

2022 Agricultural Sage Twp Only Land Value Analysis																		
Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Libert/Perce	Other Parcels in Sale	Inspected Date	Class
120-001-100-005-00	3251 N M-18	12/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$126,400	35.11	\$295,995	\$235,838	\$171,833	78.71	78.71	\$2,996	1230-543		11/10/2022	101
120-001-100-005-00	3400 OBERLIN RD	12/11/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$193,600	28.68	\$422,970	\$422,786	\$170,706	75.22	75.22	\$5,621	1196-830		11/10/2022	101
120-002-100-002-00	3349 OBERLIN RD	09/23/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$109,300	59.08	\$267,979	\$96,471	\$179,400	79.00	79.00	\$1,221	1190-18-00		11/10/2022	101
120-004-100-001-00	4553 M-18	08/17/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$116,100	46.44	\$321,948	\$121,758	\$193,706	86.22	86.22	\$1,412	1186-416		11/8/2022	101
120-004-400-001-01	SCHMIDT RD	02/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,200	34.26	\$227,125	\$310,000	\$227,125	95.25	100.00	\$3,255	1235-495		11/30/2017	102
120-007-200-002-00	SCHMIDT	10/16/20	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$133,700	26.74	\$307,372	\$500,000	\$307,372	133.64	86.85	\$3,741	1192-135	120-007-300-002-00	7/16/1993	102
120-072-401-001-10	4087 RILEY RD	05/17/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,100	20.18	\$55,909	\$55,000	\$31,500	11.25	11.25	\$4,889	1210-996		11/4/2022	401
Totals:						\$2,335,000	\$796,400	34.11	\$1,899,198	\$1,741,853	\$1,281,642	559.29	517.25					
						Sale Ratio =>		34.11	Average		per Net Acres=>		3,114.40					
						Std. Dev. =>		13.13										

Gladwin County Sales from Beaverton Twp, Grout Twp, Sherman Twp, Butman Twp, Buckeye Twp, Tobacco Twp, Sage Twp Land Value Analysis for 2023 Assessments																		
010-006-302-001-00	W LANG	07/20/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,900	54.75	\$47,520	\$40,000	\$47,520	20.52	20.52	\$1,949	1184-169		10/20/2022	101
050-036-400-003-00	BADGER RD	05/22/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,000	53.33	\$69,939	\$75,000	\$69,939	40.00	40.00	\$1,875	1179-132		10/20/2022	102
060-028-400-003-00	4049 HOCKADAY	12/23/20	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$37,000	30.83	\$88,023	\$120,000	\$88,023	40.00	40.00	\$3,000	1198-198		10/20/2022	102
060-032-200-001-00	RITCHIE	02/18/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$30,700	35.09	\$83,576	\$87,500	\$83,576	35.00	35.00	\$2,500	1203-560		10/20/2022	102
100-025-400-001-00	HOWARD	08/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$159,300	67.79	\$286,334	\$235,000	\$286,334	160.00	160.00	\$1,469	1185-949		10/20/2022	101
100-027-400-001-00	HOWARD RD & MCCULLLO	03/03/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,600	31.67	\$172,729	\$245,000	\$172,729	80.00	80.00	\$3,063	1237-570		10/7/2022	101
120-004-400-001-01	SCHMIDT RD	02/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,200	34.26	\$227,125	\$310,000	\$227,125	95.25	100.00	\$3,255	1235-485		11/30/2017	102
120-007-200-002-00	SCHMIDT	10/16/20	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$133,700	26.74	\$307,372	\$500,000	\$307,372	133.64	86.85	\$3,741	1192-135	120-007-300-002-00	7/16/1993	102
140-024-200-002-10	GRASS LAKE	05/28/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,000	36.80	\$79,986	\$125,000	\$79,986	40.00	40.00	\$3,125	1217-530		10/16/2022	102
140-031-300-002-00	ARNOLD LAKE	01/20/21	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$52,800	48.00	\$117,699	\$110,000	\$117,699	54.53	54.53	\$2,017	1200-697		10/20/2022	102
150-008-100-001-00	W KNOX	12/20/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,900	49.89	\$97,956	\$90,000	\$97,956	40.00	40.00	\$2,250	1231-627		10/20/2022	102
150-010-300-004-00	SHOCK	10/05/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$40,500	37.87	\$94,178	\$108,000	\$94,178	40.00	40.00	\$2,700	1190-866		10/20/2022	102
Totals:						\$2,045,500	\$791,000	38.67	\$1,670,637	\$2,045,500	\$1,670,637	778.94	736.90					
						Sale Ratio =>		38.67	Average		per Net Acres=>		2,626.00					
						Std. Dev. =>		12.32										

A review of Agricultural sales in Sage Twp found several viable sales to analyze. Three are vacant. One (120-022-401-001-10) was determined to not represent the Agricultural Class as, since purchase, has a dwelling and no sign of Agricultural activity. Additional sales were collected from neighboring townships. Only vacant sales were analyzed. The determined Agricultural Acreage Rate has been applied.

2023 Agricultural Acreage Rate as Applied
\$2,600/AC

2022 Residential Acreage Land Value Analysis for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cor. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Leaf/Page	Other Parcels in Sale	Inspected Date	Class
120-026-200-000-00	3848 PRATT LK RD (W)	09/27/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,200	54.40	\$25,014	(\$4,493)	\$255	0.15	0.15	\$1,633	1223-834		9/17/2021	401
120-028-300-003-03	4960 WHITE PINE RD	03/20/21	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,200	48.89	\$2,854	\$1,492	\$1,446	0.41	0.41	\$7,487	1223-834		12/20/2021	402
120-028-300-029-00	4314 EAGLESON RD (W)	12/04/20	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$15,400	62.58	\$45,146	\$6,295	\$3,441	0.98	0.98	\$6,404	1196-533		8/19/2020	401
120-011-400-001-02	3661 ZEMER	07/09/20	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$44,400	61.54	\$79,744	(\$5,044)	\$3,200	1.00	1.00	\$5,044	1183-278		11/10/2022	401
120-031-100-002-00	949 BARD RD (N)	09/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,400	48.58	\$98,984	(\$6,994)	\$3,200	1.00	1.00	\$6,994	1221-959		12/1/2021	401
120-025-300-001-01	1084 OBERLIN RD	07/06/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$69,300	68.39	\$127,932	(\$9,264)	\$3,328	2.08	2.08	\$4,454	1183-95		11/5/2020	401
120-034-100-011-00	865 CHAPPEL DAM RD	06/05/20	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$83,600	57.82	\$124,220	(\$13,560)	\$6,384	2.00	2.00	\$4,279			9/8/2021	401
120-036-200-004-04	523 N 20TH ST	07/14/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$3,000	42.86	\$7,000	\$7,000	\$7,000	2.00	2.00	\$3,500	1183-753		8/16/2022	402
120-033-300-005-00	690 N SHEARER RD	03/23/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,600	28.48	\$158,743	\$58,623	\$7,366	2.30	2.30	\$25,466	1221-950		8/12/2022	401
120-026-200-005-00	5077 EATON RD	07/15/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,700	29.73	\$112,100	\$5,471	\$7,571	2.37	2.37	\$2,312	1183-729		11/5/2020	401
120-026-200-005-00	3100 N BARD RD	10/20/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,600	32.88	\$121,310	\$46,556	\$7,866	2.46	2.46	\$18,941	1192-246		11/9/2020	401
120-034-400-005-00	701 CHAPPEL DAM RD	11/19/21	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$61,200	25.73	\$171,313	\$74,472	\$7,885	2.46	2.46	\$30,224	1228-778		8/12/2022	401
120-026-200-002-12	3890 PRATT LAKE RD (W)	01/25/21	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$72,600	41.13	\$161,260	\$23,400	\$8,160	2.55	2.55	\$9,176	1200-986		9/17/2021	401
120-036-201-003-20	671 N 20TH ST	08/13/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$32,800	24.85	\$93,988	\$60,122	\$9,600	3.00	3.00	\$15,867	1219-565		11/23/2022	401
120-026-400-001-21	1193 OBERLIN RD	09/21/21	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$33,000	47.14	\$119,338	\$60,122	\$9,600	3.05	3.05	\$19,712	1223-756		12/1/2022	401
120-025-300-002-01	3080 N BARD RD	08/16/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,600	40.41	\$171,753	\$11,466	\$9,688	3.58	3.58	\$9,688	1219-681		6/17/2021	401
120-027-100-002-00	5049 EATON RD	09/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,700	35.80	\$138,586	\$23,183	\$11,779	3.68	3.68	\$6,298	1224-275		11/5/2020	401
120-022-300-028-00	4318 EAGLESON	10/22/20	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$11,700	29.32	\$34,245	\$20,483	\$15,328	4.79	4.79	\$4,276	1192-307		8/19/2020	401
120-027-100-003-01	7865 CHAPPEL DAM RD	11/22/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$158,300	37.25	\$395,710	\$45,284	\$15,394	5.00	5.00	\$3,060	1228-790		11/7/2022	401
120-027-100-001-01	5270 GASH RD	05/27/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,000	46.67	\$16,000	\$16,000	\$16,000	5.00	5.00	\$3,000	1179-579		12/8/1997	402
120-022-300-003-05	5426 EAGLESON RD	03/01/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$72,291	(\$4,791)	\$17,500	5.00	5.00	\$8,558	1237-659		12/9/2020	401
120-022-400-001-01	1679 CHAPPEL DAM	07/23/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$57,700	33.74	\$168,967	\$18,033	\$16,000	4.99	4.99	\$3,612	1218-59		12/3/2021	401
120-035-104-001-05	OBERLIN RD	05/05/21	\$30,000	QC	03-ARM'S LENGTH	\$30,000	\$8,000	26.67	\$17,588	\$30,000	\$17,588	5.03	5.03	\$5,970	1209-838		7/17/2021	401
120-023-109-002-10	CHAPPEL DAM RD	01/22/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$7,600	34.55	\$16,141	\$22,000	\$16,141	5.04	5.04	\$4,362	1234-720		7/16/1993	402
120-035-400-003-00	681 OBERLIN RD (N)	07/07/21	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$85,300	26.25	\$285,900	\$109,640	\$71,540	27.08	27.08	\$4,049	1216-1700	120-035-400-002-00, 120-035-401-001-00	7/17/2021	001
120-034-300-006-00	4400 WILLFORD RD	06/07/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$9,100	12.13	\$54,183	\$75,000	\$54,183	7.31	7.31	\$10,260	1185-566		8/18/2021	401
120-022-300-006-00	1724 E PRATT LAKE RD	04/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,400	39.70	\$183,080	\$37,920	\$21,000	7.50	7.50	\$5,056	1208-163		8/20/2020	401
120-022-400-003-00	4030 EAGLESON RD	07/02/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$67,600	48.99	\$355,886	(\$196,606)	\$21,280	7.60	7.60	\$35,869	1182-967		11/7/2022	401
120-022-300-014-12	4766 SYLVAN GROVE	03/01/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,400	40.42	\$33,312	\$26,424	\$22,736	8.12	8.12	\$3,254	1204-454		9/15/2021	401
120-022-401-001-50	1601 CHAPPEL DAM RD	08/09/20	\$37,300	WD	03-ARM'S LENGTH	\$37,300	\$10,600	28.42	\$23,800	\$37,300	\$23,800	8.50	8.50	\$4,488	1185-231		7/16/1993	401
120-001-400-003-04	3101 N M-18	02/10/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$85,500	43.85	\$186,381	\$34,099	\$25,480	9.10	9.10	\$10,450	1202-734		11/10/2022	401
120-001-400-003-04	3101 N M-18	02/17/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$85,500	32.30	\$186,381	\$95,099	\$25,480	9.10	9.10	\$10,450	1202-734		11/10/2022	401
120-018-400-001-01	2249 N BARD RD	07/19/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,700	30.28	\$168,539	\$106,975	\$25,514	9.36	9.36	\$11,434	1216-814		12/2/2021	401
120-019-303-001-00	5982 W EAGLESON RD	09/04/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$93,500	33.51	\$257,853	\$47,747	\$26,600	9.50	9.50	\$5,026	1222-438		12/1/2021	401
120-020-400-012-00	EAGLESON RD	12/09/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,500	35.71	\$28,000	\$35,000	\$28,000	10.00	10.00	\$3,500	1196-140		7/16/1993	402
120-020-400-016-00	5200 EAGLESON RD	08/16/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,900	59.90	\$125,599	\$2,401	\$28,000	10.00	10.00	\$5,425	1220-1900		12/1/2021	401
120-023-203-003-00	1800 CHAPPEL DAM RD (N)	09/30/21	\$54,250	WD	03-ARM'S LENGTH	\$54,250	\$12,500	23.04	\$28,000	\$54,250	\$28,000	10.00	10.00	\$5,425	1224-330		8/12/2022	401
120-027-300-001-00	SHEARER & CLENDENING RDS	10/26/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$4,640	44.64	\$37,149	\$18,851	\$28,000	10.00	10.00	\$1,885	1192-570		9/16/2021	401
120-027-300-011-00	1120 SHAW RD	03/18/22	\$100,000	MIC	03-ARM'S LENGTH	\$100,000	\$82,100	82.10	\$155,718	(\$27,578)	\$28,140	10.05	10.05	\$2,744	1239-288		8/12/2022	401
120-027-300-009-00	1160 SHAW RD	10/22/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$66,900	19.63	\$161,773	\$54,451	\$28,224	10.08	10.08	\$5,402	1192-933		12/1/2021	401
120-025-100-002-00	3240 PRATT LK RD	05/14/21	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$77,700	39.85	\$209,751	\$22,529	\$28,280	10.10	10.10	\$2,331	1210-918		11/23/2021	401
120-025-100-004-00	3180 PRATT LK RD (W)	02/12/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$82,500	55.27	\$176,345	\$6,499	\$32,840	11.73	11.73	\$54	UNRECORDED		8/15/2022	401
120-005-303-003-00	5455 RIVERVIEW RD	11/04/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$30,400	26.43	\$97,817	\$33,012	\$33,012	11.79	11.79	\$4,257	1228-819		12/2/2021	401
120-026-200-002-11	3888 PRATT LAKE RD (W)	11/09/21	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$72,600	22.52	\$97,817	\$70,195	\$33,012	11.79	11.79	\$5,954	1231-246		12/2/2021	401
120-026-200-002-11	3888 PRATT LAKE RD (W)	01/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$72,600	80.67	\$33,029	\$990	\$43,019	15.36	15.36	\$64	1201-309		9/17/2021	401
120-017-113-002-00	5240 GASH RD	12/11/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,800	38.48	\$159,651	\$39,949	\$54,600	19.50	19.50	\$2,049	1196-832		11/6/2020	401
120-030-400-006-00	5703 WATSON ROAD (W)	01/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,800	38.90	\$197,213	\$50,787	\$48,000	20.00	20.00	\$2,539	1200-103		12/1/2021	401
120-025-301-001-02	PRATT LAKE RD	10/06/21	\$35,000	CD	03-ARM'S LENGTH	\$35,000	\$24,200	69.14	\$52,817	\$35,000	\$52,817	22.01	22.01	\$1,590	1225-223		8/24/2022	402
120-027-303-001-01	EATON RD	12/17/21	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$29,200	20.86	\$63,462	\$140,000	\$63,462	25.62	25.62	\$5,464	1231-661	120-007-303-001-02	10/19/2017	402
120-026-404-001-00	1145 OBERLIN RD	06/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,700	81.70	\$187,726	(\$29,014)	\$58,712	24.39	24.39	\$1,190	1215-512		9/18/2021	401
120-026-401-001-00	3447 PRATT LAKE RD (W)	08/06/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,200	42.88	\$279,853	\$86,747	\$81,600	34.00	34.00	\$2,551	1229-128		8/17/2021	401
120-026-401-001-00	3745 WAGARVILLE RD (W)	11/30/21	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$101,300	28.95	\$278,616	\$153,268	\$81,984	34.16	34.16	\$4,487	1187-593		11/5/2020	401
120-008-100-004-00	5067 SCHMIDT RD (W)	08/21/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$81,300	60.59	\$163,968	\$63,332	\$91,200	38.00	38.00	\$1,664	1187-593		11/5/2020	401
120-009-200-003-00	2763 SHEARER RD	11/06/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$108,900	42.54	\$374,355	(\$27,155)	\$91,200	38.00	38.00	\$7,151	1227-759		12/1/2022	401
120-005-400-002-00	3025 SHEARER RD	09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,200	46.97	\$190,380	\$92,095	\$107,475	50.00	50.00	\$1,842	1224-613		12/1/2021	401
120-015-100-002-00	4127 EATON RD	02/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000</												

2023 Commercial Group Land Value Analysis for 2023 Assessments

[illegible]

Gladwin County Neighbor Township Commercial Sales

[illegible]

A review of Commercial sales during the two-year study period found no arm's-length sales. The study period was extended to include 2019. This resulted in finding one sale. Additional sales were collected from neighboring townships in Gladwin County that are similar/rural communities. One vacant commercial sale was reviewed and aligns with the historical commercial acreage in Sage Township. The determined rates have been applied.

2023 Commercial Group Front Foot Rate as Applied

Group Acreage Rate as Applied
\$3,000/AC

2022 Residential Group 1 Land Value Analysis for 2023 Assessments																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Avg. When Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Libert/Perage	Other Parcels in Sale	Inspected Date	Class
120-051-000-054-00	4787 SYLVAN GROVE	10/05/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$43,900	24.86	\$196,120	\$146,880	\$28,000	40.0	170.0	\$3,672	40.00	1224-592		11/8/2022	401
120-181-000-089-00	4371 BETTY LEE BLVD	03/01/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$43,900	24.86	\$107,565	\$98,435	\$31,500	45.0	100.8	\$2,199	45.00	1239-691		7/27/2022	401
120-125-000-034-00	1840 LAKEVIEW	12/17/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$43,100	21.03	\$134,101	\$98,332	\$32,433	46.3	199.0	\$2,122	41.50	1231-605		11/4/2022	401
120-179-000-030-10	4378 BUTTE TRAIL	10/21/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$67,300	21.03	\$237,031	\$138,969	\$55,000	80.0	78.0	\$1,737	80.00	1226-430		12/20/2021	401
120-181-000-138-00	4163 BETTY LEE BLVD	11/24/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$68,600	25.89	\$193,394	\$127,606	\$56,000	80.0	0.0	\$1,595	80.00	1228-847		12/1/2021	401
120-181-000-093-00	4333 BETTY LEE BLVD	09/04/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$99,839	\$63,161	\$28,000	40.0	125.0	\$1,579	40.00	1222-589		7/27/2022	401
120-143-000-006-00	4903 ANGLER LN	01/19/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$61,000	36.14	\$331,689	\$112,811	\$59,500	85.0	356.0	\$1,327	85.00	1234-466		9/3/2020	401
120-060-000-010-00	1741 E PRATT LK RD	01/04/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$52,700	36.10	\$102,223	\$96,277	\$52,500	75.0	130.0	\$1,284	75.00	1233-0400		8/20/2020	401
120-049-000-015-00	4865 ANGLER LN	07/14/21	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$114,000	38.00	\$271,082	\$73,939	\$43,740	60.0	267.0	\$1,232	60.00	1216-710	120-033-101-002-01	9/2/2020	401
120-205-000-012-00	4415 WAGAWILLIE RD	04/22/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$122,700	31.87	\$351,711	\$90,269	\$56,980	81.4	539.0	\$1,109	81.40	1208-835		6/16/2021	401
120-181-000-003-00	4410 HILLSIDE ST	10/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$66,600	35.05	\$161,745	\$83,275	\$55,020	78.6	0.0	\$1,059	78.60	1226-638		8/31/2020	401
120-181-000-131-00	4165 BETTY LEE BLVD	08/26/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,300	35.33	\$139,047	\$81,953	\$55,000	80.0	125.0	\$1,024	80.00	1188-760		7/27/2022	401
120-143-000-009-00	4915 ANGLER LN	08/06/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,100	41.34	\$354,876	\$82,524	\$57,400	82.0	342.0	\$1,066	82.00	1219-242		9/3/2020	401
120-181-000-002-00	1614 PRATT LAKE ST	09/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,500	34.25	\$185,117	\$98,883	\$51,000	50.0	165.0	\$998	50.00	1221-188		3/19/2020	401
120-060-000-032-00	4825 SYLVAN GROVE	05/28/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,700	39.88	\$207,557	\$128,443	\$91,000	130.0	170.0	\$988	130.00	1211-894		9/16/2021	401
120-179-000-045-00	4405 BETTY LEE BLVD	08/21/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$59,200	37.71	\$140,101	\$61,699	\$44,800	64.0	156.0	\$964	64.00	1186-876		7/29/2022	401
120-110-000-014-00	4657 LAKESHORE DR	11/17/20	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$76,700	38.35	\$225,709	\$157,540	\$114,800	164.0	458.8	\$961	164.00	1194-965	120-110-000-016-00	12/10/2020	401
120-115-000-026-00	4352 BAY RD	04/02/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,700	34.35	\$189,458	\$53,858	\$43,316	61.9	145.0	\$870	61.88	1206-633		7/14/2021	401
120-087-000-009-00	1520 N LAKE PT DR	08/28/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,100	31.52	\$95,238	\$51,762	\$42,000	60.0	96.3	\$863	60.00	1188-976		8/13/2020	401
120-060-000-017-00	1761 E PRATT LK RD	07/23/20	\$324,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$324,000	\$90,500	39.01	\$226,271	\$48,588	\$41,663	57.5	128.0	\$845	57.50	1184-880	120-022-300-014-00	8/20/2020	401
120-215-000-028-00	4506 NIPGON DR	01/19/22	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$63,400	34.27	\$150,044	\$83,337	\$41,300	99.0	240.0	\$842	99.00	1234-620	120-215-000-037-00	3/17/2021	401
120-071-000-045-00	662 FOELL CT	08/27/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$78,100	36.33	\$207,941	\$42,059	\$35,000	50.0	109.0	\$841	50.00	1221-550		3/20/2021	401
120-225-000-003-00	1778 PRATT LAKE RD (W)	01/11/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$28,200	41.47	\$61,582	\$41,418	\$35,000	50.0	135.0	\$828	50.00	1200-695		3/25/2021	401
120-181-000-103-00	4299 BETTY LEE BLVD	06/22/20	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$132,400	48.23	\$266,803	\$49,697	\$42,000	60.0	125.0	\$828	60.00	1181-623		7/27/2022	401
120-215-000-028-00	4506 NIPGON DR	10/28/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$63,400	35.22	\$142,963	\$78,337	\$41,300	99.0	240.0	\$791	99.00	1226-726	120-215-000-037-00	3/17/2021	401
120-116-000-054-00	4429 HILLSIDE DR	12/03/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,900	44.63	\$293,409	\$78,341	\$71,750	102.5	134.0	\$764	102.50	1230-630		11/23/2021	401
120-071-000-042-00	674 FOELL CT	06/08/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$44,000	62.86	\$58,514	\$70,000	\$56,700	110.0	151.0	\$636	110.00	1213-267		11/4/2022	401
120-071-000-053-10	630 S POINT RD	06/11/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,800	44.18	\$178,113	\$75,887	\$84,000	120.0	129.1	\$632	120.00	1213-704		3/20/2021	401
120-155-000-005-00	4394 HILLSIDE ST	06/25/20	\$264,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$264,900	\$103,800	49.19	\$274,331	\$86,310	\$86,000	140.0	100.0	\$617	140.00	1182-131	120-155-000-004-01	8/31/2020	401
120-021-200-007-00	1750 PRATT LK RD	12/14/20	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$81,700	36.47	\$228,594	\$30,406	\$35,000	50.0	285.0	\$608	50.00			3/25/2021	401
120-060-000-024-00	4838 ANGLERS LN	08/04/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$99,792	\$22,508	\$27,300	39.0	130.0	\$577	39.00	1185-696		9/1/2020	401
120-117-000-068-00	4242 BAYOU RD	07/16/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$61,400	52.93	\$127,571	\$37,429	\$49,000	70.0	120.0	\$535	70.00	1216-733		9/1/2020	401
120-070-000-014-00	786 N POINT LN	10/01/21	\$229,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$229,500	\$121,900	53.12	\$246,020	\$49,658	\$66,178	94.5	300.0	\$525	94.54	1224-5500	120-070-000-015-01	3/23/2021	401
120-210-000-007-01	1665 SNYDER RD	09/15/20	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$44,800	36.28	\$138,389	\$40,511	\$56,000	80.0	84.9	\$506	80.00	1189-635		12/10/2020	401
120-179-000-024-00	4358 CHAPPEL DR	01/06/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,400	46.00	\$265,015	\$58,985	\$84,000	120.0	146.0	\$492	120.00	1199-907		7/28/2022	401
120-033-000-005-04	510 MIX DR	07/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,100	61.00	\$246,746	\$82,754	\$119,000	170.0	346.9	\$484	170.00	1218-417		3/22/2021	401
120-157-000-064-00	4156 LAKE ST	10/09/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$61,600	41.09	\$163,747	\$21,153	\$35,000	50.0	165.0	\$423	50.00	1191-450		9/9/2021	401
120-071-000-046-00	654 FOELL DR	08/28/20	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$102,700	44.17	\$258,222	\$34,478	\$40,200	86.0	176.0	\$401	86.00	1187-497		3/20/2021	401
120-179-000-039-00	4417 1/2 BETTY LEE	10/30/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,600	39.73	\$165,518	\$19,482	\$35,000	50.0	166.0	\$390	50.00	1195-652		7/29/2022	401
120-021-200-010-00	1758 PRATT LK RD	11/09/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,000	45.22	\$255,716	\$30,284	\$56,000	80.0	287.0	\$379	80.00	1194-683		3/25/2021	401
120-210-000-005-00	1649 PRATT LAKE DR	10/30/20	\$62,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$62,500	\$39,700	63.52	\$135,974	\$39,589	\$77,700	111.0	234.0	\$357	111.00	1193-416	120-210-000-004-00	8/12/2020	001
120-115-000-021-00	4334 BAY RD	08/17/20	\$155,000	M/LC	03-ARM'S LENGTH	\$155,000	\$71,900	55.31	\$159,526	\$26,474	\$56,000	80.0	161.0	\$331	80.00	1187-849		7/14/2021	401
120-181-000-139-00	4157 BETTY LEE BLVD	08/14/20	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$97,600	57.41	\$198,893	\$45,759	\$57,400	170.0	311.0	\$269	170.00	1189-281	120-182-000-180-00	12/20/2021	401
120-049-000-007-00	4855 ANGLER LN	03/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,400	49.33	\$208,936	\$15,564	\$59,500	85.0	230.0	\$183	85.00	1205-683		9/2/2020	401
Totals:						\$8,911,300	\$3,415,000		\$8,382,833	\$3,006,624	\$2,403,980	3,676.8		\$29	Average per FF=>				
								38.56				Std. Dev. =>		10.92					

2023 Residential Group 1 Front Foot Rate as Applied

\$825/FF

A review of Residential Group 1 arm's-length sales during the study period found only one vacant land sale. This sale was given consideration; however, with a large number of sales with recent inspection data, the average was given weight when drawing final value conclusions. The determined front foot rate has been applied.

Sales removed due to new construction/remodeling/slowing results:

120-157-000-069-00	4110 CREST RD	12/08/20	\$100,000	M/LC	03-ARM'S LENGTH	\$62,900	\$201,829	(\$14,329)	\$87,500	125.0	165.0	125.0	1196.87	11/4/2022	401
--------------------	---------------	----------	-----------	------	-----------------	----------	-----------	------------	----------	-------	-------	-------	---------	-----------	-----

2023 Residential Group 2 Land Value Analysis for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Fed. Sale	Car Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/Ft.	Actual Front	Libed/Page	Other Parcels in Sale	Inspected Date	Class
120-183-000-216-00	4273 CHAPPEL DR	11/22/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,400	38.72	\$56,601	\$55,399	\$14,000	100.0	140.0	\$554	100.00	1229-92		12/3/2021	401
120-220-000-007-00	1695 OPLAND	10/08/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,400	32.15	\$104,796	\$41,697	\$10,993	78.5	158.0	\$531	78.52	1224-852		8/10/2020	401
120-075-000-007-00	5475 N CEDAR RIVER RD	09/15/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$43,000	25.67	\$121,085	\$65,174	\$18,760	134.0	154.0	\$486	134.00	1223-398		11/9/2022	401
120-075-000-013-00	5455 CEDAR RIVER RD	10/22/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$35,000	27.34	\$110,079	\$31,591	\$14,560	104.0	137.0	\$204	104.00	1192-297		12/9/2020	401
120-231-000-021-00	1064 THORNTON DR	09/03/21	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$43,600	38.54	\$110,309	\$40,164	\$20,473	146.2	376.0	\$275	135.00	1221-581	120-231-000-020-00	12/20/2021	401
120-182-000-192-00	4306 BETTY LEE BLVD	03/02/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,000	25.00	\$48,827	\$30,773	\$19,600	140.0	138.0	\$220	140.00	1203-598		12/20/2021	401
120-132-000-069-00	3404 LAKESHORE LN	05/29/20	\$99,777	WD	03-ARM'S LENGTH	\$89,777	\$33,300	37.09	\$94,604	\$17,081	\$21,908	87.6	150.0	\$195	87.63	1179-845		11/9/2022	401
120-182-000-170-10	4116 BETTY LEE BLVD	06/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$205,463	\$35,654	\$26,117	186.6	150.0	\$191	170.00	1214-429		7/20/2022	401
120-130-000-032-00	5760 LAKESIDE	01/22/21	\$108,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$108,500	\$43,800	40.37	\$104,186	\$42,794	\$38,480	226.0	448.0	\$189	226.00	1200-481	120-130-000-013-00, 120-131-000-040-00	11/9/2022	401
120-055-000-009-10	1248 CHAPPEL VALLEY RD	07/16/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,900	46.56	\$86,668	\$25,532	\$22,400	160.0	150.5	\$160	160.00	1216-596		9/9/2021	401
120-220-000-030-00	1757 DOW DRIVE	08/10/20	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$84,800	70.73	\$119,083	\$16,017	\$25,200	180.0	130.0	\$89	180.00	1185-914		7/15/2021	401
120-115-000-038-10	4307 BAY RD	12/14/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,500	57.86	\$78,387	\$17,613	\$21,000	150.0	166.7	\$84	150.00	1189-583		7/14/2021	401
120-034-100-002-16	4165 LAKE ST	06/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,000	47.10	\$170,307	\$11,953	\$27,160	194.0	450.0	\$62	194.00	1181-576		9/9/2021	401
120-183-000-224-00	4289 CHAPPEL DR	12/31/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$37,900	61.13	\$75,064	\$5,869	\$14,000	100.0	132.0	\$59	100.00	1198-953		7/20/2022	401
Totals:			\$1,618,677			\$1,608,677	\$642,800	39.96	\$1,475,960	\$432,301	\$294,651	1,986.9							
								Std. Dev. =>		Average per FF=>									
								14.20		\$218									

2023 Residential Group 2 Front Foot Rate as Applied

\$225/FF

A review of the Residential Group 2 arm's length sales during the two year study period found no vacant land sales. One sale was removed due to new construction/remodeling was skewing the results. The extraction method was used to determine land residual value for analysis. It has been deemed reliable as all parcels have been inspected recently. The determined front foot rate has been applied.

Sale removed due to new construction drawing results:

120-105-000-055-00 1389 LAKEVIEW DR 04/03/20 \$42,000 WD 03-ARM'S LENGTH \$41,600 \$17,800 42.79 \$68,111 (\$6,864) \$19,647 140.3 150.0 (\$49) 134.00 1176-462 11/4/2022 401

2022 Residential Group 3 Land Value Analysis for 2023 Assessments																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effice. Front	Depth	Dollars/Ft.	Actual Front	Upper/Pg	Other Parcels in Sale	Inspected Date
120-165-000-009-00	4110 CLENDENING RD	01/11/21	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$8,200	18.85	\$31,137	\$27,163	\$4,800	60.0	150.0	\$286	60.00	1199-564		8/31/2020 401
120-105-000-124-00	4876 CEDAR DR	09/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,000	34.55	\$93,158	\$20,592	\$3,750	75.0	160.0	\$275	75.00	1222-644		3/17/2020 401
120-090-000-013-00	1575 HIACRE DR	11/19/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$33,100	35.17	\$116,428	\$48,892	\$14,320	179.0	180.0	\$273	179.00	1218-733		8/21/2020 401
120-183-000-207-00	4256 PEBBLE BEACH DR	07/30/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,600	28.35	\$96,216	\$26,784	\$8,000	100.0	140.0	\$268	100.00	1218-340		12/20/2021 401
120-105-000-031-00	4883 CEDAR DR	05/21/21	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$2,900	18.13	\$6,497	\$16,000	\$3,750	75.0	155.0	\$213	75.00	1211-583		3/17/2020 402
120-165-000-009-00	4110 CLENDENING RD	07/28/20	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$8,200	21.03	\$31,137	\$12,663	\$4,800	60.0	150.0	\$211	60.00	1185-960	120-021-200-003-09, 120-220-000-011-00	8/31/2020 401
120-220-000-010-00	1751 DOW DR	09/16/21	\$49,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$49,400	\$14,200	28.74	\$31,223	\$38,276	\$20,099	203.0	217.0	\$189	202.96	1222-701		7/15/2021 402
120-140-000-001-00	5889 ARNOLD LAKE RD	07/07/21	\$159,300	WD	03-ARM'S LENGTH	\$159,300	\$54,100	33.96	\$119,414	\$54,686	\$14,800	296.0	302.0	\$185	296.00	1215-597		8/14/2021 401
120-150-000-012-00	1634 OPLAND RD	10/05/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$32,800	42.05	\$71,640	\$12,076	\$5,716	71.5	165.0	\$169	71.45	1224-654		8/11/2020 401
120-100-000-016-00	4075 W PRATT LK RD	01/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,300	35.62	\$123,841	\$14,159	\$8,000	100.0	200.0	\$142	100.00	1233-510		9/11/2021 401
120-105-000-140-00	1377 MCNALLY DR	05/26/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$2,800	28.00	\$6,223	\$10,000	\$3,750	75.0	174.0	\$133	75.00	1111-769		3/17/2020 401
120-185-000-283-00	4265 PEBBLE BEACH DR	08/28/20	\$39,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$39,000	\$15,500	39.74	\$28,227	\$27,093	\$16,320	204.0	414.0	\$133	204.00	1188-983	120-185-000-284-00	7/25/2022 401
120-171-000-042-00	OAK	08/31/20	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,000	\$4,600	30.67	\$9,600	\$15,000	\$9,600	120.0	240.0	\$125	120.00	1188-974	120-171-000-043-00	10/23/1996 001
120-171-000-045-00	OAK	09/05/20	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$2,300	30.67	\$5,557	\$7,500	\$4,800	60.0	120.0	\$125	60.00	1188-975		6/30/2022 402
120-185-000-287-10	4251 PEBBLE BEACH DR	09/30/21	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$42,600	30.76	\$124,698	\$39,562	\$25,760	322.0	160.1	\$123	322.00	1224-367	120-220-000-026-00, 120-220-000-024-00	12/20/2021 401
120-220-000-025-00	1736 DOW DR	11/03/21	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$42,100	31.19	\$141,821	\$31,607	\$22,957	262.5	261.0	\$120	262.49	1227-287	120-220-000-024-00, 120-021-200-003-06	7/15/2021 401
120-105-000-131-00	1358 LAKEVIEW DR	03/19/21	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$36,200	24.97	\$137,292	\$20,842	\$8,867	177.3	340.0	\$118	136.00	1205-580		3/18/2020 401
120-183-000-209-00	4252 PEBBLE BEACH DR	10/08/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$27,000	45.39	\$74,409	\$9,591	\$8,000	100.0	140.0	\$96	100.00	1229-831		7/20/2022 401
120-220-000-023-00	1756 DOW DRIVE	03/29/22	\$87,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$87,500	\$42,600	48.69	\$86,405	\$6,695	\$10,163	70.0	0.0	\$96	70.00	1239-614	120-021-200-003-01	7/15/2021 401
120-131-000-041-00	5735 LAKESIDE	08/29/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$71,300	38.33	\$183,769	\$16,051	\$13,820	172.8	191.0	\$93	172.75	1221-461		12/2/2021 401
120-171-000-054-00	OAK	12/29/20	\$10,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$10,500	\$4,600	43.81	\$14,400	\$10,500	\$9,600	120.0	240.0	\$88	120.00	1198-196	120-171-000-055-00	6/30/2022 402
120-171-000-026-00	1849 OAK RD	06/16/21	\$10,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$10,200	\$4,600	45.10	\$14,400	\$10,200	\$9,600	120.0	240.0	\$85	120.00	1214-427	120-171-000-027-00	11/4/2022 402
120-171-000-081-03	1940 MAPLE	01/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,500	45.00	\$9,600	\$10,000	\$9,600	120.0	255.0	\$83	120.00	1195-617		6/30/2022 402
120-171-000-056-00	1820 OAK	09/19/21	\$4,999	WD	03-ARM'S LENGTH	\$4,999	\$2,300	46.01	\$4,800	\$4,999	\$4,800	60.0	120.0	\$83	60.00	1205-487		6/30/2022 402
120-190-000-014-03	724 PLEASANT SHORES DR	04/02/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,800	45.33	\$15,126	\$2,994	\$3,120	39.0	120.0	\$77	39.00	1206-650		10/29/2020 402
120-171-000-021-00	1825 OAK	10/09/20	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,300	51.11	\$5,710	\$4,500	\$4,800	60.0	120.0	\$75	60.00	1191-395		6/30/2022 402
120-090-000-003-10	1552 N SHAW RD	07/23/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$86,600	46.08	\$192,046	\$30,334	\$34,880	436.0	190.0	\$71	436.00	1184-601		8/21/2020 401
120-105-000-137-00	1440 LAKEVIEW DR	07/23/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,700	34.00	\$3,750	\$5,000	\$9,600	75.0	180.0	\$67	75.00	1217-205		12/1/2022 402
120-170-000-015-00	PRATT LK RD	12/05/20	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,500	\$4,600	61.33	\$9,600	\$7,500	\$9,600	120.0	240.0	\$63	120.00	1198-783	120-170-000-016-00, 120-055-000-007-00, 120-055-000-008-00	6/30/2022 402
120-055-000-006-00	1245 CHAPPEL VALLEY	01/12/21	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$44,400	46.74	\$100,356	\$18,104	\$23,460	293.3	510.0	\$62	293.25	1195-434		9/9/2021 401
120-171-000-026-00	1849 OAK RD	05/22/20	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$4,600	65.71	\$9,600	\$7,000	\$9,600	120.0	240.0	\$58	120.00	1179-223	120-171-000-027-00	11/4/2022 402
120-105-000-135-10	1400 LAKEVIEW DR	03/01/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$23,100	33.97	\$68,455	\$7,045	\$7,500	150.0	175.0	\$47	150.00	1203-706		3/18/2020 401
120-090-000-015-00	1504 HIACRE DR	11/12/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$78,100	62.48	\$135,670	\$5,330	\$16,000	200.0	202.0	\$27	200.00	1194-638		8/21/2020 401
Totals:						\$2,281,399	\$853,100	37.39	\$2,102,205	\$569,238	\$358,382	4,696.2		Average Vacant Land per FF =>	\$100			
							\$td. Dev. =>	11.77				\$121						

A review of Residential Group 3 arm's length sales during the two year study period found 12 vacant land sales to analyze. In the past, Lake Contos backlot parcels were analyzed separately as they typically came in much lower than the rest of the group. However, the rates for those parcels came in very similar to the rest of the land group. It was decided, for this year, to analyze all together. An average of the vacant land sales was calculated and has been determined to be the best rate for this group. The determined front foot rate has been applied.

2023 Residential Group 3 Front Foot Rate as Applied
\$100/FF