

Pleasantview Land Value Analysis  
front footage and site values

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-25-200-022		9/27/2022	17500	17500	1	0	2.5	2.5	17500	7000		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-36-300-027	5633 NORTH CONWAY RD	1/8/2021	20500	20500	1	0	3.89	3.89	20500	5269.922879		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-25-400-009	4620 NORTH AYR RD	8/18/2021	30000	30000	1	0	10.01	10.01	30000	2997.002997		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-25-400-010	4630 NORTH AYR RD	8/18/2021	34000	34000	1	0	10.01	10.01	34000	3396.603397		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-01-100-002		2/12/2021	60000	60000	1	0	40	40	60000	1500		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-24-200-004	3402 NORTH AYR RD	2/22/2022	65000	65000	1	0	20	20	65000	3250		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-24-200-004	3402 NORTH AYR RD	6/30/2022	70000	70000	1	0	20	20	70000	3500		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-36-300-024	2363 EDWARD RD	10/28/2020	120000	120000	1	0	70	70	120000	1714.285714		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-36-100-010		11/6/2020	144000	144000	1	0	55.66	55.66	144000	2587.136184		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
11-13-36-100-004	5383 NORTH CONWAY RD	6/9/2022	292500	292500	1	0	80	80	292500	3656.25		RESIDENTIAL LITTLEFIELD/PELLSTON	402		
Totals:			853500	853500	10		312.07	312.07							
			Average				Average								
			per Front Foot=>		85350		per Net Acre=>	2734.96331							

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-18-100-018		1/29/2021	22000	22000	1	0	2.7	2.7	22000	8148.148148		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-31-200-004		10/31/2020	40000	40000	1	0	20.09	20.09	40000	1991.040319		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-15-300-001		7/19/2021	50000	50000	1	0	18	18	50000	2777.777778		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-14-100-003	1350 SCHEIRSCHMIDT RD	5/21/2021	75000	75000	1	0	20	20	75000	3750		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-33-400-010		4/25/2022	75000	75000	1	0	1.3	1.3	75000	57692.30769		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-30-300-008	4725 WELSHEIMER RD	9/28/2020	183750	183750	1	0	48.23	48.23	183750	3809.869376		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-17-400-001	1462 W STUTSMANVILLE RD	1/21/2021	220000	220000	1	0	70	70	220000	3142.857143		RESIDENTIAL/AG HARBOR SPRINGS	402		
11-13-17-400-001	1462 W STUTSMANVILLE RD	9/24/2021	250000	250000	1	0	70	70	250000	3571.428571		RESIDENTIAL/AG HARBOR SPRINGS	402		
Totals:			915750	915750	8		250.32	250.32							
			Average				Average								
			per Front Foot=>		114468.75		per Net Acre=>	3658.317354							

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-29-369-106	1358 ANDOVER CLUB DR	4/25/2020	20000	20000	1	0	0	0	20000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-126	1451 ANDOVER CLUB DR	2/12/2021	25000	25000	1	0	0	0	25000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-120	1547 ANDOVER CLUB DR	2/26/2021	30000	30000	1	0	0	0	30000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-112	1444 ANDOVER CLUB DR	2/22/2021	42000	42000	1	0	0	0	42000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-112	1444 ANDOVER CLUB DR	5/3/2021	51456	51456	1	0	0	0	51456	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-111	1428 ANDOVER CLUB DR	6/14/2022	99900	99900	1	0	0	0	99900	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-125	1467 ANDOVER CLUB DR	6/7/2022	101000	101000	1	0	0	0	101000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
11-13-29-369-130	1387 ANDOVER CLUB DR	6/8/2022	105000	105000	1	0	0	0	105000	#DIV/0!		ANDOVER CLUB SITE CONDOS AT BOYNE	402		
Totals:			474356	474356	8		0	0							
			Average				Average								
			per Front Foot=>		59294.5		per Net Acre=>	#DIV/0!							

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-27-101-005	189 BEAUX RIVAGES DR	1/7/2022	15000	15000	1	0	0	0	15000	#DIV/0!		BEAUX RIVAGES	402		
11-13-27-101-020	200 BEAUX RIVAGES DR	7/23/2021	16000	16000	1	0	0	0	16000	#DIV/0!	11-13-27-101-029	BEAUX RIVAGES	402		
11-13-27-101-020	200 BEAUX RIVAGES DR	7/21/2021	16000	16000	1	0	0	0	16000	#DIV/0!	11-13-27-101-029	BEAUX RIVAGES	402		
11-13-27-101-029		7/21/2021	16000	16000	1	0	0	0	16000	#DIV/0!	11-13-27-101-020	BEAUX RIVAGES	402		
11-13-27-101-029		7/23/2021	16000	16000	1	0	0	0	16000	#DIV/0!	11-13-27-101-020	BEAUX RIVAGES	402		
11-13-27-101-046	473 BEAUX RIVAGES DR	10/14/2021	45000	45000	1	0	0	0	45000	#DIV/0!	11-13-27-101-049, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-049	491 BEAUX RIVAGES DR	10/14/2021	45000	45000	1	0	0	0	45000	#DIV/0!	11-13-27-101-046, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-050	509 BEAUX RIVAGES DR	10/14/2021	45000	45000	1	0	0	0	45000	#DIV/0!	11-13-27-101-049, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-008	253 BEAUX RIVAGES DR	2/2/2022	389900	228064	1	0	0	0	228064	#DIV/0!	11-13-27-101-009, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-027	260 BEAUX RIVAGES DR	2/2/2022	389900	228064	1	0	0	0	228064	#DIV/0!	11-13-27-101-008, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-028	278 BEAUX RIVAGES DR	2/2/2022	389900	228064	1	0	0	0	228064	#DIV/0!	11-13-27-101-008, 11-13-	BEAUX RIVAGES	402		
11-13-27-101-030	296 BEAUX RIVAGES DR	2/2/2022	389900	228064	1	0	0	0	228064	#DIV/0!	11-13-27-101-008, 11-13-	BEAUX RIVAGES	402		
Totals:			1773600	1126256	12		0	0							
			Average				Average								
			per Front Foot=>		93854.66667		per Net Acre=>	#DIV/0!							

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11-13-17-276-002	2255 KNOLLWOOD DR	6/9/2022	8500	8500	1	0	0	0	8500	#DIV/0!		BOYNAIRE SUBDIVISION	402		
11-13-17-276-007	2295 KNOLLWOOD DR	1/26/2021	10450	10450	1	0	0	0	10450	#DIV/0!		BOYNAIRE SUBDIVISION	402		
11-13-17-276-042	1165 SUMAC DR	4/28/2022	13000	13000	1	0	0	0	13000	#DIV/0!		BOYNAIRE SUBDIVISION	402		
11-13-17-276-019	2327 KNOLLWOOD DR	3/22/2022	22000	22000	1	0	0	0	22000	#DIV/0!	11-13-17-276-024	BOYNAIRE SUBDIVISION	402		
11-13-17-276-024	2335 KNOLLWOOD DR	3/22/2022	22000	22000	1	0	0	0	22000	#DIV/0!	11-13-17-276-019	BOYNAIRE SUBDIVISION	402		
Totals:			75950	75950	5		0	0							

Average per Front Foot=> 15190 Average per Net Acre=> #DIV/0!

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-20-276-005	1061 HERRINGBONE RD	12/29/2022	35000	35000	1	0	0	0	35000	#DIV/0!		BOYNE VALLEY ESTATES	402		
11-13-20-200-001		7/29/2021	239000	157265	1	0	60	60	157265	2621.083333	11-13-20-276-010, 11-13-	BOYNE VALLEY ESTATES	402		
11-13-20-276-009	1018 CHRISTIE DR	7/29/2021	239000	157265	1	0	60	0	157265	2621.083333	11-13-20-276-010, 11-13-	BOYNE VALLEY ESTATES	402		
11-13-20-276-010		7/29/2021	239000	157265	1	0	60	0	157265	2621.083333	11-13-20-276-009, 11-13-	BOYNE VALLEY ESTATES	402		
11-13-20-276-011	1033 CHRISTIE DR	7/29/2021	239000	157265	1	0	60	0	157265	2621.083333	11-13-20-276-010, 11-13-	BOYNE VALLEY ESTATES	402		
Totals:				991000	664060	5		240	60						
				Average per Front Foot=>	132812		Average per Net Acre=>	2766.916667							

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11-13-33-277-019	325 ROYALVIEW RD	10/9/2020	17600	17600	1	0	0	0	17600	#DIV/0!		HAMLET WEST	402		
11-13-33-277-009	96 STAG'S RUN	4/8/2022	35000	35000	1	0	0	0	35000	#DIV/0!		HAMLET WEST	402		
11-13-33-277-009	96 STAG'S RUN	4/7/2022	35000	35000	1	0	0	0	35000	#DIV/0!		HAMLET WEST	402		
11-13-33-277-019	325 ROYALVIEW RD	4/9/2021	37000	37000	1	0	0	0	37000	#DIV/0!		HAMLET WEST	402		
11-13-33-276-004	248 MEADOW-WOOD DR	10/16/2020	25000	25000	1	0	0	0	25000	#DIV/0!		HAMLET WEST #2	402		
11-13-33-276-012	245 MEADOW-WOOD DR	3/22/2021	30000	30000	1	0	0	0	30000	#DIV/0!		HAMLET WEST #2	402		
11-13-33-276-001	284 MEADOW-WOOD DR	12/10/2021	46500	46500	1	0	0	0	46500	#DIV/0!		HAMLET WEST #2	402		
11-13-33-275-176	200 PLEASANT VALLEY DR	4/9/2021	18000	18000	1	0	0	0	18000	#DIV/0!		HAMLET WEST #3	402		
11-13-33-275-172	80 PLEASANT VALLEY DR	2/19/2021	20000	20000	1	0	0	0	20000	#DIV/0!		HAMLET WEST #3	402		
11-13-33-275-176	200 PLEASANT VALLEY DR	3/4/2022	26500	26500	1	0	0	0	26500	#DIV/0!		HAMLET WEST #3	402		
Totals:				290600	290600	10		0	0						
				Average per Front Foot=>	29060		Average per Net Acre=>	#DIV/0!							

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
11-13-34-179-017		3/2/2022	12000	12000	37	217	0.184	0.184	324.3243243	65217.3913		HIDDEN HAMLET	402		MIN SITE
11-13-34-177-003	5277 TYROL LN	7/20/2020	18000	18000	98	150	0.337	0.337	183.6734694	53412.46291		HIDDEN HAMLET	402	AVE SITE	
11-13-34-126-008	389 LOVELAND DR	5/27/2021	20000	20000	90	150	0.31	0.31	222.2222222	64516.12903		HIDDEN HAMLET	402	MIN SITE	
11-13-34-154-010	5339 ASPEN WAY	3/10/2021	25000	25000	84	130	0.251	0.251	297.6190476	99601.59363		HIDDEN HAMLET	402	AVE SITE	
11-13-34-127-007	361 SUN VALLEY DR	8/18/2020	29000	29000	120	115	0.317	0.317	241.6666667	91482.64984		HIDDEN HAMLET	402	GOOD SITE	
11-13-34-100-018		8/18/2021	30000	30000	120	180	0.3496	0.3496	250	8581.235698		HIDDEN HAMLET	402	HH#2,4,6,7,1	
11-13-34-154-010	5339 ASPEN WAY	6/15/2021	30000	30000	84	130	0.251	0.251	357.1428571	119521.9124		HIDDEN HAMLET	402	AVE SITE	
11-13-34-102-002	31 SUN VALLEY DR	10/22/2021	45000	45000	110	208	0.525	0.525	409.0909091	85714.28571		HIDDEN HAMLET	402	GOOD SITE	
11-13-34-127-007	361 SUN VALLEY DR	1/11/2023	57000	57000	120	115	0.317	0.317	475	179810.7256		HIDDEN HAMLET	402	GOOD SITE	
11-13-34-154-005	5296 ASPEN WAY	7/1/2020	170000	79205	1	0	0.502	0.251	79205	157778.8845	11-13-34-154-003	HIDDEN HAMLET	402	AVE SITE	
11-13-34-126-008	389 LOVELAND DR	11/17/2021	315000	118228	1	0	2.31	0.31	118228	51180.95238	11-13-34-100-017	HIDDEN HAMLET	402	MIN SITE	
11-13-34-126-009	259 LOVELAND DR	7/16/2021	290000	290000	105	250	0.603	0.603	2761.904762	480928.6899	11-13-34-126-001	HIDDEN HAMLET	402	GOOD SITE	
Totals:				1041000	753433	970		9.403	7.152						
				Average per Front Foot=>	776.7350515		Average per Net Acre=>	80126.8744							

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11-13-28-326-110	742 WOODHILL	10/23/2020	19900	19900	1	0	0	0	19900	#DIV/0!		MOORS II SITE CONDO	402		
11-13-28-326-111	739 WOODHILL	9/20/2021	20000	20000	1	0	0	0	20000	#DIV/0!		MOORS II SITE CONDO	402		
11-13-28-326-104	664 WOODHILL	11/6/2020	22000	22000	1	0	0	0	22000	#DIV/0!		MOORS II SITE CONDO	402		
11-13-33-125-101	573 EASTWIND DR	9/18/2020	15000	15000	1	0	0	0	15000	#DIV/0!		MOORS III SITE CONDOS	402		
11-13-33-125-102	570 EASTWIND DR	9/17/2020	15000	15000	1	0	0	0	15000	#DIV/0!		MOORS III SITE CONDOS	402		
11-13-33-125-102	570 EASTWIND DR	7/16/2021	17000	17000	1	0	0	0	17000	#DIV/0!		MOORS III SITE CONDOS	402		
11-13-33-125-104	590 EASTWIND DR	9/26/2022	52500	52500	1	0	0	0	52500	#DIV/0!		MOORS III SITE CONDOS	402		
11-13-33-125-101	573 EASTWIND DR	12/19/2022	60000	60000	1	0	0	0	60000	#DIV/0!		MOORS III SITE CONDOS	402		
11-13-33-125-106	610 EASTWIND DR	9/2/2022	65000	65000	1	0	0	0	65000	#DIV/0!		MOORS III SITE CONDOS	402		
Totals:				286400	286400	9		0	0						
				Average per Front Foot=>	31822.22222		Average per Net Acre=>	#DIV/0!							

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11-13-35-101-126	1254 WALKABOUT LN	11/6/2020	5000	5000	1	0	0	0	5000	#DIV/0!		STONEHEDGE CLUB SITE CONDOS	402		
11-13-26-425-117	4695 DEER PARK CIR	9/22/2021	5200	5200	1	0	0	0	5200	#DIV/0!	11-13-26-425-118	STONEHEDGE CLUB SITE CONDOS	402		
11-13-26-425-118	4725 DEER PARK CIR	9/22/2021	5200	5200	1	0	0	0	5200	#DIV/0!	11-13-26-425-117	STONEHEDGE CLUB SITE CONDOS	402		
11-13-35-101-121	1334 WALKABOUT LN	4/16/2021	6000	6000	1	0	0	0	6000	#DIV/0!		STONEHEDGE CLUB SITE CONDOS	402		
11-13-35-101-121	1334 WALKABOUT LN	4/13/2021	6000	6000	1	0	0	0	6000	#DIV/0!		STONEHEDGE CLUB SITE CONDOS	402		
11-13-26-425-135	1576 STONEHEDGE CT	11/1/2022	6500	6500	1	0	0	0	6500	#DIV/0!		STONEHEDGE CLUB SITE CONDOS	402		
11-13-26-425-136	1546 STONEHEDGE CT	3/2/2021	6900	6900	1	0	0	0	6900	#DIV/0!		STONEHEDGE CLUB SITE CONDOS	402		



Pleasantview Land Value Analysis  
Acreage Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class
11-13-25-300-001		4/22/2022	330000	227205	140	1,623		RESIDENTIAL LITTLEFIELD/PELLSTON	401
11-13-36-100-004	5383 NORTH CONWAY RD	6/9/2022	292500	292500	80	3,656		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-36-300-024	2363 EDWARD RD	10/28/2020	120000	120000	70	1,714		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-36-100-010		11/6/2020	144000	144000	55.66	2,587		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-01-100-002		2/12/2021	60000	60000	40	1,500		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-24-200-004	3402 NORTH AYR RD	6/30/2022	70000	70000	20	3,500		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-24-200-004	3402 NORTH AYR RD	2/22/2022	65000	65000	20	3,250		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-36-300-015	5885 NORTH CONWAY RD	10/8/2021	309000	148903	10.01	14,875		RESIDENTIAL LITTLEFIELD/PELLSTON	401
11-13-25-400-010	4630 NORTH AYR RD	8/18/2021	34000	34000	10.01	3,397		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-25-400-009	4620 NORTH AYR RD	8/18/2021	30000	30000	10.01	2,997	146300	RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-36-300-005	5615 NORTH CONWAY RD	8/16/2021	285000	183448	10	18,345	170000	RESIDENTIAL LITTLEFIELD/PELLSTON	401
11-13-25-200-008	2801 BERRY PATCH LN	8/20/2020	197000	12379	10	1,238		RESIDENTIAL LITTLEFIELD/PELLSTON	401
11-13-25-200-019	2564 E BRUTUS RD	11/11/2022	210000	70528	4.3	16,402	83600	RESIDENTIAL LITTLEFIELD/PELLSTON	401
11-13-36-300-027	5633 NORTH CONWAY RD	1/8/2021	20500	20500	3.89	5,270		RESIDENTIAL LITTLEFIELD/PELLSTON	402
11-13-25-200-022		9/27/2022	17500	17500	2.5	7,000		RESIDENTIAL LITTLEFIELD/PELLSTON	402
			2184500	1495963	486.38	3,076			

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11-13-17-300-002	1798 W STUTSMANVILLE RD	2/22/2021	350000	317918	80	3,974		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-17-400-001	1462 W STUTSMANVILLE RD	9/24/2021	250000	250000	70	3,571		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-17-400-001	1462 W STUTSMANVILLE RD	1/21/2021	220000	220000	70	3,143		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-30-300-008	4725 WELSHEIMER RD	9/28/2020	183750	183750	48.23	3,810		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-31-200-004		10/31/2020	40000	40000	20.09	1,991		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-14-100-003	1350 SCHEIRSCHMIDT RD	5/21/2021	75000	75000	20	3,750		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-15-300-001		7/19/2021	50000	50000	18	2,778		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-11-100-006	1416 TOWER RD	12/21/2022	185000	120066	10.46	11,479		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-17-200-019	2474 S LARKS LAKE RD	12/4/2020	479000	21447	6.5	3,300		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-18-300-011	2890 W STUTSMANVILLE RD	3/11/2022	334900	192937	5	38,587		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-18-300-011	2890 W STUTSMANVILLE RD	10/20/2021	310000	168037	5	33,607		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-18-100-018		1/29/2021	22000	22000	2.7	8,148		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-34-300-032	5541 S PLEASANTVIEW RD	8/27/2020	110000	43395	1.55	27,997		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-34-300-002	5549 S PLEASANTVIEW RD	5/23/2022	200000	76840	1.43	53,734		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-33-400-010		4/25/2022	75000	75000	1.3	57,692		RESIDENTIAL/AG HARBOR SPRINGS	402
11-13-21-400-012	3790 S PLEASANTVIEW RD	9/1/2021	300000	113668	1.1	103,335		RESIDENTIAL/AG HARBOR SPRINGS	401
11-13-21-400-012	3790 S PLEASANTVIEW RD	8/31/2021	300000	113668	1.1	103,335		RESIDENTIAL/AG HARBOR SPRINGS	401
			3484650	2083726	362.46	5,749			

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood 5SEA.FIVE SEASONS RESORT, Last Edited: 02/12/2012

Sites:  
Site 'A': Description: 'VACANT SITE VAL' Value: 10,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 10,000	3	Acre: 13,500	10	Acre: 20,000	30	Acre: 48,000
1.5	Acre: 11,000	4	Acre: 14,000	15	Acre: 30,000	40	Acre: 64,000
2	Acre: 12,000	5	Acre: 15,000	20	Acre: 36,000	50	Acre: 80,000
2.5	Acre: 13,000	7	Acre: 17,000	25	Acre: 45,000	100	Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood AC.ANDOVER CLUB SITE CONDOS AT BOYNE, Last Edited: 01/30/2021

Sites:  
Site 'A': Description: 'VERY GOOD LOT ' Value: 50,000  
Site 'B': Description: 'GOOD LOT ' Value: 38,000  
Site 'C': Description: 'AVERAGE LOT ' Value: 20,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood ACWW.ARONIMINK CLUB IN WISTOWE WOODS, Last Edited: 01/31/2023

Sites:  
Site 'A': Description: 'MINIMUM VALUE ' Value: 7,000  
Site 'B': Description: 'LARGE LOT ' Value: 14,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood AH.ARTHUR HILLS CONDOS, Last Edited: 01/20/2013

Sites:  
Site 'A': Description: 'CONDO SITE ' Value: 2,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 10,000	3	Acre: 13,500	10	Acre: 20,000	30	Acre: 48,000
1.5	Acre: 11,000	4	Acre: 14,000	15	Acre: 30,000	40	Acre: 64,000
2	Acre: 12,000	5	Acre: 15,000	20	Acre: 36,000	50	Acre: 80,000
2.5	Acre: 13,000	7	Acre: 17,000	25	Acre: 45,000	100	Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood AV.ALPIKE VILLAGE, Last Edited: 02/09/2003

Sites:  
Site 'A': Description: 'MIN VALUE ' Value: 10,000  
Site 'B': Description: 'LARGE SITE ' Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 10,000	3	Acre: 13,500	10	Acre: 20,000	30	Acre: 48,000
1.5	Acre: 11,000	4	Acre: 14,000	15	Acre: 30,000	40	Acre: 64,000
2	Acre: 12,000	5	Acre: 15,000	20	Acre: 36,000	50	Acre: 80,000
2.5	Acre: 13,000	7	Acre: 17,000	25	Acre: 45,000	100	Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood BHIGH.BOYNE HIGHLANDS SEC 32,33,28,21, Last Edited: 01/26/2013

Values for Acreage Table 1: 'BEST ACERAGE'

1	Acre: 0	3	Acre: 0	10	Acre: 30,000	30	Acre: 90,000
1.5	Acre: 0	4	Acre: 0	15	Acre: 45,000	40	Acre: 120,000
2	Acre: 0	5	Acre: 0	20	Acre: 60,000	50	Acre: 150,000
2.5	Acre: 0	7	Acre: 0	25	Acre: 75,000	100	Acre: 300,000

Values for Acreage Table 2: 'WOODED EXCESS ACRES'

1	Acre: 0	3	Acre: 0	10	Acre: 0	30	Acre: 51,000
1.5	Acre: 0	4	Acre: 0	15	Acre: 25,500	40	Acre: 68,000
2	Acre: 0	5	Acre: 0	20	Acre: 34,000	50	Acre: 85,000
2.5	Acre: 0	7	Acre: 0	25	Acre: 42,500	100	Acre: 170,000

Rates for Rate Table 'GOLF/SKI HILL LAND', (Acres)  
GOLF ACRES : 2,900  
SKI HILL ACRES : 1,900

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood BOYAR.BOYNAIRE SUBDIVISION, Last Edited: 01/29/2023

Sites:  
Site 'A': Description: 'AVERAGE SITE ' Value: 18,400  
Site 'B': Description: 'GOOD SITE ' Value: 21,850  
Site 'C': Description: 'MINIMUM SITE ' Value: 10,350

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood BR.BEAUX RIVAGES, Last Edited: 01/29/2023

Sites:  
Site 'A': Description: 'AVG SITE ' Value: 7,475  
Site 'B': Description: 'GOOD SITE ' Value: 7,475  
Site 'C': Description: 'V-GOOD SITE ' Value: 13,800  
Site 'D': Description: 'MIN SITE ' Value: 6,900  
Site 'E': Description: 'NON BUILDABLE ' Value: 1,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood BVE.BOYNE VALLEY ESTATES, Last Edited: 02/13/2016

Sites:  
Site 'A': Description: 'MINIMUM SITE ' Value: 10,000  
Site 'B': Description: 'GOOD SITE ' Value: 12,000  
Site 'C': Description: 'VERY GOOD STE ' Value: 16,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood COMM.PLEASANTVIEW COMMERCIAL, Last Edited: 02/22/2011

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 40,000  
Site 'B': Description: 'MEDIUM SITE ' Value: 50,000  
Site 'C': Description: 'LARGE SITE ' Value: 60,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 15,200 3 Acre: 23,700 10 Acre: 47,500 30 Acre: 99,700  
1.5 Acre: 17,000 4 Acre: 26,600 15 Acre: 61,700 40 Acre: 133,000  
2 Acre: 19,000 5 Acre: 31,300 20 Acre: 76,000 50 Acre: 140,000  
2.5 Acre: 21,800 7 Acre: 37,000 25 Acre: 85,500 100 Acre: 150,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood CV.CHESTNUT VALLEY, Last Edited: 12/18/2008

Sites:  
Site 'A': Description: 'AVERAGE SITE ' Value: 18,000  
Site 'B': Description: 'GOOD SITE ' Value: 23,000  
Site 'C': Description: 'V-GOOD SITE ' Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood GREY1.GREYSTONE AT THE HIGHLANDS, Last Edited: 02/14/2003

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 25,000  
Site 'B': Description: 'LARGE SITE ' Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood GREY2.GREYSTONE AT THE HIGHLANDS II, Last Edited: 02/14/2003

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 25,000  
Site 'B': Description: 'LARGE SITE ' Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HCOND.HEATHER HIGHLANDS CONDOS, Last Edited: 02/14/2003

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HEA.HEATHER HIGHLANDS, Last Edited: 01/13/2017

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 17,000  
Site 'B': Description: 'GOOD SITE ' Value: 32,000  
Site 'C': Description: ' ' Value: 25,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HH.HIDDEN HAMLET, Last Edited: 01/24/2020

Frontages:  
Frontage 'A': Description: 'HH#2,4,6,7,1 ' FF Rate: 150  
Standard Frontage: 84 Standard Depth : 130  
Frontage 'B': Description: 'HH# 3,5, ' FF Rate: 250  
Standard Frontage: 74 Standard Depth : 190  
Frontage 'C': Description: 'HH#10,12,13, ' FF Rate: 165  
Standard Frontage: 105 Standard Depth : 210  
Frontage 'D': Description: 'HH# 8,9,11 ' FF Rate: 180  
Standard Frontage: 100 Standard Depth : 200

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 17,000  
Site 'B': Description: 'AVE SITE ' Value: 21,000  
Site 'C': Description: 'GOOD SITE ' Value: 20,000  
Site 'D': Description: 'LARGE SITE ' Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HHI2.HEATHR HGHLNDS INN II CONDOS, Last Edited: 02/25/2006

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HHIC.HEATHER HIGHLANDS INN CONDO, Last Edited: 02/14/2003

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HIGHW.HIGHLAND WOODS, Last Edited: 01/19/2017

Sites:

Site 'A':	Description: 'MIN SITE	'	Value: 20,000
Site 'B':	Description: 'LARGE SITE	'	Value: 25,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HPINE.HOMESTEAD PINES SUB, Last Edited: 12/15/2011

Sites:

Site 'A':	Description: 'MIN SITE	'	Value: 5,000
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Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HV.HAMLET VILLAGE CONDOS, Last Edited: 02/14/2003

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HVS.HAMLT VLLGE STRIDGE CONDOS, Last Edited: 01/12/2013

Sites:

Site 'A':	Description: 'SITE VALUE	'	Value: 30,000
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Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000



Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HW1.HAMLET WEST, Last Edited: 01/29/2023

Sites:  
Site 'A': Description: 'MIN SITE' Value: 17,250  
Site 'B': Description: 'LG SITE' Value: 33,350

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HW2.HAMLET WEST #2, Last Edited: 01/29/2023

Sites:  
Site 'A': Description: 'MIN SITE' Value: 26,400  
Site 'B': Description: 'LARGE SITE' Value: 40,800

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood HW3.HAMLET WEST #3 , Last Edited: 01/29/2023

Sites:  
Site 'A': Description: 'MIN SITE' Value: 26,400  
Site 'B': Description: 'LARGE SITE' Value: 43,200

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood IND.INDIAN TRAILS SUB, Last Edited: 01/21/2013

Sites:  
Site 'A': Description: 'MIN SITE' Value: 24,000  
Site 'C': Description: '4 LOTS' Value: 65,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood LF/PE.RESIDENTIAL LITTLEFIELD/PELLSTON, Last Edited: 01/29/2023

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 12,650 3 Acre: 18,975 10 Acre: 26,439 30 Acre: 60,088  
1.5 Acre: 13,915 4 Acre: 20,240 15 Acre: 37,254 40 Acre: 79,316  
2 Acre: 15,180 5 Acre: 20,815 20 Acre: 44,465 50 Acre: 96,140  
2.5 Acre: 17,710 7 Acre: 21,632 25 Acre: 54,079 100 Acre: 168,245

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood MOOR.MOORS SITE CONDOS, Last Edited: 12/06/2017

Sites:  
Site 'A': Description: 'SITE ' Value: 16,000  
Site 'B': Description: ' ' Value: 15,000  
Site 'C': Description: ' ' Value: 15,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood MOOR2.MOORS II SITE CONDO, Last Edited: 01/30/2021

Sites:  
Site 'A': Description: 'SITE ' Value: 19,000  
Site 'B': Description: ' ' Value: 17,500  
Site 'C': Description: ' ' Value: 16,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood MOOR3.MOORS III SITE CONDOS, Last Edited: 01/30/2021

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 15,500  
Site 'B': Description: 'LARGE SITE ' Value: 19,500  
Site 'C': Description: ' ' Value: 15,500

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood MR.MOORS RIDGE SITE CONDO, Last Edited: 12/06/2017

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 18,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood PNC.PLEASANTVIEW NORTH SITE CONDO, Last Edited: 01/30/2019

Sites:  
Site 'A': Description: 'AVG SITE ' Value: 15,000  
Site 'B': Description: 'GOOD SITE ' Value: 40,000  
Site 'C': Description: 'SITE ' Value: 26,000  
Site 'D': Description: 'MEDIUM SITE ' Value: 25,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood PP.PERSONAL PROPERTY, Last Edited: / /

Values for Acreage Table 1: 'Acreage Table 'A''

1 Acre: 12,000	3 Acre: 18,000	10 Acre: 30,000	30 Acre: 66,000
1.5 Acre: 14,250	4 Acre: 20,000	15 Acre: 39,000	40 Acre: 88,000
2 Acre: 15,600	5 Acre: 22,000	20 Acre: 46,000	50 Acre: 100,000
2.5 Acre: 17,500	7 Acre: 24,500	25 Acre: 55,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood PSC.PLEASANTVIEW SOUTH SITE CONDO, Last Edited: 02/02/2015

Sites:

Site 'A':	Description: 'AVG SITE	'	Value: 25,000
Site 'B':	Description: 'GOOD SITE	'	Value: 32,000
Site 'C':	Description: ''	'	Value: 15,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood PVR.RESIDENTIAL/AG HARBOR SPRINGS, Last Edited: 01/29/2023

Frontages:

Frontage 'A':	Description: 'RESIDENTIAL FFT'	FF Rate: 80
	Standard Frontage: 0	Standard Depth : 300

Sites:

Site 'C':	Description: 'MIN SITE	'	Value: 16,000
Site 'D':	Description: 'GOOD SITE	'	Value: 30,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 13,219	3 Acre: 19,228	10 Acre: 25,117	30 Acre: 68,500
1.5 Acre: 14,421	4 Acre: 20,430	15 Acre: 38,817	40 Acre: 91,333
2 Acre: 15,863	5 Acre: 21,691	20 Acre: 45,667	50 Acre: 114,166
2.5 Acre: 18,026	7 Acre: 23,975	25 Acre: 57,084	100 Acre: 194,083

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood ROSS.ROSS COTTAGES, Last Edited: 01/20/2013

Sites:

Site 'A':	Description: 'MIN VALUE	'	Value: 2,000
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Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood SHEP.SHEPHERD'S REST, Last Edited: 02/06/2015

Sites:

Site 'A':	Description: 'MIN SITE	'	Value: 16,000
Site 'B':	Description: 'LARGE SITE	'	Value: 24,000
Site 'C':	Description: 'ELM/WEST SIDE	'	Value: 32,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood STONE.STONEHEDGE CLUB SITE CONDOS, Last Edited: 01/30/2021

Sites:  
Site 'A': Description: 'AVERAGE SITE ' Value: 4,500  
Site 'B': Description: 'GOOD SITE ' Value: 6,000  
Site 'C': Description: 'VERY GOOD SIT ' Value: 7,500  
Site 'D': Description: 'MIN SITE ' Value: 3,750  
Site 'E': Description: 'DEVELOPERS SITE' Value: 3,750

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood TCC.TROUT CREEK CONDOMINIUMS, Last Edited: 02/14/2003

Sites:  
Site 'A': Description: 'STANDARD SITE ' Value: 10,000  
Site 'B': Description: 'VIEW SITE ' Value: 20,000  
Site 'C': Description: 'HILL NONVIEW ' Value: 10,000  
Site 'D': Description: 'SITE CONDOS ' Value: 60,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood TCS.TROUT CREEK SITE CONDO, Last Edited: 02/09/2018

Sites:  
Site 'A': Description: 'MIN SITE ' Value: 20,000  
Site 'B': Description: '64,65,66,67 ' Value: 10,000  
Site 'C': Description: 'VERY GOOD SITE ' Value: 40,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood TREET.TREETOPS, Last Edited: 12/25/2017

Sites:  
Site 'A': Description: 'MINIMUM SITE ' Value: 21,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''  
1 Acre: 10,000 3 Acre: 13,500 10 Acre: 20,000 30 Acre: 48,000  
1.5 Acre: 11,000 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 64,000  
2 Acre: 12,000 5 Acre: 15,000 20 Acre: 36,000 50 Acre: 80,000  
2.5 Acre: 13,000 7 Acre: 17,000 25 Acre: 45,000 100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood VGC.VALLEY GRAND CONDOS AT CHESTNUT VAL, Last Edited: 02/22/2011

Sites:  
Site 'A': Description: 'ABILTY TO BUILD' Value: 1,600

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood VVE.VALLEY VIEW ESTATES, Last Edited: 01/30/2021

Sites:  
Site 'A': Description: 'MINIMUM SITE ' Value: 11,000  
Site 'B': Description: 'GOOD SITE ' Value: 14,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 13,500	10 Acre: 20,000	30 Acre: 48,000
1.5 Acre: 11,000	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 64,000
2 Acre: 12,000	5 Acre: 15,000	20 Acre: 36,000	50 Acre: 80,000
2.5 Acre: 13,000	7 Acre: 17,000	25 Acre: 45,000	100 Acre: 130,000

Unit: 11 - 11 PLEASANTVIEW TOWNSHIP  
Rates/Values for Neighborhood WC.WOODRIDGE @CHESTNUT VALLEY, Last Edited: 01/20/2013

Sites:  
Site 'A': Description: 'SITE ' Value: 16,000

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