

2026 Powell Township Lake Independence & Other Inland Lakes Vacant Waterfront sales	Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Other Parcels in Sale	Lake
	52-11-172-038-00	1/4/2024	\$100,000	115	\$870	No	Lk Independence
	52-11-164-042-10	5/14/2024	\$150,000	101.75	\$1,474	No	Lk Independence
Average FF Values	52-11-172-024-00	09/01/22	\$100,000	100.00	\$1,000	No	Lk Independence
Used For All Huron Mountain Club Lakes	52-11-163-021-00	10/25/23	\$87,000	90.00	\$967	No	Lk Independence
	52-11-020-018-00	05/18/22	\$80,000	82.00	\$976	No	Saux Head Lk
	52-11-172-016-50	9/29/2023	\$105,000	100.00	\$1,050	No	Lk Independence
	52-11-172-016-80	10/22/2025	\$155,000	100.00	\$1,550	No	Lk Independence
	52-11-165-031-60	6/18/2024	\$116,700	107.45	\$1,086	No	Lk Independence
	52-11-165-031-50	9/18/2023	\$220,000	214.98	\$1,023	No	Lk Independence
	Total		\$1,113,700	1,011.2	\$1,101	*Applied for 2026*	

Lake Independence & Other Inland Lakes Vacant Waterfront Sales	Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Other Parcels in Sale	Lake
Prime FF Values	52-11-164-042-10	5/14/2024	\$150,000	101.75	\$1,474	No	Lk Independence
	52-11-172-016-80	10/22/2025	\$155,000	100.00	\$1,550	No	Lk Independence
	52-11-165-031-60	6/18/2024	\$116,700	107.45	\$1,086	No	Lk Independence
	52-11-172-016-50	9/29/2023	\$105,000	100.00	\$1,050	No	Lk Independence
	52-11-165-031-50	9/18/2023	\$220,000	214.98	\$1,023	No	Lk Independence
	Total		\$746,700	624.18	\$1,196	*Applied for 2026*	

Lake Independence & Other Inland Lakes Vacant Waterfront Sales	Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Other Parcels in Sale	Lake
Below Average FF Values	52-11-172-017-25	09/27/23	\$100,000	242.00	\$413	No	Lk Independence/McKenzie Bay
	52-11-172-038-00	1/4/2024	\$100,000	115	\$870	No	Lk Independence
	Total		\$200,000	357.00	\$560	*Applied for 2026*	