

Dates for sales period
Out Year Start: 4/1/2022
Out Year End: 3/31/2023
In Year Start: 4/1/2023
In Year End: 3/30/2024

Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	082-018-000-020-00	359 W Maple St	4/4/2022	\$50,000	n	670/5377	0.265	11,543	65	0	46104	\$3,896	0.0779	0.265	11,543	\$14,702	\$0.34	12	0.00%	\$3,896	\$14,702	\$0.34	\$59.94		
Allocation	082-018-000-020-00	359 W Maple St	4/4/2022	\$50,000	n	670/5377	0.265	11,543	65	0	0	\$7,015	0.1403	0.265	11,543	\$26,472	\$0.61	12	0.00%	\$7,015	\$26,472	\$0.61	\$107.92		
Abstraction	082-050-000-075-00	184 W Superior St	4/6/2022	\$190,000	n	670/5804	0.092	4,008	50	0	178505	\$11,495	0.0605	0.092	4,008	\$124,946	\$2.87	12	0.00%	\$11,495	\$124,946	\$2.87	\$229.90		
Vacant	080-033-000-040-10	Peckins Rd	5/24/2022	\$167,000	n	671/1768	42.400	1,846,944	839	26,789	0	\$167,000	N/A	41.785	1,820,155	\$3,997	\$0.09	10	0.00%	\$167,000	\$3,997	\$0.09	\$199.09		
Abstraction	130-021-000-160-10	5043 N Whites Bridge Rd	8/1/2022	\$400,000	n	672/0626	1.116	48,613	147	4,835	340067	\$59,933	0.1498	1.005	43,778	\$59,635	\$1.37	8	0.00%	\$59,933	\$59,635	\$1.37	\$407.64		
Allocation	130-021-000-160-10	5043 N Whites Bridge Rd	8/1/2022	\$400,000	n	672/0626	1.116	48,613	147	4,835	0	\$56,120	0.1403	1.005	43,778	\$55,841	\$1.28	8	0.00%	\$56,120	\$55,841	\$1.28	\$381.71		
Allocation	130-013-000-155-03	6870 N Hawley Hwy	8/26/2022	\$255,000	n	672/3515	2.478	107,942	443	14,505	0	\$35,777	0.1403	2.145	93,436	\$16,679	\$0.38	7	0.00%	\$35,777	\$16,679	\$0.38	\$80.67		
Allocation	020-003-000-040-19	8446 W Bluewater Hwy	10/4/2022	\$270,000	n	672/8303	3.134	136,517	372	18,644	0	\$37,881	0.1403	2.706	117,873	\$13,999	\$0.32	6	0.00%	\$37,881	\$13,999	\$0.32	\$101.80		
Abstraction	031-080-000-070-00	186 S First St	10/13/2022	\$450,000	n	672/9344	5.350	233,046	265	0	388322	\$61,678	0.1371	5.350	233,046	\$11,529	\$0.26	6	0.00%	\$61,678	\$11,529	\$0.26	\$232.75		
Allocation	031-080-000-070-00	186 S First St	10/13/2022	\$450,000	n	672/9344	5.350	233,046	265	0	0	\$63,135	0.1403	5.350	233,046	\$11,801	\$0.27	6	0.00%	\$63,135	\$11,801	\$0.27	\$238.25		
Abstraction	140-029-000-070-04	7736 Ionia Rd	11/1/2022	\$635,700	n	673/1601	1.997	86,989	300	9,888	599547	\$36,153	0.0569	1.770	77,101	\$20,425	\$0.47	5	0.00%	\$36,153	\$20,425	\$0.47	\$120.51		
Allocation	140-029-000-070-04	7736 Ionia Rd	11/1/2022	\$635,700	n	673/1601	1.997	86,989	300	9,888	0	\$89,189	0.1403	1.770	77,101	\$50,389	\$1.16	5	0.00%	\$89,189	\$50,389	\$1.16	\$297.30		
Abstraction	110-007-000-080-20	4963 S State Rd	12/13/2022	\$125,000	n	673/5169	4.170	181,645	568	18,744	5121	\$119,879	0.9590	3.740	162,901	\$32,053	\$0.74	4	0.00%	\$119,879	\$32,053	\$0.74	\$211.05		
Abstraction	110-018-000-055-13	S State Rd	12/13/2022	\$100,000	n	673/5171	4.856	211,527	605	19,950	49940	\$50,060	0.5006	4.398	191,577	\$11,382	\$0.26	4	0.00%	\$50,060	\$11,382	\$0.26	\$82.81		Vacant w/land improvements
Abstraction	021-012-000-345-00	38 S Bridge St	1/5/2023	\$150,000	n	673/7994	0.566	24,655	195	6,447	131582	\$18,418	0.1228	0.418	18,208	\$44,062	\$1.01	3	0.00%	\$18,418	\$44,062	\$1.01	\$94.45		Vacant w/land improvements
Allocation	021-012-000-345-00	38 S Bridge St	1/5/2023	\$150,000	n	673/7994	0.566	24,655	195	6,447	0	\$21,045	0.1403	0.418	18,208	\$50,347	\$1.16	3	0.00%	\$21,045	\$50,347	\$1.16	\$107.92		
Abstraction	130-028-000-130-00	4997 N Whites Bridge Rd	1/24/2023	\$69,900	n	673/8637	0.218	9,496	85	6,142	57208	\$12,692	0.1816	0.077	3,354	\$164,831	\$3.78	2	0.00%	\$12,692	\$164,831	\$3.78	\$149.32		
Allocation	130-028-000-130-00	4997 N Whites Bridge Rd	1/24/2023	\$69,900	n	673/8637	0.218	9,496	85	6,142	0	\$9,807	0.1403	0.077	3,354	\$127,363	\$2.92	2	0.00%	\$9,807	\$127,363	\$2.92	\$115.38		
Abstraction	051-110-000-005-00	1009 W Lincoln Ave	4/28/2023	\$160,000	n	674/7921	0.328	14,288	120	0	130504	\$29,496	0.1844	0.328	14,288	\$89,927	\$2.06	-1	0.00%	\$29,496	\$89,927	\$2.06	\$245.80		Sold w/051-110-000-010-00
Allocation	051-110-000-005-00	1009 W Lincoln Ave	4/28/2023	\$160,000	n	674/7921	0.328	14,288	120	0	0	\$22,448	0.1403	0.328	14,288	\$68,439	\$1.57	-1	0.00%	\$22,448	\$68,439	\$1.57	\$187.07		Sold w/051-110-000-010-00
Abstraction	101-050-000-055-02	1175 Emerson St	6/6/2023	\$840,000	n	675/2277	3.283	143,007	765	0	784773	\$55,227	0.0657	3.283	143,007	\$16,822	\$0.39	-2	0.00%	\$55,227	\$16,822	\$0.39	\$72.19		
Allocation	101-050-000-055-02	1175 Emerson St	6/6/2023	\$840,000	n	675/2277	3.283	143,007	765	0	0	\$117,852	0.1403	3.283	143,007	\$35,898	\$0.82	-2	0.00%	\$117,852	\$35,898	\$0.82	\$154.05		
Abstraction	091-060-000-240-00	117 N Washington St	7/14/2023	\$110,000	n	675/5866	0.110	4,792	48	0	99899	\$10,101	0.0918	0.110	4,792	\$91,827	\$2.11	-3	0.00%	\$10,101	\$91,827	\$2.11	\$210.44		
Allocation	091-060-000-240-00	117 N Washington St	7/14/2023	\$110,000	n	675/5866	0.110	4,792	48	0	0	\$15,433	0.1403	0.110	4,792	\$140,300	\$3.22	-3	0.00%	\$15,433	\$140,300	\$3.22	\$321.52		
Vacant	101-051-000-095-00	Jordan Lake St	7/25/2023	\$32,000	n	675/7520	0.544	23,697	100	0	0	\$32,000	N/A	0.544	23,697	\$58,824	\$1.35	-4	0.00%	\$32,000	\$58,824	\$1.35	\$320.00		
Abstraction	110-007-000-045-01	460 E David Hwy	7/25/2023	\$400,000	n	675/6750	10.000	435,600	330	10,890	296632	\$103,368	0.2584	9.750	424,710	\$10,602	\$0.24	-4	0.00%	\$103,368	\$10,602	\$0.24	\$313.24		
Allocation	110-007-000-045-01	460 E David Hwy	7/25/2023	\$400,000	n	675/6750	10.000	435,600	330	10,890	0	\$56,120	0.1403	9.750	424,710	\$5,756	\$0.13	-4	0.00%	\$56,120	\$5,756	\$0.13	\$170.06		
Abstraction	020-027-000-070-35	8533 Sterling Heights Dr	8/29/2023	\$132,500	n	676/0797	2.347	102,235	733	0	85381	\$47,119	0.3556	2.347	102,235	\$20,076	\$0.46	-5	0.00%	\$47,119	\$20,076	\$0.46	\$64.28		
Allocation	020-027-000-070-35	8533 Sterling Heights Dr	8/29/2023	\$132,500	n	676/0797	2.347	102,235	733	0	0	\$18,590	0.1403	2.347	102,235	\$7,921	\$0.18	-5	0.00%	\$18,590	\$7,921	\$0.18	\$25.36		
Abstraction	011-033-000-020-00	3823 W Portland Rd	9/8/2023	\$635,000	n	676/2691	46.800	2,038,608	3,586	116,143	231634	\$403,366	0.6352	44.134	1,922,465	\$9,140	\$0.21	-5	0.00%	\$403,366	\$9,140	\$0.21	\$112.49		Sold w/011-032-000-005-12
Abstraction	020-025-000-100-00	6260 W Portland Rd	9/12/2023	\$195,000	n	676/3207	0.950	41,382	276	9,104	150005	\$44,995	0.2307	0.741	32,278	\$60,722	\$1.39	-5	0.00%	\$44,995	\$60,722	\$1.39	\$163.03		
Allocation	020-025-000-100-00	6260 W Portland Rd	9/12/2023	\$195,000	n	676/3207	0.950	41,382	276	9,104	0	\$27,359	0.1403	0.741	32,278	\$36,921	\$0.85	-5	0.00%	\$27,359	\$36,921	\$0.85	\$99.13		
Allocation	031-080-000-010-00	122 S Main St	10/16/2023	\$75,000	n	676/6097	0.080	3,485	28	0	0	\$10,523	0.1403	0.080	3,485	\$131,531	\$3.02	-7	0.00%	\$10,523	\$131,531	\$3.02	\$382.64		
Allocation	120-150-000-025-00	5460 Orleans Rd	1/17/2024	\$15,000	n	677/5146	0.181	7,884	50	0	0	\$2,105	0.1403	0.181	7,884	\$11,627	\$0.27	-10	0.00%	\$2,105	\$11,627	\$0.27	\$42.09		
Allocation	031-050-000-090-00	125 W Cross St	2/1/2024	\$85,000	n	677/6348	0.188	8,189	83	0	0	\$11,926	0.1403	0.188	8,189	\$63,434	\$1.46	-10	0.00%	\$11,926	\$63,434	\$1.46	\$144.55		
Allocation	011-024-000-105-00	128 W Grand River Ave	2/20/2024	\$270,000	n	677/8233	2.987	130,114	701	23,161	0	\$37,881	0.1403	2.455	106,952	\$15,430	\$0.35	-11	0.00%	\$37,881	\$15,430	\$0.35	\$54.06		Sold w/011-024-000-100-00
Allocation	101-150-000-465-00	1211 Sherman St	3/20/2024	\$300,000	n	678/1494	1.308	56,976	97	0	0	\$42,090	0.1403	1.308	56,976	\$32,179	\$0.74	-12	0.00%	\$42,090	\$32,179	\$0.74	\$433.92		