

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale
011-034-000-0600-02	W SAGINAW RD	05/11/16	\$139,000	WD	\$139,000	\$139,000	\$143,043			41.87	41.87		\$3,320	\$0.08	0.00	RES	
040-025-000-6000-00	OHMER RD	11/09/16	\$225,000	WD	\$225,000	\$225,000	\$285,065			70.00	70.00		\$3,214	\$0.07	0.00	V-MAY	
011-023-000-1400-00	MERTZ RD	02/05/18	\$59,900	MLC	\$59,900	\$59,900	\$25,000			10.00	10.00		\$5,990	\$0.14	0.00	AGRIC	011-023-000-1500-00
011-023-000-1500-00	MERTZ RD	02/05/18	\$59,900	MLC	\$59,900	\$59,900	\$25,000			10.00	10.00		\$5,990	\$0.14	0.00	AGRIC	011-023-000-1400-00
011-034-000-1600-04	BROWN RD	02/15/18	\$28,000	WD	\$28,000	\$28,000	\$34,528			10.24	10.24		\$2,734	\$0.06	0.00	RES	
040-500-402-0100-02	THIRD ST	05/17/18	\$65,000	WD	\$65,000	\$65,000	\$93,000			31.00	31.00		\$2,097	\$0.05	0.00	V-MAY	
011-001-000-1900-00	LOBDELL RD	06/29/18	\$248,850	WD	\$248,850	\$248,850	\$254,600			79.00	40.00		\$3,150	\$0.07	0.00	RES	011-002-000-0900-00
011-002-000-0900-00	LOBDELL RD	06/29/18	\$248,850	WD	\$248,850	\$248,850	\$254,600			79.00	39.00		\$3,150	\$0.07	0.00	RES	011-001-000-1900-00
011-015-000-1300-01	BLACKMORE RD	09/06/19	\$187,200	WD	\$187,200	\$187,200	\$179,698			63.23	29.00		\$2,961	\$0.07	0.00	RES	011-015-000-1100-00
011-028-000-0800-00	1880 W SAGINAW RD	10/22/19	\$180,000	WD	\$180,000	\$180,000	\$18,000			6.50	9.00		\$27,692	\$0.64	0.00	RES	011-028-000-1600-00
011-029-000-1650-02	CHAMBERS RD	10/31/19	\$42,750	WD	\$42,750	\$42,750	\$56,880			18.96	18.96		\$2,255	\$0.05	0.00	RES	
011-003-000-1700-00	WIRELINE RD	11/17/20	\$267,500	WD	\$267,500	\$267,500	\$290,350			77.50	77.50		\$3,452	\$0.08	0.00	RES	
011-001-000-2300-00	LOBDELL RD	01/12/21	\$400,000	WD	\$400,000	\$400,000	\$338,194			103.17	75.00		\$3,877	\$0.09	0.00	RES	011-012-000-0500-01
011-012-000-0500-01	LOBDELL RD	01/12/21	\$400,000	WD	\$400,000	\$400,000	\$338,194			103.17	28.17		\$3,877	\$0.09	0.00	RES	011-001-000-2300-00
011-024-000-1900-00	CAT LAKE RD	02/24/21	\$90,000	WD	\$90,000	\$90,000	\$150,485			40.75	40.75		\$2,209	\$0.05	0.00	RES	
011-026-000-1300-00	SNOVER RD	03/02/21	\$145,000	WD	\$145,000	\$145,000	\$151,650			40.44	40.44		\$3,586	\$0.08	0.00	AGRIC	
011-012-000-0600-00	LOBDELL RD	03/11/21	\$330,000	LC	\$330,000	\$330,000	\$404,600			120.00	40.00		\$2,750	\$0.06	0.00	RES	011-012-000-0700-00
011-012-000-0700-00	LOBDELL RD	03/11/21	\$330,000	LC	\$330,000	\$330,000	\$404,600			120.00	80.00		\$2,750	\$0.06	0.00	RES	011-012-000-0600-00
011-004-000-0100-00	SANILAC RD	04/20/21	\$142,500	WD	\$142,500	\$142,500	\$128,520			36.20	36.20		\$3,936	\$0.09	0.00	RES	
011-016-000-1500-06	W BLACKMORE RD	10/01/21	\$50,000	WD	\$50,000	\$50,000	\$49,140			16.38	16.38		\$3,053	\$0.07	0.00	RES	
011-022-000-0300-00	CLARK PARK RD	01/26/22	\$165,000	WD	\$165,000	\$165,000	\$120,000			40.00	40.00		\$4,125	\$0.09	0.00	RES	
Totals:			\$3,804,450		\$3,804,450	\$3,804,450	\$3,745,147			1,117.42	783.51						
										Average per Net Acre=>	3,404.68		Average per SqFt=>	\$0.08			

Description	\$ per Acre	Description	\$ per FF	Agricultural Acreage	1.0	\$7,500	3.0	\$13,000	10.0	\$32,500	30.0	\$97,500
Crop	\$4,200	FF Rate	\$100		1.5	\$9,000	4.0	\$18,000	15.0	\$48,750	40.0	\$130,000
Good Woods	\$3,800				2.0	\$10,500	5.0	\$22,000	20.0	\$65,000	50.0	\$165,000
Woods	\$3,500				2.5	\$12,500	7.0	\$27,000	25.0	\$81,250	100.0	\$325,000
LowWoods	\$3,200											
Scrub Land	\$2,800											
Building Site	\$6,000											
Pasture	\$3,000											
Loam	\$3,000											
Swamp	\$2,800											
Utility ROW	\$0											
Road ROW	\$0											
Drains	\$0											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale
040-500-103-0700-00	6069 FULTON ST	12/13/17	\$20,000	WD	\$20,000	\$20,000	\$2,158	57.4	21.0	0.05	0.10	\$349	\$444,444	\$10.20	1387/1113	040-500-103-0850-00
040-025-000-7700-01	OHMER RD	03/27/20	\$194,900	WD	\$194,900	\$194,900	\$27,025	0.0	0.0	3.05	1.06	#DIV/0!	\$63,902	\$1.47	1443/1294	040-025-000-7800-00
040-500-109-0120-00	30 W MAIN ST	07/16/21	\$7,500	WD	\$7,500	\$7,500	\$8,955	48.4	87.0	0.17	0.17	\$155	\$45,181	\$1.04	1484/618	
040-500-107-0200-00	FULTON ST	08/06/19	\$79,900	WD	\$79,900	\$79,900	\$8,078	62.9	88.0	0.26	0.17	\$1,270	\$302,652	\$6.95	1428/0817	040-500-107-0100-00, 040-500-107-0300-00, 040-500-107-0200-00,
040-500-107-0300-00	6120 FULTON ST	08/06/19	\$79,900	WD	\$79,900	\$79,900	\$8,078	90.2	181.0	0.26	0.34	\$886	\$302,652	\$6.95	1428/0817	040-500-107-0100-00
011-001-000-1800-01	W SANILAC RD	06/16/16	\$100,600	WD	\$100,600	\$100,600	\$73,880	0.0	0.0	24.88	24.88	#DIV/0!	\$4,043	\$0.09	1353/1329	011-001-000-1800-03
011-001-000-1800-03	W SANILAC RD	06/16/16	\$100,600	WD	\$100,600	\$100,600	\$73,880	0.0	0.0	24.88	5.00	#DIV/0!	\$4,043	\$0.09	1353/1329	011-001-000-1800-01
Totals:			\$583,400		\$583,400	\$583,400	\$202,054	258.9		53.55	31.71					
							Average per FF=>	\$2,253		Average per Net Acre=>	10,894.69		Average per SqFt=>	\$0.25		

<u>Description</u>	<u>\$ per Acre</u>	<u>Description</u>	<u>\$ per FF</u>	<u>Commercial Township - Main Rd</u>	1.0	\$15,700	3.0	\$31,600	10.0	\$59,400	30.0	\$118,950
In Use	\$8,775	FF Rate	\$275		1.5	\$19,100	4.0	\$32,300	15.0	\$79,200	40.0	\$145,400
In Reserve	\$4,350				2.0	\$24,800	5.0	\$35,100	20.0	\$92,500	50.0	\$165,250
Balance (Ag)	\$4,500				2.5	\$27,000	7.0	\$46,200	25.0	\$99,100	100.0	\$325,000
Spent	\$2,000			<u>Commercial Township - Rural Rate</u>	1.0	\$10,400	3.0	\$21,000	10.0	\$35,000	30.0	\$97,500
					1.5	\$12,600	4.0	\$24,000	15.0	\$52,500	40.0	\$13,000
					2.0	\$14,800	5.0	\$25,000	20.0	\$60,000	50.0	\$165,000
					2.5	\$17,900	7.0	\$31,500	25.0	\$75,000	100.0	\$325,000
<u>Description</u>	<u>\$ per Acre</u>	<u>Description</u>	<u>\$ per FF</u>	<u>Commercial Village - Acreage Rates</u>	1.0	\$13,500	3.0	\$27,000	10.0	\$50,625	30.0	\$101,250
In Use	\$8,775	Ohmer Rd	\$250		1.5	\$16,300	4.0	\$27,500	15.0	\$67,500	40.0	\$123,750
In Reserve	\$4,350	Off Ohmer	\$185		2.0	\$19,125	5.0	\$30,000	20.0	\$78,750	50.0	\$140,625
Balance (Ag)	\$3,000				2.5	\$23,100	7.0	\$39,375	25.0	\$84,376	100.0	\$225,000
Spent	\$2,000			<u>Commercial Village - Rural Rate</u>	1.0	\$9,000	3.0	\$18,000	10.0	\$33,750	30.0	\$81,000
					1.5	\$10,875	4.0	\$18,375	15.0	\$45,000	40.0	\$99,000
					2.0	\$12,750	5.0	\$20,000	20.0	\$63,000	50.0	\$112,500
					2.5	\$15,375	7.0	\$26,250	25.0	\$70,000	100.0	\$180,000
<u>Description</u>	<u>\$ per Acre</u>	<u>Description</u>	<u>\$ per FF</u>	<u>Industrial Properties - Main Rd</u>	1.0	\$11,900	3.0	\$23,650	10.0	\$32,500	30.0	\$88,800
In Use	\$10,000	FF Rate	\$200		1.5	\$14,400	4.0	\$24,400	15.0	\$48,750	40.0	\$108,600
In Reserve	\$5,000				2.0	\$16,750	5.0	\$26,300	20.0	\$65,000	50.0	\$123,400
Balance (Ag)	\$3,000				2.5	\$20,400	7.0	\$34,550	25.0	\$81,250	100.0	\$197,400
Spent	\$2,500			<u>Industrial Properties - Rural Rate</u>	1.0	\$7,875	3.0	\$11,850	10.0	\$29,300	30.0	\$59,200
					1.5	\$9,550	4.0	\$16,100	15.0	\$39,500	40.0	\$72,400
					2.0	\$11,200	5.0	\$13,000	20.0	\$46,100	50.0	\$82,300
					2.5	\$13,500	7.0	\$23,000	25.0	\$49,300	100.0	\$131,600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale
040-500-302-0750-00	FULTON ST	12/21/16	\$42,900	WD	\$42,900	\$42,900	\$11,042	33.6	115.0	0.22	0.07	\$1,275	\$191,518	\$4.40	1365/124	040-500-302-0300-00, 040-500-302-0220-00
040-025-000-5000-01	LYNCH DR	01/30/17	\$18,000	WD	\$18,000	\$18,000	\$4,800	0.0	0.0	0.96	0.96	#DIV/0!	\$18,750	\$0.43	1367/979	
040-025-000-5000-01	LYNCH DR	02/06/19	\$18,000	WD	\$18,000	\$18,000	\$4,800	0.0	0.0	0.96	0.96	#DIV/0!	\$18,750	\$0.43	1415/0943	
040-025-000-0300-07	LOBDELL RD	09/18/20	\$63,500	WD	\$63,500	\$63,500	\$21,735	0.0	0.0	4.83	4.83	#DIV/0!	\$13,147	\$0.30	1463/1430	
040-500-125-0400-00	MAIN ST	09/18/20	\$63,500	WD	\$63,500	\$63,500	\$7,727	57.2	113.0	0.14	0.14	\$1,109	\$444,056	\$10.19	1463/1430	040-500-125-0500-00, 040-500-125-0600-00, 040-500-125-0700-00, 040-500-125-0800-00, 040-500-125-0900-00
040-025-000-4450-00	E OHMER RD	01/22/21	\$25,000	WD	\$25,000	\$25,000	\$5,240	0.0	0.0	1.06	1.06	#DIV/0!	\$23,585	\$0.54	1469/0792	
040-500-403-0700-00	SECOND ST	03/25/21	\$3,900	WD	\$3,900	\$3,900	\$15,722	113.9	132.0	0.36	0.36	\$34	\$10,894	\$0.25	1473/1167	
Totals:			\$234,800		\$234,800	\$234,800	\$71,066	204.8		8.54	8.39					
Average per FF=>								\$1,146	Average per Net Acre=>		27,510.25	Average per SqFt=>		\$0.63		

Description	\$ per FF
FF Rate	\$138

Residential Village	1.0	\$5,000	3.0	\$13,500	10.0	\$30,000	30.0	\$90,000
	1.5	\$7,000	4.0	\$18,000	15.0	\$45,000	40.0	\$120,000
	2.0	\$9,500	5.0	\$22,500	20.0	\$60,000	50.0	\$150,000
	2.5	\$11,500	7.0	\$27,300	25.0	\$75,000	100.0	\$300,000