

## Essex Township Land Value Analyses For 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
080-029-400-010-60	4419 FOREST HILL RD	11/12/19	\$8,000	\$8,000	\$42,276	\$8,000	0.0	0.0	0.50		\$16,000	\$0.37	3000
010-035-300-010-03	8390 E Saginaw/Old M-78	Listed	\$535,000		\$424,400	\$88,000	277.5	253.668	1.616	317.1	\$54,455	1.25 Bath	
33-02-02-20-204-006	4910 Dawn	12/11/2020	\$325,000	\$325,000	\$292,496	\$32,504			0.72		\$44,957	Meridian	
090-033-300-005-00	W KINLEY RD VACANT	01/10/23	\$480,700	\$480,700	\$255,111	\$480,700	0.0	0.0	93.98		\$5,115	\$0.12 Greenbush	
090-036-100-020-00	COLONY ROAD	10/21/21	\$825,000	\$825,000	\$691,410	\$774,408	0.0	0.0	145.74		\$5,314	\$0.12 Greenbush	

**Indicated Value Conclusion Industrial Building Site: \$32,000, Excess Industrial: \$5,500, and Industrial Tillable \$5,000.**

Comments: There was only one sale for this Land Table. The study shows one listing and four sales from outside of the township which supports indicated values.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 11 Industrial													
080-007-400-015-00	9254 ISLAND RD	01/15/21	\$140,000	\$140,000	\$268,800	\$140,000	0.0	0.0	40.00	#DIV/0!	\$3,500	\$0.08	4000
080-011-100-005-50	5150 W HYDE ROAD	04/30/20	\$549,500	\$549,500	\$510,276	\$549,500	0.0	0.0	78.52	#DIV/0!	\$6,998	\$0.16	4000
080-014-300-015-00	V/L	10/07/21	\$361,000	\$361,000	\$359,860	\$361,000	0.0	0.0	58.50	#DIV/0!	\$6,171	\$0.14	4000
080-015-400-015-00	W V/L W MEAD RD	10/07/21	\$361,000	\$361,000	\$359,860	\$361,000	0.0	0.0	58.50	#DIV/0!	\$6,171	\$0.14	4000
080-018-200-005-00	V/L ISLAND RD	11/12/20	\$60,000	\$60,000	\$142,950	\$60,000	0.0	0.0	20.00	#DIV/0!	\$3,000	\$0.07	4000
080-019-200-005-50	N V/L BAUER RD	01/20/23	\$407,541	\$407,541	\$214,888	\$407,541	0.0	0.0	31.11	#DIV/0!	\$13,100	\$0.30	4000
080-019-300-011-00	V/L STONE & BAUER RDS	11/10/22	\$526,620	\$526,620	\$268,860	\$526,620	0.0	0.0	40.20	#DIV/0!	\$13,100	\$0.30	4000
080-022-100-010-00	V/L LOWE RD	03/08/22	\$300,000	\$300,000	\$271,200	\$300,000	0.0	0.0	40.00	#DIV/0!	\$7,500	\$0.17	4000
080-026-400-015-01	PAXTON RD	12/12/21	\$300,000	\$300,000	\$332,535	\$300,000	0.0	0.0	46.01	#DIV/0!	\$6,521	\$0.15	4000
080-027-100-010-50	PAXTON & ANDERSON	08/14/19	\$460,000	\$148,580	\$490,908	\$148,580	0.0	0.0	77.56	#DIV/0!	\$1,916	\$0.04	4000
080-031-100-010-00	V/L COLONY RD	08/29/22	\$1,504,160	\$1,504,160	\$684,000	\$1,504,160	0.0	0.0	107.44	#DIV/0!	\$14,000	\$0.32	4000
080-031-200-001-00	V/L COLONY RD	08/29/22	\$1,504,160	\$1,504,160	\$258,000	\$1,504,160	0.0	0.0	40.00	#DIV/0!	\$37,604	\$0.86	4000
080-031-200-001-50	V/L COLONY RD	10/28/22	\$378,000	\$378,000	\$195,484	\$378,000	0.0	0.0	27.00	#DIV/0!	\$14,000	\$0.32	4000
080-032-400-020-00	V/L KINLEY RD	09/09/20	\$1,614,600	\$1,614,600	\$975,177	\$1,614,600	0.0	0.0	158.37	#DIV/0!	\$10,195	\$0.23	4000
080-032-400-025-50	V/L KINLEY & FOREST HILL	09/09/20	\$1,614,600	\$1,614,600	\$969,177	\$1,614,600	0.0	0.0	158.37	#DIV/0!	\$10,195	\$0.23	4000
080-033-300-010-00	V/L FOREST HILL & KINLEY	09/09/20	\$1,614,600	\$1,614,600	\$969,177	\$1,614,600	0.0	0.0	158.37	#DIV/0!	\$10,195	\$0.23	4000

Land Table: Farmland

080-034-100-005-53 V/L LOWELL ROAD 10/29/21 \$95,000 \$95,000 \$95,000 \$97,689 \$95,000 0.0 0.0 11.28 #DIV/0! \$8,422 \$0.19 4000

Indicated Value Conclusion Building Site: \$34,500, Tillable: \$6,300, Woods/Waste/Much \$5,700.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table:MR Maple Rapids Residential													
081-000-001-005-00	136 W WATER STREET	11/24/20	\$124,000	\$124,000	\$129,131	\$4,516	64.3	132.0	0.20	\$70	\$22,580	\$0.52	4100
081-000-001-006-00	124 W WATER ST	11/20/19	\$38,056	\$38,056	\$59,190	\$9,647	64.3	132.0	0.20	\$150	\$48,235	\$1.11	4100
081-000-006-003-00	132 N FRANKLIN ST	07/08/21	\$161,300	\$161,300	\$157,671	\$13,276	64.3	132.0	0.20	\$206	\$66,380	\$1.52	4100
081-000-006-004-00	126 N FRANKLIN ST	11/02/21	\$135,000	\$135,000	\$86,630	\$58,017	64.3	132.0	0.20	\$902	\$290,085	\$6.66	4100
081-000-013-001-00	209 W ADELAIDE ST	03/29/22	\$120,000	\$120,000	\$76,970	\$52,677	64.3	132.0	0.20	\$819	\$263,385	\$6.05	4100
081-000-013-005-00	227 S POPLAR ST	03/14/19	\$113,000	\$12,430	\$8,618	\$12,430	91.6	264.0	0.20	\$136	\$62,150	\$1.43	4100
081-000-013-006-00	230 W WASHINGTON ST	03/14/19	\$113,000	\$100,570	\$100,424	\$8,764	64.3	132.0	0.20	\$136	\$43,820	\$1.01	4100
081-000-015-003-00	119 W WASHINGTON ST	01/13/19	\$90,000	\$90,000	\$88,886	\$10,761	64.3	132.0	0.20	\$167	\$53,805	\$1.24	4100
081-000-016-003-00	233 W WASHINGTON STR	10/08/19	\$55,000	\$55,000	\$80,535	\$16,064	107.1	105.6	0.40	\$150	\$40,160	\$0.92	4100
081-000-017-002-00	213 W UNION ST	05/07/21	\$186,500	\$186,500	\$147,459	\$48,688	64.3	132.0	0.20	\$757	\$243,440	\$5.59	4100
081-000-018-008-00	434 S MAPLE ST	03/19/21	\$132,000	\$132,000	\$149,032	\$17,030	113.5	215.0	0.49	\$150	\$34,826	\$0.80	4100
081-000-019-004-00	V/L S MAPLE AVE	05/18/20	\$11,000	\$11,000	\$13,768	\$11,000	89.6	132.0	0.30	\$123	\$36,667	\$0.84	4100
081-000-019-006-00	431 S MAPLE AVENUE	04/29/20	\$72,500	\$72,500	\$103,081	\$13,344	89.0	132.0	0.30	\$150	\$44,480	\$1.02	4100
081-000-020-001-00	132 E WASHINGTON STRE	07/16/20	\$60,000	\$60,000	\$100,501	\$9,058	60.4	132.0	0.19	\$150	\$48,962	\$1.12	4100
081-000-021-006-00	119 E WASHINGTON ST	02/22/21	\$116,700	\$116,700	\$92,498	\$35,735	76.9	132.0	0.25	\$465	\$142,940	\$3.28	4100
081-000-024-001-00	220 N MAPLE AVE	08/27/20	\$216,000	\$216,000	\$212,163	\$27,837	219.0	264.0	1.20	\$127	\$23,198	\$0.53	4100
081-000-024-010-00	N V/L OAK ST	08/27/20	\$216,000	\$216,000	\$24,000	\$216,000	102.4	330.0	1.20	\$2,110	\$180,000	\$4.13	4100
081-000-028-004-00	210 E ADELAIDE ST	12/11/20	\$154,625	\$154,625	\$176,548	\$9,647	64.3	132.0	0.20	\$150	\$48,235	\$1.11	4100
081-000-030-003-00	405 S OAK STREET	05/04/20	\$81,000	\$81,000	\$100,965	\$11,877	79.2	66.0	0.20	\$150	\$59,385	\$1.36	4100
081-005-000-085-00	105 E MILL ST	09/05/19	\$10,000	\$10,000	\$29,307	\$7,020	185.0	127.1	0.54	\$38	\$13,000	\$0.30	4100
081-005-000-085-00	105 E MILL ST	06/17/21	\$11,000	\$11,000	\$29,307	\$7,020	185.0	127.1	0.54	\$38	\$13,000	\$0.30	4100
081-008-000-010-00	E MAIN ST V/L	07/31/20	\$112,500	\$112,500	\$91,878	\$46,807	233.9	512.0	1.05	\$200	\$44,578	\$1.02	4100
081-008-000-035-00	700 E MAIN ST	07/31/20	\$112,500	\$112,500	\$91,878	\$46,807	233.9	512.0	1.05	\$200	\$44,578	\$1.02	4100
081-008-000-043-00	E MAIN STREET	06/11/19	\$5,000	\$5,000	\$22,620	\$3,908	143.5	132.0	0.55	\$27	\$7,171	\$0.16	4100
081-008-000-045-50	612 E MAIN ST	05/03/19	\$128,870	\$128,870	\$114,232	\$32,544	119.4	150.0	0.46	\$273	\$71,525	\$1.64	4100
081-008-000-050-00	524 E MAIN ST	05/13/21	\$131,000	\$131,000	\$116,789	\$34,456	135.0	165.0	0.55	\$255	\$62,761	\$1.44	4100
081-008-000-055-00	518 E MAIN STREET	05/10/19	\$50,000	\$50,000	\$126,067	\$16,231	108.2	165.0	0.42	\$150	\$38,923	\$0.89	4100
081-008-000-095-00	417 E ADELAIDE STREET	12/27/19	\$90,000	\$90,000	\$127,144	\$16,877	112.5	165.0	0.44	\$150	\$38,532	\$0.88	4100
081-008-000-095-00	417 E ADELAIDE STREET	05/25/21	\$185,000	\$185,000	\$127,144	\$74,733	112.5	165.0	0.44	\$664	\$170,623	\$3.92	4100
081-008-000-155-00	402 E ADELAIDE ST	03/16/22	\$155,000	\$155,000	\$119,632	\$51,270	106.0	165.0	0.41	\$484	\$126,281	\$2.90	4100

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081-008-000-177-00	211 S ASHLAND ST	09/15/21	\$151,000	\$151,000	\$216,776	\$28,000	200.8	297.0	1.13	\$139	\$24,889	\$0.57	4100
081-008-000-185-00	306 E UNION STREET	08/02/19	\$120,000	\$120,000	\$115,049	\$32,951	211.7	330.0	1.25	\$156	\$26,361	\$0.61	4100
081-008-000-191-00	V/L MAPLE RAPIDS	01/15/20	\$8,200	\$8,200	\$9,286	\$8,200	0.0	0.0	11.43	#DIV/0!	\$717	\$0.02	4100
081-008-000-225-00	509 S. OAK ST	11/10/20	\$80,000	\$80,000	\$92,418	\$14,141	177.1	330.0	1.00	\$80	\$14,141	\$0.32	4100
081-008-000-275-00	524 S OAK STREET	08/14/20	\$94,500	\$94,500	\$121,212	\$22,450	149.7	165.0	0.63	\$150	\$35,920	\$0.82	4100
081-008-000-285-00	535 S MAPLE AVE	09/09/20	\$116,500	\$116,500	\$90,139	\$41,280	99.5	165.0	0.38	\$415	\$110,080	\$2.53	4100
081-008-000-295-00	605 S MAPLE AVE	02/21/19	\$105,000	\$105,000	\$116,377	\$13,819	168.0	297.0	0.90	\$82	\$15,354	\$0.35	4100
081-008-000-315-00	124 W COOK ST	07/22/21	\$140,000	\$140,000	\$101,169	\$55,708	112.5	165.0	0.44	\$495	\$127,187	\$2.92	4100
081-008-000-335-00	447 S POPLAR ST	09/16/19	\$35,000	\$35,000	\$74,140	\$22,450	149.7	165.0	0.63	\$150	\$35,920	\$0.82	4100
081-008-000-385-01	210 W SOUTH ST	09/17/21	\$121,000	\$121,000	\$135,800	\$7,650	149.7	165.0	0.63	\$51	\$12,240	\$0.28	4100
081-008-000-390-00	606 S MAPLE AVE	06/07/19	\$161,200	\$161,200	\$117,660	\$65,990	149.7	165.0	0.63	\$441	\$105,584	\$2.42	4100
081-008-000-445-00	8700 W HYDE RD	07/16/19	\$119,000	\$119,000	\$131,051	\$15,949	208.0	165.0	0.94	\$77	\$16,913	\$0.39	4100
081-100-001-011-00	323 E MAIN ST	04/22/21	\$17,500	\$17,500	\$94,659	\$17,008	113.4	264.0	1.10	\$150	\$15,462	\$0.35	4100
081-100-002-004-00	229 N EWEN ST	02/10/22	\$60,000	\$60,000	\$60,808	\$8,839	64.3	132.0	0.20	\$137	\$44,195	\$1.01	4100
081-120-002-009-00	250 GARFIELD ST	09/08/20	\$145,000	\$145,000	\$162,364	\$9,647	64.3	132.0	0.20	\$150	\$48,235	\$1.11	4100

Indicated Value Conclusion per Front Foot: \$150, VA: \$120, Lots in MR A/B: \$7,500, Minimum: \$7500, Maximum: \$28,000

Larger Parcels Indicated Value Conclusion: 1 acre: \$13,000, 1.5 acre: \$15,500, 2 acre: \$16,500, 2.5 acre: \$18,000, 3 acre: \$20,500, 4 acre: \$22,500, 5 acre: \$25,000, 7 acre: \$29,000, 10 acre: \$36,000, 15 acre: \$40,000, 20 acre: \$45,000, 25 acre: \$55,000, 30 acre: \$65,000.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
300-490-107-004-11	606 E Gibbs	11/13/2018	\$38,280	\$38,280			0.0	0.0	0.44	0.0	\$87,000	0.824	
030-022-200-015-02	US 27	07/08/21	\$79,000	\$79,000			0.0	0.0	1.14	0.0	\$69,298	1.591	
150-185-000-006-00	16200 National Parkway	02/11/16	\$50,000	\$50,000			0.0	0.0	1.40	0.0	\$35,714	0.820	
150-140-000-003-50	Grove Street	03/13/22	\$156,950	\$156,950			0.0	0.0	2.15	0.0	\$73,000	1.460	
080-023-300-005-00	5531 W LOWE ROAD	04/15/19	\$60,000	\$60,000	\$93,479	\$32,000	412.0	422.9	4.00	\$78	\$8,000	\$0.18	2000
081-000-006-001-01	125 N MAPLE AVE	10/07/21	\$25,000	\$25,000	\$82,435	\$12,500	25.0	76.0	0.06	\$499	\$215,517	\$4.95	2000

Indicated Value Conclusion Per Front Foot: \$145

Comments: There was two sales for this Land Table. The study shows four sales from outside of the township which supports indicated values.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
080-001-100-001-00	4011 W GRATIOT COUNTY	04/05/19	\$214,000	\$214,000	\$278,234	\$22,120	0.0	0.0	1.03	#DIV/0!	\$21,476	\$0.49	4030
080-001-100-015-00	4433 W GRATIOT COUNTY	09/25/20	\$57,770	\$57,770	\$70,008	\$9,762	0.0	0.0	1.00	#DIV/0!	\$9,762	\$0.22	4030
080-002-200-015-00	8658 N LOWELL RD	03/24/20	\$340,000	\$340,000	\$257,445	\$192,555	0.0	0.0	40.00	#DIV/0!	\$4,814	\$0.11	4030

080-006-100-015-50 8966 HARRIS RD	05/05/20	\$44,200	\$44,200	\$86,553	\$27,120	0.0	0.0	20.15	#DIV/0!	\$1,346	\$0.03	4030
080-007-100-010-00 9038 W. MAPLE RAPIDS R	03/18/22	\$170,000	\$170,000	\$250,191	\$28,644	0.0	0.0	2.01	#DIV/0!	\$14,251	\$0.33	4030
080-008-400-001-50 8015 W HYDE ROAD	10/18/21	\$255,000	\$255,000	\$251,119	\$27,961	222.0	300.0	1.52	\$126	\$18,395	\$0.42	4030
080-008-400-003-50 HYDE ROAD	10/09/20	\$180,000	\$135,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-008-400-003-50 HYDE ROAD	09/27/21	\$90,000	\$90,000	\$75,300	\$90,000	740.0	1200.0	5.10	\$122	\$17,647	\$0.41	4030
080-008-400-004-00 HYDE ROAD	10/09/20	\$180,000	\$135,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-008-400-004-00 HYDE ROAD	09/27/21	\$90,000	\$90,000	\$75,300	\$90,000	740.0	1200.0	5.10	\$122	\$17,647	\$0.41	4030
080-008-400-007-00 HYDE ROAD	10/09/20	\$180,000	\$135,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-008-400-007-00 HYDE ROAD	09/27/21	\$90,000	\$90,000	\$75,300	\$90,000	740.0	1200.0	5.10	\$122	\$17,647	\$0.41	4030
080-008-400-008-00 HYDE ROAD	10/09/20	\$180,000	\$135,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-008-400-008-00 HYDE ROAD	09/27/21	\$90,000	\$90,000	\$75,300	\$90,000	740.0	1200.0	5.10	\$122	\$17,647	\$0.41	4030
080-008-400-008-00 HYDE ROAD	10/09/20	\$180,000	\$135,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-008-400-008-00 HYDE ROAD	09/27/21	\$90,000	\$90,000	\$75,300	\$90,000	740.0	1200.0	5.10	\$122	\$17,647	\$0.41	4030
080-008-400-028-00 8200 W ISLAND RD	03/16/21	\$238,000	\$238,000	\$236,972	\$24,028	150.0	0.0	1.25	\$160	\$19,222	\$0.44	4030
080-008-400-035-00 7045 N FOREST HILL ROAL	08/12/20	\$187,500	\$187,500	\$207,023	\$3,477	237.0	230.0	1.25	\$15	\$2,782	\$0.06	4030
080-009-200-005-00 7435 W. MAPLE RAPIDS R	03/29/22	\$200,000	\$200,000	\$204,030	\$18,530	0.0	0.0	1.14	#DIV/0!	\$16,254	\$0.37	4030
080-010-100-015-00 6465 W MAPLE RAPIDS RI	08/13/19	\$223,000	\$223,000	\$220,402	\$27,958	0.0	0.0	1.84	#DIV/0!	\$15,195	\$0.35	4030
080-010-200-010-00 7828 ESSEX CENTER ROAL	04/13/20	\$375,000	\$375,000	\$323,010	\$161,990	0.0	0.0	40.00	#DIV/0!	\$4,050	\$0.09	4030
080-012-100-005-50 4113 W MAPLE RAPIDS RI	01/13/22	\$84,000	\$84,000	\$36,221	\$28,240	0.0	0.0	3.06	#DIV/0!	\$9,229	\$0.21	4030
080-012-300-027-00 4700 W ISLAND RD	03/07/19	\$169,900	\$169,900	\$214,956	\$26,000	0.0	0.0	2.00	#DIV/0!	\$13,000	\$0.30	4030
080-014-400-005-01 5115 W MARSHALL	09/11/20	\$127,000	\$127,000	\$155,559	\$22,480	150.0	324.0	38.50	\$150	\$584	\$0.01	4030
080-015-200-005-01 V/L ESSEX CENTER RD	02/14/19	\$160,000	\$160,000	\$109,725	\$160,000	0.0	0.0	40.14	#DIV/0!	\$3,986	\$0.09	4030
080-015-200-020-00 6840 ESSEX CENTER	05/15/19	\$28,000	\$28,000	\$27,840	\$28,000	0.0	0.0	2.46	#DIV/0!	\$11,382	\$0.26	4030
080-015-200-025-00 6822 ESSEX CENTER RD	12/06/21	\$242,000	\$242,000	\$210,695	\$59,105	0.0	0.0	2.45	#DIV/0!	\$24,124	\$0.55	4030
080-015-200-030-00 6800 ESSEX CENTER RD	11/20/20	\$350,000	\$350,000	\$373,885	\$16,725	0.0	0.0	4.87	#DIV/0!	\$3,434	\$0.08	4030
080-015-200-035-00 V/L ESSEX CENTER RD	11/20/20	\$350,000	\$350,000	\$373,885	\$16,725	0.0	0.0	4.87	#DIV/0!	\$3,434	\$0.08	4030
080-015-300-005-00 6096 ESSEX CENTER ROAL	07/10/19	\$380,000	\$380,000	\$454,451	\$40,299	0.0	0.0	42.50	#DIV/0!	\$948	\$0.02	4030
080-015-400-019-00 6496 W MEAD RD	06/01/21	\$165,000	\$165,000	\$149,307	\$40,573	0.0	0.0	1.72	#DIV/0!	\$23,589	\$0.54	4030
080-016-400-010-00 7150 W. MEAD RD	12/02/21	\$525,000	\$525,000	\$474,259	\$141,941	0.0	0.0	32.48	#DIV/0!	\$4,370	\$0.10	4030
080-018-100-010-00 9476 MOSS ROAD VACAN	06/30/21	\$84,500	\$84,500	\$60,000	\$84,500	0.0	0.0	15.00	#DIV/0!	\$5,633	\$0.13	4030
080-018-400-004-00 V/L MOSS RD	07/22/21	\$29,000	\$29,000	\$26,000	\$29,000	0.0	0.0	2.00	#DIV/0!	\$14,500	\$0.33	4030
080-020-400-025-50 5239 N FOREST HILL RD	11/19/19	\$110,500	\$110,500	\$151,049	\$34,000	0.0	0.0	5.00	#DIV/0!	\$6,800	\$0.16	4030
080-022-200-024-00 6700 W LOWE RD	10/23/20	\$158,790	\$158,790	\$205,565	\$28,000	0.0	0.0	2.50	#DIV/0!	\$11,200	\$0.26	4030
080-022-200-027-00 6600 LOWE RD	12/08/21	\$353,000	\$353,000	\$283,426	\$113,774	0.0	0.0	10.10	#DIV/0!	\$11,265	\$0.26	4030
080-022-300-020-50 5281 ANDERSON RD	03/12/21	\$299,000	\$299,000	\$289,382	\$55,758	0.0	0.0	10.05	#DIV/0!	\$5,548	\$0.13	4030
080-023-100-015-00 5806 FINDLAY RD	08/30/21	\$240,000	\$240,000	\$216,243	\$89,257	0.0	0.0	20.00	#DIV/0!	\$4,463	\$0.10	4030

080-023-100-025-01	5200 LOWE RD	12/23/19	\$250,000	\$250,000	\$324,976	\$34,000	0.0	0.0	5.00	#DIV/0!	\$6,800	\$0.16	4030
080-023-200-006-00	5920 N LOWELL RD	10/29/21	\$425,350	\$425,350	\$385,486	\$105,534	0.0	0.0	20.10	#DIV/0!	\$5,250	\$0.12	4030
080-023-300-023-00	5251 N FINDLAY ROAD	08/31/20	\$245,000	\$245,000	\$277,619	\$19,821	0.0	0.0	12.30	#DIV/0!	\$1,611	\$0.04	4030
080-024-200-020-00	4836 LOWE ROAD	10/11/19	\$148,000	\$148,000	\$135,232	\$34,768	0.0	0.0	1.00	#DIV/0!	\$34,768	\$0.80	4030
080-024-300-007-00	4817 LOWE RD	07/10/19	\$167,000	\$167,000	\$179,378	\$9,622	0.0	0.0	1.00	#DIV/0!	\$9,622	\$0.22	4030
080-026-100-015-01	5266 PAXTON ROAD	06/13/19	\$135,330	\$135,330	\$159,375	\$1,955	0.0	0.0	2.00	#DIV/0!	\$978	\$0.02	4030
080-026-400-015-50	5349 PAXTON ROAD	12/18/20	\$136,000	\$136,000	\$186,487	\$44,680	881.3	494.3	10.00	\$51	\$4,468	\$0.10	4030
080-027-100-011-00	6448 PAXTON	05/13/21	\$140,000	\$140,000	\$156,342	\$10,586	0.0	0.0	2.44	#DIV/0!	\$4,339	\$0.10	4030
080-027-200-040-00	V/L ANDERSON RD	07/16/19	\$31,500	\$31,500	\$25,120	\$31,500	0.0	0.0	1.78	#DIV/0!	\$17,697	\$0.41	4030
080-028-100-010-00	4841 ESSEX CENTER RD	10/15/19	\$140,000	\$140,000	\$160,127	\$25,873	0.0	0.0	10.00	#DIV/0!	\$2,587	\$0.06	4030
080-028-300-006-00	7650 W COLONY RD	02/14/22	\$200,000	\$200,000	\$212,534	\$25,546	0.0	0.0	6.36	#DIV/0!	\$4,017	\$0.09	4030
080-029-200-020-02	4740 N WACOUSTA RD	02/10/21	\$160,000	\$160,000	\$171,284	\$14,212	232.5	385.0	2.05	\$61	\$6,933	\$0.16	4030
080-030-400-026-00	4149 N WACOUSTA RD	07/18/19	\$127,000	\$127,000	\$170,870	\$22,840	0.0	0.0	1.21	#DIV/0!	\$18,876	\$0.43	4030
080-032-200-012-61	8901 W COLONY RD	08/04/21	\$10,000	\$10,000	\$191,697	\$30,360	0.0	0.0	3.18	#DIV/0!	\$9,547	\$0.22	4030
080-034-100-022-00	V/L LOWELL RD	01/26/21	\$35,000	\$35,000	\$39,520	\$35,000	0.0	0.0	6.84	#DIV/0!	\$5,117	\$0.12	4030
080-034-100-022-00	V/L LOWELL RD	06/18/21	\$60,000	\$60,000	\$39,520	\$60,000	0.0	0.0	6.84	#DIV/0!	\$8,772	\$0.20	4030
080-034-100-023-00	3945 LOWELL ROAD	10/27/20	\$37,900	\$37,900	\$440,663	\$41,160	0.0	0.0	7.58	#DIV/0!	\$5,430	\$0.12	4030
080-034-200-010-00	6607 W COLONY RD	05/03/21	\$105,550	\$105,550	\$184,900	\$35,920	0.0	0.0	5.64	#DIV/0!	\$6,369	\$0.15	4030
080-036-100-015-61	4373 W COLONY ROAD	01/15/21	\$245,000	\$245,000	\$241,653	\$25,451	0.0	0.0	1.14	#DIV/0!	\$22,325	\$0.51	4030
080-036-100-030-00	3763 N AIRPORT RD	02/22/19	\$260,000	\$260,000	\$361,934	\$32,240	0.0	0.0	4.12	#DIV/0!	\$7,825	\$0.18	4030
080-036-200-013-00	4733 W COLONY RD	03/17/21	\$240,000	\$240,000	\$215,003	\$49,197	0.0	0.0	1.55	#DIV/0!	\$31,740	\$0.73	4030
080-036-300-005-50	4528 W KINLEY RD	11/11/21	\$200,000	\$200,000	\$112,628	\$111,056	263.0	268.3	1.62	\$422	\$68,553	\$1.57	4030
080-150-000-001-00	7099 N V/L FOREST HILL R	07/14/21	\$19,000	\$19,000	\$20,460	\$19,000	0.0	0.0	0.93	#DIV/0!	\$20,430	\$0.47	4030
080-150-000-003-00	8031 Royal Gala	02/22/21	\$208,000	\$208,000	\$225,188	\$3,030	0.0	0.0	0.92	#DIV/0!	\$3,297	\$0.08	4030
080-150-000-005-00	8121 ROYAL GALA RD	10/13/20	\$234,900	\$234,900	\$276,214	\$22,368	0.0	0.0	1.09	#DIV/0!	\$20,484	\$0.47	4030
080-150-000-016-00	8160 MCINTOSH ROAD	10/09/20	\$180,000	\$180,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-150-000-016-00	8160 MCINTOSH ROAD	09/27/21	\$90,000	\$90,000	\$68,490	\$90,000	0.0	0.0	4.05	#DIV/0!	\$22,250	\$0.51	4030
080-150-000-017-00	8130 MCINTOSH ROAD	10/09/20	\$180,000	\$180,000	\$98,868	\$135,000	740.0	1200.0	7.31	\$182	\$18,475	\$0.42	4030
080-150-000-017-00	8130 MCINTOSH ROAD	09/27/21	\$90,000	\$90,000	\$68,490	\$90,000	0.0	0.0	4.05	#DIV/0!	\$22,250	\$0.51	4030
080-150-000-018-00	8100 MCINTOSH ROAD	10/09/20	\$180,000	\$180,000	\$29,408	\$45,000	0.0	0.0	1.84	#DIV/0!	\$24,483	\$0.56	4030
080-150-000-018-00	8100 MCINTOSH ROAD	09/27/21	\$90,000	\$90,000	\$68,490	\$90,000	0.0	0.0	4.05	#DIV/0!	\$22,250	\$0.51	4030
080-150-000-019-00	8070 MCINTOSH ROAD	10/09/20	\$180,000	\$180,000	\$29,408	\$45,000	0.0	0.0	1.84	#DIV/0!	\$24,483	\$0.56	4030
080-150-000-019-00	8070 MCINTOSH ROAD	09/27/21	\$90,000	\$90,000	\$68,490	\$90,000	0.0	0.0	4.05	#DIV/0!	\$22,250	\$0.51	4030
080-150-000-022-00	8015 MACINTOSH RD	08/06/19	\$177,500	\$177,500	\$255,668	\$20,702	0.0	0.0	0.94	#DIV/0!	\$22,000	\$0.51	4030

080-150-000-023-00	8065 MACINTOSH RD	08/20/19	\$200,000	\$200,000	\$260,156	\$20,790	0.0	0.0	0.95	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-025-00	8125 MCINTOSH RD VACA	12/16/19	\$9,500	\$9,500	\$78,713	\$20,966	0.0	0.0	0.95	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-029-00	8120 IDARED ROAD	10/05/21	\$12,000	\$12,000	\$52,366	\$20,636	0.0	0.0	0.94	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-032-00	8030 IDARED RD	08/23/19	\$186,900	\$186,900	\$239,052	\$20,636	0.0	0.0	0.94	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-034-00	8063 IDARED RD	11/10/20	\$170,000	\$170,000	\$206,424	\$20,636	0.0	0.0	0.94	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-035-00	8093 IDARED ROAD	08/04/20	\$268,000	\$268,000	\$314,329	\$20,636	0.0	0.0	0.94	#DIV/0!	\$22,000	\$0.51	4030
080-150-000-036-00	8123 IDARED ROAD	03/23/20	\$270,000	\$270,000	\$218,268	\$34,800	0.0	0.0	0.94	#DIV/0!	\$37,100	\$0.85	4030
080-150-000-037-00	8153 IDA REDROAD	06/19/20	\$11,000	\$11,000	\$20,636	\$11,000	0.0	0.0	0.94	#DIV/0!	\$11,727	\$0.27	4030
080-150-000-041-00	8110 ROYAL GALA ROAD	11/04/21	\$294,900	\$294,900	\$328,443	\$30,504	0.0	0.0	0.93	#DIV/0!	\$32,730	\$0.75	4030
080-150-000-045-00	7050 JONATHAN COURT	07/21/20	\$19,000	\$19,000	\$22,084	\$19,000	0.0	0.0	1.02	#DIV/0!	\$18,609	\$0.43	4030
080-150-000-048-00	7051 JONATHAN COURT	08/20/19	\$15,500	\$15,500	\$22,068	\$15,500	0.0	0.0	1.02	#DIV/0!	\$15,241	\$0.35	4030
080-150-000-049-00	7011 JONATHAN COURT	03/17/21	\$20,000	\$20,000	\$22,120	\$20,000	0.0	0.0	1.03	#DIV/0!	\$19,417	\$0.45	4030

Indicated Value Conclusion: 1 acre: \$22,000, 1.5 acre: \$24,000, 2 acre: \$26,000, 2.5 acre: \$28,000, 3 acre: \$30,000, 4 acre: \$32,000, 5 acre: \$34,000, 7 acre: \$40,000, 10 acre: \$46,000,  
15 acre: \$60,000, 20 acre: \$65,500, 25 acre: \$74,000, 30 acre: \$85,000, 40 acre: \$110,000, 50 acre: 129,000, 100 acre: 240,000.