

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Land Table	Rate Group 1
04 110 001 020	11420 W GREENLAWN DR	11/10/22	\$4,500	WD	03-ARMI'S LENGTH	\$4,500	\$4,500	69.4	121.0	0.21	\$65	LAKE LEANN	S OF 12
04 110 001 037	11401 W GREENLAWN DR	03/31/21	\$3,500	WD	03-ARMI'S LENGTH	\$3,500	\$3,500	70.1	120.0	0.21	\$50	LAKE LEANN	S OF 12
04 110 001 139	10250 HEATHERLAWN	11/02/22	\$3,605	WD	03-ARMI'S LENGTH	\$3,605	\$3,605	61.5	145.6	0.21	\$59	LAKE LEANN	S OF 12
04 110 001 176	11687 PENLAWN DR	08/09/22	\$2,500	WD	03-ARMI'S LENGTH	\$2,500	\$2,500	60.0	150.0	0.21	\$42	LAKE LEANN	S OF 12
04 110 001 262	9868 SOUTHLAWN CIR	06/29/21	\$5,500	WD	03-ARMI'S LENGTH	\$5,500	\$5,500	60.0	150.0	0.21	\$92	LAKE LEANN	S OF 12
04 110 001 312	9817 SOUTHLAWN CIR	08/10/21	\$3,500	WD	03-ARMI'S LENGTH	\$3,500	\$3,500	60.0	150.0	0.21	\$58	LAKE LEANN	S OF 12
04 110 001 174	10120 FAIRWAY DR	05/03/22	\$2,500	WD	03-ARMI'S LENGTH	\$2,500	\$2,500	62.3	150.2	0.22	\$40	LAKE LEANN	S OF 12
04 110 001 132	10330 HEATHERLAWN CT	08/03/22	\$3,000	WD	03-ARMI'S LENGTH	\$3,000	\$3,000	61.8	157.1	0.23	\$49	LAKE LEANN	S OF 12
04 110 001 220	10030 WOODLAWN CT	04/01/21	\$3,000	WD	03-ARMI'S LENGTH	\$3,000	\$3,000	63.5	161.4	0.23	\$47	LAKE LEANN	S OF 12
04 110 001 213	10100 WOODLAWN CT	11/10/21	\$2,800	WD	03-ARMI'S LENGTH	\$2,800	\$2,800	67.4	154.2	0.26	\$42	LAKE LEANN	S OF 12
04 110 001 113	10341 FAIRWAY DR	03/16/23	\$5,000	WD	03-ARMI'S LENGTH	\$5,000	\$5,000	70.5	169.1	0.29	\$71	LAKE LEANN	S OF 12
04 060 001 044	11204 GLENVIEW DR	04/30/21	\$5,000	WD	03-ARMI'S LENGTH	\$5,000	\$5,000	71.8	201.9	0.30	\$70	LAKE LEANN	S OF 12
04 060 001 044	11204 GLENVIEW DR	05/20/22	\$5,250	WD	03-ARMI'S LENGTH	\$5,250	\$5,250	71.8	201.9	0.30	\$73	LAKE LEANN	S OF 12
04 110 001 052	11620 E GREENLAWN DR	04/09/21	\$5,000	WD	03-ARMI'S LENGTH	\$5,000	\$5,000	111.9	156.2	0.32	\$45	LAKE LEANN	S OF 12
04 060 001 048	10260 HIGHLAND GREEN DR	03/15/23	\$3,850	WD	03-ARMI'S LENGTH	\$3,850	\$3,850	86.4	208.7	0.32	\$45	LAKE LEANN	S OF 12
04 060 001 075	10392 GLENCOE DR	01/14/22	\$4,200	QC	03-ARMI'S LENGTH	\$4,200	\$4,200	74.4	220.3	0.34	\$56	LAKE LEANN	S OF 12
04 110 001 212	10110 WOODLAWN CT	05/25/22	\$2,000	WD	03-ARMI'S LENGTH	\$2,000	\$2,000	82.1	166.0	0.38	\$24	LAKE LEANN	S OF 12
04 060 001 040	11152 GLENVIEW DR	07/22/21	\$5,500	WD	03-ARMI'S LENGTH	\$5,500	\$5,500	92.4	220.1	0.43	\$60	LAKE LEANN	S OF 12
04 060 001 036	11225 GLENVIEW DR	12/28/21	\$4,000	WD	03-ARMI'S LENGTH	\$4,000	\$4,000	130.3	212.9	0.64	\$31	LAKE LEANN	S OF 12

Totals: \$74,205 \$74,205 \$74,205 1,427.5 5.50
 Average per Net Acre=> \$52

2024 Land Value
Lake LeAnn Island Lake Front

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Liber/Page	Land Table	Class	Rate Group 1
04 070 001 014	11488 N MACKINAC PATH	08/12/22	\$27,500	03-ARM'S LENGTH	\$27,500	\$27,500	62.4	164.4	\$441	1833-0279	LAKE LEANN	402	ISLAND LK FRONT
Totals:			\$27,500		\$27,500	\$27,500	62.4		\$441				

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effac. Front	Depth	Net Acres	Dollars/FF	Other Parcels In Sale	Land Table	Class	Rate Group 1	
04 140 001 020	11699 BAKER RD	04/20/21	\$59,900	03-ARM'S LENGTH	\$59,900	\$59,900	61.3	176.2	0.23	\$977		LAKE LEANN	402	LAKE FRONT	
04 140 001 021	11691 BAKER RD	05/24/22	\$35,000	03-ARM'S LENGTH	\$35,000	\$35,000	63.4	187.8	0.25	\$552		LAKE LEANN	402	LAKE FRONT	
04 115 001 103	11248 LE MOTT CIR	08/19/22	\$45,000	03-ARM'S LENGTH	\$45,000	\$45,000	72.1	156.1	0.25	\$624		LAKE LEANN	402	LAKE FRONT	
04 065 001 047	11457 HIGHLAND HILLS DR	08/16/22	\$190,000	03-ARM'S LENGTH	\$190,000	\$190,000	69.2	192.5	0.27	\$2,746	04 065 001 048	LAKE LEANN	402	LAKE FRONT	
04 065 001 048	11447 HIGHLAND HILLS DR	08/16/22	\$190,000	03-ARM'S LENGTH	\$190,000	\$190,000	69.6	194.5	0.27	\$2,732	04 065 001 047	LAKE LEANN	402	LAKE FRONT	
04 075 001 032	10808 ARROWHEAD CIR	01/21/22	\$85,000	03-ARM'S LENGTH	\$85,000	\$85,000	89.9	180.9	0.34	\$946		LAKE LEANN	402	LAKE FRONT	
04 185 001 007	11139 OAKWOOD DR	10/28/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$250,000	100.2	178.0	0.36	\$2,495		LAKE LEANN	402	LAKE FRONT	
04 165 001 019	10627 LEANN BLVD	06/09/21	\$139,900	03-ARM'S LENGTH	\$139,900	\$139,900	295.0	273.5	1.90	\$474		LAKE LEANN	401	LAKE FRONT	
Totals:											\$994,800	820.7	Average		
											\$994,800		per Net Acre=>		
											\$1,212				

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Class	Rate Group 1
04 070 001 007	11426 N MACKINAC PATH	10/26/21	\$3,000	03-ARMI'S LENGTH	\$3,000	\$3,000	61.0	150.0	0.21	\$49	402	BACKLOT
04 150 001 051	10781 MONTVIEW DR	11/24/21	\$3,000	03-ARMI'S LENGTH	\$3,000	\$3,000	61.0	150.0	0.21	\$49	402	BACKLOT
04 165 001 009	10591 PLAZA CT	05/14/21	\$5,000	03-ARMI'S LENGTH	\$5,000	\$5,000	96.4	112.8	0.32	\$52	402	BACKLOT
04 135 001 028	11034 NORTHWEST DR	12/10/21	\$3,500	03-ARMI'S LENGTH	\$3,500	\$3,500	66.4	144.2	0.23	\$53	402	BACKLOT
04 070 001 003	11386 N MACKINAC PATH	03/08/23	\$3,600	03-ARMI'S LENGTH	\$3,600	\$3,600	61.0	150.0	0.21	\$59	402	BACKLOT
04 135 001 005	11175 VICARY RD	10/25/21	\$4,000	03-ARMI'S LENGTH	\$4,000	\$4,000	66.8	179.6	0.25	\$60	402	BACKLOT
04 135 001 005	11175 VICARY RD	08/09/22	\$4,000	03-ARMI'S LENGTH	\$4,000	\$4,000	66.8	179.6	0.25	\$60	402	BACKLOT
04 140 001 068	11610 RUTAN CIR	04/20/21	\$5,500	03-ARMI'S LENGTH	\$5,500	\$5,500	68.5	161.4	0.27	\$80	402	BACKLOT
04 090 001 230	11539 BRADLEY DR	09/23/21	\$5,500	03-ARMI'S LENGTH	\$5,500	\$5,500	65.1	153.7	0.25	\$84	402	BACKLOT
04 095 001 364	11500 DONEGAL DR	07/12/21	\$6,000	03-ARMI'S LENGTH	\$6,000	\$6,000	69.2	151.0	0.24	\$87	402	BACKLOT
04 150 001 064	10800 HILLDALE DR	02/24/22	\$5,500	03-ARMI'S LENGTH	\$5,500	\$5,500	63.4	150.0	0.22	\$87	402	BACKLOT
04 135 001 010	11089 VICARY RD	07/08/21	\$6,500	03-ARMI'S LENGTH	\$6,500	\$6,500	72.0	208.6	0.29	\$90	402	BACKLOT
04 130 001 051	12141 GRAND VIEW DR	05/01/22	\$5,999	03-ARMI'S LENGTH	\$5,999	\$5,999	61.0	150.0	0.21	\$98	402	BACKLOT
04 090 001 317	11847 BRADLEY DR	02/24/23	\$7,000	03-ARMI'S LENGTH	\$7,000	\$7,000	70.0	150.7	0.22	\$100	402	BACKLOT
04 115 001 125	S. LAKESIDE DR - VACANT	07/25/22	\$9,000	03-ARMI'S LENGTH	\$9,000	\$9,000	87.4	150.0	0.27	\$103	402	BACKLOT
04 130 001 049	12101 GRAND VIEW DR	02/28/23	\$6,500	03-ARMI'S LENGTH	\$6,500	\$6,500	61.0	150.0	0.21	\$107	402	BACKLOT
04 180 001 071	11103 PINewood DR	07/22/21	\$10,000	03-ARMI'S LENGTH	\$10,000	\$10,000	87.5	184.0	0.40	\$114	402	BACKLOT
04 150 001 074	10780 MONTVIEW DR	10/20/22	\$7,000	03-ARMI'S LENGTH	\$7,000	\$7,000	61.0	150.0	0.21	\$115	402	BACKLOT
04 180 001 130	11266 WEATHERWAX DR	06/21/21	\$7,000	03-ARMI'S LENGTH	\$7,000	\$7,000	61.0	150.0	0.21	\$115	001	BACKLOT
04 150 001 080	10868 BAKER RD	11/03/21	\$7,500	03-ARMI'S LENGTH	\$7,500	\$7,500	61.0	150.0	0.21	\$123	402	BACKLOT
04 090 001 153	11930 GALWAY DR	09/09/22	\$8,000	03-ARMI'S LENGTH	\$8,000	\$8,000	63.4	154.0	0.22	\$126	402	BACKLOT
04 180 001 102	11375 OAKWOOD DR	01/19/23	\$9,000	03-ARMI'S LENGTH	\$9,000	\$9,000	71.1	152.2	0.25	\$127	402	BACKLOT
04 090 001 209	11443 HILLARY DR	07/29/22	\$12,000	03-ARMI'S LENGTH	\$12,000	\$12,000	92.8	171.9	0.38	\$129	402	BACKLOT
04 095 001 400	12000 GALWAY DR	06/03/21	\$8,500	03-ARMI'S LENGTH	\$8,500	\$8,500	64.9	129.6	0.21	\$131	402	BACKLOT
04 180 001 111	11470 OAKWOOD DR	07/07/22	\$13,500	03-ARMI'S LENGTH	\$13,500	\$13,500	99.0	132.0	0.27	\$136	402	BACKLOT
04 180 001 101	11365 OAKWOOD DR	02/08/23	\$9,500	03-ARMI'S LENGTH	\$9,500	\$9,500	68.6	168.4	0.22	\$138	402	BACKLOT
04 190 001 055	10800 WESTDALE DR	01/31/23	\$9,200	03-ARMI'S LENGTH	\$9,200	\$9,200	64.7	167.4	0.23	\$142	402	BACKLOT
04 090 001 335	11785 BRADLEY DR	12/07/22	\$10,000	03-ARMI'S LENGTH	\$10,000	\$10,000	67.0	150.0	0.25	\$149	402	BACKLOT
04 150 001 087	10914 BAKER RD	12/10/21	\$9,500	03-ARMI'S LENGTH	\$9,500	\$9,500	61.0	150.0	0.21	\$156	402	BACKLOT
04 090 001 273	11705 BRADLEY DR	05/11/22	\$10,000	03-ARMI'S LENGTH	\$10,000	\$10,000	64.2	154.6	0.22	\$156	402	BACKLOT
04 140 001 046	11530 BAKER RD	05/02/22	\$10,100	03-ARMI'S LENGTH	\$10,100	\$10,100	63.4	150.1	0.22	\$159	402	BACKLOT
04 130 001 068	12166 GRAND VIEW DR	05/25/21	\$12,000	03-ARMI'S LENGTH	\$12,000	\$12,000	62.3	182.2	0.24	\$193	402	BACKLOT
04 180 001 086	11246 WEATHERWAX DR	07/01/22	\$13,500	03-ARMI'S LENGTH	\$13,500	\$13,500	69.1	135.0	0.23	\$195	402	BACKLOT
04 090 001 221	11571 BRADLEY DR	08/30/22	\$18,000	03-ARMI'S LENGTH	\$18,000	\$18,000	81.6	224.2	0.28	\$221	402	BACKLOT
04 090 001 139	11981 BRADLEY DR	09/12/22	\$15,000	03-ARMI'S LENGTH	\$15,000	\$15,000	63.8	159.6	0.23	\$235	402	BACKLOT

Totals: \$282,899 \$282,899 \$282,899 2,644.7 5,289.4

per Net Acre=>
Average

8.51

2024 Land Value
Lake Somerset LakeFront

04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Class	Rate Group 1
04 205 001 060	13950 N GRANDPOINT DR	04/11/22	\$90,000	03-ARM'S LENGTH	\$90,000	\$90,000	71.3	127.1	0.26	\$1,263	402	LAKEFRONT
04 195 001 042	10832 EMERALD DR	05/28/21	\$100,000	03-ARM'S LENGTH	\$100,000	\$100,000	66.0	180.0	0.27	\$1,516	402	LAKEFRONT
04 205 001 031	13799 GRANDPOINT DR	04/02/21	\$82,900	03-ARM'S LENGTH	\$82,900	\$82,900	74.8	148.1	0.29	\$1,108	402	LAKEFRONT
04 195 001 017	13950 SHANNON DR	04/14/22	\$185,000	03-ARM'S LENGTH	\$185,000	\$185,000	71.9	170.0	0.29	\$2,573	402	LAKEFRONT
04 205 001 096	14003 GRANDVIEW DR	05/20/21	\$98,100	03-ARM'S LENGTH	\$98,100	\$98,100	72.5	176.0	0.30	\$1,353	402	LAKEFRONT
Totals:			\$556,000		\$556,000	\$556,000	356.5		1.41			
										Average per Net Acre=>		
										\$1,560		

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effac. Front	Depth	Net Acres	Dollars/FF	Class	Rate Group 1
04 210 001 125	10524 SOMERSET RD	06/09/21	\$60,000	03-ARM'S LENGTH	\$60,000	\$60,000	50.9	128.9	0.20	\$1,180	402	CHANNEL FRONT
04 210 001 125	10524 SOMERSET RD	08/10/22	\$85,000	03-ARM'S LENGTH	\$85,000	\$85,000	50.9	128.9	0.20	\$1,671	402	CHANNEL FRONT
04 210 001 126	10518 SOMERSET RD	09/16/21	\$50,000	03-ARM'S LENGTH	\$50,000	\$50,000	53.9	131.2	0.21	\$928	402	CHANNEL FRONT
04 210 001 051	10665 KILLYBEGS LN	06/21/21	\$58,000	03-ARM'S LENGTH	\$58,000	\$58,000	59.8	240.4	0.27	\$970	402	CHANNEL FRONT
04 195 001 069	10660 EMERALD DR	05/19/22	\$52,050	03-ARM'S LENGTH	\$52,050	\$52,050	61.2	151.2	0.23	\$850	402	CHANNEL FRONT
04 210 001 106	14219 BLARNEY CIR	09/20/21	\$52,500	03-ARM'S LENGTH	\$52,500	\$52,500	62.5	140.4	0.24	\$840	001	CHANNEL FRONT
04 205 001 009	10811 WOODBROOK DR	06/08/22	\$57,000	03-ARM'S LENGTH	\$57,000	\$57,000	67.5	178.8	0.28	\$845	402	CHANNEL FRONT
04 195 001 073	10620 EMERALD DR	08/02/22	\$53,500	03-ARM'S LENGTH	\$53,500	\$53,500	68.4	168.8	0.26	\$782	402	CHANNEL FRONT
04 210 001 056	14391 KILLYBEGS LN	11/12/21	\$65,000	03-ARM'S LENGTH	\$65,000	\$65,000	70.6	188.0	0.33	\$921	402	CHANNEL FRONT
04 210 001 039	14378 KILDARE LANE	10/11/22	\$70,000	03-ARM'S LENGTH	\$70,000	\$70,000	75.3	186.6	0.32	\$929	402	CHANNEL FRONT
04 210 001 061	14468 LIMERICK LN	12/17/21	\$77,000	03-ARM'S LENGTH	\$77,000	\$77,000	89.3	138.2	0.36	\$862	402	CHANNEL FRONT
04 210 001 060	14472 LIMERICK LN	12/08/21	\$79,000	03-ARM'S LENGTH	\$79,000	\$79,000	99.6	158.6	0.37	\$793	402	CHANNEL FRONT
04 011 100 010 11 5 1	10525 WOODBROOK DR	01/28/22	\$85,000	03-ARM'S LENGTH	\$85,000	\$85,000	157.5	220.0	0.86	\$540	401	CHANNEL FRONT

Totals:

\$784,050

\$784,050

\$784,050

\$793

1,709.6

per Net Acre=>

3.91

Average

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Libers/Page	Land Table	Class	Rate Group 1
04 195 001 124	10565 EMERALD DR	04/26/21	\$4,900	03-ARM'S LENGTH	\$4,900	\$4,900	62.7	150.0	0.21	\$78	1801-0839	LAKE SOMERSET	402	BACK LOT
04 195 001 233	13870 SHANNON DR	07/21/21	\$5,000	03-ARM'S LENGTH	\$5,000	\$5,000	133.3	141.0	0.52	\$38	1801-0769	LAKE SOMERSET	402	BACK LOT
04 205 001 318	10970 WOODBROOK DR	09/02/21	\$5,500	03-ARM'S LENGTH	\$5,500	\$5,500	91.7	167.7	0.35	\$60	1805-1176	LAKE SOMERSET	402	BACK LOT
04 195 001 180	10550 O CONNELL	02/25/22	\$5,900	03-ARM'S LENGTH	\$5,900	\$5,900	62.7	150.0	0.21	\$94	1820-0884	LAKE SOMERSET	402	BACK LOT
04 205 001 363	13895 NORTHMOOR DR	10/22/21	\$6,750	03-ARM'S LENGTH	\$6,750	\$6,750	71.1	169.4	0.25	\$95	1810-0743	LAKE SOMERSET	401	BACK LOT
04 205 001 268	13624 NORTHMOOR DR	07/18/22	\$7,000	03-ARM'S LENGTH	\$7,000	\$7,000	82.2	180.0	0.31	\$85	1830-1245	LAKE SOMERSET	402	BACK LOT
04 205 001 389	14000 GRANDVIEW DR	06/02/21	\$7,000	03-ARM'S LENGTH	\$7,000	\$7,000	70.0	176.1	0.26	\$100	1797-0505	LAKE SOMERSET	402	BACK LOT
04 210 001 301	14661 GLENBEIGH LN	06/11/21	\$7,000	03-ARM'S LENGTH	\$7,000	\$7,000	66.9	150.0	0.22	\$105	1798-0585	LAKE SOMERSET	402	BACK LOT
04 210 001 301	14661 GLENBEIGH LN	08/10/22	\$8,000	03-ARM'S LENGTH	\$8,000	\$8,000	66.9	150.0	0.22	\$120	1832-0892	LAKE SOMERSET	402	BACK LOT
04 195 001 116	10395 FERRIS CT	07/25/22	\$8,500	03-ARM'S LENGTH	\$8,500	\$8,500	52.2	114.2	0.15	\$163	1831-0849	LAKE SOMERSET	402	BACK LOT
04 195 001 168	10535 SHERLOCK DR	08/04/21	\$8,500	03-ARM'S LENGTH	\$8,500	\$8,500	73.7	145.0	0.25	\$115	1803-0691	LAKE SOMERSET	402	BACK LOT
04 195 001 182	10536 O CONNELL	03/21/22	\$8,500	03-ARM'S LENGTH	\$8,500	\$8,500	62.7	150.0	0.21	\$135	1821-1239	LAKE SOMERSET	402	BACK LOT
04 205 001 254	13786 NORTHMOOR DR	03/03/23	\$8,500	03-ARM'S LENGTH	\$8,500	\$8,500	73.3	180.0	0.27	\$116	1845-0194	LAKE SOMERSET	402	BACK LOT
04 205 001 233	14048 NORTHMOOR DR	01/27/23	\$9,000	03-ARM'S LENGTH	\$9,000	\$9,000	73.8	182.6	0.27	\$122	1843-0623	LAKE SOMERSET	402	BACK LOT
04 195 001 207	10841 EMERALD DR	04/30/21	\$9,500	03-ARM'S LENGTH	\$9,500	\$9,500	62.7	150.0	0.21	\$151	1794-0240	LAKE SOMERSET	402	BACK LOT
04 195 001 142	10685 EMERALD DR	09/10/21	\$10,000	03-ARM'S LENGTH	\$10,000	\$10,000	71.1	153.0	0.22	\$141	1806-0755	LAKE SOMERSET	402	BACK LOT
04 200 001 001	14935 HILLTOP DR	03/30/23	\$10,000	03-ARM'S LENGTH	\$10,000	\$10,000	97.1	197.4	0.44	\$103	1847-0663	LAKE SOMERSET	001	BACK LOT
04 205 001 234	14036 NORTHMOOR DR	02/03/23	\$11,000	03-ARM'S LENGTH	\$11,000	\$11,000	73.7	182.2	0.27	\$149	1843-0769	LAKE SOMERSET	402	BACK LOT
04 210 001 314	14439 KILDARE LANE	06/03/21	\$12,000	03-ARM'S LENGTH	\$12,000	\$12,000	76.7	167.6	0.29	\$156	1797-0508	LAKE SOMERSET	402	BACK LOT
04 210 001 287	14734 GLENBEIGH LN	12/09/22	\$16,000	03-ARM'S LENGTH	\$16,000	\$16,000	121.1	237.2	0.52	\$132	1840-1226	LAKE SOMERSET	402	BACK LOT
Totals:			\$168,550		\$168,550	\$168,550	1,545.8		5.64					
Average														
per Net Acre=>										\$109				

2024 LAND VALUE
 AGRICULTURAL
 04/01/2021 - 03/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels In Sale	Land Table
04 007 300 003 07 5 1	10250 JEROME RD	03/15/23	\$28,665	WD	03-ARM'S LENGTH	\$28,665	\$28,665	8.20	\$3,496		AGRICULTURAL
04 014 400 016 14 5 1	LANE RD	07/26/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$87,500	15.37	\$5,693		AGRICULTURAL
04 014 400 016 14 5 1	LANE RD	09/27/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$83,000	15.37	\$5,400		AGRICULTURAL
04 010 100 032 10 5 1	E CHICAGO RD VACANT	05/28/21	\$100,000	WD	22-OUTLIER	\$100,000	\$100,000	29.24	\$3,420		AGRICULTURAL
04 014 400 015 14 5 1	LANE RD	07/08/21	\$179,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$179,000	\$179,000	30.74	\$5,823	04 014 400 010 14 5 1	AGRICULTURAL
04 022 400 014 22 5 1	12650 CALHOUN RD	05/28/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$189,900	42.23	\$4,497		AGRICULTURAL
Totals:						\$668,065	\$668,065	141.15			

Average per Net Acre=> Average per SqFt=>

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels In Sale	Class
04 250 001 019	9332 TERRACEVIEW CT	04/01/22	WD	19-MULTI PARCEL ARMS LENGTH	\$127,000	\$48,708	146.9	383.1	0.79	\$332	\$61,500	\$1.41	90.00	04 250 001 020	401
04 250 001 020	9350 TERRACEVIEW CT	04/01/22	WD	19-MULTI PARCEL ARMS LENGTH	\$127,000	\$127,000	151.6	408.0	0.79	\$838	\$160,354	\$3.68	90.00	04 250 001 019	402
04 040 001 029	11125 OPEL DR	10/21/22	WD	19-MULTI PARCEL ARMS LENGTH	\$135,000	\$135,000	100.6	113.3	0.38	\$1,342	\$356,201	\$8.18	120.00	04 040 001 026, 04 040 001 030	402
04 040 001 030	11091 OPEL DR	10/21/22	WD	19-MULTI PARCEL ARMS LENGTH	\$135,000	\$135,000	106.4	178.6	0.38	\$1,269	\$356,201	\$8.18	96.89	04 040 001 029, 04 040 001 026	402
Totals:					\$524,000	\$445,708	505.5		2.34						
							\$882		Average per Net Acre=>		Average per SqFt=>	\$4.37			

2024 LAND VALUE
COMMERCIAL (VACANT IMPROVED)

04/01/2021 - 12/30/2023 (EXPANDED)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Ft	Actual Front	Other Parcels in Sale	Class
04 055 001 036 03 5 1	12418 CRYSTAL LAKE DR S	09/04/21	WD	19-MULTI PARCEL ARMS LENGTH	\$270,000	\$270,000	67.6	233.5	0.33	\$3,993	65.80	04 055 001 035 03 5 1, 04 055 001 037 03 5 1	402
04 055 001 037 03 5 1	12406 CRYSTAL LAKE DR S	09/04/21	WD	19-MULTI PARCEL ARMS LENGTH	\$270,000	\$270,000	73.7	255.0	0.33	\$3,666	69.30	04 055 001 036 03 5 1, 04 055 001 035 03 5 1	402
04 055 001 198 03 5 1	12495 CRYSTAL LAKE DR N	01/17/22	WD	16-LC PAVOFF	\$70,000	\$70,000	149.1	341.8	1.10	\$469	139.80		402
Totals:					\$610,000	\$610,000	290.4		1.76				

Average
per Net Acre=> \$2,101

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Actual Front	Class	Rate Group 1
04 055 001 162 03 5 1	CRYSTAL LAKE DR S	06/10/22	\$85,000	M/LC	03-ARM'S LENGTH	\$85,000	\$85,000	950.0	323.0	7.04	7.04	\$89	\$12,067	950.00	402	NON LK FRONT
04 055 001 175 03 5 1	11072 S JACKSON RD	10/27/21	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$7,000	55.4	160.0	0.24	0.24	\$126	\$29,289	65.00	402	NON LK FRONT
04 055 001 208 03 5 1	CRYSTAL LAKE DR W	05/13/22	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$27,900	500.0	191.7	2.20	2.20	\$56	\$12,682	500.00	402	NON LK FRONT
Totals:			\$119,900			\$119,900	\$119,900	1,505.4		9.48	9.48	Average	Average			
								\$80		per Net Acre=>	12,643.68		per SqFt=>			

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Actual Front	Other Parcels in Sale	Class								
04 230 001 001	9614 LAKEVIEW DR	02/07/22	\$7,500	03-ARM'S LENGTH	\$7,500	\$7,500	54.3	81.4	0.10	\$138	\$1.70	65.30		001								
04 230 001 087	9565 HILLTOP DR	11/01/22	\$27,000	19-MULTI PARCEL ARM'S LENGTH	\$27,000	\$27,000	118.4	55.0	0.26	\$228	\$2.36	178.00	04 230 001 088	402								
04 230 001 097	9517 HILLTOP DR	11/16/23	\$145,000	03-ARM'S LENGTH	\$145,000	\$145,000	160.0	160.0	0.29	\$906	\$11.32	320.00		402								
Totals:																						
													\$179,500	\$179,500	332.7	Average						
													\$540			per Net Acre=>		\$6.26				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Class
04 017 100 010 17 5 1	9875 BEACHVIEW DR	02/24/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$37,153	5.53	5.53	\$6,718		401
04 255 001 011	10025 SHADY OAK SHORES DR	05/10/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$153,711	1.50	1.50	\$102,474		401
04 255 001 018	10270 SHADY OAK SHORES DR.	12/17/21	\$34,900	MLC	03-ARM'S LENGTH	\$34,900	\$34,900	1.02	1.02	\$34,216	04 255 001 019	402
04 255 001 019	10280 SHADY OAK SHORES DR.	12/17/21	\$34,900	MLC	03-ARM'S LENGTH	\$34,900	\$34,900	1.02	0.90	\$34,216	04 255 001 018	402
Totals:			\$1,114,700			\$1,114,700	\$260,664	9.07	8.95			
								Average		Average		
								per Net Acre=>	28,739.14	per SqFt=>		

SALE DATE	Parcel 1	LIBER/ PAGE	SALE PRICE	Land Residual	Sq Ft	\$/Sq Ft	R/W Sq Ft	Comment
5/14/21	04 165 001 009	1797/859	\$ 5,000	#REF!	14,069.00	\$ 0.36	0.00	BL Lake LeAnn/N of US-12
5/11/21	15 010 400 015 10 8 3	1795/1118	\$ 85,000	#REF!	13,334	\$ 6.37	18249.00	Hillsdale Rd & Montgomery Rd
10/22/21	18 085 001 041	1810/723	\$ 11,000	#REF!	20,625	\$ 0.53	0.00	BL Merry Lake (Territorial Rd)
1/20/23	20 110 002 16 023 7 4	1842/1197	\$ 15,000	#REF!	32,670	\$ 0.46	0.00	Reading City - Residential
6/3/21	21 065 001 002	1798/728	\$ 11,400	#REF!	43,200	\$ 0.26	0.00	Jonesville City - Residential
Number of Lots =				Totals	\$ 127,400	#REF!	18,249.00	
					175,580			

2024 LAND VALUE
RURAL RESIDENTIAL

03/31/2021 - 04/01/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
04 016 200 006 16 5 1	SUTFIN RD- VACANT	06/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	2.53	\$9,889	RURAL RESIDENTIAL
04 011 300 016 11 5 1	13153 E CHICAGO RD	12/06/22	\$74,900	PTA	03-ARM'S LENGTH	\$74,900	\$74,900	12.58	\$5,954	RURAL RESIDENTIAL
04 028 400 021 28 5 1	CHANDLER RD VACANT	01/20/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$105,000	18.26	\$5,750	RURAL RESIDENTIAL
Totals:						\$204,900	\$204,900	33.37	Average	Average
									per Net Acre=>	per SqFt=>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. Land Value	Depth	Net Acres	Total Acres	Actual Front	Class
04 260 001 080	12240 SHEFFIELD DR	11/15/21	\$65,000	CD	03-ARM'S LENGTH	\$65,000	\$25,000	103.9	0.14	0.14	60.00	401
04 260 001 080	12240 SHEFFIELD DR	09/29/22	\$65,000	CD	03-ARM'S LENGTH	\$65,000	\$25,000	103.9	0.14	0.14	60.00	401
Totals:			\$130,000			\$130,000	\$50,000		Average per FF=>	0.29	Average per Net Acre=>	0.29
											#REF!	

2024 Land Value
 Village of Som. Center Jerome

04/01/2021 - 12/01/2023
 (Expanded Study)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
04 235 001 043 10 5 1	10375 MILL ST	09/29/23	\$2,500	WD	03-ARMI'S LENGTH	\$2,500	\$2,500	59.3	132.0	\$42	57.75	VILLAGE OF SOM. CNTR & JEROME
Totals:			\$2,500			\$2,500	\$2,500	59.3				

\$42