

2023 110 LAND ANALYSIS 5 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-001-100-005-00	E TRASK LAKE RD	02/01/22	\$25,000	LC
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD
060-010-400-062-00	E M-72	09/14/20	\$16,500	WD
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD
100-021-200-007-00	S ROSS RD	08/31/21	\$19,900	WD
100-021-200-007-00	S ROSS RD	05/18/20	\$12,000	WD
113-032-100-026-01		10/08/20	\$9,000	WD
113-032-100-026-02		10/08/20	\$11,000	WD
120-110-012-210-00	N US-23	09/04/20	\$10,900	WD
060-021-400-005-00	4454 E CLEMENS RD	10/04/21	\$30,000	LC
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD
060-028-200-073-00	4055 E DELLAR RD	09/17/20	\$93,000	WD
060-034-400-080-00	1960 S US-23	03/31/22	\$113,200	WD
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD
071-014-300-120-00	2257 E MILLER RD	06/03/20	\$200,000	WD
111-029-100-020-30		11/20/20	\$37,000	WD
111-029-100-020-50	4310 SERVICE RD	11/05/20	\$67,500	WD

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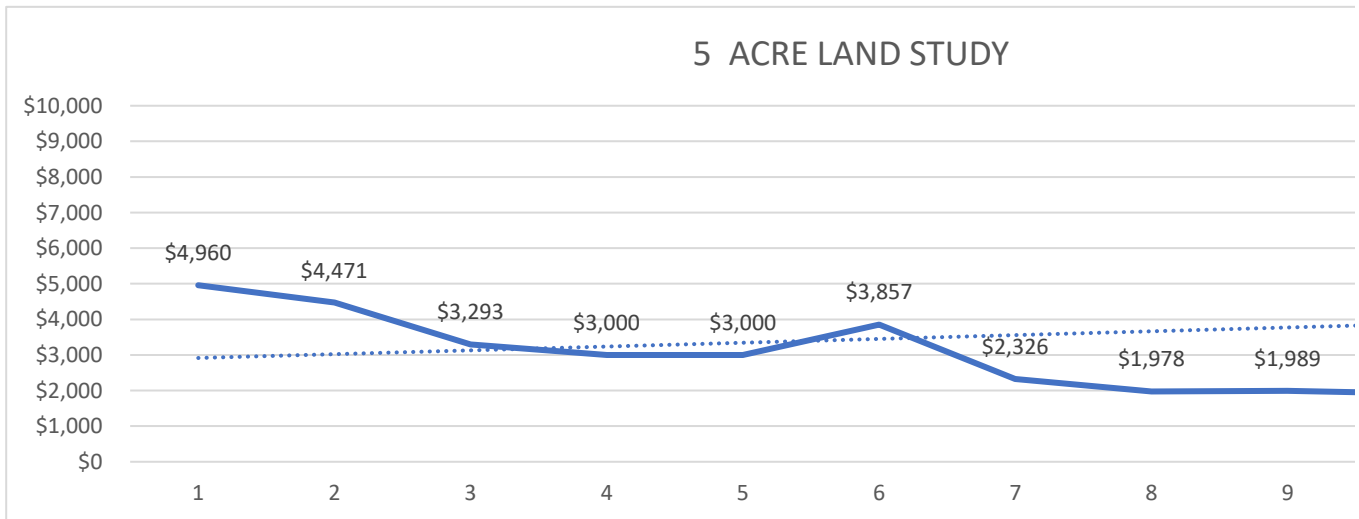
**Totals:                    \$736,000**

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Mean	3825.341422
Standard Error	456.3894751
Median	3233.81899
Mode	3000
Standard Deviation	1936.296556
Sample Variance	3749244.354
Kurtosis	1.503362216
Skewness	1.286725448
Range	7028.541145
Minimum	1915.641476
Maximum	8944.182622
Sum	68856.14559
Count	18

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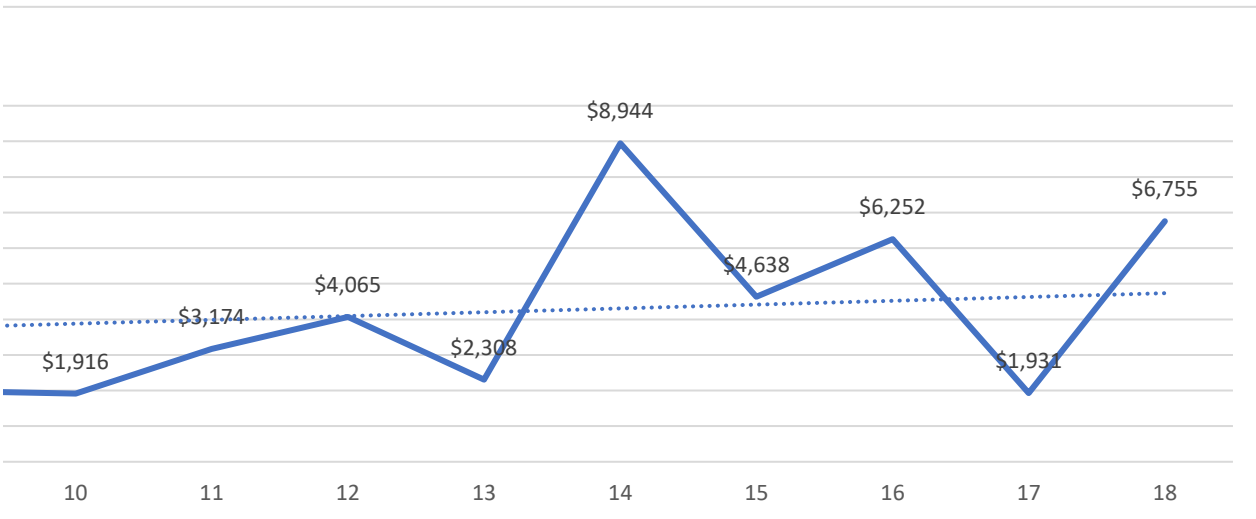
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	
03-ARM'S LENGTH	\$25,000	\$10,000	40.00	\$19,971	
03-ARM'S LENGTH	\$19,000	\$8,900	46.84	\$17,719	
03-ARM'S LENGTH	\$16,500	\$9,600	58.18	\$19,899	
03-ARM'S LENGTH	\$15,000	\$9,600	64.00	\$19,875	
19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$7,600	63.33	\$61,040	
03-ARM'S LENGTH	\$19,900	\$10,100	50.75	\$20,259	
03-ARM'S LENGTH	\$12,000	\$9,700	80.83	\$19,499	
03-ARM'S LENGTH	\$9,000	\$8,900	98.89	\$17,719	
03-ARM'S LENGTH	\$11,000	\$10,200	92.73	\$20,364	
03-ARM'S LENGTH	\$10,900	\$9,600	88.07	\$19,232	
03-ARM'S LENGTH	\$30,000	\$15,900	53.00	\$33,880	
03-ARM'S LENGTH	\$24,500	\$11,300	46.12	\$24,048	
03-ARM'S LENGTH	\$93,000	\$35,000	37.63	\$101,388	
03-ARM'S LENGTH	\$113,200	\$34,500	30.48	\$76,640	
03-ARM'S LENGTH	\$20,500	\$10,000	48.78	\$20,087	
03-ARM'S LENGTH	\$200,000	\$89,800	44.90	\$177,189	
03-ARM'S LENGTH	\$37,000	\$23,200	62.70	\$46,484	
03-ARM'S LENGTH	\$67,350	\$26,300	39.05	\$52,525	
<b>\$735,850</b>				<b>\$340,200</b>	<b>\$767,818</b>
			<b>Sale. Ratio =&gt;</b>	<b>46.23</b>	
			<b>Std. Dev. =&gt;</b>	<b>20.07</b>	



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Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$25,000	\$0	\$19,971	0.0	0.0	5.04	5.04
\$19,000	\$0	\$17,719	0.0	0.0	4.25	4.25
\$16,500	\$0	\$19,899	0.0	0.0	5.01	5.01
\$15,000	\$0	\$19,875	0.0	0.0	5.00	5.00
\$12,000	\$0	\$61,040	610.4	258.5	4.00	1.00
\$19,900	\$0	\$20,259	0.0	0.0	5.16	5.16
\$12,000	\$0	\$19,499	0.0	0.0	5.16	5.16
\$9,000	\$0	\$17,719	0.0	0.0	4.55	4.55
\$11,000	\$0	\$20,364	0.0	0.0	5.53	5.53
\$10,900	\$0	\$19,232	0.0	0.0	5.69	5.69
\$16,379	\$13,621	\$20,259	0.0	0.0	5.16	5.16
\$20,327	\$4,173	\$19,875	0.0	0.0	5.00	5.00
\$12,879	\$80,121	\$21,267	0.0	0.0	5.58	5.58
\$60,731	\$52,469	\$24,171	0.0	0.0	6.79	6.79
\$13,913	\$6,587	\$13,500	0.0	0.0	3.00	3.00
\$43,826	\$156,174	\$21,015	0.0	0.0	7.01	7.01
\$9,711	\$27,289	\$19,195	0.0	0.0	5.03	5.03
\$34,044	\$33,306	\$19,219	0.0	0.0	5.04	5.04
<b>\$362,110</b>		<b>\$394,078</b>	<b>610.4</b>		<b>92.00</b>	<b>89.00</b>
	<b>Average per FF=&gt;</b>		<b>\$593</b>		<b>Average per Net Acre=&gt;</b>	<b>3,935.98</b>

USE \$4000 PER ACRE



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$4,960	\$0.11	0.00	401	2.022E+11
#DIV/0!	\$4,471	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$3,293	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
\$20	\$3,000	\$0.07	610.40	401	2.021E+11
#DIV/0!	\$3,857	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$2,326	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,978	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,989	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,916	\$0.04	0.00	0	2.02E+11
#DIV/0!	\$3,174	\$0.07	0.00	401MH	2.021E+11
#DIV/0!	\$4,065	\$0.09	0.00	401	2.02E+11
#DIV/0!	\$2,308	\$0.05	0.00	401	2.02E+11
#DIV/0!	\$8,944	\$0.21	0.00	401	2.022E+11
#DIV/0!	\$4,638	\$0.11	0.00	401MH	2.021E+11
#DIV/0!	\$6,252	\$0.14	0.00	401	2.02E+11
#DIV/0!	\$1,931	\$0.04	0.00	401	2.02E+11
#DIV/0!	\$6,755	\$0.16	0.00	401	2.02E+11

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**Average  
per SqFt=> \$0.09**

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Other Parcels in Sale	Land Table	Gravel	Paved
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	1	0
		0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0

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## 2023 110 LAND ANALYSIS 5 ACRE STUDY

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Inspected Date	Class	Rate Group 1	Rate Group 2	diffrence from net \$ per acre
8/8/2016	402			\$1,024
8/15/2016	402			\$535
8/15/2016	402			(\$643)
8/15/2016	402			(\$936)
8/30/2016	402	S.E. H.L. AREA	4-1A PARCELS	(\$936)
9/14/2021	402			(\$79)
9/14/2021	402			(\$1,610)
9/7/2020	402			(\$1,958)
9/7/2020	402			(\$1,947)
10/12/2021	402			(\$2,020)
12/20/2021	401			(\$762)
9/28/2014	401			\$129
1/12/2021	401			(\$1,628)
12/28/2019	401			\$5,008
9/1/2016	401			\$702
12/24/2015	401			\$2,316
11/2/2015	401			(\$2,005)
11/2/2015	401			\$2,819
				<b>(\$1,991)</b>

% adjustment	COMMENTS
26%	LONG -NARROE PARCEL, R/R TRACKS THROUGH PROP.
14%	WOODED PARCEL,OWNES PARCELS ACROSS ROAD
-16%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH BELOW PARCEL
-24%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH ABOVE PARCEL
-24%	4-1 ACRE PARCELS CONTIGOUS, ON FAIRWAY DR
-2%	WOODED PARCEL,SOLD 15 MONTHS AGO +55%,ROSS ROAD
-41%	WOODED PARCEL,RESOLD 15 MONTHS LATER, ROSS ROAD
-50%	WOODED PARCEL,2 ROADS,1 RD BISECTS PARCEL,RATIO OVER 85% BUT VACANT
-49%	WOODED PARCEL 1 RD,CONTIGOUS TO PARCEL ABOVE,RATIO OVER 85% BUT VACANT
-51%	RATIO OVER 85% BUT VACANT
-19%	MOSTLY CLEARED,SOMT TREES,CLEMENS RD & ROOPFARM RD FRONTAGE
3%	CLEARED PARCEL SPRINGPORT RD FRONTAGE
0%	SOME TREES ,MOSTLY CLEAR DELLAR ROAD FRONTAGE
103%	WOODED,3 ROAD FRONTAGE
18%	WOODED PARCEL, ON MOUNT MARIA ROAD
59%	PINE PLANTITION, ON MILLER ROAD
-51%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.
72%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.

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**-33%**

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