

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-024-300-003-00	1721 EAST SHORE	08/02/24	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$69,300	44.00	\$143,439
070-050-000-046-00	6436 OAK	01/14/25	\$24,999	WD	03-ARM'S LENGTH	\$24,999	\$15,800	63.20	\$20,571
070-050-000-057-00	6494 BIRCH	06/27/25	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$21,300	36.10	\$62,553
070-051-000-016-00	6321 ELK LAKE	11/08/24	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$21,000	40.38	\$51,482
070-080-000-029-00	1845 DEERHAVEN	09/06/23	\$250,001	WD	03-ARM'S LENGTH	\$250,001	\$57,200	22.88	\$199,499
070-080-000-030-00	1853 DEERHAVEN	09/15/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$30,700	24.96	\$126,845
070-111-000-045-01	KENWEE	01/12/24	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$11,800	27.76	\$41,625
070-130-000-044-00	1275 RAINBOW	08/18/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$24,400	44.36	\$48,299
070-160-000-034-02	THREE RIVERS	03/21/25	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,000	\$75,400	44.62	\$181,837
070-220-000-012-00	5903 N BARRYHILL	10/10/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,700	46.00	\$192,669
070-300-000-003-00	6557 OAK	11/22/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$18,100	27.85	\$56,441
<b>Totals:</b>			<b>\$1,193,000</b>			<b>\$1,193,000</b>	<b>\$434,700</b>		<b>\$1,125,260</b>
								<b>Sale. Ratio =&gt;</b>	<b>36.44</b>
								<b>Std. Dev. =&gt;</b>	<b>11.97</b>
070-240-000-001-10	1479 OAK	05/23/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$41,800	35.13	\$155,977
070-300-000-002-00	6563 N OAK	06/11/24	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$26,100	72.50	\$47,767
070-050-000-049-00	6414 OAK	03/21/25	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$31,400	22.59	\$60,963

Indian/Elk Lake off water  
Tittabawassee off water

Clement Township

2026  
Land Analysis

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$63,370	\$49,309	149.4	169.1	0.58	0.58	\$424	\$109,259	\$2.51	149.42	
\$22,618	\$18,190	55.1	250.0	0.63	0.32	\$410	\$35,845	\$0.82	55.00	
\$21,329	\$24,882	75.4	140.0	0.24	0.24	\$283	\$88,136	\$2.02	75.30	
\$25,598	\$25,080	76.0	80.0	0.14	0.14	\$337	\$182,843	\$4.20	76.00	
\$90,102	\$39,600	120.0	341.0	0.94	0.94	\$751	\$95,955	\$2.20	120.00	
\$34,435	\$38,280	116.0	278.0	0.74	0.74	\$297	\$46,534	\$1.07	116.00	
\$25,625	\$24,750	75.0	226.0	0.39	0.39	\$342	\$65,874	\$1.51	75.00	
\$21,001	\$14,300	110.0	300.0	0.38	0.17	\$191	\$55,412	\$1.27	110.00	070-130-000-037-00
\$65,320	\$78,157	248.8	255.9	0.93	0.13	\$263	\$70,616	\$1.62	248.80	070-160-000-030-00
\$43,251	\$40,920	124.0	161.0	0.46	0.46	\$349	\$94,434	\$2.17	124.00	
\$25,059	\$16,500	50.0	115.5	0.13	0.13	\$501	\$188,414	\$4.33	50.00	
<b>\$437,708</b>	<b>\$369,968</b>	<b>1,199.7</b>		<b>5.56</b>	<b>4.24</b>					
	<b>Average per FF=&gt;</b>	<b>\$365</b>		<b>Average per Net Acre=&gt;</b>	<b>78,781.14</b>		<b>Average per SqFt=&gt;</b>	<b>\$1.81</b>		

Used \$365/ff

\$330/ff in 2025

Indian/Elk off water and Tittabawassee off water were combined for the land analysis

\$25,723	\$62,700	190.0	100.0	0.44	0.44	\$135	\$58,998	\$1.35	190.00	
\$4,733	\$16,500	50.0	115.5	0.13	0.13	\$95	\$35,586	\$0.82	50.00	
\$96,227	\$18,190	55.1	250.0	0.32	0.32	\$1,746	\$303,555	\$6.97	55.00	

**Land Table**

OFF WATER -TITTAWABASSEE  
OFF WATER -ELK/ INDIAN LAKE  
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