

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-050-000-059-00	6482 BIRCH	09/23/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$9,600	64.00	\$15,532
070-060-000-029-00	4372 EARL	08/07/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$25,900	38.09	\$46,031
070-065-000-030-00	5429 DAILEY	11/19/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,800	56.00	\$38,702
070-100-000-026-00	6362 OAK	05/11/22	\$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$12,600	63.00	\$25,287
070-111-000-045-12	KENWEE	09/20/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$10,400	61.18	\$20,000
070-130-000-056-10	4100 NAVAJO	11/04/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,500	34.00	\$26,625
070-140-000-031-00	6296 INDIAN LAKE	03/20/21	\$4,200	WD	03-ARM'S LENGTH	\$4,200	\$2,600	61.90	\$8,250
070-160-000-037-00	4064 THREE RIVERS	04/27/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$17,900	63.93	\$13,750
070-191-000-001-00	PETERS	09/22/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$15,000	65.22	\$30,000
070-240-000-001-10	1479 OAK	01/23/20	\$72,000	CD	03-ARM'S LENGTH	\$71,000	\$23,600	33.24	\$77,961
070-240-000-006-00	1471 OAK	07/19/21	\$57,500	MLC	19-MULTI PARCEL ARM'S LENGTH	\$57,500	\$21,800	37.91	\$44,967
<b>Totals:</b>			<b>\$359,700</b>			<b>\$358,700</b>	<b>\$164,700</b>		<b>\$347,105</b>
								<b>Sale. Ratio =&gt;</b>	<b>45.92</b>
								<b>Std. Dev. =&gt;</b>	<b>13.58</b>

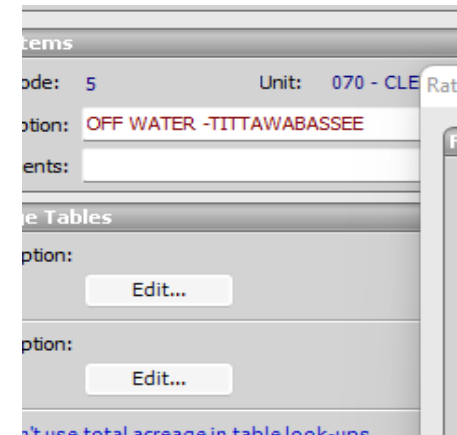
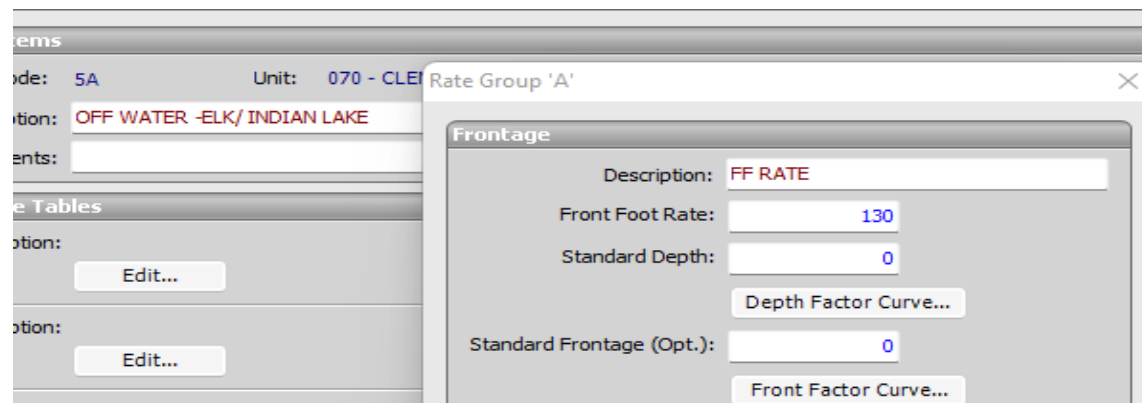
Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale
\$6,410	\$6,942	55.5	215.0	0.27	0.27	\$115	\$23,394	\$0.54	55.40	5A	
\$43,219	\$21,250	170.0	187.0	0.73	0.73	\$254	\$59,204	\$1.36	170.00	5	
\$14,798	\$23,500	188.0	134.0	0.58	0.58	\$79	\$25,602	\$0.59	188.00	5	
\$20,000	\$25,287	202.3	324.4	0.83	0.13	\$99	\$24,242	\$0.56	207.58	5A	070-009-103-009-00
\$17,000	\$20,000	160.0	262.0	1.00	1.00	\$106	\$16,966	\$0.39	146.74	5	
\$25,000	\$26,625	213.0	0.0	0.73	0.73	\$117	\$34,106	\$0.78	213.00	5	
\$4,200	\$8,250	66.0	130.0	0.20	0.20	\$64	\$21,320	\$0.49	66.00	5A	
\$28,000	\$13,750	110.0	100.0	0.25	0.25	\$255	\$110,672	\$2.54	110.00	5	
\$23,000	\$30,000	240.0	200.0	1.10	1.10	\$96	\$20,871	\$0.48	240.00	5	
\$16,789	\$23,750	190.0	100.0	0.44	0.44	\$88	\$38,507	\$0.88	190.00	5	
\$35,212	\$22,679	106.7	214.6	0.26	0.09	\$330	\$133,886	\$3.07	110.00	5	070-035-400-017-00
<b>\$233,628</b>	<b>\$222,033</b>	<b>1,701.5</b>		<b>6.39</b>	<b>5.53</b>						
	<b>Average per FF=&gt;</b>	<b>\$137</b>		<b>Average per Net Acre=&gt;</b>	<b>36,544.35</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.84</b>			

**Used \$130/ff**

\$125/ff in 2022

Indian/Elk Lake Off Water and Tittabawassee Off Water parcels were combined for the land analysis  
These areas are similar and combining them allowed for more data for the analysis.

The land value only saw a slight increase for 2023



Land Table
OFF WATER -ELK/ INDIAN LAKE
OFF WATER -TITTAWABASSEE
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OFF WATER -TITTAWABASSEE
OFF WATER -TITTAWABASSEE

Group 'A'

Frontage

Description: **FF RATE**

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):