

COLFAX TOWNSHIP AG PROPERTIES LAND STUDY

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-002-007-20	1423 BERNE ROAD	05/05/22	\$341,250	\$341,250	\$0	0.00	\$180,644	\$341,250	\$180,644	0.0	0.0	65.00	65.00	#DIV/0!	\$5,250	\$0.12
15-021-002-10	8205 FILION ROAD	02/21/23	\$2,660,850	\$2,660,850	\$0	0.00	\$583,687	\$2,416,485	\$339,322	0.0	0.0	245.00	65.56	#DIV/0!	\$9,863	\$0.23
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
06-007-007-00	PINNEBOG & PIGEON ROAD	06/07/22	\$1,600,000	\$1,600,000	\$557,400	34.84	\$1,114,196	\$1,600,000	\$1,059,960	0.0	0.0	158.26	158.26	#DIV/0!	\$10,110	\$0.23
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$161,640	\$0	0.00	\$156,100	\$161,640	\$146,324	0.0	0.0	26.94	26.94	#DIV/0!	\$6,000	\$0.14
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$800,000	\$322,900	40.36	\$645,508	\$800,000	\$616,932	0.0	0.0	77.50	77.50	#DIV/0!	\$10,323	\$0.24
Totals:			\$10,689,590	\$10,689,590	\$1,831,300		\$4,817,639	\$10,410,376	\$4,445,837	0.0		1,041.10	652.92			
					Sale. Ratio =>	17.13			Average			Average			Average	
\$10,000/acre					Std. Dev. =>	18.88			per FF=>	#DIV/0!		per Net Acre=>	9,999.38		per SqFt=>	\$0.23

Colfax Ag Properties

#1 Tillable	1.00	\$10,000
#2 Tillable	0.95	\$9,500
#3 Tillable	0.90	\$9,000
#4 Tillable	0.85	\$8,500
#5 Tillable	0.75	\$7,500
#6 Tillable	0.65	\$6,500
#7 Tillable	0.65	\$6,500
#8 Tillable	0.65	\$6,500
Good Woods	0.95	\$9,500
Average Woods	0.60	\$6,000
Low Woods	0.20	\$2,000
Swamp	0.08	\$785
County Drain	0.00	\$0
Road ROW	0.00	\$0
Untillable	0.08	\$785
Pond-Lake	1.19	\$11,665

COLFAX M-142 COMMERCIAL LAND STUDY

Frontage A & B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-017-018-00	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.20	\$494	\$95,071	\$2.18
39-017-029-00	601 UNIONVILLE ROAD SOUTH	08/30/23	\$70,000	\$70,000	\$37,200	53.14	\$74,400	\$70,000	\$74,400	120.0	273.0	0.75	0.75	\$583	\$93,085	\$2.14
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70
39-017-017-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,572	\$40,028	\$28,600	50.0	298.7	0.42	0.34	\$801	\$95,305	\$2.19
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$97,987	\$56,925	103.5	396.0	0.94	0.94	\$947	\$104,131	\$2.39
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$22,014	\$55,936	155.4	375.0	1.03	1.03	\$142	\$21,311	\$0.49
Totals:			\$1,291,000	\$1,291,000	\$589,500		\$1,310,417	\$813,144	\$836,461	1,309.7		10.91	10.61			
						Sale. Ratio =>	45.66	Average		Average		Average				
						Std. Dev. =>	7.58	per FF=>		\$621	per Net Acre=>		74,518.33	per SqFt=>		

Acreeage Table A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$339,322	0.0	0.0	245.00	2.50	#DIV/0!	\$10,700	\$0.25
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$63,786	\$6,300	0.0	0.0	1.00	1.00	#DIV/0!	\$63,786	\$1.46
06-032-011-50	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$184,431	\$97,569	\$17,000	0.0	0.0	1.50	1.50	#DIV/0!	\$65,046	\$1.49
10-035-010-00	5491 HARTSELL ROAD	11/14/22	\$164,900	\$164,900	\$50,000	30.32	\$98,584	\$69,276	\$2,960	0.0	0.0	1.00	1.00	#DIV/0!	\$69,276	\$1.59
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$76,103	\$13,160	0.0	0.0	1.02	1.02	#DIV/0!	\$74,611	\$1.71
15-035-012-10	7276 BERNE ROAD	02/21/23	\$124,000	\$124,000	\$28,400	22.90	\$62,893	\$73,977	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$74,724	\$1.72
23-020-004-50	8502 UNIONVILLE	08/17/23	\$114,000	\$114,000	\$27,900	24.47	\$55,866	\$64,764	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$76,193	\$1.75
10-010-012-50	4556 SEBEWAING ROAD	10/10/22	\$270,000	\$270,000	\$73,100	27.07	\$144,432	\$131,368	\$5,800	0.0	0.0	1.68	1.68	#DIV/0!	\$78,195	\$1.80
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80

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06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94	
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95	
15-017-031-00	01/10/23	\$80,000	\$80,000	\$47,900	59.88	\$101,988	\$20,512	\$42,500	\$20,512	100.0	100.0	0.23	0.23	\$205	\$89,183	\$2.05	
06-032-022-00	2109 VAN DYKE ROAD SOUTH	07/22/22	\$189,000	\$189,000	\$48,500	25.66	\$100,804	\$100,796	\$12,600	0.0	0.0	1.10	1.10	#DIV/0!	\$91,633	\$2.10	
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$25,456	\$20,330	107.0	107.0	0.26	0.26	\$238	\$96,791	\$2.22	
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	\$435	\$102,993	\$2.36	
35-014-085-10	3666 FIFTH STREET	07/05/22	\$34,500	\$34,500	\$2,100	6.09	\$6,920	\$4,500	\$6,920	60.0	120.0	0.33	0.33	\$575	\$104,230	\$2.39	
35-014-085-15	MONTAGUE AVENUE	07/05/22	\$34,500	\$34,500	\$2,100	6.09	\$6,920	\$4,500	\$6,920	60.0	120.0	0.33	0.33	\$575	\$104,230	\$2.39	
35-014-085-20	FIFTH & MONTAGUE AVENUE	07/05/22	\$34,500	\$34,500	\$3,500	10.14	\$6,920	\$34,500	\$6,920	97.5	120.0	0.33	0.33	\$354	\$104,230	\$2.39	
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$39,153	186.4	172.0	0.79	0.79	\$444	\$104,847	\$2.41	
06-016-015-00	120 MC MILLAN ROAD SOUTH	12/18/23	\$179,000	\$179,000	\$52,300	29.22	\$114,657	\$76,043	\$11,700	0.0	0.0	0.72	0.72	#DIV/0!	\$105,615	\$2.42	
23-009-016-00	11370 GEMEL	04/03/23	\$242,500	\$242,500	\$84,500	34.85	\$168,975	\$78,985	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$112,836	\$2.59	
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$30,120	\$20,330	107.0	107.0	0.26	0.26	\$281	\$114,525	\$2.63	
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$91,706	\$34,019	130.8	260.0	0.79	0.79	\$701	\$116,378	\$2.67	
06-024-032-00	866 JANE STREET	05/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$69,890	\$28,652	136.4	179.0	0.54	0.54	\$512	\$128,948	\$2.96	
Totals:			\$9,951,513	\$9,951,513	\$2,753,300	27.67	\$6,197,921	\$5,058,381	\$1,304,789	2,910.0	2,910.0	54.19	54.19	Average per Net Acre=>	17,006.79	Average per SqFt=>	\$0.39

1 acre = \$17,000
 1.5 acres = \$25,500
 2 acres = \$34,000

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06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	\$0.07	
16-022-009-00	1846 CROWN ROAD	09/06/22	\$45,000	\$45,000	\$27,600	61.33	\$54,054	\$11,922	\$20,976	0.0	0.0	3.60	3.60	#DIV/0!	\$3,312	\$0.08	
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12	
16-022-017-30	01/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14	
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16	
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17	
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18	
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19	
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	0.0	3.60	3.60	#DIV/0!	\$9,678	\$0.22	
15-016-001-58	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$22,500	\$22,500	\$22,500	\$22,500	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22	
15-016-001-61	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25	
16-025-001-80	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28	
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38	
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40	
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42	
Totals:			\$1,054,400	\$1,054,400	\$414,200	39.28	\$867,251	\$514,816	\$327,667	0.0	0.0	54.16	54.16	Average per Net Acre=>	9,505.47	Average per SqFt=>	\$0.22

2.5 acres = \$23,750
 3 acres = \$28,500
 4 acres = \$38,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asf/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	\$0.07	
16-022-009-00	1846 CROWN ROAD	09/06/22	\$45,000	\$45,000	\$27,600	61.33	\$54,054	\$11,922	\$20,976	0.0	0.0	3.60	3.60	#DIV/0!	\$3,312	\$0.08	
15-030-007-00	9315 PORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$36,372	\$46,200	0.0	0.0	9.30	9.30	#DIV/0!	\$3,911	\$0.09	
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10	
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12	
16-022-017-30	01/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14	
16-013-014-00	106 W FILON ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,951	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14	
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16	
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19	
16-025-001-80	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28	
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40	
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42	
Totals:			\$956,400	\$956,400	\$376,700	39.39	\$807,294	\$465,288	\$316,182	0.0	0.0	62.00	62.00	Average per Net Acre=>	7,504.65	Average per SqFt=>	\$0.17

5 acres = \$37,500

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	
15-034-005-00		08/15/22	\$46,000	\$46,000	\$36,200	78.70	\$72,300	\$46,000	\$68,400	0.0	0.0	13.00	13.00	#DIV/0!	\$3,538	
10-011-015-50	4460 SEBEWAING ROAD	05/31/23	\$270,000	\$270,000	\$124,700	46.19	\$261,954	\$37,814	\$29,768	0.0	0.0	10.02	10.02	#DIV/0!	\$3,774	
15-030-007-00	9315 FORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$36,372	\$46,200	0.0	0.0	9.30	9.30	#DIV/0!	\$3,911	
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	30.86	30.86	#DIV/0!	\$4,173	
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$43,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$5,749	
7 acres = \$29,400			\$772,766	\$772,766	\$366,800		\$768,056	\$336,732	\$331,122	0.0	0.0	80.22	80.22		\$5,749	
10 acres = \$42,000	20 acres = \$84,000				\$47.47			Average	Average	#DIV/0!	Average	per Net Acre=>	4,197.61	Average	per SqFt=>	\$0.10
15 acres = \$63,000	25 acres = \$105,000				13.16			per FF=>	per FF=>		Average	per Net Acre=>	27,617.04	Average	per SqFt=>	\$0.63

Acresage Table B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$6,054	
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$14,155	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$4,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	
39-008-425-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,984	65.0	213.0	0.32	0.32	#DIV/0!	\$21,274	
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	#DIV/0!	\$28,491	
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	0.62	#DIV/0!	\$40,323	
15-017-108-60	8522 FORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	#DIV/0!	\$42,934	
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	#DIV/0!	\$49,819	
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.85	#DIV/0!	\$50,093	
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	#DIV/0!	\$54,245	
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$65,500	38.97	\$112,990	\$55,150	\$23,100	115.5	365.3	0.97	0.97	#DIV/0!	\$56,914	
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.66	#DIV/0!	\$57,114	
Totals:			\$3,035,000	\$3,035,000	\$1,233,200		\$2,563,674	\$938,786	\$467,460	1,213.4	1,213.4	33.99	112.82		\$57,114	
1 acre = \$27,500					40.63			Average	Average	\$774	Average	per Net Acre=>	27,617.04	Average	per SqFt=>	\$0.63
1.5 acre = \$41,250					10.97			per FF=>	per FF=>		Average	per Net Acre=>	27,617.04	Average	per SqFt=>	\$0.63

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
16-025-001-80		06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	\$0.07
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49
06-032-038-00	2928 POPPLE ROAD	11/01/22	\$295,000	\$295,000	\$94,300	31.97	\$191,187	\$124,563	\$20,750	0.0	0.0	6.50	6.50	#DIV/0!	\$19,164	\$0.44
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-030-007-00	9315 PORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$36,372	\$46,200	0.0	0.0	9.30	9.30	#DIV/0!	\$3,911	\$0.09
Totals:			\$1,256,900	\$1,256,900	\$439,100		\$916,402	\$604,206	\$263,708	0.0		58.15	58.15			
5 acres = \$52,000						Sale. Ratio =>	34.94		Average		Average				Average	
						Std. Dev. =>	9.11		per FF=>	#DIV/0!	per Net Acre=>	10,390.47			per SqFt=>	\$0.24

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$156,701	\$43,538	0.0	0.0	12.90	12.90	#DIV/0!	\$12,147	\$0.28
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	30.86	30.86	#DIV/0!	\$4,173	\$0.10
7 acres = \$49,000																
20 acres = \$140,000																
10 acres = \$70,000																
25 acres = \$175,000																
15 acres = \$105,000																
Totals:			\$1,585,129	\$1,585,129	\$657,400		\$1,338,725	\$699,701	\$453,297	40.0		100.68	100.68			
						Sale. Ratio =>	41.47		Average		Average				Average	
						Std. Dev. =>	13.15		per FF=>	\$17,493	per Net Acre=>	6,949.75			per SqFt=>	\$0.16

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-002-007-20	1423 BERNE ROAD	05/05/22	\$341,250	\$341,250	\$0	0.00	\$180,644	\$341,250	\$180,644	0.0	0.0	65.00	65.00	#DIV/0!	\$5,250	\$0.12
15-021-002-10	8205 FILION ROAD	02/21/23	\$2,660,850	\$2,660,850	\$0	0.00	\$583,687	\$2,416,485	\$339,322	0.0	0.0	245.00	65.56	#DIV/0!	\$9,863	\$0.23
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
06-007-007-00	PINNEBOG & PIGEON ROAD	06/07/22	\$1,600,000	\$1,600,000	\$557,400	34.84	\$1,114,196	\$1,600,000	\$1,059,960	0.0	0.0	158.26	158.26	#DIV/0!	\$10,110	\$0.23
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$161,640	\$0	0.00	\$156,100	\$161,640	\$146,324	0.0	0.0	26.94	26.94	#DIV/0!	\$6,000	\$0.14
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$800,000	\$322,900	40.36	\$645,508	\$800,000	\$616,932	0.0	0.0	77.50	77.50	#DIV/0!	\$10,323	\$0.24
Totals:			\$10,689,590	\$10,689,590	\$1,831,300		\$4,817,639	\$10,410,376	\$4,445,837	0.0		1,041.10	652.92			
					Sale. Ratio =>	17.13		Average				Average		Average		
					Std. Dev. =>	18.88		per FF=>	#DIV/0!			per Net Acre=>	9,999.38	per SqFt=>	\$0.23	

\$10,000/acre

Colfax Aq Properties

#1 Tillable	1.00	\$10,000
#2 Tillable	0.95	\$9,500
#3 Tillable	0.90	\$9,000
#4 Tillable	0.85	\$8,500
#5 Tillable	0.75	\$7,500
#6 Tillable	0.65	\$6,500
#7 Tillable	0.65	\$6,500
#8 Tillable	0.65	\$6,500
Good Woods	0.95	\$9,500
Average Woods	0.60	\$6,000
Low Woods	0.20	\$2,000
Swamp	0.08	\$785
County Drain	0.00	\$0
Road ROW	0.00	\$0
Untillable	0.08	\$785
Pond-Lake	1.19	\$11,665

COLFAX M-53 SOUTH COMMERCIAL LAND STUDY

Frontage A & B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
39-017-018-00	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.20	\$494	\$95,071	\$2.18	
39-017-029-00	601 UNIONVILLE ROAD SOUTH	08/30/23	\$70,000	\$70,000	\$37,200	53.14	\$74,400	\$70,000	\$74,400	120.0	273.0	0.75	0.75	\$583	\$93,085	\$2.14	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70	
39-017-017-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,572	\$40,028	\$28,600	50.0	298.7	0.42	0.34	\$801	\$95,305	\$2.19	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$97,987	\$56,925	103.5	396.0	0.94	0.94	\$947	\$104,131	\$2.39	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$22,014	\$55,936	155.4	375.0	1.03	1.03	\$142	\$21,311	\$0.49	
Totals:			\$1,291,000	\$1,291,000	\$589,500		\$1,310,417	\$813,144	\$836,461	1,309.7		10.91	10.61				
						Sale. Ratio =>	45.66			Average			Average			Average	
\$620/FF						Std. Dev. =>	7.58			per FF=>			per Net Acre=>	74,518.33			per SqFt=>
										\$621						\$1.71	

Acreage Table A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$339,322	0.0	0.0	245.00	2.50	#DIV/0!	\$10,700	\$0.25
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$63,786	\$6,900	0.0	0.0	1.00	1.00	#DIV/0!	\$63,786	\$1.46
06-032-011-50	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$184,431	\$97,569	\$17,500	0.0	0.0	1.50	1.50	#DIV/0!	\$65,046	\$1.49
10-035-010-00	5491 HARTSELL ROAD	11/14/22	\$164,900	\$164,900	\$50,000	30.32	\$98,584	\$69,276	\$2,960	0.0	0.0	1.00	1.00	#DIV/0!	\$69,276	\$1.59
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$76,103	\$13,160	0.0	0.0	1.02	1.02	#DIV/0!	\$74,611	\$1.71
15-035-012-10	7276 BERNE ROAD	02/21/23	\$124,000	\$124,000	\$28,400	22.90	\$62,893	\$73,977	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$74,724	\$1.72
23-020-004-50	8502 UNIONVILLE	08/17/23	\$114,000	\$114,000	\$27,900	24.47	\$55,866	\$64,764	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$76,193	\$1.75
10-010-012-50	4556 SEBEWAING ROAD	10/10/22	\$270,000	\$270,000	\$73,100	27.07	\$144,432	\$131,368	\$5,800	0.0	0.0	1.68	1.68	#DIV/0!	\$78,195	\$1.80
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt										
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17										
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18										
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,688	\$0.22										
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23										
15-016-001-61	THOMAS ROAD NORTH	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25										
06-032-044-50	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32										
16-004-007-50	2288 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38										
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39										
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41										
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42										
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42										
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46										
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53										
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74										
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83										
39-008-755-14	148 ADAMI RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	0.62	#DIV/0!	\$40,323	\$0.93										
06-011-008-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	#DIV/0!	\$42,934	\$0.99										
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00										
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09										
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	#DIV/0!	\$49,819	\$1.14										
Totals:													27.11	105.60	Average per Net Acre=>	\$1,005	\$543,645	\$352,717	Average per FF=>	\$1,005	\$543,645	\$352,717	Average per Net Acre=>	20,057.00	Average per SqFt=>	\$0.46
2 acres = \$40,000													42.47	\$811,900	Sale, Ratio =>	\$1,720,972	\$543,645	\$352,717	42.47	\$1,720,972	\$543,645	\$352,717	42.47	\$1,720,972	\$543,645	\$352,717
3 acres = \$45,000													11.71	\$79,200	Std. Dev. =>	\$197,968	\$34,325	\$43,293	11.71	\$197,968	\$34,325	\$43,293	11.71	\$197,968	\$34,325	\$43,293

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt										
16-018-006-60	3298 FILOM ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$112,334	\$16,886	\$13,220	0.0	0.0	2.61	2.61	#DIV/0!	\$6,470	\$0.15										
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16										
15-030-006-00	PORT AUSTIN ROAD	10/21/22	\$20,000	\$20,000	\$10,000	50.00	\$19,912	\$20,000	\$19,912	0.0	0.0	2.72	2.72	#DIV/0!	\$7,353	\$0.17										
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17										
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18										
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18										
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19										
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	0.0	3.60	3.60	#DIV/0!	\$9,678	\$0.22										
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,688	\$0.22										
15-016-001-61	THOMAS ROAD NORTH	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25										
16-025-001-80	2298 LIMERICK ROAD	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28										
16-004-007-50	209 OUTER DRIVE SOUTH	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38										
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39										
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40										
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41										
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42										
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42										
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46										
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49										
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53										
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$87,649	\$23,440	0.0	0.0	3.24	3.24	#DIV/0!	\$27,052	\$0.62										
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$48,809	\$17,948	276.0	294.6	1.66	1.66	#DIV/0!	\$57,114	\$1.31										
Totals:													61.94	61.26	Average per Net Acre=>	\$2,127	\$930,164	\$450,450	Average per FF=>	\$2,127	\$930,164	\$450,450	Average per Net Acre=>	15,016.69	Average per SqFt=>	\$0.34
2.5 acres = \$37,500													35.98	\$820,400	Sale, Ratio =>	\$2,280,400	\$930,164	\$450,450	35.98	\$2,280,400	\$930,164	\$450,450	35.98	\$2,280,400	\$930,164	\$450,450
3 acres = \$45,000													13.69	\$60,000	Std. Dev. =>	\$233,791	\$87,649	\$23,440	13.69	\$233,791	\$87,649	\$23,440	13.69	\$233,791	\$87,649	\$23,440

Rate Table 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-017-004-50	970 LACKIE ROAD SOUTH	09/11/20	\$55,000	\$55,000	\$28,500	51.82	\$56,448	\$10,302	\$11,750	0.0	0.0	2.25	2.25	#DIV/0!	\$4,579	\$0.11
16-024-032-30	CROWN & VAN DYKE ROAD	04/16/21	\$45,000	\$45,000	\$21,900	48.67	\$43,866	\$45,000	\$43,866	0.0	0.0	6.31	6.31	#DIV/0!	\$7,132	\$0.16
16-014-005-00	FILION ROAD	06/04/21	\$257,500	\$257,500	\$136,100	52.85	\$271,901	\$244,900	\$258,845	0.0	0.0	35.57	35.57	#DIV/0!	\$6,885	\$0.16
06-011-014-00	1362 PIGEON ROAD	04/12/21	\$142,000	\$142,000	\$70,300	49.51	\$142,141	\$9,409	\$9,550	0.0	0.0	1.25	1.25	#DIV/0!	\$7,527	\$0.17
06-008-012-10	2880 PIGEON ROAD	05/19/19	\$94,566	\$94,566	\$48,700	51.50	\$95,397	\$10,169	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$5,085	\$0.12
Totals:			\$594,066	\$594,066	\$305,500		\$609,753	\$319,780	\$335,011	0.0		47.38	47.38			
Mobile Home Site \$6,750						Sale. Ratio =>	51.43	Average		#DIV/0!		Average		Average		\$0.15
						Std. Dev. =>	1.73	per FF=>				per Net Acre=>		6,749.26		per SqFt=>

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-013-024-00	VAN DYKE ROAD NORTH	03/24/20	\$3,000	\$3,000	\$9,000	300.00	\$13,191	\$3,000	\$13,191	75.4	156.0	0.27	0.27	\$40	\$11,152	\$0.26
39-008-097-10	100 W SEBEWAING	05/18/18	\$65,980	\$65,980	\$34,400	52.14	\$68,791	\$1,239	\$4,050	50.0	316.0	0.36	0.36	\$25	\$3,413	\$0.08
04-525-025-00	6077 SAND ROAD	02/22/19	\$170,000	\$170,000	\$85,900	50.53	\$206,878	\$2,722	\$39,600	132.0	330.0	1.00	1.00	\$21	\$2,722	\$0.06
06-008-012-10	2880 PIGEON ROAD	05/19/19	\$94,566	\$94,566	\$48,700	51.50	\$95,397	\$16,798	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$8,399	\$0.19
04-003-296-00	7129 MICHAEL DRIVE	04/16/18	\$43,500	\$43,500	\$25,500	58.62	\$50,988	\$2,752	\$10,240	80.0	0.0	0.00	0.00	\$34	#DIV/0!	#DIV/0!
04-002-064-90	4791 MORSE DRIVE	05/18/18	\$6,500	\$6,500	\$6,300	96.92	\$12,540	\$6,500	\$12,540	132.0	120.0	0.36	0.36	\$49	\$17,857	\$0.41
Totals:			\$383,546	\$383,546	\$209,800		\$447,785	\$33,011	\$90,621	469.4		4.00	4.00			
Condo Site \$5,500						Sale. Ratio =>	54.70	Average		#DIV/0!		Average		Average		\$0.19
						Std. Dev. =>	98.79	per Site		\$5,502		per Net Acre=>		8,261.01		per SqFt=>

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-524-480-51	5738 COUNTY KERRY DRIVE	07/31/18	\$169,000	\$169,000	\$90,600	53.61	\$179,494	\$14,206	\$24,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-529-00	LOST CHANNEL DRIVE	06/06/22	\$38,000	\$38,000	\$12,800	33.68	\$25,600	\$12,050	\$25,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-309-023-08	7935 CRESCENT BEACH ROAD	02/07/23	\$150,000	\$150,000	\$0	0.00	\$144,367	\$15,183	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-98	5803 DUBLIN ROAD	05/20/22	\$460,000	\$460,000	\$201,100	43.72	\$439,309	\$46,291	\$25,600	0.0	0.0	2.30	2.30	#DIV/0!	\$20,127	\$0.46
04-524-480-98	5803 DUBLIN ROAD	06/11/19	\$400,000	\$400,000	\$205,600	51.40	\$407,089	\$18,911	\$26,000	0.0	0.0	2.30	2.30	#DIV/0!	\$8,222	\$0.19
06-008-012-10	2880 PIGEON ROAD	05/19/19	\$94,566	\$94,566	\$48,700	51.50	\$95,397	\$10,169	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$5,085	\$0.12
04-473-502-00	9813 WHISPERING PINES (46)	08/02/18	\$19,500	\$19,500	\$15,000	76.92	\$30,000	\$19,500	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
06-022-020-30	1230 VAN DYKE ROAD SOUTH	07/22/16	\$36,000	\$36,000	\$25,100	69.72	\$34,876	\$14,964	\$13,840	0.0	0.0	3.01	3.01	#DIV/0!	\$4,971	\$0.11
06-031-013-00	2476 VAN DYKE ROAD SOUTH	06/29/18	\$21,000	\$21,000	\$11,100	52.86	\$19,657	\$11,866	\$10,523	0.0	0.0	1.74	1.74	#DIV/0!	\$6,839	\$0.16
Totals:			\$1,388,066	\$1,388,066	\$610,000		\$1,375,789	\$163,140	\$200,063	0.0		11.35	11.35			
M53 Condo Site \$18,125						Sale. Ratio =>	43.95	Average		#DIV/0!		Average		Average		\$0.33
						Std. Dev. =>	22.12	per Site		\$18,127		per Net Acre=>		14,379.90		per SqFt=>

Acreage Table B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18	
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$11,600	\$22,500	\$21,600	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22	
06-003-017-00		12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23	
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25	
06-030-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32	
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$37,38	37.38	\$58,715	\$41,410	\$20,125	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38	
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$0.39	
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41	
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42	
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	\$18,449	\$0.42	
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	1.00	1.00	\$20,000	\$0.46	
23-016-011-00	11055 SEBEVANG	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,954	\$36,611	\$13,965	0.0	0.0	1.60	1.79	\$22,999	\$0.43	
06-028-014-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	1.00	1.00	\$20,000	\$0.46	
23-017-419-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,200	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43	
39-008-425-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$0.49	
23-016-011-00	11055 SEBEVANG	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,954	\$36,611	\$13,965	0.0	0.0	1.60	1.79	\$22,999	\$0.53	
39-008-407-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78,491	\$0.65	
06-025-014-50	1468 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$55,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	\$36,283	\$0.83	
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$10,155	\$11,760	0.0	0.0	0.80	0.80	\$32,056	\$0.74	
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,971	\$25,613	\$12,984	0.0	0.0	0.0	0.0	\$42,994	\$0.99	
06-025-014-50	1468 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$55,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	\$36,283	\$0.93	
15-017-408-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$42,994	\$0.99	
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.92	0.92	\$46,159	\$1.06	
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.0	0.0	\$47,321	\$1.09	
06-012-016-00	1259 VAN DYKE ROAD NORTH	09/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.93	0.93	\$49,819	\$1.14	
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$49,051	\$42,579	\$6,600	0.0	0.85	0.98	0.98	\$50,093	\$1.15	
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22	
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,800	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$1.25	
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,799	\$20,000	0.0	0.0	2.00	2.00	\$55,870	\$1.28	
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$65,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$1.31	
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$84,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$1.31	
		Totals:	\$3,035,000	\$3,035,000	\$1,233,200	40.63	\$2,563,674	\$938,786	\$467,460	1,213.4	774	33.99	112.82	Average per Net Acre=>	\$57,114	\$0.63
		Sale Ratio =>				10.97					Average per Net Acre=>	27.61704		Average per SqFt=>		
		Sld. Dev. =>														

1 acre = \$27,500

1.5 acre = \$41,250

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00		12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$37,38	37.38	\$58,715	\$41,410	\$20,125	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	0.0	0.0	\$42,994	\$0.42
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	1.00	1.00	\$20,000	\$0.46
23-016-011-00	11055 SEBEVANG	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,954	\$36,611	\$13,965	0.0	0.0	1.60	1.79	\$22,999	\$0.43
06-028-014-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	1.00	1.00	\$20,000	\$0.46
23-017-419-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,200	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
39-008-425-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$0.49
23-016-011-00	11055 SEBEVANG	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,954	\$36,611	\$13,965	0.0	0.0	1.60	1.79	\$22,999	\$0.53
39-008-407-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78,491	\$0.65
06-025-014-50	1468 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$55,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	\$36,283	\$0.83
15-017-408-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$42,994	\$0.99
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.92	0.92	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.0	0.0	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	09/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.93	0.93	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$49,051	\$42,579	\$6,600	0.0	0.85	0.98	0.98	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,800	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,799	\$20,000	0.0	0.0	2.00	2.00	\$55,870	\$1.28
3															

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
16-018-008-60	3298 FILLON ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$112,334	\$16,886	\$19,220	0.0	0.0	2.61	2.61	#DIV/0!	\$6,470	\$0.15	
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16	
15-030-006-00	PORT AUSTIN ROAD	10/21/22	\$20,000	\$20,000	\$10,000	50.00	\$19,912	\$20,000	\$19,912	0.0	0.0	2.72	2.72	#DIV/0!	\$7,353	\$0.17	
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17	
15-014-006-50	3624 CASVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18	
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18	
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19	
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	0.0	3.60	3.60	#DIV/0!	\$9,678	\$0.22	
15-016-001-58	2298 LIMERICK ROAD	10/06/22	\$22,500	\$22,500	\$10,800	48.00	\$19,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22	
15-016-001-61	2298 LIMERICK ROAD	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$41,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28	
16-025-001-80	209 OUTER DRIVE SOUTH	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38	
16-004-007-50	2298 LIMERICK ROAD	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39	
06-024-112-00	209 OUTER DRIVE SOUTH	09/09/23	\$110,000	\$110,000	\$25,000	22.73	\$82,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40	
10-021-004-00	4080 ELKTON ROAD SOUTH	11/10/22	\$189,000	\$189,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41	
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42	
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42	
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46	
10-012-003-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49	
23-016-011-00	11055 SEBEWANG	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,999	\$0.53	
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$87,649	\$24,440	0.0	0.0	3.24	3.24	#DIV/0!	\$27,052	\$0.62	
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	#DIV/0!	\$344	\$1.31	
2.5 acres = \$37,500		4 acres = \$60,000		Totals:		\$2,280,400	\$2,280,400	\$820,400	\$35.98	\$1,800,686	\$930,164	\$450,450	437.4	61.94	61.26	Average	\$57,114
3 acres = \$45,000		Sale, Ratio =>		Std. Dev. =>	13.69	35.98	\$1,800,686	\$930,164	\$450,450	437.4	61.94	61.26	Average	\$57,114	\$0.34		

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
10-021-004-00	4080 ELKTON ROAD SOUTH	03/09/23	\$110,000	\$110,000	\$25,000	22.73	\$82,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
16-025-001-80	2404 VAN DYKE ROAD SOUTH	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$41,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
06-032-018-00	1140 LACKIE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	\$0.07
16-022-017-30	3675 CANBORO ROAD	10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$0,42	\$0.14
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49
06-032-038-00	2928 POPPLE ROAD	11/01/22	\$295,000	\$295,000	\$94,300	31.97	\$191,187	\$124,563	\$20,750	0.0	0.0	6.50	6.50	#DIV/0!	\$19,164	\$0.44
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
16-013-014-00	106 W FILLON ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-030-007-00	9315 PORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$36,372	\$46,200	0.0	0.0	9.30	9.30	#DIV/0!	\$3,911	\$0.09
5 acres = \$52,000		Totals:		\$1,256,900	\$1,256,900	\$439,100	\$916,402	\$604,206	\$263,708	0.0	0.0	58.15	58.15	Average	\$3,911	
Sale, Ratio =>		Std. Dev. =>		9.11	34.94	\$916,402	\$604,206	\$263,708	0.0	0.0	58.15	58.15	Average	\$3,911		

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$156,701	\$43,538	0.0	0.0	12.90	12.90	#DIV/0!	\$12,147	\$0.28
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	30.86	30.86	#DIV/0!	\$4,173	\$0.10
7 acres = \$49,000	20 acres = \$140,000	Totals:	\$1,585,129	\$1,585,129	\$657,400		\$1,338,725	\$699,701	\$453,297	40.0		100.68	100.68			
10 acres = \$70,000	25 acres = \$175,000					Sale. Ratio =>	41.47		Average			Average		Average		
15 acres = \$105,000						Std. Dev. =>	13.15		per FF=>	\$17,493		per Net Acre=>	6,949.75	per SqFt=>	\$0.16	

Rate Table 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-017-004-50	970 LACKIE ROAD SOUTH	09/11/20	\$55,000	\$55,000	\$28,500	51.82	\$56,448	\$10,302	\$11,750	0.0	0.0	2.25	2.25	#DIV/0!	\$4,579	\$0.11
16-024-032-30	CROWN & VAN DYKE ROAD	04/16/21	\$45,000	\$45,000	\$21,900	48.67	\$43,866	\$45,000	\$43,866	0.0	0.0	6.31	6.31	#DIV/0!	\$7,132	\$0.16
16-014-005-00	FILION ROAD	06/04/21	\$257,500	\$257,500	\$136,100	52.85	\$271,901	\$244,900	\$258,845	0.0	0.0	35.57	35.57	#DIV/0!	\$6,885	\$0.16
06-011-014-00	1362 PIGEON ROAD	04/12/21	\$142,000	\$142,000	\$70,300	49.51	\$142,141	\$9,409	\$9,550	0.0	0.0	1.25	1.25	#DIV/0!	\$7,527	\$0.17
06-008-012-10	2880 PIGEON ROAD	05/19/19	\$94,566	\$94,566	\$48,700	51.50	\$95,397	\$10,169	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$5,085	\$0.12
		Totals:	\$594,066	\$594,066	\$305,500		\$609,753	\$319,780	\$335,011	0.0		47.38	47.38			
						Sale. Ratio =>	51.43		Average			Average		Average		
Mobile Home Site \$6,750						Std. Dev. =>	1.73		per FF=>	#DIV/0!		per Net Acre=>	6,749.26	per SqFt=>	\$0.15	

COLFAX INDUSTRIAL SUBSTATION LAND STUDY

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27
35-014-069-00	3633 FIFTH STREET	04/23/21	\$67,000	\$34,800	51.94	\$68,595	\$11,069	\$12,664	263.8	268.4	0.76	0.23	\$42	\$14,622	\$0.34
35-014-072-01	3639 FIFTH STREET	04/23/21	\$67,000	\$34,800	51.94	\$68,595	\$11,069	\$12,664	263.8	268.4	0.76	0.74	\$42	\$14,622	\$0.34
15-017-132-00	8565 CHAPIN ROAD	09/25/20	\$65,000	\$41,800	64.31	\$82,847	\$5,099	\$22,946	131.1	130.0	0.34	0.34	\$39	\$14,866	\$0.34
06-003-022-10	1649 THOMAS ROAD NORTH	05/24/21	\$72,375	\$30,500	42.14	\$66,112	\$15,263	\$9,000	0.0	0.0	1.00	1.00	#DIV/0!	\$15,263	\$0.35
04-003-109-00	4792 COTTICK DRIVE	02/22/21	\$32,000	\$26,200	81.88	\$52,176	\$9,074	\$29,250	195.0	120.0	0.54	0.54	\$47	\$16,898	\$0.39
15-017-031-00		08/30/21	\$45,000	\$34,700	77.11	\$68,887	\$7,613	\$28,000	100.0	100.0	0.23	0.23	\$76	\$33,100	\$0.76
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$166,700	55.57	\$330,022	\$134,080	\$55,936	155.4	375.0	1.03	1.03	\$863	\$129,797	\$2.98
Totals:			\$1,098,375	\$544,100		\$1,086,342	\$643,267	\$519,568	1,109.2		42.82	43.12			
					Sale. Ratio =>	49.54	Average				Average			Average	
					Std. Dev. =>	15.47	per FF=>		\$580	per Net Acre=>		15,023.64	per SqFt=>		\$0.34

\$15,000/acre

COLFAX COLLON SUBDIVISION LAND STUDY

Frontage 'A'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	\$435	\$102,993	\$2.36
06-024-057-00	671 SOUTHWEST STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$49,905	\$14,108	83.0	120.0	0.25	0.25	\$601	\$201,230	\$4.62
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$33,522	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$43,357	\$66,771	\$66,771	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$39,153	186.4	172.0	0.79	0.79	\$444	\$104,847	\$2.41
Totals:			\$1,370,500	\$1,370,500	\$512,700		\$1,219,474	\$400,395	\$249,369	948.2		4.33	4.33	Average	per Net Acre=>	Average
						37.41		Average				4.33	per Net Acre=>			\$2.12
						16.08		per FF=>		\$422			per SqFt=>			

Accegrage Table B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,000	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	0.62	#DIV/0!	\$40,323	\$0.93
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINBE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1259 VAN DYKE ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
15-035-013-00	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.66	\$344	\$57,114	\$1.31
Totals:			\$3,035,000	\$3,035,000	\$1,233,200		\$2,563,674	\$938,786	\$467,460	1,213.4		33.99	112.82	Average	per Net Acre=>	Average
						40.63		per FF=>		\$774		33.99	per Net Acre=>			\$0.63
						10.97		per FF=>		\$774		33.99	per Net Acre=>			

1 acre = \$27,500
1.5 acre = \$41,250

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-016-001-61	THOMAS ROAD NORTH	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	2.00	2.00	#DIV/0!	\$16,564	\$0.38
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
23-016-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	05/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	0.62	#DIV/0!	\$40,323	\$0.93
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	#DIV/0!	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	#DIV/0!	\$49,819	\$1.14
Totals:			\$1,911,900	\$1,911,900	\$811,900	42.47	\$1,720,972	\$543,645	\$352,717	541.1		27.11	105.60	Average		
2 acres = \$40,000						11.71		Average	per FF=>	\$1,005		20,057.00	Average			\$0.46
													per Net Acre=>			per SqFt=>

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
16-018-006-60	3298 FILLION ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$112,334	\$16,886	\$19,220	0.0	0.0	2.61	2.61	#DIV/0!	\$6,470	\$0.15
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16
15-030-006-00	PORT AUSTIN ROAD	10/21/22	\$20,000	\$20,000	\$10,000	50.00	\$19,912	\$20,000	\$19,912	0.0	0.0	2.72	2.72	#DIV/0!	\$7,353	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	0.0	3.60	3.60	#DIV/0!	\$9,678	\$0.22
15-016-001-58	15-016-001-58	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61	15-016-001-61	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-025-001-80	16-025-001-80	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$87,649	\$21,440	0.0	0.0	3.24	3.24	#DIV/0!	\$27,052	\$0.62
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$84,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.66	#DIV/0!	\$344	\$1.31
Totals:			\$2,280,400	\$2,280,400	\$820,400	35.98	\$1,800,686	\$930,164	\$450,450	437.4		61.94	61.26	Average		
2.5 acres = \$37,500						13.69		Average	per FF=>	\$2,127		15,016.69	Average			\$0.34
3 acres = \$45,000													per Net Acre=>			per SqFt=>

COLFAX MURRAY SUBDIVISION LAND STUDY

Frontage A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	\$435	\$102,993	\$2.36
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$49,905	\$14,108	83.0	120.0	0.25	0.25	\$601	\$201,230	\$4.62
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$39,153	186.4	172.0	0.79	0.79	\$444	\$104,847	\$2.41
Totals:			\$1,370,500	\$1,370,500	\$512,700		\$1,219,474	\$400,395	\$249,369	948.2		4.33	4.33			
			Sale. Ratio =>			37.41	Average				Average		Average			
			Std. Dev. =>			16.08	per FF=>			\$422	per Net Acre=>	92,491.34	per SqFt=>	\$2.12		

\$420/FF

Frontage B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	\$435	\$102,993	\$2.36
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$39,153	186.4	172.0	0.79	0.79	\$444	\$104,847	\$2.41
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$69,890	\$28,652	136.4	179.0	0.54	0.54	\$512	\$128,948	\$2.96
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$49,905	\$14,108	83.0	120.0	0.25	0.25	\$601	\$201,230	\$4.62
Totals:			\$2,115,900	\$2,115,900	\$848,200		\$1,931,489	\$566,127	\$381,716	1,521.0		7.88	7.88			
			Sale. Ratio =>			40.09	Average				Average		Average			
			Std. Dev. =>			13.59	per FF=>			\$372	per Net Acre=>	71,816.19	per SqFt=>	\$1.65		

\$370/FF

Acreage Table 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	80.00	#DIV/0!	\$40,323	\$0.93
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31
Totals:			\$3,035,000	\$3,035,000	\$1,233,200		\$2,563,674	\$938,786	\$467,460	1,213.4		33.99	112.82			
1 acre = \$27,500					Sale. Ratio =>	40.63		Average		\$774	Average		per Net Acre=>	27,617.04	Average	
1.5 acre = \$41,250					Std. Dev. =>	10.97		per FF=>			per Net Acre=>			per SqFt=>	\$0.63	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-016-001-61	2350 IVANHOE ROAD	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2298 LIMERICK ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	209 OUTER DRIVE SOUTH	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
16-024-030-45	3301 N VAN DYKE ROAD	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$54,600	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$32,056	\$0.74
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.0	0.62	0.62	#DIV/0!	\$40,323	\$0.93
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	#DIV/0!	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	#DIV/0!	\$49,819	\$1.14
Totals:			\$1,911,900	\$1,911,900	\$811,900	42.47	\$1,720,972	\$543,645	\$352,717	541.1	105.60	27.11	27.11	Average	\$206	\$49,819
2 acres = \$40,000						42.47	Average	\$543,645	\$352,717	541.1	Average	per Net Acre=>	20,057.00	Average	per SqFt=>	\$0.46
						11.71	per FF=>	\$1,005	\$1,005	0.0	Average	per Net Acre=>	20,057.00	Average	per SqFt=>	\$0.46

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
16-018-006-60	3298 FIJON ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$112,334	\$16,886	\$19,220	0.0	0.0	2.61	2.61	#DIV/0!	\$6,470	\$0.15
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	0.0	3.99	3.99	#DIV/0!	\$6,892	\$0.16
15-030-006-00	PORT AUSTIN ROAD	10/21/22	\$20,000	\$20,000	\$10,000	50.00	\$19,912	\$20,000	\$19,912	0.0	0.0	2.72	2.72	#DIV/0!	\$7,353	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	0.0	2.98	2.98	#DIV/0!	\$8,054	\$0.18
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	0.0	3.97	3.97	#DIV/0!	\$8,060	\$0.19
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	0.0	3.60	3.60	#DIV/0!	\$9,678	\$0.22
15-016-001-58	2298 LIMERICK ROAD	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61	1140 LACKIE ROAD SOUTH	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-025-001-80	209 OUTER DRIVE SOUTH	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	#DIV/0!	\$17,138	\$0.39
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$97,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.46
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/22	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$87,649	\$21,448	0.0	0.0	3.24	3.24	#DIV/0!	\$27,052	\$0.62
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,940	276.0	294.6	1.66	1.66	#DIV/0!	\$57,114	\$1.31
Totals:			\$2,280,400	\$2,280,400	\$820,400	35.98	\$1,800,686	\$930,164	\$450,450	437.4	61.26	61.94	61.26	Average	\$344	\$57,114
2.5 acres = \$37,500						35.98	Average	\$930,164	\$450,450	437.4	Average	per Net Acre=>	15,016.69	Average	per SqFt=>	\$0.34
3 acres = \$45,000						13.69	per FF=>	\$2,127	\$2,127	0.0	Average	per Net Acre=>	15,016.69	Average	per SqFt=>	\$0.34

COLFAX M & B RESIDENTIAL LAND STUDY

Frontage A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	\$435	\$102,993	\$2.36
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$69,890	\$28,652	136.4	179.0	0.54	0.54	\$512	\$128,948	\$2.96
Totals:			\$1,665,900	\$1,665,900	\$660,800		\$1,560,962	\$433,393	\$328,455	1,251.6		6.85	6.85			
					Sale. Ratio => 39.67		Average				Average				Average	
					Std. Dev. => 15.11		per FF=>		\$346		per Net Acre=>		63,315.27		per SqFt=> \$1.45	

\$350/FF

Frontage D

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$49,905	\$14,108	83.0	120.0	0.25	0.25	\$601	\$201,230	\$4.62
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$91,706	\$34,019	130.8	260.0	0.79	0.79	\$701	\$116,378	\$2.67
06-028-037-00	1953 VAN DYKE ROAD SOUTH	05/24/22	\$166,000	\$166,000	\$47,800	28.80	\$94,218	\$77,302	\$5,520	100.0	0.0	0.46	0.46	\$773	\$168,048	\$3.86
Totals:			\$1,674,400	\$1,674,400	\$619,400		\$1,458,124	\$497,653	\$281,377	1,234.2		6.98	6.98			
					Sale. Ratio => 36.99		Average				Average				Average	
					Std. Dev. => 14.49		per FF=>		\$403		per Net Acre=>		71,337.87		per SqFt=> \$1.64	

\$400 per FF

Acresage Table 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	\$/Adj. Sal.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FFdollars/Acr.	Dollars/Sqft													
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368													
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400													
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777													
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698													
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101													
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$399,322	0.0	0.0	245.00	245.00	#DIV/0!	\$10,700													
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000													
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$41,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155													
16-004-007-50	2298 LAMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564													
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$1,260	\$41,965	161.4	602.0	1.11	1.11	#DIV/0!	\$17,986													
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986													
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429													
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449													
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665													
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000													
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	#DIV/0!	\$21,274													
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939													
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	#DIV/0!	\$28,491													
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056													
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283													
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.93	0.93	#DIV/0!	\$43,762													
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159													
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321													
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,325	\$43,293	166.5	150.0	0.69	0.69	#DIV/0!	\$49,819													
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.85	#DIV/0!	\$50,093													
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111													
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	#DIV/0!	\$55,670													
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,670													
23-036-011-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	#DIV/0!	\$47,777													
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$63,786	\$18,437	108.5	265.0	0.50	0.50	#DIV/0!	\$63,786													
39-008-411-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$41,000	32.83	\$86,114	\$63,786	\$6,900	0.0	0.0	1.00	1.00	#DIV/0!	\$63,786													
06-028-424-00	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$184,431	\$97,569	\$17,000	0.0	0.0	1.50	1.50	#DIV/0!	\$65,046													
06-032-011-50	5491 HARTSELL ROAD	11/14/22	\$164,900	\$164,900	\$50,000	30.32	\$98,584	\$69,276	\$2,960	0.0	0.0	1.00	1.00	#DIV/0!	\$69,276													
06-023-017-10	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$76,103	\$13,160	0.0	0.0	1.02	1.02	#DIV/0!	\$74,611													
15-035-012-10	7276 BERNE ROAD	02/21/23	\$124,000	\$124,000	\$28,400	22.90	\$65,893	\$73,977	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$74,724													
23-020-004-50	8502 UNIONVILLE	08/17/23	\$114,000	\$114,000	\$27,900	24.47	\$55,866	\$64,764	\$6,630	0.0	0.0	0.85	0.85	#DIV/0!	\$76,193													
06-023-020-00	940 VAN DYKE ROAD SOUTH	10/10/22	\$119,500	\$119,500	\$73,100	27.07	\$144,432	\$131,368	\$5,800	0.0	0.0	1.68	1.68	#DIV/0!	\$78,195													
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	#DIV/0!	\$84,520													
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	#DIV/0!	\$85,008													
15-017-031-00	2109 VAN DYKE ROAD SOUTH	01/10/23	\$80,000	\$80,000	\$47,900	59.88	\$101,988	\$20,512	\$42,500	100.0	100.0	0.23	0.23	#DIV/0!	\$91,633													
06-032-022-00	1045 COLLON DRIVE NORTH	07/22/22	\$189,000	\$189,000	\$48,500	25.66	\$100,804	\$100,796	\$12,600	0.0	0.0	1.10	1.10	#DIV/0!	\$91,633													
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$25,456	\$20,390	107.0	107.0	0.26	0.26	#DIV/0!	\$96,791													
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,000	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	0.82	#DIV/0!	\$102,993													
35-014-085-10	3666 FIFTH STREET	07/05/22	\$34,500	\$34,500	\$2,100	6.09	\$6,920	\$4,500	\$6,920	60.0	120.0	0.33	0.33	#DIV/0!	\$104,230													
35-014-085-15	MONTAGUE AVENUE	07/05/22	\$34,500	\$34,500	\$2,100	6.09	\$6,920	\$4,500	\$6,920	60.0	120.0	0.33	0.33	#DIV/0!	\$104,230													
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$39,153	186.4	172.0	0.79	0.79	#DIV/0!	\$104,847													
06-016-015-00	120 MC MILLAN ROAD SOUTH	12/18/23	\$179,000	\$179,000	\$23,300	29.22	\$114,657	\$76,043	\$11,700	0.0	0.0	0.72	0.72	#DIV/0!	\$105,615													
23-009-016-00	11370 GRENEL	04/03/23	\$242,500	\$242,500	\$84,500	34.85	\$168,975	\$78,985	\$20,390	107.0	107.0	0.26	0.26	#DIV/0!	\$112,836													
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$30,120	\$20,390	107.0	107.0	0.26	0.26	#DIV/0!	\$114,525													
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$91,706	\$34,019	130.8	260.0	0.79	0.79	#DIV/0!	\$116,378													
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$69,890	\$28,652	136.4	179.0	0.54	0.54	#DIV/0!	\$128,948													
Totals:														\$9,951,513	\$9,951,513	\$2,753,300	\$6,197,921	\$5,058,381	\$1,304,789	2,910.0	\$1,738	\$1,738	297.43	54.19	Average per Net Acres=>	17,006.79	Average per SqFt=>	\$0.39
1 acre = \$17,000														Sale Ratio =>		27.67	Average per FF=>		\$1,304,789	Average per Net Acres=>		17,006.79	Average per SqFt=>		\$0.39			
1.5 acres = \$25,500														Std. Dev. =>		14.94												

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value Effic. From	Depth	Net Acres	Total Acres	Dollars/FF/Dollars/Acr	Dollars/SqFt												
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	2.50	2.50	#DIV/0!	\$7,400												
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	1.44	1.44	#DIV/0!	\$7,777												
15-016-001-58	THOMAS ROAD NORTH	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$2,500	\$21,600	0.0	2.32	2.32	#DIV/0!	\$9,698												
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.99	0.99	#DIV/0!	\$10,101												
15-016-001-61	THOMAS ROAD NORTH	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	2.00	2.00	#DIV/0!	\$11,000												
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	1.00	1.00	#DIV/0!	\$14,155												
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	2.50	2.50	#DIV/0!	\$16,564												
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	602.0	1.82	1.82	#DIV/0!	\$17,138												
23-020-004-30	UNIONVILLE	11/16/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	1.11	1.11	#DIV/0!	\$17,986												
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.70	0.70	#DIV/0!	\$18,429												
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	1.22	1.22	#DIV/0!	\$18,449												
23-016-011-00	UNIONVILLE	08/01/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	2.25	2.25	#DIV/0!	\$20,000												
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$58,700	44.35	\$177,354	\$36,611	\$13,965	0.0	1.60	1.79	#DIV/0!	\$22,939												
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	1.00	1.00	#DIV/0!	\$36,283												
39-008-755-14	148 ADAM RIDGE DRIVE	08/17/22	\$25,000	\$25,000	\$5,900	23.60	\$11,760	\$25,000	\$11,760	0.0	0.62	0.62	#DIV/0!	\$40,323												
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	0.63	0.63	#DIV/0!	\$42,934												
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.93	0.93	#DIV/0!	\$43,762												
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.99	0.99	#DIV/0!	\$47,321												
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	0.69	0.69	#DIV/0!	\$49,819												
Totals:													\$1,911,900	\$1,911,900	\$811,900	\$1,720,972	\$543,645	\$352,717	\$41.1	\$1,005	27.11	105.60	Average per Net Acre=>	20,057.00	Average per SqFt=>	\$0.46

2 acres = \$40,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value Effic. From	Depth	Net Acres	Total Acres	Dollars/FF/Dollars/Acr	Dollars/SqFt											
16-018-006-60	3298 FILLON ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$112,394	\$16,886	\$19,220	0.0	2.61	2.61	#DIV/0!	\$6,470											
15-016-001-60	8200 STAGECOACH	09/27/22	\$27,500	\$27,500	\$17,500	63.64	\$35,010	\$27,500	\$35,010	0.0	3.99	3.99	#DIV/0!	\$6,892											
15-030-006-00	PORT AUSTIN ROAD	10/21/22	\$20,000	\$20,000	\$10,000	50.00	\$19,912	\$20,000	\$19,912	0.0	2.72	2.72	#DIV/0!	\$7,353											
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	2.50	2.50	#DIV/0!	\$7,400											
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	1.44	1.44	#DIV/0!	\$7,777											
06-011-008-60	RICHARDSON ROAD	08/01/23	\$24,000	\$24,000	\$10,000	41.67	\$19,960	\$24,000	\$19,960	0.0	2.98	2.98	#DIV/0!	\$8,054											
06-011-008-70	1437 W RICHARDSON ROAD	08/01/23	\$32,000	\$32,000	\$12,900	40.31	\$25,820	\$32,000	\$25,820	0.0	3.97	3.97	#DIV/0!	\$8,060											
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$73,759	\$34,841	\$23,600	0.0	3.60	3.60	#DIV/0!	\$9,678											
15-016-001-58	UNIONVILLE	07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	2.32	2.32	#DIV/0!	\$9,698											
15-016-001-61	UNIONVILLE	10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	2.00	2.00	#DIV/0!	\$11,000											
16-004-007-50	2298 LIMERICK ROAD	06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	4.41	4.41	#DIV/0!	\$12,222											
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	1.82	1.82	#DIV/0!	\$17,138											
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	4.00	4.00	#DIV/0!	\$17,514											
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	1.11	1.11	#DIV/0!	\$17,986											
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	5.00	5.00	#DIV/0!	\$18,230											
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	1.22	1.22	#DIV/0!	\$18,449											
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	2.25	2.25	#DIV/0!	\$20,000											
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	5.00	5.00	#DIV/0!	\$21,277											
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	1.60	1.79	#DIV/0!	\$22,939											
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$87,649	\$21,440	0.0	3.24	3.24	#DIV/0!	\$27,052											
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	294.6	1.66	1.87	#DIV/0!	\$57,114											
Totals:													\$2,280,400	\$2,280,400	\$820,400	\$1,800,686	\$450,450	\$437.4	\$2,127	61.94	15.016.69	Average per Net Acre=>	15,016.69	Average per SqFt=>	\$0.34

2.5 acres = \$37,500

3 acres = \$45,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
16-025-001-80		06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$13,961	\$20,000	0.0	0.0	4.50	4.50	#DIV/0!	\$3,102	\$0.07
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,230	\$0.42
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	5.00	5.00	#DIV/0!	\$21,277	\$0.49
06-032-038-00	2928 POPPLE ROAD	11/01/22	\$295,000	\$295,000	\$94,300	31.97	\$191,187	\$124,563	\$20,750	0.0	0.0	6.50	6.50	#DIV/0!	\$19,164	\$0.44
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-030-007-00	9315 PORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$36,372	\$46,200	0.0	0.0	9.30	9.30	#DIV/0!	\$3,911	\$0.09
Totals:			\$1,256,900	\$1,256,900	\$439,100		\$916,402	\$604,206	\$263,708	0.0		58.15	58.15			
5 acres = \$52,000							Sale. Ratio =>	34.94		Average		Average		Average		
							Std. Dev. =>	9.11		per FF=>	#DIV/0!	per Net Acre=>	10,390.47		per SqFt=>	\$0.24

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$156,701	\$43,538	0.0	0.0	12.90	12.90	#DIV/0!	\$12,147	\$0.28
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	30.86	30.86	#DIV/0!	\$4,173	\$0.10
7 acres = \$49,000																
30 acres = \$210,000																
10 acres = \$70,000																
15 acres = \$105,000																
20 acres = \$140,000																
100 acres = \$700,000																
25 acres = \$175,000																
Totals:			\$1,585,129	\$1,585,129	\$657,400		\$1,338,725	\$699,701	\$453,297	40.0		100.68	100.68			
10 acres = \$70,000							Sale. Ratio =>	41.47		Average		Average		Average		
							Std. Dev. =>	13.15		per FF=>	\$17,493	per Net Acre=>	6,949.75		per SqFt=>	\$0.16

Rate Table Ag

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fronl	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF
06-002-007-20	1423 BERNE ROAD	05/05/22	\$341,250	\$341,250	\$0	0.00	\$180,644	\$341,250	\$180,644	0.0	0.0	65.00	65.00	#DIV/0!	\$5,250	\$0.12
15-021-002-10	8205 FILION ROAD	02/21/23	\$2,660,850	\$2,660,850	\$0	0.00	\$583,687	\$2,416,485	\$339,322	0.0	0.0	245.00	65.56	#DIV/0!	\$9,863	\$0.23
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
06-007-007-00	PINNEBOG & PIGEON ROAD	06/07/22	\$1,600,000	\$1,600,000	\$557,400	34.84	\$1,114,196	\$1,600,000	\$1,059,960	0.0	0.0	158.26	158.26	#DIV/0!	\$10,110	\$0.23
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$161,640	\$0	0.00	\$156,100	\$161,640	\$146,324	0.0	0.0	26.94	26.94	#DIV/0!	\$6,000	\$0.14
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$800,000	\$322,900	40.36	\$645,508	\$800,000	\$616,932	0.0	0.0	77.50	77.50	#DIV/0!	\$10,323	\$0.24
Totals:			\$10,689,590	\$10,689,590	\$1,831,300		\$4,817,639	\$10,410,376	\$4,445,837	0.0		1,041.10	652.92			
					Sale. Ratio =>	17.13		Average				Average		Average		
					Std. Dev. =>	18.88		per FF=>	#DIV/0!			per Net Acre=>	9,999.38		Average	per SqFt=>
															\$0.23	

\$10,000/acre

Colfax Ag Properties

#1 Tillable	1.00	\$10,000
#2 Tillable	0.95	\$9,500
#3 Tillable	0.90	\$9,000
#4 Tillable	0.85	\$8,500
#5 Tillable	0.75	\$7,500
#6 Tillable	0.65	\$6,500
#7 Tillable	0.65	\$6,500
#8 Tillable	0.65	\$6,500
Good Woods	0.95	\$9,500
Average Woods	0.60	\$6,000
Low Woods	0.20	\$2,000
Swamp	0.08	\$785
County Drain	0.00	\$0
Road ROW	0.00	\$0
Untillable	0.08	\$785
Pond-Lake	1.19	\$11,665

COLFAX SD RESIDENTIAL SUBDIVISION LAND STUDY

Frontage A & D

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39		
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14		
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39		
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	0.40	\$323	\$78,235	\$1.80		
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25		
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	0.79	\$400	\$84,520	\$1.94		
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$43,184	\$27,466	105.6	165.0	0.51	0.51	\$409	\$85,008	\$1.95		
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$49,905	\$14,108	83.0	120.0	0.25	0.25	\$601	\$201,230	\$4.62		
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$91,706	\$34,019	130.8	260.0	0.79	0.79	\$701	\$116,378	\$2.67		
06-028-037-00	1953 VAN DYKE ROAD SOUTH	05/24/22	\$166,000	\$166,000	\$47,800	28.80	\$94,218	\$77,302	\$5,520	100.0	0.0	0.46	0.46	\$773	\$168,048	\$3.86		
Totals:			\$1,674,400	\$1,674,400	\$619,400		\$1,458,124	\$497,653	\$281,377	1,234.2		6.98	6.98					
					Sale. Ratio =>	36.99	Average					Average						
					Std. Dev. =>	14.49	per FF=>					per Net Acre=>	71,337.87	Average				
													per SqFt=>					
													\$1.64					

\$400 per FF

COLFAX TOWNSHIP INDUSTRIAL LAND STUDY

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
06-002-007-20	1423 BERNE ROAD	05/05/22	\$341,250	\$341,250	\$0	0.00	\$180,644	\$341,250	\$180,644	0.0	0.0	65.00	65.00	#DIV/0!	\$5,250	\$0.12	
15-021-002-10	8205 FILION ROAD	02/21/23	\$2,660,850	\$2,660,850	\$0	0.00	\$583,687	\$2,416,485	\$339,322	0.0	0.0	245.00	65.56	#DIV/0!	\$9,863	\$0.23	
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25	
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26	
06-007-007-00	PINNEBOG & PIGEON ROAD	06/07/22	\$1,600,000	\$1,600,000	\$557,400	34.84	\$1,114,196	\$1,600,000	\$1,059,960	0.0	0.0	158.26	158.26	#DIV/0!	\$10,110	\$0.23	
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$161,640	\$0	0.00	\$156,100	\$161,640	\$146,324	0.0	0.0	26.94	26.94	#DIV/0!	\$6,000	\$0.14	
Totals:			\$7,774,590	\$7,774,590	\$780,800		\$2,717,207	\$7,499,740	\$2,378,345	0.0		770.93	380.91				
						Sale. Ratio =>	10.04			Average			Average			Average	
						Std. Dev. =>	19.23			per FF=>	#DIV/0!	per Net Acre=>	9,728.15			per SqFt=>	\$0.22

\$9,700/acre

Colfax Acreage Properties

#1 Tillable	1.00	\$9,700
#2 Tillable	0.95	\$9,215
#3 Tillable	0.90	\$8,730
#4 Tillable	0.85	\$8,245
#5 Tillable	0.75	\$7,275
#6 Tillable	0.65	\$6,305
#7 Tillable	0.65	\$6,305
#8 Tillable	0.65	\$6,305
Good Woods	0.95	\$9,215
Average Woods	0.60	\$5,820
Low Woods	0.20	\$1,940
Swamp	0.08	\$785
County Drain	0.00	\$0
Road ROW	0.00	\$0
Untillable	0.08	\$785
Pond-Lake	1.19	\$11,665
Sand/Gravel Pit	0.97	\$9,700