

2023 060 LAND ANALYSIS LAKE FRONTAGE

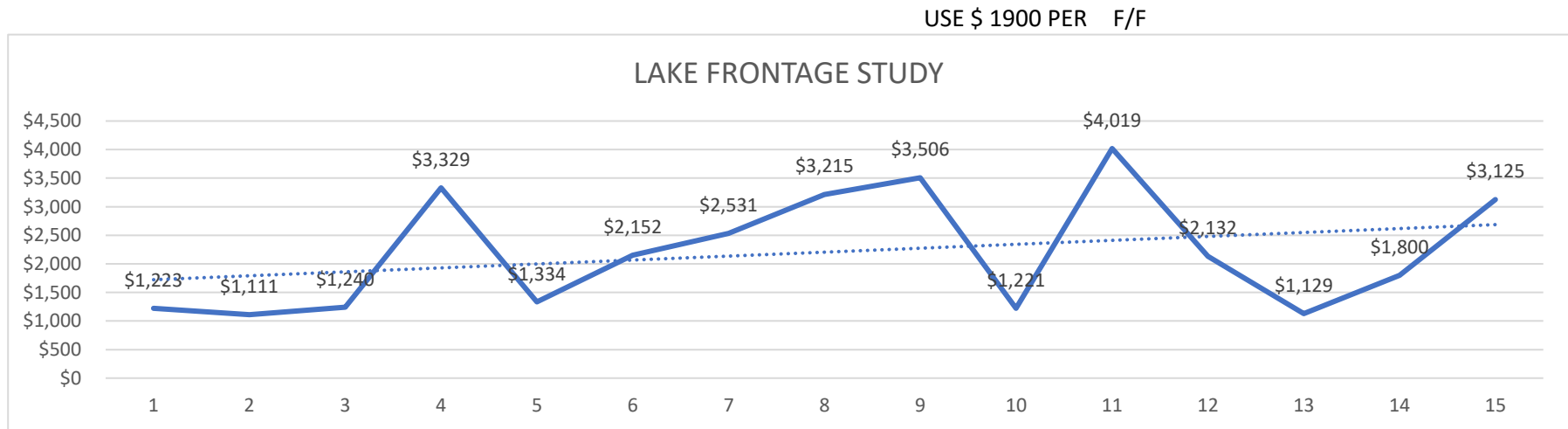
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-023-400-041-10	797 S US-23	10/22/20	\$183,500	WD	03-ARM'S LENGTH	\$183,500
060-023-400-065-01	909 S US-23	11/25/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000
060-023-400-065-10	911 S US-23	12/01/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000
060-023-400-075-10	931 S CRESCENT DR	10/20/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000
060-023-400-095-00	951 S CRESCENT DR	08/30/21	\$355,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,100
061-135-000-012-00	1675 S SUNRISE DR	08/10/20	\$265,000	WD	03-ARM'S LENGTH	\$255,000
061-140-000-019-00	1911 S SUNRISE DR	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
061-145-000-003-01	428 N HURON TERRACE DR	09/04/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000
061-170-000-020-00	1063 S CRESCENT RD	12/29/21	\$487,382	WD	03-ARM'S LENGTH	\$487,382
061-170-000-026-00	1089 S CRESCENT RD	07/10/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000
061-171-000-064-00	1253 S CRESCENT RD	12/02/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900
061-172-000-072-07	1319 S CRESCENT DR	10/22/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900
061-225-000-003-00	761 S LK HURON SHORE DR	07/28/20	\$260,991	WD	03-ARM'S LENGTH	\$260,991
061-350-000-004-00	545 N PRESERVE BEACH DR	10/06/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000
120-110-012-161-00	204 N LAKE ST	09/17/20	\$233,000	WD	03-ARM'S LENGTH	\$224,000
Totals:			\$4,799,773			\$4,780,773

Mean	2204.530488
Standard Error	261.5911295
Median	2132.343595
Mode	#N/A
Standard Deviation	1013.138088
Sample Variance	1026448.785
Kurtosis	-1.351274103
Skewness	0.426049087
Range	2908.343544
Minimum	1110.656456
Maximum	4019
Sum	33067.95731
Count	15

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$120,000	65.40	\$262,500	\$183,500	\$0	\$262,500	150.0	0.0	0.00
\$136,900	72.05	\$299,373	\$190,000	\$0	\$299,373	171.1	0.0	0.00
\$80,000	64.52	\$175,000	\$124,000	\$0	\$175,000	100.0	0.0	1.21
\$167,700	25.80	\$476,345	\$366,155	\$283,845	\$192,500	110.0	256.4	0.65
\$132,300	37.26	\$275,662	\$268,188	\$86,912	\$188,750	201.0	229.0	0.53
\$86,500	33.92	\$230,884	\$129,116	\$125,884	\$105,000	60.0	176.0	0.24
\$114,100	38.03	\$241,416	\$189,834	\$110,166	\$131,250	75.0	109.0	0.19
\$46,900	25.22	\$121,527	\$141,473	\$44,527	\$77,000	44.0	382.0	0.39
\$134,900	27.68	\$338,081	\$298,051	\$189,331	\$148,750	85.0	220.0	0.43
\$199,800	53.28	\$441,141	\$152,609	\$222,391	\$218,750	125.0	223.0	0.64
\$87,700	24.37	\$246,450	\$200,950	\$158,950	\$87,500	50.0	161.0	0.19
\$88,100	13.56	\$611,398	\$214,727	\$435,173	\$176,225	100.7	205.7	0.48
\$152,700	58.51	\$340,502	\$144,489	\$116,502	\$224,000	128.0	370.0	1.09
\$77,500	43.06	\$175,000	\$180,000	\$0	\$175,000	100.0	460.0	1.06
\$60,200	26.88	\$120,491	\$187,509	\$36,491	\$84,000	60.0	264.0	0.30

\$1,685,300		\$4,355,770	\$2,970,601		\$2,545,598	1,559.8		7.38
Sale. Ratio =>	35.25				Average			Average
Std. Dev. =>	17.99				per FF=>	\$1,905		per Net Acre=>



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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
0.00	\$1,223	#DIV/0!	#DIV/0!	150.00	0000	2.02E+11		LAKE FRONT PARCELS	0
0.00	\$1,111	#DIV/0!	#DIV/0!	171.07	0000	2.02E+11		LAKE FRONT PARCELS	0
1.21	\$1,240	\$102,310	\$2.35	100.00	0000	2.02E+11		LAKE FRONT PARCELS	0
0.65	\$3,329	\$565,054	\$12.97	110.00	401L	2.021E+11		LAKE FRONT PARCELS	0
0.53	\$1,334	\$505,062	\$11.59	201.00	401L	2.021E+11	060-023-400-085-00	LAKE FRONT PARCELS	0
0.24	\$2,152	\$533,537	\$12.25	60.00	401L	2.02E+11		LAKE FRONT PARCELS	1
0.19	\$2,531	\$1,009,755	\$23.18	75.00	401L	2.021E+11		LAKE FRONT PARCELS	0
0.39	\$3,215	\$366,510	\$8.41	44.00	401L	2.02E+11		LAKE FRONT PARCELS	1
0.43	\$3,506	\$694,758	\$15.95	85.00	401L	2.022E+11		LAKE FRONT PARCELS	0
0.64	\$1,221	\$238,452	\$5.47	125.00	401L	2.02E+11		LAKE FRONT PARCELS	0
0.19	\$4,019	\$1,086,216	\$24.94	50.00	401L	2.021E+11		LAKE FRONT PARCELS	0
0.48	\$2,132	\$452,057	\$10.38	100.70	401L	2.021E+11		LAKE FRONT PARCELS	0
1.09	\$1,129	\$132,925	\$3.05	128.00	401L	2.02E+11		LAKE FRONT PARCELS	0
1.06	\$1,800	\$170,455	\$3.91	100.00	0	2.02E+11		LAKE FRONT PARCELS	0
0.30	\$3,125	\$618,842	\$14.21	0.00	401L	2.02E+11		LAKE VALUES 401LK	0

7.38

402,411.41

**Average
per SqFt=>**

\$9.24

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Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	12/20/2021		409	LAKE FRONTAGE		LAKE HURON
0	12/20/2021		408	LAKE FRONTAGE		LAKE HURON
0	12/20/2021		409	LAKE FRONTAGE		LAKE HURON
0	12/5/2012		408	LAKE FRONTAGE		
0	9/28/2014		408	LAKE FRONTAGE		
0	9/2/2009		408	LAKE FRONTAGE		
1	9/2/2009		408	LAKE FRONTAGE		
0	1/13/2021		408	LAKE FRONTAGE		
1	1/7/1999		408	LAKE FRONTAGE		
1	1/13/2021		408	LAKE FRONTAGE		
1	9/2/2009		408	LAKE FRONTAGE		
0	12/20/2021		409	LAKE FRONTAGE		
0	12/5/2019		408	LAKE FRONTAGE		
0	10/7/2022		409	LAKE FRONTAGE		
0	12/21/2021		408	LAKE F/F		LAKE HURON