

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	
02 015 400 004 15 5 3	1240 E HASTINGS LAKE RD	12/22/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,800	38.44	
02 005 300 004 05 5 3	11360 BORDEN RD	08/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,000	31.11	
02 010 300 010 10 5 3		08/15/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$0	0.00	
02 010 300 011 10 5 3	10091 CONCORD RD	07/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,300	40.55	
02 018 400 021 18 5 3	4480 W HASTINGS LAKE RD	11/14/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,100	52.29	
02 011 300 024 11 5 3	1528 E LITCHFIELD RD	01/24/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,800	41.85	
02 029 400 028 29 5 3	3230 GENESEE MILLS RD	08/15/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,500	37.86	
02 004 300 017 04 5 3	2752 W MOSHERVILLE RD	10/10/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,400	30.82	
02 004 200 018 04 5 3	1027 W GOOSE LAKE RD	05/12/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,800	50.58	
02 002 100 009 02 5 3	11821 ROWE RD	03/21/25	\$45,000	QC	03-ARM'S LENGTH	\$45,000	\$24,100	53.56	
02 006 400 013 06 5 3	11431 FRENCH RD	09/13/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	
02 007 300 010 07 5 3	4570 W LITCHFIELD RD	04/26/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	
02 010 400 018 10 5 3	1280 E LITCHFIELD RD	03/27/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,100	54.05	
02 020 100 018 20 5 3	8890 BORDEN RD	09/07/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$76,000	38.58	
02 002 200 003 02 5 3	1940 E MOSHERVILLE RD	03/01/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,500	38.57	
02 004 200 009 04 5 3	11631 WINFIELD RD	09/27/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$92,900	47.89	
02 012 100 020 12 5 3	2122 JEFFERY RD	08/21/23	\$165,000	MLC	03-ARM'S LENGTH	\$165,000	\$87,700	53.15	
02 004 200 035 04 5 3	1001 W GOOSE LAKE RD	05/15/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$143,800	42.93	
02 002 300 024 02 5 3	ROWE RD	08/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$19,700	26.27	
02 013 200 006 13 5 3	MILNES RD	02/23/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,800	44.00	
02 023 100 010 23 5 3	1567 E HASTINGS LAKE RD	06/10/24	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$20,200	39.22	
02 013 100 022 13 5 3	2251 E LITCHFIELD RD	02/10/25	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$189,400	54.43	
02 025 200 004 25 5 3	2900 E CHICAGO RD	01/02/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,700	47.88	
02 013 200 004 13 5 3	9940 MILNES RD	02/23/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$139,000	39.71	
02 011 200 013 11 5 3	JEFFERY RD	10/13/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$46,600	33.31	
02 018 400 015 18 5 3	4248 W HASTINGS LAKE RD	06/09/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,700	33.35	
02 004 300 016 04 5 3	2700 W MOSHERVILLE RD	11/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,200	46.40	
Totals:			\$4,882,400			\$4,882,400	\$1,981,100		
								Sale. Ratio =>	40.58
								Std. Dev. =>	13.82

FIRST ACRE AT \$11,000 PER ACRE, 5 ACRES AT \$35,000, 10 ACRES AT \$45,000, 15 ACRES + AT \$4000 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$144,491	\$53,539	\$6,030	0.0	0.0	0.76	0.76	#DIV/0!	\$70,446	\$1.62
\$113,860	\$73,340	\$7,200	0.0	0.0	1.03	1.03	#DIV/0!	\$71,204	\$1.63
\$10,400	\$30,000	\$10,400	0.0	0.0	2.00	2.00	#DIV/0!	\$15,000	\$0.34
\$188,730	\$60,910	\$14,640	0.0	0.0	2.10	2.10	#DIV/0!	\$29,005	\$0.67
\$253,776	\$8,024	\$16,800	0.0	0.0	2.45	2.45	#DIV/0!	\$3,275	\$0.08
\$248,683	\$28,817	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$11,527	\$0.26
\$54,152	\$35,408	\$19,560	0.0	0.0	2.76	2.76	#DIV/0!	\$12,829	\$0.29
\$103,197	\$86,243	\$19,440	0.0	0.0	2.90	2.90	#DIV/0!	\$29,739	\$0.68
\$224,065	\$22,705	\$21,770	0.0	0.0	3.14	3.14	#DIV/0!	\$7,231	\$0.17
\$48,080	\$20,585	\$23,665	0.0	0.0	3.53	3.53	#DIV/0!	\$5,831	\$0.13
\$222,679	\$99,636	\$22,315	0.0	0.0	3.57	3.57	#DIV/0!	\$27,909	\$0.64
\$31,550	\$24,070	\$25,620	0.0	0.0	4.02	4.02	#DIV/0!	\$5,988	\$0.14
\$213,184	\$13,181	\$26,365	0.0	0.0	4.15	4.15	#DIV/0!	\$3,176	\$0.07
\$149,862	\$77,093	\$29,955	0.0	0.0	4.99	4.99	#DIV/0!	\$15,459	\$0.35
\$29,370	\$35,000	\$29,370	0.0	0.0	5.00	5.00	#DIV/0!	\$7,000	\$0.16
\$185,208	\$38,232	\$29,440	0.0	0.0	5.00	5.00	#DIV/0!	\$7,646	\$0.18
\$174,220	\$22,280	\$31,500	0.0	0.0	5.89	5.89	#DIV/0!	\$3,783	\$0.09
\$285,708	\$90,392	\$41,100	0.0	0.0	8.83	8.83	#DIV/0!	\$10,237	\$0.24
\$43,833	\$75,000	\$43,833	0.0	0.0	9.90	9.90	#DIV/0!	\$7,576	\$0.17
\$44,033	\$45,000	\$44,033	0.0	0.0	10.02	10.02	#DIV/0!	\$4,491	\$0.10
\$45,300	\$51,500	\$45,300	0.0	0.0	10.10	10.10	#DIV/0!	\$5,099	\$0.12
\$373,598	\$20,992	\$46,590	0.0	0.0	10.53	10.00	#DIV/0!	\$1,994	\$0.05
\$236,466	\$56,134	\$42,600	0.0	0.0	10.60	10.60	#DIV/0!	\$5,296	\$0.12
\$278,800	\$118,060	\$46,860	0.0	0.0	11.80	11.80	#DIV/0!	\$10,005	\$0.23
\$105,586	\$131,634	\$97,320	0.0	0.0	24.46	24.46	#DIV/0!	\$5,382	\$0.12
\$155,527	\$159,913	\$100,440	0.0	0.0	25.11	25.11	#DIV/0!	\$6,368	\$0.15
\$309,601	\$96,319	\$105,920	0.0	0.0	27.07	27.07	#DIV/0!	\$3,558	\$0.08
\$4,273,959	\$1,574,007	\$965,566	0.0		204.21	203.68			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	7,707.90		per SqFt=>	\$0.18

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
0.00	002	1863-1034		4001 RES LAND	11/4/2019	401
0.00	002	1877-1015		4001 RES LAND	8/1/1991	401
0.00	002	1855-1187	02 010 300 009 10 5 3	4001 RES LAND	7/26/2019	001
0.00	002	1854-0661		4001 RES LAND	7/26/2019	401
0.00	002	1861-0712		4001 RES LAND	8/28/2019	401
0.00	002	1887-0347		4001 RES LAND	8/7/2019	401
0.00	002	1855-1161		4001 RES LAND	9/30/2019	401
0.00	002	1859-0665		4001 RES LAND	8/5/2019	401
0.00	002	1849-1132		4001 RES LAND	7/15/1991	401
0.00	002	1890-0737		4001 RES LAND	5/16/2019	401
0.00	002	1879-0388		4001 RES LAND	8/14/1991	401
0.00	002	1870-0404		4001 RES LAND	10/12/2020	401
0.00	002	1890-1004		4001 RES LAND	7/26/2019	401
0.00	002	1857-0738		4001 RES LAND	9/3/2019	401
0.00	002	1866-0927		4001 RES LAND	6/12/2019	402
0.00	002	1880-0212		4001 RES LAND	8/1/2019	401
0.00	002	1856-486		4001 RES LAND	12/16/2021	401
0.00	002	1849-1222		4001 RES LAND	7/30/2019	401
0.00	002	1855-0648		4001 RES LAND	4/24/2019	402
0.00	002	1866-0605		4001 RES LAND	8/14/2019	402
0.00	002	1872-0715		4001 RES LAND	9/10/2019	402
0.00	002			4001 RES LAND	8/13/2019	401
0.00	002	1885-1164		4001 RES LAND	9/16/2019	401
0.00	002	1866-0604		4001 RES LAND	8/14/2019	401
0.00	002	1859-0865		4001 RES LAND	8/6/2019	401
0.00	002	1852-0567		4001 RES LAND	8/29/2019	401
0.00	002	1861-0449		4001 RES LAND	8/5/2019	401