0.10    | 102   |
| 090-300-500-425-00 | 3808 N EHLERS RD        | 11/03/22  | \$365,000  | WD     | \$365,000    | \$75,500       | 20.68     | \$179,401      | \$230,599     | \$45,000        | 9.00      | 9.00        | \$25,622     | \$0.59    | 401   |

Totals: \$1,522,000 \$1,522,000 \$468,200

Average  
per Net Acrr 206.33 4,437.23

USED \$4,400