

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-007-014-22	1270 S JOHNSON RD	4/27/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,900
014-010-035-20	1970 S VINING RD	9/11/2023	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$100,400
014-010-035-40	1908 S VINING RD	11/27/2024	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$144,600
014-015-021-00	8010 W SIDNEY RD	2/29/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,600
014-016-001-22	9073 W COLBY RD	3/21/2025	\$37,100	WD	03-ARM'S LENGTH	\$37,100	\$10,300
014-016-009-20	2417 S GREENVILLE RD	4/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,200
014-017-007-10	10601 W COLBY RD	9/5/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$98,000
014-018-043-40	2631 S JOHNSON RD	7/5/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,200
014-019-011-50	3326 S JOHNSON RD	1/6/2025	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$91,800
014-034-007-00	8502 W PECK RD	8/22/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$56,900
014-034-019-00	8861 W PECK RD	2/25/2025	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$54,500
Totals:			\$2,642,300			\$2,642,300	\$920,400
							Sale. Ratio =>
							Std. Dev. =>

RURAL FRONT FOOTAGE, \$293 FRONT FOOT CALCULATED, \$275 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
36.94	\$310,420	\$41,480	\$21,900	175.0	343.0	1.38	1.38	\$237
34.63	\$283,497	\$28,403	\$22,000	210.0	290.0	1.40	1.40	\$135
40.45	\$339,532	\$38,468	\$20,500	175.0	273.0	1.10	1.10	\$220
30.94	\$134,791	\$56,059	\$20,850	200.0	254.0	1.17	1.17	\$280
27.76	\$23,000	\$37,100	\$23,000	290.0	239.0	1.60	1.60	\$128
34.55	\$232,219	\$78,631	\$20,850	145.0	351.0	1.17	1.17	\$542
37.26	\$256,705	\$26,345	\$20,050	118.0	372.0	1.01	1.01	\$223
35.68	\$233,116	\$40,384	\$23,500	194.0	381.0	1.70	1.70	\$208
38.27	\$203,692	\$59,808	\$23,600	151.0	496.0	1.72	1.72	\$396
24.21	\$148,144	\$86,856	\$0	165.0	264.0	0.25	1.00	\$526
30.29	\$123,352	\$72,148	\$15,600	105.0	323.0	0.78	0.78	\$687
	\$2,288,468	\$565,682	\$211,850	1,928.0		13.28	14.03	
34.83			Average			Average		
4.89			per FF=>	\$293		per Net Acre=>	42,596.54	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved
\$30,058	\$0.69	0.00	'4010	2023R-04677	4010 MONTCALM TOWNSHIP	0	1
\$20,288	\$0.47	0.00	'4010	2023R-09915	4010 MONTCALM TOWNSHIP	0	0
\$34,971	\$0.80	0.00	'4010	2024R-10762	4010 MONTCALM TOWNSHIP	0	0
\$47,914	\$1.10	0.00	'4010	2024R-01528	4010 MONTCALM TOWNSHIP	0	1
\$23,188	\$0.53	0.00	'4010	2025R-03915	4010 MONTCALM TOWNSHIP	0	0
\$67,206	\$1.54	0.00	'4010	2024R-03701	4010 MONTCALM TOWNSHIP	0	1
\$26,084	\$0.60	0.00	'4010	2023R-08568	4010 MONTCALM TOWNSHIP	0	1
\$23,755	\$0.55	0.00	'4010	2023R-06703	4010 MONTCALM TOWNSHIP	0	1
\$34,772	\$0.80	0.00	'4010	2025R-00285	4010 MONTCALM TOWNSHIP	0	1
\$347,424	\$7.98	165.00	'4010	2023R-08445	4010 MONTCALM TOWNSHIP	0	1
\$92,497	\$2.12	0.00	'4010	2025R-01910	4010 MONTCALM TOWNSHIP	0	1

Average
per SqFt=> \$0.98

Inspected Date	Class
03/13/2009	401
11/08/1999	401
11/09/1999	401
03/31/2009	401
12/23/2025	402
04/03/2009	401
01/13/2016	401
04/10/2009	401
04/29/2009	401
09/30/2009	401
10/05/2009	401
