

ALL OFF WATER LOWER RATES 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
050-024-300-003-00	24 N BINDER RD	10/18/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,900
050-026-200-003-00	3965 M-55	02/11/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$52,900
050-029-100-016-10	224 S IMPERIAL DR	08/05/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,700
050-030-100-005-10	5647 M-55	01/24/22	\$122,400	WD	03-ARM'S LENGTH	\$122,400	\$58,800
051-C10-000-007-00	1666 BINDER RD	09/24/21	\$99,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,500	\$47,900
051-C10-000-013-00	1700 SAGINAW ST	04/18/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900
051-E10-000-007-00	3464 SAGINAW ST	02/25/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$28,100
051-E10-000-036-00	3385 MIDLAND	03/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,800
051-E10-000-084-00	MIDLAND	08/03/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$22,000
051-E10-000-112-00	3465 SHIAWASSEE	07/06/21	\$67,400	WD	03-ARM'S LENGTH	\$67,400	\$30,700
051-E10-000-120-00	3456 SHIAWASSEE	11/02/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,400
051-E10-000-127-00	3445 BAY ST	09/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,800
051-E10-000-170-00	3450 BAY ST	09/02/22	\$59,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$59,000	\$26,900
051-E10-000-205-00	3425 GENESEE ST	04/20/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$28,600
051-E10-000-235-00	3385 CUVELL ST	06/15/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,400
051-E20-000-005-00	5115 CARPENTER	10/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,500
051-F20-000-029-10	SAGINAW ST	02/03/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$0
051-F20-000-029-60	3577 SAGINAW ST	12/03/21	\$25,675	WD	03-ARM'S LENGTH	\$25,675	\$14,700
051-F20-000-045-00	3511 LILLIAN DR	06/25/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$54,900
051-G10-000-003-00	5901 M-55	03/10/23	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$38,900
051-G10-000-031-00	44 CHEROKEE ST	10/15/21	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$23,200
051-K10-000-016-00	1800 INDIAN LAKE RD	05/25/21	\$119,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$119,800	\$55,200
051-K30-000-019-00	4061 KELLY ST	06/17/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$51,600
051-K30-000-038-00	1129 N SAND LAKE RD	01/10/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,100
051-P10-005-007-00	3197 HENRY ST	07/20/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,100
051-P10-005-007-00	3197 HENRY ST	06/29/22	\$121,500	WD	03-ARM'S LENGTH	\$96,500	\$46,100
051-P11-007-003-00	3217 LONE PINE	12/29/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,200
051-P11-010-005-00	3193 ALASKA ST	05/23/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$6,300
051-Q10-000-062-00	BUENA VISTA	06/25/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$6,300
051-S10-002-008-00	MABELLE ST	09/24/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,300
051-S10-002-017-00	MABELLE ST	06/13/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,300
051-S20-000-001-00	3911 OLD STATE RD	09/24/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,000
051-S20-000-013-00	3969 OLD STATE RD	04/30/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$60,900

051-S30-000-060-00	1330 MICHIGAN AVE	12/31/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$20,200	
051-S40-007-017-00	1363 ASH ST	06/02/21	\$68,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$68,000	\$33,600	
051-S40-009-009-00	1333 MAPLE ST	12/13/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,400	
051-S40-013-021-00	1341 PINE ST	10/07/22	\$50,000	WD	03-ARM'S LENGTH	\$49,500	\$23,100	
051-S40-014-013-00	1283 PINE ST	05/07/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$0	
051-S40-999-113-00	1323 FLETCHER ST	11/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,100	
051-S40-999-117-00	3911 SAGINAW ST	05/16/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$45,900	
051-S40-999-212-00	1288 FLETCHER ST	05/17/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,200	
051-S50-000-027-00	1831 INDIAN LAKE RD	11/04/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$56,300	
051-S60-000-085-00	1400 ELIZABETH ST	03/23/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,900	
051-T10-000-032-00	4078 CAMINO DR	08/26/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,300	
051-W11-004-024-00	1541 INDIAN LAKE RD	07/16/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,400	
Totals:			\$3,466,775			\$3,441,275	\$1,683,800	
							Sale. Ratio =>	
							Std. Dev. =>	

USING \$135/FF

OUTLIERS

050-002-200-001-15	3749 INDIAN LAKE RD	06/25/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$43,200
050-002-300-004-00	1673 BAKER LANE	04/02/21	\$36,500	WD	03-ARM'S LENGTH	\$36,500	\$22,500
050-029-201-001-00	5247 W M-55	05/16/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$48,400
051-K30-000-011-00	4101 OLD STATE RD	10/14/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$40,600
051-P10-005-002-00	HENRY ST	01/03/22	\$151,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,476	\$86,400
051-S30-000-033-00	1351 N SAND LAKE RD	05/27/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$42,200
051-S40-004-003-00	1366 ASH ST	11/12/21	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$25,200
051-S40-007-001-00	1370 MAPLE ST	10/07/21	\$20,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$24,700
051-S40-007-022-00	1345 ASH ST	05/21/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,700
051-S40-999-114-00	1321 FLETCHER ST	10/04/22	\$98,000	WD	03-ARM'S LENGTH	\$97,000	\$24,100
051-Q10-000-017-00	4178 FERN AVE	10/11/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,100
051-S30-000-091-00	1369 MICHIGAN AVE	05/28/21	\$75,900	WD	03-ARM'S LENGTH	\$75,900	\$23,700
051-S40-008-013-00	1289 ASH ST	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,000
051-C20-000-028-00	1681 LOUKS DR	09/26/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$23,900
051-C20-000-040-00	1729 LOUKS DR	07/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,000
051-C20-000-081-00	1725 COWAN	11/09/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$26,600

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt
47.41	\$149,853	\$24,876	\$16,729	133.8	0.0	0.58	0.58	\$186	\$0.99
53.43	\$105,763	\$13,487	\$20,250	162.0	166.7	0.62	0.62	\$83	\$0.50
49.06	\$83,428	\$15,322	\$13,750	110.0	209.0	0.53	0.53	\$139	\$0.67
48.04	\$117,622	\$18,028	\$13,250	106.0	400.0	0.97	0.97	\$170	\$0.43
48.14	\$104,671	\$18,798	\$15,000	120.0	300.0	0.41	0.21	\$157	\$1.04
43.41	\$73,872	\$18,628	\$7,500	60.0	150.0	0.21	0.21	\$310	\$2.07
43.91	\$56,163	\$24,337	\$16,500	150.0	125.0	0.43	0.43	\$162	\$1.30
50.15	\$195,510	\$21,490	\$22,000	200.0	125.0	0.57	0.57	\$107	\$0.86
275.00	\$44,000	\$8,000	\$44,000	400.0	125.0	1.15	1.15	\$20	\$0.16
45.55	\$61,464	\$16,936	\$11,000	100.0	125.0	0.29	0.29	\$169	\$1.35
56.00	\$44,713	\$787	\$5,500	50.0	125.0	0.14	0.14	\$16	\$0.13
39.25	\$125,526	\$61,974	\$27,500	250.0	125.0	0.72	0.72	\$248	\$1.98
45.59	\$59,157	\$16,343	\$11,000	100.0	250.0	0.29	0.14	\$163	\$1.31
42.06	\$57,159	\$19,091	\$8,250	75.0	125.0	0.22	0.22	\$255	\$2.04
42.00	\$100,784	\$30,216	\$11,000	100.0	125.0	0.29	0.29	\$302	\$2.42
53.00	\$158,983	\$43,517	\$52,500	420.0	239.4	2.31	2.31	\$104	\$0.43
0.00	\$6,233	\$2,500	\$6,233	49.9	150.0	0.17	0.17	\$50	\$0.33
57.25	\$29,468	\$13,350	\$17,143	137.1	150.0	0.47	0.47	\$97	\$0.65
50.83	\$109,844	\$13,156	\$15,000	120.0	145.0	0.40	0.40	\$110	\$0.76
64.83	\$77,799	\$4,701	\$22,500	180.0	240.0	0.50	0.33	\$26	\$0.22
60.26	\$46,499	\$7,001	\$15,000	120.0	120.0	0.33	0.33	\$58	\$0.49
46.08	\$110,459	\$38,091	\$28,750	230.0	100.0	0.43	0.23	\$166	\$2.03
61.43	\$103,275	\$10,975	\$30,250	242.0	136.0	0.76	0.76	\$45	\$0.33
48.20	\$48,265	\$7,985	\$6,250	50.0	67.0	0.08	0.08	\$160	\$2.38
46.10	\$92,106	\$20,394	\$12,500	100.0	100.0	0.23	0.23	\$204	\$2.04
47.77	\$92,106	\$16,894	\$12,500	100.0	100.0	0.23	0.23	\$169	\$1.69
49.14	\$34,331	\$8,169	\$7,500	60.0	100.0	0.14	0.14	\$136	\$1.36
78.75	\$12,500	\$8,000	\$12,500	100.0	100.0	0.23	0.23	\$80	\$0.80
180.00	\$12,500	\$3,500	\$12,500	100.0	132.0	0.30	0.30	\$35	\$0.27
63.00	\$12,500	\$10,000	\$12,500	100.0	100.0	0.23	0.23	\$100	\$1.00
63.00	\$12,500	\$10,000	\$12,500	100.0	100.0	0.23	0.23	\$100	\$1.00
48.21	\$187,915	\$22,085	\$15,000	120.0	150.0	0.41	0.41	\$184	\$1.23
50.33	\$121,737	\$7,388	\$8,125	65.0	150.0	0.22	0.22	\$114	\$0.76

42.98	\$40,480	\$15,895	\$9,375	75.0	100.0	0.17	0.17	\$212	\$2.12
49.41	\$67,270	\$13,230	\$12,500	100.0	200.0	0.23	0.12	\$132	\$1.32
52.57	\$36,739	\$4,511	\$6,250	50.0	100.0	0.12	0.12	\$90	\$0.90
46.67	\$46,278	\$9,472	\$6,250	50.0	100.0	0.12	0.12	\$189	\$1.89
0.00	\$18,170	\$20,000	\$12,500	100.0	100.0	0.23	0.23	\$200	\$2.00
49.27	\$54,237	\$7,013	\$6,250	50.0	100.0	0.12	0.12	\$140	\$1.40
45.00	\$91,826	\$29,799	\$19,625	157.0	100.0	0.36	0.36	\$190	\$1.90
49.11	\$88,432	\$7,818	\$6,250	50.0	100.0	0.12	0.12	\$156	\$1.56
59.26	\$134,990	\$20,010	\$37,500	300.0	229.0	0.76	0.37	\$67	\$0.60
49.79	\$47,740	\$6,510	\$6,250	50.0	150.0	0.17	0.17	\$130	\$0.87
26.25	\$12,500	\$24,000	\$12,500	100.0	256.0	0.59	0.59	\$240	\$0.94
44.00	\$140,765	\$38,810	\$19,575	174.0	125.0	0.50	0.50	\$223	\$1.79
\$3,428,132		\$753,087	\$697,305	5,766.8		18.55	17.32		
48.93		Average				Average			
40.99		per FF=>	\$131			per Net Acre=>	40,597.68		\$0.93

154.29	\$79,664	(\$28,084)	\$23,580	162.6	490.2	1.83	1.83	(\$173)	(\$0.35)
61.64	\$44,985	(\$2,672)	\$5,813	46.5	117.0	0.13	0.13	(\$57)	(\$0.49)
242.00	\$96,783	(\$43,783)	\$33,000	264.0	270.0	1.64	1.64	(\$166)	(\$0.61)
60.15	\$81,190	(\$6,315)	\$7,375	59.0	167.0	0.23	0.23	(\$107)	(\$0.64)
752.88	\$232,625	(\$96,299)	\$65,150	100.0	250.0	0.29	0.12	(\$963)	(\$7.70)
84.57	\$84,449	(\$30,174)	\$4,375	35.0	100.0	0.08	0.08	(\$862)	(\$8.66)
57.93	\$50,412	(\$662)	\$6,250	50.0	100.0	0.12	0.12	(\$13)	(\$0.13)
123.50	\$55,762	(\$17,012)	\$12,500	100.0	200.0	0.23	0.12	(\$170)	(\$1.70)
62.62	\$81,312	(\$10,062)	\$6,250	50.0	100.0	0.12	0.12	(\$201)	(\$2.01)
24.85	\$48,180	\$55,070	\$6,250	50.0	100.0	0.12	0.12	\$1,101	\$10.99
62.00	\$68,296	\$79	\$13,375	107.0	132.0	0.32	0.32	\$1	\$0.01
31.23	\$47,414	\$34,736	\$6,250	50.0	100.0	0.12	0.12	\$695	\$6.93
38.00	\$76,070	\$30,180	\$6,250	50.0	100.0	0.12	0.12	\$604	\$6.02
29.15	\$47,712	\$43,038	\$8,750	70.0	115.0	0.19	0.19	\$615	\$5.34
43.13	\$138,011	\$28,239	\$6,250	50.0	125.0	0.14	0.14	\$565	\$4.53
31.29	\$53,183	\$42,067	\$10,250	82.0	125.0	0.24	0.24	\$513	\$4.11

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
133.83	11	2021007548		SECTION LOTS AND ACREAGE	401	B-FF
162.00	11	2022000849		SECTION LOTS AND ACREAGE	401	B-FF
110.00	11	2022004815		SECTION LOTS AND ACREAGE	401	B-FF
106.00	11	2022000432		SECTION LOTS AND ACREAGE	401	B-FF
120.00	5A	2021006998	051-C10-000-008-00	OFF WATER-FLOYD LAKE	401	B-FF
60.00	5A	2022002950		OFF WATER-FLOYD LAKE	401	B-FF
150.00	27	2022001021		EAGLE PARK	401	A-FF
200.00	27	2022001367		EAGLE PARK	401	A-FF
400.00	27	2022004758		EAGLE PARK	402	A-FF
100.00	27	2021004952		EAGLE PARK	401	A-FF
50.00	27	2022006628		EAGLE PARK	401	A-FF
250.00	27	2022005669		EAGLE PARK	401	A-FF
100.00	27	2022005613	051-E10-000-171-00	EAGLE PARK	401	A-FF
75.00	27	2022002506		EAGLE PARK	401	A-FF
100.00	27	2021004344		EAGLE PARK	401	A-FF
420.00	11	2022006211		SECTION LOTS AND ACREAGE	401	B-FF
49.86	5A	2021008550		OFF WATER-FLOYD LAKE	001	B-FF
137.14	5A	2021008549		OFF WATER-FLOYD LAKE	401	B-FF
120.00	5A	2021004906		OFF WATER-FLOYD LAKE	401	B-FF
180.00	11	2023000985	051-G10-000-025-00	SECTION LOTS AND ACREAGE	401	B-FF
120.00	11	2021007604		SECTION LOTS AND ACREAGE	401	B-FF
230.00	4A	2021003837	051-K10-000-017-00	OFF WATER-SAND LAKE	401	A-FF
242.00	11	2022003783		SECTION LOTS AND ACREAGE	401	B-FF
50.00	11	2022000231		SECTION LOTS AND ACREAGE	401	B-FF
100.00	7A	2021005246		OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF
100.00	7A	2022003968		OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF
60.00	7A	2022000041		OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF
100.00	7A	2022003209		OFF WATER-BASS,ROUND,ISLAND LAKE	402	C-FF
100.00	4A	2021004916		OFF WATER-SAND LAKE	402	A-FF
100.00	4A	2022005855		OFF WATER-SAND LAKE	402	A-FF
100.00	4A	2022003676		OFF WATER-SAND LAKE	402	A-FF
120.00	4A	2021007000		OFF WATER-SAND LAKE	401	A-FF
65.00	4A	2021003175		OFF WATER-SAND LAKE	401	A-FF

75.00	4A	2022000407	OFF WATER-SAND LAKE	401	A-FF
100.00	4A	2021004060 051-S40-007-016-00	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2021008807	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2022006068	OFF WATER-SAND LAKE	401	A-FF
100.00	4A	2021003420	OFF WATER-SAND LAKE	001	A-FF
50.00	4A	2021008420	OFF WATER-SAND LAKE	401	A-FF
157.00	4A	2022003096	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2021003637	OFF WATER-SAND LAKE	401	A-FF
300.00	4A	2022006692 051-S50-000-029-00	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2023001331	OFF WATER-SAND LAKE	401	A-FF
100.00	4A	2022005466	OFF WATER-SAND LAKE	402	A-FF
174.00	4A	2021005217	OFF WATER-SAND LAKE	401	A-FF

162.62	7A	2021004723	OFF WATER-BASS,ROUND,ISLAND LAKE	401	B-FF
46.50	4A	2021002014	OFF WATER-SAND LAKE	401	A-FF
264.00	11	1115/823	SECTION LOTS AND ACREAGE	401	B-FF
59.00	11	2022006317	SECTION LOTS AND ACREAGE	401	B-FF
100.00	7A	2022000685 051-P10-004-008-00	OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF
35.00	4A	2021004006	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2021008149	OFF WATER-SAND LAKE	401	A-FF
100.00	4A	2021007248 051-S40-007-015-00	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2021003767	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2022005976	OFF WATER-SAND LAKE	401	A-FF
107.00	4A	2022006119	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2021004002	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2022006587	OFF WATER-SAND LAKE	401	A-FF
70.00	4A	2022005828	OFF WATER-SAND LAKE	401	A-FF
50.00	4A	2022004664	OFF WATER-SAND LAKE	401	A-FF
82.00	4A	2022006661	OFF WATER-SAND LAKE	401	A-FF