

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Land Residual	Net Acres	Dollars/Ac
003-20-200-003	1500 HENDERSON RD	12/1/2020	WD	\$ 320,000	295800	80	\$ 3,698
003-28-100-006	2108 RILEY RD	3/5/2021	WD	\$ 325,000	183729	28	\$ 6,562
003-30-400-003-01	687 JUDDVILLE RD	9/29/2020	WD	\$ 600,000	180300	38	\$ 4,745
004-01-300-003	11183 EASTON RD	11/26/2019	LC	\$ 525,000	370923	70.91	\$5,231
004-08-100-001-02	EASTON RD	8/22/2019	WD	\$ 185,000	185000	36.25	\$5,103
004-11-100-002	EASTON RD	3/12/2021	WD	\$ 270,000	100000	20	\$5,000
004-13-100-001-02	ALLAN RD	2/21/2020	WD	\$326,160	326160	40.77	\$8,000
004-13-100-001-03	11244 ALLAN RD	7/30/2020	WD	\$435,000	150261	20	\$7,513
004-15-100-004-01	6600 DURAND RD	6/19/2020	WD	\$ 320,000	237823	74.35	\$3,199
004-33-200-010	JUDDVILLE/DURAND	2/10/2021	WD	\$ 400,000	270000	60	\$4,500
004-33-200-011	JUDDVILLE RD	2/10/2021	WD	\$400,000	170000	40	\$4,250
004-74-048-000	10150 EASTON RD	3/12/2021	WD	\$ 270,000	117220	40	\$2,931
COMPARABLE UNIT					2587216	548.28	\$4,719
						USED	\$4700/AC

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Land Residual	Net Acres	Dollars/Acre
003-08-100-004	1411 EASTON RD	2/7/2020	WD	\$ 68,500	\$ 7,925	1	\$ 7,925
003-18-200-010	SEYMOUR RD	6/6/2019	WD	\$ 12,000	\$ 12,000	3.27	\$ 3,670
003-25-200-005	RILEY RD	8/15/2019	WD	\$ 15,000	\$ 15,000	0.94	\$ 15,957
003-36-100-004-01	5410 JUDDVILLE	9/30/2020	WD	\$ 149,000	\$ 16,500	2.44	\$ 6,762
003-14-200-003-01	4571 SIX MILE CREEK RD	12/13/2019	WD	\$ 110,000	\$ 23,328	2.08	\$ 11,215
003-17-300-006	1297 HENDERSON RD	11/13/2020	WD	\$ 86,500	\$ 23,466	0.83	\$ 28,272
003-16-400-005	6101 STATE RD	11/13/2019	WD	\$ 110,000	\$ 23,977	1.29	\$ 18,587
003-34-100-002-02	3010 JUDDVILLE RD	8/23/2019	WD	\$ 97,500	\$ 24,859	1.3	\$ 19,122
003-19-200-003	818 HENDERSON RD	9/4/2020	WD	\$ 200,000	\$ 27,128	4.5	\$ 6,028
003-10-200-012	3774 EASTON RD	6/6/2019	WD	\$ 82,000	\$ 29,466	1.11	\$ 26,546
003-24-200-002-02	5671 GEECK RD	5/24/2019	WD	\$ 84,900	\$ 30,154	1.57	\$ 19,206
003-03-200-002	8987 CRAM RD	12/13/2019	WD	\$ 85,000	\$ 31,768	1.3	\$ 24,437
003-11-300-004	7700 CRAM RD	10/2/2020	WD	\$ 114,900	\$ 31,870	0.86	\$ 37,058
003-25-200-004	5500 RILEY RD	8/15/2019	WD	\$ 99,900	\$ 32,231	0.78	\$ 41,322
003-18-100-008	500 SIX MILE CREEK RD	8/5/2019	WD	\$ 43,345	\$ 43,345	2.6	\$ 16,671
003-33-200-001-01	2760 JUDDVILLE RD	6/27/2019	WD	\$ 171,000	\$ 47,389	1.65	\$ 28,721
003-18-400-003	651 SIX MILE CREEK RD	10/9/2020	WD	\$ 98,000	\$ 48,299	1	\$ 48,299
003-29-300-011	1007 JUDDVILLE RD	5/3/2019	WD	\$ 167,500	\$ 48,961	2.03	\$ 24,119
003-33-200-003	3980 STATE RD	4/4/2019	WD	\$ 130,000	\$ 50,411	1	\$ 50,411
003-28-300-005	4225 STATE RD	10/8/2019	WD	\$ 106,000	\$ 51,342	1.875	\$ 27,382
003-30-200-001-01	800 RILEY RD	8/20/2020	WD	\$ 149,000	\$ 61,445	1.45	\$ 42,376
003-18-200-009	6992 SEYMOUR RD	6/6/2019	WD	\$ 158,000	\$ 63,768	3.27	\$ 19,501
003-31-400-002-01	3401 HINTZ RD	1/15/2021	WD	\$ 240,000	\$ 84,473	2.5	\$ 33,789
003-10-200-005	3811 EASTON RD	5/5/2020	WD	\$ 289,000	\$ 101,174	11.5	\$ 8,798
				Total	\$ 930,279	52.145	\$ 17,840
					Used for Residential Land		\$17,000 / 1 acrt

NEW HAVEN TWP
RESID LAND VALUE
2022 ROLL

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Land Residual	Net Acres	Dollars/Acre
003-39-017-002	262 HAVEN DR	7/7/2020	WD	\$ 315,000	\$ 59,130	2.09	\$ 28,292
						USED	\$ 30,000

NEW HAVEN
BLUFFS LAND VALUE
2022 ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 016-60-004-004		4/8/2016	\$ 40,000	WD	\$ 44,888	\$ 3,951	0.09	\$ 43,900
* 004-60-005-008-03		8/20/2020	\$ 160,000	WD	\$ 147,815	\$ 38,091	1.00	\$ 38,091
* 014-45-011-000		1/3/2017	\$ 185,000	WD	\$ 203,278	\$ 61,618	1.41	\$ 43,701
* 008-38-061-000		8/27/2019	\$ 540,000	WD	\$ 540,000	\$ 132,813	2.30	\$ 57,745
* 010-22-300-005-04		1/15/2018	\$ 200,000	WD	\$ 213,520	\$ 142,301	4.70	\$ 30,277
* 011-01-200-004		10/24/2017	\$ 31,000	WD	\$ 33,337	\$ 22,453	1.82	\$ 12,337
			TOTALS		\$ 1,182,838	\$ 401,227	11.32	\$ 35,444
* COMPARIBLE UNIT						Average		
						Used	per Net Acre=>	\$ 35,444.08
							1 Acre Site	\$ 35,000

NEW HAVEN TWP
COMM LAND
2022 ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
003-28-100-006	2108 RILEY RD	3/5/2021	\$ 325,000	WD	\$ 325,000.0	278665	137394	187606	\$ 180,653	1.0385
003-30-400-003-01	687 JUDDVILLE RD	9/29/2020	\$ 600,000	WD	\$ 600,000.0	609600	189900	410100	\$ 524,625	0.7817
								597706	\$ 705,278	0.8475
									USED	0.81

NEW HAVEN TWP
 AGRIC ECF
 2022 ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
003-10-200-007	3840 EASTON RD	12/2/2020	\$ 50,000	WD	\$ 50,000	110220	10030	39970	\$ 142,896	0.2797
003-08-100-002	1425 EASTON RD	9/23/2020	\$ 85,000	WD	\$ 85,000	107484	17000	68000	\$ 129,217	0.5262
003-19-400-007	5469 HINTZ RD	7/1/2019	\$ 190,000	LC	\$ 190,000	232372	53840	136160	\$ 258,478	0.5268
003-08-100-004	1411 EASTON RD	2/7/2020	\$ 68,500	WD	\$ 68,500	77575	17000	51500	\$ 87,790	0.5866
003-19-200-003	818 HENDERSON RD	9/4/2020	\$ 200,000	WD	\$ 200,000	198097	38204	161796	\$ 227,015	0.7127
003-34-100-002-02	3010 JUDDVILLE RD	8/23/2019	\$ 97,500	WD	\$ 97,500	90346	17705	79795	\$ 111,413	0.7162
003-16-400-005	6101 STATE RD	11/13/2019	\$ 110,000	WD	\$ 110,000	103705	17682	79795	\$ 125,420	0.7361
003-36-100-004-01	5410 JUDDVILLE	9/30/2020	\$ 149,000	WD	\$ 149,000	152884	20384	128616	\$ 168,194	0.7647
003-14-200-003-01	4571 SIX MILE CREEK RD	12/13/2019	\$ 110,000	WD	\$ 110,000	106210	19538	90462	\$ 116,072	0.7794
003-39-017-002	262 HAVEN DR	7/7/2020	\$ 315,000	WD	\$ 315,000	291320	35450	279550	\$ 353,519	0.7908
003-10-200-012	3774 EASTON RD	6/6/2019	\$ 82,000	WD	\$ 82,000	69793	17259	64741	\$ 78,347	0.8263
003-11-300-004	7700 CRAM RD	10/2/2020	\$ 114,900	WD	\$ 114,900	97650	14620	100280	\$ 120,333	0.8334
003-25-200-004	5500 RILEY RD	8/15/2019	\$ 114,900	WD	\$ 99,900	80929	16511	83389	\$ 98,801	0.8440
003-29-300-011	1007 JUDDVILLE RD	5/3/2019	\$ 167,500	WD	\$ 167,500	137960	19421	148079	\$ 173,426	0.8538
003-17-300-006	1297 HENDERSON RD	11/13/2020	\$ 86,500	WD	\$ 86,500	69834	6800	79700	\$ 91,354	0.8724
003-03-200-002	8987 CRAM RD	12/13/2019	\$ 85,000	WD	\$ 85,000	70937	17705	67295	\$ 76,264	0.8824
003-10-200-005	3811 EASTON RD	5/5/2020	\$ 289,000	WD	\$ 289,000	229501	41675	247325	\$ 264,835	0.9339
003-18-200-009	6992 SEYMOUR RD	6/6/2019	\$ 170,000	WD	\$ 158,000	116567	22335	135665	\$ 144,528	0.9387
003-33-200-003	3980 STATE RD	4/4/2019	\$ 130,000	WD	\$ 130,000	96589	17000	113000	\$ 115,057	0.9821
003-29-200-002-01	1688 RILEY RD	4/16/2020	\$ 287,500	WD	\$ 287,500	207498	20525	266975	\$ 265,872	1.0041
								2434616	\$ 3,148,829	0.7732

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
050-660-015-006-00	908 W MAIN	08/08/19	\$75,000	OTH	\$75,000	\$61,680	\$13,320	\$76,222	0.175
007-14-400-004	KERRY	03/22/21	\$33,000	WD	\$33,000	\$26,369	\$6,631	\$29,605	0.224
050-470-013-012-00	315 N BALL ST	09/10/20	\$125,000	OTH	\$125,000	\$92,208	\$32,792	\$130,150	0.252
024-49-003-007	124 S MAIN	06/01/20	\$66,000	WD	\$66,000	\$45,000	\$21,000	\$80,261	0.262
050-470-021-004-00	108 E EXCHANGE ST	08/10/20	\$72,500	WD	\$72,500	\$37,536	\$34,964	\$132,313	0.264
014-33-100-002-01	14392 S M-52	04/05/19	\$180,000	WD	\$180,000	\$100,346	\$79,654	\$288,889	0.276
020-32-004-003-00	207 N SAGINAW ST	05/01/19	\$82,000	M/LC	\$82,000	\$33,823	\$48,177	\$172,991	0.312
050-602-014-006-00	1029 S CHESTNUT ST	05/30/19	\$125,000	PTA	\$125,000	\$115,093	\$9,907	\$31,741	0.318
007-29-100-006	1075 AKEN RD	12/20/19	\$150,000	WD	\$150,000	\$127,785	\$22,215	\$69,837	0.318
050-470-016-005-00	210 N WASHINGTON S	09/09/20	\$210,000	WD	\$210,000	\$116,751	\$93,249	\$262,031	0.356
007-17-400-006-04	1865 E MAIN	06/03/20	\$443,000	WD	\$443,000	\$279,366	\$163,634	\$419,458	0.390
050-080-000-002-00	209 W MAIN ST	04/01/20	\$150,000	OTH	\$150,000	\$80,160	\$69,840	\$166,903	0.418
050-660-014-004-00	800 W MAIN ST	04/25/19	\$110,000	WD	\$110,000	\$61,680	\$48,320	\$115,051	0.420
024-60-006-000	2811 W LANSING	10/21/20	\$325,000	WD	\$325,000	\$106,380	\$218,620	\$438,992	0.498
026-28-004-004-02	304 E MC NEIL	02/28/20	\$90,000	WD	\$90,000	\$45,594	\$44,406	\$86,776	0.512
050-011-019-004-00	518 GLENWOOD AV	03/29/21	\$165,000	PTA	\$165,000	\$116,130	\$48,870	\$95,202	0.513
024-60-005-000	M-78	03/11/20	\$192,500	WD	\$192,500	\$120,669	\$71,831	\$132,958	0.540
050-470-022-013-00	109 N WASHINGTON S	02/25/21	\$450,000	WD	\$450,000	\$111,522	\$338,478	\$624,705	0.542
050-537-000-042-00	1302 W MAIN ST	10/29/20	\$140,000	WD	\$140,000	\$118,225	\$21,775	\$38,465	0.566
050-470-014-009-00	202 W EXCHANGE ST	08/19/20	\$100,000	WD	\$100,000	\$35,904	\$64,096	\$110,644	0.579
022-42-003-003-00	120 W GRAND RIVER	03/03/20	\$89,000	M/LC	\$89,000	\$35,793	\$53,207	\$91,081	0.584
026-70-079-000	2600 E M-21	09/18/20	\$310,000	WD	\$310,000	\$226,796	\$83,204	\$135,156	0.616
050-470-000-008-00	206 S WATER ST	11/19/20	\$349,000	LC	\$349,000	\$120,000	\$229,000	\$371,973	0.616
004-12-400-002	7103 SHERIDAN	08/29/19	\$220,000	M/LC	\$220,000	\$62,403	\$157,597	\$252,108	0.625
004-74-051-000	10054 GENESEE	07/31/20	\$200,000	WD	\$200,000	\$33,294	\$166,706	\$265,957	0.627
016-60-003-008	110 N SAGINAW	04/16/20	\$73,000	WD	\$73,000	\$39,030	\$33,970	\$53,257	0.638
022-40-009-001-00	113 N WOODHULL	01/13/20	\$150,000	WD	\$150,000	\$31,992	\$118,008	\$184,720	0.639
012-16-200-016	5224 DURAND	03/03/21	\$130,000	WD	\$130,000	\$39,995	\$90,005	\$140,491	0.641
024-49-003-006	150 S MAIN	12/23/19	\$195,000	WD	\$195,000	\$52,535	\$142,465	\$221,473	0.643
050-470-022-016-00	108 W MAIN ST	06/24/20	\$50,000	OTH	\$50,000	\$15,840	\$34,160	\$52,015	0.657
004-70-000-008	9405 BUTTERNUT	08/19/19	\$157,000	WD	\$157,000	\$34,944	\$122,056	\$177,825	0.686
024-49-003-005	130 S MAIN	01/23/20	\$125,000	WD	\$125,000	\$29,309	\$95,691	\$139,345	0.687
004-60-005-008-03	9449 GENESEE	08/20/20	\$160,000	WD	\$160,000	\$52,697	\$95,118	\$138,503	0.687
022-42-001-005-00	108 CRUM	01/29/20	\$60,000	WD	\$60,000	\$18,970	\$41,030	\$59,655	0.688
026-50-050-001	601 S NORTON	01/23/20	\$4,470,000	WD	\$4,463,200	\$340,920	\$4,122,280	\$5,788,198	0.712
024-40-003-014	102 MAIN	01/22/20	\$175,000	WD	\$175,000	\$31,658	\$143,342	\$194,342	0.738
022-42-001-004-00	106 CRUM	01/29/20	\$60,000	WD	\$60,000	\$11,369	\$48,631	\$62,933	0.773
006-35-300-001	2707 DELANEY	02/23/21	\$509,000	WD	\$509,000	\$464,831	\$44,169	\$54,406	0.812
006-15-400-006	119 N DELANEY	12/07/20	\$500,000	WD	\$500,000	\$120,396	\$379,604	\$448,896	0.846
008-38-061-000	11941 M21	08/27/19	\$540,000	WD	\$540,000	\$159,291	\$380,709	\$394,770	0.964
008-70-029-000	1246 S M-13	10/08/20	\$140,000	WD	\$140,000	\$114,682	\$25,318	\$25,759	0.983
012-46-093-001	1003 SAGINAW	11/7/19	\$975,000	WD	\$975,000	\$179,154	\$795,846	\$775,841	1.026
011-72-003-001	4530 LANSING	12/18/19	\$1,025,000	WD	\$1,025,000	\$138,501	\$886,499	\$702,362	1.262
016-66-009-000-02	407 N SAGINAW	06/21/19	\$1,280,000	WD	\$1,280,000	\$124,112	\$1,155,888	\$809,942	1.427
Totals:			\$15,226,000		\$15,207,015		\$10,896,282	\$15,044,201	

E.C.F. => 0.724
USED

NEW HAVEN TWP
COMM ECF
2022 ROLL