

2024 Appraisal Study  
Soo Township  
Vacant Land Analysis

Parcel Number	Liber Page	Sale Date	Sale Price	Address	Road FF	WF FF	AREA Acres	AREA SF	Price/RD FF	Price/ WF FF	Price/ acre	Road access	Topo % slopes	Cover	Utilities
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**Small Parcels (SP) <10 acres**

Ridge/WF view		\$135/ff		3 sales		high res appeal, topo or view										
010-460-036-00	1341.1084	3/24/22	\$24,900	Nicole Lane L36 SMR	185.00		5.72		\$135		\$4,353	Pr, G	0-3%	Wd	SU	
012-021-007-80	1192.321	10/28/14	\$35,000	Maleport Drive/ridge	214.00		2.21		\$164		\$15,837	G	+6% F	W	SU	
012-035-001-10	1186.467	7/29/14	\$22,000	E 5 Mile Rd	205.31		1.24		\$107		\$17,742	P	0% Silt	O	SU	
<b>\$81,900</b>					<b>604.31</b>			<b>9.17</b>								
Range: \$107 - \$164																
Mean 136      Median 135																

Platted Lots		\$120/ff		4 sales		established residential subdivisions										
010-460-036-00	1341.1084	3/24/22	\$24,900	Nicole Lane L36 SMR	185.00		5.72		\$135		\$4,353	Pr, G	0-3%	Wd	SU	
012-470-005-00	1315.1291	2/6/20	\$14,000	W Cedar Dr	125				\$112			P	0-3%	W	SU	
012-330-023-00	1237.408	8/12/16	\$7,000	Scenic Dr WF View	60.00				\$117			P	98	W	SU	
012-330-022-00	1210.724	7/24/15	\$7,000	Scenic Dr WF View	60.00				\$117			P	98	O	SU	
<b>\$52,900</b>					<b>430.00</b>			<b>117</b>								
Range: \$112 - \$135																
Mean 123      Median 117																

Small Acreage : 10a mu resdev		\$100/ff		4 sales		Interim use/residential development										
012-072-027-50	1369.910	5/26/22	\$27,000	W 4 Mile Rd	316.20		8.30		\$85		\$3,253	Pb, P	0-6%	O	SU	
012-026-045-10	1367.484	4/13/22	\$36,500	4571 S Riverside Dr	330.00		10.00		\$111		\$3,650	Pb, P	0-3%	W	SU	
012-021-017-45	1344.37	4/23/21	\$25,000	Maleport Drive	217.52		1.20		\$115		\$20,833	G	L	W	SU	
012-084-005-00	1325.396	7/29/20	\$13,000	W 5 Mile Rd	180		1.24		\$72		\$10,484	P	2-6%	O	SU	
<b>\$101,500</b>					<b>1043.72</b>			<b>98</b>								
Range: \$72 - \$115																
Mean 97      Median 98																

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**Small Parcels (SP) <10 acres**

Maplewoods Condo &

Small Acreage < 10 ac GR FF **\$40/ff** 9 sales rural - mixed use

012-084-018-00	1378.1340	11/1/22	\$13,000	W 6 Mile Rd	370.00		2.71		\$35		\$4,797	Pb,P	0-3%	O	SU
002-082-002-00	1374.1036	8/25/22	\$18,500	11178 S Shunk Road	528.00		5.00		\$35		\$3,700	Pb,P	0-3%	M	SU
012-081-001-40	1374.832	8/16/22	\$21,000	W 5 Mile Rd	575.00		3.00		\$37		\$7,000	Pb,P	0-3%,wet	W	SU
002-325-066-00	1357.1173	11/12/21	\$8,000	S Scenic Dr L66 1/2 ,L67	150.00			20250	\$53			Pb,P	0-3%	Wd	SU
009-163-001-60	1355.314	9/29/21	\$7,500	W 20 Mile Rd	266.91		1.82		\$28		\$4,630	Pb,G	0-3%	Wd	SU
012-084-018-00	1352.1148	9/2/21	\$9,900	W 6 Mile Rd	370.00		3.76		\$27		\$2,633	Pb,P	0-3%	Op	SU
002-325-048-00	1342.184	3/25/21	\$8,500	S Scenic/Cottage L48,L51	200.00			21200	\$43			Pb,P	0-3%	Wd	SU
002-064-004-40	1340.1143	3/9/21	\$17,500	8146 S Nicolet Rd	331.46		9.75		\$53		\$1,842	Pb,P	0-3%	Mx	SU
002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74		5.02		\$38		\$2,492	Pb,P	0%	Mx	SU

\$116,400

3123.11

Range: \$27-\$53

Mean 37 Median 37

**Residential Development (RD)**

5-11 acres/res **\$3200/ac** RD</=30A 4 sales established residential

012-072-027-50	1369.910	5/26/22	\$27,000	W 4 Mile Rd	316.20		8.30		\$85		\$3,253	Pb, P	0-6%	O	SU
012-030-013-50	1369.625	5/24/22	\$29,000	S M-129	330.00		10.00		\$88		\$3,015	Pb, P	0-3%	O	SU
012-026-045-10	1367.484	4/13/22	\$36,500	4571 S Riverside Dr	330.00		10.00		\$111		\$3,650	Pb, P	0-3%	W	SU
012-022-066-75	1328.446	9/9/20	\$14,500	McQuiggen ROW	0		5.03		none		\$2,883	E,G	0-3%	O	SU

\$107,000

33.33

Range: \$2883 - \$3650

Mean 3,210 Median 3,134

5- 21 acres/interim res **\$2400/ac** RD</=30A 6 sales residential development

002-057-004-00	1372.1027	7/26/22	\$15,000	75 W 7 Mile Rd			5.24				\$2,863	Pb,P	0-3%	O,0-3%	SU
002-076-009-00	1348.1284	7/7/21	\$22,900	S Riverside Dr			10.57				\$2,167	Pb,P	0%	Op	SU
012-086-020-75	1345.454	5/13/21	\$25,500	741 W 5 1/2 Mile Rd			10.00				\$2,550	Pb,P	0%	Op	SU
002-052-025-80	1336.1244	12/18/20	\$25,000	S Nicolet Rd	328.00		10.12				\$2,470	Pb,P	0-3%	Op,Mx	SU
002-052-025-90	1333.98	11/2/20	\$20,500	S Nicolet Rd	328.44		10.17				\$2,016	Pb,P	0-3%	Op,Mx	SU
002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74		5.02				\$2,492	Pb,P	0%	Mx	SU

\$121,400

51.12

Range: \$2016 - \$2863

Mean 2,375 Median 2,481

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**Mixed Use - Residential Development (MRD)**

10 - 45 acres **\$1625/ac** MRD<=/45A 11 sales mixed use - residential development

002-057-004-60	1385.1190	1/3/23	\$15,000	99 W 7 Mile Rd			10.14				\$1,479	Pb, G	0-3%	O,wetlands	SU
002-068-007-00	1376.24	9/9/22	\$40,000	8274 S M 129 (non-compl)			20.00				\$2,000	Pb,SH	0-50%	M,ravine,cree	SU
002-001-007-50	1358.460	11/19/21	\$32,500	E 13 Mile Rd			20.00				\$1,625	Pb,G	0%	Wd	SU
002-060-016-00	1355.469	9/30/21	\$14,000	S Riverside Dr	330.00		10.00				\$1,400	Pb,P	12	Op	SU
002-058-004-00+	1352.20	8/18/21	\$34,000	E 7 Mile Rd	660.00		20.00				\$1,700	Pb,P	0%	Op	SU
002-015-014-10	1374.668	6/16/21	\$15,500	E 15 Mile Rd (Pcl 10)	349.99		10.00				\$1,550	Pb,P	2-6%	O	SU
002-068-007-00	1342.469	4/5/21	\$32,000	S M129 non compliant??	330.00		20.00				\$1,600	Pb,SH	0-3%	Mx creek	SU
002-064-004-40	1340.1143	3/9/21	\$17,500	8146 S Nicolet Rd	331.46		9.75				\$1,795	Pb,P	0-3%	Mx	SU
012-033-009-50	1339.827	2/23/21	\$15,500	E 5 1/4 Mile			10.00				\$1,550	Pb,P	0% 12	O	SU
002-015-010-08	1337.1212	1/15/21	\$15,500	E 15 Mile Rd (Pcl 8)	346.87		10.01				\$1,613	Pb, P	2-6%	O	SU
012-029-010-30	1322.395	6/16/20	\$15,000	Seymour Rd	330.00		10.00				\$1,500	Pb,P	0-3% 11A	O	SU

\$246,500

149.90

Range: \$1400 - \$2000

Mean 1,644 Median 1,600

**Mixed Residential/Recreational (MRR)**

10-80 acres rec **\$1100/ac** MRR >=/10A 14 sales rural mixed use

002-035-009-35	1368.1134	5/13/22	\$20,000	E 18 Mile Rd			15.00				\$1,333	NA	0-3%	W,wetlands	--
002-006-002-00	1376.1257	9/21/22	\$82,500	680 E 12 Mile Rd			70.00				\$1,179	Pb,P	0-50%	M,creek	SU
002-015-009-00	1377.35	9/26/22	\$33,000	S Ridge Rd			30.03				\$1,099	P,P	0-15%	M,muck,wet	SU
002-201-010-25	1352.477	8/25/21	\$31,500	E 13 Mile Rd	990.00		30.00				\$1,050	Pb,G	0-3%	Wd,Mk	SU
002-018-015-00	1352.402	8/23/21	\$48,000	E 14 Mile Rd	1320.00		40.00				\$1,200	Pb,G	0-6%	Wd,Mk	SU
004-128-025-10	1350.70	7/22/21	\$20,000	10285 S Maple Rd	330.00		20.00				\$1,000	Pb,P	0-50%	Mx,ravine	SU
002-077-003-00	1348.1282	7/7/21	\$25,000	S Riverside Dr	520.00		20.00				\$1,250	Pb,P	0%	Mx	SU
002-057-008-50	1345.812	5/24/21	\$31,000	S M129			31.20				\$994	Pb,P	0-15%	Mx	SU
002-224-016-00	1341.76	3/12/21	\$60,000	W 16 Mile Rd			60.00				\$1,000	Pb,G	0-50%	Mx	SU
002-213-011-75	1337.19	1/6/21	\$13,500	S M-129	330.00		10.00				\$1,350	Pb,P	0-6%	W	SU
012-078-004-75	1335.567	12/16/20	\$25,000	3762 W 5 Mile Rd			20.00				\$1,250	Pb,P	0-3%	Mix	SU
012-086-020-20+	1333.913	11/18/20	\$30,000	648 W 6 Mile Rd	990.00		30.00				\$1,000	Pb,P	0-3%	Mx 112	SU
002-060-012-00	1329.453	9/23/20	\$21,500	7538 S Riverside Dr			20.00				\$1,075	Pb,P	12	W	SU
007-128-008-12	888.095	6/28/20	\$16,500	3 Mile Road	330.00		15.00				\$1,100	Pb,P	0-6%	muck	SU

\$457,500

411.23

Range: \$994 - \$1350

Mean 1113 Median 1,100

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**Mixed Residential/Recreational (MRR)**

20+ acres      res/rec      \$800/ac      MRR>20a      9 sales      mixed recreational use

002-019-016-00	1382.258	1/3/23	\$65,000	E 16 Mile Rd	2640.00		80.00				\$813	Pb,G	0-3%	W,wetlands	SU
009-165-001-25	1340.16	2/26/21	\$57,000	Hancock/W 20 Mi	access		75.00				\$760	Pb,G	0-3%,98	W	no el
002-011-001-00	1339.273	2/10/21	\$30,000	E 13 Mile Rd			40.00				\$750	Pb,G	12	W	SU
002-053-006-00	1335.429	12/11/20	\$31,500	S Riverside Dr esmt	30.00		40.90				\$770	E	12	W	no
009-182-004-00	1335.404	12/8/20	\$35,100	S McCabe Rd/23 Mile	0.00		40.00				\$878	E,2T	0-15%	W,pit	SU
007-131-006-00	901.36	12/3/20	\$75,000	Webb Rd			83.80				\$895	Pb,G	0-6%	Mx	SU
009-056-005-00	1331.301	10/9/20	\$60,000	331 E 19 Mile Rd			80.00				\$750	Pb,G	0-50%	W	none
009-060-040-00	1323.776	6/3/20	\$22,500	19600 S Riverside Dr			30.00				\$750	Pb,P	119	W	SU
007-416-002-00	881.359	2/24/20	\$70,000	Off Cryderman			80.00				\$875	E,2T	0-15%	Wd	SU

\$446,100

549.70

Range: \$750 - \$895

Mean 812      Median 770

mixed acreage      \$500/ac      MRR >40a      6 sales      limited access/low topography/limited development      NA - No Access

002-131-006-00	1376.425	9/12/22	\$27,995	no access			40.00				\$700	NA	0%	W,wetlands	--
012-071-002-00	1343.956	2/23/21	\$24,000	off Utility ROW	none		60.00				\$400	Ut ROW	36	W,Mk	
002-015-006-25	1333.214	10/30/20	\$34,000	Ridge Rd			60.00				\$567	NA	6-15%	Mix,ridge	none
007-403-001-00	894.464	9/3/20	\$65,000	Townline Rd			144.00				\$451	E,2T	0-3%	W	SU
002-019-013-00+	1325.1269	8/4/20	\$43,000	S M129	1320.00		80.00				\$538	Pb,P	0-3%, 12	Wd	SU
007-308-002-00+	888.358	6/9/20	\$72,000	St. Ignace Rd			160.00				\$450	Pb,G	0%	W,Mk	SU

\$265,995

544.00

Range: \$400 - \$700

Mean 489      Median 494

Easement/Acreage Rate      \$2650/ac      easement access

012-084-018-00	1352.1148	9/2/21	\$9,900	W 6 Mile Rd	370.00		3.76		27		\$2,633	Pb,P	0-3%	Op	SU
012-022-066-75	1328.446	9/9/20	\$14,500	McQuiggen ROW	0		5.03		none		\$2,883	E,G	0-3%	O	SU
002-061-002-50	1320.120	5/8/20	\$12,500	E 7 1/2 Mile Rd	331.74		5.02		38		\$2,492	Pb,P	0%	Mx	SU

\$36,900

13.81

Range: \$2492 - \$2883

Mean 2,673      Median 2,633

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**Mainland Waterfront (MWF)**

Waterfront - High		\$1000/ff		3 sales		Residential									
002-380-024-00	1346.18	5/27/21	\$100,000	6049 S Scenic Dr/SMR	100.00	100.00				\$1,000		Pr,G	0-6%	Mx	SU
012-026-017-50	1341.748	3/22/21	\$100,000	4405 S Nicolet Rd/SMR	100.00	100.00	1.50			\$1,000		Pb,P	0-3%	ridge	SU
012-035-034-00	1330.184	9/21/20	\$97,000	S Scenic Dr/SMR	100.00	100.00				\$970		Pb,P	0-3%	Mx	SU
\$297,000						300.00									

Range: \$970 - \$1000  
Mean 990 Median 1000

Waterfront - High		\$525/ff		3 sales		Residential/Recreational									
002-500-009-00+	1374.1134	8/29/22	\$91,000	S Scenic Dr		162.00				\$562		Pb,P	1-15%	O, rock cut	SU
002-107-003-00	1358.351	11/19/21	\$105,000	13389 S Scenic Dr/SMR		200.00	3.60			\$525	29167	Pb,P	0%	Mx	SU
002-118-001-90	1325.1168	8/6/20	\$72,000	S Scenic Dr SMR/SMR	145.15	145.42	1.22			\$495	59016	Pb,P	0%	Wd	SU
\$268,000						507.42									

Range: \$495 - \$562  
Mean 528 Median: 525

Waterfront - Low		\$390/ff		3 sales		Residential/Recreational		includes Jacek Subdivision							
002-330-022-00	1378.1064	9/23/22	\$50,000	13183 S Cottage Rd		150.00				\$333		Pb,G	0-3%	M, sand,wet	SU
012-395-003-00+	1339.923	2/17/21	\$80,000	W Cedar Dr/LK Superior		193.72				\$413					SU
002-119-027-00	1326.1192	8/19/20	\$72,000	15331 S Scenic Dr	596.38	184.00				\$391		Pb,P	0-6%	Mx	SU
\$202,000						527.72									

Range: \$333-\$491  
Mean 383 Median 391

Waterfront View		\$315/ff		3 sales		Residential		Sault West, Jacek Plats							
012-395-012-00	1360.522	12/22/21	\$40,000	Jacek Sub L12		160.00				\$250		Pb,P		ridge,wfv	SU
012-395-015-00	1344.812	5/5/21	\$25,000	Jacek Sub L15		127.00				\$197		Pb,P		ridge,wfv	SU
012-395-011-00	1321.310	5/29/20	\$80,000	Jacek Sub L11		172.00				\$465		Pb,P		ridge,wfv	SU
\$145,000						459.00									

Range: \$197 - \$465  
Mean 316 Median 250

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 Vacant Land Analysis

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**Mainland Waterfront (MWF)**

Waterfront - other		\$165/ff	4 sales		Residential/Recreational										
002-106-003-00	1377.314	9/29/22	\$55,000	12171 S Gregg Rd	330.00	330.00				\$167		Pb,G	0-3%	W,wetlands	SU
002-660-015-00+	1372.161	6/29/22	\$40,000	10095 S Klier Rd		260.90				\$153		Pb,G	0-3%	O,cr,wetlnds	SU
002-500-005-00+	1364.160	2/17/22	\$45,000	S Scenic Dr L5 SMR	169.00	156.00	0.57			\$288		Pb,P	15-35	Mx	SU
002-062-003-50	1351.1229	8/18/21	\$80,000	Lower Hay Lake Rd SMR	300.00	680.00	10.36			\$118	7722	Pb,P	0%	Mx,Br bch	SU
010-460-014-00	1342.92	3/24/21	\$24,000	Nicole Lane L14 SMR	152.00	150.79	1.90			\$159		Pr,G	0-6%	Mx	SU
010-128-003-40	1337.545	1/8/21	\$80,000	S Maple Point/Munus Lk	300.00	400.00	5.33			\$200		Pr,G	0-6%	Wd	SU

\$324,000

1,977.69

Range: \$153 - \$288

Mean 164 Median 163

Riverfrontage		\$90/ff	scenic appeal, limited watercraft access												
009-065-006-00	1342.863	4/6/21	\$31,500	Riverside Dr/Munuscong R	400.00	362.00	7.47			\$87		Pb,P	0-25%	Op	SU

Development/excess rf		\$50/ff	\$1700/ac												
002-129-001-00+	1349.247	7/2/21	\$100,000	S Scenic Dr/SMR-rockcut	2839.00	2004.00	56.12			\$50	\$1,782	Pb,P	0%	Mx,rockct	SU

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**BSA Land Table:**

<b>24SP</b>		<b>2024 Small Parcels</b>	
<b>BS&amp;A Land Rate</b>	<b>Land Use</b>	<b>Land Rate</b>	<b>comments</b>
Ridge/WF View	residential	<b>\$135/ff</b>	<i>high residential appeal topo/view</i>
Platted Lots	residential	<b>\$120/ff</b>	<i>established residential subdivison</i>
<10a	res/rec	<b>\$100/ff</b>	<i>Interim use/residential development</i>
<10a	rec/res use	<b>\$40/ff</b>	<i>rural - mixed use</i>
Maplewoods Condo	residential	<b>\$40/ff</b>	<i>residential condo (Soo Township)</i>

<b>24MWF</b>		<b>2024 Mainland Waterfront</b>	
<b>BS&amp;A Land Rate</b>	<b>Land Use</b>	<b>Land Rate</b>	
WF - High	residential	<b>\$1000/ff</b>	<i>High appeal, sand beach, view, water depth</i>
WF- Mid	res/rec	<b>\$525/ff</b>	<i>residential/recreational use</i>
WF - Low	rec/res use	<b>\$390/ff</b>	<i>mixed shoreline, limited appeal</i>
Jacek Sub, Sault West	rec/res use	<b>\$315/ff</b>	<i>river - scenic appeal, limited watercraft access</i>
WF- Other	rec/res use	<b>\$165/ff</b>	<i>limited use,development,limited access</i>
Riverfront	rec/res use	<b>\$90/ff</b>	<i>river - scenic appeal, limited watercraft access</i>
Development-excess ff	rec/res use	<b>\$50/ff</b>	<i>acquisition for future development</i>

<b>24MRR</b>		<b>Mixed Residential Recreational Use</b>	
<b>BS&amp;A Land Rate</b>	<b>Land Use</b>	<b>Land Rate</b>	
MRD</=45A	rec/res use	<b>\$1625/ac</b>	<i>mixed use - residential,recreational</i>
RD</=30A	Residential	<b>\$3200/ac</b>	<i>established residential</i>
RD</=30A	Residential	<b>\$2400/ac</b>	<i>residential development</i>
MRR =/>10A	rec/res use	<b>\$1100/ac</b>	<i>rural mixed use</i>
MRR =/>20A	recreational	<b>\$800/ac</b>	<i>mixed recreational use</i>
MRR =/>40A	recreational	<b>\$500/ac</b>	<i>limited access/low topo/limited development</i>
Easement access	res/rec	<b>\$2650/ac</b>	<i>mixed use - no road frontage</i>

2024
2023
2022
2021
2020
2019
2018
2017
Legend
Sale Year

2024 Appraisal Study  
Soo Township  
Vacant Land Analysis

At the start of the analysis, vacant land sales transacted between April 1, 2021 and March 31, 2023 were included in the data pool. Sales were limited to those parcels located in Soo and Bruce Townships. It was necessary to increase the number of sales to increase the reliability and credibility of the analysis. Historical sales are included in the analysis as well as sales from adjacent rural townships with similar attributes. The geographic area is expanded to include sales located in the Eastern Upper Peninsula including townships east of I-75.

The highest and best use of the land drives the valuation process. Land sales are grouped by the most probable use of the land - residential development, recreational use, etc. Agricultural land values are calculated in a separate analysis. Commercial land use is integrated with residential and recreational land use in the township - no separate analysis is able to confirm land prices differ with commercial or residential development.

The *relevant characteristics* that significantly influence market prices are identified as: development potential, site area and topography. For residential and commercial development, road access had a greater influence on market price. Limited access and mixed topography are attributes noted for recreational parcels. Land valuation is separated into three categories: Small Parcels less than 10 acres (**24SP**), Waterfront Parcels (**24MWF**) and Mixed Residential and Recreational Parcels (**24MRR**).