

2025 Bois Blanc Land Value Narrative

Bois Blanc is unique in that it is not conducive to use sales from outside the township when there are a lack of sales in the various locations around the island. That said, in order to establish land values on an annual basis it is sometimes necessary to use historical sales to analyze and identify market characteristics in each of the island neighborhoods. In all cases, however, sales occurring from April 1, 2022 through March 31, 2024 are the focus of these studies and are used if available.

For 2025, due to some aging historical sales, some land value tables have been combined to reflect like areas around the island rather than in just one neighborhood. Types of like-areas include undeveloped platted/subdivisions not on the waterfront with either rough 2-track or undeveloped tracts for travel.

In the calculation of all land tables, while the average \$/ff or \$/acre is noted, it is not what determined the final value for that particular study. The average was, however, taken into account and compared to the sum of the total price paid divided by the total front foot or total acreage of those sales, and helped to determine if it effectively reflected the market. The resulting values are outlined in each table in the following pages.

100 NEIGHBORHOOD

A: LF2 - WATERFRONT

(northern shore)

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-001-001-30	10/13/2020	\$60,000	150	\$400
001-001-001-40	5/27/2021	\$65,000	156	\$417
001-001-001-20	3/3/2022	\$90,000	200	\$450
001-660-037-00	8/3/2022	\$62,500	106	\$590
001-660-041-00	9/14/2023	\$61,000	106	\$575
001-660-050-00	6/2/2022	\$55,000	100	\$550
		\$393,500	818	\$481
				\$497 Avg
		LF2	\$475	LF2

B: LF9 WATERFRONT

(southern shore)

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-660-003-00	3/15/2021	\$15,000	100	\$150
001-660-025-00	4/5/2021	\$42,000	106	\$396
001-660-026-00	5/27/2022	\$56,500	106	\$533
001-660-027-00	9/15/2022	\$60,000	106	\$566
		\$173,500	418	\$415
				\$411 Avg
		LF9	\$350	LF9

C: LFD INLAND LAKE

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-760-005-00	11/12/2020	\$10,000	100	\$100
001-024-001-42	4/7/2022	\$20,000	150	\$133
001-740-114-00	2/5/2023	\$33,000	175	\$189
001-024-001-45	12/15/2023	\$60,000	310	\$194
		\$123,000	735	\$167
				\$154 Avg
		LFD	\$155	(SP/FF)

D: INLAND LAKE - LOW

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-003-001-10	10/27/2014	\$17,000	260	\$65
001-003-005-00	6/2/2020	\$23,000	320	\$72
		\$40,000	580	\$69
				\$69 Avg
		IN LK LOW	\$69	(SP/FF)

E & G: ROAD FRONTAGE & LFG

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-720-169-10+	4/15/2022	\$12,000	337	\$36
001-025-004-00	6/21/2022	\$35,000	339	\$103
001-760-020-10+	7/31/2022	\$30,000	400	\$75
001-890-034-00	9/6/2022	\$8,500	50	\$170
001-600-010-00	9/15/2022	\$6,500	100	\$65
001-600-009-00	9/19/2022	\$4,000	100	\$40
001-780-074-00	9/29/2023	\$8,750	50	\$175
001-760-002-00	10/4/2023	\$9,000	100	\$90
001-800-057-00	2/15/2024	\$8,000	100	\$80
		\$121,750	1576	\$77
				\$93 Avg
		<i>RF/LFG</i>	\$85	<i>(SP/FF)</i>

F: LFF**H&I: TRAIL & BACK TRAIL**

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-720-16-10+	4/15/2022	\$12,000	337	\$36
001-740-003-10	7/9/2022	\$5,000	125	\$40
001-720-153-00	7/25/2022	\$4,000	70	\$57
001-003-009-00	12/8/2022	\$12,000	300	\$40
001-720-142-00	5/5/2023	\$4,500	70	\$64
001-740-036-10	6/5/2023	\$7,500	250	\$30
001-880-004-19	8/10/2023	\$21,000	156	\$135
001-720-131-00+	8/14/2023	\$15,000	355	\$42
001-720-126-00	10/11/2023	\$3,700	105	\$35
001-880-007-40	11/7/2023	\$3,000	50	\$60
		\$87,700	1818	\$48
				\$49
		<i>LFF/Tr/BT</i>	\$48	<i>(SP/FF)</i>

J: SNOW BEACH

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-890-014-00	7/11/2012	\$50,000	100	\$500
001-890-005-00/009-00	2/16/2016	\$30,000	150	\$200
001-890-006-00/007	10/31/2019	\$152,434	150	\$1,016
		\$232,434	400	\$581
				\$572
		<i>SNOW BCH</i>	\$580	<i>(SP/FF)</i>

LARGE ACRE

Parcel Number	Date of Sale	Adj Sale Price	Acres	\$ /Acre	
001-024-001-09	3/3/2021	\$10,000	11	\$909	
001-025-004-00	6/21/2022	\$35,000	36	\$972	
001-002-055-00	11/1/2022	\$30,000	20.6	\$1,456	
		\$75,000	67.6	\$1,109	\$834 Avg
		ACRE A	\$825	(SP/ACRES)	

SMALL ACRE

Parcel Number	Date of Sale	Adj Sale Price	Acres	\$ /Acre	
001-024-001-09	3/3/2021	\$10,000	11	\$909	
001-002-055-40	7/7/2021	\$5,500	6	\$917	
001-002-055-30	7/7/2021	\$8,000	6.4	\$1,250	
001-024-001-42	4/7/2022	\$20,000	10	\$2,000	
001-003-026-00	12/2/2022	\$16,000	10.09	\$1,586	
		\$59,500	43.49	\$1,368	\$1,332 Avg
		ACRE B	\$1,285	(SP/ACRES)	

101 NEIGHBORHOOD w/100 ECI

A - BACK LOTS NORTH

F - LFF OPEN TRAIL

B - BACK LOTS SOUTH

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-002-001-03	5/1/2019	\$6,500	150		\$43
001-660-134-00	8/19/2019	\$2,000	103.8		\$19
001-002-001-10	9/24/2020	\$1,200	100		\$12
001-660-140-00	8/17/2021	\$3,400	155		\$22
		\$13,100	508.8	\$26	\$24
			\$25	(SP/FF)	

D - INLAND LAKE

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-760-005-00	4/4/2019	\$10,000	100		\$100
001-003-005-00	6/2/2020	\$23,000	320		\$72
		\$33,000	420	\$79	\$86
			\$82	(SP/FF)	

E - LAKE HURON

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-880-006-00	5/24/2019	\$18,000	50		\$360
001-760-025-00	12/31/2019	\$17,300	108		\$160
		\$35,300	158	\$223	\$260
			\$245	(SP/FF)	

ACREAGE RATE TABLE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/FF
001-002-055-20	1/25/2019	\$3,730	6		\$622
001-002-055-30	7/7/2021	\$8,000	6.4		\$1,250
001-002-055-40	7/7/2021	\$5,000	6		\$833
		\$16,730	18.4	\$909	\$902
			\$905	(SP/ACRES)	

300 NEIGHBORHOOD

A - 300 REMOTE LOTS

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-660-136-00	11/2/2017	\$2,700	51.9		\$52
001-660-150-00	1/10/2019	\$1,425	100		\$14
001-660-134-00	8/19/2019	\$2,000	103.8		\$19
001-660-140-00	8/17/2021	\$3,400	155		\$22
		9,525	411	\$23	\$27
			\$23	(SP/FF)	

B - 300 NORTH SHORE

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-014-001-10	6/12/2020	\$28,000	183		\$153
001-008-008-00	9/12/2022	\$16,500	60		\$275
001-010-001-00	3/26/2021	\$36,000	143		\$252
		\$80,500	386	\$209	\$227
			\$215	(SP/FF)	

ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/ACRE
001-016-006-30	2/24/2021	\$49,000	44.3		\$1,106
001-002-055-40	7/7/2021	\$5,500	6		\$917
001-002-055-30	7/7/2021	\$8,000	6.4		\$1,250
		\$62,500	57	\$1,102	\$1,091
				(SP/ACRES)	\$1,110

400 NEIGHBORHOOD

A - LF5		D - LK HURON LOW	(Wly Lake Huron)	
Parcel Number	Date of Sale	Adj Sale Price	WFF	\$/FF
001-014-001-10	6/12/2020	\$28,000	182	\$154
001-014-008-10	6/22/2020	\$62,000	200	\$310
001-015-001-05	2/12/2021	\$75,018	250	\$300
001-010-001-00	3/26/2021	\$36,000	143	\$252
001-016-003-25	5/18/2022	\$120,000	351	\$342
001-820-024-20	6/2/2022	\$69,500	202	\$344
001-820-009-10	7/25/2022	\$87,450	229	\$382
001-034-016-25	2/16/2023	\$100,000	200	\$500
001-015-001-04	7/3/2023	\$131,000	252	\$520
		\$708,968	2009	\$353
			\$350	(SP/WFF)

C - LFN				
Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-760-005-00	4/4/2019	\$10,000	100	\$100
001-760-041-00	9/18/2019	\$8,500	100	\$85
001-760-041-10	11/12/2020	\$9,700	100	\$97
001-016-001-10+	10/27/2022	\$80,000	475	\$168
		\$108,200	775	\$140
			\$130	(SP/FF)

E - ROAD FRONT		F - LFF		
Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-034-015-50	5/26/2020	\$27,500	731	\$38
001-017-003-35	2/5/2021	\$27,000	343	\$79
001-016-006-20	2/24/2021	\$32,000	492	\$65
001-820-024-00	4/19/2021	\$28,000	401	\$70
001-760-045-00	8/3/2021	\$16,000	200	\$80
001-016-006-20	7/8/2022	\$44,000	492	\$89
		\$174,500	2,659	\$66
			\$68	(SP/FF)

H - OFF DRIVEWAY	G - LFU
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Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-031-006-00	8/3/2021	\$16,000	594		\$27
001-017-003-50	3/4/2022	\$45,000	376		\$120
001-540-025-00	9/24/2020	\$490	30		\$16
		<u>\$61,490</u>	<u>1,000</u>	\$61	<u>\$54</u>
			\$55	(SP/FF)	

I - BLUFF

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-017-003-15	6/27/2005	\$91,000	389		\$234
		<u>\$91,000</u>	<u>389</u>	\$234	<u>\$234</u>
			\$234	(SP/FF)	

J - LAKE HURON

Parcel Number	Date of Sale	Adj Sale Price	WFF		\$/WFF
001-014-008-10	06/22/20	\$62,000	183		\$339
001-014-008-40	8/2/2021	\$130,000	200		\$650
001-016-006-10	9/3/2021	\$65,000	116		\$560
		<u>\$257,000</u>	<u>499</u>	\$515	<u>\$516</u>
			\$515	(SP/WFF)	

ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/ACRE
001-016-006-30	2/24/2021	\$49,000	44.3		\$1,106
001-002-055-40	7/7/2021	\$5,500	6		\$917
001-002-055-30	7/7/2021	\$8,000	6.4		\$1,250
		<u>\$62,500</u>	<u>57</u>	\$1,102	<u>\$1,091</u>
				(SP/ACRES)	\$1,110

PRIME ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/ACRE
001-028-006-61	7/30/2020	\$20,000	10.69		\$1,871
001-030-002-30	8/11/2022	\$92,000	20		\$4,600
001-031-006-24	10/5/2022	\$27,000	15		\$1,800
001-030-001-50	10/26/2022	\$33,000	14.19		\$2,326
001-031-003-70	7/20/2023	\$62,500	23		\$2,717
		<u>\$234,500</u>	<u>83</u>	\$2,829	<u>\$2,663</u>
				(SP/ACRES)	\$2,810

550 NEIGHBORHOOD

550 ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Terms	Acres	\$/Acre
001-016-006-30	2/24/2021	\$49,000	Arms-Length	44.3	1,106
001-024-001-09	3/3/2021	\$10,000	Arms-Length	11.09	\$902
001-010-001-00	3/26/2021	\$36,000	Arms-Length	34.28	1,050
001-015-001-20	6/13/2023	\$38,000	Arms-Length	15.9	\$2,390
		<u>\$133,000</u>		<u>105.57</u>	<u>\$1,362</u>
				\$1,125	\$1,260
					(SP/ACRES)

800 NEIGHBORHOOD

A - LF7 LAKE HURON

Parcel Number	Date of Sale	Adj Sale Price	WFF	\$/WFF	
001-028-006-45	8/28/2023	\$100,000	185		\$541
001-028-006-35	9/24/2023	\$44,000	110		\$400
001-034-016-25	2/16/2023	\$100,000	200		\$500
		\$244,000	495	\$493	\$480
				(SP/WFF)	\$490

B - LF1 LAKE HURON

C-LF2 LK HURON

Parcel Number	Date of Sale	Adj Sale Price	WFF	\$/WFF	
001-028-001-10	8/5/2020	\$30,000	100		\$300
001-027-003-60	9/28/2020	\$30,000	100		\$300
001-001-001-30	10/13/2020	\$15,000	100		\$150
001-660-006-00	11/23/2020	\$35,500	100		\$355
001-027-003-30	8/5/2021	\$78,000	270		\$289
001-028-006-55	5/25/2023	\$54,000	150		\$360
001-028-006-45	8/28/2023	\$100,000	185		\$541
001-028-006-35	9/24/2023	\$44,000	110		\$400
		\$386,500	1115		\$337
			\$345	\$347	
				(SP/WFF)	

D - LFV INLAND LAKE

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF	
001-740-114-00	2/5/2023	\$33,000	175		\$189
001-024-001-42	5/5/2023	\$35,000	150		\$233
001-024-001-45	12/15/2023	\$60,000	310		\$194
		\$128,000	635		\$205
			\$204	\$202	
				(SP/FF)	

E & G: ROAD FRONTAGE	H - LFJ TWINS
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Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-720-169-10+	4/15/2022	\$12,000	337		\$36
001-025-004-00	6/21/2022	\$35,000	339		\$103
001-760-020-10+	7/31/2022	\$30,000	400		\$75
001-890-034-00	9/6/2022	\$8,500	50		\$170
001-600-010-00	9/15/2022	\$6,500	100		\$65
001-600-009-00	9/19/2022	\$4,000	100		\$40
001-780-074-00	9/29/2023	\$8,750	50		\$175
001-760-002-00	10/4/2023	\$9,000	100		\$90
001-800-057-00	2/15/2024	\$8,000	100		\$80
		\$121,750	1576	\$77	\$93
				(SP/FF)	\$80

F - LFT TWINS	I - LK HURON LOW
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Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-760-005-00	4/4/2019	\$10,000	100		\$100
001-660-003-00	3/15/2021	\$15,000	100		\$150
001-030-007-10	3/6/2023	\$185,000	687		\$269
		\$210,000	887	\$237	\$173
				(SP/FF)	\$235

A - SM ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/Acre
001-024-001-09	3/3/2021	\$10,000	11		\$909
001-002-055-40	7/7/2021	\$5,500	6		\$917
001-002-055-30	7/7/2021	\$8,000	6.4		\$1,250
001-024-001-42	4/7/2022	\$20,000	10		\$2,000
001-003-026-00	12/2/2022	16000	10.09		\$1,586
		59500	43.49		\$1,332
				\$1,275	\$1,368
					(SP/ACRES)

B - LG ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres		\$/Acre
001-028-007-70	4/29/2019	\$24,000	27		\$889
001-016-006-30	2/24/2021	\$49,000	44.3		\$1,106
001-025-004-00	6/21/2022	\$35,000	36		\$972
001-002-055-00	11/1/2022	\$30,000	21		\$1,429
		\$138,000	128.3		\$1,099
				\$1,000	\$1,076
					(SP/ACRES)

900 NEIGHBORHOOD

A & C -LF8 & LFQ

B & D -LF7 & LFP

Parcel Number	Date of Sale	Adj Sale Price	Terms	WFF	\$/WFF
001-014-001-10	6/12/2020	\$28,000	A/L	183	153
001-014-008-10	6/22/2020	\$62,000	A/L	183	339
001-016-004-00	10/9/2020	\$284,000	A/L	452	628
001-031-007-60	9/20/2021	\$85,000	A/L	300	283
001-860-031-00+	11/28/2023	\$46,000	A/L	100	460
001-031-015-00	11/17/2022	\$15,000	A/L	100	150
		\$520,000		\$1,318	\$336
					\$395
					\$400 (SP/WFF)

E - SIDE ROAD

F & G -LFL & LFK

Parcel Number	Date of Sale	Adj Sale Price	Terms	FF	\$/FF
001-840-064-10	4/6/2020	\$5,500	A/L	46	120
001-560-015-00	6/13/2020	\$10,700	A/L	190	56
001-540-057-00	5/13/2022	\$22,000	A/L	102	102
001-031-006-24	10/5/2022	\$27,000	A/L	602	602
001-031-003-70	7/20/2023	\$62,500	A/L	792	792
		\$127,700		1732	334
					\$74
					\$80 (SP/FF)

H - LFJ TWIN LK

Parcel Number	Date of Sale	Adj Sale Price	Terms	FF	\$/FF
001-760-005-00	4/4/2019	\$10,000	A/L	100	100
001-660-003-00	3/15/2021	\$15,000	A/L	100	150
001-030-007-10	3/6/2023	\$185,000	A/L	687	269
		\$210,000		887	\$173
					\$237
					\$220 (SP/FF)

I - LFM NO ROAD	J - LFU
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Parcel Number	Date of Sale	Adj Sale Price	Terms	FF	\$/FF
001-560-015-00	6/13/2020	\$10,700	A/L	190	\$56
001-540-025-00	9/24/2020	\$490	A/L	30	\$30
001-031-006-00	8/3/2021	\$16,000	A/L	594	\$594
		\$27,190		\$814	\$227
					\$33
					\$45 (SP/FF)

A - SUB ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres	\$/Acre
001-001-022-00	6/18/2018	\$59,000	69	\$855
001-030-008-20	9/1/2018	\$85,000	247	\$344
001-028-006-60	9/24/2018	\$92,500	96	\$964
001-028-006-35	9/28/2018	\$33,000	110	\$300
001-028-007-70	4/29/2019	\$24,000	27	\$889
001-033-011-00+	2/25/2022	\$40,000	68	\$588
		\$333,500	617	\$657 Avg
			\$625	\$541
				(SP/ACRES)

B - PRIME ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	Acres	\$/Acre
001-002-055-40	7/7/2021	\$5,500	6	\$917
001-002-050-10	5/23/2019	\$6,000	6	\$1,000
001-002-055-30	7/7/2021	\$8,000	6.4	\$1,250
001-028-006-61	7/30/2020	\$20,000	10.69	\$1,871
		39500	29.09	\$1,259 Avg
			\$1,285	\$1,358
				(SP/ACRES)

998 NEIGHBORHOOD

A - Airport Lot

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-590-013-00	10/21/2005	\$14,000	150	\$93
001-590-016-00	11/3/2005	\$10,000	150	\$67
001-590-015-00	11/3/2005	\$10,000	150	\$67
001-590-014-00	5/16/2006	\$10,000	150	\$67
001-590-009-00	3/28/2014	\$22,500	150	\$150
001-590-002-00	7/22/2022	\$41,144	150	\$274
001-590-013-00	9/9/2022	\$36,665	150	\$244
		\$144,309	1050	\$137
			\$137	\$137 (SP/FF)

B - Airport - Extra

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-034-015-30	12/14/2012	\$105,000	740	\$142
			\$142	

C - Airport - ROW

Parcel Number	Date of Sale	Adj Sale Price	FF	\$/FF
001-034-015-40	4/30/2012	\$40,000	750	\$53
001-034-015-05	11/16/2012	\$31,500	500	\$63
		\$71,500	\$1,250	\$58
			\$57	

999 NEIGHBORHOOD

Commercial

Parcel Number	Date of Sale	Adj Sale Price	CFF	\$/CFF
001-029-003-00	7/3/2020	\$25,000	100	\$250
001-590-008-00	9/28/2020	\$39,970	52	\$769
001-027-001-15+	3/22/2024	\$150,519	250	\$602
		\$150,519	402	\$540
			\$415	\$374 (SP / CFF)

COMM ACREAGE

Parcel Number	Date of Sale	Adj Sale Price	CAcres	\$/CACRE
001-031-006-24	10/5/2022	\$27,000	15	\$1,800
001-024-001-09	3/3/2021	\$10,000	11	\$909
001-002-055-40	7/7/2021	\$5,500	6	\$917
001-002-055-30	7/7/2021	\$8,000	6	\$1,333
001-030-001-50	10/26/2022	\$33,000	14	\$2,357
001-031-003-70	7/20/2023	\$62,500	23	\$2,717
		\$146,000	75	\$1,947 \$1,672 (SP / CACRES)
				\$1,600

Comm Lake Huron

Parcel Number	Date of Sale	Adj Sale Price	CWFF	\$/CWFF
001-028-001-10	8/5/2020	\$30,000	100	\$300
001-027-003-60	9/28/2020	\$30,000	100	\$300
001-027-003-30	8/5/2021	\$78,000	270	\$289
001-028-006-55	5/25/2023	\$54,000	150	\$360
001-028-006-45	8/28/2023	\$100,000	185	\$541
001-028-006-35	9/24/2023	\$44,000	110	\$400
		\$336,000	915	\$365
			\$300	\$367 (SP / CWFF)

Comm Off Main Road

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-720-169-10+	4/15/2022	\$12,000	337		\$36
001-025-004-00	6/21/2022	\$35,000	339		\$103
001-760-020-10+	7/31/2022	\$30,000	400		\$75
001-890-034-00	9/6/2022	\$8,500	50		\$170
001-600-010-00	9/15/2022	\$6,500	100		\$65
001-600-009-00	9/19/2022	\$4,000	100		\$40
001-780-074-00	9/29/2023	\$8,750	50		\$175
001-760-002-00	10/4/2023	\$9,000	100		\$90
001-800-057-00	2/15/2024	\$8,000	100		\$80
		\$121,750	1576	\$77	\$93
				(SP / FF)	\$80

Comm Main Road

Parcel Number	Date of Sale	Adj Sale Price	FF		\$/FF
001-760-005-00	4/4/2019	\$10,000	100		\$100
001-030-007-10	3/6/2023	\$185,000	687		\$269
		\$195,000	787	\$248	\$185
				(SP / FF)	\$250