2023 Commercial Group 2001 and Industrial Group 3001 Front Foot Land Value Analysis for 2024 Assessments

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	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-41-006-03-160-00	485 S I-75 BUSINESS LP	08/08/22	$92,000	WD	03-ARM'S LENGTH	$92,000	$50,900	55.33	$125,438	$16,806	$50,244	167.5	200.0	0.69	0.69	$100	$24,392	150.00	782:545		12/5/2023	201
040-42-013-01-100-00	6211 W M72 HWY	04/27/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$71,600	53.04	$160,926	$15,098	$41,024	136.7	115.0	0.26	0.26	$110	$57,189	100.00	760:882		7/5/2023	201
040-41-005-09-080-00	714 ISENHAUER RD	11/17/22	$118,750	WD	03-ARM'S LENGTH	$118,750	$62,700	52.80	$132,704	$48,532	$62,486	208.3	235.0	1.25	0.00	$233	$38,764	232.00	787:368		6/28/2023	201
040-44-031-15-030-02	26 N I-75 BUSINESS LP	05/27/21	$69,900	MLC	03-ARM'S LENGTH	$69,900	$39,400	56.37	$74,405	$36,519	$41,024	136.7	300.0	0.69	0.69	$267	$53,003	100.00	760:30:00		10/31/2023	201
040-41-005-03-020-02	W NORTH DOWN RIVER RD	11/11/22	$70,000	WD	03-ARM'S LENGTH	$70,000	$28,800	41.14	$62,889	$70,000	$62,889	209.6	1877.7	10.13	10.13	$334	$6,910	235.00	787:571		3/28/2017	202
040-44-031-15-040-00	78 N I-75 BUSINESS LP	01/07/22	$418,000	WD	03-ARM'S LENGTH	$418,000	$162,300	38.83	$406,386	$69,631	$58,017	193.4	559.1	2.57	2.57	$360	$27,125	200.00	772:849		7/6/2023	201
040-41-017-02-130-00	2123 INDUSTRIAL DR	02/14/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$113,600	45.44	$233,634	$74,383	$58,017	193.4	280.0	1.29	1.29	$385	$57,841	200.00	790:341		3/27/2017	201
040-42-012-11-065-00	6895 W M72 HWY	03/20/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$32,400	27.00	$70,699	$120,000	$69,982	233.3	0.0	2.50	0.00	$514	$48,000	291.00	791:574		7/6/2023	202
040-44-031-15-030-03	50 N I-75 BUSINESS LP	07/01/22	$160,000	WD	03-ARM'S LENGTH	$160,000	$59,900	37.44	$130,620	$70,404	$41,024	136.7	300.0	0.69	0.69	$515	$102,183	100.00	780:696		8/4/2022	201
040-41-008-14-040-10	4476 W M-72 HWY	06/15/21	$106,133	WD	03-ARM'S LENGTH	$106,133	$35,500	33.45	$60,895	$106,133	$60,895	203.0	413.2	2.07	2.09	$523	$51,173	220.33	760:759		3/27/2017	202
040-42-013-02-135-00	6415 W M72 HWY	08/26/22	$150,500	WD	03-ARM'S LENGTH	$150,500	$52,600	34.95	$118,804	$68,389	$36,693	122.3	230.0	0.42	0.42	$559	$162,059	80.00	783:902		9/21/2022	201
040-42-013-02-130-00	6405 W M72 HWY	02/03/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$74,400	19.84	$272,681	$156,692	$54,373	181.2	332.0	1.44	1.44	$865	$109,041	181.20	773:991		8/4/2022	201
		Totals:	$2,065,283			$2,065,283	$784,100		$1,850,081	$852,587	$636,668	2,122.2		24.00	20.26							
							Sale. Ratio =>	37.97			Average			Average								
							Std. Dev. =>	11.67			per FF=>	$402		per Net Acre=>	35,525.94							

A review of the Commercial Group arm's-length sales during the two-year study period found a healthy quantity of commercial sales to analyze. Two sales were vacant and an average between the two was in the range of the average of all sales. Average was given weight and the determined front foot rate has been applied.

2024 Commercial Group 2001 Front Foot Rate as Applied
$400/FF

2023 Commercial Group 2001 and Industrial Group 3001 Acreage Land Value Analysis for 2024 Assessments

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	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-41-014-02-120-00	2013 S STALEY LAKE RD	07/09/21	$7,900	WD	03-ARM'S LENGTH	$7,900	$2,500	31.65	$8,000	$7,900	$8,000	0.0	0.0	1.00	1.00	#DIV/0!	$7,900	0.00	762:536		5/2/2016	402
040-40-008-16-080-00	HUCKLEBERRY TRL	03/15/23	$10,000	WD	03-ARM'S LENGTH	$10,000	$3,700	37.00	$11,500	$10,000	$11,500	0.0	0.0	1.70	1.70	#DIV/0!	$5,882	0.00	791:179		10/4/2016	402
040-40-029-07-020-04	S STEPHAN BRIDGE RD	09/29/21	$12,500	WD	03-ARM'S LENGTH	$12,500	$4,600	36.80	$14,600	$12,500	$14,600	0.0	0.0	2.40	2.40	#DIV/0!	$5,208	0.00	766:582		4/17/2017	402
040-42-014-07-022-00	M93 HWY	06/28/21	$14,000	WD	03-ARM'S LENGTH	$14,000	$4,700	33.57	$14,920	$14,000	$14,920	0.0	0.0	2.48	2.48	#DIV/0!	$5,645	0.00	761:366		6/9/2023	402
040-40-008-02-100-00	S STEPHAN BRIDGE RD	08/18/21	$12,000	WD	03-ARM'S LENGTH	$12,000	$4,700	39.17	$15,000	$12,000	$15,000	0.0	0.0	2.50	2.50	#DIV/0!	$4,800	0.00	764:570		10/18/2016	402
040-44-021-05-020-04	2691 HIDDEN RIDGE CT	05/11/21	$17,000	WD	03-ARM'S LENGTH	$17,000	$9,400	55.29	$30,060	$17,000	$30,060	0.0	0.0	2.51	2.51	#DIV/0!	$6,773	0.00	759:178		5/7/2016	402
040-41-009-10-030-02	MARILYN'S AVE	02/22/23	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,200	36.67	$7,160	$6,000	$7,160	0.0	0.0	3.40	3.40	#DIV/0!	$1,765	0.00	791:173		5/4/2017	402
040-40-017-02-160-00	E M-72 HWY	05/11/22	$16,900	WD	03-ARM'S LENGTH	$16,900	$5,900	34.91	$19,475	$16,900	$19,475	0.0	0.0	3.85	3.85	#DIV/0!	$4,390	0.00	778:682		5/11/2017	402
040-40-016-03-160-00	2538 E M-72 HWY	06/22/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$24,700	30.88	$21,836	$80,000	$19,650	0.0	0.0	3.90	3.90	#DIV/0!	$20,513	0.00	761:288		5/19/2017	402
040-43-033-12-040-04	N SPITE AVE	06/13/22	$14,000	WD	03-ARM'S LENGTH	$14,000	$6,200	44.29	$20,500	$14,000	$20,500	0.0	0.0	4.20	4.20	#DIV/0!	$3,333	0.00	779:815		11/15/2016	402
040-40-008-02-180-01	1644 LAWE LN	08/18/21	$18,000	WD	03-ARM'S LENGTH	$18,000	$6,700	37.22	$22,808	$18,000	$22,400	0.0	0.0	4.96	4.96	#DIV/0!	$3,629	0.00	764:572		8/4/2022	402
040-40-030-02-035-02	4170 SWEET PEA TRL	05/20/21	$26,900	WD	03-ARM'S LENGTH	$26,900	$8,500	31.60	$27,985	$26,900	$22,400	0.0	0.0	4.96	4.96	#DIV/0!	$5,423	0.00	759:557		8/18/2023	402
040-41-015-07-020-01	2287 S BARKER LAKE RD	06/25/21	$12,000	WD	03-ARM'S LENGTH	$12,000	$6,800	56.67	$22,799	$12,000	$22,500	0.0	0.0	5.00	5.00	#DIV/0!	$2,400	0.00	761:376		12/1/2021	402
040-40-008-05-340-00	S STEPHAN BRIDGE RD	06/28/22	$18,200	WD	03-ARM'S LENGTH	$18,200	$6,800	37.36	$22,500	$18,200	$22,500	0.0	0.0	5.00	5.00	#DIV/0!	$3,640	0.00	781:54:00		10/4/2016	402
040-40-008-08-060-00	S STEPHAN BRIDGE RD	05/17/22	$16,500	WD	03-ARM'S LENGTH	$16,500	$6,800	41.21	$22,500	$16,500	$22,500	0.0	0.0	5.00	5.00	#DIV/0!	$3,300	0.00	778:798		10/4/2016	402
040-40-007-15-160-00	473 E M-72 HWY	03/15/22	$25,000	WD	03-ARM'S LENGTH	$25,000	$6,800	27.20	$22,500	$25,000	$22,500	0.0	0.0	5.00	5.00	#DIV/0!	$5,000	0.00	775:769		8/24/2020	402
040-40-008-15-020-02	1902 HUCKLEBERRY TRL	12/08/21	$21,500	WD	19-MULTI PARCEL ARM'S LENGTH	$21,500	$9,400	43.72	$31,618	$21,500	$30,000	0.0	0.0	5.00	2.50	#DIV/0!	$4,300	0.00	771:74	040-40-008-15-020-03	9/19/2022	402
040-41-006-03-020-02	5304 ABITIBI LN	07/16/21	$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	$20,000	$13,400	67.00	$50,018	$20,000	$44,650	0.0	0.0	9.86	4.93	#DIV/0!	$2,028	0.00	762:526	040-41-006-03-020-03	12/2/2021	402
040-41-001-09-140-01	665 SHADOW LAND RD	01/12/22	$30,000	PTA	03-ARM'S LENGTH	$30,000	$10,000	33.33	$30,000	$30,000	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,000	0.00			5/24/2016	402
040-41-001-09-140-01	665 SHADOW LAND RD	05/02/22	$30,000	WD	03-ARM'S LENGTH	$30,000	$10,000	33.33	$30,000	$30,000	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,000	0.00	778:460		5/24/2016	402
040-40-028-07-040-00	SANDY TRL	07/11/22	$21,500	WD	03-ARM'S LENGTH	$21,500	$10,000	46.51	$30,000	$21,500	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$2,150	0.00	781:333		4/19/2017	402
040-40-019-05-018-00	CHAMOIS CT	11/18/21	$18,000	WD	03-ARM'S LENGTH	$18,000	$10,000	55.56	$30,000	$18,000	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$1,800	0.00	769:733		3/29/2017	402
040-40-019-12-012-00	305 RUSTIC LN	05/06/22	$29,000	WD	03-ARM'S LENGTH	$29,000	$10,000	34.48	$34,757	$29,000	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$2,900	0.00	778:442		8/5/2022	402
040-40-021-07-030-00	3397 SANDY TRL	09/29/22	$27,500	WD	03-ARM'S LENGTH	$27,500	$10,000	36.36	$30,028	$27,500	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$2,750	0.00	785:557		8/18/2023	402
040-40-016-02-035-00	2528 CAMBAY TRL	06/29/22	$47,500	WD	03-ARM'S LENGTH	$47,500	$10,500	22.11	$30,000	$47,500	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$4,750	0.00	780:875		8/9/2022	402
040-40-015-01-017-00	ONTARIO BLVD	11/12/21	$18,800	WD	03-ARM'S LENGTH	$18,800	$10,000	53.19	$30,000	$18,800	$30,000	0.0	0.0	10.00	10.00	#DIV/0!	$1,880	0.00	769:443		11/8/2016	402
040-43-026-14-020-03	FOLEY LN	11/14/22	$20,000	WD	03-ARM'S LENGTH	$20,000	$10,100	50.50	$30,150	$20,000	$30,150	0.0	0.0	10.10	10.10	#DIV/0!	$1,980	0.00	788:143		6/13/2017	402
040-40-030-09-020-03	EMBER TRL	09/19/22	$29,000	WD	03-ARM'S LENGTH	$29,000	$11,600	40.00	$33,712	$29,000	$31,020	0.0	0.0	10.68	10.68	#DIV/0!	$2,715	0.00	785:45:00		4/10/2017	402
040-41-031-13-020-11	W FOUR MILE RD	06/21/21	$40,000	WD	03-ARM'S LENGTH	$40,000	$13,900	34.75	$36,190	$40,000	$36,190	474.7	995.7	10.85	10.85	$84	$3,687	474.65	761:106		5/9/2023	202
040-42-013-04-040-00	SAM RD	02/22/22	$22,500	WD	03-ARM'S LENGTH	$22,500	$11,600	51.56	$33,450	$22,500	$33,450	0.0	0.0	12.30	12.30	#DIV/0!	$1,829	0.00	777:733		6/13/2015	402
040-41-007-06-035-00	5761 W NORTH DOWN RIVER RD	02/13/23	$249,000	WD	03-ARM'S LENGTH	$249,000	$45,900	18.43	$114,901	$177,899	$43,800	0.0	0.0	16.50	16.50	#DIV/0!	$10,782	0.00	790:246		8/4/2022	201
040-40-031-15-010-00	733 E FOUR MILE RD	08/02/22	$62,500	WD	03-ARM'S LENGTH	$62,500	$17,000	27.20	$46,854	$62,500	$44,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,125	0.00	782:547		8/5/2022	402
040-44-030-04-020-00	1655 HARTWICK PINES RD	11/04/21	$83,000	WD	03-ARM'S LENGTH	$83,000	$27,900	33.61	$60,440	$83,000	$60,440	0.0	0.0	36.44	36.44	#DIV/0!	$2,278	0.00	769:91		8/22/2023	402
040-44-030-04-020-00	1655 HARTWICK PINES RD	04/15/22	$92,500	WD	03-ARM'S LENGTH	$92,500	$27,900	30.16	$60,440	$92,500	$60,440	0.0	0.0	36.44	36.44	#DIV/0!	$2,538	0.00	777:280		8/22/2023	402
040-41-036-15-040-00	370 W FOUR MILE RD	11/01/22	$936,600	WD	19-MULTI PARCEL ARM'S LENGTH	$936,600	$330,600	35.30	$870,603	$199,997	$99,000	0.0	0.0	50.00	40.00	#DIV/0!	$4,000	0.00	786:733	040-41-036-14-080-00	12/6/2023	201
		Totals:	$2,105,800			$2,105,800	$710,800		$1,917,304	$1,298,096	$1,048,805	474.7		356.03	338.60							
							Sale. Ratio =>	33.75			Average			Average								
							Std. Dev. =>	10.43			per FF=>	$2,735		per Net Acre=>	3,646.03							

A review of arm's-length sales during the two-year study period found three commercial acreage sales to analyze, one being vacant. There were no industrial sales. Industrial for rural Grayling Township reacts similarly to commercial in the real estate market and the two are typically analyzed together. Additional sales from the Residential Acreage class were collected to analyze since Grayling Township, being a rural community, has historically had similar acreage rates for commercial parcels and residential acreage parcels. The determined acreage rates in the table to right have been applied.

2024 Commercial/Industrial Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,600	$16,800	10 Acre:	$3,400	$34,000	30 Acre:	$3,200	$96,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$3,400	$51,000	40 Acre:	$3,100	$124,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$3,400	$68,000	50 Acre:	$3,000	$150,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$3,300	$82,500	100 Acre:	$2,500	$250,000

2023 Residential Group 4000 Lakeview Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class	Rate Group 1
040-45-761-03-020-00	1365 FALCON AVE	04/05/21	$680,000	WD	19-MULTI PARCEL ARM'S LENGTH	$680,000	$350,400	51.53	$813,301	$215,664	$320,033	266.6	500.0	$809	285.00	758:494	040-45-761-03-014-00, 040-45-761-03-018-00	3/20/2022	001	4000 FF
040-45-761-04-011-00	10110 PORTAGE LAKE DR	11/22/22	$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	$500,000	$258,700	51.74	$585,659	$224,663	$292,788	204.1	460.0	$1,101	225.00	787:505	040-45-761-04-007-00	3/20/2022	401	4000 FF
040-45-460-00-010-00	9163 N LAKESHORE DR	03/13/23	$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	$300,000	$79,400	26.47	$212,724	$230,601	$125,638	180.0	257.0	$1,281	180.00	791/662 & 791/665	040-45-460-00-019-00, 040-45-460-00-018-02	4/7/2022	401	4000 FF
040-45-761-03-030-00	1364 EAGLE ST	04/09/21	$353,000	WD	03-ARM'S LENGTH	$353,000	$174,900	49.55	$416,126	$211,874	$275,000	125.0	112.0	$1,695	125.00	757:260		3/20/2022	001	4000 FF
040-42-015-14-380-00	2626 EAST LAKESHORE DR	05/26/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$201,600	47.44	$438,022	$206,978	$220,000	100.0	200.4	$2,070	100.00	779:532		4/7/2022	401	4000 FF
040-45-300-02-003-00	3126 S PORTAGE AVE	07/29/21	$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	$400,000	$116,300	29.08	$302,164	$233,672	$121,250	100.0	250.0	$2,337	100.00	763:475	040-45-300-04-005-00	5/20/2019	401	4000 FF
040-42-010-08-022-01	W M72 HWY	05/14/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$33,000	34.74	$107,000	$95,000	$107,000	35.0	33.0	$2,714	35.00	759:232		4/11/2015	401	4000 FF
040-45-880-00-001-00	1682 HOLTCAMP LN	10/14/22	$650,000	WD	03-ARM'S LENGTH	$650,000	$253,600	39.02	$606,774	$197,996	$154,770	70.4	240.0	$2,814	70.35	786:359		8/10/2022	401	4000 FF
040-45-766-16-007-00	1337 MAYBELLE AVE	06/18/21	$510,000	CD	03-ARM'S LENGTH	$510,000	$174,500	34.22	$467,595	$165,605	$123,200	56.0	175.0	$2,957	56.00	760:922		4/12/2022	401	4000 FF
040-42-010-12-160-00	1834 DANSK LN	06/28/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$93,000	26.57	$298,429	$165,971	$114,400	52.0	354.3	$3,192	52.00	781:372		10/31/2023	401	4000 FF
040-45-763-01-029-00	9685 LINCOLN PARK BLVD	07/30/21	$690,000	WD	03-ARM'S LENGTH	$690,000	$193,600	28.06	$572,306	$254,094	$136,400	62.0	186.2	$4,098	62.00	763:656		8/30/2021	401	4000 FF
040-42-010-12-180-00	1836 DANSK LN	12/27/21	$800,000	WD	03-ARM'S LENGTH	$800,000	$195,800	24.48	$675,708	$240,892	$116,600	53.0	499.7	$4,545	53.00	772:441		8/11/2022	401	4000 FF
040-45-460-00-009-00	9173 N LAKESHORE DR	06/24/22	$535,000	WD	03-ARM'S LENGTH	$535,000	$169,000	31.59	$381,044	$263,956	$110,000	50.0	110.0	$5,279	50.00	780:541		9/21/2022	401	4000 FF
		Totals:	$6,288,000			$6,288,000	$2,293,800		$5,876,852	$2,706,966	$2,217,079	1,354.0								
							Sale. Ratio =>	36.48			Average									
							Std. Dev. =>	10.23			per FF=>	$1,999								

2024 Residential Group 4000 Lakeview Front Foot Rate as Applied
$2,500/FF

2023 Residential Group 4000 Harbor Beach Land Value Analysis for 2024 Assessments

040-45-380-00-015-00	10369 OLD TRAIL RD	03/04/22	$387,500	WD	03-ARM'S LENGTH	$387,500	$85,800	22.14	$352,932	$149,768	$115,200	115.2	143.4	$1,300	115.20	775:543		5/6/2022	401	HARBOR BEACH
040-45-380-00-031-00	10358 FERNDALE CT	06/07/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$86,600	23.73	$349,929	$139,771	$124,700	124.7	187.8	$1,121	124.70	779:853		5/6/2022	401	HARBOR BEACH
040-45-380-00-032-00	10356 OAKDALE DR	08/30/21	$480,000	WD	03-ARM'S LENGTH	$480,000	$97,100	20.23	$464,907	$167,893	$152,800	152.8	193.8	$1,099	152.80	765:65		11/29/2021	401	HARBOR BEACH
		Totals:	$1,232,500			$1,232,500	$269,500		$1,167,768	$457,432	$392,700	392.7								
							Sale. Ratio =>	21.87			Average									
							Std. Dev. =>	8.37			per FF=>	$1,165								

A review of arm's-length sales during the two-year study period for Residential Group 4000 found one vacant land sale in the Lakeview group. This sale was given weight in the final front foot conclusion. Sales for Harbor Beach Sub were separated from the Lakeview parcels as enough sales were available to draw a conclusion from for these parcels. The average was given weight due to the individual front foot calculations being close to each other indicating a suitable value. The acreage table was derived from the Residential Acreage study. The front foot and acreage rates have been applied as determined.

2024 Residential Group 4000 Harbor Beach Front Foot Rate as Applied
$1,100/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Acreage Group 4001 Land Value Analysis for 2024 Assessments

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-40-016-13-080-00	2873 E M-72 HWY	11/17/21	$23,000	WD	03-ARM'S LENGTH	$23,000	$14,200	61.74	$30,771	($5,451)	$2,320	0.29	0.29	($18,797)	($0.43)	769:803		12/6/2023	401
040-40-011-13-040-00	1598 S WAKELEY BRIDGE RD	02/02/22	$144,000	WD	03-ARM'S LENGTH	$144,000	$41,900	29.10	$108,020	$43,100	$7,120	0.89	0.89	$48,427	$1.11	774:208		6/12/2017	001
040-41-014-02-120-00	2013 S STALEY LAKE RD	07/09/21	$7,900	WD	03-ARM'S LENGTH	$7,900	$2,500	31.65	$8,000	$7,900	$8,000	1.00	1.00	$7,900	$0.18	762:536		5/2/2016	001
040-41-026-16-040-00	4982 S STALEY LAKE RD	09/16/22	$84,000	WD	03-ARM'S LENGTH	$84,000	$22,800	27.14	$67,991	$24,009	$8,000	1.00	1.00	$24,009	$0.55	784:739		10/7/2022	401
040-42-013-05-010-02	2153 VIKING WAY	11/29/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,800	35.67	$110,264	$17,736	$8,000	1.00	1.00	$17,736	$0.41	771:341		6/3/2015	401
040-40-017-01-340-01	1968 E M-72 HWY	12/14/22	$98,000	WD	03-ARM'S LENGTH	$98,000	$30,500	31.12	$92,077	$14,423	$8,500	1.10	1.10	$13,112	$0.30	788:850		5/11/2017	401
040-40-017-08-100-00	2424 S STEPHAN BRIDGE RD	09/28/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$26,200	43.67	$102,057	($32,707)	$9,350	1.27	1.27	($25,754)	($0.59)	766:684		11/2/2023	401
040-40-016-08-080-00	2335 E M-72 HWY	09/10/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$48,800	37.54	$125,828	$13,622	$9,450	1.29	1.29	$10,560	$0.24	765:594		10/4/2016	401
040-40-017-08-080-00	2404 S STEPHAN BRIDGE RD	09/30/21	$61,150	WD	03-ARM'S LENGTH	$61,150	$33,100	54.13	$85,760	($14,960)	$9,650	1.33	1.33	($11,248)	($0.26)	766:821		5/10/2017	401
040-40-016-13-200-00	2996 E M-72 HWY	01/25/22	$100,000	LC	03-ARM'S LENGTH	$100,000	$32,600	32.60	$94,351	$16,649	$11,000	1.60	1.60	$10,406	$0.24	773:486		5/22/2017	401
040-40-016-07-120-00	2303 SANDY TRL	12/29/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$48,500	34.64	$130,052	$21,298	$11,350	1.67	1.67	$12,753	$0.29	772:240		5/30/2017	401
040-40-008-16-080-00	HUCKLEBERRY TRL	03/15/23	$10,000	WD	03-ARM'S LENGTH	$10,000	$3,700	37.00	$11,500	$10,000	$11,500	1.70	1.70	$5,882	$0.14	791:179		10/4/2016	402
040-40-008-16-100-00	1861 HUCKLEBERRY TRL	09/22/21	$28,000	WD	03-ARM'S LENGTH	$28,000	$10,800	38.57	$46,352	($6,652)	$11,700	1.74	1.74	($3,823)	($0.09)	766:292		11/2/2023	401
040-40-023-06-125-00	3210 S WAKELEY BRIDGE RD	10/22/21	$158,000	WD	03-ARM'S LENGTH	$158,000	$34,200	21.65	$131,017	$35,933	$8,950	1.98	1.19	$18,148	$0.42	768:454		8/31/2021	401
040-40-008-02-140-00	1135 S STEPHAN BRIDGE RD	08/22/22	$57,500	CD	11-FROM LENDING INSTITUTION EXPOSED	$57,500	$39,500	68.70	$96,083	($25,583)	$13,000	2.00	2.00	($12,792)	($0.29)	783:589		10/18/2016	401
040-40-017-04-040-00	1937 SAVAGE ST	09/20/21	$164,900	WD	03-ARM'S LENGTH	$164,900	$61,400	37.23	$159,542	$18,358	$13,000	2.00	2.00	$9,179	$0.21	765:935		5/11/2017	401
040-40-017-01-320-00	1950 E M-72 HWY	10/25/22	$79,500	WD	03-ARM'S LENGTH	$79,500	$26,100	32.83	$68,438	$24,862	$13,800	2.20	2.20	$11,301	$0.26	786:835		11/16/2022	401
040-40-005-01-120-00	108 S BAUMAN RD	09/07/22	$155,500	WD	03-ARM'S LENGTH	$155,500	$72,600	46.69	$175,083	($5,583)	$14,000	2.25	2.25	($2,481)	($0.06)	784:215		11/7/2016	401
040-40-016-14-020-00	2748 E M-72 HWY	02/13/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$15,000	60.00	$36,642	$2,558	$14,200	2.30	2.30	$1,112	$0.03	790:382		11/3/2023	401
040-40-029-07-020-04	S STEPHAN BRIDGE RD	09/29/21	$12,500	WD	03-ARM'S LENGTH	$12,500	$4,600	36.80	$14,600	$12,500	$14,600	2.40	2.40	$5,208	$0.12	766:582		4/17/2017	402
040-42-014-07-022-00	M93 HWY	06/28/21	$14,000	WD	03-ARM'S LENGTH	$14,000	$4,700	33.57	$14,920	$14,000	$14,920	2.48	2.48	$5,645	$0.13	761:366		6/9/2023	402
040-40-007-15-140-00	513 E M-72 HWY	08/19/22	$37,000	WD	03-ARM'S LENGTH	$37,000	$24,900	67.30	$64,529	($12,529)	$15,000	2.50	2.50	($5,012)	($0.12)	783:373		9/19/2022	401
040-40-008-02-100-00	S STEPHAN BRIDGE RD	08/18/21	$12,000	WD	03-ARM'S LENGTH	$12,000	$4,700	39.17	$15,000	$12,000	$15,000	2.50	2.50	$4,800	$0.11	764:570		10/18/2016	402
040-40-016-05-020-00	2009 DEER TRACK TRL	08/27/21	$17,000	WD	03-ARM'S LENGTH	$17,000	$7,100	41.76	$20,110	$11,890	$15,000	2.50	2.50	$4,756	$0.11	764:856		10/4/2016	402
040-40-017-07-180-00	2381 BELL RD	12/20/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$43,900	32.52	$109,634	$40,366	$15,000	2.50	2.50	$16,146	$0.37	772:22:00		5/12/2017	401
040-40-017-13-045-02	2948 SANDY TRL	12/13/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$57,400	34.79	$149,213	$30,787	$15,000	2.50	2.50	$12,315	$0.28	771:387		6/7/2017	401
040-40-023-11-080-00	4143 DIAMOND DR	03/31/23	$44,000	WD	03-ARM'S LENGTH	$44,000	$18,600	42.27	$47,313	$11,687	$15,000	2.50	2.50	$4,675	$0.11	791:872		5/26/2017	401
040-40-034-10-120-00	WHIPPORWILL LN	05/16/22	$12,000	WD	03-ARM'S LENGTH	$12,000	$5,200	43.33	$15,354	$11,646	$15,000	2.50	2.50	$4,658	$0.11	778:765		5/3/2017	401
040-41-009-12-035-00	3530 W M-72 HWY	07/30/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$86,200	35.92	$221,741	$33,259	$15,000	2.50	2.50	$13,304	$0.31	763:381		5/5/2017	401
040-41-012-06-100-00	949 W RICHARDSON RD	05/03/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$14,600	41.71	$40,311	$9,689	$15,000	2.50	2.50	$3,876	$0.09	777:937		5/11/2016	401
040-41-025-10-190-00	4649 S STALEY LAKE RD	07/27/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$63,200	70.22	$151,828	($46,828)	$15,000	2.50	2.50	($18,731)	($0.43)	782:295		3/29/2017	401
040-41-025-11-320-00	766 W TIMBER TRL	11/23/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$23,700	79.00	$63,656	($18,656)	$15,000	2.50	2.50	($7,462)	($0.17)	774:610		3/29/2017	401
040-43-026-04-035-00	4959 E NORTH DOWN RIVER RD	07/08/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$57,900	30.47	$158,938	$46,062	$15,000	2.50	2.50	$18,425	$0.42	780:796		9/28/2022	401
040-44-021-05-020-04	2691 HIDDEN RIDGE CT	05/11/21	$17,000	WD	03-ARM'S LENGTH	$17,000	$9,400	55.29	$30,060	$17,000	$30,060	2.51	2.51	$6,773	$0.16	759:178		5/7/2016	402
040-41-009-09-015-01	1680 CLEARWATER TRL	03/17/22	$346,500	WD	03-ARM'S LENGTH	$346,500	$119,900	34.60	$308,647	$52,973	$15,120	2.54	2.54	$20,856	$0.48	775:772		8/10/2022	401
040-44-021-05-020-03	2661 HIDDEN RIDGE CT	11/29/22	$352,000	WD	03-ARM'S LENGTH	$352,000	$82,700	23.49	$201,549	$180,691	$30,240	2.54	2.54	$71,138	$1.63	787:757		5/7/2016	401
040-41-009-12-015-00	1780 CLEARWATER TRL	01/24/22	$140,000	LC	03-ARM'S LENGTH	$140,000	$45,800	32.71	$130,838	$24,582	$15,420	2.64	2.64	$9,311	$0.21	773:476		5/5/2017	401
040-40-015-10-080-00	3048 E M-72 HWY	01/26/23	$52,500	WD	03-ARM'S LENGTH	$52,500	$18,600	35.43	$47,861	$20,089	$15,450	2.65	2.65	$7,581	$0.17	789:758		5/25/2017	401
040-40-016-08-240-00	2426 E M-72 HWY	02/03/23	$60,000	WD	03-ARM'S LENGTH	$60,000	$31,400	52.33	$76,715	($1,115)	$15,600	2.70	2.70	($413)	($0.01)	789:944		5/26/2017	401
040-40-008-02-160-00	1223 S STEPHAN BRIDGE RD	09/30/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$52,200	34.80	$143,479	$23,021	$16,500	3.00	3.00	$7,674	$0.18	766:899		11/30/2021	401
040-40-017-01-240-00	1840 E M-72 HWY	07/12/22	$88,000	WD	03-ARM'S LENGTH	$88,000	$24,300	27.61	$60,868	$43,632	$16,500	3.00	3.00	$14,544	$0.33	780:820		5/11/2017	401
040-40-015-15-080-00	3625 E M-72 HWY	03/27/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$25,600	23.27	$62,434	$64,766	$17,200	3.20	3.20	$20,239	$0.46	791:763		10/24/2016	401
040-40-017-01-020-00	1997 E M-72 HWY	08/17/21	$111,000	WD	03-ARM'S LENGTH	$111,000	$42,800	38.56	$112,748	$15,802	$17,550	3.30	3.30	$4,788	$0.11	764:284		10/4/2016	401
040-40-030-02-030-00	702 PARMA RD	09/15/21	$67,000	WD	03-ARM'S LENGTH	$67,000	$28,300	42.24	$76,226	$8,324	$17,550	3.30	3.30	$2,522	$0.06	766:340		4/12/2017	401
040-40-003-06-045-00	3244 E NORTH DOWN RIVER RD	06/10/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$93,000	32.07	$250,524	$57,131	$17,655	3.33	3.33	$17,156	$0.39	780:88		8/5/2022	401
040-41-009-10-030-02	MARILYN'S AVE	02/22/23	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,200	36.67	$7,160	$6,000	$7,160	3.40	3.40	$1,765	$0.04	791:173		5/4/2017	402
040-40-023-06-040-00	3024 WAKELEY BRIDGE RD	09/14/21	$97,000	WD	19-MULTI PARCEL ARM'S LENGTH	$97,000	$43,600	44.95	$83,617	$35,719	$22,336	3.42	0.92	$10,453	$0.24	765:852	040-40-022-01-020-00	11/5/2016	401
040-40-017-01-200-00	1784 E M-72 HWY	11/02/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$19,100	63.67	$113,200	($64,950)	$18,250	3.50	3.50	($18,557)	($0.43)	768:814		8/5/2022	401
040-40-034-07-020-02	5359 WHIPPORWILL LN	08/06/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$42,100	38.27	$111,910	$17,040	$18,950	3.70	3.70	$4,605	$0.11	763:832		5/3/2017	401
040-40-015-12-140-00	3488 E M-72 HWY	06/30/22	$98,000	WD	03-ARM'S LENGTH	$98,000	$41,700	42.55	$103,771	$13,354	$19,125	3.75	3.75	$3,561	$0.08	780:650		5/31/2017	401
040-40-017-02-160-00	E M-72 HWY	05/11/22	$16,900	WD	03-ARM'S LENGTH	$16,900	$5,900	34.91	$19,475	$16,900	$19,475	3.85	3.85	$4,390	$0.10	778:682		5/11/2017	402
040-41-006-03-180-00	5421 ADAK CT	03/08/23	$45,000	WD	03-ARM'S LENGTH	$45,000	$30,400	67.56	$127,210	($62,626)	$19,584	3.88	3.88	($16,137)	($0.37)	791:133		10/31/2023	001
040-40-016-03-160-00	2538 E M-72 HWY	06/22/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$24,700	30.88	$21,836	$80,000	$19,650	3.90	3.90	$20,513	$0.47	761:288		5/19/2017	402
040-42-012-10-100-00	1679 S AUSABLE TRL	07/25/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$59,200	43.85	$145,273	$9,412	$19,685	3.91	3.91	$2,407	$0.06	782:326		7/29/2021	401
040-43-033-12-040-03	170 N SPITE AVE	12/27/22	$34,500	WD	03-ARM'S LENGTH	$34,500	$14,800	42.90	$29,194	$25,806	$20,500	4.20	4.20	$6,144	$0.14	788:656		8/22/2023	402
040-43-033-12-040-04	N SPITE AVE	06/13/22	$14,000	WD	03-ARM'S LENGTH	$14,000	$6,200	44.29	$20,500	$14,000	$20,500	4.20	4.20	$3,333	$0.08	779:815		11/15/2016	402
040-40-008-02-180-01	1644 LAWE LN	08/18/21	$18,000	WD	03-ARM'S LENGTH	$18,000	$6,700	37.22	$22,808	$18,000	$22,400	4.96	4.96	$3,629	$0.08	764:572		8/4/2022	402
040-40-030-02-035-02	4170 SWEET PEA TRL	05/20/21	$26,900	WD	03-ARM'S LENGTH	$26,900	$8,500	31.60	$27,985	$26,900	$22,400	4.96	4.96	$5,423	$0.12	759:557		8/18/2023	402
040-40-008-03-195-00	1686 JEFFERS LN	06/30/22	$205,000	WD	19-MULTI PARCEL ARM'S LENGTH	$205,000	$78,600	38.34	$197,129	$37,871	$30,000	5.00	2.50	$7,574	$0.17	780:626	040-40-008-03-180-00	8/4/2022	401
040-40-008-15-020-02	1902 HUCKLEBERRY TRL	12/08/21	$21,500	WD	19-MULTI PARCEL ARM'S LENGTH	$21,500	$9,400	43.72	$31,618	$21,500	$30,000	5.00	2.50	$4,300	$0.10	771:74	040-40-008-15-020-03	9/19/2022	402
040-40-015-16-120-00	CHATHAM TRL	07/29/22	$19,900	WD	19-MULTI PARCEL ARM'S LENGTH	$19,900	$13,900	69.85	$39,169	$10,731	$30,000	5.00	2.50	$2,146	$0.05	782:603	040-40-015-16-020-00	11/5/2016	401
040-40-007-15-160-00	473 E M-72 HWY	03/15/22	$25,000	WD	03-ARM'S LENGTH	$25,000	$6,800	27.20	$22,500	$25,000	$22,500	5.00	5.00	$5,000	$0.11	775:769		8/24/2020	402
040-40-008-03-145-00	1369 S STEPHAN BRIDGE RD	09/30/22	$57,000	WD	03-ARM'S LENGTH	$57,000	$22,100	38.77	$60,148	$19,352	$22,500	5.00	5.00	$3,870	$0.09	785:862		10/7/2022	401
040-40-008-05-340-00	S STEPHAN BRIDGE RD	06/28/22	$18,200	WD	03-ARM'S LENGTH	$18,200	$6,800	37.36	$22,500	$18,200	$22,500	5.00	5.00	$3,640	$0.08	781:54:00		10/4/2016	402
040-40-008-08-060-00	S STEPHAN BRIDGE RD	05/17/22	$16,500	WD	03-ARM'S LENGTH	$16,500	$6,800	41.21	$22,500	$16,500	$22,500	5.00	5.00	$3,300	$0.08	778:798		10/4/2016	402
040-40-010-10-060-00	1545 S HORSESHOE TRL	05/26/21	$150,500	WD	03-ARM'S LENGTH	$150,500	$58,900	39.14	$159,959	$13,041	$22,500	5.00	5.00	$2,608	$0.06	759:743		10/12/2016	401
040-40-015-06-160-01	2233 S HORSESHOE TRL	12/14/22	$22,000	WD	03-ARM'S LENGTH	$22,000	$6,800	30.91	$72,722	($28,222)	$22,500	5.00	5.00	($5,644)	($0.13)	788:817		11/3/2023	401
040-40-017-06-020-00	1170 E M-72 HWY	03/11/22	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,800	38.00	$64,538	$17,962	$22,500	5.00	5.00	$3,592	$0.08	775:520		8/22/2023	401
040-40-017-06-020-00	1170 E M-72 HWY	01/12/23	$63,000	WD	03-ARM'S LENGTH	$63,000	$24,100	38.25	$64,538	$20,962	$22,500	5.00	5.00	$4,192	$0.10	789:470		8/22/2023	401
040-40-017-06-080-00	1024 E M-72 HWY	06/03/21	$29,000	WD	03-ARM'S LENGTH	$29,000	$20,600	71.03	$37,639	$13,861	$22,500	5.00	5.00	$2,772	$0.06	760:297		5/12/2017	401
040-40-018-05-020-00	286 E M-72 HWY	10/13/22	$259,900	WD	03-ARM'S LENGTH	$259,900	$67,600	26.01	$204,130	$78,270	$22,500	5.00	5.00	$15,654	$0.36	786:310		11/16/2022	401
040-40-023-11-020-00	4253 DIAMOND DR	12/27/21	$62,900	WD	03-ARM'S LENGTH	$62,900	$21,300	33.86	$60,919	$24,481	$22,500	5.00	5.00	$4,896	$0.11	772:331		5/26/2017	401
040-40-023-11-120-00	4083 DIAMOND DR	08/10/22	$45,000	WD	03-ARM'S LENGTH	$45,000	$20,600	45.78	$55,464	$12,036	$22,500	5.00	5.00	$2,407	$0.06	783:968		5/26/2017	401
040-41-001-09-060-00	658 SHADOW LAND RD	12/10/21	$89,500	WD	03-ARM'S LENGTH	$89,500	$27,400	30.61	$91,875	$20,125	$22,500	5.00	5.00	$4,025	$0.09	771:212		5/24/2016	401
040-41-014-02-100-01	2127 S STALEY LAKE RD	01/18/22	$125,000	PTA	03-ARM'S LENGTH	$125,000	$38,400	30.72	$102,352	$45,148	$22,500	5.00	5.00	$9,030	$0.21			11/3/2017	401
040-41-015-07-020-01	2287 S BARKER LAKE RD	06/25/21	$12,000	WD	03-ARM'S LENGTH	$12,000	$6,800	56.67	$22,799	$12,000	$22,500	5.00	5.00	$2,400	$0.06	761:376		12/1/2021	402
040-41-025-10-140-00	4577 S STALEY LAKE RD	08/05/22	$23,000	WD	03-ARM'S LENGTH	$23,000	$10,600	46.09	$28,673	$16,827	$22,500	5.00	5.00	$3,365	$0.08	783:760		12/16/2022	402
040-41-025-12-300-00	490 W TIMBER TRL	08/23/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$100,200	37.11	$243,905	$48,595	$22,500	5.00	5.00	$9,719	$0.22	784:705		11/23/2018	401
040-41-025-13-040-00	4549 WILDERNESS TRL	08/11/21	$78,000	WD	03-ARM'S LENGTH	$78,000	$29,200	37.44	$87,332	$13,168	$22,500	5.00	5.00	$2,634	$0.06	763:879		4/7/2017	401
040-41-025-15-060-01	4773 WILDERNESS TRL	11/12/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$13,900	46.33	$32,493	$20,007	$22,500	5.00	5.00	$4,001	$0.09	769:435		8/18/2023	401
040-41-025-16-100-00	152 W TIMBER TRL	04/08/21	$89,900	WD	03-ARM'S LENGTH	$89,900	$27,700	30.81	$75,930	$36,470	$22,500	5.00	5.00	$7,294	$0.17	757:971		4/10/2017	401
040-44-033-04-060-00	562 PINE OAK TRL	02/24/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$73,400	40.78	$191,411	$11,089	$22,500	5.00	5.00	$2,218	$0.05	774:813		5/10/2023	401
040-44-027-11-045-00	3063 W JONES LAKE RD	11/08/21	$199,000	MLC	03-ARM'S LENGTH	$199,000	$98,700	49.60	$234,660	($11,285)	$24,375	6.00	6.00	($1,881)	($0.04)	769:450		5/7/2016	401
040-40-022-02-100-00	3680 E M-72 HWY	09/23/22	$144,000	WD	03-ARM'S LENGTH	$144,000	$50,300	34.93	$142,715	$27,873	$26,588	7.27	7.27	$3,834	$0.09	785:497		10/6/2022	401
040-41-006-03-020-02	5304 ABITIBI LN	07/16/21	$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	$20,000	$13,400	67.00	$50,018	$20,000	$44,650	9.86	4.93	$2,028	$0.05	762:526	040-41-006-03-020-03	12/2/2021	402
040-40-014-05-030-00	4329 RYAN LN	11/18/21	$252,400	WD	19-MULTI PARCEL ARM'S LENGTH	$252,400	$75,800	30.03	$203,521	$93,804	$44,925	9.97	4.97	$9,409	$0.22	769:918	040-40-014-05-035-00	11/14/2016	401
040-40-015-11-040-00	2793 S HORSESHOE TRL	12/29/21	$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	$100,000	$41,100	41.10	$115,066	$29,934	$45,000	10.00	5.00	$2,993	$0.07	772:282	040-40-015-11-020-00	5/25/2017	401
040-40-015-01-017-00	ONTARIO BLVD	11/12/21	$18,800	WD	03-ARM'S LENGTH	$18,800	$10,000	53.19	$30,000	$18,800	$30,000	10.00	10.00	$1,880	$0.04	769:443		11/8/2016	402

040-40-015-01-050-00	1820 GINGER QUILL DR	04/08/21	$172,000	WD	03-ARM'S LENGTH	$172,000	$49,900	29.01	$126,716	$75,284	$30,000	10.00	10.00	$7,528	$0.17	757:309		11/14/2020	401
040-40-015-07-140-00	2493 S HORSESHOE TRL	09/30/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$45,200	33.48	$116,152	$48,848	$30,000	10.00	10.00	$4,885	$0.11	785:577		11/16/2022	401
040-40-016-02-030-00	2586 CAMBAY TRL	01/25/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$52,800	32.00	$139,559	$55,441	$30,000	10.00	10.00	$5,544	$0.13	787:361		10/11/2016	401
040-40-016-02-035-00	2528 CAMBAY TRL	06/29/22	$47,500	WD	03-ARM'S LENGTH	$47,500	$10,500	22.11	$30,000	$47,500	$30,000	10.00	10.00	$4,750	$0.11	780:875		8/9/2022	402
040-40-016-05-040-00	2156 DEER TRACK TRL	06/30/22	$94,900	WD	03-ARM'S LENGTH	$94,900	$31,600	33.30	$91,490	$33,410	$30,000	10.00	10.00	$3,341	$0.08	780:629		8/9/2022	401
040-40-019-05-018-00	CHAMOIS CT	11/18/21	$18,000	WD	03-ARM'S LENGTH	$18,000	$10,000	55.56	$30,000	$18,000	$30,000	10.00	10.00	$1,800	$0.04	769:733		3/29/2017	402
040-40-019-12-012-00	305 RUSTIC LN	05/06/22	$29,000	WD	03-ARM'S LENGTH	$29,000	$10,000	34.48	$34,757	$29,000	$30,000	10.00	10.00	$2,900	$0.07	778:442		8/5/2022	402
040-40-021-07-030-00	3397 SANDY TRL	09/29/22	$27,500	WD	03-ARM'S LENGTH	$27,500	$10,000	36.36	$30,028	$27,500	$30,000	10.00	10.00	$2,750	$0.06	785:557		8/18/2023	402
040-40-028-06-080-01	SANDY TRL	07/11/22	$21,500	WD	03-ARM'S LENGTH	$21,500	$13,000	60.47	$37,216	$14,284	$30,000	10.00	10.00	$1,428	$0.03	781:330		4/19/2017	401
040-40-028-07-040-00	SANDY TRL	07/11/22	$21,500	WD	03-ARM'S LENGTH	$21,500	$10,000	46.51	$30,000	$21,500	$30,000	10.00	10.00	$2,150	$0.05	781:333		4/19/2017	402
040-40-029-07-020-00	4475 S STEPHAN BRIDGE RD	04/19/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$53,000	40.15	$136,295	$25,705	$30,000	10.00	10.00	$2,571	$0.06	757:662		4/17/2017	401
040-40-032-06-040-00	5149 S STEPHAN BRIDGE RD	10/08/21	$42,500	WD	03-ARM'S LENGTH	$42,500	$17,300	40.71	$56,249	$16,251	$30,000	10.00	10.00	$1,625	$0.04	768:441		12/6/2023	401
040-40-032-07-060-00	5415 S STEPHAN BRIDGE RD	12/10/21	$297,500	WD	03-ARM'S LENGTH	$297,500	$89,900	30.22	$263,604	$63,896	$30,000	10.00	10.00	$6,390	$0.15	771:198		4/17/2017	401
040-41-001-09-140-01	665 SHADOW LAND RD	01/12/22	$30,000	PTA	03-ARM'S LENGTH	$30,000	$10,000	33.33	$30,000	$30,000	$30,000	10.00	10.00	$3,000	$0.07			5/24/2016	402
040-41-001-09-140-01	665 SHADOW LAND RD	05/02/22	$30,000	WD	03-ARM'S LENGTH	$30,000	$10,000	33.33	$30,000	$30,000	$30,000	10.00	10.00	$3,000	$0.07	778:460		5/24/2016	402
040-41-025-03-080-00	4362 WILDERNESS TRL	11/02/21	$225,000	WD	03-ARM'S LENGTH	$225,000	$47,700	21.20	$187,649	$67,351	$30,000	10.00	10.00	$6,735	$0.15	768:991		12/1/2021	401
040-41-025-14-120-00	4814 WILDERNESS TRL	10/14/22	$105,000	WD	03-ARM'S LENGTH	$105,000	$40,300	38.38	$101,297	$33,703	$30,000	10.00	10.00	$3,370	$0.08	786:371		4/5/2017	401
040-41-034-15-020-00	2278 W FOUR MILE RD	08/07/21	$34,900	WD	03-ARM'S LENGTH	$34,900	$16,700	47.85	$60,865	$4,035	$30,000	10.00	10.00	$404	$0.01	766:415		9/19/2022	401
040-41-034-15-020-00	2278 W FOUR MILE RD	08/12/22	$71,000	WD	03-ARM'S LENGTH	$71,000	$17,500	24.65	$60,865	$40,135	$30,000	10.00	10.00	$4,014	$0.09	782:897		9/19/2022	401
040-41-036-02-021-00	269 W TIMBER TRL	08/06/21	$199,900	WD	03-ARM'S LENGTH	$199,900	$73,400	36.72	$191,403	$38,497	$30,000	10.00	10.00	$3,850	$0.09	763:883		6/19/2017	401
040-41-036-02-060-00	353 W TIMBER TRL	03/17/23	$88,000	WD	03-ARM'S LENGTH	$88,000	$23,300	26.48	$60,545	$57,455	$30,000	10.00	10.00	$5,746	$0.13	791:657		4/14/2017	401
040-43-033-09-020-01	472 N SPITE AVE	02/22/23	$55,000	WD	03-ARM'S LENGTH	$55,000	$21,500	39.09	$42,274	$42,726	$30,000	10.00	10.00	$4,273	$0.10	790:987		8/22/2023	401
040-44-033-09-060-00	3539 SIEDELL WAY	08/20/21	$62,000	WD	03-ARM'S LENGTH	$62,000	$23,300	37.58	$64,574	$27,441	$30,015	10.01	10.01	$2,741	$0.06	764:481		5/12/2023	401
040-43-026-14-020-03	FOLEY LN	11/14/22	$20,000	WD	03-ARM'S LENGTH	$20,000	$10,100	50.50	$30,150	$20,000	$30,150	10.10	10.10	$1,980	$0.05	788:143		6/13/2017	402
040-40-015-01-023-00	2768 KELM WAY	02/09/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$53,900	71.87	$105,998	($113)	$30,885	10.59	10.59	($11)	($0.00)	774:491		8/9/2022	401
040-40-030-09-020-03	EMBER TRL	09/19/22	$29,000	WD	03-ARM'S LENGTH	$29,000	$11,600	40.00	$33,712	$29,000	$31,020	10.68	10.68	$2,715	$0.06	785:45:00		4/10/2017	402
040-41-013-16-055-00	2866 GREEN TREE DR	09/23/21	$59,500	WD	19-MULTI PARCEL ARM'S LENGTH	$59,500	$17,200	28.91	$52,106	$45,394	$38,000	11.00	10.00	$4,127	$0.09	766:480	040-40-018-03-020-09	9/1/2021	401
040-41-013-16-055-00	2866 GREEN TREE DR	11/15/21	$62,000	WD	19-MULTI PARCEL ARM'S LENGTH	$62,000	$17,200	27.74	$52,106	$47,894	$38,000	11.00	10.00	$4,354	$0.10	769:319	040-40-018-03-020-09	9/1/2021	401
040-40-022-13-026-00	3804 LOUD LN	09/23/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$64,900	36.06	$157,801	$55,090	$32,891	11.92	11.93	$4,622	$0.11	785:628		10/12/2019	401
040-40-017-09-020-00	2633 S STEPHAN BRIDGE RD	09/09/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$102,600	45.60	$248,450	$9,775	$33,225	12.15	12.15	$805	$0.02	784:366		5/10/2017	401
040-42-013-04-040-00	SAM RD	02/22/22	$22,500	WD	03-ARM'S LENGTH	$22,500	$11,600	51.56	$33,450	$22,500	$33,450	12.30	12.30	$1,829	$0.04	777:733		6/13/2015	402
040-44-027-05-020-06	1721 BAILEY LN	05/24/21	$340,000	WD	03-ARM'S LENGTH	$340,000	$124,900	36.74	$320,191	$53,949	$34,140	12.76	12.76	$4,228	$0.10	760:134		5/5/2016	401
040-43-033-11-020-00	2029 E NORTH DOWN RIVER RD	09/13/22	$59,000	WD	03-ARM'S LENGTH	$59,000	$25,900	43.90	$64,270	$29,725	$34,995	13.33	13.33	$2,230	$0.05	784:741		11/15/2016	401
040-40-031-14-160-00	534 WHITETAIL TRL	03/01/23	$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	$35,000	$20,800	59.43	$64,890	$21,991	$51,881	14.17	8.50	$1,552	$0.04	791:85	040-40-031-14-120-01	8/18/2023	401
040-44-033-13-100-00	334 PINE OAK TRL	07/06/21	$52,000	WD	19-MULTI PARCEL ARM'S LENGTH	$52,000	$34,000	65.38	$87,220	$17,280	$52,500	15.00	5.00	$1,152	$0.03	761:850	040-44-033-13-025-00	5/25/2016	401
040-41-026-13-020-02	4562 S STALEY LAKE RD	12/08/22	$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	$210,000	$62,600	29.81	$171,749	$105,361	$67,110	17.35	10.00	$6,073	$0.14	787:928	040-41-026-13-020-04, 040-41-026-13-020-01	8/18/2023	401
040-44-031-13-020-01	278 W LEWISTON GRADE RD	08/18/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$79,800	31.29	$189,817	$105,738	$40,555	17.35	17.35	$6,094	$0.14	783:221		6/1/2023	401
040-43-034-08-020-03	595 SIGSBEE RD	05/02/22	$369,000	WD	19-MULTI PARCEL ARM'S LENGTH	$369,000	$126,200	34.20	$312,305	$116,695	$60,000	20.00	10.00	$5,835	$0.13	777:943	040-43-034-08-025-00	11/21/2016	401
040-40-031-15-010-00	733 E FOUR MILE RD	08/02/22	$62,500	WD	03-ARM'S LENGTH	$62,500	$17,000	27.20	$46,854	$62,500	$44,000	20.00	20.00	$3,125	$0.07	782:547		8/5/2022	402
040-44-021-05-010-00	2760 HIDDEN RIDGE CT	03/14/22	$488,400	WD	03-ARM'S LENGTH	$488,400	$162,900	33.35	$445,669	$119,867	$77,136	26.78	26.78	$4,476	$0.10	775:725		8/5/2022	401
040-40-022-16-180-00	3832 CHASE BRIDGE RD	02/07/23	$225,000	WD	03-ARM'S LENGTH	$225,000	$74,300	33.02	$175,127	$102,273	$52,400	30.00	28.00	$3,409	$0.08	790:331		6/6/2017	401
040-41-014-03-060-00	2387 S STALEY LAKE RD	07/06/22	$149,000	WD	03-ARM'S LENGTH	$149,000	$36,500	24.50	$103,506	$103,494	$58,000	34.00	34.00	$3,044	$0.07	782:48:00		11/7/2023	401
040-44-030-04-020-00	1655 HARTWICK PINES RD	11/04/21	$83,000	WD	03-ARM'S LENGTH	$83,000	$27,900	33.61	$60,440	$83,000	$60,440	36.44	36.44	$2,278	$0.05	769:91		8/22/2023	402
040-44-030-04-020-00	1655 HARTWICK PINES RD	04/15/22	$92,500	WD	03-ARM'S LENGTH	$92,500	$27,900	30.16	$60,440	$92,500	$60,440	36.44	36.44	$2,538	$0.06	777:280		8/22/2023	402
040-40-011-15-020-00	1779 SCHMIDT TRL	08/10/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$138,600	32.61	$319,200	$167,800	$62,000	38.00	38.00	$4,416	$0.10	783:765		9/28/2022	401
040-41-004-11-020-01	4349 W NORTH DOWN RIVER RD	09/17/21	$353,000	WD	03-ARM'S LENGTH	$353,000	$119,800	33.94	$299,422	$105,778	$52,200	55.00	55.00	$1,923	$0.04	766:810		3/28/2017	401
		Totals:	$13,838,350			$13,838,350	$4,962,100		$13,257,497	$4,027,389	$3,420,741	1,029.30	966.57						
							Sale. Ratio =>	35.86				Average							
							Std. Dev. =>	12.06				per Net Acre=>	3,912.75						

A review of arm's-length sales during the two-year study period found a healthy amount of vacant land sales for analyzing the Residential Acreage Group. The vacant land sales are in bold and sorted in descending order smallest to largest acreage. No additional county-wide sales were determined to be necessary to collect as Grayling Township has an abundance of acreage land. The determined acreage rate table to the right has been applied.

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4002 West AuSable River Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-42-012-08-140-00	1466 OLE DAM RD	10/08/21	$378,000	WD	19-MULTI PARCEL ARM'S LENGTH	$378,000	$138,300	36.59	$388,037	$161,213	$171,250	395.0	0.0	$408	395.00	767:224	040-42-012-08-120-00	7/19/2021	401
040-42-012-16-160-00	6060 W M72 HWY	10/07/21	$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	$275,000	$83,300	30.29	$238,959	$145,291	$109,250	265.0	181.0	$548	265.00	767:227	040-45-780-00-001-00	12/2/2021	401
		Totals:	$653,000			$653,000	$221,600		$626,996	$306,504	$280,500	660.0							
							Sale. Ratio =>	33.94			Average								
							Std. Dev. =>	4.45			per FF=>	$464							

Residential Group 4002 West AuSable River 5-Year Historical Sales Analysis

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-42-012-09-060-00	1548 MEANDER RD	12/19/18	$211,000	WD	03-ARM'S LENGTH	$211,000	$88,600	41.99	$244,211	$101,789	$75,000	200.0	0.0	$509	200.00	737:945		9/21/2022	401
040-42-012-09-160-00	1613 OLE DAM RD	11/08/19	$150,000	LC	03-ARM'S LENGTH	$150,000	$72,700	48.47	$177,722	$107,278	$75,000	200.0	294.0	$536	200.00	742:163		7/27/2021	401
040-42-012-07-300-00	6736 TURNER TRL	10/15/18	$250,000	WD	03-ARM'S LENGTH	$250,000	$125,100	50.04	$309,703	$147,161	$166,864	445.0	0.0	$331	600.00	737:122		11/11/2020	401
040-45-780-00-020-00	115 EVERGREEN DR	08/14/19	$231,000	WD	03-ARM'S LENGTH	$231,000	$110,600	47.88	$271,014	$124,361	$114,375	305.0	0.0	$408	305.00	740:611		5/11/2023	401
040-42-012-08-240-00	6581 W LEGNER TRL	07/30/19	$251,500	WD	03-ARM'S LENGTH	$251,500	$108,900	43.30	$284,251	$151,933	$124,684	332.5	326.4	$457	335.00	740:450		7/19/2021	401
040-42-001-06-045-00	6961 POLLACK BRIDG	06/12/18	$339,900	WD	03-ARM'S LENGTH	$339,900	$149,800	44.07	$350,559	$229,971	$160,630	428.3	0.0	$537	556.00	735:753		8/6/2021	401
040-42-012-07-060-00	6811 NOTTINGHAM [	10/30/19	$170,000	WD	03-ARM'S LENGTH	$170,000	$67,900	39.94	$162,895	$76,105	$69,000	184.0	0.0	$414	184.00	741:561		11/2/2023	401
040-42-001-07-060-00	315 S AUSABLE TRL	07/19/19	$199,000	WD	03-ARM'S LENGTH	$199,000	$68,300	34.32	$188,181	$72,319	$61,500	164.0	470.1	$441	164.00	740:402		12/5/2023	401
040-42-001-07-030-00	231 S AUSABLE TRL	10/14/20	$385,000	WD	03-ARM'S LENGTH	$385,000	$111,600	28.99	$384,708	$74,092	$73,800	164.0	0.0	$452	164.00	747:998		8/5/2021	401
040-42-012-14-140-00	6474 HANNER TRL	09/28/20	$225,000	WD	03-ARM'S LENGTH	$225,000	$66,500	29.56	$234,726	$97,439	$107,165	200.0	217.8	$487	200.00	749:84		9/21/2022	401
040-42-001-06-046-00	129 S AUSABLE TRL	08/31/18	$202,000	WD	03-ARM'S LENGTH	$202,000	$62,500	30.94	$174,970	$90,780	$63,750	170.0	0.0	$534	170.00	736:595		8/6/2021	401
		Totals:	$2,614,400			$2,614,400	$1,032,500		$2,782,940	$1,273,228	$1,091,768	2,792.8							
							Sale. Ratio =>	39.49			Average								
							Std. Dev. =>	7.81			per FF=>	$456							

A review of arm's-length sales during the two-year study period in Residential Group 4002 found only two usuable sales to analyze. I considered combining this group with the East AuSable River group; however, the parcels west of the city react differently in the real estate market than the "Holy Waters" east of the city. A five-year period was reviewed for information only on the history. The historic front foot range is very similar to the results from the two usuable sales. The determined front foot rate and residential acreage table have been applied.

2024 Residential Group 4002 Front Foot Rate as Applied
$460/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

Removed: new construction skewing results

040-42-012-09-080-00	1566 MEANDER RD	07/07/21	$359,900	WD	03-ARM'S LENGTH	$359,900	$105,000	29.17	$644,049	($143,299)	$140,850	313.0	0.0	($458)	313.00	761:835		11/2/2023	401

2023 Residential Group 4003 AuSable River East of City Improved Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-840-00-005-00	3729 GROVE ST	12/13/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$121,400	44.96	$299,939	$81,124	$111,063	177.7	230.0	$457	177.70	771:488		10/29/2016	401
040-40-004-16-020-05	2707 SHAW PARK RD	10/08/21	$1,000,000	WD	03-ARM'S LENGTH	$1,000,000	$430,500	43.05	$1,117,124	$424,142	$541,266	866.0	1437.5	$490	1,500.00	767:305		10/25/2016	401
040-41-009-07-120-00	3883 JUNIPER WAY	10/04/21	$187,900	WD	03-ARM'S LENGTH	$187,900	$85,900	45.72	$206,902	$74,748	$93,750	150.0	0.0	$498	150.00	767:92		5/17/2023	401
040-41-008-03-020-00	4261 E BEAVER ISLAND RD	04/26/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$167,000	44.53	$401,100	$161,400	$187,500	300.0	421.1	$538	300.00	758:477		7/6/2023	401
040-40-003-11-020-00	815 BACKCAST TRL	05/24/22	$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	$600,000	$211,800	35.30	$446,337	$495,512	$341,849	815.3	647.7	$608	815.31	778:810	040-40-003-11-020-08	10/27/2016	401
040-40-003-16-200-00	3927 SHAW PARK RD	05/27/22	$679,000	WD	03-ARM'S LENGTH	$679,000	$252,700	37.22	$577,349	$441,113	$339,462	543.1	1255.1	$812	590.00	779:320		12/6/2023	401
040-41-011-04-160-00	1203 CORNING CT	07/08/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$65,200	27.17	$164,286	$86,339	$60,625	97.0	0.0	$890	97.00	762:298		5/10/2016	401
040-40-004-13-020-02	2940 TWIN PINE RD	12/10/21	$575,000	WD	19-MULTI PARCEL ARM'S LENGTH	$575,000	$152,600	26.54	$379,359	$272,751	$157,110	230.0	0.0	$1,186	230.00	771:18:00	040-40-004-13-020-01	10/31/2016	401
040-41-011-04-060-00	1119 CORNING CT	03/14/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$118,600	29.65	$274,963	$116,287	$61,250	98.0	889.0	$1,187	98.00	791:714		8/22/2023	401
040-45-900-00-008-00	139 BLACK BEAR DR	08/19/22	$336,000	WD	03-ARM'S LENGTH	$336,000	$116,800	34.76	$274,145	$124,355	$62,500	100.0	553.2	$1,244	100.00	783:186		9/28/2022	401
040-45-440-00-008-00	618 SNOW RD	12/06/21	$420,000	WD	03-ARM'S LENGTH	$420,000	$116,900	27.83	$283,567	$261,433	$125,000	200.0	0.0	$1,307	200.00	771:34:00		5/17/2016	401
		Totals:	$5,082,900			$5,082,900	$1,839,400		$4,425,071	$2,539,204	$2,081,375	3,577.2							
							Sale. Ratio =>	36.19			Average								
							Std. Dev. =>	7.58			per FF=>	$710							

In reviewing arm's-length sales during the two-year study period for Residential Group 4003, one sale was vacant land. Additional vacant land sales were collected from Lovells Township and South Branch Township, which have very similar AuSable River Front property. Vacant land is analyzed separately due to restrictions on Natural River District limiting allowable new construction to a 200' buffer from the river. Due to this limitation, vacant land is shown to sell at a lower rate than improved. The determined vacant land front foot rate has been applied. For improved land, the average was given weight when making final conclusions. The determined improved front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4003 Improved Front Foot Rate as Applied
$700/FF

2024 Residential Group 4003 Vacant Land Front Foot Rate as Applied
$375/FF

2023 Residential Group 4003 Vacant Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
010-12-020-11-100-00	BURCHI TRL	09/30/22	$44,900	WD	03-ARM'S LENGTH	$44,900	$40,500	90.20	$81,000	$44,900	$81,000	200.0	0.0	$225	200.00	785/643			
010-12-019-09-140-02	6127 E COUNTY RD 612/TWIN	05/14/21	$47,500	WD	03-ARM'S LENGTH	$47,500	$30,000	63.16	$60,000	$47,500	$60,000	200.0	487.9	$238	200.00	759/228			
010-11-016-16-126-01	8777 HAMLIN TRL	09/29/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$39,300	39.30	$78,640	$100,000	$78,640	389.2	404.6	$257	389.20	785/501			
010-11-027-01-040-04	1844 HAROLDS TRL	03/21/23	$185,000	WD	03-ARM'S LENGTH	$185,000	$40,200	21.73	$80,325	$185,000	$80,325	388.7	0.0	$476	388.74	792/1			
040-40-003-13-020-01	RIVERLAND TRL	12/02/21	$167,500	WD	03-ARM'S LENGTH	$167,500	$43,800	26.15	$102,764	$167,500	$102,200	292.0	0.0	$574	292.00	770:240		11/3/2023	401
		Totals:	$544,900			$544,900	$193,800		$402,729	$544,900	$402,165	1,469.9							
							Sale. Ratio =>	35.57			Average								
							Std. Dev. =>	28.52			per FF=>	$371							

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4004 East Branch AuSable River/Secondary Water Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-143-00-132-00	2968 PALMER PL	10/05/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$54,300	72.40	$97,320	$19,845	$32,165	160.8	555.0	$123	171.39	786:37:00		11/17/2022	401
040-44-032-03-020-20	719 WRIGHT RD	05/14/21	$624,900	WD	19-MULTI PARCEL ARM'S LENGTH	$624,900	$362,600	58.03	$703,427	$194,809	$173,336	791.5	897.0	$246	1,126.50	759:244	040-44-032-02-050-00, 040-44-032-03-020-21	10/23/2019	001
040-44-028-10-260-01	3866 WINTERGREEN LN	07/22/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$42,100	32.38	$119,770	$80,954	$70,724	396.9	0.0	$204	450.00	782:88		11/1/2023	401
040-44-023-06-040-00	1963 W KAREN LAKE RD	12/07/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$83,900	26.22	$286,683	$93,317	$60,000	300.0	0.0	$311	300.00	788:768		12/16/2022	401
040-41-005-10-110-00	577 S ROBERTS RD	07/09/21	$350,000	WD	03-ARM'S LENGTH	$350,000	$105,400	30.11	$319,274	$59,384	$28,658	143.3	289.2	$414	143.29	762:281		8/6/2021	401
040-45-143-00-126-00	2939 RIVER PARK DR	04/12/22	$199,500	WD	03-ARM'S LENGTH	$199,500	$70,100	35.14	$152,385	$83,115	$36,000	180.0	0.0	$462	180.00	777:487		4/23/2016	401
040-44-027-02-020-05	**2580 W JONES LAKE RD**	**09/01/21**	**$135,000**	**WD**	**03-ARM'S LENGTH**	**$135,000**	**$35,000**	**25.93**	**$70,000**	**$135,000**	**$70,000**	**200.0**	**2178.0**	**$675**	**200.00**	**765:396**		**5/5/2016**	**402**
040-41-005-10-060-00	513 S ROBERTS RD	06/10/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$28,500	21.92	$85,167	$61,833	$17,000	85.0	0.0	$727	85.00	779:873		11/1/2023	401
040-41-005-10-040-00	491 S ROBERTS RD	03/16/23	$239,900	LC	03-ARM'S LENGTH	$239,900	$74,500	31.05	$161,754	$106,346	$28,200	141.0	0.0	$754	141.00	791:223		11/11/2020	401
		Totals:	**$2,204,300**			**$2,204,300**	**$856,400**		**$1,995,780**	**$834,603**	**$516,083**	**2,398.5**							
							Sale. Ratio =>	**38.85**			**Average**								
							Std. Dev. =>	**16.84**			**per FF=>**	**$348**							

A review of arm's-length sales during the two-year study period for Residential Group 4004 found one vacant land sale. This sale was considered but not relied on to make a value conclusion. The average was given weight. The determined front foot rate and residential acreage rate have been applied.

2024 Residential Group 4004 E Branch AuSable River Front Foot Rate as Applied
$350/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4005 Lake Margrethe Group 2 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-763-04-035-00	1558 MALCOM ST	05/21/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$81,200	40.60	$210,176	$5,594	$15,770	70.1	131.0	$80	75.00	759:513		4/7/2022	001
040-45-766-19-011-00	9446 LINCOLN PARK BLVD	07/01/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$88,600	44.30	$213,056	$15,069	$28,125	125.0	125.0	$121	125.00	761:860		4/12/2022	401
040-45-761-03-034-00	1348 EAGLE ST	04/30/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$39,200	31.36	$131,217	$10,469	$16,686	74.2	125.0	$141	88.00	758:463		3/20/2022	001
040-42-015-05-020-02	8496 SHABEEB'S WAY	03/02/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$141,000	40.29	$351,180	$14,120	$15,300	100.0	1288.0	$141	100.00	791:54:00		6/16/2023	401
040-45-380-00-009-00	10348 OLD TRAIL RD	07/29/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$157,700	32.52	$389,144	$28,020	$32,164	143.0	190.0	$196	150.10	782:173		8/11/2023	401
040-45-880-00-035-00	**CLOUGH DR**	**11/09/21**	**$32,000**	**WD**	**03-ARM'S LENGTH**	**$32,000**	**$16,500**	**51.56**	**$33,750**	**$32,000**	**$33,750**	**150.0**	**145.8**	**$213**	**150.00**	**769:643**		**8/9/2022**	**402**
040-45-880-00-004-00	1683 HOLTCAMP LN	10/24/22	$160,000	WD	03-ARM'S LENGTH	$160,000	$60,300	37.69	$157,805	$18,080	$15,885	70.6	165.0	$256	70.60	787:205 & 787:292		8/10/2022	401
040-45-764-07-029-00	9657 ELIZABETH ST	01/07/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$57,500	34.85	$160,749	$22,039	$17,788	79.1	125.0	$279	100.00	772:780		4/12/2022	401
040-45-761-02-015-00	1327 CRAWFORD AVE	12/03/21	$265,000	WD	03-ARM'S LENGTH	$265,000	$91,600	34.57	$259,012	$23,776	$17,788	79.1	125.0	$301	100.00	770:463		12/16/2019	401
040-45-380-00-005-00	10323 BATTALION BLVD	05/20/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$81,100	36.04	$188,364	$70,604	$33,968	151.0	190.0	$468	150.00	779:41:00		5/6/2022	401
040-45-766-14-020-00	1322 MAYBELLE AVE	03/18/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$66,800	28.43	$203,693	$53,807	$22,500	100.0	150.0	$538	100.00	775:914		11/29/2021	401
040-45-620-03-012-00	8156 FINCH LN	08/29/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$53,900	32.67	$125,351	$67,774	$28,125	125.0	110.0	$542	125.00	783:801		5/12/2022	401
040-45-764-07-045-00	9737 ELIZABETH ST	12/17/21	$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	$320,000	$101,400	31.69	$309,001	$86,537	$75,538	154.1	229.0	$562	175.00	772:672	040-45-764-07-002-00	4/12/2022	401
040-45-880-00-023-00	8266 CLOUGH DR	07/07/22	$239,000	WD	03-ARM'S LENGTH	$239,000	$64,600	27.03	$183,413	$87,245	$31,658	140.7	135.0	$620	140.70	780:752		8/9/2022	401
040-45-764-06-017-00	9632 ELIZABETH ST	07/18/22	$208,000	WD	03-ARM'S LENGTH	$208,000	$72,300	34.76	$157,530	$75,626	$25,156	111.8	250.0	$676	100.00	781:934		4/12/2022	401
040-45-380-00-007-00	10442 OLD TRAIL RD	06/03/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$85,400	26.28	$196,369	$122,466	$53,835	239.3	203.0	$512	293.90	779:553		5/6/2022	401
		Totals:	**$3,699,000**			**$3,699,000**	**$1,259,100**		**$3,269,810**	**$733,226**	**$464,036**	**1,912.7**							
							Sale. Ratio =>	**34.04**			**Average**								
							Std. Dev. =>	**6.56**			**per FF=>**	**$383**							

A review of arm's-length sales during the two-year study period found one vacant land sale. One sale cannot be relied on to set a market rate. The average was given weight when making the final front foot conclusion. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential 4005 Lake Margrethe Group 2 Front Foot Rate as Applied
$375/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4006 Lake Margrethe Group 3 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-760-12-005-00	1123 EUCLID AVE	07/14/21	$100,000	LC	03-ARM'S LENGTH	$100,000	$48,700	48.70	$119,167	$399	$19,566	156.5	200.0	$3	175.00	762:145		3/25/2022	401
040-45-600-00-021-00	3109 RASMUS DR	05/06/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$43,900	58.53	$88,621	$2,465	$16,086	128.7	180.0	$19	120.00	758:781		5/29/2019	401
040-45-400-00-022-00	8213 ROYAL CT	09/23/21	$159,000	WD	19-MULTI PARCEL ARM'S LENGTH	$159,000	$62,500	39.31	$191,182	$7,904	$40,086	283.0	290.3	$28	282.97	766:714	040-45-400-00-021-00	10/31/2023	401
040-45-762-06-011-00	APOLLO AVE	05/27/22	$4,000	WD	03-ARM'S LENGTH	$4,000	$2,600	65.00	$6,536	$4,000	$6,536	104.6	125.0	$38	125.00	778:993		5/12/2022	402
040-45-766-03-021-00	1080 MAYBELLE AVE	08/05/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$47,300	55.65	$91,098	$5,595	$11,693	93.5	125.0	$60	100.00	763:726		5/10/2022	401
040-45-400-00-005-00	QUEENSBOROUGH LN	04/29/22	$11,000	WD	03-ARM'S LENGTH	$11,000	$8,600	78.18	$21,249	$11,000	$21,249	151.1	154.2	$73	151.14	778:188		8/10/2022	001
040-45-400-00-007-00	ROYAL CT	09/24/21	$11,000	WD	03-ARM'S LENGTH	$11,000	$8,600	78.18	$21,424	$11,000	$21,249	151.1	154.2	$73	151.14	766:705		8/10/2022	402
040-45-760-11-037-00	10333 MADISON AVE	02/03/23	$48,000	WD	03-ARM'S LENGTH	$48,000	$27,200	56.67	$52,494	$7,199	$11,693	93.5	100.0	$77	125.00	789:976		3/25/2022	401
040-45-766-02-022-00	CHICAGO BLVD	05/20/22	$6,500	WD	03-ARM'S LENGTH	$6,500	$4,200	64.62	$10,458	$6,500	$10,458	83.7	100.0	$78	100.00	779:38:00		5/11/2022	402
040-45-766-12-034-00	9321 BATTALION BLVD	08/23/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$33,400	33.40	$99,998	$12,811	$12,809	102.5	100.0	$125	150.00	764:468		11/29/2021	401
040-45-760-20-028-00	10417 REGIMENTAL WAY	04/02/21	$142,900	WD	19-MULTI PARCEL ARM'S LENGTH	$142,900	$55,400	38.77	$139,862	$28,100	$25,062	200.5	200.0	$140	300.00	756:749	040-45-760-20-034-00	11/20/2018	401
040-45-400-00-018-00	KINGSLEY LN	07/30/21	$22,500	WD	03-ARM'S LENGTH	$22,500	$8,600	38.22	$21,249	$22,500	$21,249	151.1	144.3	$149	151.14	763:400		8/10/2022	402
040-45-764-05-001-00	9610 ELIZABETH ST	07/15/22	$40,500	WD	19-MULTI PARCEL ARM'S LENGTH	$40,500	$22,000	54.32	$28,705	$36,391	$24,596	243.5	375.0	$149	250.00	781:3565	040-45-764-05-007-00, 040-45-764-05-043-00	10/6/2022	401
040-45-760-06-001-00	10366 MADISON AVE	09/22/22	$27,000	WD	03-ARM'S LENGTH	$27,000	$7,800	28.89	$28,523	$27,000	$19,560	156.5	174.9	$173	200.00	785:166		10/31/2023	401
040-45-760-01-001-00	10111 PORTAGE HGTS AVE	06/30/21	$218,000	WD	03-ARM'S LENGTH	$218,000	$65,000	29.82	$209,795	$26,319	$18,114	144.9	200.0	$182	150.00	762:427		11/14/2022	401
040-45-760-15-004-01	10244 REGIMENTAL WAY	06/19/21	$32,500	WD	03-ARM'S LENGTH	$32,500	$10,500	32.31	$25,349	$18,844	$11,693	93.5	100.0	$201	125.00	760:881		3/25/2022	401
040-45-766-18-001-00	9476 ELIZABETH ST	03/04/22	$428,000	WD	03-ARM'S LENGTH	$428,000	$128,700	30.07	$416,413	$28,926	$17,339	138.7	137.4	$209	200.00	775:178		8/11/2022	401
040-45-765-10-030-00	9677 HOLLY AVE	08/25/22	$194,000	WD	03-ARM'S LENGTH	$194,000	$75,300	38.81	$185,706	$19,987	$11,693	93.5	100.0	$214	125.00	783:889		5/10/2022	401
040-45-760-09-001-00	10116 WASHINGTON AVE	07/27/22	$152,000	WD	03-ARM'S LENGTH	$152,000	$41,400	27.24	$134,045	$32,745	$14,790	118.3	200.0	$277	100.00	782:251		3/25/2022	401
040-45-765-20-013-00	9901 MY OWN AVE	04/30/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$39,400	25.42	$129,862	$40,532	$15,394	123.2	200.0	$329	75.00	758:454		5/12/2022	401
040-45-300-06-025-00	3230 MARGRETHE BLVD	12/20/22	$140,000	WD	03-ARM'S LENGTH	$140,000	$47,000	33.57	$110,007	$42,084	$12,091	96.7	127.1	$435	87.00	788:853		5/29/2019	401
		Totals:	$2,151,900			$2,151,900	$788,100		$2,131,743	$392,301	$363,006	2,908.8							
							Sale. Ratio =>	36.62			Average								
							Std. Dev. =>	16.60			per FF=>	$135							

A review of arm's-length sales during the two-year study period found six vacant land sales. Due to the range of dollar per front foot results of these vacant land sales, they were given consideration toward the conclusion of value. The average was given weight. The determined front foot rate and acraege rate table have been applied.

2024 Residential Group 4006 Front Foot Rate as Applied
$135/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4007 Subs/Lots Group 1 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-860-00-038-00	1113 LITTLE JOHN AVE	10/25/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$31,400	26.17	$131,815	$436	$12,251	163.3	222.0	$3	152.00	768:678		7/22/2021	401
040-45-230-00-022-00	6627 NOTTINGHAM DR	09/30/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$45,200	34.77	$139,140	$524	$9,664	128.9	175.0	$4	120.00	766:939		7/20/2021	401
040-45-860-00-009-00	1061 ROBINHOOD LN	09/30/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$65,600	54.67	$127,841	$4,159	$12,000	160.0	175.0	$26	185.00	786:935		7/21/2021	401
040-45-861-00-042-00	974 ROBINHOOD LN	12/30/22	$103,500	WD	03-ARM'S LENGTH	$103,500	$54,600	52.75	$110,307	$5,193	$12,000	160.0	185.0	$32	175.00	788:616		7/26/2021	401
040-45-230-00-009-00	1295 LITTLE JOHN AVE	09/29/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$53,100	39.33	$139,475	$4,775	$9,250	123.3	160.3	$39	120.00	766:880		7/19/2021	401
040-45-230-00-029-00	**OLE DAM RD**	**02/28/22**	**$9,500**	**WD**	**03-ARM'S LENGTH**	**$9,500**	**$7,900**	**83.16**	**$15,870**	**$9,500**	**$15,870**	**211.6**	**365.3**	**$45**	**155.00**	**774:983**		**7/19/2021**	**402**
040-45-861-00-053-00	586 ROBIN HOOD LN	07/23/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$68,700	38.17	$185,334	$9,721	$15,055	200.7	182.0	$48	280.00	762:928		7/23/2021	401
040-42-012-15-480-00	**6324 W PINE POINT RD**	**06/04/21**	**$10,500**	**WD**	**03-ARM'S LENGTH**	**$10,500**	**$6,000**	**57.14**	**$12,152**	**$10,500**	**$11,475**	**153.0**	**80.0**	**$69**	**153.00**	**760:326**		**8/25/2020**	**402**
040-42-012-06-032-00	**TREM PAL RD**	**02/09/22**	**$13,900**	**WD**	**03-ARM'S LENGTH**	**$13,900**	**$7,400**	**53.24**	**$14,731**	**$13,900**	**$14,731**	**196.4**	**325.2**	**$71**	**150.00**	**774:383**		**7/21/2021**	**402**
040-45-780-00-038-00	319 EVERGREEN DR	01/28/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$64,700	35.94	$176,992	$10,508	$7,500	100.0	262.0	$105	100.00	773:966		6/1/2023	401
040-42-012-09-430-00	1598 OLE DAM RD	06/10/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$76,600	40.32	$182,936	$21,014	$13,950	186.0	190.0	$113	186.00	780:71		7/28/2021	401
040-45-230-00-012-00	6571 NOTTINGHAM DR	02/18/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$62,100	31.85	$187,242	$17,693	$9,935	132.5	201.8	$134	110.00	774:622		7/19/2021	401
040-45-780-00-036-00	309 EVERGREEN DR	07/06/22	$169,000	PTA	03-ARM'S LENGTH	$169,000	$63,600	37.63	$150,207	$33,793	$15,000	200.0	250.0	$169	200.00	780:720		6/1/2023	401
040-42-001-09-030-01	635 LITTLE JOHN AVE	02/17/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$44,400	35.52	$98,928	$44,327	$18,255	243.4	249.7	$182	300.00	790:309		7/23/2021	401
040-45-860-00-027-00	6558 NOTTINGHAM DR	09/07/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$62,100	34.50	$146,989	$47,531	$14,520	193.6	316.0	$246	150.00	784:261		7/21/2021	401
		Totals:	**$1,861,400**			**$1,861,400**	**$713,400**		**$1,819,959**	**$233,574**	**$191,456**	**2,552.7**							
							Sale. Ratio =>	**38.33**			**Average**								
							Std. Dev. =>	**14.31**			**per FF=>**	**$91**							

In reviewing arm's-length sales during the two-year study period for Residential Group 4007, three vacant land sales were found. The relatively close range of these sales were given weight toward the front foot rate conclusion while considering the average. The determined front foot rate and acreage rate table have been applied.

2024 Residential Group 4007 Front Foot Rate as Applied

$75/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

Removed: new construction skewing the results

040-45-860-00-001-00	1202 ROBINHOOD LN	01/12/23	$105,000	WD	03-ARM'S LENGTH	$105,000	$62,100	59.14	$140,872	($22,233)	$13,639	181.9	175.0	($122)	250.00	789:126		11/2/2023	401

2023 Residential Group 4008 Subs/Lots Group 2 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-260-00-027-00	571 BANBURY CT	07/22/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$47,600	52.89	$103,414	$1,853	$15,267	122.1	126.0	$15	128.50	781:990		5/8/2023	401
040-44-031-08-100-00	520 N I-75 BUSINESS LP	04/25/22	$95,000	WD	03-ARM'S LENGTH	$95,000	$49,100	51.68	$116,801	$11,199	$33,000	264.0	374.7	$42	264.00	778:365		5/4/2023	401
040-41-005-09-040-00	572 ISENHAUER RD	08/19/22	$222,500	WD	03-ARM'S LENGTH	$222,500	$94,000	42.25	$221,592	$10,458	$9,550	232.2	245.5	$45	232.20	783:323		6/28/2023	401
040-45-770-00-036-00	325 RED TAILED HAWK LP	05/11/21	$99,900	WD	03-ARM'S LENGTH	$99,900	$45,300	45.35	$109,646	$5,879	$15,625	125.0	230.9	$47	125.00	758:838		4/28/2023	401
040-45-640-00-004-00	1087 GLENN RD	01/27/23	$92,775	WD	03-ARM'S LENGTH	$92,775	$46,400	50.01	$102,985	$6,777	$16,987	135.9	197.0	$50	120.00	789:812		5/1/2023	401
040-45-770-00-041-00	335 RED TAILED HAWK LP	01/21/22	$100,410	WD	03-ARM'S LENGTH	$100,410	$40,100	39.94	$103,643	$15,631	$18,864	150.9	242.2	$104	78.31	773:628		4/28/2023	401
040-45-260-00-012-01	5731 WELLINGTON WAY	04/30/21	$129,900	WD	19-MULTI PARCEL ARM'S LENGTH	$129,900	$49,600	38.18	$133,526	$33,868	$37,494	300.0	250.0	$113	299.95	758:936	040-45-260-00-014-01	5/4/2023	401
040-41-006-16-050-00	1107 W NORTH DOWN RIVER RD	12/28/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$43,800	36.50	$120,345	$11,619	$11,964	95.7	195.0	$121	60.13	772:138		8/3/2021	401
040-41-006-16-280-00	790 S ROBERTS RD	03/21/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,000	33.85	$129,707	$18,431	$18,138	145.1	224.6	$127	120.00	775:993		8/5/2021	401
040-45-770-00-015-00	345 RED TAILED HAWK LP	11/17/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$63,800	37.53	$165,403	$36,429	$31,832	254.7	192.3	$143	282.60	787:383		11/23/2022	401
040-45-660-00-026-00	308 KERRY ST	07/12/21	$104,500	WD	03-ARM'S LENGTH	$104,500	$25,600	24.50	$100,514	$14,719	$10,733	85.9	118.5	$171	79.63	762:523		8/4/2021	401
040-45-260-00-001-00	591 PEMBROKE DR	10/04/22	$220,704	WD	03-ARM'S LENGTH	$220,704	$82,800	37.52	$205,490	$40,214	$25,000	200.0	125.0	$201	200.00	786:96		9/28/2022	401
040-45-770-00-008-00	300 RED TAILED HAWK LP	05/14/21	$195,000	WD	03-ARM'S LENGTH	$195,000	$66,700	34.21	$178,270	$32,355	$15,625	125.0	230.0	$259	125.00	759:187		4/28/2023	401
040-45-220-00-028-00	126 BARBARA ST	10/24/22	$140,000	LC	03-ARM'S LENGTH	$140,000	$51,000	36.43	$119,726	$36,380	$16,106	128.8	132.8	$282	160.00	786:603		8/4/2021	401
040-45-770-00-044-00	338 RED TAILED HAWK LP	12/20/22	$139,400	WD	03-ARM'S LENGTH	$139,400	$49,300	35.37	$115,647	$39,378	$15,625	125.0	230.0	$315	125.00	789:863		4/28/2023	401
040-41-008-05-320-00	4609 NELS DR	08/22/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$52,900	24.05	$160,215	$69,035	$9,250	200.0	300.0	$345	200.00	783:974		9/19/2022	401
040-41-006-16-050-00	1107 W NORTH DOWN RIVER RD	11/08/22	$149,000	WD	03-ARM'S LENGTH	$149,000	$49,100	32.95	$120,345	$40,619	$11,964	95.7	195.0	$424	60.13	787:19:00		8/3/2021	401
040-41-006-16-250-00	836 S ROBERTS RD	01/31/22	$134,999	WD	03-ARM'S LENGTH	$134,999	$39,400	29.19	$98,213	$49,129	$12,343	98.7	120.0	$498	104.00	773:819		8/5/2021	401
		Totals:	**$2,554,088**			**$2,554,088**	**$940,500**		**$2,405,482**	**$473,973**	**$325,367**	**2,884.7**							
							Sale. Ratio =>	**36.82**			**Average**								
							Std. Dev. =>	**8.24**			**per FF=>**	**$164**							

A review of Residential Group 4008 of arm's-length sales during the two year study period found no vacant land sales. The extraction method was used to develop a dollar per front foot rate for sales. This is determined to be reliable since data was collected on the sales recently. The average was given weight. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4008 Front Foot Rate as Applied
$160/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4009 Subs/Lots Group 3 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-240-00-029-00	4871 HELEN DR	11/08/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$59,600	45.15	$150,405	$2,893	$21,298	152.1	180.0	$19	180.00	769:52:00		4/19/2023	401
040-45-580-00-006-00	108 N PARK DR	04/30/21	$153,000	WD	03-ARM'S LENGTH	$153,000	$53,300	34.84	$156,890	$10,110	$14,000	100.0	320.8	$101	100.00	758:424		8/6/2021	401
040-45-240-00-039-00	4900 HELEN DR	08/04/22	$149,000	WD	03-ARM'S LENGTH	$149,000	$53,100	35.64	$151,781	$14,719	$17,500	125.0	180.0	$118	125.00	782:518		4/27/2023	401
040-45-580-00-043-00	105 WEST DR	10/29/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$48,400	35.85	$135,318	$16,482	$16,800	120.0	240.0	$137	120.00	768:842		8/6/2021	401
040-45-520-00-017-00	193 S ROBERTS RD	01/04/23	$125,000	MLC	03-ARM'S LENGTH	$125,000	$48,200	38.56	$123,075	$17,124	$15,199	108.6	150.0	$158	110.00	788:987		4/27/2023	401
040-45-240-00-027-00	4900 WARNER DR	10/27/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$39,100	27.93	$132,611	$24,889	$17,500	125.0	180.0	$199	125.00	768:638		12/2/2021	401
040-45-520-00-015-00	196 MISTY WAY	03/08/23	$227,500	WD	03-ARM'S LENGTH	$227,500	$93,500	41.10	$218,750	$23,949	$15,199	108.6	150.0	$221	110.00	791:40:00		5/18/2023	401
040-45-520-00-013-00	202 MISTY WAY	06/07/22	$182,000	WD	03-ARM'S LENGTH	$182,000	$72,200	39.67	$168,427	$28,772	$15,199	108.6	150.0	$265	110.00	779:803		5/18/2023	401
040-44-031-14-034-00	5345 NORTHWOOD DR	06/28/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$72,800	30.33	$208,614	$47,486	$16,100	115.0	192.0	$413	115.00	780:673		6/30/2023	401
		Totals:	$1,483,500			$1,483,500	$540,200		$1,445,871	$186,424	$148,795	1,062.8							
							Sale. Ratio =>	36.41			Average								
							Std. Dev. =>	5.31			per FF=>	$175							

A review of arm's-length sales during the two-year study period for Residential Group 4009 found no vacant land sales to review. The Extraction Method for calculating a dollar per front foot rate was used and deemed reliable due to the recent data collected. The average was given weight in the final front foot conclusion. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4009 Front Foot Rate as Applied
$175/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4010 Subs/Lots Group 4 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-420-03-006-00	6355 ATKINSON RD	10/15/21	$171,000	WD	03-ARM'S LENGTH	$171,000	$57,600	33.68	$177,577	$11,939	$18,516	92.6	120.0	$129	100.00	767:857		12/2/2021	401
040-45-420-05-006-00	6195 LIBBY RD	06/11/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$49,400	36.59	$142,556	$16,598	$24,154	120.8	165.0	$137	123.75	760:780		12/14/2021	401
040-45-980-00-014-00	102 WOODLEAF DR	05/07/21	$131,000	WD	03-ARM'S LENGTH	$131,000	$41,800	31.91	$139,062	$18,817	$26,879	134.4	178.7	$140	141.50	758:889		4/17/2019	401
040-45-980-00-013-00	104 WOODLEAF DR	04/04/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$40,000	33.33	$122,911	$21,451	$24,362	121.8	173.1	$176	120.00	777:99		11/7/2023	401
040-45-980-00-009-00	122 WOODLEAF DR	08/16/21	$133,000	WD	03-ARM'S LENGTH	$133,000	$46,500	34.96	$134,411	$33,269	$34,680	173.4	240.4	$192	126.50	764:616		4/17/2019	401
040-42-012-10-090-00	6930 W M72 HWY	03/28/22	$197,600	WD	03-ARM'S LENGTH	$197,600	$57,600	29.15	$193,466	$33,114	$28,980	144.9	613.3	$229	144.90	776:956		7/28/2021	401
040-42-013-02-200-00	6266 OLD LAKE RD	01/31/22	$105,000	LC	03-ARM'S LENGTH	$105,000	$36,600	34.86	$98,134	$34,419	$27,553	137.8	241.6	$250	110.00	773:781		4/17/2019	401
040-45-420-03-001-00	6265 ATKINSON RD	05/21/21	$94,500	WD	03-ARM'S LENGTH	$94,500	$27,000	28.57	$88,791	$27,275	$21,566	107.8	135.6	$253	120.00	759:532		5/15/2019	401
040-45-420-02-021-00	6344 ATKINSON RD	10/14/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$34,300	32.67	$100,646	$20,390	$16,036	80.2	120.0	$254	75.00	767:883		12/2/2021	401
040-45-420-01-010-00	6347 OLD LAKE RD	02/16/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$51,000	35.17	$126,440	$47,345	$28,785	143.9	232.0	$329	125.00	790:294		4/17/2019	401
040-45-420-06-004-00	6195 ALEX RD	06/20/22	$141,000	WD	03-ARM'S LENGTH	$141,000	$37,300	26.45	$116,380	$52,510	$27,890	139.5	165.0	$377	165.00	780:175		8/5/2022	401
040-45-420-05-006-00	6195 LIBBY RD	12/05/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$52,600	31.88	$142,556	$46,598	$24,154	120.8	165.0	$386	123.75	788:756		12/14/2021	401
040-45-420-05-007-00	6161 LIBBY RD	09/20/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$18,100	20.11	$71,835	$42,319	$24,154	120.8	165.0	$350	123.75	784:851		10/6/2022	401
040-45-420-03-002-00	6285 ATKINSON RD	08/04/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$35,000	26.92	$100,487	$48,029	$18,516	92.6	120.0	$519	100.00	782:607		9/21/2022	401
040-45-420-02-025-00	6280 ATKINSON RD	03/13/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$34,300	26.38	$106,037	$42,479	$18,516	92.6	120.0	$459	100.00	791:175		5/15/2019	401
040-45-420-01-028-00	6440 RICHARD RD	06/21/22	$278,900	WD	03-ARM'S LENGTH	$278,900	$83,400	29.90	$247,256	$54,322	$22,678	113.4	120.0	$479	150.00	780:403		12/14/2021	401
		Totals:	$2,272,000			$2,272,000	$702,500		$2,108,545	$550,874	$387,419	1,937.1							
							Sale. Ratio =>	30.92			Average								
							Std. Dev. =>	4.35			per FF=>	$284							

Reviewing Residential Group 4010 for arm's-length sales during the two-year study period found no vacant land sales. The Extraction Method was used to calculate a dollar per front foot value. This method is considered reliable since the building data extracted to calculate a land residual value is current. The average was given weight. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4010 Front Foot Rate as Applied
$275/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4011 Subs/Lots Group 5 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-281-00-050-00	128 ALEXIA LN	08/26/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$9,100	60.67	$19,026	$274	$4,300	71.7	178.0	$4	70.00	783:794		4/21/2023	401
040-45-200-02-005-00	210 SCOTT ST	03/19/22	$40,000	MLC	03-ARM'S LENGTH	$40,000	$17,500	43.75	$43,043	$557	$3,600	60.0	155.0	$9	60.00	775:859		12/6/2022	401
040-45-283-00-116-00	107 JASON PL	04/06/22	$57,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$57,000	$35,400	62.11	$63,290	$4,110	$10,400	173.3	419.0	$24	150.00	776:950	040-45-283-00-117-00	4/26/2023	401
040-45-280-00-021-00	4263 W PINECREST RD	02/03/23	$7,500	WD	03-ARM'S LENGTH	$7,500	$3,200	42.67	$7,504	$4,196	$4,200	70.0	216.0	$60	70.00	790:96		4/24/2023	402
040-45-283-00-113-00	101 JASON PL	01/25/23	$62,000	MLC	03-ARM'S LENGTH	$62,000	$25,400	40.97	$54,749	$13,031	$5,780	96.3	130.0	$135	79.50	789:780		11/30/2018	401
040-45-280-00-014-00	4175 W PINECREST RD	12/29/22	$10,000	WD	03-ARM'S LENGTH	$10,000	$4,900	49.00	$9,427	$10,000	$4,200	70.0	210.5	$143	70.00	788:990		4/24/2023	402
040-45-283-00-125-00	230 CRESTWOOD DR	07/18/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$24,800	33.07	$62,148	$18,052	$5,200	86.7	181.0	$208	85.00	781:198		4/27/2023	401
040-45-920-00-017-00	600 GLENWOOD CT	04/25/22	$129,900	WD	03-ARM'S LENGTH	$129,900	$40,100	30.87	$108,393	$27,207	$5,700	95.0	239.3	$286	95.00	777:824		8/4/2022	401
040-45-280-00-007-00	4079 W PINECREST RD	07/12/22	$122,000	LC	03-ARM'S LENGTH	$122,000	$24,600	20.16	$90,964	$39,436	$8,400	140.0	178.2	$282	140.00	781:323		12/16/2022	401
		Totals:	$518,400			$518,400	$185,000		$458,544	$116,863	$51,780	863.0							
							Sale. Ratio =>	35.69			Average								
							Std. Dev. =>	13.62			per FF=>	$135							

A review of arm's-length sales during the two-year study period for Residential Group 4011 found one vacant land sale. One sale is not enough to conclude from. The Extraction Method was used to calculate a land residual value and is considered reliable due to recent data updates. The average was given weight. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4011 Front Foot Rate as Applied
$125/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4012 Subs/Lots Group 6 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-340-00-026-00	3886 ARBUTUS LN	09/25/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$45,000	52.94	$98,751	$2,824	$16,575	255.0	546.6	$11	255.00	785:128		5/12/2023	401
040-45-940-00-010-00	1112 S HOOT OWL LN	08/10/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$61,500	51.25	$130,257	$4,743	$15,000	244.0	446.3	$19	244.00	763:860		5/9/2016	401
040-45-340-00-033-00	3826 W JONES LAKE RD	05/24/21	$152,900	WD	03-ARM'S LENGTH	$152,900	$73,100	47.81	$164,561	$6,539	$18,200	280.0	395.5	$23	280.00	760:36:00		11/29/2021	401
040-45-142-00-084-00	3288 RIVER PARK DR	02/15/23	$38,000	LC	03-ARM'S LENGTH	$38,000	$26,700	70.26	$45,011	$6,789	$13,800	212.3	290.0	$32	219.00	795:219		4/23/2016	401
040-45-144-00-178-00	3084 W JONES LAKE RD	07/26/21	$26,500	WD	19-MULTI PARCEL ARM'S LENGTH	$26,500	$13,700	51.70	$33,709	$12,291	$19,500	300.0	800.0	$41	300.00	763:126	040-45-144-00-179-00	4/30/2016	401
040-45-141-00-027-00	**3133 WOODLAND DR**	**05/24/22**	**$14,000**	**WD**	**03-ARM'S LENGTH**	**$14,000**	**$6,800**	**48.57**	**$20,752**	**$14,000**	**$19,500**	**300.0**	**377.5**	**$47**	**300.00**	**779:249**		**11/1/2023**	**401**
040-45-340-00-001-01	**596 N WILCOX BRIDGE RD**	**09/13/21**	**$13,500**	**WD**	**03-ARM'S LENGTH**	**$13,500**	**$6,500**	**48.15**	**$17,202**	**$13,500**	**$16,900**	**260.0**	**251.3**	**$52**	**260.00**	**767:443**		**11/29/2021**	**402**
040-45-940-00-016-00	**W NIGHTHAWK LN**	**09/16/22**	**$16,500**	**PTA**	**03-ARM'S LENGTH**	**$16,500**	**$5,000**	**30.30**	**$15,180**	**$16,500**	**$15,180**	**282.3**	**395.0**	**$58**	**282.30**	**784:465**		**5/9/2016**	**402**
040-45-470-00-014-00	**2132 LORRAINE AVE**	**06/24/21**	**$13,500**	**WD**	**03-ARM'S LENGTH**	**$13,500**	**$5,200**	**38.52**	**$13,446**	**$13,500**	**$13,446**	**206.9**	**402.0**	**$65**	**150.00**	**761:220**		**4/23/2016**	**402**
040-45-144-00-161-00	3115 PALMER PL	02/23/22	$25,000	WD	03-ARM'S LENGTH	$25,000	$6,300	25.20	$23,886	$10,927	$9,813	151.0	440.8	$72	150.97	775:447		8/11/2023	401
040-45-144-00-167-00	**PALMER PL**	**07/19/22**	**$15,000**	**WD**	**03-ARM'S LENGTH**	**$15,000**	**$2,900**	**19.33**	**$8,450**	**$15,000**	**$8,450**	**200.0**	**304.9**	**$75**	**200.00**	**781:148**		**4/30/2016**	**402**
040-45-470-00-013-00	2160 LORRAINE AVE	09/10/21	$28,000	WD	03-ARM'S LENGTH	$28,000	$8,900	31.79	$24,101	$17,345	$13,446	206.9	402.0	$84	150.00	765:604		11/2/2017	401
040-45-143-00-099-00	3400 RIVER PARK DR	08/19/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,400	41.04	$130,050	$18,947	$13,997	215.3	325.9	$88	200.52	764:485		4/23/2016	401
040-45-940-00-009-00	1849 W RICHARDSON RD	02/15/23	$137,500	WD	03-ARM'S LENGTH	$137,500	$51,100	37.16	$123,634	$29,466	$15,600	300.0	392.0	$98	300.00	790:529		5/9/2016	401
040-45-143-00-085-00	1983 IRENE AVE	11/17/22	$129,000	WD	19-MULTI PARCEL ARM'S LENGTH	$129,000	$31,900	24.73	$109,088	$47,667	$27,755	427.0	586.6	$112	437.99	789:63	040-45-142-00-028-00	8/11/2023	401
040-45-940-00-017-00	1265 S HEADQUARTERS RD	09/24/21	$216,400	WD	03-ARM'S LENGTH	$216,400	$82,200	37.99	$198,445	$33,255	$15,300	288.0	393.3	$115	288.00	766:594		5/9/2016	401
040-45-940-00-013-00	1246 S HOOT OWL LN	03/23/22	$191,000	WD	19-MULTI PARCEL ARM'S LENGTH	$191,000	$49,000	25.65	$149,585	$72,015	$30,600	555.0	816.3	$130	555.00	776:203	040-45-940-00-012-00	8/5/2022	401
040-45-235-00-007-00	2794 W JONES LAKE RD	03/28/22	$206,000	WD	19-MULTI PARCEL ARM'S LENGTH	$206,000	$55,700	27.04	$163,243	$72,007	$29,250	450.0	1202.2	$160	450.00	777:405	040-45-235-00-005-00, 040-45-235-00-006-00	5/5/2016	401
040-45-144-00-170-00	3140 WOODLAND DR	08/05/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$78,600	34.17	$188,014	$51,281	$9,295	220.0	297.0	$233	220.00	782:574		4/30/2016	401
040-45-145-00-193-00	3243 W JONES LAKE RD	11/28/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$63,100	32.36	$150,212	$51,288	$6,500	100.0	200.0	$513	100.00	787:708		4/30/2016	401
		Totals:	**$1,987,800**			**$1,987,800**	**$728,600**		**$1,807,577**	**$509,884**	**$328,107**	**5,453.6**							
							Sale. Ratio =>	**36.65**			**Average**								
							Std. Dev. =>	**12.65**			**per FF=>**	**$93**							

A review of arm's-length sales during the two-year study period for Residential Group 4012 found five vacant land sales to analyze. These sales were all given weight toward the final conclusion rather than the average due to the vacant land sales being in a close range. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4012 Front Foot Rate as Applied

$70/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

Removed: new construction is skewing results

040-45-142-00-042-00	1892 IRENE AVE	09/08/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$34,900	69.80	$94,590	($31,012)	$13,578	208.9	288.0	($148)	213.50	784:105		8/11/2023	401
040-45-142-00-060-00	2076 ROSALIND AVE	09/10/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$58,300	48.99	$137,396	($4,596)	$13,800	212.3	290.0	($22)	219.00	766:64		4/23/2016	401

2023 Residential Group 4013 Subs/Lots Group 7 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-800-00-009-00	4950 GEMINI LN	09/27/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$53,900	71.87	$79,750	$7,500	$12,250	245.0	195.8	$31	245.00	785:625		11/16/2022	401
040-45-120-00-005-00	W NORTH DOWN RIVER RD	09/24/21	$7,900	WD	03-ARM'S LENGTH	$7,900	$6,000	75.95	$10,000	$7,900	$10,000	200.0	452.5	$40	200.00	767:139		3/28/2017	402
040-45-120-00-011-00	102 S THENDARA RD	07/15/21	$23,000	WD	03-ARM'S LENGTH	$23,000	$7,400	32.17	$24,049	$23,000	$24,049	460.0	551.7	$50	460.00	762:540		8/8/2016	402
040-45-250-00-001-00	201 CASCADE LN	04/02/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$62,300	36.65	$170,316	$11,434	$11,750	189.3	402.8	$60	189.26	757:28:00		5/19/2017	401
040-45-250-00-020-00	218 BERRY PATCH CIR	06/17/22	$157,000	WD	03-ARM'S LENGTH	$157,000	$53,700	34.20	$143,966	$25,054	$12,020	340.9	268.0	$73	436.39	780:152		11/16/2022	401
040-45-100-00-022-00	305 S STEPHAN BRIDGE RD	10/29/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$43,100	29.72	$139,849	$13,701	$8,550	171.0	180.0	$80	171.00	768:698		11/30/2021	401
040-45-120-00-008-00	177 W NORTH DOWN RIVER RD	09/24/21	$110,600	WD	03-ARM'S LENGTH	$110,600	$37,600	34.00	$95,769	$24,831	$10,000	200.0	452.5	$124	200.00	766:513		8/8/2016	401
		Totals:	$688,500			$688,500	$264,000		$663,699	$113,420	$88,619	1,806.2							
							Sale. Ratio =>	38.34			Average								
							Std. Dev. =>	19.94			per FF=>	$63							

Residential Group 4013 arm's-length sales during the two-year study period were analyzed. Two older end of the time period vacant land sales were found. They were given consideration; however, being old sales the average was given weight. The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4013 Front Foot Rate as Applied
$60/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4014 Subs/Lots Group 8 Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Inspected Date	Class
040-45-820-00-033-00	**SUNSET STRIP**	**04/22/21**	**$8,500**	**WD**	**03-ARM'S LENGTH**	**$8,500**	**$3,600**	**42.35**	**$11,535**	**$8,500**	**$11,535**	**250.0**	**297.5**	**$34**	**250.00**	**758:159**		**5/9/2017**	**402**
040-45-820-00-011-00	2403 SUNSET STRIP	09/03/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$33,900	24.21	$136,078	$17,914	$13,992	330.5	296.3	$54	330.50	765:339		11/30/2021	401
040-45-820-00-031-00	2736 SUNSET STRIP	02/10/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$79,100	36.79	$186,132	$46,607	$17,739	298.0	490.2	$156	298.00	790:173		5/9/2017	401
040-45-820-00-044-00	2969 BLUEBERRY HILL	01/12/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$65,400	30.42	$177,666	$59,873	$22,539	376.3	488.2	$159	233.00	789:101		8/18/2023	401
040-45-820-00-036-00	1793 BLUEBERRY HILL	07/21/22	$274,900	WD	03-ARM'S LENGTH	$274,900	$73,100	26.59	$246,829	$41,671	$13,600	298.0	314.3	$140	298.00	781:946		11/30/2021	401
040-42-013-06-007-00	**BERNARD BLVD**	**05/06/21**	**$24,000**	**WD**	**03-ARM'S LENGTH**	**$24,000**	**$5,000**	**20.83**	**$8,414**	**$24,000**	**$8,414**	**112.2**	**308.5**	**$214**	**68.27**	**758:637**		**7/7/2023**	**407**
040-45-900-00-042-00	86 BLACK BEAR DR	07/25/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$75,600	28.00	$229,567	$47,933	$7,500	100.0	350.0	$479	100.00	782:297		9/20/2016	401
		Totals:	**$1,147,400**			**$1,147,400**	**$335,700**		**$996,221**	**$246,498**	**$95,319**	**1,765.0**							
							Sale. Ratio =>	**29.26**			**Average**								
							Std. Dev. =>	**7.44**			**per FF=>**	**$140**							

Average w/o	
last sale =>	$126

A review of arm's-length sales during the two-year study period for Residential Group 4014 found two vacant land sales with very different front foot calculations. The average was given weight as well as the historical rate of $75/ff when making the final conclusion. The average The determined front foot rate and residential acreage rate table have been applied.

2024 Residential Group 4014 Front Foot Rate as Applied
$125/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000

2023 Residential Group 4015 Kneff Lake Land Value Analysis for 2024 Assessments

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
010-14-500-00-014-00	7733 KP LAKE RD	09/08/21	$425,000	WD	03-ARM'S LENGTH	$425,000	$162,400	38.21	$539,844	$59,065	$73,909	211.2	466.7	$280	213.10	765/640		K.P. LAKE	7/17/2023	401
040-40-020-14-020-01	1502 KNEFF LAKE GUN CLUB RD	09/05/21	$30,000	LC	03-ARM'S LENGTH	$30,000	$21,000	70.00	$44,685	$20,365	$35,050	70.1	174.0	$291	59.81	774:886		4015 KNEFF LAKE	4/17/2017	401
010-13-028-03-060-00	7326 KEY PHYVE TRL	04/01/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$77,900	51.93	$322,151	$70,953	$83,104	237.4	1146.8	$299	300.00	776/925		K.P. LAKE	10/16/2023	401
010-14-650-00-008-00	**SHUPAC LAKE RD**	**06/11/21**	**$292,500**	**WD**	**03-ARM'S LENGTH**	**$292,500**	**$168,800**	**57.71**	**$337,634**	**$292,500**	**$337,634**	**750.3**	**528.4**	**$390**	**651.30**	**760/688**		**SHUPAC LAKE**	**8/18/2014**	**402**
010-13-028-01-540-00	7808 HIRIDGE TRL	07/13/22	$199,999	WD	03-ARM'S LENGTH	$199,999	$46,900	23.45	$183,242	$34,323	$17,566	50.2	443.3	$684	50.00	781/1		K.P. LAKE	7/12/2023	401
010-12-018-13-100-00	9411 SHUPAC LAKE RD	08/31/22	$338,500	WD	03-ARM'S LENGTH	$338,500	$89,900	26.56	$275,707	$142,429	$79,636	177.0	367.8	$805	168.18	784/26		SHUPAC LAKE	5/17/2022	401
		Totals:	**$1,435,999**			**$1,435,999**	**$566,900**		**$1,703,263**	**$619,635**	**$626,899**	**1,496.2**								
							Sale. Ratio =>	**39.48**			**Average**									
							Std. Dev. =>	**18.35**			**per FF=>**	**$414**								

A review of arm's-length sales during the two-year study period found one sale in the Kneff Lake Group. Additional sales were collected from neighboring Lovells Township as there are two similar small lakes in that township. One of the Lovells sales is vacant. The average was given weight due to the average being within a close range of the vacant front foot calculation. The determined front foot rate and acreage rate table have been applied.

2024 Residential Group 4015 Front Foot Rate as Applied
$400/FF

2024 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	$8,000	$8,000	3 Acre:	$5,500	$16,500	10 Acre:	$3,000	$30,000	30 Acre:	$2,200	$66,000
1.5 Acre:	$7,500	$11,250	4 Acre:	$5,000	$20,000	15 Acre:	$2,750	$41,250	40 Acre:	$2,100	$84,000
2 Acre:	$7,000	$14,000	5 Acre:	$4,500	$22,500	20 Acre:	$2,500	$50,000	50 Acre:	$2,000	$100,000
2.5 Acre:	$6,500	$16,250	7 Acre:	$3,750	$26,250	25 Acre:	$2,400	$60,000	100 Acre:	$1,800	$180,000