

Backlots Water-Inf Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
010-700-014-53	4127 WINDSOR	07/27/20	\$170,000	WD	\$170,000	\$89,600	52.71	\$179,205	\$84,795	\$94,000	200.0	\$424
010-700-014-53	4127 WINDSOR	07/14/20	\$157,000	WD	\$157,000	\$89,600	57.07	\$179,205	\$71,795	\$94,000	200.0	\$359
		Totals:	\$327,000		\$327,000	\$179,200		\$358,410	\$156,590	\$188,000	400.0	
										Average per FF=>		\$391

Commercial Large Tract

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
010-009-022-10	4730 US 131 N	03/10/21	\$1,500,000	WD	\$1,500,000	\$534,000	35.60	\$1,068,041	\$472,320	\$40,361	9.51	4.50	\$49,645	\$1.14
010-009-022-20	4766 US 131 N	03/26/21	\$185,000	WD	\$185,000	\$52,300	28.27	\$104,562	\$98,078	\$17,640	5.05	5.05	\$19,421	\$0.45
Totals:			\$1,685,000		\$1,685,000	\$586,300		\$1,172,603	\$570,398	\$58,001	14.56	9.55		
Average												per Net Acre=>	39,164.93	

Commercial Village Off Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
010-009-089-40	M-75 N	10/30/19	\$300,000	WD	\$300,000	\$22,100	7.37	\$44,194	\$300,000	\$0	227.0	670.0	\$1,322
010-009-092-10	4060 M-75 N	10/30/19	\$975,000	WD	\$975,000	\$491,800	50.44	\$983,565	\$116,679	\$125,244	71.0	224.0	\$1,643
Totals:			\$1,275,000		\$1,275,000	\$513,900		\$1,027,759	\$416,679	\$125,244	298.0		
											Average per FF=>		\$1,398

Lakefront Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
010-018-054-00	255 SHADOW TRAILS RD E	04/25/19	\$3,400,000	WD	\$2,850,000	\$1,293,300	45.38	\$2,586,512	\$1,612,408	\$1,348,920	180.0	300.0	1.24	1.24	\$8,958
010-300-008-10	5719 COUNTRY CLUB SHORES	03/29/21	\$2,465,000	WD	\$2,465,000	\$1,102,300	44.72	\$2,204,550	\$1,759,250	\$1,498,800	200.0	304.0	1.40	1.40	\$8,796
010-700-009-15	4178 WEST ST	05/14/19	\$1,000,000	WD	\$1,000,000	\$520,600	52.06	\$1,041,213	\$558,307	\$599,520	80.0	250.0	0.46	0.46	\$6,979
010-730-030-00	1730 NORTH SHORE DR	01/09/20	\$1,125,000	WD	\$1,125,000	\$407,600	36.23	\$815,266	\$886,772	\$577,038	77.0	150.0	0.27	0.27	\$11,517
010-730-042-00	1636 NORTH SHORE DR	05/29/20	\$1,550,000	WD	\$1,550,000	\$559,000	36.06	\$1,118,042	\$1,181,358	\$749,400	100.0	150.0	0.34	0.34	\$11,814
Totals:			\$9,540,000		\$8,990,000	\$3,882,800		\$7,765,583	\$5,998,095	\$4,773,678	637.0		3.70	3.70	
Average per FF=>											\$9,416				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
010-018-054-00	255 SHADOW TRAILS RD E	04/25/19	\$3,400,000	WD	\$2,850,000	\$1,678,700	58.90	\$3,357,314	\$1,187,566	\$1,694,880	180.0	300.0	\$6,598
010-350-005-00	3639 M-75 N	01/08/21	\$1,000,000	WD	\$1,000,000	\$858,800	85.88	\$1,717,609	\$412,311	\$1,129,920	120.0	300.0	\$3,436
010-700-009-15	4178 WEST ST	05/14/19	\$1,000,000	WD	\$1,000,000	\$613,400	61.34	\$1,226,841	\$526,439	\$753,280	80.0	250.0	\$6,580
010-730-030-00	1730 NORTH SHORE DR	01/09/20	\$1,125,000	WD	\$1,125,000	\$522,900	46.48	\$1,045,872	\$804,160	\$725,032	77.0	150.0	\$10,444
010-730-042-00	1636 NORTH SHORE DR	05/29/20	\$1,550,000	WD	\$1,550,000	\$718,500	46.35	\$1,436,993	\$1,054,607	\$941,600	100.0	150.0	\$10,546
010-731-051-20	1200 NORTH SHORE DR	09/01/20	\$2,400,000	WD	\$2,400,000	\$20,700	0.86	\$794,608	\$1,646,418	\$41,395	150.0	100.0	\$10,976
010-750-037-10	750 WHITFIELD VW	05/01/19	\$1,655,000	WD	\$1,555,000	\$802,300	51.59	\$1,604,667	\$609,453	\$659,120	70.0	146.0	\$8,706
Totals:			\$12,130,000		\$11,480,000	\$5,215,300		\$11,183,904	\$6,240,954	\$5,945,227	777.0		
											Average		
											per FF=>		\$8,032

Res-Ag Acreage Sales

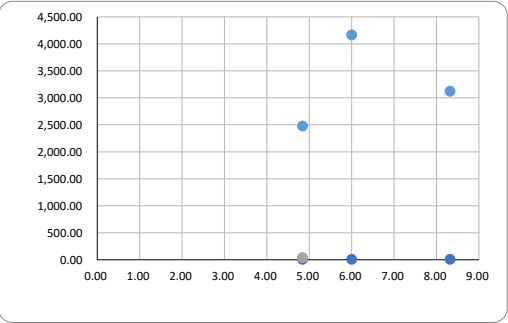
D	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
003-006-004-00	BEAR RIVER RD	03/01/21	\$10,000	WD	\$10,000	\$2,700	27.00	\$6,000	\$10,000	\$6,000	1.00	1.00	\$10,000
Totals:			\$10,000		\$10,000	\$2,700		\$6,000	\$10,000	\$6,000	1.00	1.00	
Average												per Net Acre=>	
												3,288.10	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
010-009-001-10	RIVER RD N	01/29/21	\$12,000	WD	\$12,000	\$7,200	60.00	\$14,340	\$12,000	\$14,340	4.84	4.84	\$2,479
010-006-031-10	NORTH SHORE DR	01/27/21	\$25,000	WD	\$25,000	\$8,600	34.40	\$17,250	\$25,000	\$17,250	6.00	6.00	\$4,167
010-029-007-60	1852 BAUMAN RD	04/30/19	\$26,000	WD	\$26,000	\$12,800	49.23	\$25,500	\$26,000	\$25,500	8.32	8.32	\$3,125
Totals:			\$63,000		\$63,000	\$28,600		\$57,090	\$63,000	\$57,090	19.16	19.16	
Average												per Net Acre=>	
												3,288.10	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
010-010-008-70	SPRINGVALE RD	08/11/20	\$35,000	WD	\$35,000	\$16,300	46.57	\$32,500	\$35,000	\$32,500	10.00	10.00	\$3,500
003-010-004-40	SPRINGVALE RD	08/18/20	\$32,000	WD	\$32,000	\$10,000	31.25	\$17,500	\$32,000	\$17,500	10.00	10.00	\$3,200
010-011-008-10	EASTWOOD RD	10/14/20	\$35,000	WD	\$35,000	\$16,300	46.57	\$32,500	\$35,000	\$32,500	10.00	10.00	\$3,500
010-004-027-50	MAPLE HILL RD	02/19/21	\$25,000	WD	\$25,000	\$16,300	65.20	\$32,600	\$25,000	\$32,600	10.50	10.50	\$2,381
Totals:			\$127,000		\$127,000	\$58,900		\$115,100	\$127,000	\$115,100	40.50	40.50	
Average												per Net Acre=>	
												3,135.80	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
003-010-003-40	HARMON RD	06/23/20	\$50,000	WD	\$50,000	\$22,100	44.20	\$48,000	\$50,000	\$48,000	30.00	30.00	\$1,667
010-036-017-00	MATZ RD	11/25/20	\$65,000	WD	\$65,000	\$32,500	50.00	\$65,000	\$65,000	\$65,000	40.00	40.00	\$1,625
Totals:			\$65,000		\$65,000	\$32,500		\$65,000	\$115,000	\$113,000	70.00	40.00	
Average												per Net Acre=>	
												1,642.86	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
010-036-016-00	ROMANIAK RD	02/05/21	\$210,000	WD	\$210,000	\$65,000	30.95	\$130,000	\$210,000	\$130,000	80.00	40.00	\$2,625
Totals:			\$210,000		\$210,000	\$65,000		\$130,000	\$210,000	\$130,000	80.00	40.00	
Average												per Net Acre=>	
												2,625.00	



Per Acre Value Conclusion		
Acres	Value	\$/AC
1.00	\$10,000	\$10,000
1.50	\$7,500	\$11,250
2.00	\$5,800	\$11,600
2.50	\$4,800	\$12,000
3.00	\$4,200	\$12,600
4.00	\$3,700	\$14,800
5.00	\$3,500	\$17,500
7.00	\$3,300	\$23,100
10.00	\$3,100	\$31,000
15.00	\$2,700	\$40,500
20.00	\$2,400	\$48,000
25.00	\$2,000	\$50,000
30.00	\$1,670	\$50,100
40.00	\$1,640	\$65,600
50.00	\$1,600	\$80,000
100.00	\$1,500	\$150,000
*Conclusions are based on an interpolation of the prices		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
010-009-042-00	4429 M-75 N	09/04/20	\$200,000	WD	\$200,000	\$99,800	49.90	\$199,522	\$28,528	\$28,050	150.0	435.0	\$190
010-009-044-00	4405 M-75 N	06/19/19	\$186,240	WD	\$184,040	\$82,900	45.04	\$165,860	\$45,108	\$26,928	144.0	435.0	\$313
010-150-020-00	2115 SPRINGBROOK RD N	06/15/20	\$99,900	WD	\$99,900	\$39,500	39.54	\$78,975	\$38,690	\$17,765	95.0	150.0	\$407
010-150-023-55	2155 SPRINGBROOK RD N	09/26/19	\$214,000	WD	\$214,000	\$96,400	45.05	\$192,729	\$39,971	\$18,700	100.0	150.0	\$400
010-250-023-00	5106 RIVER RD N	04/23/19	\$51,700	WD	\$51,700	\$23,600	45.65	\$47,158	\$27,917	\$23,375	125.0	300.0	\$223
010-250-028-00	2630 MAIN ST	05/03/19	\$114,900	WD	\$114,900	\$63,600	55.35	\$127,101	\$7,060	\$19,261	103.0	80.0	\$69
010-550-011-10	5497 FRALEY RD	06/22/20	\$155,000	WD	\$155,000	\$80,200	51.74	\$160,330	\$50,770	\$56,100	300.0	297.0	\$169
010-600-017-00	BROOK DR	11/09/20	\$20,000	WD	\$20,000	\$8,000	40.00	\$15,840	\$20,000	\$15,840	160.0	300.0	\$125
Totals:			\$1,041,740		\$1,039,540	\$494,000		\$987,515	\$258,044	\$206,019	1,177.0		
											Average		
											per FF=>		\$219

Springbrook Land FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
010-600-014-00	BROOK DR	08/09/19	\$5,000	WD	\$5,000	\$3,800	76.00	\$7,695	\$5,000	\$7,695	95.0	150.0	\$53
010-601-092-00	SPRINGVALE RD	11/05/20	\$6,000	WD	\$6,000	\$3,700	61.67	\$7,371	\$6,000	\$7,371	91.0	111.0	\$66
Totals:			\$11,000		\$11,000	\$7,500		\$15,066	\$11,000	\$15,066	186.0		
											Average per FF=>		\$59

Village Residential FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
010-009-080-00	4224 M-75 N	01/29/21	\$250,000	WD	\$250,000	\$105,800	42.32	\$211,667	\$64,793	\$26,460	98.0	178.0	\$661
010-720-015-00	2039 NORTH SHORE DR	02/14/20	\$270,000	WD	\$270,000	\$139,600	51.70	\$279,252	\$8,568	\$17,820	66.0	130.0	\$130
010-720-023-10	2083 NORTH SHORE DR	10/16/19	\$175,800	WD	\$175,800	\$81,600	46.42	\$163,258	\$39,272	\$26,730	99.0	132.0	\$397
010-721-050-00	2145 WALLOON ST	06/29/20	\$190,000	WD	\$190,000	\$101,900	53.63	\$203,763	\$21,877	\$35,640	132.0	130.0	\$166
Totals:			\$885,800		\$885,800	\$428,900		\$857,940	\$134,510	\$106,650	395.0		
											Average per FF=>	\$341	

Vistas at Walloon

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
010-725-004-00	OAK BLUFF (PVT)	09/18/20	\$37,500	WD	\$37,500	\$20,600	54.93	\$41,251	\$37,500	\$41,251	1.02	1.02	\$36,765
010-725-005-00	OAK BLUFF (PVT)	10/27/20	\$45,000	WD	\$45,000	\$20,600	45.78	\$41,251	\$45,000	\$41,251	1.02	1.02	\$44,118
010-725-010-00	WATERS EDGE DR (PVT)	03/15/21	\$100,000	WD	\$100,000	\$24,100	24.10	\$48,126	\$100,000	\$48,126	1.19	1.19	\$84,034
Totals:			\$182,500		\$182,500	\$65,300		\$130,628	\$182,500	\$130,628	3.23	3.23	
												Average	
												per Net Acre=>	56,501.55

White Mountain

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
010-800-027-00	HIGH PINES TRL (PVT)	12/30/20	\$34,650	WD	\$34,650	\$17,800	51.37	\$35,637	\$34,650	\$35,637	1.92	1.92	\$18,037
010-800-006-00	HIGH PINES TRL (PVT)	11/10/20	\$31,900	WD	\$31,900	\$15,900	49.84	\$31,740	\$31,900	\$31,740	1.64	1.64	\$19,475
010-800-002-00	550 HIGH PINES TRL (PVT)	10/08/20	\$37,000	WD	\$37,000	\$210,800	569.73	\$99,317	\$37,000	\$33,117	1.74	1.74	\$21,289
010-800-023-00	929 ASPEN RIDGE CT (PVT)	11/24/20	\$33,900	WD	\$33,900	\$13,300	39.23	\$26,630	\$33,900	\$26,630	1.27	1.27	\$26,756
010-800-016-00	ASPEN RIDGE CT (PVT)	12/30/20	\$54,900	WD	\$54,900	\$15,500	28.23	\$31,092	\$54,900	\$31,092	1.59	1.59	\$34,507
010-800-017-00	ASPEN RIDGE CT (PVT)	12/30/20	\$52,900	WD	\$52,900	\$14,500	27.41	\$28,930	\$52,900	\$28,930	1.43	1.43	\$36,890
Totals:			\$245,250		\$245,250	\$287,800		\$253,346	\$245,250	\$187,146	9.59	9.59	
												Average	
												per Net Acre=>	25,576.18