

## 2023 060 LAND ANALYSIS NON LAKE FRONT

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-400-010-00	744 N US-23	02/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
060-007-300-055-00	3091 E M-72	04/20/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000
060-015-200-020-01	4629 E CLARK RD	11/17/20	\$142,000	OTH	03-ARM'S LENGTH	\$142,000
060-023-400-022-00	884 S US-23	12/21/21	\$129,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$129,900
061-115-000-008-00	1798 S ELLEN DR	12/23/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000
061-125-000-001-02	3116 E JASMIN DR	10/23/20	\$115,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,000
061-125-000-004-00	3100 E JASMIN DR	10/15/20	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000
061-160-000-016-00	504 S US-23	12/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000
061-165-000-010-00	579 S US-23	08/04/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500
061-190-000-005-00	50 S ATCHISON RD	02/19/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500
061-190-000-008-00	84 S ATCHISON RD	06/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
061-210-000-008-00	3070 E M-72	08/20/21	\$139,000	WD	03-ARM'S LENGTH	\$136,500
061-215-000-052-00	S HURON SHORE DR	05/06/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000
061-215-000-053-00	674 S LK HURON SHORE DR	01/19/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000
061-217-000-006-00	5130 E SPRINGPORT RD	03/16/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900
061-350-000-008-00	N PRESERVE BEACH DR	10/23/20	\$29,900	WD	03-ARM'S LENGTH	\$29,900
061-350-000-011-00	N PRESERVE DR	09/20/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000
061-350-000-012-00	576 N PRESERVE DR	08/13/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000
120-110-012-260-00	212 W CHURCH ST	01/07/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH	\$83,300
120-150-036-013-00	205 N 6TH ST	12/21/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000
120-150-036-013-00	205 N 6TH ST	03/30/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900

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**Totals: \$2,620,600**
**\$2,617,400**


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Mean	218.4233199
Standard Error	38.50988933
Median	187.5438095
Mode	#N/A
Standard Deviation	180.6273918
Sample Variance	32626.25468
Kurtosis	5.555196768
Skewness	2.073589866
Range	789.4115152
Minimum	40.09848485
Maximum	829.51
Sum	4805.313038
Count	22

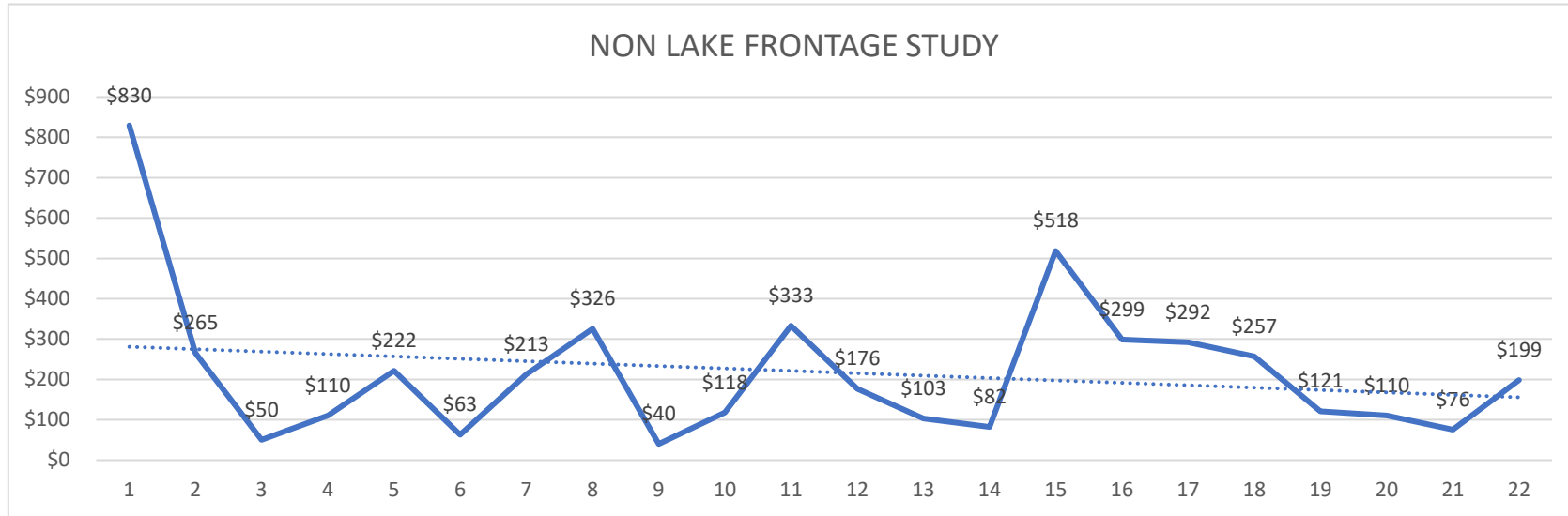
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2023 060 LAND ANALYSIS NON LAKE FRONT

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$42,900	26.00	\$98,049	\$82,951	\$82,049	\$16,000	100.0	180.0	0.41
\$36,300	39.03	\$82,453	\$26,547	\$66,453	\$16,000	100.0	200.0	0.46
\$51,000	35.92	\$158,442	\$7,558	\$134,442	\$24,000	150.0	290.0	1.00
\$53,300	41.03	\$122,122	\$25,414	\$104,486	\$17,636	230.0	431.8	2.28
\$77,300	49.87	\$168,360	\$30,320	\$124,680	\$43,680	136.7	294.0	0.86
\$0	0.00	\$134,008	\$11,472	\$103,528	\$30,480	183.0	264.0	1.53
\$62,000	40.00	\$145,485	\$38,315	\$116,685	\$28,800	180.0	264.0	1.09
\$51,100	33.18	\$113,325	\$79,875	\$74,125	\$39,200	245.0	203.0	1.14
\$37,000	51.03	\$88,327	\$5,293	\$67,207	\$21,120	132.0	342.0	1.04
\$13,200	48.00	\$30,845	\$9,455	\$18,045	\$12,800	80.0	258.0	0.47
\$36,400	36.40	\$82,720	\$33,280	\$66,720	\$16,000	100.0	256.0	0.59
\$55,700	40.81	\$132,791	\$39,709	\$96,791	\$36,000	225.0	200.0	1.03
\$6,500	65.00	\$16,000	\$10,000	\$0	\$16,000	96.8	150.0	0.34
\$35,600	42.38	\$91,787	\$8,213	\$75,787	\$16,000	100.0	127.0	0.29
\$63,700	27.71	\$195,871	\$49,229	\$180,671	\$15,200	95.0	130.0	0.28
\$6,800	22.74	\$16,000	\$29,900	\$0	\$16,000	100.0	224.9	0.52
\$12,300	27.33	\$24,616	\$45,000	\$0	\$24,616	153.9	324.0	1.14
\$108,100	29.54	\$346,282	\$52,092	\$313,908	\$32,374	202.3	280.0	1.30
\$20,600	57.22	\$44,378	\$7,872	\$28,128	\$16,250	65.0	168.0	0.25
\$48,100	57.74	\$94,492	\$13,808	\$69,492	\$25,000	125.0	651.0	1.87
\$76,600	55.51	\$159,951	\$9,549	\$128,451	\$31,500	126.0	165.0	0.48
\$76,600	51.10	\$153,856	\$25,024	\$124,876	\$28,980	126.0	165.0	0.48

<b>\$971,100</b>		<b>\$2,500,160</b>	<b>\$640,876</b>		<b>\$523,636</b>	<b>3,051.7</b>		<b>18.86</b>
<b>Sale. Ratio =&gt;</b>	<b>37.10</b>			<b>Average</b>				<b>Average</b>
<b>Std. Dev. =&gt;</b>	<b>14.61</b>			<b>per FF=&gt;</b>	<b>\$210</b>			<b>per Net Acre=&gt;</b>

USE \$210 PER F/F



2023 060 LAND ANALYSIS NON LAKE FRONT

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
0.41	\$830	\$200,850	\$4.61	100.00	401	2.022E+11		RESIDENTIAL 401	0
0.46	\$265	\$57,837	\$1.33	100.00	401	2.021E+11		RESIDENTIAL 401	0
1.00	\$50	\$7,566	\$0.17	150.00	401	2.02E+11		RESIDENTIAL 401	0
1.44	\$110	\$11,146	\$0.26	66.00	401		060-023-400-025-00	RESIDENTIAL 401	0
0.49	\$222	\$35,297	\$0.81	273.00	401	2.021E+11	061-115-000-009-00	RESIDENTIAL 401	1
1.53	\$63	\$7,478	\$0.17	258.00	401	2.02E+11	061-125-000-002-00	RESIDENTIAL 401	1
0.55	\$213	\$35,151	\$0.81	180.00	401	2.02E+11	061-125-000-003-00	RESIDENTIAL 401	1
1.14	\$326	\$69,943	\$1.61	245.00	401	2.021E+11		RESIDENTIAL 401	0
1.04	\$40	\$5,109	\$0.12	132.00	401	2.02E+11		RESIDENTIAL 401	0
0.47	\$118	\$19,947	\$0.46	80.00	401MH	2.021E+11		RESIDENTIAL 401	0
0.59	\$333	\$56,599	\$1.30	100.00	401	2.021E+11		RESIDENTIAL 401	0
1.03	\$176	\$38,440	\$0.88	225.00	401	2.021E+11		RESIDENTIAL 401	0
0.34	\$103	\$29,070	\$0.67	100.00	401	2.023E+12		RESIDENTIAL 401	0
0.29	\$82	\$28,127	\$0.65	100.00	401	2.021E+11		RESIDENTIAL 401	0
0.28	\$518	\$173,342	\$3.98	95.00	401	2.021E+11		RESIDENTIAL 401	0
0.52	\$299	\$57,946	\$1.33	100.00	401	2.02E+11		RESIDENTIAL 401	0
1.14	\$292	\$39,336	\$0.90	153.85	401	2.021E+11		RESIDENTIAL 401	0
1.30	\$257	\$40,040	\$0.92	202.34	401	2.021E+11		RESIDENTIAL 401	0
0.25	\$121	\$31,363	\$0.72	65.00	401	2.021E+11		RESIDENTIAL 401	0
1.87	\$110	\$7,392	\$0.17	125.00	401	2.021E+11		RESIDENTIAL 401	0
0.48	\$76	\$20,019	\$0.46	126.00	401	2.021E+11		RESIDENTIAL 401	0
0.48	\$199	\$52,461	\$1.20	126.00	401			RESIDENTIAL 401	0

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17.11

33,978.90

Average  
per SqFt=>

\$0.78

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2023 060 LAND ANALYSIS NON LAKE FRONT

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
0	8/9/2016		401	NON LAKE F/F			
0	10/7/2022		401	NON LAKE F/F			
0	12/3/2019		401	NON LAKE F/F			
1	11/1/1993		401				
0	9/2/2009		401	NON LAKE F/F			
0	11/9/2010		401	NON LAKE F/F	NON LAKE F/F		
0	12/20/2021		401	NON LAKE F/F			E JASMIN DR
1	9/1/2009		401	NON LAKE F/F			
1	11/5/2013		401	NON LAKE F/F			
1	7/30/1992		401	NON LAKE F/F			
1	8/31/2009		401	NON LAKE F/F			
1	12/28/2019		401	NON LAKE F/F	NON LAKE F/F		
1	11/1/1991		402	NON LAKE F/F			
1	11/5/2011		401	NON LAKE F/F			
0	12/5/2019		401	NON LAKE F/F			
0	12/5/2019		402	NON LAKE F/F			
0	12/5/2019		402	NON LAKE F/F			
0	12/20/2021		401	NON LAKE F/F			
0	2/18/2017		401	OTHER STREETS			W CHURCH ST
0	12/4/2021		401	OTHER STREETS			S SCHOOL DR
0	9/10/2020		401	OTHER STREETS			N 6TH ST
0	9/10/2020		401	OTHER STREETS			N 6TH ST