

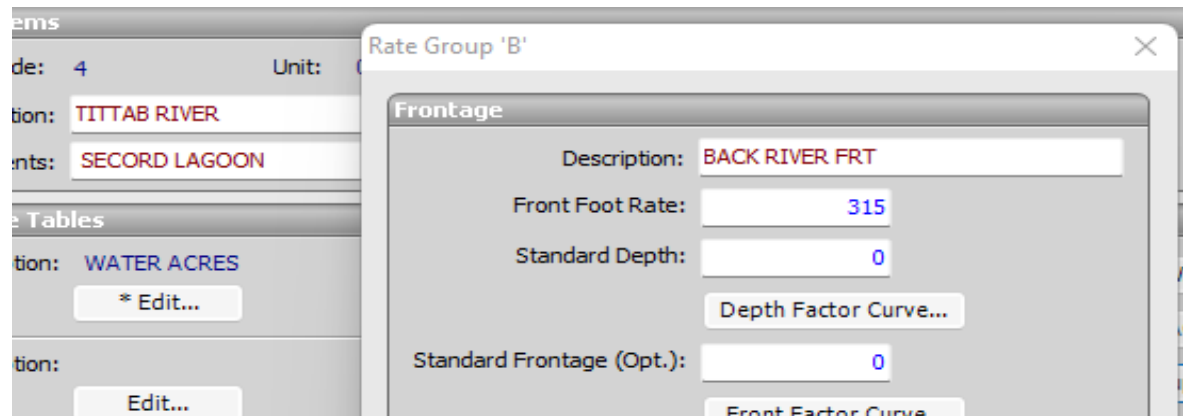
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-024-102-004-03	WESTSIDE	10/29/20	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$84,000	24.71	\$409,732	\$76,865	
070-036-200-013-00	4361 N BAKER	12/23/22	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$35,100	29.25	\$95,410	\$74,967	
070-036-200-015-00	4367 N BAKER	07/21/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,800	40.43	\$149,806	\$77,269	
070-290-000-010-00	1041 PINEWAY	09/07/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,400	52.00	\$21,621	\$20,000	
<b>Totals:</b>			<b>\$665,000</b>			<b>\$665,000</b>	<b>\$204,300</b>		<b>\$676,569</b>	<b>\$249,101</b>	
								<b>Sale. Ratio =&gt;</b>	<b>30.72</b>		
								<b>Std. Dev. =&gt;</b>	<b>12.21</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$146,597	412.0	642.5	7.25	0.33	\$187	\$10,605	\$0.24	415.07	4		070-013-404-007-08	TITTAB RIVER	402
\$50,377	153.7	291.2	0.54	0.26	\$488	\$140,125	\$3.22	140.91	4	1258/757	070-036-200-014-00	TITTAB RIVER	401
\$42,075	153.0	230.0	0.81	0.81	\$505	\$95,630	\$2.20	153.00	4	1218/140		TITTAB RIVER	401
\$21,621	78.6	217.1	0.45	0.45	\$254	\$44,346	\$1.02	54.98	4	1222/236		TITTAB RIVER	402
<b>\$260,670</b>	<b>797.4</b>		<b>9.04</b>	<b>1.85</b>									
<b>Average per FF=&gt;</b>	<b>\$312</b>		<b>Average per Net Acre</b>	<b>27,549.33</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.63</b>					

Used \$315/ff

\$275/ff in 2022

Tittabawassee River backriver parcels are parcels that are located on a canal or "cut" and not on the main portion of the lagoon  
These parcels saw an \$40/ff increase in land value for 2022



Tittabawassee River  
Backriver frontage

Clement Township

2023 Land Analysis

Rate Group 1
BACK RIVER FRT
BACK RIVER FRT
BACK RIVER FRT
BACK RIVER FRT

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