

RESIDENTIAL ACREAGE TABLE FOR 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold./Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Front	ECF Area Liber/	Page r	Parcels in	Land Table
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Res. Acreage Table (1 to 1.5 Ac) values 4-1-19 to 3-31-2022

010-031-200-075-0C	3404 E BEAVER RD	08/02/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,350	51.13	\$88,709	\$6,413	\$20,122	103.1	305.0	1.00	1.00	\$62	\$6,413	\$0.15	66.00	455	2.02E+08	R- PRIMARY RDS	
004-S10-000-002-00	2659 N MELITA RD STERLING	03/18/21	\$2,200	WD		\$5,500				\$5,500	\$5,500			1.04	1.04		\$5,288	\$0.12					
010-019-200-020-0C	3288 E NORTH UNION RD	06/26/20	\$61,600	WD	03-ARM'S LENGTH	\$61,600	\$38,300	62.18	\$81,531	\$4,156	\$24,087	101.2	444.5	1.36	1.36	\$41	\$3,067	\$0.07	75.90	455	2.02E+08	R- PRIMARY RDS	
010-005-400-087-0C	201 STATE PARK DR	09/08/20	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$62,350	47.60	\$139,164	\$31,996	\$40,160	168.7	644.5	1.70	1.70	\$190	\$18,832	\$0.43	101.35	455	2.02E+08	R- PRIMARY RDS	
010-006-200-620-01	3254 N EUCLID AVE	01/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,800	56.03	\$147,010	\$18,758	\$44,768	188.1	299.0	1.31	1.31	\$100	\$14,308	\$0.33	172.00	455	2.02E+08	R- PRIMARY RDS	
010-031-400-370-0C	3295 SHANE DR	02/27/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$92,550	49.23	\$221,928	\$4,709	\$38,637	243.3	330.0	1.34	1.34	\$19	\$3,509	\$0.08	177.19	420	2.02E+08	R- C	
010-033-400-020-03	RICHARDS RD	06/22/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$6,700	44.97	\$13,546	\$14,900	\$13,546	234.2	296.0	1.05	1.05	\$64	\$14,245	\$0.33	157.78	445	2.02E+08	R- C&D #1	0
010-031-100-025-0C	3179 LAURIA RD	06/21/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$39,800	50.38	\$92,506	\$25,739	\$39,245	157.0	407.2	1.24	1.24	\$164	\$20,707	\$0.48	123.00	455	2.02E+08	R- PRIMAR	0
010-008-100-195-0C	3591 OLD KAWKAWLIN RD	03/25/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$43,500	48.39	\$91,098	\$25,176	\$26,374	110.8	545.8	1.02	1.02	\$227	\$24,804	\$0.57	75.00	455	2.02E+08	R- PRIMARY RDS	
010-031-400-315-0C	3397 BOY SCOUT RD	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,150	47.24	\$90,006	\$15,286	\$20,292	104.5	313.5	1.00	1.00	\$146	\$15,286	\$0.35	66.00	455	2.02E+08	R- PRIMARY RDS	
010-008-200-225-0C	122 STATE PARK DR	08/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$161,943	\$45,274	\$32,217	128.9	610.0	1.25	1.25	\$351	\$36,219	\$0.83	82.50	455	2.02E+08	R- PRIMAR	0
010-018-400-005-0C	3256 KIESEL RD	07/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,150	44.92	\$124,202	\$38,819	\$38,021	152.1	257.0	1.00	1.00	\$255	\$38,858	\$0.89	150.00	455	2.02E+08	R- PRIMAR	0
010-008-400-275-0C	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$100,118	\$12,688	\$35,806	143.2	586.6	1.37	1.37	\$89	\$9,241	\$0.21	92.40	455	2.02E+08	R- PRIMAR	0
010-A20-000-002-0C	305 S WESTLAWN AVE	06/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,550	54.69	\$78,959	\$168	\$14,127	63.1	99.0	0.17	0.17	\$3	\$988	\$0.02	75.00	445	2.02E+08	R- D&C	0
010-W10-000-027-0C	3311 CATALINA DR	11/24/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$61,550	54.47	\$137,969	\$947	\$25,916	81.0	129.0	0.24	0.24	\$12	\$3,929	\$0.09	81.30	410	2.02E+08	R- CURB C	0
010-006-400-570-0C	3442 BARBER RD	03/31/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$63,680	\$1,480	\$10,160	56.7	80.0	0.14	0.14	\$26	\$10,725	\$0.25	75.00	445	2.02E+08	R- D&C	0
050-500-438-3400-01	RODD DR CARO	03/30/21	\$1,800	WD		\$1,800				\$1,800	\$1,800	112.0	132.0	0.30	0.30	\$16	\$6,000	\$0.14	112.00				
050-500-375-0600-0C	PRESS RD CARO	05/20/21	\$5,000	WD		\$5,000				\$5,000	\$5,000	100.0	166.0	0.24	0.24	\$50	\$20,833	\$0.48	100.00				
023-013-000-4200-0C	6112 BCF RD AKRON	10/19/21	\$2,250	WD		\$2,250				\$2,250	\$2,250	70.0	185.0	0.35	0.35	\$32	\$6,429	\$0.15	70.00				
040-J05-000-003&002-0	0-N HURON RD LINWOOD	09/21/20	\$9,000	WD		\$9,000				\$9,000	\$9,000	124.0	100.0	0.56	0.56	\$73	\$16,071	\$0.37	124.00				

Totals:	\$1,475,650		\$1,478,950	\$723,100		\$1,632,369	\$270,059	\$447,028	2,441.9		17.67	17.67											
				Sale. Ratio =>	48.89			Average	#REF!		Average						Average						
				Std. Dev. =>	5.79			per FF=>	\$111		per Net Acre=>						per SqFt=>	\$0.35					

Used \$15,300 per Ac. For 2023

Res. Acreage Table (2 to 2.5 Ac) values 4-1-18 to 3-31-2022

010-005-400-120-0C	217 STATE PARK DR	09/26/18	\$225,000	WD	WARRANTY DEED -GOOD	\$225,000	\$101,600	45.16	\$240,118	\$18,707	\$33,825	169.1	465.1	2.03	2.03	\$111	\$9,197	\$0.21	51.00	455	2.02E+08	R- PRIMARY RDS	
010-009-200-037-01	3615 BANGOR RD	01/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,300	43.48	\$317,849	\$59,761	\$52,610	210.4	967.0	2.46	2.46	\$284	\$24,323	\$0.56	107.00	455	2.02E+08	R- PRIMAR	0
040-021-200-250-0C	147 S MERIDIAN RD	03/03/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000				\$17,000	\$19,000	198.0		2.00	2.00	\$86	\$8,500	\$0.20					
120-029-400-345-0C	946 S POSEVILLE RD	06/10/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000				\$20,000	\$19,360	150.0		2.29	2.29	\$133	\$8,734	\$0.20					
060-035-400-089-0C	4343 E TITTABAWASSEE RD	12/3/2020	\$31,000	WD	03-ARM'S LENGTH	\$31,000				\$24,885	\$20,460	180.0		2.73	2.73	\$138	\$9,115	\$0.21					
040-022-200-292-0C	600 E ISABELLA RD	12/4/2020	\$34,000	WD	03-ARM'S LENGTH	\$34,000				\$34,000	\$19,420	300.0		2.21	2.21	\$113	\$15,385	\$0.35					
010-032-300-065-0C	3587 BOY SCOUT RD	01/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$209,605	\$41,602	\$36,207	97.7	250.0	2.92	2.92	\$426	\$14,228	\$0.33	97.65	455	2.02E+08	R- PRIMAR	0
010-031-200-105-01	3446 E BEAVER RD	06/04/18	\$15,000	WD	WARRANTY DEED -GOOD	\$15,000	N/A		\$37,022	\$15,000		128.0	309.6	2.46	2.46	\$117	\$6,098	\$0.14	66.00	455	2.02E+08		
010-S26-000-013-00	1061 SHADY SHORES RD	02/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,250	49.40	\$309,540	\$46,149	\$65,689	184.2	1018.0	2.34	2.34	\$251	\$19,747	\$0.45	100.00	474	2.02E+08	R- BAY SOUTH	
010-009-100-170-0C	4106 WHEELER RD	12/14/18	\$78,000	WD	WARRANTY DEED -GOOD	\$78,000	\$31,950	40.96	\$81,717	\$26,308	\$30,025	108.3	250.0	2.50	2.50	\$243	\$10,523	\$0.24	108.27	455	2.02E+08	R- PRIMARY RDS	

Totals:	\$1,250,000		\$1,250,000	\$507,700		\$1,195,851	\$303,412	\$296,596	1,725.7		23.94	23.94					Average						
				Sale. Ratio =>	40.62			Average	#DIV/0!		Average						per Net Acre=>						
				Std. Dev. =>	#DIV/0!			per FF=>	\$176		per Net Acre=>						per SqFt=>	\$0.29					

Used \$12,650 per Ac. For 2023

Res. Acreage Table (3 TO 4 Ac) values 4-1-18 to 3-31-2022

010-008-400-435-0C	112 OLD KAWKAWLIN RD	04/30/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,050	47.54	\$124,470	\$55,110	\$59,580	110.0	200.0	4.33	4.33	\$501	\$12,742.20	\$0.29	123.00	455	2.02E+08	R- PRIMARY RDS	
060-002-300-200-0C	1909 S SCHREIBER RD	01/27/20	\$56,400	WD	03-ARM'S LENGTH	\$56,400	\$9,800	17.38	\$26,640	\$56,400	\$26,640	220.0	0.0	4.44	4.44	\$256	\$12,702.70	\$0.29	0.00	4100	1630/1340	4100 SUBURBAN	
010-032-300-240-0C	2887 N EUCLID AVE	11/06/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$50,250	67.00	\$108,150	\$39,830	\$72,980	251.4	250.0	4.33	4.33	\$158	\$9,198.61	\$0.21	251.42	455	2.02E+08	R- PRIMARY RDS	
010-008-200-145-0C	129 STATE PARK DR	08/17/21	\$76,700	WD	03-ARM'S LENGTH	\$76,700	\$56,350	73.47	\$121,722	\$42,987	\$88,009	352.0	1138.0	4.50	4.50	\$122	\$9,553	\$0.22	165.00	455	2.02E+08	R- PRIMAR	0
010-006-400-600-0C	3275 WHEELER RD	08/06/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$50,300	54.09	\$108,014	\$57,154	\$72,168	288.7	760.6	3.02	3.02	\$198	\$18,957	\$0.44	165.50	455	2.02E+08	R- PRIMAR	0
010-009-400-368-0C	3761 BANGOR RD	07/21/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$18,850	125.67	\$39,557	\$15,000	\$39,557	158.2	858.0	3.25	3.25	\$95	\$4,615	\$0.11	0.00	455	2.02E+08	R- PRIMAR	0
010-030-400-030-19	3317 E BEAVER RD	03/14/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$78,000	38.61	\$173,567	\$69,023	\$40,590	110.1	250.0	3.33	3.33	\$627	\$20,721	\$0.48	110.10	455	2.02E+08	R- PRIMAR	0
27-10-5-26-2001-003	LOT C E BIRCH RUN RD (SPLIT)	12/16/21	\$45,000	WD		\$45,000				\$45,000	\$45,000	250.0	600.0	3.45	3.45	\$180	\$13,043.48	\$0.30	250.00				
27-10-5-12-4004-00C	9845 ELMS RD BIRCH RUN	02/14/22	\$47,000	WD		\$47,000				\$47,000	\$47,000			3.50	3.50		\$13,428.57	\$0.31					
27-10-5-12-4004-00C	OO ELMS RD LOT B BIRCH RUN	03/07/22	\$37,000	WD		\$37,000				\$37,000	\$37,000	300.0	435.0	3.06	3.06	\$123	\$12,091.50	\$0.28	300.00				
05-10-6-33-3003-00C	I-75 BIRCH RUN	11/03/21	\$15,000	WD		\$15,000				\$15,000	\$15,000			4.17	4.17	#DIV/0!	\$3,597.12	\$0.08					
010-018-400-210-0C	TAYTIM LANE	06/14/19	\$10,000	QC	QUIT CLAIM -GOOD	\$10,000	\$20,500		\$46,046	\$10,000		165.0	300.0	3.78	3.83	\$61	\$2,645.50	\$0.06	66.00	455	2.02E+08		

Totals:	\$792,100		\$792,100	\$341,100		\$748,166	\$489,504
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Res. Acreage Table (5 Ac) values 4-1-19 to 3-31-2022

030-018-200-227-0C	5875 W ISABELLA RD	02/04/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,700	48.30	\$24,519	\$47,000	\$24,519	132.0	0.0	6.71	6.71	\$356	\$7,004	\$0.16	132.00	4300 1642/293	4300 W/NW & MILLS	
013-001-100-1800-10	1550 BOY SCOUT RD CARO	10/08/21	\$52,000	WD		\$52,000				\$52,000	\$52,000			5.50	5.50		\$9,455	\$0.22				
080-005-300-015-05	E COTTAGE GROVE RD	06/12/20	\$55,000			\$55,000				\$55,000		25.0		6.87	6.87	\$2,200	\$8,006	\$0.18				
110-027-300-055-0C	E PRICE RD	06/14/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$20,500	37.27	\$32,654	\$55,000	\$32,654	637.0	0.0	6.78	6.78	\$86	\$8,112	\$0.19	0.00	4400 1625/244	4400 N/CENTRAL	
120-030-300-275-0C	S GREY RD	10/05/20	\$25,000	MLC	03-ARM'S LENGTH	\$25,000				\$25,000	\$33,495	967.0		5.11	5.11	\$26	\$4,892	\$0.11				
040-026-100-380-0C	E PINE RIVER RD	12/08/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500				\$37,500	\$34,845	346.0		5.41	5.41	\$108	\$6,932	\$0.16				
060-028-400-125-0C	E LAPORTE RD	07/06/21	\$24,100	WD	03-ARM'S LENGTH	\$24,100				\$24,100	\$36,915	199.0		6.02	6.02	\$121	\$4,003	\$0.09				
010-009-100-205-01	4190 WHEELER RD	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$135,251	\$102,617	\$72,868	222.4	250.0	5.10	5.10	\$461	\$20,125	\$0.46	222.41	455 2.02E+08	R- PRIMAR 0	
010-009-100-205-01	4190 WHEELER RD	08/06/20	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$53,050	57.98	\$124,072	\$37,011	\$69,583	223.9	250.0	5.03	5.10	\$165	\$7,352	\$0.17	223.95	455 2.02E+08	R- PRIMARY RDS	
010-006-100-125-0C	3125 HIDDEN RD	10/18/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,900	53.84	\$300,782	\$67,326	\$123,108	354.5	150.0	5.47	5.47	\$190	\$12,317	\$0.28	330.00	435 2.02E+08	R- C&D #1	
Totals:						\$797,100	\$228,150		\$617,278	\$502,554	\$479,987	3,106.8		58.00	58.06							
							Sale. Ratio =>	28.62		Average	per FF=>			Average	per Net Acre=>		Average	per SqFt=>	\$0.20			
							Std. Dev. =>	#DIV/0!		\$162				8,664.87			Used \$8,650 per Ac. For 2023					

Res. Acreage Table (7 Ac) values 4-1-19 to 3-31-2022

022-022-000-1300-06	E BEVENS RD CARO	06/25/20	\$45,000	WD		\$45,000				\$45,000	\$45,000	331.0	1323.0	10.07	10.07	\$136	\$4,469	\$0.10	331.00			
120-029-400-935-0C	2847 MYRTLE ST	12/23/20	\$60,000	WD	32-SPLIT VACANT	\$60,000				\$60,000	\$47,682	380.0		7.94	7.94	\$158	\$7,557	\$0.17				
040-024-100-501-0C	1948 E CHIPPEWA RIVER RD	05/25/21	\$45,500	MLC	03-ARM'S LENGTH	\$45,500				\$45,500	\$30,690	117.0		7.76	7.76	\$389	\$5,863	\$0.13				
013-014-100-0100-07	1597 WILLOW CREEK DR CARO	10/21/20	\$43,500	WD		\$43,500				\$43,500	\$43,500			9.21	9.21		\$4,723	\$0.11				
030-018-200-227-0C	5875 W ISABELLA RD	02/04/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,700	48.30	\$24,519	\$47,000	\$24,519	132.0	0.0	6.71	6.71	\$356	\$7,004	\$0.16	132.00	4300 1642/293	4300 W/NW & MILLS	
100-023-100-391-0C	W CHIPPEWA RIVER RD	01/13/21	\$32,000	WD	19-MULTI PARCEL ARM'S LEN	\$32,000	\$20,800	65.00	\$47,440	\$32,000	\$47,440	290.0	0.0	6.88	3.44	\$110	\$4,651	\$0.11	290.00	4300 1641/696	100-023-1(4500 RIVER	
100-010-300-220-0C	1358 W ISABELLA RD	02/01/21	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$8,200	34.89	\$25,338	\$23,500	\$25,338	181.0	0.0	7.23	7.23	\$130	\$3,250	\$0.07	0.00	4300 1642/209	4300 W/NW & MILLS	
100-020-200-108-0C	S ELEVEN MILE RD	09/29/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,300	55.33	\$25,398	\$15,000	\$25,398	242.0	0.0	7.33	7.33	\$62	\$2,046	\$0.05	0.00	4300 1638/107	4300 W/NW & MILLS	
010-025-100-004-0C	N MERIDIAN RD	11/10/20	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$16,300	56.40	\$25,710	\$28,900	\$25,710	400.0	0.0	7.85	7.85	\$72	\$3,682	\$0.08	0.00	4400 1639/1050	4400 N/CENTRAL	
080-023-400-070-0C	576 W COLE RD	04/04/19	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,700	44.53	\$32,610	\$37,500	\$32,610	300.0	0.0	7.87	7.87	\$125	\$4,765	\$0.11	300.00	4300 1623/940	4500 RIVER	
010-005-300-300-0C	3583 WHEELER RD	11/29/21	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$47,400	57.80	\$108,072	\$17,902	\$43,974	0.0	0.0	8.53	8.53	#DIV/0!	\$2,098	\$0.05	0.00	455 2.02E+08	R- PRIMAR 0	
060-002-300-170-0C	S SCHREIBER RD	10/22/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,300	28.83	\$58,560	\$60,000	\$58,560	257.5	0.0	9.76	9.76	\$233	\$6,148	\$0.14	0.00	4100 1628/736	4100 SUBURBAN	
010-032-300-315-0C	3580 LAURIA RD	10/08/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,150	38.88	\$133,339	\$99,723	\$68,062	193.3	267.0	7.20	7.20	\$516	\$13,852	\$0.32	187.09	455 2.02E+08	R- PRIMARY RDS	
010-031-200-005-0C	3242 E BEAVER RD	07/08/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$74,100	45.46	\$161,797	\$88,835	\$87,632	275.0	250.0	8.22	8.22	\$323	\$10,805	\$0.25	275.00	455 2.02E+08	R- PRIMARY RDS	
110-023-300-171-0C	E MONROE RD	10/10/19	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$25,500	43.97	\$54,660	\$58,000	\$54,660	298.8	1322.5	9.11	9.11	\$194	\$6,367	\$0.15	298.80	4100 1628/195	4100 SUBURBAN	
010-006-200-075-0C	3042 N EUCLID AVE	09/20/19	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$80,150	43.35	\$173,536	\$111,420	\$100,056	326.4	250.0	9.01	9.01	\$341	\$12,368	\$0.28	326.44	455 2.02E+08	R- PRIMARY RDS	
010-004-400-135-0C	4367 WHEELER RD	07/08/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,050	38.36	\$145,843	\$56,847	\$22,690	0.0	0.0	9.48	9.48	#DIV/0!	\$5,994	\$0.14	0.00	455 2.02E+08	R- PRIMARY RDS	
Totals:						\$1,270,800	\$470,650		\$1,016,822	\$870,627	\$783,521	3,724.1		140.17	136.73							
							Sale. Ratio =>	37.04		Average	per FF=>			Average	per Net Acre=>		Average	per SqFt=>	\$0.14			
							Std. Dev. =>	#DIV/0!		\$234				6,211.40			Used \$6,200 per Ac. For 2023					

Res. Acreage Table (10 Ac) values 4-1-19 to 3-31-2022

010-025-300-267-0C	370 W FIKE RD	01/25/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,300	64.33	\$27,000	\$30,000	\$27,000	165.0	2640.0	10.00	10.00	\$182	\$3,000	\$0.07	165.00	4400 1641/1451	4400 N/CENTRAL	
020-003-300-200-0C	N GENEVA RD	10/14/20	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$12,500	33.78	\$27,000	\$37,000	\$27,000	330.0	0.0	10.00	10.00	\$112	\$3,700	\$0.08	0.00	4300 1638/942	4300 W/NW & MILLS	
010-024-300-400-0C	N WATER RD	08/12/20	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$18,700	41.65	\$27,015	\$44,900	\$27,015	332.6	0.0	10.01	10.01	\$135	\$4,486	\$0.10	0.00	4400 1636/431	4400 N/CENTRAL	
080-014-300-045-0C	867 W MAYNARD RD	04/09/19	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$23,700	38.23	\$33,989	\$54,819	\$26,808	424.0	0.0	10.01	10.01	\$129	\$5,476	\$0.13	424.00	4300 1623/653	4300 W/NW & MILLS	
030-018-100-355-0C	5667 W ISABELLA RD	08/21/19	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$23,300	43.96	\$29,310	\$53,000	\$29,310	270.2	0.0	11.54	11.54	\$196	\$4,593	\$0.11	270.20	2201 1627/1		
050-009-200-002-0C	E SAIKO RD	01/08/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,300	54.42	\$56,685	\$52,000	\$56,685	330.3	0.0	13.60	13.60	\$157	\$3,824	\$0.09	330.30	4400 1630/808	050-009-2(4400 N/CENTRAL	
110-036-200-075-0C	E LETTS RD	03/23/21	\$69,500	WD	03-ARM'S LENGTH	\$69,500				\$69,500	\$65,670	66.0		11.89	11.89	\$1,053	\$5,845	\$0.13				
110-026-300-500-0C	1098 E HARRY LN	11/22/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500				\$37,500	\$57,000	661.0		10.00	10.00	\$57	\$3,750	\$0.09				
09-11-5-28-1006-001	3785 NOTT RD BRIDGEPORT	02/17/21	\$60,000	WD		\$60,000				\$60,000	\$60,000	462.0	1320.0	14.00	14.00	\$130	\$4,286	\$0.10	462.00			
013-035-300-0200-00	MERTZ RD CARO	01/19/21	\$42,000	WD		\$42,000				\$42,000	\$42,000			10.00	10.00		\$4,200	\$0.10				
022-022-000-1300-06	3662 E BEVENS RD CARO	09/24/21	\$52,000	WD		\$52,000				\$52,000	\$52,000	331.0	1322.0	10.07	10.07	\$157	\$5,164	\$0.12	331.00			
022-020-000-0205-00	UNDERWOOD RD. TUSCOLA	02/20/20	\$39,000			\$39,000				\$39,000		331.5	1315.4	10.01	10.01	\$118	\$3,896	\$0.09	331.50			
Totals:						\$578,900	\$125,800		\$200,999	\$571,719	\$470,488	3,703.6		131.13	131.13							
							Sale. Ratio =>	21.73		Average	per FF=>			Average	per Net Acre=>		Average	per SqFt=>	\$0.10			
							Std. Dev. =>	11.31		\$154				4,359.94			Used \$4,350 per Ac. For 2023					

Res. Acreage Table (15 to 25 Ac) values 4-1-20 to 3-31-2022

160-025-300-076-0C	W FIKE RD	11/19/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$17,100	31.09	\$36,936	\$55,000	\$36,936	332.1	0.0	16.16	16.16	\$166	\$3,403	\$0.08	0.00	4300 1639/1326	4300 W/NW & MILLS
130-019-100-020-0C	2350 E SHEARER RD	06/18/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$13,000	28.26	\$37,356	\$46,000	\$37,356	634.0	0.0	16.84	16.84	\$73	\$2,732	\$0.06	0.00	4300 1634/954	4300 W/NW & MILLS
020-031-400-403-0C	1025 N COLEMAN RD	11/24/20	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$21,700	49.89	\$38,637	\$43,500	\$38,637	327.0	0.0	16.97	16.97	\$133	\$2,563	\$0.06	0.00	4300 1640/249	4300 W/NW & MILLS
080-017-200-065-0C	2922 N ELEVEN MILE	09/17/20	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$39,100	77.43	\$53,376	\$50,500	\$53,376	628.9	0.0	18.96	18.96	\$80	\$2,664	\$0.06	628.87	4300 1637/962	080-017-2(4300 W/NW & MILLS
160-018-300-020-0C	5940 W BAKER RD	08/03/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,900	48.17	\$53,982	\$60,000	\$53,982	1,165.0	0.0	19.82	19.82	\$52	\$3,027	\$0.07	1,165.00	4300 1636/65	160-018-3(4300 W/NW & MILLS
010-025-300-260-0C	W FIKE RD	11/12/20	\$67,500	WD	19-MULTI PARCEL ARM'S LEN	\$67,500	\$37,800	56.00	\$54,000	\$67,500	\$54,000	330.0	0.0	20.00	20.00	\$205	\$3,375	\$0.08	330.00	4400 1639/885	010-025-3(4400 N/CENTRAL
020-031-100-401-0C	N COLEMAN RD	11/05/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$25,000	44.64	\$45,000	\$56,000	\$45,000	660.0	0.0	20.00	20.00	\$85	\$2,800	\$0.06	0.00	4300 1641/455	4300 W/NW & MILLS
110-015-200-375-0C	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000			\$65,000	\$90,680	660.0			20.34	20.34	\$98	\$3,196	\$0.07			
110-014-400-560-0C	N STARK RD	01/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000			\$90,000	\$89,970	70.9			19.99	19.99	\$1,269	\$4,502	\$0.10			
008-016-000-2500-02	METCALF RD CARO	10/06/20	\$90,000	WD		\$90,000			\$90,000	\$90,000				20.00	20.00	#DIV/0!	\$4,500	\$0.10			
022-017-000-0100-0C	RILEY&MURRAY RD CARO	09/24/21	\$90,000	WD		\$90,000			\$90,000	\$90,000	660.0	1320.0		20.00	20.00	\$136	\$4,500	\$0.10	660.00		
003-0-033-100-025-0C	2670 DAVIS RD AU GRES	10/01/20	\$40,000	WD		\$40,000			\$40,000	\$40,000	660.0	1320.0		20.00	20.00	\$61	\$2,000	\$0.05	660.00		
030-020-200-250-0C	S COLEMAN RD	03/25/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$20,500	37.96	\$45,000	\$54,000	\$45,000	330.0	0.0	20.00	20.00	\$164	\$2,700	\$0.06	0.00	4300 1644/170	4300 W/NW & MILLS
002-033-000-0900-0C	W GILFORD RD, TUSCOLA	05/14/20	\$65,000			\$65,000			\$65,000	\$65,000	329.0	2643.0		20.00	20.00	\$198	\$3,250	\$0.07			
010-004-400-120-0C	BANGOR RD	12/07/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,050	38.42	\$44,495	\$60,000	\$44,495	0.0	0.0	17.59	17.59	#DIV/0!	\$3,412	\$0.08	0.00	455 2.02E+08	R- PRIMAR 0

Totals:	\$932,500		\$932,500		\$226,150		\$408,782		\$932,500	\$809,432	6,786.9			286.67	286.67						
					Sale. Ratio =>		24.25		Average					Average			Average				
					Std. Dev. =>		#DIV/0!		per FF=>		\$137			per Net Acre=>		3,252.90	per SqFt=>		\$0.07		
																Used \$3,250 per Ac. For 2023					

Res. Acreage Table (30 to 100 Ac) values 4-1-19 to 3-31-2022

030-024-300-210-0C	S MAGRUDER RD	05/21/20	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$28,300	37.73	\$63,000	\$75,000	\$63,000	990.3	0.0	30.00	30.00	\$76	\$2,500	\$0.06	0.00	4300 UNREC	4300 W/NW & MILLS
100-024-400-030-0C	220 W MILLER RD	02/07/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,500	36.88	\$65,142	\$80,000	\$65,142	812.4	0.0	31.02	31.02	\$98	\$2,579	\$0.06	812.37	4300 1631/457	4300 W/NW & MILLS
110-015-400-025-0C	N HOPE RD	06/24/21	\$260,000	WD	ARM'S LENGTH	\$260,000			\$260,000	\$371,200	1,320.0			120.00	120.00	\$197	\$2,167	\$0.05			
110-028-100-010-0C	N FIVE MILE RD	11/27/20	\$180,000	WD	ARM'S LENGTH	\$180,000			\$180,000	\$173,545	528.0			48.01	48.01	\$341	\$3,749	\$0.09			
040-012-400-040-0C	NHN ERICKSON RD PINCONNING	01/03/22	\$80,000	WD		\$80,000			\$80,000	\$80,000				35.00	35.00	#DIV/0!	\$2,286	\$0.05			
130-028-300-102-0C	5170 N EASTMAN RD	11/06/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$30,800	28.65	\$77,553	\$107,500	\$77,553	303.1	0.0	36.93	36.93	\$355	\$2,911	\$0.07	0.00	4300 1639/516	4300 W/NW & MILLS
010-022-400-600-0C	W MARSH DR	05/01/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,300	57.57	\$79,149	\$70,000	\$79,149	66.0	0.0	37.69	37.69	\$1,061	\$1,857	\$0.04	0.00	4400 1633/788	4400 N/CENTRAL
090-025-400-055-0C	N MID-BAY CO LN RD	04/22/22	\$93,000	WD	32-SPLIT VACANT	\$93,000			\$93,000	\$120,000	1,122.3			30.00	30.00	\$83	\$3,100	\$0.07			
090-016-300-010-0C	3216 N EASTMAN RD	01/05/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$91,100	50.05	\$197,700	\$182,000	\$197,700	1,320.0	0.0	39.00	39.00	\$138	\$4,667	\$0.11	0.00	4100 1641/410	4101 LARK/CITY INFL
020-003-300-400-0C	W WEINERT RD	12/06/19	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$54,000	68.35	\$82,782	\$79,000	\$82,782	1,324.5	0.0	39.42	39.42	\$60	\$2,004	\$0.05	1,324.50	4300 1629/897	4300 W/NW & MILLS
010-024-200-600-0C	W HULL RD	04/27/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$53,900	64.17	\$122,000	\$84,000	\$122,000	1,320.0	0.0	40.00	40.00	\$64	\$2,100	\$0.05	1,320.00	1400 1633/603	1400 AG N CENTRAL
020-022-300-100-0C	N GENEVA RD	12/20/19	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$36,000	41.62	\$84,000	\$86,500	\$84,000	1,320.0	0.0	40.00	40.00	\$66	\$2,163	\$0.05	0.00	4300 1630/306	4300 W/NW & MILLS
030-028-300-150-0C	4282 W GORDONVILLE RD	06/26/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,800	44.00	\$92,222	\$95,000	\$91,000	660.0	1320.0	40.00	40.00	\$144	\$2,375	\$0.05	660.00	4300 1634/1453	030-028-3(4300 W/NW & MILLS
140-012-400-000-0C	E BROOKS RD	09/29/20	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$37,500	35.71	\$84,000	\$105,000	\$84,000	660.0	0.0	40.00	40.00	\$159	\$2,625	\$0.06	0.00	4200 1638/1157	4200 S/SW AREA
150-004-300-020-0C	S TEN MILE RD	08/21/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,400	32.18	\$84,000	\$110,000	\$84,000	1,320.0	0.0	40.00	40.00	\$83	\$2,750	\$0.06	0.00	4200 1626/1467	4200 S/SW AREA
100-033-400-125-0C	1724 S NINE MILE RD	09/02/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$34,000	43.59	\$84,000	\$78,000	\$84,000	660.0	0.0	40.00	40.00	\$118	\$1,950	\$0.04	0.00	4300 1637/269	4300 W/NW & MILLS
160-014-400-050-0C	000 W BAKER COLEMAN	04/10/20	\$76,000	WD		\$76,000			\$76,000	\$76,000	1,320.0	1320.0		40.00	40.00	\$58	\$1,900	\$0.04			
013-001-300-0100-0C	EAST DAYTON RD CARO	05/24/21	\$78,000	WD		\$78,000			\$78,000	\$78,000				34.00	34.00		\$2,294	\$0.05			

Totals:	\$1,919,000		\$1,919,000		\$512,600		\$1,115,548		\$1,919,000	\$2,013,071	15,046.6			761.07	761.07						
					Sale. Ratio =>		26.71		Average					Average			Average				
					Std. Dev. =>		#DIV/0!		per FF=>		\$128			per Net Acre=>		2,521.45	per SqFt=>		\$0.06		
																Used \$2,500 per ac. for 2023					

1.0 ACRE :	\$15,300	3.0 ACRE:	\$32,550	10 ACRE:	\$43,500	30 ACRE:	\$75,000
1.5 ACRE :	\$22,950	4.0 ACRE:	\$43,400	15 ACRE:	\$48,750	40 ACRE:	\$100,000
2.0 ACRE :	\$25,300	5.0 ACRE:	\$43,250	20 ACRE:	\$65,000	50 ACRE:	\$125,000
2.5 ACRE :	\$31,625	7.0 ACRE:	\$43,400	25 ACRE:	\$81,250	100 ACRE:	\$250,000