

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
007-150-021-00	5788 KEENEY DR	12/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$88,900	25.40
001-012-013-40	10084 N HOLLAND RD	11/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,900	43.47
001-370-002-00	1490 JUDY DR	1/26/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$175,900	49.97
001-420-015-10	5007 W CUTLER RD	11/1/2023	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$33,600	52.50
001-440-012-00	762 PARKWOOD DR	4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300	40.14
Totals:			\$350,000			\$350,000	\$88,900	
							<i>Sale. Ratio =></i>	25.40
							<i>Std. Dev. =></i>	#DIV/0!

LAKE MONTCALM APPLIED \$1200 PER FRONT FOOT

007-006-018-00	221 LAKE DR	08/22/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$37,200	16.17
007-150-024-00	5776 KEENEY DR	07/15/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,000	30.25
007-390-006-00	251 N LAKE DR	09/19/2022	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$61,900	28.39
007-400-020-00	351 LAKE DR	07/25/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$27,400	8.70
007-400-022-00	335 LAKE DR	06/02/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$65,000	26.00
Totals:			\$1,413,000			\$1,413,000	\$312,500	
							<i>Sale. Ratio =></i>	22.12
							<i>Std. Dev. =></i>	9.16

OLDER SALES CONSIDERED IN APPLYING \$1200 PER FRONT FOOT LAKEFRONT

007-080-020-00	152 LAKE DR	8/23/2024	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$7,300	20.86
007-150-056-00	5757 KEENEY DR	03/27/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,700	26.73
001-640-024-00	7986 LITTLE PENNY LA	7/12/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,300	40.57
001-440-098-00	701 PARKWOOD DR	11/22/2024	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$33,600	70.74

BACKLOTS APPLIED \$200 FRONT FOOT

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$175,729	\$216,832	\$42,561	108.8	300.0	0.38	0.17	\$1,993	\$572,116
\$247,727	\$151,832	\$74,434	82.7	300.0	0.79	0.79	\$1,836	\$193,417
\$351,778	\$60,596	\$60,374	67.1	165.5	0.29	0.29	\$903	\$212,618
\$67,168	\$64,000	\$67,168	74.6	305.0	0.65	0.65	\$858	\$98,462
\$176,469	\$112,826	\$69,295	130.7	242.0	0.89	0.27	\$863	\$127,200
\$423,456	\$606,086	\$42,561	433.9		0.38	0.17		
		Average per FF=>	\$1,397		Average per Net Acre=>	1,599,171.50		Average per SqFt=>

\$162,766	\$98,561	\$31,327	34.8	100.0	0.07	0.09	\$2,832	\$1,350,151
\$259,925	\$180,844	\$40,769	108.1	345.0	0.40	0.22	\$1,673	\$456,677
\$187,503	\$89,167	\$58,670	65.2	123.0	0.22	0.22	\$1,368	\$410,908
\$191,530	\$162,308	\$38,838	155.3	294.0	0.46	0.15	\$1,045	\$355,160
\$202,534	\$78,075	\$30,609	34.0	113.0	0.09	0.09	\$2,296	\$839,516
\$1,004,258	\$608,955	\$200,213	397.4		1.24	0.78		
		Average per FF=>	\$1,532		Average per Net Acre=>	492,682.04		Average per SqFt=>

\$18,057	\$23,173	\$6,230	35.6	90.0	0.09	0.09	\$651	\$249,172
\$46,459	\$17,093	\$8,552	68.4	150.0	0.26	0.26	\$250	\$67,031
\$70,693	\$55,307	\$39,000	120.0	102.0	0.28	0.28	\$461	\$196,822
\$67,237	\$12,763	\$32,500	100.0	350.0	0.80	0.80	\$128	\$15,894

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$13.13	110.00	'4004	2023R-12098	007-150-042-00	4004 LAKE MONTCALM	1	0
\$4.44	114.00	'4500	2024R-10951		4500 SMALL LAKES	0	1
\$4.88	75.00	'4500	2024R-00761		4500 SMALL LAKES	1	0
\$2.26	92.83	'4500	2023R-10809		4500 SMALL LAKES	0	0
\$2.92	137.00	'4500	2024R-04507	001-440-145-00, 001-009-036-00	4500 SMALL LAKES	0	0

\$36.71

\$31.00	40.00	'4004	2022R-10134		4004 LAKE MONTCALM	1	0
\$10.48	100.00	'4004	2022R-09255	007-150-039-00	4004 LAKE MONTCALM	1	0
\$9.43	77.00	'4004	2022R-11472		4004 LAKE MONTCALM	1	0
\$8.15	206.00	'4004	2022R-09526	007-400-001-00, 007-400-003-00	4004 LAKE MONTCALM	1	0
\$19.27	36.00	'4004	2022R-07411		4004 LAKE MONTCALM	1	0

\$11.31

\$5.72	45.00	'4004	2024R-07729		4004 LAKE MONTCALM	0	0
\$1.54	74.00	'4004	2023R-03609		4004 LAKE MONTCALM	1	0
\$4.52	120.00	'4500	2024R-07105		4500 SMALL LAKES	1	0
\$0.36	100.00	'4500	2024R-10686		4500 SMALL LAKES	0	0

Inspected Date	Class	Rate Group 1
11/29/2018	401	LAKEFRONT
04/29/1999	401	ON WATER
05/01/1999	401	ON WATER
NOT INSPECTED	402	ON WATER
06/22/2012	401	ON WATER

05/07/1989	401	LAKEFRONT
02/02/2001	401	LAKEFRONT
05/23/1989	401	LAKEFRONT
06/09/1989	401	LAKEFRONT
06/14/1989	401	LAKEFRONT

01/01/2011	401	BACKLOTS
01/10/1996	401	BACKLOTS
08/25/2010	401	OFF WATER
06/22/2012	401	OFF WATER