

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bld. Value	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libes/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	LAKE
060-001-100-015-01	956 N HURON SHORE DRIVE	06/30/21	\$510,000	LC	03-ARMS LENGTH	\$510,000	\$199,800	39.18	\$409,537	\$190,787	\$191,213	\$218,750	125.0	1809.0	5.19	5.19	\$2,254	\$61,494	\$141	125.00	4011	2.021E+11		LAKE FRONT PARCELS	0	0	8/8/2016		408	LAKE HURON
060-001-400-000-00	758 N LK HURON SHORE DR	07/10/19	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$68,500	35.35	\$160,762	\$66,212	\$127,588	\$94,550	61.0	217.0	0.30	0.30	\$2,092	\$45,697	\$563	61.00	4011	551/1369		LAKE FRONT PARCELS	1	0	8/8/2016		408	LAKE HURON
060-023-100-010-00	5454 E SPINGPORT ROAD	06/07/19	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$112,100	42.30	\$240,694	\$77,494	\$187,506	\$163,200	102.0	484.0	1.13	1.13	\$1,838	\$165,495	\$380	102.00	4011	551/949		LAKE FRONT PARCELS	1	0	10/3/1988		408	LAKE HURON
060-023-400-035-00	S US-23	09/15/21	\$42,000	WD	03-ARMS LENGTH	\$42,000	\$37,500	89.29	\$75,040	\$0	\$42,000	\$75,040	42.9	520.0	0.51	0.51	\$979	\$82,031	\$188	42.88	4011	2.021E+11		LAKE FRONT PARCELS	0	0	9/28/2014		409	LAKE HURON
060-023-400-070-00	915 S US-23	11/06/20	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$235,800	52.40	\$480,488	\$341,288	\$108,712	\$139,200	87.0	525.0	1.05	1.05	\$1,250	\$103,634	\$238	87.00	4011	2.021E+11		LAKE FRONT PARCELS	0	0	2/8/1988		408	LAKE HURON
060-023-400-095-00	915 S CRESCENT DRIVE	08/30/21	\$355,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,300	\$126,300	35.57	\$256,822	\$80,072	\$275,028	\$176,750	101.0	229.0	0.53	0.53	\$2,723	\$517,944	\$189	101.00	4011	2.021E+11	060-023-400-085-00	LAKE FRONT PARCELS	0	0	9/28/2014		408	LAKE HURON
060-023-400-100-00	S US-23	09/28/21	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$88,400	68.00	\$176,750	\$0	\$130,000	\$176,750	101.0	229.0	0.53	0.53	\$1,287	\$244,821	\$562	101.00	4011	2.021E+11	060-023-400-090-00	LAKE FRONT PARCELS	0	0	9/28/2014		409	LAKE HURON
061-100-000-010-01	354 N HARBOR VIEW DRIVE	07/23/19	\$261,000	WD	03-ARMS LENGTH	\$261,000	\$129,100	70.65	\$375,836	\$44,597	\$204,503	\$331,239	225.0	117.0	0.60	0.60	\$909	\$338,581	\$777	224.95	4011	552/527		LAKE FRONT PARCELS	0	0	12/5/2019		408	LAKE HURON
061-135-000-012-00	1675 SUNRISE DRIVE	08/10/20	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$86,500	33.92	\$176,359	\$80,359	\$174,641	\$96,000	60.0	176.0	0.24	0.24	\$2,911	\$71,657	\$1657	60.00	4011	2.021E+11		LAKE FRONT PARCELS	1	0	9/27/2009		408	LAKE HURON
061-145-000-003-01	428 N HURON TERRACE DRIVE	09/04/20	\$186,000	WD	03-ARMS LENGTH	\$186,000	\$46,900	25.22	\$94,952	\$26,752	\$159,248	\$68,200	44.0	382.0	0.39	0.39	\$3,619	\$412,560	\$947	44.00	4011	2.021E+11		LAKE FRONT PARCELS	1	0	1/13/2021		408	LAKE HURON
061-170-000-016-00	1089 S CRESCENT ROAD	07/10/20	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$199,800	53.28	\$409,312	\$209,312	\$165,688	\$200,000	125.0	223.0	0.64	0.64	\$1,236	\$158,888	\$594	125.00	4011	2.021E+11		LAKE FRONT PARCELS	0	1	1/13/2021		408	LAKE HURON
061-170-000-012-00	1101 S CRESCENT ROAD	10/04/19	\$161,000	WD	03-ARMS LENGTH	\$161,000	\$86,400	53.01	\$183,731	\$31,744	\$139,266	\$160,000	100.0	209.0	0.53	0.53	\$1,393	\$164,764	\$628	100.00	4011	554/1183		LAKE FRONT PARCELS	0	1	9/2/2009		408	LAKE HURON
061-215-000-002-00	705 S LK HURON SHORE DR	05/17/19	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$125,200	62.60	\$263,353	\$103,353	\$96,647	\$160,000	100.0	345.0	0.79	0.79	\$966	\$122,029	\$280	100.00	4011	550/1117		LAKE FRONT PARCELS	0	1	9/1/2009		408	LAKE HURON
061-215-000-006-00	673 S HURON SHORE DRIVE	05/18/21	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$87,500	32.41	\$179,000	\$0	\$270,000	\$375,000	100.0	435.0	1.00	1.00	\$2,700	\$270,270	\$620	100.00	4011	2.021E+11		LAKE FRONT PARCELS	0	1	1/13/2021		409	LAKE HURON
061-215-000-016-00	415 S LK HURON SHORE DR	07/22/21	\$389,000	WD	03-ARMS LENGTH	\$126,200	\$126,200	32.44	\$256,744	\$81,744	\$307,256	\$175,000	100.0	452.0	1.04	1.04	\$3,973	\$296,008	\$580	100.00	4011	2.021E+11		LAKE FRONT PARCELS	0	1	9/2/2009		408	LAKE HURON
061-215-000-035-00	317 S LK HURON SHORE DR	07/23/20	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$138,600	40.76	\$282,668	\$122,668	\$217,332	\$160,000	100.0	454.0	1.04	1.04	\$2,173	\$208,572	\$479	100.00	4011	2.021E+11		LAKE FRONT PARCELS	0	1	9/1/2009		408	LAKE HURON
061-225-000-003-00	761 S LK HURON SHORE DR	07/28/20	\$260,991	WD	03-ARMS LENGTH	\$260,991	\$152,700	58.51	\$310,060	\$105,260	\$155,731	\$204,800	128.0	370.0	1.09	1.09	\$1,217	\$143,267	\$329	128.00	4011	2.021E+11		LAKE FRONT PARCELS	0	0	12/5/2019		408	LAKE HURON
061-300-000-003-00	550 PRESERVE BEACH DRIVE	09/30/19	\$808,000	WD	03-ARMS LENGTH	\$765,000	\$228,700	29.90	\$802,060	\$646,061	\$181,939	\$155,000	100.0	460.0	1.06	1.06	\$1,489	\$112,632	\$229	100.00	4011	554/1283		LAKE FRONT PARCELS	0	0	11/9/2010		408	LAKE HURON
061-300-000-004-00	545 PRESERVE BEACH DRIVE	10/06/20	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$77,500	43.06	\$155,000	\$0	\$180,000	\$155,000	100.0	460.0	1.06	1.06	\$1,800	\$170,455	\$391	100.00	4011	2.021E+11		LAKE FRONT PARCELS	0	0	12/20/2021		409	LAKE HURON
100-110-012-161-00	204 N LAKE STREET	09/17/20	\$233,000	WD	03-ARMS LENGTH	\$233,000	\$60,200	26.88	\$120,491	\$36,491	\$187,509	\$84,000	60.0	264.0	0.30	0.30	\$3,125	\$618,842	\$142	60.00	4011	2.021E+11		LAKE VALUES 401LK	0	0	12/1/2021		408	LAKE HURON
100-120-013-010-00	511 HURON AVE	08/15/19	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$124,700	45.35	\$252,037	\$96,037	\$178,963	\$156,000	130.0	80.0	0.24	0.24	\$1,277	\$748,799	\$719	130.00	4011	553/737		LAKE VALUES 401LK	0	0	9/23/2014		408	LAKE HURON
100-130-000-010-00	109 HURON AVE	03/13/21	\$234,500	WD	03-ARMS LENGTH	\$234,500	\$161,800	49.86	\$241,204	\$144,909	\$178,991	\$196,895	131.1	158.1	0.48	0.48	\$1,373	\$798,132	\$868	131.13	4011	2.021E+11		LAKE VALUES 401LK	0	0	7/15/2016		408	LAKE HURON
100-130-000-025-00	301 HURON AVE	10/19/20	\$319,900	WD	03-ARMS LENGTH	\$319,900	\$160,100	51.16	\$320,138	\$181,538	\$131,421	\$138,600	99.0	165.0	0.38	0.38	\$1,327	\$350,456	\$805	99.00	4011	2.021E+11		LAKE VALUES 401LK	0	0	9/10/2020		408	LAKE HURON
100-130-000-031-00	307 HURON AVE	08/19/20	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$112,700	52.42	\$225,376	\$109,876	\$105,124	\$115,500	82.5	0.0	0.00	0.30	\$1,274	#DIV/0!	#DIV/0!	82.50	4011	2.021E+11		LAKE VALUES 401LK	0	0	9/10/2020		408	LAKE HURON

Totals:	\$6,993,491		\$6,930,450		\$3,019,900		\$6,543,418		\$4,162,306		\$3,775,274		2,404.5		20.11		20.41		Average Sale Price =>	43.57		Average Net Acres =>	206,956.34		Average per SqFt =>	\$4.75					

NOTE: FOR 401 LAKE FRONT USE \$1750/FF
AS NO 201 LAKE FRONT PROPERTY USE \$1400/FF

Column 1	Column 2
Mean	1853.10646
Standard Error	164.8485757
Median	1384.649231
Mode	#N/A
Standard Deviation	807.5897905
Sample Variance	652202.2697
Kurtosis	-0.759364192
Skewness	0.743875427
Range	2710.168482
Minimum	909.1042454
Maximum	3619.272727
Sum	44474.55504
Count	24

