

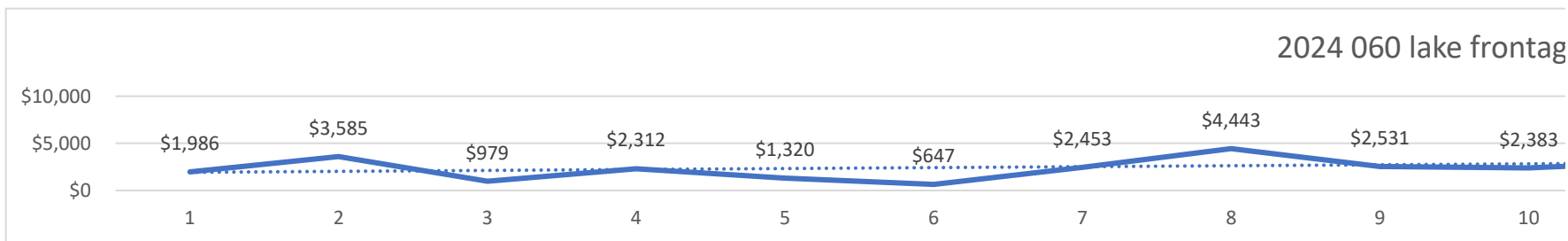
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-100-015-01	956 N HURON SHORE DR	06/30/21	\$510,000	LC	03-ARM'S LENGTH	\$510,000
060-001-400-125-00	595 N PRESERVE DR	07/01/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000
060-023-400-035-00	S US-23	09/15/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
060-023-400-075-10	931 S CRESCENT DR	10/20/21	\$650,000	WD	03-ARM'S LENGTH	\$538,200
060-023-400-095-00	951 S CRESCENT DR	08/30/21	\$355,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,100
060-023-400-100-00	S US-23	09/28/21	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
060-023-400-101-00	957 S US-23	10/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000
061-135-000-003-00	1715 S SUNRISE DR	10/28/22	\$379,000	WD	03-ARM'S LENGTH	\$378,000
061-140-000-019-00	1911 S SUNRISE DR	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
061-140-000-029-00	1851 S SUNRISE DR	09/02/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000
061-170-000-016-00	1057 S CRESCENT RD	09/26/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000
061-170-000-020-00	1063 S CRESCENT RD	12/29/21	\$487,382	WD	03-ARM'S LENGTH	\$487,382
061-171-000-061-00	1239 S CRESCENT RD	09/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
061-171-000-064-00	1253 S CRESCENT RD	12/02/21	\$359,900	WD	03-ARM'S LENGTH	\$307,300
061-172-000-069-00	1261 S CRESCENT RD	07/06/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000
061-172-000-072-04	1295 S CRESCENT RD	10/19/22	\$631,450	WD	03-ARM'S LENGTH	\$631,450
061-172-000-072-07	1319 S CRESCENT DR	10/22/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900
061-172-000-072-08	1321 S CRESCENT DR	08/24/22	\$775,000	WD	03-ARM'S LENGTH	\$755,000
061-215-000-006-00	673 S HURON SHORE DR	05/18/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
061-215-000-026-00	435 S LK HURON SHORE DR	07/22/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000
Totals:			\$8,729,732			\$8,544,332

<i>Column1</i>			
Mean	2876.807791	Kurtosis	-0.2787131
Standard Error	265.1796714	Skewness	-1.666E-05
Median	2833.5	Range	4584.64985
Mode	#N/A	Minimum	646.766169
Standard Deviation	1185.919543	Maximum	5231.41602
Sample Variance	1406405.162	Sum	57536.1558
		Count	20

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld/Imp. VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$199,800	39.18	\$477,139	\$276,794	\$233,206	\$243,933	139.4	1809.0	6.09
\$178,500	28.33	\$369,475	\$508,973	\$121,027	\$248,448	142.0	415.0	1.35
\$37,500	89.29	\$75,040	\$42,000	\$0	\$75,040	42.9	520.0	0.51
\$167,700	31.16	\$476,345	\$254,355	\$283,845	\$192,500	110.0	256.4	0.65
\$132,300	37.26	\$278,595	\$265,255	\$89,845	\$188,750	201.0	229.0	0.53
\$94,400	72.62	\$188,750	\$130,000	\$0	\$188,750	201.0	374.0	0.86
\$179,700	39.93	\$378,954	\$247,796	\$202,204	\$176,750	101.0	229.3	0.53
\$101,400	26.83	\$213,707	\$271,043	\$106,957	\$106,750	61.0	301.0	0.42
\$114,100	38.03	\$241,416	\$189,834	\$110,166	\$131,250	75.0	109.0	0.19
\$151,800	38.92	\$314,074	\$285,926	\$104,074	\$210,000	120.0	105.0	0.29
\$151,800	33.66	\$318,210	\$307,790	\$143,210	\$175,000	100.0	220.0	0.51
\$134,900	27.68	\$338,081	\$298,051	\$189,331	\$148,750	85.0	220.0	0.43
\$69,800	26.85	\$145,001	\$202,499	\$57,501	\$87,500	50.0	175.0	0.20
\$87,700	28.54	\$246,450	\$148,350	\$158,950	\$87,500	50.0	161.0	0.19
\$150,500	24.27	\$311,046	\$518,954	\$101,046	\$210,000	120.0	143.0	0.39
\$187,200	29.65	\$394,831	\$429,119	\$202,331	\$192,500	110.0	230.0	0.58
\$88,100	13.56	\$611,398	\$214,727	\$435,173	\$176,225	100.7	205.7	0.48
\$201,600	26.70	\$406,371	\$523,874	\$231,126	\$175,245	100.1	205.7	0.47
\$87,500	32.41	\$175,000	\$270,000	\$0	\$175,000	100.0	435.0	1.00
\$126,200	32.44	\$263,432	\$300,568	\$88,432	\$175,000	100.0	452.0	1.04
\$2,642,500		\$6,223,315	\$5,685,908		\$3,364,891	2,109.1		16.71
Sale. Ratio =>	30.93				Average			Average
Std. Dev. =>	16.85				per FF=>	\$2,696		per Net Acre=>

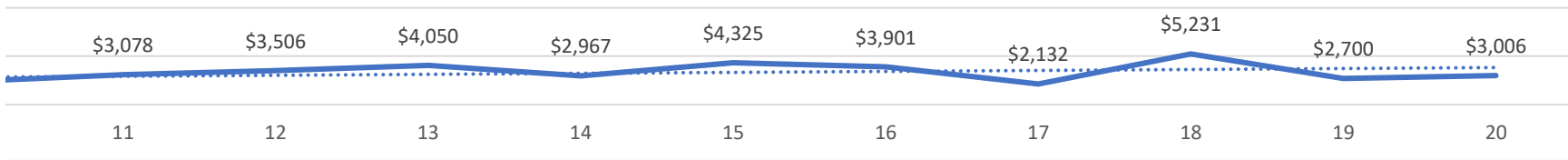
USE \$2500/ FF ON BOTH 401 & 201 CLASSES

2024 060 lake frontag



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
6.09	\$1,986	\$45,466	\$1.04	0.00	401L	2.021E+11		LAKE FRONT PARCELS
1.35	\$3,585	\$376,181	\$8.64	141.97	401L	20220002383		LAKE FRONT PARCELS
0.51	\$979	\$82,031	\$1.88	42.88	401L	2.021E+11		LAKE FRONT PARCELS
0.65	\$2,312	\$392,523	\$9.01	110.00	401L	2.021E+11		LAKE FRONT PARCELS
0.53	\$1,320	\$499,539	\$11.47	201.00	401L	2.021E+11	060-023-400-085-00	LAKE FRONT PARCELS
0.53	\$647	\$150,463	\$3.45	201.00	401L	2.021E+11	060-023-400-090-00	LAKE FRONT PARCELS
0.53	\$2,453	\$465,782	\$10.69	101.00	401L	2.022E+11		LAKE FRONT PARCELS
0.42	\$4,443	\$642,282	\$14.74	61.00	401L	2E+11		LAKE FRONT PARCELS
0.19	\$2,531	\$1,009,755	\$23.18	75.00	401L	2.021E+11		LAKE FRONT PARCELS
0.29	\$2,383	\$989,363	\$22.71	120.00	401L	2.022E+11		LAKE FRONT PARCELS
0.51	\$3,078	\$609,485	\$13.99	100.00	401L	2.022E+11		LAKE FRONT PARCELS
0.43	\$3,506	\$694,758	\$15.95	85.00	401L	2.022E+11		LAKE FRONT PARCELS
0.20	\$4,050	\$1,007,458	\$23.13	50.00	401L	2.022E+11		LAKE FRONT PARCELS
0.19	\$2,967	\$801,892	\$18.41	50.00	401L	2.021E+11		LAKE FRONT PARCELS
0.39	\$4,325	\$1,317,142	\$30.24	120.00	401L	2.022E+11		LAKE FRONT PARCELS
0.58	\$3,901	\$738,587	\$16.96	110.00	401L	2.022E+11		LAKE FRONT PARCELS
0.48	\$2,132	\$452,057	\$10.38	100.70	401L	2.021E+11		LAKE FRONT PARCELS
0.47	\$5,231	\$1,107,556	\$25.43	100.14	401L	2.022E+11		LAKE FRONT PARCELS
1.00	\$2,700	\$270,270	\$6.20	100.00	401L	2.021E+11		LAKE FRONT PARCELS
1.04	\$3,006	\$289,565	\$6.65	100.00	401L	2.021E+11		LAKE FRONT PARCELS
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16.37								
		Average						
340,330.88		per SqFt=>	\$7.81					

Price for 201 & 401 class



Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	8/8/2016		401	LAKE FRONTAGE		
0	0	8/9/2016		401	LAKE FRONTAGE		
0	0	9/28/2014		402	LAKE FRONTAGE		
0	0	12/5/2012		401	LAKE FRONTAGE		
0	0	9/28/2014		401	LAKE FRONTAGE		
0	0	9/28/2014		402	LAKE FRONTAGE		
1	0	1/15/1997		401	LAKE FRONTAGE		
1	0	9/2/2009		401	LAKE FRONTAGE		
0	1	9/2/2009		401	LAKE FRONTAGE		
0	1	10/27/2009		401	LAKE FRONTAGE		
0	1	9/2/2009		401	LAKE FRONTAGE		
0	1	1/7/1999		401	LAKE FRONTAGE		
0	1	9/2/2009		401	LAKE FRONTAGE		
0	1	9/2/2009		401	LAKE FRONTAGE		
0	1	11/7/2015		401	LAKE FRONTAGE		
0	1	9/2/2009		401	LAKE FRONTAGE		
0	0	12/20/2021		401	LAKE FRONTAGE		
0	0	10/8/2022		401	LAKE FRONTAGE		
0	1	1/13/2021		402	LAKE FRONTAGE		
0	1	9/1/2009		401	LAKE FRONTAGE		