

## Off Water Lower Rates & Eagle Park 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
050-010-300-002-00	SPARTON RD	11/16/22	\$6,700	QC	03-ARM'S LENGTH	\$6,700	\$4,500	67.16
050-015-400-008-00	521 N SAND LAKE RD	08/14/23	\$169,000	WD	03-ARM'S LENGTH	\$168,500	\$70,500	41.84
050-015-400-008-50	535 N SAND LAKE RD	08/03/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,100	55.50
050-021-300-036-00	175 W RIVER RD	04/27/23	\$40,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$27,300	68.25
050-029-100-016-10	224 S IMPERIAL DR	08/05/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,500	50.00
050-030-100-005-10	5647 M-55	05/12/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$64,300	42.05
051-A10-002-017-00	1823 COURT ST	10/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$23,200	41.43
051-A10-004-001-00	3864 TRAVER ST	05/18/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,000	36.25
051-A20-000-026-00	84 N IMPERIAL DR	03/26/24	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$68,000	50.41
051-C10-000-013-00	1700 SAGINAW ST	04/18/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,500	44.12
051-C20-000-067-00	1728 COWAN	06/07/23	\$98,000	WD	03-ARM'S LENGTH	\$94,000	\$45,500	48.40
051-E10-000-010-00	3446 SAGINAW ST	05/31/23	\$32,900	WD	03-ARM'S LENGTH	\$32,900	\$11,000	33.43
051-E10-000-049-00	3454 MIDLAND	05/31/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$20,800	48.37
051-E10-000-084-00	MIDLAND	08/03/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$27,000	337.50
051-E10-000-112-00	3465 SHIAWASSEE	12/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,600	39.56
051-E10-000-127-00	3445 BAY ST	09/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,900	43.06
051-E10-000-160-00	3439 BAY ST	01/30/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,900	48.32
051-E10-000-170-00	3450 BAY ST	09/02/22	\$59,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$59,000	\$28,300	47.97
051-E10-000-175-00	1858 SAGINAW ST	10/25/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,400	58.00
051-E10-000-205-00	3425 GENESEE ST	04/20/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$31,900	46.91
051-E20-000-005-00	5115 CARPENTER	10/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,100	54.73
051-F10-000-015-00	3521 FOX ST	09/28/23	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$36,700	37.07
051-F20-000-052-00	1704 LILLIAN DR	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,400	43.72
051-G10-000-003-00	5901 M-55	03/10/23	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$39,600	66.00
051-G10-000-039-00	ALGOQUIN ST	03/28/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$4,100	273.33
051-I30-000-032-10	IROQUOIS TR	06/15/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0	0.00
051-K10-000-016-00	1800 INDIAN LAKE RD	05/08/23	\$121,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,400	\$58,100	48.26
051-K30-000-011-00	4101 OLD STATE RD	10/14/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$35,400	52.44
051-K30-000-019-00	4061 KELLY ST	06/17/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$47,500	56.55
051-P10-005-007-00	3197 HENRY ST	06/29/22	\$121,500	WD	03-ARM'S LENGTH	\$96,500	\$46,900	48.60
051-P11-010-005-00	3193 ALASKA ST	05/23/22	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$6,800	85.00
051-Q10-000-016-00	4196 FERN AVE	02/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,000	44.00
051-S10-002-008-00	MABELLE ST	09/24/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,800	68.00
051-S10-002-017-00	MABELLE ST	06/13/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,800	68.00

051-S30-000-060-00	1330 MICHIGAN AVE	12/31/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,300	47.45	
051-S30-000-073-00	MICHIGAN AVE	07/14/23	\$2,300	WD	03-ARM'S LENGTH	\$2,300	\$3,400	147.83	
051-S30-000-076-00	4006 OLD STATE RD	01/08/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,500	50.56	
051-S40-013-021-00	1341 PINE ST	10/07/22	\$50,000	WD	03-ARM'S LENGTH	\$49,500	\$23,500	47.47	
051-S40-999-117-00	3911 SAGINAW ST	05/16/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$48,900	47.94	
051-S50-000-027-00	1831 INDIAN LAKE RD	11/04/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$58,000	61.05	
051-S50-000-031-00	INDIAN LAKE RD	12/08/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$6,200	124.00	
051-S60-000-085-00	1400 ELIZABETH ST	03/23/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$24,600	51.25	
051-T10-000-005-00	4067 CAMINO DR	08/08/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$67,800	54.24	
051-T10-000-032-00	4078 CAMINO DR	08/26/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$7,300	30.42	
051-W11-003-015-00	1610 INDIAN LAKE RD	05/26/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$63,700	41.63	
051-W11-004-021-00	1559 INDIAN LAKE RD	11/04/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,200	42.93	
051-W11-004-023-00	1537 INDIAN LAKE RD	08/11/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$7,900	45.14	
<b>Totals:</b>			<b>\$3,460,600</b>			<b>\$3,429,100</b>	<b>\$1,661,700</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.46</b>
								<b>Std. Dev. =&gt;</b>	<b>56.38</b>

**Using \$149/FF**

Outliers

051-E10-000-120-00	3456 SHIAWASSEE	11/02/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,100	57.75
050-007-100-010-00	5564 OLD STATE RD	11/02/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$28,800	73.85
051-Q10-000-017-00	4178 FERN AVE	10/11/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,700	63.09
051-S40-999-114-00	1321 FLETCHER ST	10/04/22	\$98,000	WD	03-ARM'S LENGTH	\$97,000	\$31,000	31.96
051-L10-000-011-00	3703 LITTLE ISLAND DR	06/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$40,600	35.30
051-E10-000-011-00	3442 SAGINAW ST	08/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$43,800	31.31
051-C20-000-028-00	1681 LOUKS DR	09/26/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$24,700	30.12
051-S40-008-013-00	1289 ASH ST	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,400	38.40
051-C20-000-040-00	1729 LOUKS DR	07/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,000	43.75
051-C20-000-081-00	1725 COWAN	11/09/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,300	32.12
051-F20-000-043-10	1677 SAGINAW ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,700	36.79

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
\$8,910	\$6,700	\$8,910	66.0	660.0	1.00	1.00	\$102	\$6,700	\$0.15	11
\$141,082	\$49,693	\$22,275	165.0	264.0	1.00	1.00	\$301	\$49,693	\$1.14	11
\$22,275	\$20,000	\$22,275	165.0	403.5	1.53	1.53	\$121	\$13,089	\$0.30	11
\$54,520	\$9,105	\$23,625	175.0	200.0	0.40	0.23	\$52	\$22,649	\$0.52	11
\$85,039	\$14,811	\$14,850	110.0	209.0	0.53	0.53	\$135	\$28,051	\$0.64	11
\$128,552	\$38,658	\$14,310	106.0	400.0	0.97	0.97	\$365	\$39,731	\$0.91	11
\$46,343	\$15,057	\$5,400	40.0	75.0	0.07	0.07	\$376	\$218,217	\$5.01	4A
\$58,024	\$32,776	\$10,800	80.0	95.0	0.17	0.17	\$410	\$188,368	\$4.32	4A
\$136,036	\$39,364	\$40,500	300.0	195.0	1.34	1.34	\$131	\$29,310	\$0.67	11
\$75,084	\$18,016	\$8,100	60.0	150.0	0.21	0.21	\$300	\$87,034	\$2.00	5A
\$90,990	\$9,760	\$6,750	50.0	125.0	0.14	0.14	\$195	\$68,252	\$1.57	4A
\$22,025	\$17,625	\$6,750	50.0	125.0	0.14	0.14	\$353	\$123,252	\$2.83	27
\$41,641	\$14,859	\$13,500	100.0	125.0	0.29	0.29	\$149	\$51,774	\$1.19	27
\$54,000	\$8,000	\$54,000	400.0	125.0	1.15	1.15	\$20	\$6,969	\$0.16	27
\$71,199	\$32,301	\$13,500	100.0	125.0	0.29	0.29	\$323	\$112,547	\$2.58	27
\$137,865	\$55,885	\$33,750	250.0	125.0	0.72	0.72	\$224	\$77,943	\$1.79	27
\$91,861	\$16,639	\$13,500	100.0	125.0	0.29	0.29	\$166	\$57,976	\$1.33	27
\$56,462	\$16,038	\$13,500	100.0	250.0	0.29	0.14	\$160	\$56,077	\$1.29	27
\$92,784	\$7,466	\$20,250	150.0	125.0	0.43	0.43	\$50	\$17,363	\$0.40	27
\$63,739	\$14,386	\$10,125	75.0	125.0	0.22	0.22	\$192	\$66,912	\$1.54	27
\$164,150	\$42,550	\$56,700	420.0	239.4	2.31	2.31	\$101	\$18,428	\$0.42	11
\$73,400	\$39,370	\$13,770	102.0	200.0	0.23	0.12	\$386	\$168,248	\$3.86	5A
\$126,873	\$30,277	\$12,150	90.0	150.0	0.31	0.31	\$336	\$97,668	\$2.24	5A
\$79,092	\$5,208	\$24,300	180.0	240.0	0.50	0.33	\$29	\$10,500	\$0.24	11
\$8,100	\$1,500	\$8,100	60.0	120.0	0.17	0.17	\$25	\$9,091	\$0.21	11
\$6,308	\$10,000	\$6,308	43.5	261.0	0.26	0.00	\$230	\$38,314	\$0.88	4A
\$116,058	\$35,392	\$31,050	230.0	100.0	0.43	0.23	\$154	\$82,307	\$1.89	4A
\$70,824	\$4,641	\$7,965	59.0	167.0	0.23	0.23	\$79	\$20,535	\$0.47	11
\$95,064	\$21,606	\$32,670	242.0	136.0	0.76	0.76	\$89	\$28,579	\$0.66	11
\$93,855	\$16,145	\$13,500	100.0	100.0	0.23	0.23	\$161	\$70,196	\$1.61	7A
\$13,500	\$8,000	\$13,500	100.0	100.0	0.23	0.23	\$80	\$34,783	\$0.80	7A
\$153,975	\$35,470	\$14,445	107.0	132.0	0.32	0.32	\$331	\$109,475	\$2.51	4A
\$13,500	\$10,000	\$13,500	100.0	100.0	0.23	0.23	\$100	\$43,478	\$1.00	4A
\$13,500	\$10,000	\$13,500	100.0	100.0	0.23	0.23	\$100	\$43,478	\$1.00	4A

\$44,562	\$12,563	\$10,125	75.0	100.0	0.17	0.17	\$168	\$73,041	\$1.68	4A
\$6,750	\$2,300	\$6,750	50.0	100.0	0.12	0.12	\$46	\$20,000	\$0.46	4A
\$90,910	\$6,515	\$7,425	55.0	100.0	0.13	0.13	\$118	\$51,706	\$1.19	4A
\$47,003	\$9,247	\$6,750	50.0	100.0	0.12	0.12	\$185	\$80,409	\$1.85	4A
\$97,729	\$25,466	\$21,195	157.0	100.0	0.36	0.36	\$162	\$70,739	\$1.62	4A
\$115,945	\$19,555	\$40,500	300.0	229.0	0.76	0.37	\$65	\$25,629	\$0.59	4A
\$12,461	\$5,000	\$12,461	130.0	64.0	0.19	0.19	\$38	\$26,178	\$0.60	4A
\$49,258	\$5,492	\$6,750	50.0	150.0	0.17	0.17	\$110	\$31,930	\$0.73	4A
\$135,479	\$16,521	\$27,000	200.0	400.0	0.92	0.46	\$83	\$17,997	\$0.41	4A
\$14,526	\$24,000	\$13,500	100.0	256.0	0.59	0.59	\$240	\$40,816	\$0.94	4A
\$127,313	\$45,937	\$20,250	150.0	125.0	0.43	0.43	\$306	\$106,830	\$2.45	4A
\$64,337	\$35,908	\$25,245	287.0	165.5	1.09	1.09	\$125	\$32,943	\$0.76	4A
\$15,807	\$17,500	\$11,610	86.0	125.0	0.25	0.25	\$203	\$70,850	\$1.63	4A
<b>\$3,328,710</b>	<b>\$933,302</b>	<b>\$827,689</b>	<b>6,265.5</b>		<b>22.89</b>	<b>20.97</b>				
	<b>Average</b>				<b>Average</b>			<b>Average</b>		
	<b>per FF=&gt;</b>		<b>\$149</b>		<b>per Net Acre=&gt;</b>	<b>40,782.26</b>		<b>per SqFt=&gt;</b>	<b>\$0.94</b>	

\$46,115	\$635	\$6,750	50.0	125.0	0.14	0.14	\$13	\$4,441	\$0.10	27
\$57,665	\$1,180	\$19,845	147.0	330.0	1.11	1.11	\$8	\$1,059	\$0.02	11
\$69,410	\$35	\$14,445	107.0	132.0	0.32	0.32	\$0	\$108	\$0.00	4A
\$61,952	\$41,798	\$6,750	50.0	100.0	0.12	0.12	\$836	\$363,461	\$8.34	4A
\$81,299	\$41,801	\$8,100	60.0	208.0	0.29	0.29	\$697	\$145,648	\$3.34	7A
\$87,629	\$65,771	\$13,500	100.0	125.0	0.29	0.29	\$658	\$229,167	\$5.26	27
\$49,318	\$42,132	\$9,450	70.0	115.0	0.19	0.19	\$602	\$227,741	\$5.23	4A
\$76,794	\$29,956	\$6,750	50.0	100.0	0.12	0.12	\$599	\$260,487	\$5.98	4A
\$140,059	\$26,691	\$6,750	50.0	125.0	0.14	0.14	\$534	\$186,650	\$4.28	4A
\$54,527	\$41,543	\$11,070	82.0	125.0	0.24	0.24	\$507	\$176,779	\$4.06	4A
\$121,365	\$59,835	\$16,200	120.0	145.0	0.40	0.40	\$499	\$149,962	\$3.44	5A

Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
2022006928		SECTION LOTS AND ACREAGE	402	B-FF	
2023004487		SECTION LOTS AND ACREAGE	401	B-FF	
2023004044		SECTION LOTS AND ACREAGE	402	B-FF	
2023002334	050-021-300-036-50	SECTION LOTS AND ACREAGE	401	B-FF	
2022004815		SECTION LOTS AND ACREAGE	401	B-FF	
2023002608		SECTION LOTS AND ACREAGE	401	B-FF	
2023005695		OFF WATER-SAND LAKE	401	A-FF	
2023002805		OFF WATER-SAND LAKE	401	A-FF	
2024001255		SECTION LOTS AND ACREAGE	401	B-FF	
2022002950		OFF WATER-FLOYD LAKE	401	B-FF	
2023003130		OFF WATER-SAND LAKE	401	A-FF	
2023003016		EAGLE PARK	401	A-FF	
2023003225		EAGLE PARK	401	A-FF	
2022004758		EAGLE PARK	402	A-FF	A-FF
2024000038		EAGLE PARK	401	A-FF	
2022005669		EAGLE PARK	401	A-FF	A-FF
2024000597		EAGLE PARK	401	A-FF	
2022005613	051-E10-000-171-00	EAGLE PARK	401	A-FF	
2023005701		EAGLE PARK	401	A-FF	
2022002506		EAGLE PARK	401	A-FF	
2022006211		SECTION LOTS AND ACREAGE	401	B-FF	B-FF
2023005136	051-F10-000-006-00	OFF WATER-FLOYD LAKE	401	B-FF	
2023004802		OFF WATER-FLOYD LAKE	401	B-FF	
2023000985	051-G10-000-025-00	SECTION LOTS AND ACREAGE	401	B-FF	
2024001389		SECTION LOTS AND ACREAGE	402	B-FF	
2022003814		OFF WATER-SAND LAKE			
2023002492	051-K10-000-017-00	OFF WATER-SAND LAKE	401	A-FF	
2022006317		SECTION LOTS AND ACREAGE	401	B-FF	
2022003783		SECTION LOTS AND ACREAGE	401	B-FF	
2022003968		OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF	
2022003209		OFF WATER-BASS,ROUND,ISLAND LAKE	402	C-FF	
2024000459		OFF WATER-SAND LAKE	401	A-FF	
2022005855		OFF WATER-SAND LAKE	402	A-FF	
2022003676		OFF WATER-SAND LAKE	402	A-FF	

2022000407	OFF WATER-SAND LAKE	401	A-FF	
2023003765	OFF WATER-SAND LAKE	402	A-FF	
2024000278	OFF WATER-SAND LAKE	401	A-FF	
2022006068	OFF WATER-SAND LAKE	401	A-FF	
2022003096	OFF WATER-SAND LAKE	401	A-FF	
2022006692	051-S50-000-029-00 OFF WATER-SAND LAKE	401	A-FF	
2023006230	OFF WATER-SAND LAKE	402	A-FF	
2023001331	OFF WATER-SAND LAKE	401	A-FF	
2023004124	051-T10-000-004-00 OFF WATER-SAND LAKE	401	A-FF	
2022005466	OFF WATER-SAND LAKE	402	A-FF	
2023003918	OFF WATER-SAND LAKE	401	A-FF	
2023005934	OFF WATER-SAND LAKE	401	A-FF	A-FF
2023004170	OFF WATER-SAND LAKE	402	A-FF	

---

2022006628	EAGLE PARK	401	A-FF	
2023005753	SECTION LOTS AND ACREAGE	401	B-FF	
2022006119	OFF WATER-SAND LAKE	401	A-FF	
2022005976	OFF WATER-SAND LAKE	401	A-FF	
2023003253	OFF WATER-BASS,ROUND,ISLAND LAKE	401	C-FF	
2023004305	EAGLE PARK	401	A-FF	
2022005828	OFF WATER-SAND LAKE	401	A-FF	
2022006587	OFF WATER-SAND LAKE	401	A-FF	
2022004664	OFF WATER-SAND LAKE	401	A-FF	
2022006661	OFF WATER-SAND LAKE	401	A-FF	A-FF
2024000553	OFF WATER-FLOYD LAKE	401	B-FF	