

Land Analysis

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	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	
07-007-020-00	PUMMER DR	12/30/13	\$48,750	WD	VACANT LAND	\$48,750	\$28,800	59.08	\$51,200	\$48,750	\$51,200	80.0	641.0	1.18	1.18	\$609	\$41,419	\$0.95	80.00	LMB 3812/621			LAKE MICH BACKLOT	
07-420-164-00	RAVINE TRAIL	06/17/14	\$200,000	WD	VACANT LAND	\$200,000	\$80,000	40.00	\$160,000	\$200,000	\$160,000	200.0	260.0	1.19	1.19	\$1,000	\$167,504	\$3.85	200.00	LMB 3845/661			LAKE MICH BACKLOT	
07-750-112-00	KATHERINE ST	09/10/15	\$150,000	WD	VACANT LAND	\$150,000	\$88,400	58.93	\$176,672	\$150,000	\$176,672	220.8	344.0	0.87	0.44	\$679	\$172,018	\$3.95	220.84	LMB 3967/408	07-750-114-00		LAKE MICH BACKLOT	
07-320-014-00	1818 MORNING GLORY RD	09/17/14	\$600,000	WD	VACANT LAND	\$600,000	\$270,900	45.15	\$527,550	\$552,450	\$480,000	75.0	240.0	0.41	0.41	\$7,366	\$1,337,651	\$30.71	75.00	LMB 3869/977			LAKE MICH FRONTAGE	
07-410-001-00	FOREST TRAIL CIR	10/24/14	\$100,000	WD	VACANT LAND	\$100,000	\$43,000	43.00	\$86,000	\$100,000	\$86,000	215.0	185.0	0.91	0.91	\$465	\$109,529	\$2.51	215.00	PCF 3877/501			PIER COVE FOREST	
07-050-004-00	STONEBRIDGE TRAIL	11/10/14	\$50,000	WD	VACANT LAND	\$50,000	\$32,500	65.00	\$55,000	\$50,000	\$55,000	0.0	0.0	0.96	0.96	#DIV/0!	\$52,083	\$1.20	0.00	LMB 3880/956			RESORT PLAT	
07-050-007-00	6915 STONEBRIDGE TRAIL	10/11/13	\$50,000	WD	VACANT LAND	\$50,000	\$35,600	71.20	\$61,750	\$50,000	\$61,750	0.0	0.0	0.70	1.34	#DIV/0!	\$71,429	\$1.64	0.00	LMB 3787/967			RESORT PLAT	
07-050-012-00	STONEBRIDGE TRAIL	08/22/14	\$325,000	WD	VACANT LAND	\$325,000	\$185,500	57.08	\$370,500	\$325,000	\$370,500	0.0	0.0	4.24	0.51	#DIV/0!	\$76,651	\$1.76	0.00	LMB 3864/539	07-050-011-00, 07-050-010-00, 07-050-009-00, 07-050-008-00, 07-050-006-00		RESORT PLAT	
07-002-004-00	124TH AVE	01/20/15	\$127,000	WD	VACANT LAND	\$127,000	\$31,400	24.72	\$62,800	\$127,000	\$62,800	665.0	692.0	10.56	10.56	\$191	\$12,027	\$0.28	665.00	RUAA 3909/720			RURAL ACREAGE- A	
07-009-015-30	66TH ST	06/23/15	\$25,000	WD	VACANT LAND	\$25,000	\$16,000	64.00	\$32,000	\$25,000	\$32,000	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11	0.00	RUAA 3942/196			RURAL ACREAGE- A	
07-009-020-00	68TH ST	10/01/14	\$275,000	WD	VACANT LAND	\$275,000	\$145,900	53.05	\$291,790	\$275,000	\$291,790	0.0	0.0	91.05	48.55	#DIV/0!	\$3,020	\$0.07	0.00	RUAA 3880/281	07-009-009-00, 07-009-014-00		RURAL ACREAGE- A	
07-009-020-40	68TH ST	11/07/14	\$16,500	WD	VACANT LAND	\$16,500	\$10,100	61.21	\$20,120	\$16,500	\$20,120	0.0	0.0	2.03	2.03	#DIV/0!	\$8,128	\$0.19	0.00	RUAA 3882/11			RURAL ACREAGE- A	
07-009-021-21	122ND AVE	04/13/15	\$36,000	WD	VACANT LAND	\$36,000	\$18,000	50.00	\$36,000	\$36,000	\$36,000	0.0	0.0	3.00	1.50	#DIV/0!	\$12,000	\$0.28	0.00	RUAA 3921/250	07-009-021-20		RURAL ACREAGE- A	
07-009-021-60	122ND AVE	02/20/15	\$40,000	WD	VACANT LAND	\$40,000	\$21,700	54.25	\$43,452	\$40,000	\$43,452	0.0	0.0	10.07	10.07	#DIV/0!	\$3,972	\$0.09	0.00	RUAA 3907/440			RURAL ACREAGE- A	
07-016-002-00	120TH AVE	11/26/14	\$44,000	WD	VACANT LAND	\$44,000	\$38,300	87.05	\$76,500	\$44,000	\$76,500	0.0	0.0	20.00	20.00	#DIV/0!	\$2,200	\$0.05	0.00	RUAA 3886/588			RURAL ACREAGE- A	
07-020-004-24	1779 ROSEBUD LN	10/03/14	\$17,000	WD	VACANT LAND	\$17,000	\$14,500	85.29	\$28,913	\$17,000	\$28,913	0.0	0.0	5.05	5.05	#DIV/0!	\$3,366	\$0.08	0.00	RUAA 3872/878			RURAL ACREAGE- A	
07-015-027-51	118TH AVE	04/21/15	\$10,000	WD	VACANT LAND	\$10,000	\$7,500	75.00	\$14,940	\$10,000	\$14,940	0.0	0.0	2.48	2.48	#DIV/0!	\$4,032	\$0.09	0.00	RUAB 3921/589			RURAL ACREAGE- B	
07-026-015-50	116TH AVE	07/14/14	\$140,000	WD	VACANT LAND	\$140,000	\$80,600	57.57	\$170,733	\$47,267	\$78,000	0.0	0.0	18.00	16.40	#DIV/0!	\$2,626	\$0.06	0.00	RUAB 3852/909	07-026-015-51		RURAL ACREAGE- B	
07-028-002-00	66TH ST	11/05/13	\$56,000	WD	VACANT LAND	\$56,000	\$19,800	35.36	\$39,000	\$56,000	\$39,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,600	\$0.13	0.00	RUAB 3792/975			RURAL ACREAGE- B	
07-028-002-00	66TH ST	07/29/14	\$50,000	WD	VACANT LAND	\$50,000	\$19,500	39.00	\$40,000	\$50,000	\$40,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000	\$0.11	0.00	RUAB 3856/280			RURAL ACREAGE- B	
07-033-001-00	114TH AVE	10/02/14	\$75,000	WD	VACANT LAND	\$75,000	\$25,000	33.33	\$55,145	\$75,000	\$55,145	0.0	0.0	30.70	24.90	#DIV/0!	\$2,443	\$0.06	0.00	RUAB 3872/847	07-033-001-20		RURAL ACREAGE- B	
07-036-004-40	113TH AVE	06/30/14	\$36,500	WD	VACANT LAND	\$36,500	\$12,500	47.17	\$27,395	\$36,500	\$27,395	0.0	0.0	4.97	4.97	#DIV/0!	\$5,332	\$0.12	0.00	RUAB 3850/161			RURAL ACREAGE- B	
07-036-011-50	62ND ST	01/30/15	\$23,000	LC	VACANT LAND	\$23,000	\$11,500	50.00	\$23,920	\$23,000	\$23,920	0.0	0.0	3.96	3.96	#DIV/0!	\$5,808	\$0.13	0.00	RUAB 3903/812			RURAL ACREAGE- B	
Totals:			\$2,484,750			\$2,484,750	\$1,237,000		\$2,451,380	\$2,344,467	\$2,311,097	1,455.8		237.34	182.41									
							Sale Ratio =>	49.78			Average			Average		Average								
							Std. Dev. =>	15.78			per FF=>	\$1,610		per Net Acre=>	9,878.14		per SqFt=>	\$0.23						