

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-400-125-00	595 N PRESERVE DR	07/01/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000
060-023-400-030-01	S US-23	02/08/24	\$66,000	WD	03-ARM'S LENGTH	\$66,000
060-023-400-050-00	793 S US-23	04/28/23	\$799,500	WD	03-ARM'S LENGTH	\$799,500
060-023-400-101-00	957 S US-23	10/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000
060-026-300-006-12	1323 S CRESCENT DR	08/24/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000
060-106-200-020-00	888 N LK HURON SHORE DR	05/31/23	\$687,500	WD	03-ARM'S LENGTH	\$685,000
061-135-000-003-00	1715 S SUNRISE DR	10/28/22	\$379,000	WD	03-ARM'S LENGTH	\$378,000
061-140-000-029-00	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
061-171-000-061-00	1239 S CRESCENT RD	09/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
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
061-172-000-072-08	1321 S CRESCENT DR	08/24/22	\$775,000	WD	03-ARM'S LENGTH	\$755,000
120-130-000-018-00	211 HURON AVE	10/31/22	\$635,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$535,000
120-130-000-027-00	305 HURON AVE	09/13/22	\$375,000	WD	03-ARM'S LENGTH	\$325,000
Totals:			\$7,299,450			\$7,125,950

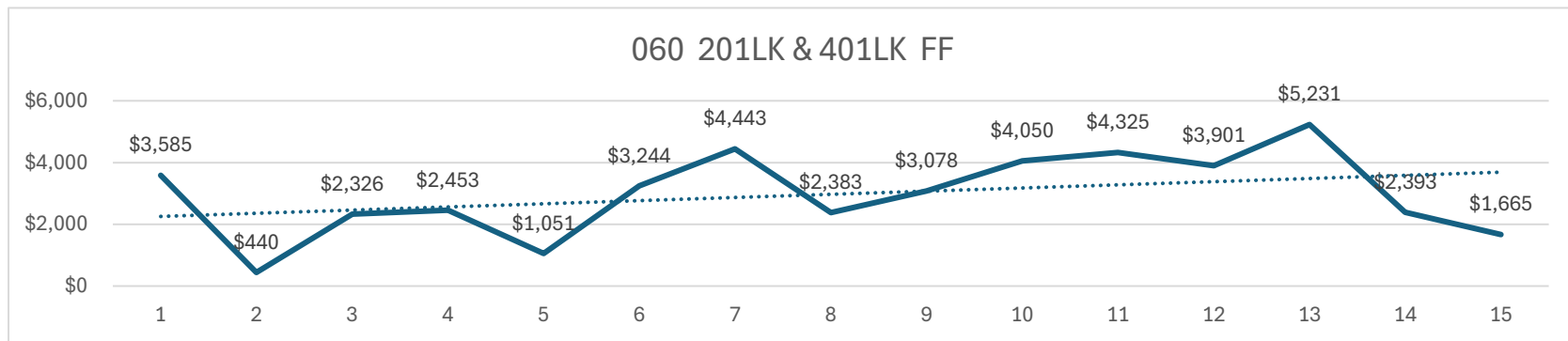
<i>Column1</i>	
Mean	2971.283587
Standard Error	343.3922057
Median	3077.9
Mode	#N/A
Standard Deviation	1329.952294
Sample Variance	1768773.104
Kurtosis	-0.452817001
Skewness	-0.238375953

Range	4791.122489
Minimum	440.293529
Maximum	5231.416018
Sum	44569.2538
Count	15

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effic. Front	Depth	Net Acres
\$178,500	28.33	\$369,475	\$508,973	\$121,027	\$248,448	142.0	415.0	1.35
\$142,400	215.76	\$374,750	\$66,000	\$0	\$374,750	149.9	510.0	1.76
\$335,900	42.01	\$671,760	\$697,740	\$101,760	\$570,000	300.0	0.0	0.00
\$179,700	39.93	\$378,954	\$247,796	\$202,204	\$176,750	101.0	229.3	0.53
\$67,800	45.20	\$135,603	\$150,000	\$0	\$135,603	142.7	184.0	0.60
\$257,500	37.59	\$543,840	\$340,660	\$344,340	\$199,500	105.0	285.0	0.69
\$101,400	26.83	\$213,707	\$271,043	\$106,957	\$106,750	61.0	301.0	0.42
\$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
\$69,800	26.85	\$145,001	\$202,499	\$57,501	\$87,500	50.0	175.0	0.20
\$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
\$201,600	26.70	\$406,371	\$523,874	\$231,126	\$175,245	100.1	205.7	0.47
\$171,900	32.13	\$444,178	\$313,522	\$221,478	\$222,700	131.0	320.0	0.48
\$141,200	43.45	\$328,457	\$164,843	\$160,157	\$168,300	99.0	110.0	0.25
\$2,489,000		\$5,350,257	\$5,028,739		\$3,253,046	1,831.8		8.53
Sale. Ratio =>	34.93				Average			Average
Std. Dev. =>	47.44				per FF=>	\$2,745		per Net Acre=>

USE: \$2700/FF FOR 401L

USE: \$2600/FF FOR 201LK



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
1.35	\$3,585	\$376,181	\$8.64	141.97	401L	20220002383		LAKE FRONT PARCELS
1.76	\$440	\$37,607	\$0.86	149.90	401L	2.024E+11		LAKE FRONT PARCELS
0.00	\$2,326	#DIV/0!	#DIV/0!	300.00	401L	2.023E+11		LAKE FRONT PARCELS
0.53	\$2,453	\$465,782	\$10.69	101.00	401L	2.022E+11		LAKE FRONT PARCELS
0.60	\$1,051	\$248,756	\$5.71	142.74	401L	2.023E+11		LAKE FRONT PARCELS
0.69	\$3,244	\$495,866	\$11.38	105.00	401L	2.023E+11		LAKE FRONT PARCELS
0.42	\$4,443	\$642,282	\$14.74	61.00	401L	2E+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
0.20	\$4,050	\$1,007,458	\$23.13	50.00	401L	2.022E+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
0.47	\$5,231	\$1,107,556	\$25.43	100.14	401L	2.022E+11		LAKE FRONT PARCELS
0.00	\$2,393	\$651,813	\$14.96	131.00	401L	2.022E+11	120-130-000-016-00	LAKE VALUES 401LK
0.25	\$1,665	\$659,372	\$15.14	99.00	401L	2.022E+11		LAKE VALUES 401LK

8.05

589,812.22 **Average**
per SqFt=> **\$13.54**

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	9/25/2023		401	LAKE FRONTAGE		
0	0	9/28/2014		402	LAKE FRONTAGE		
0	0	12/4/2019		401	LAKE FRONTAGE		
1	0	1/15/1997		401	LAKE FRONTAGE		
0	0	12/4/2019		402	LAKE FRONTAGE		
0	0	8/8/2016		401	LAKE FRONTAGE		
1	0	9/2/2009		401	LAKE FRONTAGE		
0	1	10/27/2009		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	10/8/2022		401	LAKE FRONTAGE		
0	0	NOT INSPECTED					
0	0	9/10/2020		401	LAKE F/F		