

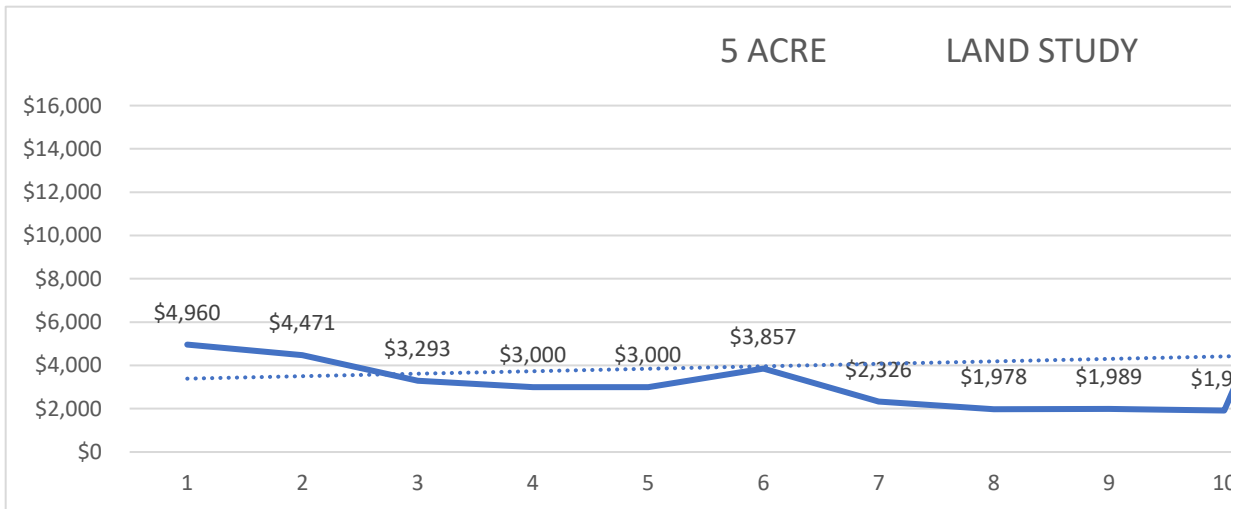
2020 060 LAND ANALYSIS 5 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-001-100-005-00	E TRASK LAKE RD	02/01/22	\$25,000	LC
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD
060-010-400-062-00	E M-72	09/14/20	\$16,500	WD
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD
100-021-200-007-00	S ROSS RD	08/31/21	\$19,900	WD
100-021-200-007-00	S ROSS RD	05/18/20	\$12,000	WD
113-032-100-026-01		10/08/20	\$9,000	WD
113-032-100-026-02		10/08/20	\$11,000	WD
120-110-012-210-00	N US-23	09/04/20	\$10,900	WD
060-015-100-020-02	4890 E M-72	10/26/21	\$149,000	WD
060-015-200-020-02	4635 E CLARK RD	04/06/21	\$250,000	WD
060-021-400-005-00	4454 E CLEMENS RD	10/04/21	\$30,000	LC
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD
060-028-200-073-00	4055 E DELLAR RD	09/17/20	\$93,000	WD
060-034-400-080-00	1960 S US-23	03/31/22	\$113,200	WD
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD
071-014-300-120-00	2257 E MILLER RD	06/03/20	\$200,000	WD
111-029-100-020-30		11/20/20	\$37,000	WD
111-029-100-020-50	4310 SERVICE RD	11/05/20	\$67,500	WD
Totals:			\$1,135,000	

Mean	4471.398891
Standard Error	666.7417769
Median	3575.00116
Mode	3000
Standard Deviation	2981.759873
Sample Variance	8890891.94
Kurtosis	5.13462437
Skewness	2.052093643
Range	12247.09984
Minimum	1915.641476
Maximum	14162.74131
Sum	89427.97782
Count	20

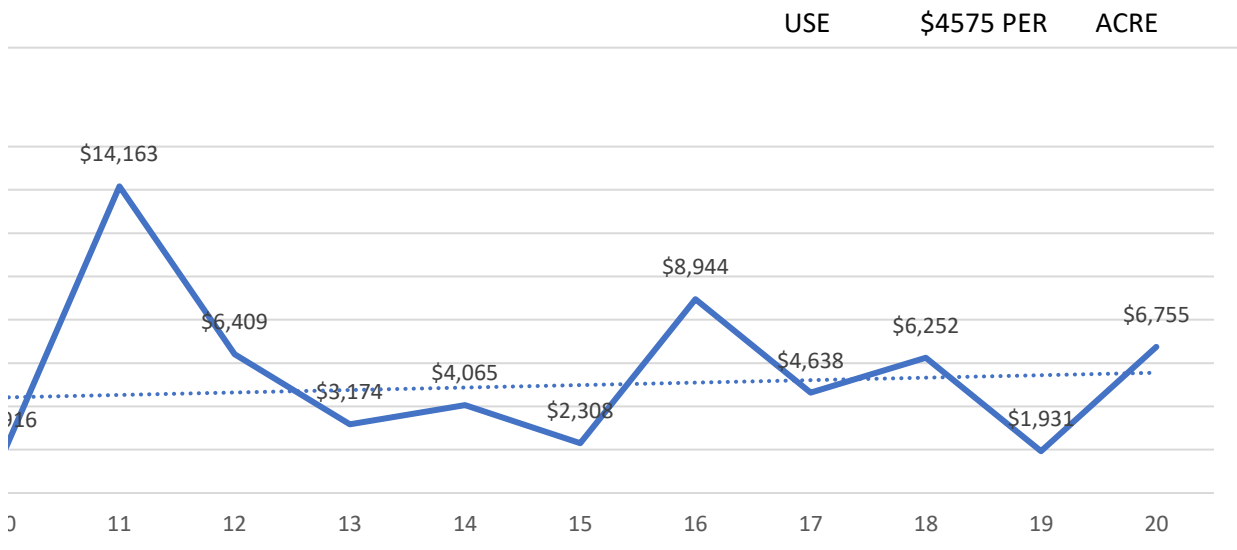
2020 060 LAND ANALYSIS 5 ACRE STUDY

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$25,000	\$10,000	40.00	\$19,971
03-ARM'S LENGTH	\$19,000	\$8,900	46.84	\$17,719
03-ARM'S LENGTH	\$16,500	\$9,600	58.18	\$19,899
03-ARM'S LENGTH	\$15,000	\$9,600	64.00	\$19,875
19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$7,600	63.33	\$61,040
03-ARM'S LENGTH	\$19,900	\$10,100	50.75	\$20,259
03-ARM'S LENGTH	\$12,000	\$9,700	80.83	\$19,499
03-ARM'S LENGTH	\$9,000	\$8,900	98.89	\$17,719
03-ARM'S LENGTH	\$11,000	\$10,200	92.73	\$20,364
03-ARM'S LENGTH	\$10,900	\$9,600	88.07	\$19,232
03-ARM'S LENGTH	\$149,000	\$42,300	28.39	\$95,944
03-ARM'S LENGTH	\$250,000	\$81,700	32.68	\$233,620
03-ARM'S LENGTH	\$30,000	\$15,900	53.00	\$33,880
03-ARM'S LENGTH	\$24,500	\$11,300	46.12	\$24,048
03-ARM'S LENGTH	\$93,000	\$35,000	37.63	\$101,388
03-ARM'S LENGTH	\$113,200	\$34,500	30.48	\$76,640
03-ARM'S LENGTH	\$20,500	\$10,000	48.78	\$20,087
03-ARM'S LENGTH	\$200,000	\$89,800	44.90	\$177,189
03-ARM'S LENGTH	\$37,000	\$23,200	62.70	\$46,484
03-ARM'S LENGTH	\$67,350	\$26,300	39.05	\$52,525
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	\$1,134,850	\$464,200		\$1,097,382
		Sale. Ratio =>	40.90	
		Std. Dev. =>	20.81	



2020 060 LAND ANALYSIS 5 ACRE STUDY

Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$25,000	\$0	\$19,971	0.0	0.0	5.04	5.04
\$19,000	\$0	\$17,719	0.0	0.0	4.25	4.25
\$16,500	\$0	\$19,899	0.0	0.0	5.01	5.01
\$15,000	\$0	\$19,875	0.0	0.0	5.00	5.00
\$12,000	\$0	\$61,040	610.4	258.5	4.00	1.00
\$19,900	\$0	\$20,259	0.0	0.0	5.16	5.16
\$12,000	\$0	\$19,499	0.0	0.0	5.16	5.16
\$9,000	\$0	\$17,719	0.0	0.0	4.55	4.55
\$11,000	\$0	\$20,364	0.0	0.0	5.53	5.53
\$10,900	\$0	\$19,232	0.0	0.0	5.69	5.69
\$73,363	\$75,637	\$20,307	0.0	0.0	5.18	5.18
\$38,775	\$211,225	\$22,395	0.0	0.0	6.05	6.05
\$16,379	\$13,621	\$20,259	0.0	0.0	5.16	5.16
\$20,327	\$4,173	\$19,875	0.0	0.0	5.00	5.00
\$12,879	\$80,121	\$21,267	0.0	0.0	5.58	5.58
\$60,731	\$52,469	\$24,171	0.0	0.0	6.79	6.79
\$13,913	\$6,587	\$13,500	0.0	0.0	3.00	3.00
\$43,826	\$156,174	\$21,015	0.0	0.0	7.01	7.01
\$9,711	\$27,289	\$19,195	0.0	0.0	5.03	5.03
\$34,044	\$33,306	\$19,219	0.0	0.0	5.04	5.04
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\$474,248		\$436,780	610.4		103.23	100.23
	Average per FF=>		\$777	Average per Net Acre=>		4,594.09



2020 060 LAND ANALYSIS 5 ACRE STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$4,960	\$0.11	0.00	401	2.022E+11
#DIV/0!	\$4,471	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$3,293	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
\$20	\$3,000	\$0.07	610.40	401	2.021E+11
#DIV/0!	\$3,857	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$2,326	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,978	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,989	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,916	\$0.04	0.00	0	2.02E+11
#DIV/0!	\$14,163	\$0.33	0.00	401	2.021E+11
#DIV/0!	\$6,409	\$0.15	0.00	401	2.021E+12
#DIV/0!	\$3,174	\$0.07	0.00	401MH	2.021E+11
#DIV/0!	\$4,065	\$0.09	0.00	401	2.02E+11
#DIV/0!	\$2,308	\$0.05	0.00	401	2.02E+11
#DIV/0!	\$8,944	\$0.21	0.00	401	2.022E+11
#DIV/0!	\$4,638	\$0.11	0.00	401MH	2.021E+11
#DIV/0!	\$6,252	\$0.14	0.00	401	2.02E+11
#DIV/0!	\$1,931	\$0.04	0.00	401	2.02E+11
#DIV/0!	\$6,755	\$0.16	0.00	401	2.02E+11

**Average
per SqFt=>**

\$0.11

Other Parcels in Sale	Land Table	Gravel	Paved
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	1	0
		0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0

2020 060 LAND ANALYSIS 5 ACRE STUDY

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
8/8/2016		402			
8/15/2016		402			
8/15/2016		402			
8/15/2016		402			
8/30/2016		402	S.E. H.L. AREA	4-1A PARCELS	
9/14/2021		402			
9/14/2021		402			
9/7/2020		402			
9/7/2020		402			
10/12/2021		402			
12/3/2019		401			
12/3/2019		401			
12/20/2021		401			
9/28/2014		401			
1/12/2021		401			
12/28/2019		401			
9/1/2016		401			
12/24/2015		401			
11/2/2015		401			
11/2/2015		401			



difference from net \$ per acre	% adjustment
\$366	8%
(\$124)	-3%
(\$1,301)	-28%
(\$1,594)	-35%
(\$1,594)	-35%
(\$738)	-16%
(\$2,269)	-49%
(\$2,616)	-57%
(\$2,605)	-57%
(\$2,678)	-58%
\$9,569	208%
(\$1,420)	-31%
(\$529)	-12%
(\$2,286)	0%
\$4,350	103%
\$44	1%
\$1,658	36%
(\$2,663)	-58%
\$2,161	47%
(\$4,269)	-34%

COMMENTS

LONG -NARROE PARCEL, R/R TRACKS THROUGH PROP.

WOODED PARCEL,OWNES PARCELS ACROSS ROAD

SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH BELOW PARCEL

SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH ABOVE PARCEL

4-1 ACRE PARCELS CONTIGOUS, ON FAIRWAY DR

WOODED PARCEL,SOLD 15 MONTHS AGO +55%,ROSS ROAD

WOODED PARCEL,RESOLD 15 MONTHS LATER, ROSS ROAD

WOODED PARCEL,2 ROADS,1 RD BISECTS PARCEL,RATIO OVER 85% BUT VACANT

WOODED PARCEL 1 RD,CONTIGOUS TO PARCEL ABOVE,RATIO OVER 85% BUT VACANT

RATIO OVER 85% BUT VACANT

PARTLY WOODED, CLARK ROAD FRONTAGE

MOSTLY CLEARED,SOMT TREES,CLEMENS RD & ROOPFARM RD FRONTAGE

CLEARED PARCEL SPRINGPORT RD FRONTAGE

SOME TREES ,MOSTLY CLEAR DELLAR ROAD FRONTAGE

WOODED,3 ROAD FRONTAGE

WOODED PARCEL, ON MOUNT MARIA ROAD

PINE PLANTITION, ON MILLER ROAD

WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.

WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.
