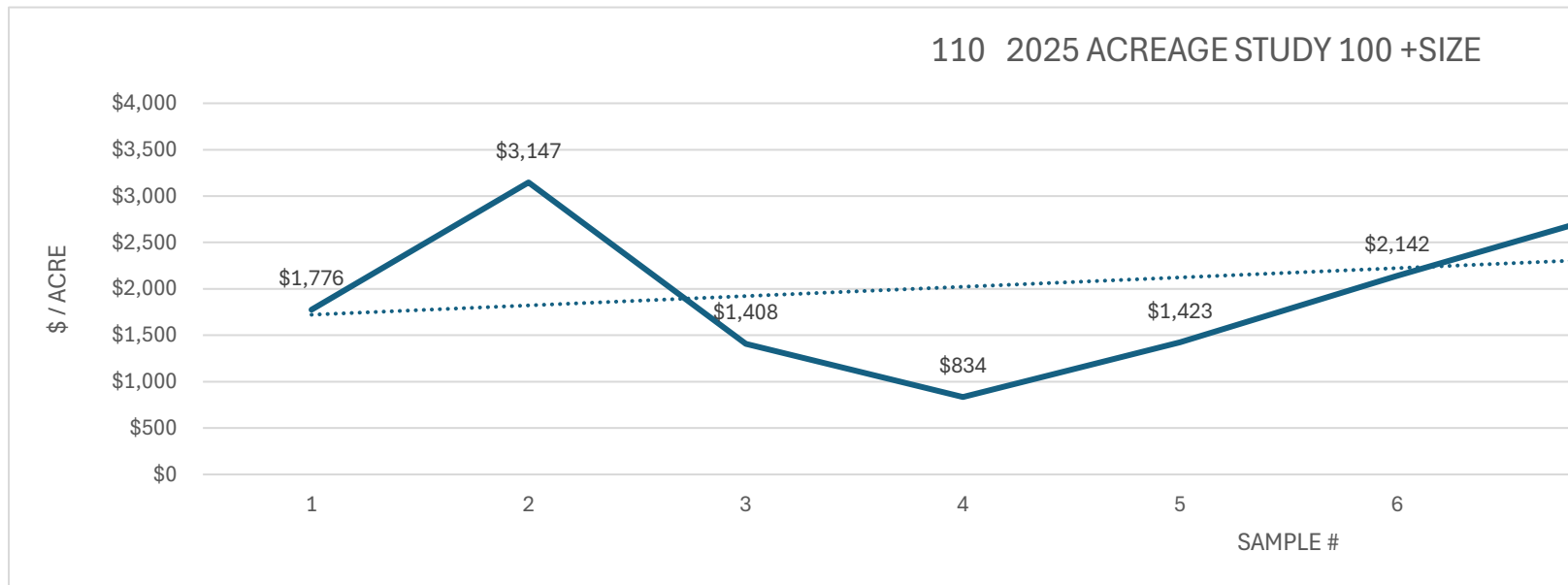
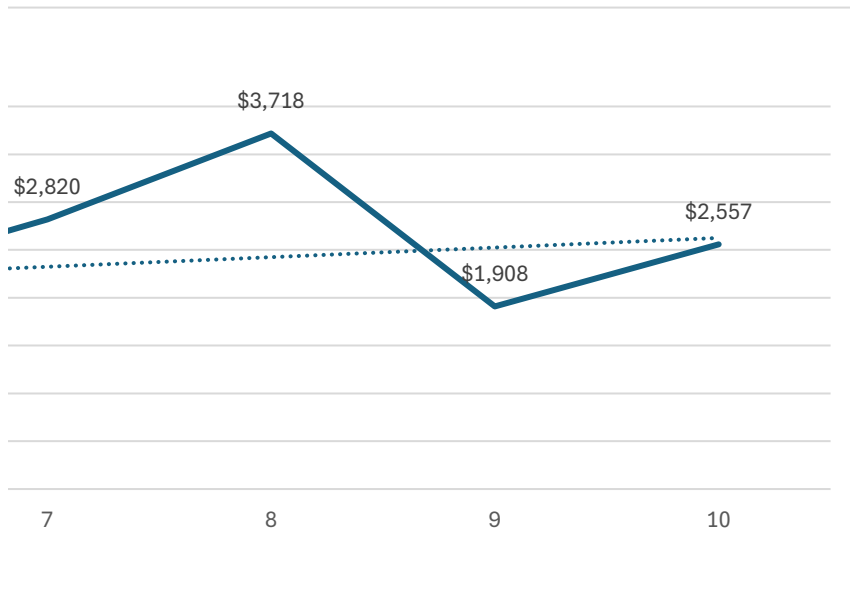


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-022-200-005-01	N SKUNK HOLLOW RD	10/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000
070-028-300-050-00	1501 N SANBORN RD	08/26/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900
100-009-100-005-01	489 N GROSSE POINTE RD	11/18/24	\$330,000	MLC	03-ARM'S LENGTH	\$330,000
100-009-200-005-00	489 N GROSSE POINTE RD	09/25/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000
111-010-100-005-01	3497 N M-65	06/30/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000
111-012-200-005-00	6375 HUBBARD LAKE TRL	11/05/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000
111-023-200-005-00	2360 N M-65	03/21/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000
112-001-100-005-00		04/10/24	\$880,000	WD	03-ARM'S LENGTH	\$880,000
112-011-300-005-75	6020 VANWAGONER RD	08/21/23	\$710,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$710,000
113-018-300-005-75	5901 TOWER RD	01/07/25	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000
Totals:			\$4,680,900			\$4,680,900



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$137,900	40.56	\$319,801	\$284,199	\$55,801	\$264,000	0.0	0.0	160.00
\$131,700	29.94	\$275,442	\$345,694	\$94,206	\$181,236	0.0	0.0	109.84
\$0	0.00	\$363,827	\$247,773	\$82,227	\$281,600	0.0	0.0	176.00
\$197,700	80.69	\$394,339	\$162,773	\$82,227	\$312,112	0.0	0.0	195.07
\$310,400	48.50	\$695,061	\$441,739	\$198,261	\$496,800	0.0	0.0	310.50
\$105,600	38.26	\$211,005	\$256,995	\$19,005	\$192,000	0.0	0.0	120.00
\$138,400	32.95	\$278,089	\$328,087	\$91,913	\$186,176	0.0	0.0	116.36
\$189,400	21.52	\$378,736	\$880,000	\$0	\$378,736	0.0	0.0	236.71
\$0	0.00	\$99,393	\$610,607	\$99,393	\$0	0.0	0.0	320.00
\$143,800	35.95	\$292,699	\$360,501	\$39,499	\$253,200	0.0	0.0	141.00
\$1,354,900		\$3,308,392	\$3,918,368		\$2,545,860	0.0		1,885.48
Sale. Ratio =>	28.95			Average				Average
Std. Dev. =>	23.40			per FF=>	#DIV/0!			per Net Acre=>



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
160.00	#DIV/0!	\$1,776	\$0.04	0.00	401	2.023E+11	
109.84	#DIV/0!	\$3,147	\$0.07	0.00	401	2.024E+11	
176.00	#DIV/0!	\$1,408	\$0.03	0.00	401	2.024E+11	
19.00	#DIV/0!	\$834	\$0.02	0.00	401	2.024E+11	
310.50	#DIV/0!	\$1,423	\$0.03	0.00	401	2.023E+11	
120.00	#DIV/0!	\$2,142	\$0.05	0.00	401	2.024E+11	
116.36	#DIV/0!	\$2,820	\$0.06	0.00	401	2.025E+11	
236.71	#DIV/0!	\$3,718	\$0.09	0.00	401	2.024E+11	
320.00	#DIV/0!	\$1,908	\$0.04	0.00	401	2.023E+11	112-011-300-005-00
0.00	#DIV/0!	\$2,557	\$0.06	0.00	401MH	2.025E+11	113-018-300-040-00, 113-018-300-005-05

1,568.41

Average

2,078.18

per SqFt=>

\$0.05

USE \$ 1750 FOR 401 & 401L

USE \$ 1600 FOR 201 & 301

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
RESIDENTIAL 401	0	0	9/6/2016		401			
RESIDENTIAL 401	0	0	9/9/2016		401			
RESIDENTIAL 401	0	0	12/19/2019		402			
RESIDENTIAL 401	0	0	12/19/2019		401			
RESIDENTIAL 401	0	0	10/15/2010		401			
RESIDENTIAL 401	1	0	5/28/2007		401			
RESIDENTIAL 401	0	1	12/24/2019		401			
RESIDENTIAL 401	0	0	9/8/2020 QUALIFIED FOREST PARCEL		402			
RESIDENTIAL 401	1	0	10/19/2007 BLD ON QFP		401			
RESIDENTIAL 401	0	0	12/8/2020 BLD ON QFP		401			