

2023 100 LAND ANALYSIS NON LAKE FRONTAGE

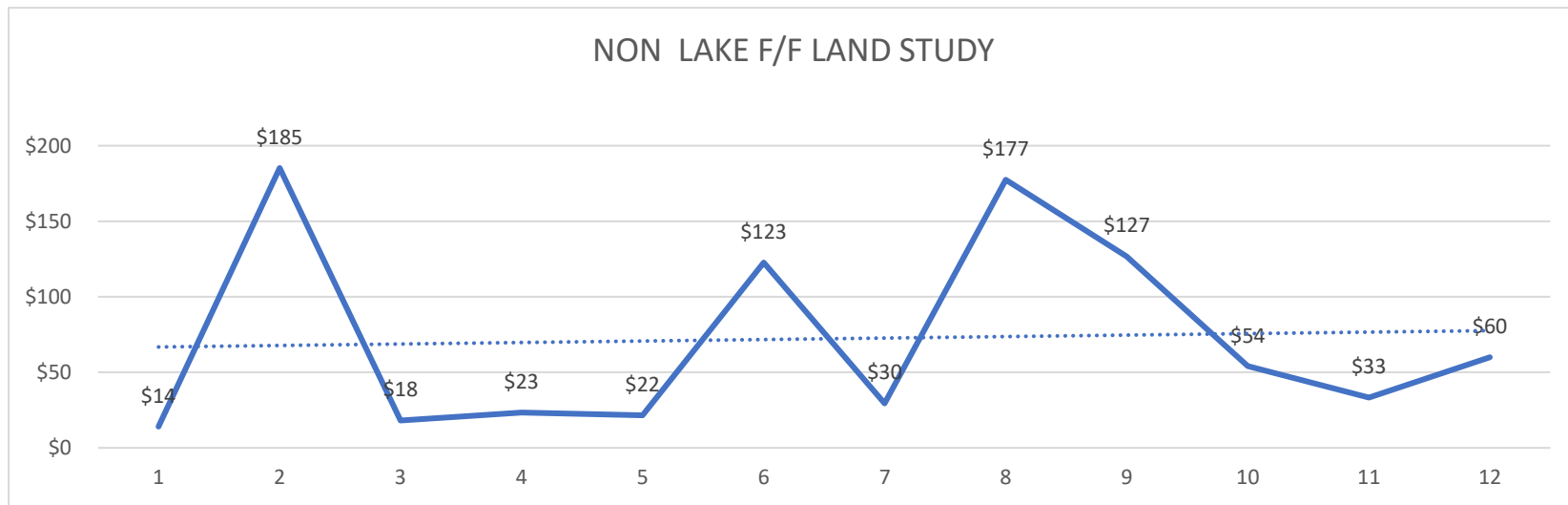
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
100-007-100-010-00	W DEER TRL	08/03/20	\$3,000	WD	03-ARM'S LENGTH	\$3,000
101-003-200-050-00	1500 W TRASK LAKE RD	06/14/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000
102-120-000-001-00	958 N JEWELL DR	10/14/21	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000
102-120-000-012-00	919 N EDGEWOOD DR	10/16/20	\$38,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$38,000
102-120-000-036-01	931 N MILLEN DR	06/29/20	\$52,900	WD	03-ARM'S LENGTH	\$52,900
102-180-000-009-00	1277 W BURGER DR	12/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000
102-240-000-002-00	5271 W ANN ARBOR TRL	12/23/21	\$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$20,000
102-280-000-047-00	1806 N JEWELL LAKE DR	09/10/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
102-300-000-010-00	968 N EDGEWOOD DR	07/31/20	\$34,000	AFF	03-ARM'S LENGTH	\$34,000
102-321-000-022-00	5596 W PINE ST	04/05/21	\$13,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$13,000
102-321-000-029-00	W PINE ST	07/16/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000
102-400-000-001-00	W TRASK LAKE RD	08/06/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000
Totals:			\$450,900			\$450,900

Mean	72.20724497
Standard Error	18.34737465
Median	43.75
Mode	#N/A
Standard Deviation	63.55717015
Sample Variance	4039.513878
Kurtosis	-0.757984823
Skewness	0.916430419
Range	171.1475037
Minimum	14.08582966
Maximum	185.2333333
Sum	866.4869397
Count	12

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$2,300	76.67	\$4,686	\$3,000	\$0	\$4,686	213.0	328.9	1.61
\$42,400	40.38	\$84,715	\$27,785	\$77,215	\$7,500	150.0	290.4	1.00
\$25,200	50.40	\$51,628	\$1,672	\$48,328	\$3,300	92.0	103.0	0.38
\$18,500	48.68	\$43,309	\$4,691	\$33,309	\$10,000	200.0	100.0	0.46
\$27,200	51.42	\$53,725	\$3,225	\$49,675	\$4,050	150.0	100.0	0.34
\$9,900	39.60	\$20,635	\$7,365	\$17,635	\$3,000	60.0	100.0	0.14
\$10,900	54.50	\$22,699	\$3,901	\$16,099	\$6,600	132.0	165.0	1.00
\$33,200	33.20	\$69,413	\$42,587	\$57,413	\$12,000	240.0	100.0	1.10
\$11,000	32.35	\$26,321	\$12,679	\$21,321	\$5,000	100.0	90.0	0.21
\$7,500	57.69	\$15,000	\$13,000	\$0	\$12,000	240.0	188.4	1.04
\$3,000	75.00	\$6,000	\$4,000	\$0	\$6,000	120.0	100.0	0.28
\$2,500	41.67	\$5,000	\$6,000	\$0	\$5,000	100.0	193.0	0.44
				\$0				
\$193,600		\$403,131	\$129,905	\$79,136		1,797.0	7.99	
Sale. Ratio =>	42.94				Average			Average
Std. Dev. =>	14.41				per FF=>	\$72	per Net Acre=>	

USE \$60/F/F



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3

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
1.61	\$14	\$1,866	\$0.04	212.98	402	2.02E+11
1.00	\$185	\$27,785	\$0.64	150.00	401	2.021E+11
0.22	\$18	\$4,412	\$0.10	92.00	401	2.021E+11
0.17	\$23	\$10,220	\$0.23	200.00	401	2.021E+11
0.34	\$22	\$9,375	\$0.22	150.00	401	2.02E+11
0.14	\$123	\$53,370	\$1.23	60.00	401	2.021E+11
0.50	\$30	\$3,901	\$0.09	132.00	401	2.022E+11
0.55	\$177	\$38,645	\$0.89	240.00	401	2.021E+11
0.21	\$127	\$61,251	\$1.41	100.00	401MH	
0.28	\$54	\$12,524	\$0.29	240.00	401	2.021E+11
0.28	\$33	\$14,545	\$0.33	120.00	401	2.021E+11
0.44	\$60	\$13,544	\$0.31	100.00	401	2.021E+11
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5.73						
		Average				
16,252.35		per SqFt=>	\$0.37			

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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	RESIDENTIAL 401	0	0	9/14/2021
	RESIDENTIAL 401	0	0	11/11/2015
102-120-000-002-02	RESIDENTIAL 401	0	0	9/15/2021
102-120-000-011-00, 102-120-000-013-00	RESIDENTIAL 401	0	0	9/15/2021
	RESIDENTIAL 401	0	0	6/22/2012
	RESIDENTIAL 401	0	0	6/18/2012
102-240-000-004-00	RESIDENTIAL 401	0	0	6/18/2012
	RESIDENTIAL 401	0	0	12/18/2019
	RESIDENTIAL 401	0	0	6/25/2012
102-320-000-021-02	RESIDENTIAL 401	0	0	9/15/2021
	RESIDENTIAL 401	0	0	9/15/2021
	RESIDENTIAL 401	0	0	9/15/2021

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Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
	402	NON LAKE FRONT.			W DEER TRL
	401	NON LAKE FRONT.			W TRASK LAKE RD
	401	NON LAKE FRONT.			N JEWELL DR
	401	NON LAKE FRONT.			N EDGEWOOD DR
	401	NON LAKE FRONT.			N MILLEN DR
	401	NON LAKE FRONT.			W BURGER DR
	401	NON LAKE FRONT.			W ANN ARBOR TRL
	401	NON LAKE FRONT.			N JEWELL LAKE DR
	401	NON LAKE FRONT.			N EDGEWOOD DR
	402	NON LAKE FRONT.			W PINE ST
	402	NON LAKE FRONT.			W PINE ST
	402	NON LAKE FRONT.			W TRASK LAKE RD