

**Raw Data**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Parcels	Land Table	Class	Rate Group 1	
050-002-100-050-00	N STARK RD	01/09/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$63,000	43.75	\$135,800	\$144,000	\$135,800	5,732.1	264.0	80.00	80.00	\$25	\$1,800	\$0.04	1,320.00			1662/706		RES FARM	402	A' Frontage
050-003-100-056-00	835 E EDENVILLE LAKE DR	06/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$81,200	64.96	\$163,960	\$86,091	\$125,051	324.3	401.9	2.63	1.33	\$265	\$32,734	\$0.75	285.00			BRCHS 1647/1076		BIRCHES	401	B' Frontage
050-003-200-000-00	744 E MID-GLADWIN CO LN RD	05/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$106,500	33.49	\$220,857	\$147,517	\$50,374	136.9	317.2	1.01	1.01	\$1,078	\$146,783	\$3.37	138.00			4400 1646/565		M&B ON LAKE	401	Std FF Rate
050-003-200-090-00	725 E EDENVILLE LAKE DR	05/24/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$382,300	58.82	\$756,961	\$80,900	\$187,861	334.9	862.5	5.05	5.03	\$242	\$16,023	\$0.37	255.00			4400 1646/139		BIRCHES	401	B' Frontage
050-011-100-010-00	1412 E SAIKO RD	07/28/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$16,500	43.42	\$33,000	\$38,000	\$33,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,800	\$0.09	0.00			RRS 1648/425		RES FARM	401	B' Frontage
050-011-100-015-00	1410 E SAIKO RD	05/27/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$74,000	33.04	\$152,903	\$103,447	\$32,350	0.0	0.0	9.75	9.75	#DIV/0!	\$10,610	\$0.24	0.00			4400 1646/396		RES FARM	401	
050-011-100-101-00	6810 N MIDDLE RD	09/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,400	52.18	\$235,350	\$211,000	\$221,350	0.0	0.0	116.50	116.50	#DIV/0!	\$1,811	\$0.04	0.00			00002 1646/611		RES FARM	401	
050-011-200-060-00	6982 N CURTIS RD	03/24/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$95,522	\$46,901	\$22,423	280.3	404.0	1.53	1.53	\$167	\$30,654	\$0.70	165.00			RRES 1663/1399		RES FARM	401	A' Frontage
050-011-400-305-00	1371 E MIDDLES RD	04/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,600	20.30	\$86,249	\$141,410	\$27,659	0.0	0.0	4.96	4.96	#DIV/0!	\$28,510	\$0.65	0.00			RRES 1666/838		RES FARM	401	
050-012-300-180-00	1749 E CURTIS RD	12/19/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,600	27.74	\$97,781	\$91,398	\$21,179	294.2	267.0	1.31	1.31	\$311	\$69,983	\$1.61	213.00			RRES 1662/250		RES FARM	401	A' Frontage
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$114,586	\$185,314	\$50,000	0.0	0.0	20.00	20.00	#DIV/0!	\$9,266	\$0.21	0.00			RRES 1649/1228		RES FARM	401	
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$64,300	52.70	\$143,171	\$11,457	\$32,628	407.8	264.0	1.80	1.80	\$28	\$6,365	\$0.15	297.00			RRES 1664/38		RES FARM	401	A' Frontage
050-021-400-015-00	271 E BAKER RD	05/09/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$58,300	30.36	\$124,005	\$85,587	\$17,592	304.9	284.7	1.40	1.40	\$281	\$61,221	\$1.41	213.81			RRES 1656/1414		RES FARM	401	A' Frontage
050-022-300-010-00	5747 N HOPE RD	06/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$52,000	26.00	\$108,864	\$111,362	\$20,226	288.9	297.0	1.35	1.35	\$385	\$82,307	\$1.89	198.38			RRES 1646/1133		RES FARM	401	A' Frontage
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$150,557	\$106,699	\$23,256	582.8	193.5	2.00	2.00	\$183	\$53,376	\$1.23	450.00			RRES 1650/156		RES FARM	401	B' Frontage
050-024-100-101-00	1809 E BAKER RD	11/10/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$142,400	36.33	\$287,171	\$300,329	\$195,500	0.0	0.0	95.00	90.00	#DIV/0!	\$3,161	\$0.07	0.00			RRES 1651/965	050-024-	RES FARM	001	
050-024-300-085-00	5530 N STARK RD	08/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$83,500	47.44	\$180,277	\$10,882	\$15,159	609.8	108.4	1.75	1.75	\$18	\$6,233	\$0.14	695.00			RRES 1659/923		RES FARM	401	C' Frontage
050-025-100-000-00	1912 E BAKER RD	09/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,400	20.58	\$100,728	\$171,362	\$32,090	0.0	0.0	9.65	9.65	#DIV/0!	\$17,758	\$0.41	0.00			RRES 1649/1008		RES FARM	401	
050-025-200-031-00	1696 E BAKER RD	06/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,200	28.99	\$132,078	\$148,938	\$56,016	0.0	0.0	15.72	15.72	#DIV/0!	\$9,474	\$0.22	0.00			RRES 1657/825		RES FARM	401	
050-025-300-036-00	5202 N STARK RD	05/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$38,000	24.52	\$77,582	\$93,504	\$16,086	229.8	424.3	1.29	1.29	\$407	\$72,709	\$1.67	132.00			4400 1646/605		RES FARM	401	A' Frontage
050-026-400-116-00	1363 E SHAFFER RD	03/22/23	\$353,505	WD	03-ARM'S LENGTH	\$353,505	\$152,200	43.05	\$347,836	\$43,865	\$37,996	0.0	0.0	7.40	7.40	#DIV/0!	\$5,928	\$0.14	0.00			RRES 1663/1197		RES FARM	401	
050-027-200-161-00	705 E HULL RD	07/21/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$62,832	\$36,981	\$9,613	128.2	132.0	0.40	0.40	\$289	\$92,453	\$2.12	132.00			RRES 1658/1127		RES FARM	401	B' Frontage
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$229,884	\$56,908	\$31,792	423.9	231.0	1.75	1.75	\$134	\$32,519	\$0.75	330.00			RRES 1659/259		RES FARM	401	B' Frontage
050-028-400-300-00	5051 N FIVE MILE RD	09/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,000	39.20	\$105,944	\$34,952	\$15,896	211.9	231.0	0.88	0.88	\$165	\$39,945	\$0.92	165.00			RRES 1660/103		RES FARM	401	B' Frontage
050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$247,092	\$48,333	\$55,425	0.0	0.0	12.75	12.75	#DIV/0!	\$3,791	\$0.09	0.00			RRES 1661/600		RES FARM	401	
050-034-200-015-00	738 E SHAFER RD	12/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,600	35.41	\$162,631	\$66,578	\$24,209	302.6	251.0	1.30	1.30	\$220	\$51,135	\$1.17	226.00			RRES 1652/1186		RES FARM	401	A' Frontage
050-034-400-130-00	4550 N HOPE RD	11/21/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$253,400	47.36	\$573,503	\$9,497	\$48,000	0.0	0.0	10.00	10.00	#DIV/0!	\$950	\$0.02	0.00			RRES 1661/873		RES FARM	401	
050-035-100-025-00	1400 E SHAFER RD	11/15/22	\$139,245	WD	03-ARM'S LENGTH	\$139,245	\$35,600	25.57	\$73,781	\$94,594	\$29,130	364.1	297.0	1.71	1.71	\$260	\$55,480	\$1.27	250.00			RRES 1661/744		RES FARM	401	A' Frontage
050-035-100-150-00	4905 N STARK RD	06/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$41,500	19.76	\$84,009	\$156,292	\$30,301	0.0	0.0	8.96	8.96	#DIV/0!	\$17,439	\$0.40	0.00			RRES 1647/75		RES FARM	401	
050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARMS LENGTH	\$172,000	\$88,000	51.16	\$183,074	\$23,783	\$34,857	724.3	1337.8	5.09	2.54	\$33	\$4,674	\$0.11	331.36			RRES 1651/733	050-035-	RES FARM	401	C' Frontage
050-035-400-850-00	4695 N STARK RD	04/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,100	30.04	\$148,558	\$109,766	\$8,324	169.9	225.0	0.69	0.69	\$646	\$158,621	\$3.64	134.00			4400 1644/1485		RES FARM	401	A' Frontage
050-036-200-150-00	4886 N SHAFER RD	03/08/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$34,900	23.42	\$86,056	\$76,697	\$13,753	171.9	278.0	0.78	0.78	\$446	\$98,456	\$2.26	122.00			RRES 1655/303		RES FARM	401	A' Frontage
050-036-200-190-00	4798 N STARK RD	07/08/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$90,982	\$54,018	\$25,000	446.4	283.0	2.04	2.04	\$121	\$26,479	\$0.61	314.00			RRES 1648/139		RES FARM	401	A' Frontage
050-045-000-040-00	969 E SHORELINE DR	09/27/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$102,400	32.41	\$220,503	\$125,026	\$29,529	205.1	291.0	1.14	1.14	\$610	\$110,058	\$2.53	170.00			BCHWS 1660/566		BIRCHWOOD SHORES	401	C RATE
050-045-000-070-00	E SHORELINE DR	10/07/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$11,100	79.29	\$22,207	\$14,000	\$22,207	92.5	170.0	0.39	0.39	\$151	\$35,714	\$3.82	100.36			1650/707		BIRCHWOOD SHORES	402	C RATE
050-045-000-260-00	867 E SHORELINE DR	06/09/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$97,700	35.92	\$209,418	\$99,847	\$37,265	137.0	182.0	0.60	0.60	\$729	\$166,412	\$3.82	143.62			BCHWS 1657/1194		BIRCHWOOD SHORES	401	B RATE
050-051-500-230-00	75 E LAKESHORE DR	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$115,900	30.91	\$238,365	\$218,673	\$82,038	83.2	126.0	0.32	0.32	\$2,627	\$687,651	\$15.79	110.00			LBGCH 1650/159		LAGOON BEACH	401	"A" FRGT
050-052-500-520-00	131 E LAKESHORE DR	09/13/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$50,800	52.10	\$104,704	\$40,744	\$47,948	89.9	191.0	0.34	0.34	\$453	\$120,544	\$2.77	77.00			LBGCH 1649/954		LAGOON BEACH	401	"B" FRGT
050-053-500-750-00	179 E LAKESHORE DR	10/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$50,800	41.98	\$104,674	\$65,027	\$48,701	72.3	203.3	0.28	0.28	\$899	\$232,239	\$5.33	60.00			LBGCH 1651/236		LAGOON BEACH	401	"C" FRGT
050-053-600-051-00	183 E LAKESHORE DR	07/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000																				

**M&Bs**

**0 - 1 Acres**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Parcels	Land Table	Class	Rate Group 1
050-027-200-161-00	705 E HULL RD	07/21/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$62,632	\$36,961	\$9,613	128.2	132.0	0.40	0.40	\$289	\$92,453	\$2.12	132.00	RRES	1658/1127	RES FARM	401	A' Frontage	
050-035-400-850-00	4695 N STARK RD	04/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,100	30.04	\$148,558	\$109,766	\$8,324	169.9	225.0	0.69	0.69	\$646	\$158,621	\$3.64	134.00	4400	1644/1485	RES FARM	401	A' Frontage	
050-036-200-150-00	4886 N STARK RD	03/08/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$34,900	23.42	\$86,056	\$76,697	\$13,753	171.9	278.0	0.78	0.78	\$446	\$98,456	\$2.26	122.00	RRES	1655/303	RES FARM	401	A' Frontage	
<b>Totals:</b>						<b>\$489,000</b>	<b>\$139,900</b>	<b>28.43</b>	<b>\$297,246</b>	<b>\$223,444</b>	<b>\$31,690</b>	<b>470.0</b>	<b>470.0</b>	<b>1.87</b>	<b>1.87</b>										
						<b>Sale. Ratio =&gt;</b>	<b>34.73</b>	<b>9.85</b>	<b>Average per FF=&gt;</b>	<b>\$191</b>	<b>Average per Net Acre=&gt;</b>	<b>44,094.03</b>	<b>Average per SqFt=&gt;</b>	<b>\$2.74</b>											
						<b>Std. Dev. =&gt;</b>	<b>4.58</b>	<b>9.85</b>	<b>Average per FF=&gt;</b>	<b>\$475</b>	<b>Average per Net Acre=&gt;</b>	<b>119,424.91</b>	<b>Average per SqFt=&gt;</b>	<b>\$2.74</b>											

**1 - 2 Acres**

050-025-300-036-00	5202 N STARK RD	05/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$38,000	24.52	\$77,582	\$93,504	\$16,086	229.8	424.3	1.29	1.29	\$407	\$72,709	\$1.67	132.00	4400	1646/605	RES FARM	401	A' Frontage	
050-034-200-015-00	738 E SHAFFER RD	12/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,600	35.41	\$162,631	\$66,578	\$24,209	302.6	251.0	1.30	1.30	\$220	\$51,135	\$1.17	226.00	RRES	1652/1186	RES FARM	401	A' Frontage	
050-012-300-180-00	1749 E CURTIS RD	12/19/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,600	27.74	\$97,781	\$91,398	\$21,179	294.2	267.0	1.31	1.31	\$311	\$69,983	\$1.61	213.00	RRES	1662/250	RES FARM	401	A' Frontage	
050-022-300-010-00	5747 N HOPE RD	06/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$52,000	26.00	\$108,864	\$111,362	\$20,226	288.9	297.0	1.35	1.35	\$385	\$82,307	\$1.89	198.38	RRES	1646/1133	RES FARM	401	A' Frontage	
050-021-400-015-00	271 E BAKER RD	05/09/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$58,300	30.36	\$124,005	\$85,587	\$17,592	304.9	284.7	1.40	1.40	\$281	\$61,221	\$1.41	213.81	RRES	1656/1414	RES FARM	401	A' Frontage	
050-011-200-060-00	6982 N MIDDLE RD	03/24/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$95,522	\$46,901	\$22,423	280.3	404.0	1.53	1.53	\$167	\$30,654	\$0.70	165.00	RRES	1663/1399	RES FARM	401	A' Frontage	
050-035-100-025-00	1400 E SHAFFER RD	11/15/22	\$139,245	WD	03-ARM'S LENGTH	\$139,245	\$35,600	25.57	\$73,781	\$94,594	\$29,130	364.1	297.0	1.71	1.71	\$260	\$55,480	\$1.27	250.00	RRES	1661/744	RES FARM	401	A' Frontage	
050-024-300-085-00	5530 N STARK RD	08/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$83,500	47.44	\$180,277	\$10,882	\$15,159	609.6	109.4	1.75	1.75	\$18	\$6,233	\$0.14	695.00	RRES	1659/523	RES FARM	401	C' Frontage	
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$229,884	\$56,908	\$31,792	423.9	231.0	1.75	1.75	\$134	\$32,519	\$0.75	330.00	RRES	1659/259	RES FARM	401	B' Frontage	
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$64,300	52.70	\$143,171	\$11,457	\$32,628	407.8	264.0	1.80	1.80	\$28	\$6,365	\$0.15	297.00	RRES	1664/38	RES FARM	401	A' Frontage	
<b>Totals:</b>						<b>\$1,732,245</b>	<b>\$601,600</b>	<b>34.73</b>	<b>\$1,293,498</b>	<b>\$669,171</b>	<b>\$230,424</b>	<b>3,506.2</b>	<b>3,506.2</b>	<b>15.18</b>	<b>15.18</b>										
						<b>Sale. Ratio =&gt;</b>	<b>34.73</b>	<b>9.85</b>	<b>Average per FF=&gt;</b>	<b>\$191</b>	<b>Average per Net Acre=&gt;</b>	<b>44,094.03</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.01</b>											
						<b>Std. Dev. =&gt;</b>	<b>9.85</b>	<b>9.85</b>	<b>Average per FF=&gt;</b>	<b>\$191</b>	<b>Average per Net Acre=&gt;</b>	<b>44,094.03</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.01</b>											

**2 - 5 Acres**

050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$150,557	\$106,699	\$23,256	582.8	193.5	2.00	2.00	\$183	\$53,376	\$1.23	450.00	RRES	1650/156	RES FARM	401	B' Frontage	
050-036-200-190-00	4798 N STARK RD	07/08/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$90,982	\$54,018	\$25,000	446.4	283.0	2.04	2.04	\$121	\$26,479	\$0.61	314.00	RRES	1648/139	RES FARM	401	A' Frontage	
<b>Totals:</b>						<b>\$354,000</b>	<b>\$116,800</b>	<b>32.99</b>	<b>\$241,539</b>	<b>\$160,717</b>	<b>\$48,256</b>	<b>1,029.2</b>	<b>476.5</b>	<b>4.04</b>	<b>4.04</b>										
						<b>Sale. Ratio =&gt;</b>	<b>32.99</b>	<b>4.11</b>	<b>Average per FF=&gt;</b>	<b>\$156</b>	<b>Average per Net Acre=&gt;</b>	<b>39,791.28</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.91</b>											
						<b>Std. Dev. =&gt;</b>	<b>4.11</b>	<b>4.11</b>	<b>Average per FF=&gt;</b>	<b>\$156</b>	<b>Average per Net Acre=&gt;</b>	<b>39,791.28</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.91</b>											

**5 - 10 Acres**

050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$88,000	51.16	\$183,074	\$23,783	\$34,857	724.3	1337.8	5.09	2.54	\$33	\$4,674	\$0.11	331.36	RRES	1651/733	050-035-	RES FARM	401	C' Frontage
050-011-400-305-00	1371 E CURTIS RD	04/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,600	20.30	\$86,249	\$141,410	\$27,659	0.0	0.0	4.96	4.96	#DIV/0!	\$28,510	\$0.65	0.00	RRES	1656/838	RES FARM	401		
050-026-400-110-00	1363 E SHAFFER RD	03/22/23	\$353,505	WD	03-ARM'S LENGTH	\$353,505	\$152,200	43.05	\$347,636	\$43,865	\$37,996	0.0	0.0	7.40	7.40	#DIV/0!	\$5,928	\$0.14	0.00	RRES	1663/1197	RES FARM	401		
050-035-100-150-00	4905 N STARK RD	06/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$41,500	19.76	\$84,009	\$156,292	\$30,301	0.0	0.0	8.96	8.96	#DIV/0!	\$17,439	\$0.40	0.00	RRES	1647/75	RES FARM	401		
050-025-100-000-00	1912 E BAKER RD	09/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,400	20.58	\$100,728	\$171,362	\$32,090	0.0	0.0	9.65	9.65	#DIV/0!	\$17,758	\$0.41	0.00	RRES	1649/1008	RES FARM	401		
<b>Totals:</b>						<b>\$1,175,505</b>	<b>\$371,700</b>	<b>31.62</b>	<b>\$801,696</b>	<b>\$536,712</b>	<b>\$162,903</b>	<b>724.3</b>	<b>724.3</b>	<b>26.01</b>	<b>26.01</b>										
						<b>Sale. Ratio =&gt;</b>	<b>31.62</b>	<b>15.01</b>	<b>Average per FF=&gt;</b>	<b>\$741</b>	<b>Average per Net Acre=&gt;</b>	<b>20,633.25</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.47</b>											
						<b>Std. Dev. =&gt;</b>	<b>15.01</b>	<b>15.01</b>	<b>Average per FF=&gt;</b>	<b>\$741</b>	<b>Average per Net Acre=&gt;</b>	<b>20,633.25</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.47</b>											

**10 Acres**

050-011-100-010-00	1412 E SAIKO RD	07/28/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$16,500	43.42	\$33,000	\$38,000	\$33,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,800	\$0.09	0.00	RRES	1648/425	RES FARM	401		
050-034-400-130-00	4550 N HOPE RD	11/21/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$253,400	47.36	\$573,503	\$9,497	\$48,000	0.0	0.0	10.00	10.00	#DIV/0!	\$950	\$0.02	0.00	RRES	1661/873	RES FARM	401		
<b>Totals:</b>						<b>\$573,000</b>	<b>\$269,900</b>	<b>47.10</b>	<b>\$606,503</b>	<b>\$47,497</b>	<b>\$81,000</b>	<b>0.0</b>	<b>0.0</b>	<b>20.00</b>	<b>20.00</b>										
						<b>Sale. Ratio =&gt;</b>	<b>47.10</b>	<b>2.79</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>2,374.85</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.05</b>											
						<b>Std. Dev. =&gt;</b>	<b>2.79</b>	<b>2.79</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>2,374.85</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.05</b>											

**10 - 20 Acres**

050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$247,092	\$48,333	\$55,425	0.0	0.0	12.75	12.75	#DIV/0!	\$3,791	\$0.09	0.00	RRES	1661/600	RES FARM	401		
050-025-200-031-00	1696 E BAKER RD	06/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$63,200	28.09	\$132,078	\$148,938	\$56,016	0.0	0.0	15.72	15.72	#DIV/0!	\$9,474	\$0.22	0.00	RRES	1657/825	RES FARM	401		
<b>Totals:</b>						<b>\$465,000</b>	<b>\$171,400</b>	<b>36.86</b>	<b>\$379,170</b>	<b>\$197,271</b>	<b>\$111,441</b>	<b>0.0</b>	<b>0.0</b>	<b>28.47</b>	<b>28.47</b>										
						<b>Sale. Ratio =&gt;</b>	<b>36.86</b>	<b>12.02</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>6,929.08</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.16</b>											
						<b>Std. Dev. =&gt;</b>	<b>12.02</b>	<b>12.02</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>6,929.08</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.16</b>											

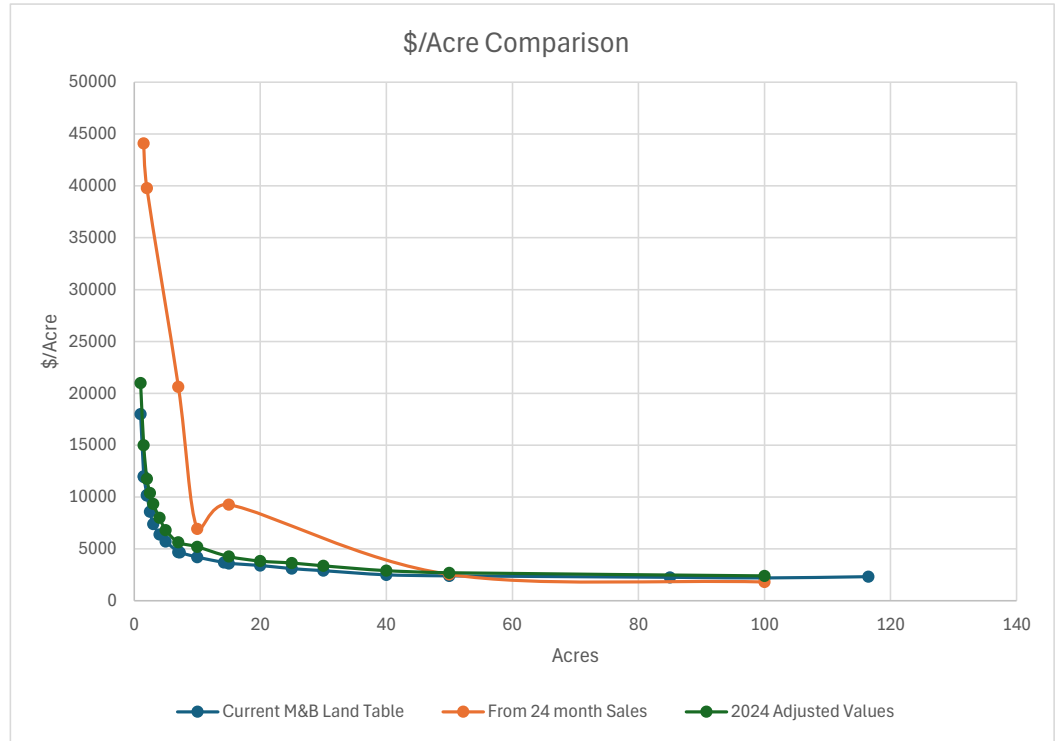
**20 Acres**

050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$114,586	\$185,314	\$50,000	0.0	0.0	20.00	20.00	#DIV/0!	\$9,266	\$0.21	0.00	RRES	1649/1228	RES FARM	401		
<b>Totals:</b>						<b>\$249,900</b>	<b>\$55,700</b>	<b>22.29</b>	<b>\$114,586</b>	<b>\$185,314</b>	<b>\$50,000</b>	<b>0.0</b>	<b>0.0</b>	<b>20.00</b>	<b>20.00</b>										
						<b>Sale. Ratio =&gt;</b>	<b>22.29</b>	<b>#DIV/0!</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>9,265.70</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.21</b>											
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average per Net Acre=&gt;</b>	<b>9,265.70</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.21</b>											

**80 - 100 Acres**

050-002-100-050-00	N STARK RD	01/09/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$63,000
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Acres	Current M&B Land Table	From 24 month Sales	2024 Adjusted
0.62		119425	
1	18000	18000	21000 21000
1.5	19500	12000	15000 22500
1.52		11928	44094
2	22000	10200	11750 23500
2.02		10136	39791
2.5	25000	8600	10400 26000
3	27000	7400	9333 28000
4	30000	6400	8000 32000
5	32500	5700	6800 34000
7	38500	4700	5643 39500
7.21		4665	20633
10	48000	4200	5200 52000
14.24		3691	6929
15	61500	3600	4267 64000
20	74000	3400	9266 3825 76500
25	85000	3100	3640 91000
30	99000	2900	3367 101000
40	112000	2500	2900 116000
50	125000	2400	2700 135000
85		2260	2539
100	240000	2200	2400 240000
116.5		2323	1811



**M&Bs On Lake**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Per SqFt	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
050-003-100-056-00	835 E EDENVILLE LAKE DR	09/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$81,200	64.96	\$163,960	\$86,091	\$125,051	324.3	401.9	2.63	1.33	\$265	\$32,734	\$890	\$0.75	285.00	BRCHS	1647/1076	BIRCHES	401	B' Frontage
050-003-200-090-00	725 E EDENVILLE LAKE DR	05/24/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$382,300	58.82	\$756,961	\$80,900	\$187,861	334.9	862.5	5.05	5.03	\$242	\$16,023	\$890	\$0.37	255.00	4400	1646/139	BIRCHES	401	B' Frontage
050-003-200-000-00	744 E MID-GLADWIN CO LN RD	05/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$106,500	33.49	\$220,857	\$147,517	\$50,374	136.9	317.2	1.01	1.01	\$1,078	\$146,783	\$460	\$3.37	138.00	4400	1646/565	M&Bs ON LAKE	401	Std FF Rate
<b>Totals:</b>			<b>\$1,093,000</b>			<b>\$1,093,000</b>	<b>\$570,000</b>		<b>\$1,141,778</b>	<b>\$314,508</b>	<b>\$363,286</b>	<b>796.1</b>		<b>6.68</b>	<b>7.37</b>			<b>\$613</b>							
						Sale. Ratio =>	52.15	Average		Average		Average		Average		Average		Average		Average		Average		Average	
						Std. Dev. =>	16.68	per FF=>		per FF=>		per Net Acre=>		per Net Acre=>		per SqFt=>		per SqFt=>		per SqFt=>		per SqFt=>		per SqFt=>	

Average \$/FF in database: **613** **155.25%** Adjust by: **0.00%**  
 Too small of a sample

Birches	A	\$778	\$778
	B	\$690	\$690
M&Bs on Lake	A	\$460	\$460

**Subs On Lake**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Front/FF	Land Table	Class	Rate Group 1
050-045-000-040-00	969 E SHORELINE DR	09/27/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$102,400	32.41	\$220,503	\$125,026	\$29,529	205.1	291.0	1.14	1.14	\$610	\$110,058	\$300	BIRCHWOOD SHORES	401	C RATE
050-045-000-070-00	E SHORELINE DR	10/07/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$11,100	79.29	\$22,207	\$14,000	\$22,207	92.5	170.0	0.39	0.39	\$151	\$35,714	\$300	BIRCHWOOD SHORES	402	C RATE
050-045-000-260-00	867 E SHORELINE DR	06/09/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$97,700	35.92	\$209,418	\$99,847	\$37,265	137.0	182.0	0.60	0.60	\$729	\$166,412	\$340	BIRCHWOOD SHORES	401	B RATE
050-051-500-230-00	75 E LAKESHORE DR	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$115,900	30.91	\$238,365	\$218,673	\$82,038	83.2	126.0	0.32	0.32	\$2,627	\$687,651	\$1,232	LAGOON BEACH	401	"A" FRGTG
050-052-500-520-00	131 E LAKESHORE DR	09/13/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$50,800	52.10	\$104,704	\$40,744	\$47,948	89.9	191.0	0.34	0.34	\$453	\$120,544	\$952	LAGOON BEACH	401	"B" FRGTG
050-053-500-750-00	179 E LAKESHORE DR	10/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$50,800	41.98	\$104,674	\$65,027	\$48,701	72.3	203.3	0.28	0.28	\$899	\$232,239	\$165	LAGOON BEACH	401	"C" FRGTG
050-053-600-051-00	183 E LAKESHORE DR	07/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,500	38.25	\$157,821	\$80,397	\$38,218	250.9	216.0	1.00	1.00	\$320	\$80,237	\$952	LAGOON BEACH	401	"B" FRGTG
050-065-500-331-00	7418 N OSWEGATHIE LN	08/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$77,600	60.16	\$158,376	\$23,265	\$52,641	103.4	133.5	0.33	0.33	\$225	\$71,585	\$704	SHENNECOSSET	401	CANAL
050-071-500-150-00	395 E RICHMOND DR	08/18/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,700	37.68	\$135,746	\$134,465	\$93,211	91.3	347.0	0.46	0.46	\$1,473	\$291,050	\$1,276	THOMAS SHORES	401	ON WATER
050-071-500-180-00	351 E GRACE CT	05/28/21	\$348,500	WD	03-ARM'S LENGTH	\$348,500	\$116,000	33.29	\$239,300	\$178,804	\$69,604	68.2	145.0	0.22	0.22	\$2,622	\$801,812	\$1,276	THOMAS SHORES	401	ON WATER
050-071-500-210-00	341 E GRACE CT	05/27/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$121,949	\$128,219	\$70,168	68.7	135.0	0.22	0.22	\$1,865	\$590,871	\$1,276	THOMAS SHORES	401	ON WATER
050-071-500-350-00	E GRACE CT	06/15/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$18,200	41.36	\$36,363	\$44,000	\$36,363	67.1	159.0	0.23	0.00	\$655	\$191,304	\$1,276	THOMAS SHORES	401	ON WATER
050-071-500-380-00	332 E GRACE CT	06/30/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$47,800	34.39	\$98,394	\$69,159	\$28,553	58.6	138.0	0.19	0.19	\$1,181	\$369,834	\$677	THOMAS SHORES	401	ON CANAL
050-071-500-400-00	342 E GRACE CT	09/09/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$56,600	41.01	\$120,769	\$38,286	\$21,055	51.8	129.0	0.16	0.16	\$739	\$239,288	\$677	THOMAS SHORES	401	ON CANAL
050-071-500-550-00	285 E RICHMOND DR	02/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,900	27.44	\$90,755	\$106,537	\$37,292	68.9	118.0	0.20	0.20	\$1,547	\$524,813	\$677	THOMAS SHORES	401	ON CANAL
050-071-500-570-00	259 E RICHMOND DR	12/22/21	\$226,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$226,000	\$53,400	23.63	\$109,159	\$181,253	\$64,412	185.5	355.0	0.67	0.31	\$977	\$270,527	\$677	THOMAS SHORES	401	ON CANAL
050-081-500-040-00	858 E PAWTUCKET DR	06/02/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$76,000	32.62	\$159,786	\$124,725	\$51,511	91.5	170.0	0.32	0.32	\$1,364	\$384,954	\$704	WARREN PARK	401	A' Frontage
<b>Totals:</b>			<b>\$3,170,000</b>			<b>\$3,170,000</b>	<b>\$1,121,500</b>		<b>\$2,328,289</b>	<b>\$1,672,427</b>	<b>\$830,716</b>	<b>1,786.0</b>		<b>7.07</b>	<b>6.48</b>			<b>\$792</b>			
								<b>Sale. Ratio =&gt;</b>	<b>35.38</b>	<b>Average</b>		<b>per FF=&gt;</b>		<b>Average</b>		<b>per Net Acre=&gt;</b>		<b>Average</b>		<b>per SqFt=&gt;</b>	
								<b>Std. Dev. =&gt;</b>	<b>13.39</b>												

Average \$/FF in database: **792** 81.74% Adjust by: **50.00%**

		No Change		
		Current Values	2024 Update	
Birchwood Shores	A	\$350	\$382	
	B	\$340	\$371	
	C	\$300	\$327	
Harbor Cove	A	\$600	\$655	
	B	\$682	\$744	
	C	\$165	\$180	
Lagoon Beach	A	\$1,232	\$1,344	
	B	\$952	\$1,039	
	C	\$842	\$919	
	D	\$506	\$552	
Shennecosset	Canal	A	\$704	\$768
Thomas Shores	On Water	A	\$1,276	\$1,393
	On Canal	B	\$677	\$739
	Off Water	C	\$176	\$192
Warren Park	A	\$704	\$768	

**Subs Off Lake**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	FF/AC	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
050-065-500-435-00	7447 N NARRAGANETT DR	07/23/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,300	46.64	\$121,242	\$20,756	\$16,998	111.1	120.0	0.33	0.33	\$187	\$62,707	\$199	\$1.44	120.00	SHN-O 1648/539	SHENNECOSSET OFF WATER	401	
050-065-500-481-00	7459 N NARRAGANETT DR	04/09/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,000	41.33	\$60,893	\$27,705	\$13,598	111.1	120.0	0.33	0.33	\$249	\$83,701	\$199	\$1.92	120.00	4400 1644/977	SHENNECOSSET OFF WATER	401	
050-065-500-730-00	909 E PEQUOT LN	06/16/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$47,900	26.39	\$96,770	\$102,173	\$19,443	127.1	157.0	0.43	0.43	\$804	\$235,965	\$199	\$5.42	120.00	SHN-O 1646/1230	SHENNECOSSET OFF WATER	401	
050-065-500-750-00	921 E PEQUOT LN	09/16/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,700	38.56	\$131,976	\$47,529	\$19,505	127.5	158.0	0.44	0.44	\$373	\$109,262	\$199	\$2.51	120.00	SHN-O 1660/750	SHENNECOSSET OFF WATER	401	
<b>Totals:</b>			<b>\$541,500</b>			<b>\$541,500</b>	<b>\$198,900</b>		<b>\$412,881</b>	<b>\$198,163</b>	<b>\$69,544</b>	<b>476.8</b>		<b>1.53</b>	<b>1.53</b>			<b>\$199</b>						
						<b>Sale. Ratio =&gt;</b>		<b>36.73</b>			<b>Average</b>			<b>Average</b>				<b>Average</b>						
						<b>Std. Dev. =&gt;</b>		<b>8.58</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>	<b>129,518.30</b>			<b>per SqFt=&gt;</b>						<b>\$2.97</b>

Average \$/FF in database: **199** -8.87% Adjust by: **30.00%**

Small Sample - 30% Adj for 2023

		Current Values	2023 Update
Shennecosset Off Water	Off Water	A	\$199 <b>\$264</b>
	Canal	B	\$173 <b>\$230</b>
Thomas Shores Off Water	Off Water	A	\$199 <b>\$264</b>
		B	\$152 <b>\$202</b>

**AGRICULTURAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberr/Page	arcel	Class
040-035-400-260-00	E STEWART RD	01/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,900	25.20	\$41,592	\$75,000	\$41,592	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100	1662/608		102
010-008-300-100-00	N ELEVEN MILE RD	10/18/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$115,784	\$130,000	\$115,784	1,320.0	0.0	40.00	40.00	\$98	\$3,250	\$0.07	0.00	1400	1650/1358		102
040-025-200-350-00	E PINE RIVER RD	12/01/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$59,500	44.74	\$138,516	\$133,000	\$138,516	0.0	0.0	36.00	33.20	#DIV/0!	\$3,694	\$0.08	0.00	1100	1661/1176		102
040-035-400-250-00	E STEWART RD	01/31/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$43,600	31.14	\$83,046	\$140,000	\$83,046	728.5	0.0	18.73	9.36	\$192	\$7,475	\$0.17	728.50	1100	1654/353	040-(102	102
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000	WD	33-TO BE DETERMINED	\$436,000	\$155,700	35.71	\$355,260	\$436,000	\$355,260	0.0	0.0	78.00	40.00	#DIV/0!	\$5,590	\$0.13	0.00	1100	1664/740	040-(102	102
160-030-200-200-00	N DICKENSON RD	12/02/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$46,400	49.89	\$93,971	\$93,000	\$93,971	660.0	0.0	35.00	35.00	\$141	\$2,657	\$0.06	0.00	1300	1661/1287		102
020-007-400-013-00	N COLEMAN RD	03/24/23	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$42,700	40.09	\$81,890	\$106,500	\$81,890	0.0	0.0	30.00	30.00	#DIV/0!	\$3,550	\$0.08	0.00	1300	1663/1391		102
160-035-300-300-00	4066 N ALAMANDO RD	01/06/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,700	40.42	\$98,945	\$118,000	\$98,945	0.0	0.0	33.37	33.37	#DIV/0!	\$3,536	\$0.08	0.00	1300	1653/297		102
160-021-300-092-00	N LEWIS RD	08/03/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,500	56.56	\$187,990	\$160,000	\$187,990	0.0	0.0	66.22	66.22	#DIV/0!	\$2,416	\$0.06	0.00	1300	1659/58		102
020-001-300-110-00	W PERE MARQUETTE RD	05/19/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,000	41.67	\$143,550	\$168,000	\$143,550	1,198.0	0.0	48.25	48.25	\$140	\$3,482	\$0.08	1,198.00	1300	1645/1425		102
020-010-200-000-00	4401 W BARDEN RD	01/05/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$60,000	22.06	\$127,050	\$272,000	\$127,050	0.0	0.0	40.00	40.00	#DIV/0!	\$6,800	\$0.16	0.00	1300	1662/707		102
<b>Totals:</b>			<b>\$1,831,500</b>			<b>\$1,831,500</b>	<b>\$680,000</b>		<b>\$1,467,594</b>	<b>\$1,831,500</b>	<b>\$1,467,594</b>			<b>434.9</b>	<b>384.8</b>								
						Sale. Ratio =>		37.13		Average		Average				Average							
						Std. Dev. =>		10.17		per FF=>		per Net Acre=>		4,211.02		per SqFt=>							
														Used in Database		3,400.00							

Ag: Rate Table 5	2022	2023
	1.097	1.045
Kingsville kg	2858	2986
Bowers BO B	3939	4116
Covert CO B	2549	2663
InB Pe Sz	4943	5165
Lenawee LE	4711	4923
Lenawee LR B	3908	4084
Menomwee ME B	3476	3632
Oakville OA B	2672	2793
BE	3537	3697
Pipestone PSB	3012	3148
Pipestone PTB	3290	3438
Wauseon WA	3537	3697
Wixom WX B	4001	4181
Plainfield PW	2858	2986
Tile	400	418
Woods	2874	3003

Average/acre **3,520.79**

**COMMERCIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	1644/415	
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	1656/188	
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	1639/780	
081-024-300-230-00	W SAGINAW RD	08/26/21	\$23,500	WD	33-TO BE DETERMINED	\$23,500	\$21,900	93.19	\$29,754	\$23,500	\$22,014	330.0	132.0	1.00	1.00	\$71	\$23,500	\$0.54	330.00	1649/175	
160-019-100-010-00	5445 N COLEMAN RD	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$136,842	\$30,138	\$31,980	410.0	0.0	2.07	2.07	\$74	\$14,559	\$0.33	410.00	1635/43	
<b>Totals:</b>			<b>\$389,500</b>			<b>\$389,500</b>	<b>\$164,700</b>		<b>\$385,635</b>	<b>\$132,352</b>	<b>\$120,747</b>	<b>1,342.2</b>		<b>4.26</b>	<b>4.26</b>						
						<b>Sale. Ratio =&gt;</b>		<b>42.28</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>							
						<b>Std. Dev. =&gt;</b>		<b>25.43</b>		<b>per FF=&gt;</b>		<b>\$99</b>		<b>per Net Acre=&gt;</b>		<b>31,068.54</b>		<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$0.71</b>

0%

Industrial Acreage Table	2024 Adj.
1	\$20,500
1.5	\$25,500
2	\$26,500
2.5	\$28,000
3	\$30,500
4	\$36,000
5	\$43,000
7	\$55,000
10	\$68,000
15	\$77,000
20	\$92,000
25	\$105,000
30	
40	
50	
100	



**INDUSTRIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels	
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	2300	1644/415		
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	2100	1639/780		
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188		
110-035-300-076-00	1085 E SAGINAW RD	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$40,753	\$85,000	\$40,753	336.8	0.0	2.74	2.74	\$252	\$31,022	\$0.71	336.80	2100	1660/1105		
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188		
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$16,400	27.33	\$32,200	\$60,000	\$32,200	269.6	0.0	3.00	3.00	\$223	\$20,000	\$0.46	269.60	4100	1652/1114	110-026-100-287-00	
110-027-300-552-00	2155 N HOPE RD	05/27/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$14,700	66.82	\$21,300	\$22,000	\$21,300	280.0	0.0	3.27	3.27	\$79	\$6,728	\$0.15	0.00	4100	1646/452		
<b>Totals:</b>						<b>\$448,000</b>	<b>\$186,000</b>		<b>\$342,136</b>	<b>\$292,055</b>	<b>\$119,438</b>	<b>1,707.6</b>		<b>13.96</b>	<b>13.96</b>								
						Sale. Ratio =>		41.52		Average				Average									
						Std. Dev. =>		16.76		per FF=>		\$171		per Net Acre=>		20,920.85			Average				\$0.48
														Avg. Acres		1.99							\$41,722

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels	
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,000	30.77	\$90,680	\$65,000	\$90,680	660.0	0.0	20.34	20.34	\$98	\$3,196	\$0.07	0.00	4100	1649/735		
<b>Totals:</b>						<b>\$65,000</b>	<b>\$20,000</b>		<b>\$90,680</b>	<b>\$65,000</b>	<b>\$90,680</b>	<b>660.0</b>		<b>20.34</b>	<b>20.34</b>								
						Sale. Ratio =>		30.77		Average				Average									
						Std. Dev. =>		#DIV/0!		per FF=>		\$98		per Net Acre=>		3,195.67			Average				\$0.07
																							\$65,000

50%

Industrial Acreage Table	2024 Adj.	
1	\$19,200	\$28,800
1.5	\$22,200	\$33,300
2	\$26,400	\$39,600
2.5	\$28,800	\$43,200
3	\$31,800	\$47,700
4	\$36,000	\$54,000
5	\$43,200	\$64,800
7	\$48,000	\$72,000
10	\$60,000	\$90,000
15		
20		\$65,000
25		
30		
40		
50		
100		