

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-----------------|-----------|------------------|--------|-----------------|------------------|-----------------|--------------------------|------------------|--------------------|-----------------|
| 070-003-403-001-11 | 855 E M-30 | 06/24/21 | \$10,500 | WD | 03-ARM'S LENGTH | \$10,500 | \$4,300 | 40.95 | \$8,400 | \$10,500 | \$8,400 |
| 070-010-300-005-01 | 520 E M-30 | 06/14/22 | \$75,000 | LC | 03-ARM'S LENGTH | \$75,000 | \$37,000 | 49.33 | \$73,251 | \$20,397 | \$18,648 |
| 070-010-300-011-00 | 6019 CEDAR LAKE | 04/06/21 | \$67,000 | WD | 03-ARM'S LENGTH | \$67,000 | \$17,700 | 26.42 | \$24,116 | \$42,884 | \$0 |
| 070-013-100-004-01 | 5777 BENSCH | 07/23/20 | \$42,000 | WD | 03-ARM'S LENGTH | \$42,000 | \$19,700 | 46.90 | \$39,711 | \$16,289 | \$14,000 |
| Totals: | | | \$194,500 | | | \$194,500 | \$78,700 | | \$145,478 | \$90,070 | \$41,048 |
| | | | | | | | | Sale. Ratio => | 40.46 | Average | |
| | | | | | | | | Std. Dev. => | 10.28 | per FF=> | |

| 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 | Rate Group 1 |
|--------------|-------|---------------------------|------------------|------------|------------------------------|---------------|--------------|----------|------------|-----------------------|------------------------|-------|--------------|
| 80.0 | 793.0 | 1.50 | 1.46 | \$131 | \$7,000 | \$0.16 | 0.00 | 6 | 1215/240 | | SECTION LOTS & ACREAGE | 402 | FF RATE |
| 266.4 | 165.1 | 0.94 | 1.01 | \$77 | \$21,607 | \$0.50 | 266.40 | 6 | 1245/477 | | SECTION LOTS & ACREAGE | 401 | FF RATE |
| 380.0 | 246.3 | 2.15 | 2.15 | \$113 | \$19,965 | \$0.46 | 380.00 | 6 | 1207/373 | | SECTION LOTS & ACREAGE | 401 | FF RATE |
| 200.0 | 300.0 | 1.38 | 1.38 | \$81 | \$11,829 | \$0.27 | 200.00 | 6 | 1184/466 | | SECTION LOTS & ACREAGE | 401 | FF RATE |
| 926.4 | | 5.97 | 5.99 | | | | | | | | | | |
| \$97 | | Average per Net Ac | 15,089.63 | | Average per SqFt=> | \$0.35 | | | | | | | |

**Used \$100/ff
no change from 2023**

There were no commercial sales for Clement Township

Used the residential ff rate. Parcels with acres were valued with 200 front foot and 215 foot depth. The remaining acres were valued as residential acres.

Commercial waterfront parcels were valued using \$500/ff, which is the waterfront rate

Waterfront parcels with acres were valued with 200 front foot and 210 foot depth, the remaining acres were valued using residential acres.

