

2023 070 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
101-011-300-005-00	874 W M-72	01/20/22	\$109,900	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

---



---

**Totals: \$845,900**

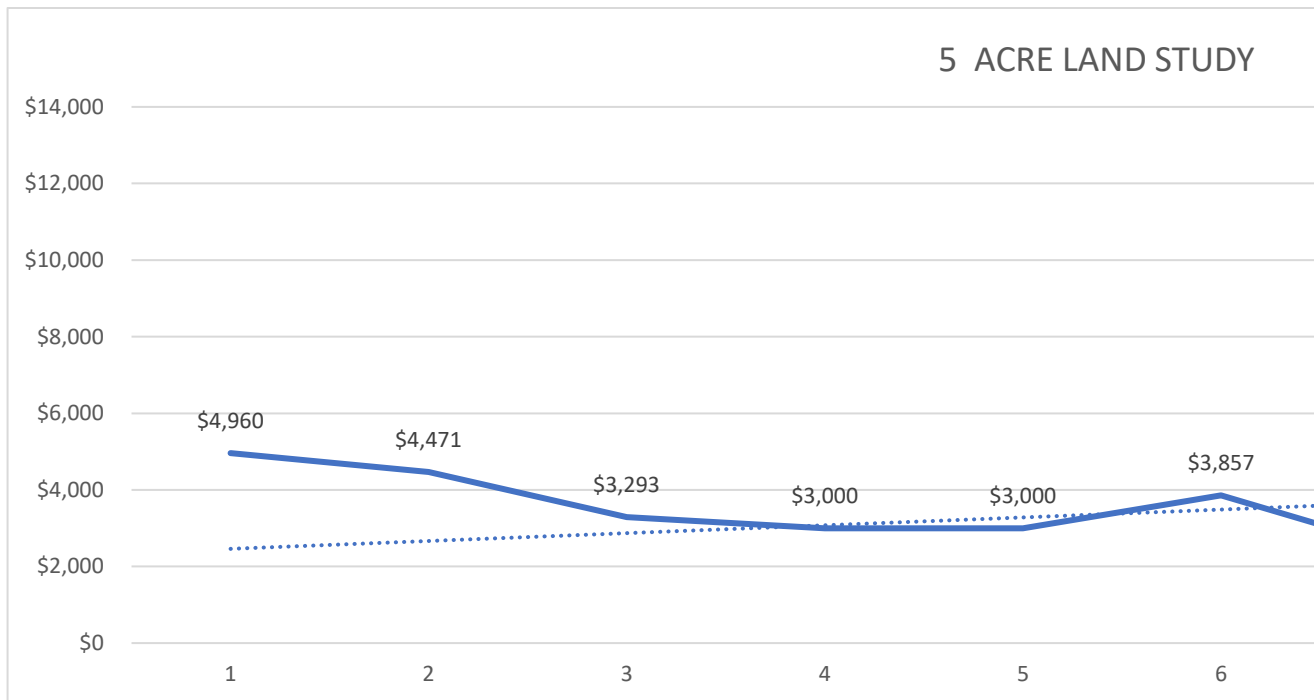
---

Mean	4306.434068
Standard Error	646.386944
Median	3293.413174
Mode	3000
Standard Deviation	2817.535367
Sample Variance	7938505.546
Kurtosis	4.18450619
Skewness	1.9336375
Range	11050.46022
Minimum	1915.641476
Maximum	12966.10169
Sum	81822.24729
Count	19

---

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	\$109,900	\$39,400	35.85	\$79,066
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>\$845,750</b>	<b>\$379,600</b>	<b>\$846,884</b>
		<b>Sale. Ratio =&gt;</b>	<b>44.88</b>
		<b>Std. Dev. =&gt;</b>	<b>20.16</b>

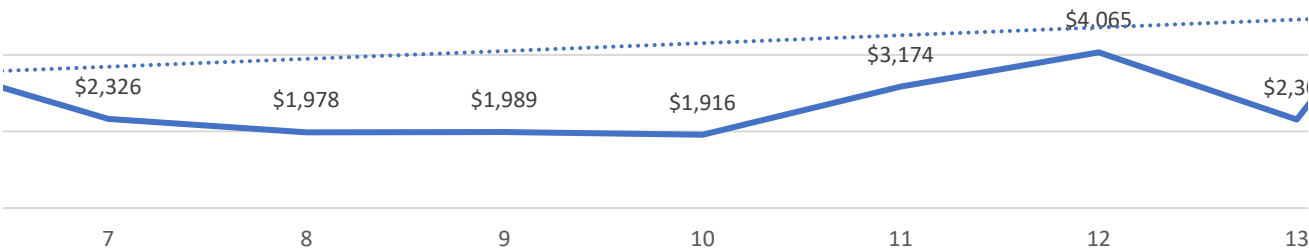


2023 070 LAND ANALYSIS 5 ACRE STUDY

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
\$45,900	\$64,000	\$15,066	0.0	0.0	3.54	3.54
\$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

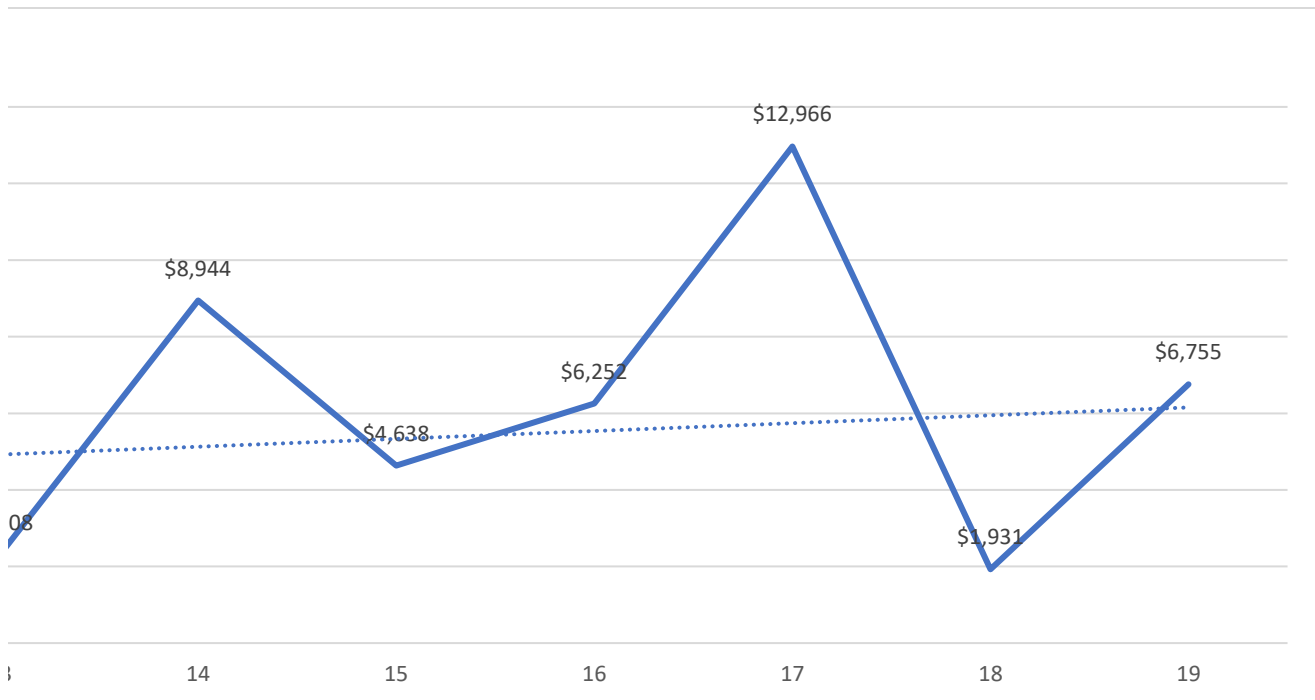
<b>\$408,010</b>	<b>\$409,144</b>	<b>610.4</b>	<b>95.54</b>	<b>92.54</b>
	<b>Average per FF=&gt;</b>	<b>\$668</b>	<b>Average per Net Acre=&gt;</b>	<b>4,270.57</b>

USE \$4275 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!	\$12,966	\$0.30	0.00	401	2.022E+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

Average  
per SqFt=> **\$0.10**



Other Parcels in Sale	Land Table	rav	ave	inspected Date
	RESIDENTIAL 401	1	0	8/8/2016
	RESIDENTIAL 401	0	0	8/15/2016
	RESIDENTIAL 401	0	0	8/15/2016
	RESIDENTIAL 401	0	0	8/15/2016
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-0	RESIDENTIAL 401	0	0	8/30/2016
	RESIDENTIAL 401	0	0	9/14/2021
	RESIDENTIAL 401	0	0	9/14/2021
	RESIDENTIAL 401	1	0	9/7/2020
	RESIDENTIAL 401	1	0	9/7/2020
		0	0	10/12/2021
	RESIDENTIAL 401	0	1	12/20/2021
	RESIDENTIAL 401	0	0	9/28/2014
	RESIDENTIAL 401	0	0	1/12/2021
	RESIDENTIAL 401	0	0	12/28/2019
	RESIDENTIAL 401	0	0	9/1/2016
	RESIDENTIAL 401	0	0	12/24/2015
	RESIDENTIAL 401	0	0	11/9/2015
	RESIDENTIAL 401	0	0	11/2/2015
	RESIDENTIAL 401	0	0	11/2/2015

---



---



---

2023 070 LAND ANALYSIS 5 ACRE STUDY

Use Code	Class	Rate Group 1	Rate Group 2	diffrence from net \$ per acre
402				\$690
402				\$200
402				(\$977)
402				(\$1,271)
402	S.E. H.L. AREA		4-1A PARCELS	(\$1,271)
402				(\$414)
402				(\$1,945)
402				(\$2,293)
402				(\$2,281)
402				(\$2,355)
401				(\$1,096)
401				(\$205)
401				(\$1,963)
401				\$4,674
401				\$367
401				\$1,981
401				\$8,696
401				(\$2,340)
401				\$2,484
				<b>\$681</b>

% adjustment	COMMENTS
16%	LONG -NARROE PARCEL, R/R TRACKS THROUGH PROP.
5%	WOODED PARCEL,OWNES PARCELS ACROSS ROAD
-23%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH BELOW PARCEL
-30%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH ABOVE PARCEL
-30%	4-1 ACRE PARCELS CONTIGOUS, ON FAIRWAY DR
-10%	WOODED PARCEL,SOLD 15 MONTHS AGO +55%,ROSS ROAD
-46%	WOODED PARCEL,RESOLD 15 MONTHS LATER, ROSS ROAD
-54%	WOODED PARCEL,2 ROADS,1 RD BISECTS PARCEL,RATIO OVER 85% BUT VACANT
-53%	WOODED PARCEL 1 RD,CONTIGOUS TO PARCEL ABOVE,RATIO OVER 85% BUT VACANT
-55%	RATIO OVER 85% BUT VACANT
-26%	MOSTLY CLEARED,SOMT TREES,CLEMENS RD & ROOPFARM RD FRONTAGE
-5%	CLEARED PARCEL SPRINGPORT RD FRONTAGE
0%	SOME TREES ,MOSTLY CLEAR DELLAR ROAD FRONTAGE
103%	WOODED,3 ROAD FRONTAGE
9%	WOODED PARCEL, ON MOUNT MARIA ROAD
46%	PINE PLANTITION, ON MILLER ROAD
204%	PARTLY WOODED,M-72 FROUNTAGE
-55%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.
58%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.

---



---

**56%**

---