

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
003-17-300-006	1297 HENDERSON RD	11/13/2020	WD	\$ 86,500	\$	3,162	0.83 \$ 3,810
003-11-300-004	7700 CRAM RD	10/2/2020	WD	\$ 114,900	\$	3,682	0.86 \$ 4,281
003-17-400-006	1787 HENDERSON RD	9/2/2021	WD	\$ 229,000	\$	38,096	6.15 \$ 6,194
003-28-100-008-02	4700 MC CAFFREY RD	7/30/2021	WD	\$ 35,000	\$	20,544	3 \$ 6,848
003-34-400-001-05	3765 CRONK RD	6/18/2021	WD	\$ 235,000	\$	37,581	2.31 \$ 16,269
003-29-200-002-01	1688 RILEY RD	4/16/2020	WD	\$ 287,500	\$	41,974	2.5 \$ 16,790
003-22-400-002	3581 RILEY RD	2/15/2022	WD	\$ 170,000	\$	43,356	1.99 \$ 21,787
003-11-300-002	7740 CRAM RD	8/6/2021	WD	\$ 69,000	\$	10,262	0.42 \$ 24,433
003-18-300-008	6200 M-52	12/10/2021	WD	\$ 169,900	\$	25,288	1 \$ 25,288
003-30-200-001-01	800 RILEY RD	8/20/2020	WD	\$ 149,000	\$	38,185	1.45 \$ 26,334
003-10-300-001-01	7180 STATE RD	10/20/2021	WD	\$ 240,500	\$	52,893	1.964 \$ 26,931
003-02-200-004	4547 NORTH RIDGE RD	4/13/2021	WD	\$ 180,000	\$	53,186	1.711 \$ 31,085
003-18-400-003	651 SIX MILE CREEK RD	10/9/2020	WD	\$ 98,000	\$	32,838	1 \$ 32,838
003-24-100-003-03	5618 KERBY RD	6/14/2021	WD	\$ 149,000	\$	39,755	0.875 \$ 45,434
003-34-100-002-01	3032 E JUDDVILLE RD	12/1/2021	WD	\$ 294,000	\$	88,362	1.35 \$ 65,453
003-19-300-018	5122 M-52	2/9/2021	WD	\$ 85,000	\$	27,023	0.33 \$ 81,888
Totals:				\$ 2,592,300	\$	556,187	27.74 \$ 20,050

Residential **USED \$20,000/ACRE SITE**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	ACRE	EXTRA AC	MINUS AC SITE
003-10-200-005	3811 EASTON RD	5/5/2020	WD	\$ 289,000	\$	34,935	11.5	1 10.50	\$ 25,000
003-17-400-006	1787 HENDERSON RD	9/2/2021	WD	\$ 229,000	\$	38,096	6.15	1 5.15	\$ 25,000
003-28-100-008-02	4700 MC CAFFREY RD	7/30/2021	WD	\$ 35,000	\$	20,544	3	1 2.00	\$ 25,000
003-29-200-002-01	1688 RILEY RD	4/16/2020	WD	\$ 287,500	\$	41,974	2.5	1 1.50	\$ 25,000
003-34-400-001-05	3765 CRONK RD	6/18/2021	WD	\$ 235,000	\$	37,581	2.31	1 1.31	\$ 25,000
Totals:				\$ 1,075,500	\$	173,130	25.46	5 20.46	\$ 125,000

LAND RESIDUAL MINUS 1 ACRE SITE VALUE \$ 48,130
\$ 2,352

\$48,130/20.46AC=\$2,352/AC Residential **USED \$2,350/EXTRA ACRE**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
003-38-002-000	113 HAVEN DR	4/21/2021	WD	\$ 34,000	\$	34,000	2.54 \$ 13,386
003-39-016-002	HAVEN DR	5/21/2021	WD	\$ 35,000	\$	35,000	3.9 \$ 8,974

003-39-017-002	262 HAVEN DR	7/7/2020	WD	\$	315,000	\$	13,473	2.09	\$	6,446
Totals:				\$	384,000	\$	82,473	8.53	\$	9,669
							Haven Bluffs	USED	\$25,000/ACRE SITE	
								EXTRA ACRES	\$1,350/AC	

EXTRA ACRES
8.53-3
3 SITES @ 25,000=75,000 **SITES=5.53AC**

\$82,473-
75,000=(\$7,47
5/5.53AC)=\$1,
351/AC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
003-29-400-001	JUDDVILLE RD	3/22/2022	WD	\$ 580,000	\$	580,000	117.98 \$ 4,916
003-32-400-005	RIDLEY RD	3/22/2022	WD	\$ 350,000	\$	350,000	75 \$ 4,667
Totals:				\$ 930,000	\$	930,000	192.98 \$ 4,819
							USED \$ 4,700
							Agricultural

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
002-48-007-002-01	216 S WEST ST	6/8/2021	WD	\$ 44,000.00	\$	10,459	1.47 \$ 7,115
004-60-005-008-03	9449 GENESEE	8/20/2020	WD	\$ 147,815.00	\$	7,978	1 \$ 7,978
004-60-011-001	9518 GENESEE	4/21/2021	WD	\$ 125,000.00	\$	20,315	0.468 \$ 43,408
004-74-042-002-03	GENESEE	6/11/2021	WD	\$ 28,100.00	\$	28,100	1.8 \$ 15,611
004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$ 181,000.00	\$	19,842	0.4 \$ 49,605
004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000.00	\$	30,685	0.5 \$ 61,370
006-12-300-021	1475 N M-52	1/6/2022	WD	\$ 135,000.00	\$	29,452	0.765 \$ 38,499
006-15-400-006	119 N DELANEY	12/7/2020	WD	\$ 500,000.00	\$	7,789	3.34 \$ 2,332
006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000.00	\$	103,550	2 \$ 51,775
006-17-400-004	SHERMAN	10/29/2020	WD	\$ 64,000.00	\$	64,000	20 \$ 3,200
006-23-300-007	615 DELANEY	12/28/2020	WD	\$ 1,200,000.00	\$	455,587	5.3 \$ 85,960
006-34-400-009	DELANEY	8/27/2020	MLC	\$ 275,000.00	\$	84,404	3.16 \$ 26,710
007-14-400-004	KERBY	3/22/2021	WD	\$ 33,000.00	\$	6,215	0.58 \$ 10,716
007-18-400-021	1031 E MAIN	11/1/2021	WD	\$ 500,000.00	\$	92,588	1.282 \$ 72,222
008-24-200-003	206 S M-13	1/13/2022	WD	\$ 270,500.00	\$	136,477	1.96 \$ 69,631
008-70-029-000	1246 S M-13	10/8/2020	WD	\$ 140,000.00	\$	7,716	3 \$ 2,572
012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$ 330,000.00	\$	140,454	1.33 \$ 105,605
012-16-200-016	5224 DURAND	3/3/2021	WD	\$ 130,000.00	\$	25,997	0.926 \$ 28,075
012-17-200-005	LANSING	9/21/2021	WD	\$ 60,000.00	\$	60,000	4.24 \$ 14,151
013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$ 440,000.00	\$	84,282	3.16 \$ 26,672

014-11-100-005	1541 1555 LANSING	6/5/2020 WD	\$ 500,000.00	\$	278,374	4.1	\$	67,896
014-11-300-012	10224 ROSE	1/31/2022 WD	\$ 270,000.00	\$	72,830	1	\$	72,830
014-45-014-000	10838 BENNETT	6/3/2021 WD	\$ 80,000.00	\$	67,343	1.5	\$	44,895
014-60-004-020	329 MAIN	4/16/2021 WD	\$ 132,500.00	\$	14,886	1	\$	14,886
016-60-003-008	110 N SAGINAW	4/16/2020 WD	\$ 73,000.00	\$	14,367	0.351	\$	40,932
016-60-016-010	127 S SAGINAW	6/4/2021 MLC	\$ 150,000.00	\$	44,194	1	\$	44,194
016-66-003-000	426 N CHURCH	5/20/2021 WD	\$ 480,000.00	\$	116,024	5.97	\$	19,435
Totals:			\$ 7,088,915.00	\$	2,023,908	71.602	\$	28,266
					Commercial	USED		\$28,000 /AC

Industrial land values used agricultural land values