

RAW DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
110-002-200-000-00	1232 E BOMBAY RD	11/14/23	\$110,000	WD	33-TO BE DETERMINED	\$110,000	\$84,000	76.36	\$168,101	\$99,406	\$127,507	551.7	524.7	14.50	0.00	#126	\$4,787	\$0.11	551.67	RRES 1668/1268	110-002-200-010-00	Rural Residential			
110-012-300-070-00	3620 N STARK RD	11/22/23	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$82,300	36.58	\$164,666	\$138,917	\$78,583	0.0	0.0	10.00	10.00	#DIV/0!	\$13,892	\$0.32	0.00	RRES 1669/77		Rural Residential	401		
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$319,900	37.50	\$639,736	\$308,427	\$95,163	0.0	0.0	30.09	30.09	#DIV/0!	\$10,250	\$0.24	0.00	RRES 1658/312		Rural Residential	401		
110-013-300-059-00	3196 N STARK RD	12/15/23	\$836,000	WD	33-TO BE DETERMINED	\$836,000	\$361,700	43.27	\$723,327	\$214,549	\$101,876	0.0	0.0	30.09	30.09	#DIV/0!	\$7,130	\$0.16	0.00	RRES 1669/676		Rural Residential	401		
110-015-300-170-00	636 E GOLDEN POND RD	04/07/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,300	52.45	\$162,551	\$16,959	\$24,510	218.1	216.7	1.09	1.09	#78	\$15,630	\$0.36	218.10	RRES 1664/421		Rural Residential	401		
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$111,925	\$42,382	328.5	657.8	4.96	4.96	\$341	\$22,556	\$0.52	328.54	brink 1660/1013			401		
110-016-300-210-00	3100 N ANTIQUE CT	04/14/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$254,600	34.17	\$509,185	\$315,815	\$80,000	0.0	0.0	20.00	10.00	#DIV/0!	\$15,791	\$0.36	0.00	RRES 1664/43		Rural Residential	401		
110-021-200-240-00	248 E BOULIS DR	07/28/23	\$25,000	WD	33-TO BE DETERMINED	\$25,000	\$20,200	80.80	\$40,472	(\$2,956)	\$12,616	209.0	209.0	1.00	1.00	(\$14)	(\$2,847)	(\$0.07)	209.00	RRES 1666/918		Rural Residential	401		
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$79,890	\$24,740	239.0	149.3	2.00	2.00	\$334	\$39,945	\$0.92	239.00	RRES 1657/249		Rural Residential	401		
110-022-400-140-00	836 E BEAMISH RD	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$63,958	\$110,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,000	\$0.25	0.00	RRES 1660/406			402		
110-023-300-166-00	2606 ODYSSEY LN	10/06/22	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$364,900	43.49	\$729,898	\$144,502	\$35,400	0.0	0.0	1.20	1.20	#DIV/0!	\$120,418	\$2.76	0.00	770 1660/895		Stargazer's subdivision			
110-023-400-012-00	1345 E MONROE RD	10/31/23	\$350,000	MLC	33-TO BE DETERMINED	\$350,000	\$107,400	30.69	\$214,808	\$165,072	\$29,880	340.0	223.0	2.00	2.00	\$486	\$82,619	\$1.90	340.00	RRES 1668/1060		Rural Residential	401		
110-024-200-070-00	1591 E BLACKWOOD CT	06/01/23	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$45,431	\$64,515	0.0	0.0	1.95	1.95	#DIV/0!	\$23,298	\$0.53	0.00	775 1665/635		Blackwood	401		
110-024-200-140-00	1516 E BLACKWOOD CT	01/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$123,520	\$54,460	0.0	0.0	1.76	1.76	#DIV/0!	\$70,182	\$1.61	0.00	775 1661/190		Blackwood	401		
110-025-300-500-00	1717 E LETTIS RD	05/23/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$157,200	39.20	\$314,399	\$120,661	\$34,060	197.3	429.0	2.37	2.37	\$611	\$51,019	\$1.17	0.00	RRES 1665/205		Rural Residential	401		
110-026-100-300-00	2297 N STARK RD	09/08/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$138,300	42.29	\$276,640	\$76,472	\$26,112	165.0	357.0	1.48	1.48	\$463	\$51,775	\$1.19	165.00	RRES 1667/782		Rural Residential	401		
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$50,253	\$44,187	\$29,440	32.9	332.6	7.54	7.54	\$133	\$5,860	\$0.13	332.87	RRES 1657/1027		Rural Residential	401		
110-027-100-521-00	2314 N HOPE RD	12/12/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,600	44.15	\$119,150	\$49,022	\$33,172	341.0	294.0	2.23	2.23	\$144	\$22,022	\$0.51	341.00	RRES 1669/535		Rural Residential	401		
110-027-200-009-00	588 E MONROE RD	04/28/23	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$147,000	35.25	\$294,077	\$180,505	\$57,582	332.0	816.1	6.22	6.22	\$544	\$29,020	\$0.67	332.00	RRES 1664/1013		Rural Residential	401		
110-027-200-014-00	544 E MONROE RD	10/26/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$249,000	38.91	\$497,964	\$199,618	\$57,582	332.0	816.1	6.22	6.22	\$601	\$32,093	\$0.74	332.00	RRES 1668/763		Rural Residential	401		
110-027-200-500-00	2455 N HOPE RD	07/10/23	\$80,000	WD	31-SPLIT IMPROVED	\$80,000	\$0	0.00	\$0	\$90,000	\$0	0.0	0.0	0.00	5.18	#DIV/0!	#DIV/0!	#DIV/0!	0.00	1666/273			402		
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$7,760	\$19,143	132.0	405.0	1.23	1.23	\$59	\$6,324	\$0.15	132.00	RRES 1661/335		Rural Residential	401		
110-027-300-130-00	678 E PRICE RD	05/31/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,200	43.52	\$252,432	\$68,516	\$30,948	323.8	279.0	2.07	2.07	\$212	\$33,036	\$0.76	323.76	RRES 1665/524		Rural Residential	401		
110-027-400-180-00	945 E PRICE RD	07/14/22	\$0	MLC	33-TO BE DETERMINED	\$0	\$56,900	#DIV/0!	\$113,763	(\$94,529)	\$29,234	480.0	272.3	3.00	3.00	(\$176)	(\$28,176)	(\$0.65)	480.00	RRES 1658/1432		Rural Residential	401		
110-027-400-206-00	2242 N HOPE RD	10/25/23	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$167,300	41.31	\$334,628	\$168,676	\$98,504	0.0	0.0	23.37	23.37	#DIV/0!	\$7,226	\$0.17	0.00	RRES 1668/733		Rural Residential	401		
110-027-400-251-00	2196 N HOPE RD	08/11/23	\$170,000	WD	33-TO BE DETERMINED	\$170,000	\$78,800	46.35	\$157,656	\$42,572	\$30,228	438.0	208.9	2.10	2.10	\$97	\$20,263	\$0.47	438.00	RRES 1666/1369		Rural Residential	401		
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$111,723	\$24,607	262.1	133.2	2.00	2.00	\$426	\$55,862	\$1.28	262.06	RRES 1657/1469		Rural Residential	401		
110-027-400-512-00	898 E PRICE RD	04/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,500	54.32	\$201,075	\$33,284	\$49,359	340.0	584.2	4.56	4.56	\$98	\$7,299	\$0.17	340.00	RRES 1664/546		Rural Residential	401		
110-027-400-760-00	850 E PRICE RD	07/14/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,500	36.45	\$112,922	\$58,830	\$16,752	207.0	179.9	0.86	0.86	\$284	\$68,807	\$1.58	207.00	RRES 1666/557		Rural Residential	401		
110-027-400-780-00	765 E PRICE RD	01/22/24	\$45,000	WD	33-TO BE DETERMINED	\$45,000	\$30,600	68.00	\$61,180	\$980	\$17,160	130.0	221.2	0.66	0.66	\$8	\$1,485	\$0.03	130.00	RRES 1670/282		Rural Residential	401		
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$161,089	\$47,250	151.6	1709.6	5.95	5.95	\$1,063	\$27,074	\$0.62	151.60	RRES 1660/682		Rural Residential	401		
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$35,349	\$18,387	132.0	419.1	1.27	1.27	\$268	\$27,834	\$0.64	132.00	RRES 1660/666		Rural Residential	401		
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$17,093	\$31,189	396.0	404.8	3.68	3.68	\$43	\$4,645	\$0.11	396.00	RRES 1659/61		Rural Residential	401		
110-033-100-510-00	456 E SAGINAW RD	01/04/24	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,300	44.51	\$100,553	\$24,589	\$12,142	77.0	264.0	0.47	0.47	\$319	\$52,653	\$1.21	77.00	RRES 1669/1156		Rural Residential	401		
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH	\$120,025	\$51,000	42.49	\$102,009	\$22,912	\$4,896	49.5	264.0	0.31	0.31	\$463	\$73,910	\$1.70	49.50	RRES 1655/1376		Rural Residential	401		
110-034-100-180-00	838 E RED KEG CT	02/16/24	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$69,100	45.61	\$138,125	\$25,465	\$12,090	112.5	190.0	0.47	0.47	\$226	\$54,763	\$1.26	112.50	RRES 1670/771		Rural Residential	401		
110-034-200-220-00	1931 N HOPE RD	06/15/23	\$0	MLC	33-TO BE DETERMINED	\$0	\$9,300	#DIV/0!	\$18,683	(\$13,523)	\$5,160	56.7	165.0	0.22	0.22	(\$239)	(\$62,898)	(\$1.44)	56.65	RRES 1665/1132		Rural Residential	401		
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$118,318	\$54,758	0.0	0.0	10.86	5.43	#DIV/0!	\$10,895	\$0.25	0.00	RRES 1663/315		Rural Residential	401		
110-035-200-130-00	E SANFORD RD	07/28/22	\$0	WD	33-TO BE DETERMINED	\$0	\$0	#DIV/0!	\$0	\$0	\$0	0.0	0.0	0.00	26.54	#DIV/0!	#DIV/0!	#DIV/0!	0.00	1658/1342	110-035-200-121-00	Rural Residential	402		
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,000	42.00	\$167,947	\$81,828	\$49,775	375.0	770.1	6.63	6.63	\$218	\$12,342	\$0.28	375.00	RRES 1659/262		Rural Residential	401		
110-035-200-245-00	1049 E SANFORD RD	06/26/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,400	38.00	\$174,775	\$79,297	\$24,072	195.0	259.1	1.16	1.16	\$407	\$68,359	\$1.57	195.00	RRES 1665/1352		Rural Residential	401		
110-036-300-025-00	1708 N STARK RD	04/07/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,000	44.39	\$182,088	\$55,285	\$32,376	135.0	661.5	2.05	2.05	\$410	\$26,970	\$0.62	135.00	RRES 1664/445		Rural Residential	401		
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$62,885	\$49,668	180.6	165.0	0.72	0.72	\$348	\$87,951	\$2.02	188.88	490 1655/1121		Dream Chaser			
110-490-500-040-00	2030 N FANTASY LN	06/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$163,534	\$61,425	205.4	165.0	0.84	0.84	\$796	\$194,683	\$4.47	221.87	490 1665/746		Dream Chaser	401		
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$37,607	\$4,700	100.0	132.0	0.30	0.30	\$376	\$124,116	\$2.85	100.00	Avtl 1660/78		Red Keg Court	401		
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$111,866	\$37,484	190.3	284.5	1.35	1.35	\$588	\$82,741	\$1.90	207.00	LE3-4 1660/4					

M&B's by Acreage

0 - 1 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Wdr.	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class					
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH		\$120,025	\$51,000	42.49	\$102,009	\$22,912	\$4,896	49.5	264.0	0.31	0.31	\$463	\$73,910	\$1.70	49.50	RRES 1665/1376		Rural Residential	401						
110-034-100-180-00	838 E RED KEG CT	02/16/24	\$151,500	WD	03-ARM'S LENGTH		\$151,500	\$69,100	45.61	\$138,125	\$25,465	\$12,090	112.5	180.0	0.47	0.47	\$226	\$54,763	\$1.26	112.50	RRES 1670/771		Rural Residential	401						
110-033-100-510-00	456 E SAGINAW RD	01/04/24	\$113,000	WD	03-ARM'S LENGTH		\$113,000	\$50,300	44.51	\$100,553	\$24,589	\$12,142	77.0	264.0	0.47	0.47	\$319	\$52,653	\$1.21	77.00	RRES 1669/1156		Rural Residential	401						
110-027-400-780-00	765 E PRICE RD	01/22/24	\$45,000	WD	33-TO BE DETERMINED		\$45,000	\$30,600	68.00	\$61,180	\$980	\$17,160	130.0	221.2	0.66	0.66	\$8	\$1,485	\$0.03	130.00	RRES 1670/282		Rural Residential	401						
110-027-400-760-00	850 E PRICE RD	07/14/23	\$155,000	WD	03-ARM'S LENGTH		\$155,000	\$56,500	36.45	\$112,922	\$58,830	\$16,752	207.0	179.9	0.86	0.86	\$284	\$68,807	\$1.58	207.00	RRES 1666/557		Rural Residential	401						
Totals:							\$584,525	\$257,500		\$514,789	\$132,776	\$63,040	576.0		2.76	2.76														
									Sale. Ratio =>	44.05													Average per Net Acre=>	48,159.59						
									Std. Dev. =>	12.04													Average per FF=>	\$231						

1 - 2 Acres

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110-015-300-170-00	636 E GOLDEN POND RD	04/07/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,300	52.45	\$162,551	\$16,959	\$24,510	218.1	216.7	1.09	1.09	\$78	\$15,630	\$0.36	218.10	RRES 1664/421		Rural Residential	401	
110-035-200-245-00	1049 E SANFORD RD	06/26/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,400	38.00	\$174,775	\$79,297	\$24,072	195.0	259.1	1.16	1.16	\$407	\$68,359	\$1.57	195.00	RRES 1665/1352		Rural Residential	401	
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$7,760	\$19,143	132.0	405.0	1.23	1.23	\$59	\$6,324	\$0.15	132.00	RRES 1661/335		Rural Residential	401	
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$35,349	\$18,387	132.0	419.1	1.27	1.27	\$268	\$27,834	\$0.64	132.00	RRES 1660/866		Rural Residential	401	
110-026-100-300-00	2297 N STARK RD	09/08/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$138,300	42.29	\$276,640	\$76,472	\$26,112	165.0	357.0	1.48	1.48	\$463	\$51,775	\$1.19	165.00	RRES 1667/782		Rural Residential	401	
Totals:			\$1,191,000			\$1,191,000	\$543,700		\$1,087,387	\$215,837	\$112,224	842.1		6.22	6.22									
							Sale. Ratio =>	45.65																
							Std. Dev. =>	6.36				Average per FF=>	\$256		Average per Net Acre=>	34,706.06		Average per SqFt=>	\$0.80					

2 - 5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class									
110-023-400-012-00	1345 E MONROE RD	10/31/23	\$350,000	MLC	33-TO BE DETERMINED	\$350,000	\$107,400	30.69	\$214,808	\$165,072	\$29,880	340.0	223.0	2.00	2.00	\$486	\$82,619	\$1.90	340.00	RRES 1668/1060		Rural Residential	401										
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$79,890	\$24,740	239.0	149.3	2.00	2.00	\$334	\$39,945	\$0.92	239.00	RRES 1657/249		Rural Residential	401										
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$111,723	\$24,607	262.1	133.2	2.00	2.00	\$426	\$55,862	\$1.28	262.06	RRES 1657/1469		Rural Residential	401										
110-036-300-025-00	1708 N STARK RD	04/07/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,000	44.39	\$182,088	\$55,288	\$32,376	135.0	661.5	2.05	2.05	\$410	\$26,970	\$0.62	135.00	RRES 1664/445		Rural Residential	401										
110-027-300-130-00	578 E PRICE RD	05/31/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,200	43.52	\$252,432	\$68,516	\$30,948	323.8	279.0	2.07	2.07	\$212	\$33,036	\$0.76	323.76	RRES 1665/524		Rural Residential	401										
110-027-400-251-00	2196 N HOPE RD	08/11/23	\$170,000	WD	33-TO BE DETERMINED	\$170,000	\$78,800	46.35	\$157,656	\$42,572	\$30,228	438.0	208.9	2.10	2.10	\$97	\$20,263	\$0.47	438.00	RRES 1666/1369		Rural Residential	401										
110-027-100-521-00	2314 N HOPE RD	12/12/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,600	44.15	\$119,150	\$49,022	\$33,172	341.0	294.0	2.23	2.23	\$144	\$22,022	\$0.51	341.00	RRES 1669/535		Rural Residential	401										
110-025-300-500-00	1717 E LETTIS RD	05/23/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$157,200	39.20	\$314,399	\$120,661	\$34,060	197.3	429.0	2.37	2.37	\$611	\$51,019	\$1.17	0.00	RRES 1665/205		Rural Residential	401										
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$17,093	\$31,189	396.0	404.8	3.68	3.68	\$43	\$4,645	\$0.11	396.00	RRES 1659/61		Rural Residential	401										
110-027-400-512-00	898 E PRICE RD	04/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,500	54.32	\$201,075	\$33,284	\$49,359	340.0	584.2	4.56	4.56	\$98	\$7,299	\$0.17	340.00	RRES 1664/546		Rural Residential	401										
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$111,925	\$42,382	328.5	657.8	4.96	4.96	\$341	\$22,556	\$0.52	328.54	brink 1660/1013		Rural Residential	401										
Totals:			\$2,925,000			\$2,925,000	\$1,216,200		\$2,432,895	\$855,046	\$362,941	3,340.7		30.02	30.02																		
								Sale. Ratio =>	41.58															Average per FF=>	\$256			Average per Net Acre=>	28,486.34			Average per SqFt=>	\$0.65
								Std. Dev. =>	7.58																								

5 - 10 Acres

Parcel Number	Street Address	Sale Date	Sale Price	WD	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH		\$370,000	\$128,100	34.62	\$256,161	\$161,089	\$47,250	151.6	1709.6	5.95	5.95	\$1,063	\$27,074	\$0.62	151.60	RRES 1660/882		Rural Residential	401		
110-027-200-009-00	588 E MONROE RD	04/28/23	\$417,000	WD	03-ARM'S LENGTH		\$417,000	\$147,000	35.25	\$294,077	\$180,505	\$57,582	332.0	816.1	6.22	6.22	\$544	\$29,020	\$0.67	332.00	RRES 1664/1013		Rural Residential	401		
110-027-200-014-00	544 E MONROE RD	10/26/23	\$640,000	WD	03-ARM'S LENGTH		\$640,000	\$249,000	38.91	\$497,964	\$199,618	\$57,582	332.0	816.1	6.22	6.22	\$601	\$32,093	\$0.74	332.00	RRES 1668/763		Rural Residential	401		
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000	WD	03-ARM'S LENGTH		\$200,000	\$84,000	42.00	\$167,947	\$81,828	\$49,775	375.0	770.1	6.63	6.63	\$218	\$12,342	\$0.28	375.00	RRES 1659/262		Rural Residential	401		
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH		\$65,000	\$25,100	38.62	\$50,253	\$44,187	\$29,440	332.9	332.6	7.54	7.54	\$133	\$5,860	\$0.13	332.87	RRES 1657/1027		Rural Residential	401		
Totals:			\$1,692,000				\$1,692,000	\$633,200		\$1,266,402	\$667,227	\$241,629	1,523.5		32.56	32.56										
									Sale. Ratio =>	37.42					Average					Average						
									Std. Dev. =>	3.00					per FF=>	1,438					per Net Acre=>	20,492.23				
																				Average						
																				per SqFt=>	\$0.47					

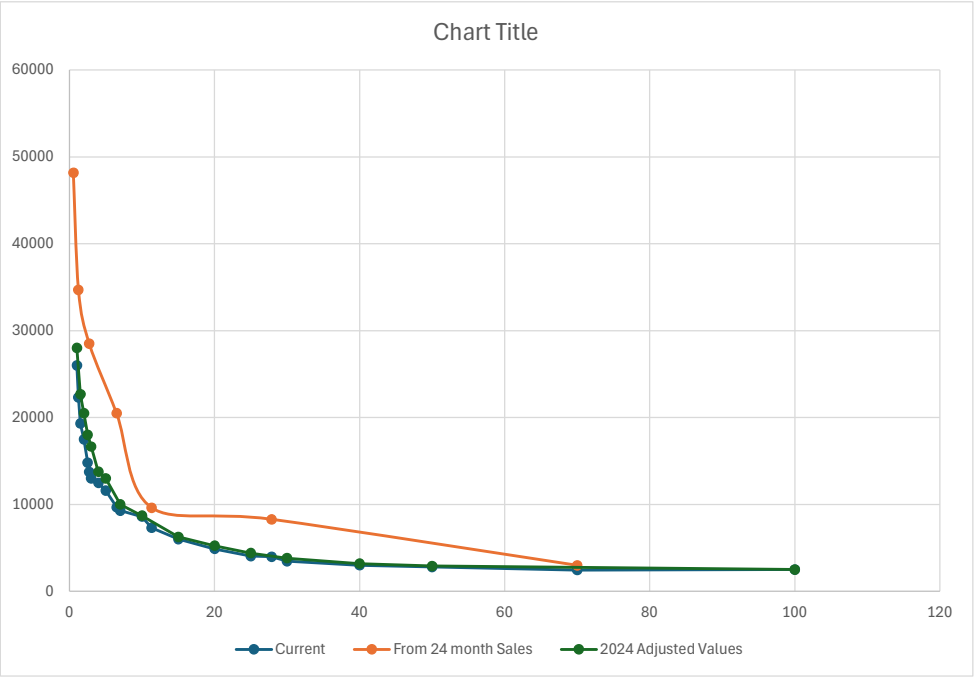
10 - 20 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class			
110-012-300-070-00	3620 N STARK RD	11/22/23	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$82,300	36.58	\$164,666	\$138,917	\$78,583	0.0	0.0	10.00	10.00	#DIV/0!	\$13,892	\$0.32	0.00	RRES 1669/77		Rural Residential	401				
110-022-400-140-00	836 E BEAMISH RD	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$63,958	\$110,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,000	\$0.25	0.00	RRES 1660/406		Rural Residential	402				
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$118,318	\$54,758	0.0	0.0	10.86	5.43	#DIV/0!	\$10,895	\$0.25	0.00	RRES 1663/315		Rural Residential	401				
110-002-200-000-00	1232 E BOMBAY RD	11/14/23	\$110,000	WD	33-TO BE DETERMINED	\$110,000	\$84,000	76.36	\$168,101	\$69,406	\$127,507	551.7	524.7	14.50	0.00	\$126	\$4,787	\$0.11	551.67	RRES 1668/1268	110-002-200-010-00	Rural Residential					
Totals:			\$850,000			\$850,000	\$369,000		\$738,165	\$436,641	\$324,806	551.7		45.36	25.43												
								Sale. Ratio =>	43.41					Average per FF=>	\$791					Average per Net Acre=>	9,626.12					Average per SqFt=>	\$0.22
								Std. Dev. =>	20.91																		

20 - 30 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
110-027-400-206-00	2242 N HOPE RD	10/25/23	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$167,300	41.31	\$334,628	\$168,876	\$98,504	0.0	0.0	23.37	23.37	#DIV/0!	\$7,226	\$0.17	0.00	RRES 1668/733		Rural Residential	401	
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$319,900	37.50	\$639,736	\$308,427	\$95,163	0.0	0.0	30.09	30.09	#DIV/0!	\$10,250	\$0.24	0.00	RRES 1658/312		Rural Residential	401	
110-013-300-059-00	3196 N STARK RD	12/15/23	\$836,000	WD	33-TO BE DETERMINED	\$836,000	\$361,700	43.27	\$723,327	\$214,549	\$101,876	0.0	0.0	30.09	30.09	#DIV/0!	\$7,130	\$0.16	0.00	RRES 1669/676		Rural Residential	401	
Totals:			\$2,094,000			\$2,094,000	\$848,900		\$1,697,691	\$691,852	\$295,543	0.0		83.55	83.55									
Sale. Ratio >>									40.54		Average		Average		Average		Average		Average		Average		Average	
Std. Dev. >>									2.93		per FF>>		#DIV/0!		per Net Acre>>		8,280.69		per SqFt>>		\$0.19			

			2024 Adjusted Values				
Acres	Current		From 24 mo	RRES-A Adjusted		RRES-B	
						Current	Adjusted
						35%	
0.55			48160				
1	26000	26000		28000	28000	14000	18900
1.24		22320	34706				
1.5	29000	19333		22667	34000	17000	22950
2	35000	17500		20500	41000	19000	25650
2.5	37000	14800		18000	45000	20000	27000
2.73		13740	28486				
3	39000	13000		16667	50000	22000	29700
4	50000	12500		13750	55000	25000	33750
5	58000	11600		13000	65000	27500	37125
6.51		9675	20492				
7	65000	9286		10000	70000	30000	40500
10	86000	8600		8700	87000	38500	51975
11.34		7308	9626				
15	90000	6000		6267	94000	41000	55350
20	98000	4900		5250	105000	44000	59400
25	101000	4040		4400	110000	46000	62100
27.85		3974	8281				
30	104000	3467		3833	115000	50000	67500
40	120000	3000		3200	128000	68000	91800
50	140000	2800		2900	145000	71000	95850
70		2460	2995				
100	250000	2500		2500	250000	110000	148500



Subs 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Front FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$52,885	\$49,668	180.6	165.0	0.72	0.72	\$348	\$425	\$87,951	\$2.02	188.88	490	1655/1121	Dream Chaser	401
110-490-500-040-00	2030 N FANTASY LN	06/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$163,534	\$61,425	205.4	165.0	0.84	0.84	\$796	\$425	\$194,683	\$4.47	221.87	490	1665/746	Dream Chaser	401
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$111,866	\$37,484	190.3	284.5	1.35	1.35	\$588	\$305	\$82,741	\$1.90	207.00	LE3-4	1660/444	Lincoln Est. No. 3 & 4	401
Totals:			\$1,182,000			\$1,182,000	\$496,100		\$992,292	\$338,285	\$148,577	576.3		2.91	2.91		\$385							
							Sale. Ratio =>	41.97			Average			Average				Average						
							Std. Dev. =>	5.72			per FF=>	\$587		per Net Acre=>	116,369.11			per SqFt=>	\$2.67					

Average \$/FF in database: \$385 65.59% Adjust by: 25.00%

	Current FF Value	Updated FF Value
490 Dreamchasers	425	495
525 Foxcroft Subdivis	390	454
540 Heyward Estates	340	396
750 Sherwood Meadc	294	342
LE1-2 Lincoln Est. 1-2	302	351
LE3-4 Lincoln Est. 3-4	305	355

Subs 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Front FF	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
110-024-200-070-00	1591 E BLACKWOOD CT	06/01/23	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$45,431	\$64,515	0.0	0.0	1.95	1.95	#DIV/0!	\$23,298	\$51,215	\$0.53	0.00	775	1665/635	Blackwood	401
110-024-200-140-00	1516 E BLACKWOOD CT	10/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$123,520	\$54,460	0.0	0.0	1.76	1.76	#DIV/0!	\$70,182	\$51,215	\$1.61	0.00	775	1661/190	Blackwood	401
110-023-300-166-00	2606 ODYSSEY LN	10/06/22	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$364,900	43.49	\$729,898	\$144,502	\$35,400	0.0	0.0	1.20	1.20	#DIV/0!	\$120,418	\$36,582	\$2.76	0.00	770	1660/895	Stargazer's subdivision	401
Totals:			\$2,115,000			\$2,115,000	\$977,900		\$1,955,922	\$313,453	\$154,375	0.0		4.91	4.91			\$46,337						
							Sale. Ratio =>	46.24			Average			Average			Average							
							Std. Dev. =>	4.33			per FF=>	#DIV/0!		per Net Acre=>	63,839.71		per SqFt=>	\$1.47						

Average \$/acre in database: 46,337 72.58% Adjust by: 50.00%

	Updated \$/acre	Updated \$/acre
770 Stargazers Subdi	36582	49858
775 Blackwood	51215	62000

Subs 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Price/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
110-700-500-020-00	2166 E PRICE RD	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$176,693	\$85,443	\$12,136	164.0	240.0	0.91	0.91	\$521	\$202	\$93,997	\$2.16	165.00	700	1660/305	Pineridge	401
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$37,607	\$4,700	100.0	132.0	0.30	0.30	\$376	\$128	\$124,116	\$2.85	100.00	Avrl	1660/78	Red Keg Court	401
Totals:			\$328,000			\$328,000	\$110,800		\$221,786	\$123,050	\$16,836	264.0		1.21	1.21		\$165							
							Sale. Ratio =>	33.78			Average			Average										
							Std. Dev. =>	4.58			per FF=>	\$466		per Net Acre=>	101,526.40				Average					
																			per SqFt=>	\$2.33				

Average \$/FF in database: \$165 35.40% Adjust by: 100.00%

		Current Value	
		per FF	Updated Value
550	Red Keg Court	128	174
700	Pineridge	202	273
400	Averill Acres	156	211
800	Supv Plat 1 of Averill	136	185
	Burrell's Plat of Averill	156	211

		5%	
		Current Value	
		per Acre	Updated Value
500	Golden Pond	48000	50400
		13500	14175
		38000	39900
		8600	9030

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Class
040-035-400-260-00	E STEWART RD	01/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,900	25.20	\$43,274	\$75,000	\$43,274	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100	1662/608		102
040-035-400-270-00	1260 E STEWART RD	05/10/22	\$75,000	WD	33-TO BE DETERMINED	\$75,000	\$18,900	25.20	\$54,050	\$75,000	\$54,050	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100	1656/1245		401
040-025-200-350-00	E PINE RIVER RD	12/01/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$59,500	44.74	\$134,448	\$133,000	\$134,448	0.0	0.0	33.20	33.20	#DIV/0!	\$4,006	\$0.09	0.00	1100	1661/1176		102
090-020-200-060-00	2886 N STURGEON RD	03/15/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,500	12.58	\$44,200	\$155,000	\$44,200	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100	1671/174		102
090-020-200-065-00	N STURGEON RD	03/15/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,600	12.65	\$44,650	\$155,000	\$44,650	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100	1671/175		102
040-014-300-011-00	220 N HOMER RD	08/10/22	\$414,900	WD	03-ARM'S LENGTH	\$414,900	\$192,000	46.28	\$404,407	\$325,493	\$315,000	0.0	0.0	76.06	76.06	#DIV/0!	\$4,279	\$0.10	0.00	1100	1659/551		101
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$155,700	35.71	\$355,260	\$436,000	\$355,260	0.0	0.0	78.00	40.00	#DIV/0!	\$5,590	\$0.13	0.00	1100	1664/740	040-033-300-500	102
010-024-100-050-00	5349 N MERIDIAN RD	01/09/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$18,400	17.04	\$50,350	\$108,000	\$50,350	436.0	0.0	12.60	12.60	\$248	\$8,571	\$0.20	436.00	1400	1669/1233		202
050-015-400-050-00	6162 N HOPE RD	12/28/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,300	55.19	\$165,361	\$160,000	\$165,361	0.0	0.0	40.00	40.00	#DIV/0!	\$4,000	\$0.09	0.00	1400	1669/994		102
050-026-300-202-00	E SHAFFER RD	12/20/23	\$168,351	WD	03-ARM'S LENGTH	\$168,351	\$84,600	50.25	\$188,550	\$168,351	\$188,550	0.0	0.0	38.47	38.47	#DIV/0!	\$4,376	\$0.10	0.00	1400	1669/749		001
050-014-200-200-00	1201 E ADAMS RD	09/28/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$170,524	\$162,416	\$157,940	0.0	0.0	37.62	37.62	#DIV/0!	\$4,317	\$0.10	0.00	1400	1668/290		101
050-034-200-326-00	4711 N HOPE RD	04/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$337,700	37.52	\$958,487	\$420,035	\$478,522	0.0	0.0	118.46	118.46	#DIV/0!	\$3,546	\$0.08	0.00	1400	1655/1358		101
Totals:			\$2,880,251			\$2,955,251	\$1,084,600		\$2,570,287	\$2,373,295	\$2,031,605	1,824.5		473.13	435.13								
							Sale. Ratio =>	36.70			Average			Average			Average						
							Std. Dev. =>	15.23			per FF=>	\$1,301		per Net Acre=>	5,016.16		per SqFt=>	\$0.12					

Used in Database 5,000.00

Limited Ag in township.

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	er Parcels in	Class
010-026-200-139-00	N LAKE SANFORD RD	02/08/22	\$17,000	WD	32-SPLIT VACANT	\$17,000	\$0	0.00	\$7,015	\$17,000	\$7,015	100.0	0.0	0.61	0.61	\$170	\$27,869	\$0.64	0.00	1654/52	202	
040-016-400-611-00	463 E ISABELLA RD	04/21/23	\$40,000	WD	33-TO BE DETERMINED	\$40,000	\$16,600	41.50	\$27,900	\$40,000	\$27,900	150.0	0.0	3.00	3.00	\$267	\$13,333	\$0.31	150.00	1664/1036	202	
081-024-300-237-00	357 W SAGINAW RD	09/02/22	\$75,500	WD	20-MULTI PARCEL SALE REF	\$75,500	\$13,900	18.41	\$10,650	\$75,500	\$10,650	118.3	252.0	0.35	0.13	\$638	\$218,841	\$5.02	118.33	1659/1231	081-024-300	202
110-028-300-130-00	2152 N MERIDIAN RD	06/21/23	\$137,500	WD	21-NOT USED/OTHER	\$137,500	\$22,500	16.36	\$44,078	\$137,500	\$44,078	237.0	0.0	5.00	5.00	\$580	\$27,500	\$0.63	236.98	1665/1265	202	
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	1656/188	201	
110-035-300-076-00	1085 E SAGINAW RD	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$40,753	\$85,000	\$40,753	336.8	0.0	2.74	2.74	\$252	\$31,022	\$0.71	336.80	1660/1105	202	
110-036-200-256-00	1565 E VIRGINIA DR	12/15/22	\$125,000	WD	33-TO BE DETERMINED	\$125,000	\$71,600	57.28	\$174,955	\$64,807	\$114,762	617.0	0.0	6.78	6.78	\$105	\$9,559	\$0.22	617.00	1662/175	202	
081-024-400-376-00	231 W SAGINAW RD	01/10/24	\$12,000	WD	33-TO BE DETERMINED	\$12,000	\$6,700	55.83	\$10,439	\$12,000	\$10,439	114.7	0.0	0.29	0.29	\$105	\$41,379	\$0.95	114.71	1670/373	202	
081-680-019-040-00	382 W CENTER ST	09/01/22	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.14	\$435	\$191,388	\$4.39	92.00	1659/1118	081-680-019	202
081-680-019-055-00	W CENTER ST	09/01/22	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.07	\$435	\$191,388	\$4.39	92.00	1659/1118	081-680-019	202
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300	WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$29,282	\$42,300	\$29,282	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00	1663/1394	202	
081-680-019-070-00	362 W SAGINAW RD	10/25/22	\$50,000	WD	33-TO BE DETERMINED	\$50,000	\$3,200	6.40	\$6,006	\$50,000	\$6,006	132.0	44.0	0.13	0.13	\$379	\$375,940	\$8.63	132.00	1661/80	202	
081-680-019-050-00	LINCOLN ST	09/01/22	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.06	\$435	\$191,388	\$4.39	92.00	1659/1118	081-680-019	402
Totals:			\$697,300			\$737,300	\$228,200		\$369,847	\$673,448	\$333,895	2,442.8		22.09	21.52							
							Sale. Ratio =>	30.95			Average											
							Std. Dev. =>	20.30			per FF=>	\$276		Average								
														per Net Acre=>	30,493.46			Average				
																		per SqFt=>	\$0.70			

Average Acres 1.70 5% Increase

5%			5%			5%			5%		
Com1 - Sag- Wkrlly Rd			Com2 S Stark & Airport			Com3 - N Stark			Com4 - M30		
	Current	Adjusted		Current	Adjusted		Current	Adjusted		Current	Adjusted
1	\$20,000	\$21,000	1	\$24,000	\$25,200	1	\$20,000	\$21,000	1	\$20,000	\$21,000
1.5	\$25,000	\$26,250	1.5	\$28,000	\$29,400	1.5	\$25,000	\$26,250	1.5	\$25,000	\$26,250
2	\$30,000	\$31,500	2	\$30,000	\$31,500	2	\$30,000	\$31,500	2	\$30,000	\$31,500
2.5	\$35,000	\$36,750	2.5	\$35,000	\$36,750	2.5	\$35,000	\$36,750	2.5	\$35,000	\$36,750
3	\$38,000	\$39,900	3	\$38,000	\$39,900	3	\$38,000	\$39,900	3	\$38,000	\$39,900
4	\$40,000	\$42,000	4	\$42,000	\$44,100	4	\$40,000	\$42,000	4	\$40,000	\$42,000
5	\$45,000	\$47,250	5	\$45,000	\$47,250	5	\$45,000	\$47,250	5	\$45,000	\$47,250
7	\$48,000	\$50,400	7	\$50,000	\$52,500	7	\$48,000	\$50,400	7	\$48,000	\$50,400
10	\$50,000	\$52,500	10	\$55,000	\$57,750	10	\$55,000	\$57,750	10	\$50,000	\$52,500
15	\$55,000	\$57,750	15	\$58,000	\$60,900	15	\$65,000	\$68,250	15	\$55,000	\$57,750
20	\$60,000	\$63,000	20	\$65,000	\$68,250	20	\$80,000	\$84,000	20	\$60,000	\$63,000
25	\$65,000	\$68,250	25	\$70,000	\$73,500	25	\$90,000	\$94,500	25	\$65,000	\$68,250
30	\$70,000	\$73,500	30	\$80,000	\$84,000	30	\$98,000	\$102,900	30	\$70,000	\$73,500
40	\$85,000	\$89,250	40	\$110,000	\$115,500	40	\$110,000	\$115,500	40	\$85,000	\$89,250
50	\$95,000	\$99,750	50	\$130,000	\$136,500	50	\$125,000	\$131,250	50	\$95,000	\$99,750
100	\$180,000	\$189,000	100	\$240,000	\$252,000	100	\$200,000	\$210,000	100	\$180,000	\$189,000

INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	1644/415	
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	1639/780	
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	1656/188	
110-035-300-076-00	1085 E SAGINAW RD	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$40,753	\$85,000	\$40,753	336.8	0.0	2.74	2.74	\$252	\$31,022	\$0.71	336.80	1660/1105	
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300	WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$27,830	\$42,300	\$27,830	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00	1663/1394	
090-030-400-206-00	STURGEON RD	01/21/21	\$70,000	WD	32-SPLIT VACANT	\$70,000	\$0	0.00	\$90,000	\$70,000	\$90,000	329.0	0.0	10.00	10.00	\$213	\$7,000	\$0.16	0.00	1641/1299	
090-030-400-209-00	8615 STURGEON AVE	04/12/21	\$64,900	WD	32-SPLIT VACANT	\$64,900	\$0	0.00	\$64,250	\$64,900	\$64,250	225.7	0.0	6.25	6.25	\$288	\$10,384	\$0.24	0.00	1644/962	
090-031-200-031-00	E LETTIS RD	02/03/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,100	14.24	\$77,933	\$85,000	\$77,933	147.0	0.0	8.19	8.19	\$578	\$10,379	\$0.24	147.00	1662/1303	
110-028-300-130-00	2152 N MERIDIAN RD	06/21/23	\$137,500	WD	33-TO BE DETERMINED	\$137,500	\$22,500	16.36	\$44,078	\$137,500	\$44,078	237.0	0.0	5.00	5.00	\$580	\$27,500	\$0.63	236.98	1665/1265	
040-016-400-611-00	463 E ISABELLA RD	04/21/23	\$40,000	WD	33-TO BE DETERMINED	\$40,000	\$16,600	41.50	\$27,900	\$40,000	\$27,900	150.0	0.0	3.00	3.00	\$267	\$13,333	\$0.31	150.00	1664/1036	
040-024-100-501-00	1948 E CHIPPEWA RIVER RD	05/25/21	\$45,500	MLC	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$30,690	\$45,500	\$30,690	117.0	0.0	7.76	7.76	\$389	\$5,863	\$0.13	117.00	1646/250	
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000	WD	19-MULTI PARCEL ARM'S LEN	\$60,000	\$16,400	27.33	\$32,200	\$60,000	\$32,200	269.6	0.0	3.00	3.00	\$223	\$20,000	\$0.46	269.60	1652/1114	110-026-100-287-00
110-027-300-552-00	2155 N HOPE RD	05/27/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$14,700	66.82	\$21,300	\$22,000	\$21,300	280.0	0.0	3.27	3.27	\$79	\$6,728	\$0.15	0.00	1646/452	
110-036-200-075-00	E LETTIS RD	03/23/21	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$28,800	41.44	\$65,670	\$69,500	\$65,670	66.0	0.0	11.89	11.89	\$1,053	\$5,845	\$0.13	0.00	1644/110	
120-031-100-145-00	1059 S GREY RD	12/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$20,000	21.05	\$35,430	\$95,000	\$35,430	100.0	0.0	5.54	5.54	\$950	\$17,148	\$0.39	0.00	1652/1490	
Totals:			\$1,047,700			#####	\$280,500		\$777,073	\$895,414	\$624,787	\$3,102.2			\$71.80	\$71.80					
							Sale. Ratio =>	26.77			Average				Average		Average				
							Std. Dev. =>	19.58			per FF=>	\$289			Average		per Net Acre=>	12,470.95		Average	
																	per SqFt=>	\$0.29			

Avg Acres: 4.79
Slightly higher than acreage table - small increase

From Current Acreage Table		Updated Value	
1	\$20,000	\$20,000	\$23,000
1.5	\$25,000	\$16,667	\$28,750
2	\$30,000	\$15,000	\$34,500
2.5	\$34,000	\$13,600	\$39,100
3	\$38,000	\$12,667	\$43,700
4	\$44,000	\$11,000	\$50,600
4.79	\$47,160	\$12,471	\$12,471
5	\$48,000	\$9,600	\$55,200
7	\$56,000	\$8,000	\$64,400
10	\$75,000	\$7,500	\$86,250
15	\$85,000	\$5,667	\$97,750
20	\$100,000	\$5,000	\$115,000