

2024 Agricultural Group 1000 Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Libert/Page	Other Parcels in Sale	Inspected Date	Class
120-031-301-001-02	775 SEDAR RD	07/01/22	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$623,187	(\$5,587)	\$277,600	87.75	87.75	(\$64)			12/17/2022	101
Totals:			\$340,000			\$340,000	\$623,187	(\$5,587)	\$277,600	87.75	87.75	(\$64)				
										Average	per Net Acre=>					
										64.26	(63.67)					
										Sale Ratio =>						
										64.26						
										Std. Dev. =>						
										#DIV/0!						

2025 Agricultural Group 1000 Acreage Rate as Applied

\$3,300/Acre

A lack of usable sales in Sage Township required collection of data from Gladwin County. The vacant land sales in the chart below are in bold and were given weight when concluding a value for Agricultural land. The determined acreage rate has been applied.

Gladwin County Wide Data

Property ID	Date of Sale	Vacant (0 or 1)	Improve (0 or 1)	Adjusted Sale Price	Total Acres	Value of Improvements	Land Residual	Dollars/Acre	
050-024-300-001-00	9/22/2022	1	0	\$280,000.00	80	\$0.00	\$280,000.00	\$3,500.00	
050-025-200-002-00	12/13/2023	1	0	\$136,500.00	39	\$0.00	\$136,500.00	\$3,500.00	
080-003-202-001-01	3/28/2023	0	1	\$392,000.00	48.443	\$243,954.00	\$148,046.00	\$2,994.28	
080-004-100-001-10	3/29/2023	0	1	\$180,000.00	32.04	\$135,377.00	\$44,623.00	\$1,892.73	
080-014-200-001-00	7/28/2022	0	1	\$425,000.00	141.63	\$279,939.00	\$166,992.00	\$4,394.53	
090-035-101-001-03	5/3/2022	0	1	\$170,000.00	40.66	\$33,632.00	\$136,368.00	\$3,318.94	
100-032-400-002-00	12/29/2022	0	1	\$750,000.00	80	\$196,164.00	\$168,636.00	\$3,553.86	
140-025-200-002-00	11/17/2023	0	1	\$170,000.00	79	\$143,153.00	\$276,807.00	\$3,503.89	
140-025-300-001-00	7/14/2022	0	1	\$420,000.00	39	\$220,157.00	\$129,843.00	\$3,329.31	
140-035-300-001-00	5/10/2023	0	1	\$500,000.00	25	\$141,063.00	\$65,437.00	\$2,617.48	
140-035-200-001-00	5/15/2023	0	1	\$206,500.00	40	\$0.00	\$120,000.00	\$3,000.00	
150-019-100-004-00	3/25/2024	1	0	\$120,000.00	75.67	\$191,810.00	\$175,690.00	\$2,315.67	
150-019-401-001-00	10/16/2023	0	1	\$367,500.00					
Totals					759.64		\$2,319,203	\$3,053	
								Vacant Land Average =	\$3,333

2024 Commercial Group 2000 Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd./Adj. Sale	Our Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Other/Parets in Sale	Inspected Date
120-004-000-001-03	4861 M-18	02/03/24	\$97,000	WD	03-ARMS LENGTH	\$97,000	74.42	\$106,002	(\$897)	\$4,510	250.0	400.0	2.80	2.80	9.88	9.88	(\$143,188,364)	11/6/2024
120-006-101-005-00	801 N M-18	02/07/24	\$54,300	WD	03-ARMS LENGTH	\$54,300	49.36	\$124,868	\$21,692	\$36,560	330.0	1320.0	9.83	9.83	566	566	\$2,195,123,368	8/23/2022
Total:			\$207,600			\$207,600	60.97	\$230,870	\$21,800	\$45,070	580.0	1320.0	12.18	12.18	\$37	\$2,195,123,368		
			Std. Dev. =>				17.51	Average	per FF=>	Average	per Net Acres=>	per Net Acres=>	1,740.42					

A review of arms-length sales during the two-year study period found only two sales with none being vacant land. Sales were collected from Gladwin County for analysis. Two of the sales were vacant. However, only one was used. The determined front foot and acreage rates have been applied.

2025 Commercial Group 2000 Front Foot Rate as Applied
\$300/FF

2025 Commercial Group 2000 Acreage Rate as Applied
\$4,000/Acre

Gladwin County Commercial Sale Data

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd./Adj. Sale	Our Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Other/Parets in Sale	Inspected Date
030-028-300-004-00	4891 S H30	12/20/22	\$250,000	WD	03-ARMS LENGTH	\$250,000	39.56	\$232,468	\$67,447	\$49,915	275.00	303.00	1.48	1.81	\$245	\$45,480	RURAL HWY	
030-070-000-125-00	1011 ESTEY	01/23/23	\$80,000	LC	03-ARMS LENGTH	\$80,000	73.25	\$101,221	\$1,323	\$22,544	122.42	145.34	0.42	0.42	\$10	\$3,135	SMALL VILLAGE/LAKE COMM	
040-005-000-000-00	6504 WILDWOOD	11/15/22	\$50,000	LC	03-ARMS LENGTH	\$50,000	65.60	\$59,594	\$16,935	\$18,526	300.00	246.00	1.47	1.69	\$83	\$12,907	RURAL COMMERCIAL	
050-003-003-003-00	1402 W M61	05/03/23	\$80,000	WD	03-ARMS LENGTH	\$80,000	37.25	\$85,406	\$29,611	\$35,017	0.00	0.00	5.10	10.57	#DIV/0!	\$5,812	RURAL COMMERCIAL	
050-005-100-009-00	2134 W M61	03/06/24	\$350,000	LC	03-ARMS LENGTH	\$350,000	33.09	\$303,602	\$155,581	\$109,183	0.00	0.00	8.55	8.55	#DIV/0!	\$18,197	RURAL HWY	
050-005-100-009-00	W M61	06/31/22	\$45,000	WD	03-ARMS LENGTH	\$45,000	42.15	\$38,533	\$65,000	\$38,533	0.00	0.00	13.46	13.70	#DIV/0!	\$4,829	RURAL HWY	
070-003-300-000-00	4010 N H30	08/23/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	26.27	\$76,632	\$150,000	\$76,632	0.00	0.00	3.98	3.95	#DIV/0!	\$41,958	SMALL VILLAGE/LAKE COMM	
100-004-200-001-00	4850 W M61	05/31/22	\$350,000	WD	03-ARMS LENGTH	\$350,000	36.09	\$362,566	\$26,638	\$39,204	842.00	688.54	7.95	16.13	\$28	\$3,528	RURAL HWY	
110-420-012-012-00	350 E M61	05/02/22	\$165,000	WD	19-MULTI PARCEL ARMS LENGTH	\$165,000	38.79	\$207,725	\$71,343	\$65,219	120.00	113.00	1.64	0.32	\$595	\$43,528	110-420-012-012-00	
130-015-404-002-00	993 SECOND DAM	02/15/23	\$110,000	LC	03-ARMS LENGTH	\$110,000	34.00	\$123,804	\$7,145	\$70,569	165.00	1320.00	10.73	11.00	\$157	\$5,329	SMALL VILLAGE/LAKE COMM	
150-007-800-005-00	3948 M18	10/27/23	\$200,000	MLC	03-ARMS LENGTH	\$200,000	25.65	\$171,478	\$93,819	\$65,959	165.00	264.00	0.81	1.00	\$69	\$115,683	RURAL COMMERCIAL	
150-182-000-018-00	3837 S H30	08/21/23	\$115,000	WD	03-ARMS LENGTH	\$115,000	49.22	\$100,333	\$37,564	\$22,897	0.00	0.00	0.43	0.43	#DIV/0!	\$87,155	MEDIUM CITY	
150-182-000-021-00	3801 S H30	04/07/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	36.94	\$163,519	\$31,240	\$34,759	151.50	244.21	0.85	0.85	\$206	\$36,796	SMALL VILLAGE/LAKE COMM	
			\$2,125,000			\$2,125,000	\$542	\$2,025,881	\$86,656	\$57,688	\$2,449	244.21	56.06	70.53				
			Ave per FF =>					\$328.98		\$328.98			Ave per Net Acre All =>		\$14,372			
															\$4,527			

2024 Residential Group 4000 Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Liberty/Pager	Other Parcels in Sale	Inspected Date	Class																		
120-071-000-041-00	678 FOELL CT	06/29/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,200	46.17	\$429,380	\$99,620	\$149,200	105.0	147.0	\$882	105.00	1276-903		11/8/2024	401																		
120-032-100-003-02	4660 GLENDENING RD (W)	09/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,200	46.17	\$555,403	\$137,997	\$219,200	156.0	172.6	\$885	156.00	1276-954		8/18/2024	401																		
120-175-000-009-10	851 PEACE HAVEN DR	03/01/24	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$90,100	42.93	\$269,466	\$137,834	\$197,400	141.0	288.5	\$978	141.00	1284-166		11/8/2024	401																		
120-083-000-032-10	891 BAYOU	07/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,100	45.74	\$411,103	\$143,577	\$204,680	146.2	209.6	\$982	146.20	1270-107		7/20/2022	401																		
120-060-000-022-00	1748 E PRATT LK RD	07/15/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,700	34.63	\$315,459	\$74,541	\$105,000	75.0	130.0	\$994	75.00	1247-542		11/4/2022	401																		
120-175-000-017-00	713 PEACE HAVEN ST	08/24/23	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$95,100	41.35	\$263,594	\$98,640	\$132,234	97.3	212.0	\$1,014	97.31	1274-199	120-190-000-001-01	10/10/2023	401																		
120-205-000-015-00	4352 HILLSIDE ST	11/09/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$102,300	29.31	\$377,374	\$83,626	\$112,000	80.0	491.0	\$1,045	80.00	1256-331		6/16/2021	401																		
120-033-000-007-00	540 MIX DR	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$274,874	\$80,126	\$105,000	100.0	100.0	\$1,062	100.00	1273-0500		10/12/2023	401																		
120-179-000-015-00	1639 SNYDER RD	03/15/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,800	39.79	\$114,543	\$65,857	\$85,400	61.0	123.0	\$1,080	61.00	1265-389		11/8/2024	401																		
120-080-000-021-00	1845 N PRATT LAKE RD	05/05/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$266,776	\$58,824	\$75,600	54.0	148.0	\$1,089	54.00	1262-481		8/18/2020	401																		
120-215-000-028-00	4506 NIPPIGON DR	03/26/24	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$79,100	32.29	\$210,677	\$119,173	\$105,850	116.0	41.0	\$1,134	116.00	1253-226		7/29/2022	401																		
120-060-000-012-00	1749 E PRATT LK RD	09/27/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,700	41.19	\$313,459	\$99,541	\$105,850	99.0	240.0	\$1,204	99.00	1286-274	120-215-000-037-00	11/8/2024	401																		
120-137-000-060-01	4470 BAY RD	08/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,200	31.38	\$161,165	\$73,538	\$107,604	75.0	130.0	\$1,327	75.00	1276-737		11/4/2020	401																		
120-021-200-013-00	1792 W PRATT LAKE RD	05/19/22	\$227,011	WD	03-ARM'S LENGTH	\$227,011	\$84,700	37.31	\$162,862	\$73,538	\$107,604	75.0	289.0	\$1,385	76.86	1253-559		8/12/2023	401																		
120-071-000-043-00	670 FOELL CT	10/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,000	43.60	\$222,336	\$95,860	\$134,000	51.0	0.0	\$1,442	51.00	1273-822		10/13/2023	401																		
120-033-000-007-00	540 MIX DR	09/11/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$65,800	28.99	\$215,151	\$95,860	\$84,000	60.0	232.0	\$1,598	60.00	1243-880		10/13/2023	401																		
120-181-000-090-00	4405 BETTY LEE BLVD	07/12/23	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$76,200	32.43	\$204,452	\$120,148	\$105,000	110.0	169.0	\$1,651	110.00	1255-472		3/25/2021	401																		
120-051-000-056-00	4783 SYLVAN GROVE	04/06/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$45,500	26.00	\$155,038	\$75,962	\$56,000	40.0	166.0	\$1,899	40.00	1240-522		7/27/2022	401																		
120-130-000-030-00	1844 LAKEVIEW DR	07/21/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$187,000	65.14	\$154,307	\$75,593	\$56,000	40.0	117.0	\$1,890	40.00	1270-421		7/27/2022	401																		
120-190-000-009-00	739 PLEASANT SHORES DR	10/14/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$72,700	25.33	\$241,762	\$157,238	\$112,000	80.0	193.0	\$1,865	80.00	1273-672		11/8/2024	401																		
120-205-000-010-00	4421 WAGARVILLE RD (W)	08/10/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$105,900	24.99	\$319,339	\$240,621	\$134,900	96.4	511.0	\$2,496	96.40	1273-0700		10/10/2023	401																		
120-051-000-055-00	4785 SYLVAN GROVE	04/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$44,800	19.91	\$160,983	\$120,017	\$56,000	40.0	170.0	\$3,000	40.00	1241-0400		9/16/2021	401																		
120-215-000-001-00	4555 NIPPIGON	09/03/23	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$109,400	28.29	\$247,846	\$191,054	\$84,000	60.0	172.0	\$3,184	60.00	1274-907		3/19/2021	401																		
Totals:																			\$7,419,211	\$2,575,100	34.71	\$3,218,714	\$3,110,688	2,303.8	Average per FF =>	\$1,397											

2025 Residential Group 4000 Front Foot Rate as Applied
\$1,400/FF

A review of Residential Group 1 arm's-length sales during the two-year study period found no vacant land sales. No sales were removed. The average was given weight. The determined front foot rate has been applied.

2024 Residential Acreage Group 4001 Building Site Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Bollman/Acre	Libert/Page	Other Parcels in Sale	Inspected Date	Class
120-006-200-003-00	5869 ARROW LE RD	07/28/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$23,744	\$71,256	\$66,340	\$23,749	\$3,819	0.52	0.52	\$45,027	127,2581		4/24/2023	401
120-025-300-009-00	1066 OBERLIN RD (N)	11/21/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,300	\$71,700	\$117,484	\$4,188	\$6,972	1.00	1.00	\$4,506	1259-131		8/18/2021	401
120-011-300-011-00	1303 OPLAND RD	08/07/23	\$12,800	WD	03-ARM'S LENGTH	\$12,800	\$2,300	\$10,500	\$5,500	\$12,800	\$5,500	1.00	1.00	\$12,800	1275-392		11/18/2024	402
120-036-400-005-02	5855 WATSON RD	11/14/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$77,465	\$107,435	\$136,074	\$62,336	\$5,200	1.00	1.00	\$62,326	1258-899		11/18/2024	401
120-021-300-003-00	3283 OPLAND RD	01/17/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,700	\$82,300	\$154,773	(\$13,712)	\$6,061	1.10	1.10	\$13,043	1259-995		11/18/2024	401
120-021-400-010-01	1560 OPLAND RD	03/08/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$91,400	\$153,600	\$169,616	\$88,425	\$6,794	3.20	1.20	\$27,633	1263-787	120-021-400-010-03	8/10/2020	401
120-025-100-002-01	5127 GLENDENING RD (W)	09/01/23	\$203,000	LC	03-ARM'S LENGTH	\$203,000	\$72,700	\$130,300	\$50,117	\$67,397	\$6,914	1.26	1.26	\$49,333	1266-151		5/18/2023	401
120-036-200-005-00	3404 GLENDENING RD	05/02/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,470	\$21,530	\$49,786	\$82,011	\$8,799	1.26	1.26	\$49,333	1266-151		8/10/2020	401
120-023-300-003-00	4324 EAGLESON RD	07/29/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$6,571	\$28,429	\$47,457	(\$4,500)	\$7,937	1.44	1.44	\$9,130	1248-532		8/19/2020	401
120-014-100-004-01	2225 OBERLIN RD	10/06/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,300	\$106,700	\$120,655	\$32,958	\$8,613	1.57	1.57	\$21,059	1254-160		8/15/2022	401
Totals:			\$1,221,700			\$1,221,700	\$392,500	\$829,200	\$1,019,804	\$274,852	\$72,956	13.34	11.34	Average per Net Acre >>	20,608.23			

A review of arm's-length sales during the two-year study period for the Residential Acreage group found one small acre vacant sale. This sale is considered reliable and a good indicator of value for building sites. The determined rate has been applied.

Building Site Rate 1 Acre and Less as Applied
\$12,500

2024 Residential Acreage Group 4001 Acreage in Excess of 2 Acres Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Libert/Page	Other Parcels in Sale	Inspected Date	Class
120-215-000-002-14	4432 WILFORD RD	05/17/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,44	\$59,556	\$97,252	\$3,583	\$10,835	1.97	1.97	\$1,819	1244-551		11/7/2022	401
120-085-104-001-03	729 OBERLIN RD	10/20/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$4,06	\$165,934	\$30,494	\$15,554	\$2,22	2.22	2.22	\$13,724	1277-904		8/18/2024	401
120-022-300-024-00	4322 EAGLESON RD	11/23/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,07	\$8,923	\$12,849	\$5,422	\$12,271	2.23	2.23	\$2,430	1257-170		8/19/2020	401
120-077-300-007-00	4485 PRATT LK RD	11/08/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$136,100	\$263,800	\$296,059	\$127,601	\$23,760	4.32	4.32	\$29,537	1278-951		11/6/2022	401
120-005-303-001-01	5380 RIVERVIEW RD	04/07/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$7,59	\$379,149	\$57,765	\$26,934	\$2,500	4.90	4.90	\$11,800	1241-621		11/6/2022	401
120-026-400-004-01	3940 W PRATT LAKE RD	07/07/22	\$97,500	CD	11-FROM LENDING INSTITUTION EXPOSED	\$97,500	\$6,97	\$123,166	\$18,834	\$27,500	5.00	5.00	5.00	\$367	1248-761		9/27/2022	401
120-030-402-006-01	5703 W WATSON RD	02/23/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$85,400	\$200,000	\$228,664	\$83,836	\$27,500	5.00	5.00	\$16,767	1284-1800		11/11/2024	401
120-033-100-001-01	995 N SHAW RD	08/16/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$4,46	\$70,784	\$21,716	\$27,500	5.00	5.00	5.00	\$4,343	1273-968		9/16/2021	401
120-004-100-002-07	863 CHAPPEL DAM RD	09/14/23	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$7,14	\$56,285	(\$757)	\$27,528	5.01	5.01	5.01	(\$151)	12428-893		11/9/2022	401
120-020-003-001-00	1660 N BARD RD	09/07/23	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$25,69	\$112,840	\$74,110	\$39,650	\$29,029	5.28	5.28	\$4,797	12428-843		4/19/2024	402
120-027-200-008-00	3690 SCHMIDT RD	04/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$30,23	\$128,670	\$50,900	\$49,600	\$49,600	7.89	7.89	\$9,393	1275-001		12/19/2024	401
120-031-400-000-00	790 SEDAR RD (N)	12/05/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$2,00	\$200,321	(\$15,921)	\$50,000	10.00	10.00	10.00	\$5,134	1252-171		11/10/2022	401
120-018-400-007-01	4952 ANGLERS LANE	04/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$9,89	\$76,726	\$64,724	\$80,000	10.00	10.00	10.00	\$6,427	1280-334		8/18/2022	401
120-032-200-000-01	4811 WHITE PINE RD	04/28/23	\$31,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$31,400	\$3,04	\$19,434	\$9,016	\$9,016	10.10	10.10	10.10	\$9,810	1264-977		10/13/2022	401
120-030-402-006-02	5775 WATSON ROAD	08/25/23	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$2,60	\$76,500	\$31,400	\$76,500	15.00	12.00	12.00	\$2,093	1253-103	120-016-400-003-03	8/12/2022	402
120-026-400-004-02	3757 PRATT LAKE RD	09/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$4,66	\$97,508	\$97,508	\$75,000	14.66	14.66	14.66	\$5,380	1274-821		11/16/2022	402
120-027-200-014-00	4286 PRATT LK RD	03/06/23	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$6,97	\$119,036	\$4,714	\$85,000	15.00	15.00	15.00	\$8,101	1276-739		9/13/2021	401
120-032-300-006-01	787 N SHEARER RD	03/20/23	\$216,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$216,000	\$6,57	\$237,710	\$95,565	\$117,275	23.03	18.78	18.78	\$4,150	1263-269	120-033-200-005-01	7/25/2022	401
120-009-200-005-11	SCHMIDT RD	10/17/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$7,69	\$100,000	\$65,000	\$100,000	20.00	20.00	20.00	\$3,250	1277-855		4/24/2022	401
120-021-300-002-01	1607 OAKWOOD DR	08/05/22	\$475,700	WD	03-ARM'S LENGTH	\$475,700	\$26,00	\$381,858	\$185,362	\$91,520	\$22,88	22.88	22.88	\$8,101	1253-295		12/17/2022	401
120-023-300-004-04	N CHAPPEL DAM RD	12/04/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$4,88	\$139,920	\$112,000	\$112,000	34.98	34.98	34.98	\$3,202	1240-344		9/16/2022	401
120-008-104-004-02	5136 TENNER RD	06/13/22	\$387,550	WD	03-ARM'S LENGTH	\$387,550	\$13,600	\$406,185	\$138,965	\$157,600	39.40	39.40	39.40	\$3,527	1245-336		11/9/2022	401
Totals:			\$4,834,300			\$4,834,300	\$1,724,000	\$3,110,300	\$4,640,507	\$1,658,617	\$146,424	314.76	301.14	Average per Net Acre >>	5,269.58			

A review of arm's-length sales during the two-year study period of Residential Acreage parcel that are larger than two acres found four vacant land sales. These sales are a reliable indicator of acreage value for larger acreage. The determined rate has been applied.

2025 Residential Acreage Over 2 Acres Rate
\$3,500/Acre
2025 Residential Acreage Over 80 Acres
\$2,500/Acre

2024 Residential Group 4002 Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Advl. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Libri/FF	Other Parcels in Sale	Inspected Date	Class
120-095-000-004-00	1228 CHAPPEL VALLEY RD	11/10/23	\$100,000	LC	03-ARMY'S LENGTH	\$109,000	\$59,500	59.50	\$141,994	\$59,491	\$77,025	237.0	302.9	\$234	237.00	1279/738		9/10/2024	401
120-105-000-002-00	1097 CHAPPEL DAM RD (N)	06/27/23	\$119,000	WD	03-ARMY'S LENGTH	\$119,000	\$38,600	32.44	\$131,180	\$33,320	\$45,500	140.0	100.0	\$238	140.00	1269/761		11/06/2024	401
120-105-000-069-00	1460 ELDON CT	08/24/23	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$34,000	34.00	\$104,568	\$13,942	\$18,850	58.0	110.0	\$240	58.00	1262/353		3/19/2020	401
120-105-000-092-00	3278 LAKESHORE LN	08/19/22	\$92,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$92,500	\$66,000	71.35	\$160,044	\$69,554	\$93,390	287.4	393.5	\$242	308.53	1250/956	120-132-000-091-00	3/19/2020	401
120-105-000-075-10	1455 ELDON CT	06/25/23	\$129,000	WD	03-ARMY'S LENGTH	\$129,000	\$58,100	45.04	\$182,171	\$75,629	\$98,800	304.0	36.0	\$249	304.00	1274/963		3/19/2020	401
120-125-000-038-00	1845 PRATT LAKE RD	06/17/22	\$117,300	WD	03-ARMY'S LENGTH	\$117,300	\$40,200	34.27	\$124,969	\$36,791	\$44,460	136.8	180.0	\$269	136.80	1245/807		6/15/2021	401
120-105-000-045-00	1064 THORINGTON DR	06/11/23	\$149,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$149,000	\$47,200	31.68	\$156,459	\$40,067	\$47,526	146.2	266.0	\$274	135.00	1245/639	120-331-000-035-00	12/20/2021	401
120-075-000-048-00	1351 LAKEVIEW DR	07/07/23	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$109,900	44.86	\$266,230	\$41,345	\$42,575	131.0	190.0	\$316	131.00	1270/725		3/17/2020	401
120-087-000-009-10	5496 S CEDAR RIVER RD	09/23/22	\$129,000	WD	03-ARMY'S LENGTH	\$129,000	\$40,900	31.71	\$130,050	\$50,950	\$52,000	160.0	150.5	\$318	160.00	1252/955		9/9/2021	401
120-055-000-003-10	1248 CHAPPEL VALLEY RD	09/30/22	\$111,000	WD	03-ARMY'S LENGTH	\$111,000	\$31,800	28.65	\$111,461	\$30,739	\$31,200	96.0	150.0	\$320	96.00	1253/590		10/13/2021	401
120-087-000-026-00	4132 CLENDENING RD	11/23/22	\$87,250	WD	03-ARMY'S LENGTH	\$87,250	\$22,100	25.33	\$87,355	\$19,395	\$19,500	60.0	91.0	\$323	60.00	1256/399		8/13/2020	401
120-026-302-001-04	3941 PRATT LAKE RD	10/09/22	\$90,500	WD	03-ARMY'S LENGTH	\$90,500	\$22,200	24.53	\$89,431	\$52,419	\$51,350	158.0	44.1	\$332	158.00	1253/683		1/15/2020	401
120-183-000-229-00	CHAPPEL DR	06/30/22	\$21,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$21,000	\$4,200	39.05	\$54,275	\$21,000	\$18,025	60.0	218.0	\$350	150.00	1251/513	120-183-000-230-10	10/30/2020	402
120-022-200-012-00	1840 E PRATT LAKE RD	07/15/22	\$279,900	WD	03-ARMY'S LENGTH	\$279,900	\$96,600	34.51	\$258,854	\$147,666	\$168,025	397.0	467.0	\$372	397.00	1247/796		8/13/2020	401
120-156-000-044-00	4355 HILLSIDE ST	12/08/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$35,900	47.87	\$68,598	\$75,000	\$84,598	200.0	111.8	\$375	200.00	1258/387	120-034-100-007-00	11/14/2023	401
120-105-000-048-10	1359 LAKEVIEW DR	10/30/23	\$55,000	WD	03-ARMY'S LENGTH	\$55,000	\$15,900	28.91	\$45,024	\$47,676	\$37,700	116.0	84.1	\$411	104.00	1278/736		11/30/2020	401
120-131-000-061-00	5648 LAKESIDE DR	08/04/23	\$132,500	WD	03-ARMY'S LENGTH	\$132,500	\$45,400	34.26	\$118,523	\$61,606	\$47,629	146.6	1.0	\$420	146.55	1272/612		4/19/2023	401
120-116-000-057-00	4155 CLENDENING RD	07/26/23	\$87,000	WD	03-ARMY'S LENGTH	\$87,000	\$25,700	30.69	\$77,131	\$42,369	\$32,500	100.0	100.0	\$424	100.00	1272/2800		10/12/2023	401
120-215-000-056-00	4535 NIPICOM DR	10/30/23	\$219,000	WD	03-ARMY'S LENGTH	\$219,000	\$81,200	37.08	\$200,171	\$75,704	\$56,875	175.0	0.0	\$433	175.00	1277/484		11/4/2020	401
120-105-000-045-00	1351 LAKEVIEW DR	09/11/23	\$71,000	LC	03-ARMY'S LENGTH	\$71,000	\$19,600	27.61	\$56,506	\$44,394	\$29,900	92.0	136.0	\$483	113.00	1273/386		9/17/2020	401
Totals: \$2,509,950																			
Sale Ratio => \$939,100																			
Average																			
Per FF=>																			
Std. Dev. => 37.42																			
3,862.9																			
\$321																			

2025 Residential Group 4002 Front Foot Rate as Applied
\$365/FF

A review of arm's-length sales during the two-year study period for Residential Group 4002 found two vacant land sales. These sales were given weight as they closely reflect the average. The determined front foot rate has been applied.

2024 Residential Group 4003 Land Value Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Acq. when Sold	As of Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Actual Front	Area/Pg	Other Parcels in Sale	Inspected Date	Class	Rate Group 1	
120-105-000-129-10	1340 LAKEVIEW DR	06/21/23	\$99,900	WD	03-ARMS LENGTH	\$99,900	\$53,200	83.25	\$16,794	\$4,796	\$21,600	141.0	177.9	\$33	144.00	1269.562		8/17/2020	401	LK CONTOS FF	
120-105-000-138-00	1420 LAKEVIEW DR	01/31/24	\$52,500	WD	03-ARMS LENGTH	\$52,500	\$34,100	64.35	\$65,510	\$5,740	\$18,750	125.0	209.1	\$46	125.00	1283.67		3/18/2020	401	LK CONTOS FF	
120-105-000-094-00	1429 CREST DR	05/04/22	\$16,000	WD	03-ARMS LENGTH	\$16,000	\$9,700	60.63	\$23,598	\$3,652	\$11,250	75.0	200.0	\$49	75.00	1242.611		3/17/2020	401	LK CONTOS FF	
120-185-000-283-00	4255 PEBBLE BEACH DR	07/25/22	\$20,000	LC	03-ARMS LENGTH	\$20,000	\$37,800	62.00	\$27,533	\$5,727	\$13,260	102.0	193.0	\$56	102.00	1249.296		7/05/2022	401	4003 FF	
120-105-000-033-10	4893 CEDAR DR	06/28/23	\$65,000	WD	03-ARMS LENGTH	\$65,000	\$37,800	57.38	\$83,707	\$15,643	\$33,750	225.0	155.0	\$67	225.00	1267.535		8/17/2020	401	LK CONTOS FF	
120-145-000-027-00	1637 OPLAND RD	08/03/22	\$35,000	WD	03-ARMS LENGTH	\$35,000	\$19,200	54.86	\$36,117	\$17,083	\$18,200	140.0	0.0	\$122	140.00	1269.719		11/10/2022	401	4003 FF	
120-184-000-241-00	1088 WIGGINS LAKE RD	07/14/22	\$142,500	WD	03-ARMS LENGTH	\$142,500	\$57,500	40.35	\$140,684	\$14,816	\$13,000	100.0	150.0	\$148	100.00	1247.990		9/15/2022	401	4003 FF	
120-171-000-056-00	1820 OAK	03/20/24	\$18,000	WD	03-ARMS LENGTH	\$18,000	\$3,000	33.33	\$7,800	\$9,000	\$23,400	120.0	180.0	\$150	60.00	1277.680		6/30/2022	402	4003 FF	
120-036-200-008-00	3458 CLENDENING RD	06/17/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$42,000	31.41	\$132,128	\$15,222	\$12,350	95.0	185.0	\$160	95.00	1246.550		6/30/2022	402	4003 FF	
120-185-000-282-00	4261 PEBBLE BEACH CT	10/26/22	\$173,500	WD	03-ARMS LENGTH	\$173,500	\$71,600	41.27	\$169,578	\$17,182	\$13,260	102.0	216.0	\$168	102.00	1252.880		8/16/2022	401	4003 FF	
120-185-000-246-00	1124 WIGGINS LAKE RD	09/14/22	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$79,300	37.76	\$205,735	\$17,730	\$13,465	103.6	150.0	\$171	80.00	1252.280		7/15/2022	401	4003 FF	
120-030-400-004-00	5512 SULLIVAN RD	02/16/23	\$194,000	WD	03-ARMS LENGTH	\$194,000	\$26,700	25.67	\$95,457	\$26,873	\$18,830	141.0	170.0	\$191	141.00	1261.452		11/11/2024	401	4003 FF	
120-183-000-202-00	4276 PEBBLE BEACH DR	04/13/22	\$144,900	WD	03-ARMS LENGTH	\$144,900	\$57,400	39.61	\$134,502	\$23,398	\$13,000	100.0	140.0	\$134	100.00	1241.258		7/20/2022	401	4003 FF	
120-185-000-017-00	4080 CLENDENING RD	11/15/22	\$85,500	WD	03-ARMS LENGTH	\$85,500	\$32,500	38.24	\$75,448	\$17,352	\$7,800	60.0	0.0	\$289	60.00	1257.172		8/31/2020	401	4003 FF	
120-170-000-009-00	1839 PRATT LAKE RD	10/05/23	\$65,500	WD	03-ARMS LENGTH	\$65,500	\$27,000	41.22	\$55,476	\$17,824	\$7,800	60.0	120.0	\$297	60.00	1276.861		11/18/2024	401	4003 FF	
120-183-000-211-00	4248 WIGGINS LAKE RD	06/24/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$39,800	25.68	\$113,698	\$63,402	\$22,100	170.0	0.0	\$373	170.00	1246.784		10/30/2020	401	4003 FF	
120-200-000-003-00	1583 OAKWOOD DR	07/01/24	\$115,700	WD	03-ARMS LENGTH	\$115,700	\$43,400	37.51	\$91,928	\$36,212	\$11,440	88.0	150.0	\$400	88.00	1283.178		8/10/2020	401	4003 FF	
120-105-000-013-00	1354 CREST DR	01/16/24	\$83,000	WD	03-ARMS LENGTH	\$83,000	\$18,500	22.29	\$54,976	\$38,824	\$10,800	71.0	157.0	\$539	71.00	1282.194		3/18/2020	401	LK CONTOS FF	
120-220-000-022-00	1766 DOW DR	11/17/23	\$108,000	WD	03-ARMS LENGTH	\$108,000	\$27,300	25.28	\$59,442	\$56,782	\$8,224	63.3	126.0	\$888	63.26	1279.854		7/15/2021	401	4003 FF	
Totals:										\$1,837,500	\$701,900	\$299,579	2,145.8	\$888	63.26	1279.854					
										Average	\$299,579	2,145.8	\$888	63.26	1279.854						
										Std. Dev. =>	\$197										
										Sale. Ratio =>	38.20										
										Std. Dev. =>	13.34										

2025 Residential Group 4003 Front Foot Rate as Applied
\$175/FF

A review of arm's-length sales during the two-year study period of Residential Group 4003 found two vacant land sales. These two sales were given weight toward the final front foot rate conclusion while considering the average. The determined front foot rate has been applied.