

1-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.00	0.00					
			Sale. Ratio =>		#DIV/0!		Average		Average		Average		#DIV/0!		per SqFt=>		#DIV/0!	
			Std. Dev. =>		#REF!		per FF=>		per Net Acre=>									

1.5-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.00	0.00					
			Sale. Ratio =>		#DIV/0!		Average		Average		Average		#DIV/0!		per SqFt=>		#DIV/0!	
			Std. Dev. =>		#REF!		per FF=>		per Net Acre=>									

Outlier

2-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
050-011-100-006-00	OLD STATE RD	11/13/23	\$19,500	MLC	03-ARM'S LENGTH	\$19,500	\$12,100	62.05	\$24,100	\$19,500	\$24,100	2.25	2.25	\$8,667	\$0.20	2023005894		SECTION LOTS AND ACREAGE
050-001-300-016-00	3452 CHAPPEL WOODS TRAIL	12/12/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$58,300	41.67	\$116,502	\$46,298	\$22,900	2.10	2.10	\$22,047	\$0.51	2023006406		OFF WATER-CHAPPEL LAKE
Totals:			\$159,400			\$159,400	\$70,400		\$140,602	\$65,798	\$47,000	4.35	4.35					
			Sale. Ratio =>		#REF!		Average		Average		Average		\$15,126		per SqFt=>		\$0.51	
			Std. Dev. =>		#REF!		per FF=>		per Net Acre=>									

2.5-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
050-011-100-005-00	OLD STATE RD	11/13/23	\$19,000	MLC	03-ARM'S LENGTH	\$19,000	\$13,300	70.00	\$26,500	\$19,000	\$26,500	2.50	2.50	\$7,600	\$0.17	2023005895		SECTION LOTS AND ACREAGE
050-011-100-010-00	3700 OLD STATE RD	04/12/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$13,300	57.83	\$26,500	\$23,000	\$26,500	2.50	2.50	\$9,200	\$0.21	2024001995		SECTION LOTS AND ACREAGE
Totals:			\$42,000			\$42,000	\$26,600		\$53,000	\$42,000	\$53,000	5.00	5.00					
			Sale. Ratio =>		63.33		Average		Average		Average		\$8,400		per SqFt=>		\$0.19	
			Std. Dev. =>		#REF!		per FF=>		per Net Acre=>									

3-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
050-028-200-001-60	M-55	06/27/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$15,500	38.75	\$30,960	\$40,000	\$30,960	3.16	3.16	\$12,658	\$0.29	2023003400		SECTION LOTS AND ACREAGE
Totals:			\$40,000			\$40,000	\$15,500		\$30,960	\$40,000	\$30,960	3.16	3.16					
			Sale. Ratio =>		38.75		Average		Average		Average		\$12,658		per SqFt=>		0.29	
			Std. Dev. =>		#REF!		per FF=>		per Net Acre=>									

4-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.00	0.00					
			Sale. Ratio =>		#DIV/0!	Average		Average		Average		#DIV/0!		Average		#DIV/0!		
			Std. Dev. =>		#REF!	per FF=>		per Net Acre=>		per SqFt=>		#DIV/0!						

5-Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
040-011-300-001-50	1877 S M-65	05/23/23	\$64,000	WD	03-ARM'S LENGT	\$64,000	\$31,300	48.91	\$62,637	\$36,542	\$35,179	5.10	5.10	\$7,165	\$0.16	2023002882		RESIDENTIAL
050-011-100-009-00	OLD STATE RD	10/09/23	\$36,000	WD	03-ARM'S LENGT	\$36,000	\$19,500	54.17	\$39,000	\$36,000	\$39,000	4.75	4.75	\$7,579	\$0.17	2023005255		SECTION LOTS AND ACREAGE
050-011-100-007-00	OLD STATE RD	10/27/23	\$37,000	MLC	19-MULTI PARCEL	\$37,000	\$26,800	72.43	\$80,200	\$37,000	\$53,490	5.07	2.54	\$7,298	\$0.17	2023005615	050-011-100-008-00	SECTION LOTS AND ACREAGE
Totals:			\$137,000			\$137,000	\$77,600		\$181,837	\$109,542	\$127,669	14.92	12.39					
			Sale. Ratio =>		#REF!	Average		Average		Average		#DIV/0!		Average		#DIV/0!		
			Std. Dev. =>		#REF!	per FF=>		per Net Acre=>		per SqFt=>		\$7,342						\$0.17

7-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
040-029-100-003-00	3124 WILSON CREEK RD	02/02/24	\$27,000	WD	03-ARM'S LENGT	\$27,000	\$27,500	101.85	\$55,044	\$9,598	\$37,642	6.48	6.48	\$1,481	\$0.03	2024004663		RESIDENTIAL
040-006-400-002-75	8720 WHITTEMORE RD	11/09/23	\$155,000	WD	03-ARM'S LENGT	\$155,000	\$77,850	50.23	\$155,732	\$37,838	\$38,570	7.00	7.00	\$5,405	\$0.12	2.02301E+11		RESIDENTIAL
050-013-100-001-55	890 N SLAWSON	08/11/23	\$249,900	WD	03-ARM'S LENGT	\$249,900	\$106,000	42.42	\$211,995	\$76,994	\$39,089	6.95	6.95	\$11,078	\$0.25	2023004218		SECTION LOTS AND ACREAGE
Totals:			\$431,900			\$431,900	\$211,350		\$422,771	\$124,430	\$115,301	20.43	20.43					
			Sale. Ratio =>		#REF!	Average		Average		Average		#DIV/0!		Average		#DIV/0!		
			Std. Dev. =>		#REF!	per FF=>		per Net Acre=>		per SqFt=>		\$6,091						\$0.14

10-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
050-004-200-005-00	NATIONAL CITY RD	04/12/24	\$23,000	WD	03-ARM'S LENGT	\$23,000	\$20,500	89.13	\$40,928	\$23,000	\$40,928	9.88	9.88	\$2,328	\$0.05	2024001993		SECTION LOTS AND ACREAGE
040-024-300-002-75	6428 TURTLE RD	03/04/24	\$72,000	WD	03-ARM'S LENGT	\$72,000	\$34,450	47.85	\$68,921	\$45,079	\$42,000	10.00	10.00	\$4,508	\$0.10	2024009953		RESIDENTIAL
040-028-100-001-00	7525 TURTLE RD	07/25/23	\$58,000	WD	03-ARM'S LENGT	\$58,000	\$40,450	69.74	\$80,878	\$19,122	\$42,000	10.00	10.00	\$1,912	\$0.04	2023003883		RESIDENTIAL
050-013-300-004-00	610 N BINDER RD	07/08/24	\$261,000	WD	03-ARM'S LENGT	\$261,000	\$115,600	44.29	\$231,235	\$70,765	\$41,000	10.00	10.00	\$7,077	\$0.16	2024003613		SECTION LOTS AND ACREAGE
050-024-100-005-00	3155 MILLER RD	06/30/23	\$136,500	WD	03-ARM'S LENGT	\$136,500	\$81,800	59.93	\$163,574	\$20,926	\$48,000	10.00	10.00	\$2,093	\$0.05	2023003500		SECTION LOTS AND ACREAGE
050-013-100-001-60	850 N SLAWSON	01/22/25	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$20,600	37.45	\$41,115	\$55,000	\$41,115	10.05	10.05	\$5,473	\$0.13	2025000247		SECTION LOTS AND ACREAGE
050-030-200-001-50	5787 M-55	07/15/24	\$228,000	WD	19-MULTI PARCEL	\$228,000	\$117,600	51.58	\$235,212	\$62,511	\$69,723	10.10	5.00	\$6,189	\$0.14	2024003769	050-030-200-001-30	SECTION LOTS AND ACREAGE
Totals:			\$833,500			\$833,500	\$431,000		\$861,863	\$296,403	\$324,766	70.03	64.93					
			Sale. Ratio =>		#REF!	Average		Average		Average		#DIV/0!		Average		#DIV/0!		
			Std. Dev. =>		#REF!	per FF=>		per Net Acre=>		per SqFt=>		\$4,233						\$0.10

Outlier

15-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
040-032-300-002-60	3876 HOTTIS RD	03/04/24	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$144,850	48.28	\$289,677	\$60,558	\$50,235	13.05	13.05	\$4,640	\$0.11	2024001100		RESIDENTIAL
050-008-200-002-75	5390 OLD STATE RD	06/09/23	\$175,000	WD	19-MULTI PARCEL	\$175,000	\$95,200	54.40	\$190,405	\$40,895	\$56,300	17.00	17.00	\$2,406	\$0.06	2023003131	050-008-200-002-50, 051	SECTION LOTS AND ACREAGE
Totals:			\$475,000			\$475,000	\$240,050		\$480,082	\$101,453	\$106,535	30.05	30.05					
			Sale. Ratio =>		#REF!	Average		Average		Average		#DIV/0!		Average		#DIV/0!		
			Std. Dev. =>		#REF!	per FF=>		per Net Acre=>		per SqFt=>		\$3,376						\$0.08

20-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
040-006-300-002-00	8818 WHITTEMORE RD	05/30/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,250	44.90	\$224,470	\$93,380	\$67,850	19.75	19.75	\$4,728	\$0.11	2024002907		RESIDENTIAL
050-011-100-003-50	OLD STATE RD	04/28/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$0	0.00	\$68,000	\$43,000	\$68,000	20.00	20.00	\$2,150	\$0.05	2023002362		SECTION LOTS AND ACREAGE
050-029-400-002-50	S IMPERIAL DR	06/26/23	\$72,000	WD	19-MULTI PARCEL	\$72,000	\$31,700	44.03	\$63,409	\$72,000	\$63,409	19.99	19.15	\$3,602	\$0.08	2023003394	050-032-100-004-00	SECTION LOTS AND ACREAGE
050-029-400-003-00	S IMPERIAL DR	07/26/23	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$31,000	34.25	\$62,000	\$90,500	\$62,000	20.00	20.00	\$4,525	\$0.10	2023003901		SECTION LOTS AND ACREAGE
Totals:			\$455,500			\$455,500	\$174,950		\$417,879	\$298,880	\$261,259	79.74	78.90					
								38.41			Average	Average	Average					
								Std. Dev. =>	#REF!		per FF=>	per Net Acre=>	per SqFt=>	\$3,748				\$0.09

Outliers

25-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
050-025-100-005-00	3145 W M-55	02/01/24	\$275,000	WD	19-MULTI PARCEL	\$275,000	\$94,200	34.25	\$188,429	\$204,993	\$118,422	24.28	3.94	\$8,443	\$0.19	2024003100	050-025-100-007-00, 050-	SECTION LOTS AND ACREAGE
Totals:			\$275,000			\$275,000	\$94,200		\$188,429	\$204,993	\$118,422	24.28	3.94					
								34.25			Average	Average	Average					
								Std. Dev. =>	#DIV/0!		per FF=>	per Net Acre=>	per SqFt=>	\$8,443				\$0.19

30-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.00	0.00					
								#DIV/0!			Average	Average	Average					
								Std. Dev. =>	#REF!		per FF=>	per Net Acre=>	per SqFt=>	#DIV/0!				#DIV/0!

Outlier

40-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
040-021-100-001-20	7701 ALABASTER RD	09/21/23	\$192,500	WD	03-ARM'S LENGTH	\$191,500	\$84,550	44.15	\$169,085	\$130,365	\$107,950	36.50	36.50	\$3,572	\$0.08	2023004903		RESIDENTIAL
040-013-300-001-10	2339 TOWERLINE RD	09/20/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,850	39.23	\$117,689	\$150,000	\$114,689	39.43	39.43	\$3,804	\$0.09	2024005166		RESIDENTIAL
050-032-100-002-25	POWERLINE RD OFF	09/16/24	\$96,575	WD	03-ARM'S LENGTH	\$96,575	\$78,100	80.87	\$156,278	\$41,146	\$100,849	38.63	38.63	\$1,065	\$0.02	2024004971		SECTION LOTS AND ACREAGE
Totals:			\$439,075			\$438,075	\$221,500		\$443,052	\$321,511	\$323,488	114.56	114.56					
								50.56			Average	Average	Average					
								Std. Dev. =>	29.44		per FF=>	per Net Acre=>	per SqFt=>	\$2,806				\$0.06

50-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table		
050-029-400-001-00	S IMPERIAL DR	02/28/25	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$62,400	37.25	\$124,885	\$167,500	\$124,885	50.30	50.30	\$3,330	\$0.08	2025000864		SECTION LOTS AND ACREAGE		
040-006-400-002-10	WHITTEMORE RD	05/17/24	\$157,500	WD	19-MULTI PARCEL	\$157,500	\$92,500	58.73	\$185,043	\$157,500	\$185,043	62.97	49.97	\$2,501	\$0.06	2024002785	040-006-400-002-15	RESIDENTIAL		
Totals:			\$325,000			\$325,000	\$154,900		\$309,928	\$325,000	\$309,928	113.27	100.27							
								Sale. Ratio =>	47.66	Average		Average		Average						
								Std. Dev. =>	#DIV/0!	per FF=>		per Net Acre=>		per SqFt=>						
														\$2,869		\$0.07				

80-ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table		
040-019-100-003-00	2636 MILL STATION RD	11/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$139,500	69.75	\$279,021	\$103,479	\$182,500	75.00	75.00	\$1,380	\$0.03	2023005751		RESIDENTIAL		
040-032-100-003-00	3669 HOTTIS RD	09/13/23	\$237,500	WD	19-MULTI PARCEL	\$237,200	\$150,050	63.26	\$300,086	\$151,038	\$213,924	77.80	75.80	\$1,941	\$0.04	2023005055	040-032-100-003-50	RESIDENTIAL		
020-018-200-002-10	3940 KEISER TR	09/04/24	\$210,000			\$210,000	\$108,000	51.43	\$218,247	\$155,753	\$164,000	80.00	80.00	\$1,947				AUSABLE TWP		
Totals:			\$647,500			\$647,200	\$397,550			\$410,270	\$560,424	232.80	150.80							
								Sale. Ratio =>	61.43	Average		Average		Average						
								Std. Dev. =>	#REF!	per FF=>		per Net Acre=>		per SqFt=>						
														\$1,762		\$0.04				

100-ACRE & UP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table		
111-025-200-003-00	2814 N KNUTE	05/24/23	\$395,000	WD	03-ARM'S LENGTH		\$148,800	37.67	\$289,957	\$299,083	\$194,400	154.00	154.00	\$1,942	\$0.04	2023002907		RESIDENTIAL		
020-018-200-002-15	OFF AUSTIN TRAIL	08/13/24	\$410,000	LC	03-ARM'S LENGTH	\$410,000	\$160,000	39.02	\$320,000	\$410,000	\$320,000	160.00	160.00	\$2,563				AUSABLE TWP		
101-017-200-001-00	870 MCARDLE RD	11/27/24	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$180,300	39.41	\$360,540	\$400,960	\$304,000	160.00	160.00	\$2,506						
Totals:			\$1,262,500			\$867,500	\$489,100		\$970,497	\$1,110,043	\$818,400	474.00	474.00							
								Sale. Ratio =>	56.38	Average		Average		Average						
								Std. Dev. =>	#REF!	per FF=>		per Net Acre=>		per SqFt=>						
														2,342		\$0.05				

Outlier

ACRES	\$ PER ACRE	value	
1.00	13000	13,000	EX
1.50	12000	18,000	EX
2.00	11000	22,000	M
2.50	8700	21,750	M
3.00	8000	24,000	M
4.00	7650	30,600	EX
5.00	7350	36,750	V
7.00	6100	42,700	V
10.00	4500	45,000	M
15.00	4000	60,000	M
20.00	3750	75,000	V
25.00	3400	85,000	M
30.00	3100	93,000	EX
40.00	3000	120,000	M
50.00	2700	135,000	M
80.00	2300	184,000	V
100.00	2200	220,000	M

V= VERIFIED FROM DATA
EX= EXTRAPOLATED FROM CURVE
M-MODIFICATION OF VERIFIED DATA TO CURVE

