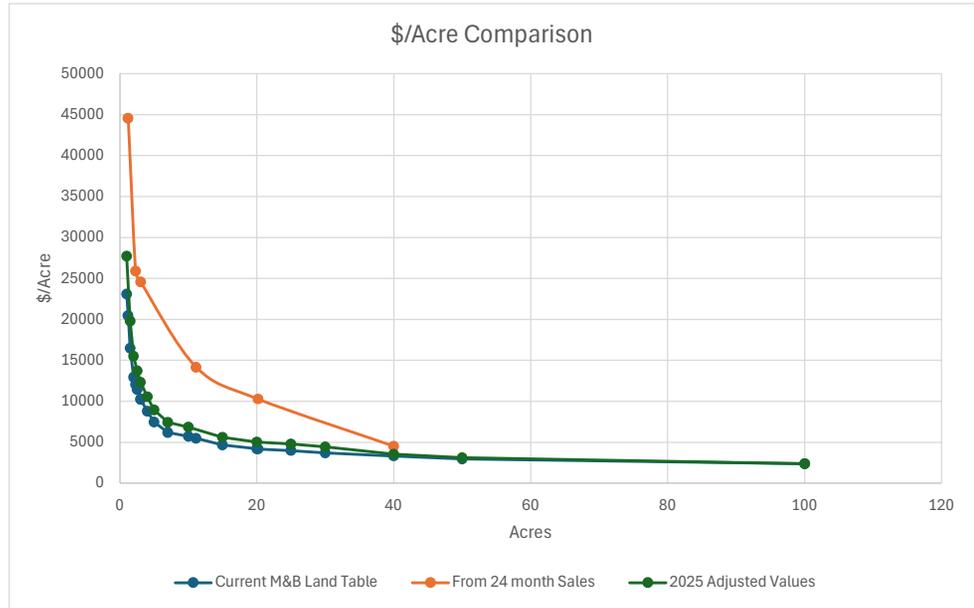


M&Bs Analysis

Acres	Current M&B Land Table	From 24 month Sales	2025 Adjusted 20%	
1	23100	23100	27720	27720
1.2	20460	44559		
1.5	24750	16500	29700	19800
2	25850	12925	31020	15510
2.29	12064	25895		
2.5	28600	11440	34320	13728
3	30800	10267	36960	12320
3.03	10223	24571		
4	35200	8800	42240	10560
5	37400	7480	44880	8976
7	43450	6207	52140	7449
10	57200	5720	68640	6864
11.14	5486	14162		
15	70400	4693	84480	5632
20	84150	4208	100980	5049
20.16	4201	10293		
25	100100	4004	120120	4805
30	111100	3703	133320	4444
40	116000	3337	4533	142000
50	148500	2970	156000	3120
100	240000	2400	240000	2400



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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Price/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
050-003-200-012-00	714 E MID-GLADWIN CO LN RD	11/01/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$73,700	61.42	\$146,687	\$64,943	\$91,630	332.0	129.7	1.09	1.09	\$196	\$460	\$59,581	\$1.37	366.00	SHEN 1676/122	M&Bs ON LAKE	401	
050-003-200-170-00	599 E EDENVILLE LAKE DR	08/15/24	\$157,000	WD	33-TO BE DETERMINED	\$157,000	\$79,300	50.51	\$157,237	\$80,073	\$80,310	129.0	312.2	0.86	0.86	\$621	\$690	\$93,108	\$2.14	120.00	BRCHS 1674/812	BIRCHES	401	
Totals:						\$277,000	\$153,000		\$303,924	\$145,016	\$171,940	461.0		1.95	1.95		\$575							
						Sale. Ratio =>		55.23							Average			Average						
						Std. Dev. =>		7.71							per FF=>			per SqFt=>						
															\$315			\$1.71						

Average \$/FF in database: **\$575** 182.80% Adjust by: **0.00%**
 Too small of a sample, no change

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	FF	Front/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
050-045-000-110-00	E SHORELINE DR	11/27/24	\$10,000	WD	33-TO BE DETERMINED	\$10,000	\$13,000	130.00	\$25,963	\$10,000	\$25,963	99.2	197.0	0.45	0.45	\$101	c	\$327	\$22,124	\$0.51	100.00		1676/972		BIRCHWOOD SHORES	402		
050-045-000-130-00	E SHORELINE DR	11/26/24	\$10,000	WD	33-TO BE DETERMINED	\$10,000	\$11,300	113.00	\$22,533	\$10,000	\$22,533	86.1	186.0	0.38	0.38	\$116	c	\$327	\$26,247	\$0.60	89.32		1676/973		BIRCHWOOD SHORES	402		
050-045-000-140-00	E SHORELINE DR	11/25/24	\$10,000	WD	33-TO BE DETERMINED	\$10,000	\$10,400	104.00	\$20,868	\$10,000	\$20,868	79.8	175.0	0.34	0.34	\$125	c	\$327	\$29,155	\$0.67	85.28		1676/974		BIRCHWOOD SHORES	402		
050-045-000-150-00	E SHORELINE DR	11/27/24	\$10,000	WD	33-TO BE DETERMINED	\$10,000	\$11,900	119.00	\$23,838	\$10,000	\$23,838	91.1	162.0	0.38	0.38	\$110	c	\$327	\$26,525	\$0.61	101.25		1676/975		BIRCHWOOD SHORES	402		
050-045-000-260-00	867 E SHORELINE DR	02/28/25	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$136,100	40.93	\$305,416	\$67,747	\$40,663	137.0	182.0	0.60	0.60	\$494	b	\$371	\$112,912	\$2.59	143.62	BCHWS	2025R-01734		BIRCHWOOD SHORES	401		
050-045-000-320-00	E SHORELINE DR	12/30/24	\$15,000	WD	33-TO BE DETERMINED	\$15,000	\$17,500	116.67	\$34,956	\$15,000	\$34,956	133.6	302.0	0.75	0.75	\$112	c	\$327	\$19,894	\$0.46	108.74		2024/1790		BIRCHWOOD SHORES	402		
050-045-000-330-00	E SHORELINE DR	11/27/24	\$15,000	WD	33-TO BE DETERMINED	\$15,000	\$17,000	113.33	\$33,921	\$15,000	\$33,921	129.7	336.0	0.77	0.77	\$116	c	\$327	\$19,430	\$0.45	100.04		1676/976		BIRCHWOOD SHORES	402		
050-051-500-050-00	37 E LAKESHORE DR	08/04/23	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$207,000	50.49	\$431,745	\$63,732	\$85,477	219.4	802.8	1.31	0.51	\$291	a	\$1,344	\$48,688	\$1.12	140.50	LGBCH	1666/1189	050-004-300-610-00	LAGOON BEACH	401		
050-052-500-653-00	161 ANN CT	09/05/24	\$170,000	WD	33-TO BE DETERMINED	\$170,000	\$86,300	50.76	\$172,479	\$58,157	\$60,636	82.5	115.0	0.24	0.24	\$705	c	\$919	\$242,321	\$5.56	91.00	LGBCH	1674/1385		LAGOON BEACH	401		
050-053-500-750-00	179 E LAKESHORE DR	01/12/24	\$120,000	WD	33-TO BE DETERMINED	\$120,000	\$56,800	47.33	\$122,680	\$50,475	\$53,155	72.3	203.3	0.28	0.28	\$698	c	\$919	\$180,268	\$4.14	60.00	LGBCH	1669/1419		LAGOON BEACH	401		
050-053-500-810-00	225 E LAKESHORE DR	10/06/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,400	40.77	\$262,096	\$121,747	\$73,843	99.9	152.5	0.42	0.42	\$1,219	a	\$1,344	\$289,874	\$6.65	120.00	LGBCH	1668/151		LAGOON BEACH	401		
050-065-500-050-00	836 E POQUONNOCK DR	07/31/23	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$33,500	27.92	\$67,558	\$106,743	\$54,301	209.5	196.9	0.80	0.80	\$510		\$768	\$133,429	\$3.06	177.00	SHEN	1666/1328		SHENNECOSSET	401		
050-065-500-230-00	806 E PAWTUCKET DR	10/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,400	38.38	\$126,442	\$76,674	\$42,116	100.1	97.5	0.27	0.27	\$756		\$768	\$281,316	\$6.46	120.00	SHEN	1668/309		SHENNECOSSET	401		
050-065-500-531-00	940 E PECQUOT LN	03/28/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,300	41.64	\$126,114	\$39,619	\$25,733	41.9	66.0	0.09	0.09	\$946		\$768	\$430,641	\$9.89	61.00	SHEN	2025R-03111		SHENNECOSSET	401		
050-065-500-780-00	7491 N MIDDLE RD	09/13/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,400	40.30	\$107,213	\$50,882	\$22,895	83.2	150.0	0.31	0.31	\$544		\$768	\$163,490	\$3.75	90.00	SHEN	1675/151		SHENNECOSSET	401		
050-071-500-080-00	451 E RICHMOND DR	06/26/24	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$113,100	32.36	\$224,065	\$212,763	\$67,328	78.4	145.0	0.26	0.26	\$2,715	onw	\$1,393	\$831,105	\$19.08	77.00	THMS	1673/774		THOMAS SHORES	401		
050-071-500-290-00	285 E ORACE CT	02/07/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,900	39.05	\$346,274	\$251,400	\$167,674	213.8	160.2	0.74	0.74	\$1,176	onw	\$1,393	\$341,576	\$7.84	200.00	THMS	2025/1201		THOMAS SHORES	401		
050-071-500-491-00	319 E RICHMOND DR	11/28/23	\$99,000	WD	33-TO BE DETERMINED	\$99,000	\$59,300	59.90	\$120,031	\$73,269	\$84,300	143.6	200.5	0.55	0.55	\$510	onc/onw	\$1,066	\$132,734	\$3.05	120.00	THMS	1669/176		THOMAS SHORES	401		
Totals:			\$2,846,000			\$2,846,000	\$1,241,600		\$2,574,192	\$1,242,008	\$970,200	2,111.0		8.94	8.14			\$768										
						Sale. Ratio =>	43.63							Average			Average			Average								
						Std. Dev. =>	36.62							per FF=>			per Net Acre=>			per SqFt=>								
												Average \$/FF in database:	\$768	130.15%	Adjust by:	0.00%												

No Change

Current Values 2026 Update

Birchwood Shores	A	\$382	\$382	
	B	\$371	\$371	
	C	\$327	\$327	
Harbor Cove	A	\$655	\$655	
	B	\$744	\$744	
	C	\$180	\$180	
Lagoon Beach	A	\$1,344	\$1,344	
	B	\$1,039	\$1,039	
	C	\$919	\$919	
	D	\$552	\$552	
Shenecosset	Canal	A	\$768	\$768
Thomas Shores	On Water	A	\$1,393	\$1,393
	On Canal	B	\$739	\$739
	Off Water	C	\$192	\$192
Warren Park	A	\$768	\$768	

Subs Off Lake

Average \$/FF in database: **\$230**

Adjust by: **20.00%**

			Current Values	2026 Update
Shennecosset Off Water				
	Off Water	A	\$230	\$276
	Canal	B	\$230	\$276
Thomas Shores Off Water				
	Off Water	A	\$264	\$317
		B	\$202	\$242

AG

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	Other Parcels in Sale	Class														
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000	WD	03-ARM'S LENGTH	\$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	040-033-300-500-00	102															
150-027-300-300-00	W REDSTONE RD	04/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,400	31.71	\$114,700	\$140,000	\$114,700	0.0	0.0	20.00	20.00	#DIV/0!	\$7,000	\$0.16	0.00	1200 1664/796		102															
060-012-300-051-00	S SMITHS CROSSING RD	04/25/23	\$116,850	WD	03-ARM'S LENGTH	\$116,850	\$61,500	52.63	\$168,950	\$116,850	\$168,950	0.0	0.0	31.16	31.16	#DIV/0!	\$3,750	\$0.09	0.00	1200 1664/1057		102															
140-004-100-300-00	280 E GORDONVILLE RD	05/23/23	\$90,500	MLC	33-TO BE DETERMINED	\$90,500	\$19,700	21.77	\$88,939	\$90,500	\$88,939	0.0	0.0	19.34	19.34	#DIV/0!	\$4,679	\$0.11	0.00	1200 1665/249		101															
160-024-400-200-00	N M-18	06/15/23	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$52,700	38.61	\$127,140	\$136,500	\$127,140	0.0	0.0	38.90	38.90	#DIV/0!	\$3,509	\$0.08	0.00	1300 1665/1339		102															
160-036-200-053-00	W FIKE RD	07/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,900	33.95	\$174,811	\$200,000	\$174,811	0.0	0.0	48.94	48.94	#DIV/0!	\$4,087	\$0.09	0.00	1300 1666/720		102															
060-033-100-300-00	S SASSE RD	08/09/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$94,400	59.00	\$187,953	\$160,000	\$187,953	0.0	0.0	34.50	34.50	#DIV/0!	\$4,638	\$0.11	0.00	1200 1666/1379		102															
060-024-300-150-00	E KENT RD	09/20/23	\$208,800	WD	03-ARM'S LENGTH	\$208,800	\$67,400	32.28	\$186,868	\$208,800	\$186,868	0.0	0.0	36.85	36.85	#DIV/0!	\$5,666	\$0.13	0.00	1200 1668/725		102															
050-026-300-202-00	E SHAFFER RD	12/20/23	\$168,351	WD	03-ARM'S LENGTH	\$168,351	\$84,600	50.25	\$188,550	\$168,351	\$188,550	0.0	0.0	38.47	0.00	#DIV/0!	\$4,376	\$0.10	0.00	1400 1669/749		102															
140-036-100-100-00	S BADOUR RD	12/22/23	\$425,000	WD	33-TO BE DETERMINED	\$425,000	\$167,200	39.34	\$467,852	\$425,000	\$467,852	0.0	0.0	80.00	80.00	#DIV/0!	\$5,313	\$0.12	0.00	1200 1669/904		102															
050-015-400-050-00	6162 N HOPE RD	12/28/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,300	55.19	\$164,443	\$160,000	\$164,443	0.0	0.0	40.00	40.00	#DIV/0!	\$4,000	\$0.09	0.00	1400 1669/994		102															
010-024-100-050-00	5349 N MERIDIAN RD	01/09/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$18,400	17.04	\$44,182	\$108,000	\$44,182	436.0	0.0	12.60	12.60	\$248	\$8,571	\$0.20	436.00	1400 1669/1233		202															
160-024-400-200-00	N M-18	01/11/24	\$136,000	WD	33-TO BE DETERMINED	\$136,000	\$52,700	38.75	\$127,140	\$136,000	\$127,140	0.0	0.0	38.90	38.90	#DIV/0!	\$3,496	\$0.08	0.00	1300 1669/1405		102															
140-012-200-002-00	S DUNCAN RD	01/17/24	\$120,000	WD	21-NOT USED/OTHER	\$120,000	\$56,400	47.00	\$145,886	\$120,000	\$145,886	0.0	0.0	24.32	24.32	#DIV/0!	\$4,934	\$0.11	0.00	1200 1670/518		102															
090-020-200-060-00	2886 N STURGEON RD	03/15/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,500	12.58	\$169,200	\$155,000	\$44,200	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100 1671/174		102															
090-020-200-065-00	N STURGEON RD	03/15/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,600	12.65	\$44,650	\$155,000	\$44,650	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100 1671/175		102															
140-004-200-252-00	S MERIDIAN RD	04/05/24	\$110,000	WD	33-TO BE DETERMINED	\$110,000	\$47,900	43.55	\$121,742	\$110,000	\$121,742	0.0	0.0	20.99	18.09	#DIV/0!	\$5,241	\$0.12	0.00	1200 1671/1014	140-004-200-075-00	102															
050-015-300-001-00	E SHEARER RD	08/29/24	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$165,600	38.51	\$314,650	\$430,000	\$314,650	0.0	0.0	76.87	76.87	#DIV/0!	\$5,594	\$0.13	0.00	1400 1674/1177		102															
100-006-100-152-00	N ELEVEN MILE RD	11/27/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,200	30.61	\$81,991	\$115,000	\$81,991	549.7	0.0	22.73	22.73	\$209	\$5,059	\$0.12	0.00	1300 1676/1034		102															
150-028-300-401-00	W REDSTONE RD	01/06/25	\$418,000	WD	33-TO BE DETERMINED	\$418,000	\$103,200	24.69	\$233,554	\$418,000	\$233,554	0.0	0.0	38.49	38.49	#DIV/0!	\$10,860	\$0.25	0.00	1200 2025/210		102															
060-006-200-000-00	E GORDONVILLE RD	01/16/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,800	45.90	\$185,132	\$200,000	\$185,132	0.0	0.0	33.64	33.64	#DIV/0!	\$5,945	\$0.14	0.00	1200 2025R-00429		102															
060-024-100-100-00	E FREELAND RD	02/26/25	\$1,732,500	WD	33-TO BE DETERMINED	\$1,732,500	\$458,900	26.49	\$906,812	\$1,732,500	\$906,812	0.0	0.0	155.75	110.75	#DIV/0!	\$11,124	\$0.26	0.00	1200 2025R-01624	060-024-100-010-00	102															
150-032-300-301-00	W MID-GRAT CO LN RD	03/31/25	\$630,000	WD	33-TO BE DETERMINED	\$630,000	\$217,600	34.54	\$478,330	\$630,000	\$478,330	0.0	0.0	79.98	79.98	#DIV/0!	\$7,877	\$0.18	0.00	1200 2025R-04695		102															
Totals:			\$6,551,501			\$6,551,501	\$2,190,600		\$5,078,735	\$6,551,501	\$4,953,735	1,645.7		990.4	866.1																						
								Sale. Ratio >>	33.44									Average																			
								Std. Dev. =>	13.18									per FF=>	\$3,981									Average									
																		per Net Acre=>	6,614.80									per SqFt=>	\$0.15								
														Used in Database	6,100.00																						

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page
090-021-300-097-00	2662 N EASTMAN RD	04/16/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$202,000	42.53	\$418,798	\$121,302	\$65,100	300.0	0.0	1.41	1.41	\$404	\$86,030	\$1.97	300.00	1644/1263
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	1660/1105
110-036-200-256-00	1565 E VIRGINIA DR	12/15/22	\$125,000	WD	33-TO BE DETERMINED	\$125,000	\$71,600	57.28	\$114,762	\$125,000	\$114,762	617.0	0.0	6.78	6.78	\$203	\$18,437	\$0.42	617.00	1662/175
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300	WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$29,282	\$42,300	\$29,282	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00	1663/1394
040-390-500-080-00	559 E ISABELLA RD	08/07/20	\$100,400	WD	WARRANTY DEED	\$100,400	\$65,700	65.44	\$94,357	\$22,983	\$16,940	110.0	0.0	0.55	0.55	\$209	\$41,787	\$0.96	110.00	1636/300
100-011-400-570-00	664 W ISABELLA RD	08/08/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,900	25.95	\$177,777	\$67,979	\$45,756	246.0	0.0	1.90	1.90	\$276	\$35,778	\$0.82	246.00	1674/600
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
081-025-100-070-00	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
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300	WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$29,282	\$42,300	\$29,282	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00	1663/1394
081-024-400-376-00	231 W SAGINAW RD	01/10/24	\$12,000	WD	33-TO BE DETERMINED	\$12,000	\$6,700	55.83	\$10,439	\$12,000	\$10,439	114.7	0.0	0.29	0.29	\$105	\$41,379	\$0.95	114.71	1670/373
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
170-003-000-610-00	716 BROWN ST	09/21/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$26,800	63.06	\$41,786	\$4,957	\$4,243	55.1	100.0	0.13	0.13	\$90	\$39,341	\$0.90	55.10	1637/1157
170-006-200-080-00	219 E RAILWAY ST	07/06/20	\$50,000	WD	WARRANTY DEED	\$50,000	\$34,500	69.00	\$47,344	\$5,206	\$2,550	30.0	120.0	0.08	0.08	\$174	\$62,723	\$1.44	30.00	1635/1032
081-024-400-376-00	231 W SAGINAW RD	01/10/24	\$12,000	WD	33-TO BE DETERMINED	\$12,000	\$6,700	55.83	\$10,439	\$12,000	\$10,439	114.7	0.0	0.29	0.29	\$105	\$41,379	\$0.95	114.71	1670/373
Totals:			\$1,441,000			\$1,441,000	\$643,200		\$1,263,812	\$643,241	\$458,313	3,340.5		22.02	22.02					
						Sale. Ratio =>		44.64	Average		Average			Average			Average			
						Std. Dev. =>		18.62	per FF=>		\$193			per Net Acre=>	29,213.00		per SqFt=>	\$0.67		

Average Acres 1.47

15% Increase

Acres	Current	Adjusted
1	\$23,200	\$26,680
1.47		\$29,213
1.5	\$29,580	\$34,017
2	\$30,740	\$35,351
2.5	\$32,480	\$37,352
3	\$35,380	\$40,687
4	\$41,760	\$48,024
5	\$49,880	\$57,362
7	\$63,800	\$73,370
10	\$78,880	\$90,712
15	\$89,320	\$102,718
20	\$106,720	\$122,728
25	\$121,800	\$140,070
30	\$133,400	\$153,410
40	\$139,200	\$160,080
50	\$150,800	\$173,420
100	\$252,000	\$289,800

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page
040-009-200-231-00	860 N MERIDIAN RD	11/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,300	52.17	\$64,970	\$60,000	\$64,970	525.0	0.0	12.05	12.05	\$114	\$4,979	\$0.11	525.00	1661/585
040-016-400-611-00	463 E ISABELLA RD	04/21/23	\$40,000	WD	33-TO BE DETERMINED	\$40,000	\$16,600	41.50	\$27,900	\$40,000	\$27,900	150.0	0.0	3.00	3.00	\$267	\$13,333	\$0.31	150.00	1664/1036
040-026-100-380-00	E PINE RIVER RD	12/08/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,900	45.07	\$32,460	\$37,500	\$32,460	346.0	0.0	5.41	5.41	\$108	\$6,932	\$0.16	0.00	1640/1324
040-027-100-240-00	815 E WHITETAIL DR	08/28/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$64,440	\$62,000	\$64,440	502.1	0.0	11.48	11.48	\$123	\$5,401	\$0.12	0.00	1636/1444
090-007-300-190-00	N PERRINE RD	02/28/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$21,200	16.96	\$96,750	\$125,000	\$96,750	330.0	0.0	12.50	12.50	\$379	\$10,000	\$0.23	330.00	1654/886
090-021-400-030-00	E MONROE RD	12/15/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$48,900	20.38	\$118,680	\$240,000	\$118,680	660.0	0.0	20.06	20.06	\$364	\$11,964	\$0.27	0.00	1652/892
090-030-400-206-00	STURGEON RD	01/21/21	\$70,000	WD	32-SPLIT VACANT	\$70,000	\$0	0.00	\$90,000	\$70,000	\$90,000	329.0	0.0	10.00	10.00	\$213	\$7,000	\$0.16	0.00	1641/1299
090-030-400-209-00	8615 STURGEON AVE	04/12/21	\$64,900	WD	32-SPLIT VACANT	\$64,900	\$0	0.00	\$64,250	\$64,900	\$64,250	225.7	0.0	6.25	6.25	\$288	\$10,384	\$0.24	0.00	1644/962
090-031-200-031-00	E LETTIS RD	02/03/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,100	14.24	\$77,933	\$85,000	\$77,933	147.0	0.0	8.19	8.19	\$578	\$10,379	\$0.24	147.00	1662/1303
110-014-400-560-00	N STARK RD	01/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,200	38.00	\$89,970	\$90,000	\$89,970	70.9	0.0	19.99	19.99	\$1,270	\$4,502	\$0.10	0.00	1653/1269
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	1649/735
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000	WD	19-MULTI PARCEL ARM'	\$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	1652/1114
110-028-300-130-00	2152 N MERIDIAN RD	06/21/23	\$137,500	WD	33-TO BE DETERMINED	\$137,500	\$22,500	16.36	\$44,078	\$137,500	\$44,078	237.0	0.0	5.00	5.00	\$580	\$27,500	\$0.63	236.98	1665/1265
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
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	1660/1105
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300	WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$27,830	\$42,300	\$27,830	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00	1663/1394
120-029-100-810-00	E ASHBY RD	04/18/24	\$50,000	WD	33-TO BE DETERMINED	\$50,000	\$11,600	23.20	\$49,179	\$50,000	\$49,179	167.5	0.0	8.74	8.74	\$299	\$5,721	\$0.13	167.50	1671/1399
120-030-300-275-00	S GREY RD	10/05/20	\$25,000	MLC	03-ARM'S LENGTH	\$25,000	\$6,800	27.20	\$30,660	\$25,000	\$30,660	967.0	0.0	5.11	5.11	\$26	\$4,892	\$0.11	0.00	1638/352
130-003-300-051-00	7120 N JEFFERSON RD	05/26/22	\$185,623	CD	03-ARM'S LENGTH	\$185,623	\$71,000	38.25	\$155,339	\$69,284	\$39,000	660.0	0.0	10.50	10.50	\$105	\$6,598	\$0.15	0.00	1657/780
Totals:			\$1,700,823			\$1,700,823	\$469,100		\$1,363,753	\$1,476,556	\$1,139,486	7,327.8		168.7	168.7					
							Sale. Ratio =>	27.58			Average			Average			Average			
							Std. Dev. =>	15.75			per FF=>	\$202		per Net Acre=>	8,751.52		per SqFt=>	\$0.20		

Avg Acres: **8.44**

Lower than acreage table - decrease land value by: **-10%**

From Current Acreage Table		Updated Value	
1	\$28,800	\$28,800	\$25,920
1.5	\$33,300	\$22,200	\$19,980
2	\$39,600	\$19,800	\$17,820
2.5	\$43,200	\$17,280	\$15,552
3	\$47,700	\$15,900	\$14,310
4	\$54,000	\$13,500	\$12,150
5	\$64,800	\$12,960	\$11,664
7	\$72,000	\$10,286	\$9,257
8.44	\$8,751	\$8,751	\$8,751
10	\$90,000	\$9,000	\$8,100
15	\$0	\$0	\$0
20	\$0	\$0	\$0