

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-071-000-070-00	695 BIRCH	11/23/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,000	37.50	\$29,894	\$11,274	
070-071-000-092-00	726 PINE	07/13/20	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$1,500	23.08	\$4,584	\$6,500	
070-071-000-092-00	726 PINE	10/07/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$1,500	23.08	\$4,584	\$6,500	
070-071-000-109-00	604 BIG OAKS ST	03/12/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$24,100	29.75	\$64,025	\$32,762	
070-071-000-133-00	629 BIG OAKS	05/14/22	\$35,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$15,300	43.71	\$30,551	\$18,363	
Totals:			\$161,000			\$161,000	\$54,400		\$133,638	\$75,399	
								Sale. Ratio =>	33.79		
								Std. Dev. =>	9.08		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$9,168	305.6	249.0	0.57	0.19	\$37	\$19,675	\$0.45	300.00	12	1195/17	070-071-000-088-00, 070-071-000-089-00	BIG TREE AREA	401
\$4,584	101.9	83.0	0.19	0.19	\$64	\$34,031	\$0.78	100.00	12	1183/779		BIG TREE AREA	401
\$4,584	101.9	83.0	0.19	0.19	\$64	\$34,031	\$0.78	100.00	12	1225/208		BIG TREE AREA	401
\$15,787	626.2	1081.0	2.48	0.19	\$52	\$13,195	\$0.30	400.00	12	1204/743	070-071-000-107-00, 070-071-000-108-00, 070-071-000-106-00	BIG TREE AREA	401
\$13,914	309.2	255.0	0.59	0.20	\$59	\$31,390	\$0.72	300.00	12	1245/249	070-071-000-134-00, 070-071-000-135-00	BIG TREE AREA	401
\$48,037	1,444.7		4.02	0.96									
Average per FF=>	\$52		Average per Net A	18,741.98		Average per SqFt=>	\$0.43						

Used \$50/ff

\$45/ff in 2022

The Big Tree area saw a slight increase in land value for 2023.

Big Tree is an area east of M-30 off Indian Lake Rd.

Rate Group 1

BIG TREE

BIG TREE

BIG TREE

BIG TREE

BIG TREE
