

**Golden Township  
Land Value Analysis  
2024**

**By:  
Barbie Eaton, MAAO**

### AG LAND

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ROW
001-011-200-01	05/20/21	\$45,000	\$45,000	\$45,000	4.18	4.18	\$10,771	0.00
001-011-400-05	01/29/21	\$60,000	\$60,000	\$60,000	12.21	12.50	\$4,914	0.29
001-011-400-08	03/01/22	\$89,900	\$89,900	\$89,900	9.75	10.00	\$9,221	0.25
002-008-300-03	01/29/21	\$57,500	\$57,500	\$57,500	17.35	17.50	\$3,314	0.15
002-011-100-06	03/19/21	\$65,000	\$65,000	\$65,000	7.67	8.00	\$8,475	0.33
002-011-100-07	02/02/21	\$52,000	\$52,000	\$52,000	9.72	10.00	\$5,350	0.28
002-016-300-10	02/01/21	\$39,900	\$39,900	\$39,900	6.75	6.91	\$5,911	0.16
002-028-100-01	02/01/21	\$80,000	\$80,000	\$80,000	28.57	30.00	\$2,800	1.43
002-032-100-16	07/27/21	\$42,000	\$42,000	\$42,000	8.60	9.00	\$4,883	0.40
002-500-045-00	07/06/21	\$17,000	\$17,000	\$17,000	2.41	2.50	\$7,054	0.09
002-600-032-00	06/23/21	\$35,000	\$35,000	\$35,000	7.32	7.50	\$4,784	0.18
004-002-400-05	12/06/21	\$85,000	\$85,000	\$85,000	31.47	32.00	\$2,701	0.53
004-013-300-01	05/13/21	\$90,000	\$90,000	\$90,000	19.07	20.00	\$4,719	0.93
004-025-100-04	07/30/21	\$160,000	\$160,000	\$160,000	72.01	73.00	\$2,222	0.99
004-610-125-00	02/17/21	\$27,000	\$27,000	\$27,000	3.43	3.63	\$7,872	0.20
006-005-400-29	10/01/21	\$50,000	\$50,000	\$50,000	4.50	4.50	\$11,111	0.00
006-012-100-10	03/09/22	\$24,000	\$24,000	\$24,000	1.81	2.00	\$13,260	0.19
006-022-200-02	03/11/22	\$175,000	\$175,000	\$175,000	24.39	25.00	\$7,175	0.61
006-024-200-06	01/14/21	\$50,000	\$50,000	\$50,000	4.26	5.00	\$11,737	0.74
006-026-400-12	05/06/21	\$65,000	\$65,000	\$65,000	8.75	9.00	\$7,429	0.25
006-027-100-08	08/27/21	\$42,900	\$42,900	\$42,900	2.98	3.00	\$14,396	0.02
006-027-100-09	10/20/21	\$37,400	\$37,400	\$37,400	2.00	2.00	\$18,700	0.00
006-027-300-10	04/09/21	\$37,000	\$37,000	\$37,000	26.54	28.00	\$1,394	1.46
006-032-200-11	05/28/21	\$85,000	\$85,000	\$85,000	8.72	9.00	\$9,748	0.28
007-002-100-02	07/01/21	\$280,300	\$280,300	\$280,300	112.04	115.73	\$2,502	3.69
007-021-300-15	07/01/21	\$21,000	\$21,000	\$21,000	2.27	2.27	\$9,251	0.00
007-023-300-11	03/12/21	\$41,500	\$41,500	\$41,500	7.05	8.00	\$5,887	0.95
007-026-200-21	02/25/22	\$23,000	\$23,000	\$23,000	4.20	4.40	\$5,476	0.20
007-027-100-03	08/02/21	\$76,800	\$76,800	\$76,800	39.00	39.50	\$1,969	0.50
007-034-200-05	03/19/21	\$175,421	\$175,421	\$175,421	77.80	79.00	\$2,255	1.20
008-002-100-01	07/09/21	\$60,900	\$60,900	\$60,900	18.33	18.89	\$3,322	0.56
008-002-100-06	07/14/21	\$150,000	\$150,000	\$150,000	61.86	63.10	\$2,425	1.24
008-002-400-03	06/22/21	\$19,000	\$19,000	\$19,000	1.98	2.50	\$9,581	0.52
008-011-400-02	11/17/21	\$52,000	\$52,000	\$52,000	37.02	39.00	\$1,405	1.98
008-013-300-03	06/18/21	\$65,000	\$65,000	\$65,000	18.50	19.00	\$3,514	0.50
008-015-400-07	09/09/21	\$100,000	\$100,000	\$100,000	23.40	25.00	\$4,274	1.60
008-024-200-01	07/23/21	\$180,000	\$180,000	\$180,000	58.46	60.00	\$3,079	1.54
008-031-400-06	06/17/21	\$20,000	\$20,000	\$20,000	6.44	8.00	\$3,106	1.56
009-035-100-05	09/24/21	\$220,000	\$220,000	\$220,000	76.09	77.08	\$2,891	0.99
009-036-100-06	01/27/22	\$200,000	\$200,000	\$200,000	73.41	75.00	\$2,724	1.59
011-005-200-06	02/18/22	\$170,000	\$170,000	\$170,000	33.24	34.00	\$5,114	0.76
011-006-300-07	03/26/21	\$22,500	\$22,500	\$22,500	2.25	2.50	\$9,982	0.25
011-015-100-08	06/18/21	\$50,000	\$50,000	\$50,000	4.83	5.54	\$10,352	0.71
012-001-300-07	07/09/21	\$24,000	\$24,000	\$24,000	4.24	4.50	\$5,663	0.26
012-003-200-09	05/28/21	\$56,000	\$56,000	\$56,000	7.04	7.90	\$7,950	0.85
012-005-200-04	06/08/21	\$20,000	\$20,000	\$20,000	2.74	3.00	\$7,299	0.26
012-008-400-01	09/28/21	\$90,000	\$90,000	\$90,000	29.00	29.00	\$3,103	0.00
012-020-200-04	02/24/21	\$80,000	\$80,000	\$80,000	18.97	18.97	\$4,217	0.00
012-029-300-23	11/24/21	\$39,500	\$39,500	\$39,500	5.46	5.82	\$7,237	0.36
013-001-100-03	04/23/21	\$75,000	\$75,000	\$75,000	40.00	40.00	\$1,875	0.00
013-019-100-14	10/01/21	\$38,000	\$38,000	\$38,000	9.02	11.00	\$4,214	1.98
014-007-400-01	07/14/21	\$250,000	\$250,000	\$250,000	96.98	100.00	\$2,578	3.02
014-024-400-02	03/09/22	\$130,000	\$130,000	\$130,000	30.82	32.00	\$4,219	1.19
017-004-300-01	07/23/21	\$120,000	\$120,000	\$120,000	36.83	39.00	\$3,258	2.17
017-005-300-06	05/10/21	\$90,000	\$90,000	\$90,000	27.30	29.00	\$3,296	1.70
017-008-300-09	01/28/22	\$30,000	\$30,000	\$30,000	4.85	5.00	\$6,186	0.15
017-009-300-05	10/11/21	\$67,500	\$67,500	\$67,500	86.86	88.97	\$777	2.11
017-011-100-05	12/09/21	\$117,000	\$117,000	\$117,000	35.22	37.00	\$3,322	1.78
017-012-400-02	08/19/21	\$120,000	\$120,000	\$120,000	32.98	33.00	\$3,639	0.03
017-020-300-02	06/15/21	\$120,000	\$120,000	\$120,000	21.65	23.00	\$5,543	1.35
017-028-200-06	02/08/22	\$40,000	\$40,000	\$40,000	35.05	36.00	\$1,141	0.95
018-008-100-10	01/13/22	\$116,000	\$116,000	\$116,000	40.00	40.00	\$2,900	0.00
018-015-100-01	03/26/21	\$389,500	\$389,500	\$389,500	307.06	309.00	\$1,268	1.94
018-016-300-12	11/12/21	\$56,000	\$56,000	\$56,000	21.36	21.40	\$2,622	0.04
018-018-400-13	06/01/21	\$100,000	\$100,000	\$100,000	48.53	51.00	\$2,061	2.47
018-027-200-05	12/03/21	\$25,000	\$25,000	\$25,000	9.10	9.60	\$2,747	0.50
018-032-400-09	06/07/21	\$41,400	\$41,400	\$41,400	8.07	9.10	\$5,130	1.03
018-033-300-06	07/23/21	\$29,000	\$29,000	\$29,000	7.09	8.60	\$4,090	1.51
019-006-200-13	03/31/22	\$7,000	\$7,000	\$7,000	2.18	2.40	\$3,211	0.22
019-011-400-01	08/16/21	\$35,000	\$35,000	\$35,000	9.16	9.40	\$3,821	0.24
019-015-300-03	04/22/21	\$60,000	\$60,000	\$60,000	19.49	20.00	\$3,079	0.51
019-026-300-01	02/19/21	\$175,000	\$175,000	\$175,000	72.28	73.00	\$2,421	0.72
WILL USE \$2,900/ACRE				\$5,979,921	2,051.96		\$2,914	

Commercial/Industrial Land

COMMERCIAL FF												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-028-100-21	7870 W HAZEL	02/06/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$122,641	152.0	270.0	0.94	0.94	\$807
006-013-400-11	4940 W POLK	01/03/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	200.0	660.0	3.03	3.03	\$475
006-440-022-00	1931 N 24TH AVE	03/31/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$271,220	200.0	150.0	0.69	0.69	\$1,356
006-180-015-00	8499 W SILVER LAKE RD	03/05/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$125,000	180.0	600.0	1.03	0.62	\$694
WILL USE \$800/FF							\$613,861	732.0				\$839

RURAL COMMERCIAL												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-726-011-00	W FOX RD	09/21/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	37.5	145.0	0.13	0.13	\$267
006-013-100-21	3129 N 56TH AVE	10/20/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$65,756	296.0	300.0	2.04	2.04	\$222
WILL USE \$250/FF							\$75,756	333.5				\$227

COMMERCIAL ACREAGE												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-015-100-04	7186 W DEER RD	12/28/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$238,244	0.0	0.0	30.00	30.00	\$7,941
006-180-024-00	8407 W SILVER LAKE RD	12/30/21	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$45,327	120.0	150.0	4.13	0.41	\$10,970
006-015-100-04	7186 W DEER RD	04/29/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$431,201			30.00	30.00	\$14,373
WILL USE \$10,000/ACRE							\$714,772			64.13		\$11,145

**FLORA DALE BACK LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
006-310-073-00	SLALOM	05/09/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	95.3	180.0	0.47	0.47	\$524	FLORA DALE CONDO	BACK LOTS
006-310-084-00		07/22/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	75.0	165.0	0.28	0.28	\$333	FLORA DALE CONDO	BACK LOTS
006-310-092-00		07/09/21	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$48,500	71.0	244.0	0.40	0.40	\$683	FLORA DALE CONDO	BACK LOTS
<b>WILL USE \$500/FF</b>							<b>\$123,500</b>	<b>241.3</b>				<b>\$512</b>		

GOOD & AVERAGE LAKE MICHIGAN FRONTAGE												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-460-023-00	112 N LIGHTHOUSE DR	10/22/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$308,055	80.0	1260.0	2.31	2.31	\$3,851
006-005-400-08	4209 N RIDGE RD	07/16/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$411,691	110.0	405.0	0.98	0.98	\$3,743
006-005-400-12	4175 N JUNIPER	03/19/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$252,000	100.0	1400.0	3.21	3.21	\$2,520
006-005-400-25	HARRISON	11/23/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$385,000	104.0	350.0	0.84	0.84	\$3,702
006-005-400-32	RIDGE	07/16/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$669,466	365.0	835.6	7.00	7.00	\$1,834
006-320-001-00	653 N GOLDEN SANDS DR	06/25/21	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$595,958	93.0	400.0	0.85	0.85	\$6,408
006-320-004-00	665 N GOLDEN SANDS DR	08/18/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$609,725	60.0	429.0	0.59	0.59	\$10,162
006-320-017-00	709 N GOLDEN SANDS DR	12/07/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$622,270	61.0	180.0	0.25	0.25	\$10,201
006-322-067-00	445 N LIGHTHOUSE DR	07/29/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$287,648	66.0	370.0	0.56	0.56	\$4,358
006-370-013-00	4581 N RIDGE RD	04/29/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$427,547	120.0	645.0	1.78	1.78	\$3,563
006-370-018-00	4559 N RIDGE RD	07/08/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$461,490	60.0	640.0	0.88	0.88	\$7,692
006-370-033-00	4467 N RIDGE RD	09/01/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$511,613	169.3	399.6	1.26	1.26	\$3,023
006-380-016-00	3413 N LAKESHORE DR	05/06/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$332,571	50.0	250.0	0.29	0.29	\$6,651
006-380-055-00	3095 N LAKESHORE DR	09/13/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$363,751	50.0	150.0	0.17	0.17	\$7,275
006-005-400-24	8428 W HARRISON RD	10/13/22	\$1,420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,420,000	\$925,459	240.0	702.0	1.93	0.96	\$3,856
<b>WILL USE \$4,200/FF</b>							<b>\$6,238,785</b>	<b>1,488.3</b>				<b>\$4,192</b>

HIGH BLUFF LAKE MICHIGAN FRONTAGE												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-008-300-02	3553 N LAKESHORE DR	06/30/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$472,346	237.0	390.0	2.39	2.39	\$1,993
006-380-049-00	3143 N LAKESHORE DR	05/06/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$195,225	100.0	250.0	0.57	0.57	\$1,952
006-380-054-00	3101 N LAKESHORE DR	08/07/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$80,111	78.0	150.0	0.27	0.27	\$1,027
006-380-060-00	3053 N LAKESHORE DR	05/21/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$253,002	125.0	160.0	0.46	0.46	\$2,024
006-380-075-00	2885 N LAKESHORE DR	09/03/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$180,601	72.0	200.0	0.33	0.33	\$2,508
006-590-009-00	2767 N LAKESHORE DR	01/23/20	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$113,632	75.0	154.0	0.27	0.27	\$1,515
<b>WILL USE \$1,885/FF</b>							<b>\$1,294,917</b>	<b>687.0</b>				<b>\$1,885</b>

LAKE MICHIGAN VIEW ONLY												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-005-200-01	RIDGE	12/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	100.0	280.0	0.64	0.64	\$1,600
006-460-017-00	184 N LIGHTHOUSE DR	03/20/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$62,450	80.0	1260.0	2.31	2.31	\$781
<b>WILL USE \$1,250/FF</b>							<b>\$222,450</b>	<b>180.0</b>				<b>\$1,236</b>

**LAKE MICHIGAN BACK LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Other Parcels in Sale	Land Table	Rate Group 1
006-403-016-00	N RIDGE	11/12/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	50.0	125.0	0.14	0.14	\$560		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-404-006-00		04/06/22	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$60,000	100.0	250.0	0.29	0.14	\$600	006-404-007-00	LAKE MICHIGAN BACK LOTS	BACK LOTS
006-592-045-00	2980 N SAHARA	08/13/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	160.0	155.0	0.57	0.57	\$438		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-680-009-00	SILVER RIDGE	03/28/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	100.0	476.0	1.09	1.09	\$550		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-680-011-00		06/18/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	100.0	492.0	1.13	1.13	\$400		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-680-016-05		03/09/21	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$67,500	136.7	468.0	1.53	1.53	\$494		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-680-027-00	3141 N SILVER RIDGE	05/21/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	100.0	250.0	0.57	0.57	\$220		LAKE MICHIGAN BACK LOTS	BACK LOTS
006-680-028-00	N SILVER RIDGE	11/15/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	100.0	250.0	0.57	0.57	\$290		LAKE MICHIGAN BACK LOTS	BACK LOTS
<b>WILL USE \$440/FF</b>							<b>\$371,500</b>	<b>846.7</b>				<b>\$439</b>			

**Lake Michigan Shores Back Lots**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Actual Front
006-407-018-00	TOLLIVER	09/14/22	WD	03-ARM'S LENGTH	\$4,500	\$4,500	50.0	120.0	0.14	\$90	\$0.75	50.00
006-408-011-00	RIDGE RD	06/15/21	WD	03-ARM'S LENGTH	\$18,000	\$18,000	100.0	120.0	0.28	\$180	\$1.50	100.00
006-409-001-00	4794 N RIDGE RD	01/12/22	WD	03-ARM'S LENGTH	\$30,000	\$30,000	100.0	120.0	0.27	\$300	\$2.58	50.00
006-410-002-00	TOLLIVER	05/13/22	WD	03-ARM'S LENGTH	\$36,000	\$36,000	140.0	125.0	0.40	\$257	\$2.06	140.00
006-411-014-00	RANGE ST	04/26/22	WD	03-ARM'S LENGTH	\$10,000	\$10,000	50.0	125.0	0.14	\$200	\$1.61	50.00
006-413-008-00	TOLLIVER	09/07/21	WD	03-ARM'S LENGTH	\$18,500	\$18,500	100.0	125.0	0.29	\$185	\$1.48	100.00
006-413-010-00	TOLLIVER	08/10/21	WD	03-ARM'S LENGTH	\$10,000	\$10,000	50.0	125.0	0.14	\$200	\$1.61	50.00
006-414-039-00	RANGE	04/29/21	WD	03-ARM'S LENGTH	\$20,000	\$20,000	100.0	125.0	0.29	\$200	\$1.60	100.00
006-416-007-10	7621 W RANGE	02/11/21	WD	03-ARM'S LENGTH	\$30,250	\$30,250	100.0	250.0	0.57	\$303	\$1.21	100.00
006-416-007-10	7621 W RANGE	01/17/23	WD	03-ARM'S LENGTH	\$35,000	\$35,000	100.0	250.0	0.57	\$350	\$1.40	100.00
006-416-029-00	REYNOLDS	03/15/21	WD	03-ARM'S LENGTH	\$18,000	\$18,000	100.0	125.0	0.03	\$180	\$14.25	100.00
006-417-001-00	7565 W RANGE	09/09/22	WD	03-ARM'S LENGTH	\$18,000	\$18,000	100.0	125.0	0.29	\$180	\$1.44	100.00
006-417-013-05	REYNOLDS	09/12/22	WD	03-ARM'S LENGTH	\$67,500	\$67,500	250.0	125.0	0.72	\$270	\$2.16	250.00
006-418-011-05	ELM (UNIMPROVED)	07/20/21	WD	03-ARM'S LENGTH	\$25,000	\$25,000	100.0	125.0	0.29	\$250	\$2.00	100.00
<b>Will use \$235/FF for 2024</b>						<b>\$340,750</b>	<b>1,440.0</b>			<b>\$237</b>		

**LAKE MARIE & LAKE HOLIDAY FRONTAGE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
006-020-300-14	8654 W EDGEWOOD RD	08/31/20	\$300,750	WD	03-ARM'S LENGTH	\$300,750	\$170,392	160.0	140.0	0.55	0.55	\$1,065	LAKE MARIE FRONTAGE	LK MARIE FRONT
006-020-300-30	8675 W HUNT	09/10/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$69,000	184.0	214.1	1.04	1.04	\$375	LAKE MARIE FRONTAGE	LK MARIE FRONT
006-360-002-00		07/29/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	75.0	175.0	0.30	0.30	\$533	LAKE MARIE FRONTAGE	LK MARIE FRONT
<b>WILL USE \$650/FF</b>							<b>\$279,392</b>	<b>419.0</b>				<b>\$667</b>		



RESIDENTIAL ACREAGE									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
006-655-017-00	9204 SILVER VISTA	10/29/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	0.88	\$24,943
006-655-001-00	SILVER VISTA	10/04/22	\$20,000	MLC	03-ARM'S LENGTH	\$20,000	\$20,000	0.90	\$22,222
006-655-012-00	9295 SILVER VISTA	11/05/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	0.96	\$31,381
006-655-012-00	9295 SILVER VISTA	10/22/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	0.96	\$20,921
006-655-019-00	SILVER VISTA	01/21/22	\$20,000	MLC	03-ARM'S LENGTH	\$20,000	\$20,000	0.97	\$20,725
006-655-014-00	SILVER VISTA	01/27/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	1.00	\$50,000
006-655-011-00	9329 SILVER VISTA	01/27/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	1.00	\$60,000
006-655-013-00	9271 SILVER VISTA	01/16/23	\$20,000	MLC	03-ARM'S LENGTH	\$20,000	\$20,000	1.00	\$19,980
006-655-018-00	9202 SILVER VISTA	03/25/21	\$20,000	MLC	03-ARM'S LENGTH	\$20,000	\$20,000	1.07	\$18,779
006-655-004-00	9325 SILVER VISTA	01/19/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	1.10	\$50,000
006-655-021-00	186 N 18TH	01/27/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	1.14	\$43,860
006-655-019-00	SILVER VISTA	05/10/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$75,000	1.97	\$38,168
006-032-300-13	WOODRIDGE	08/16/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	2.00	\$7,500
006-032-300-23	28TH	09/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	2.37	\$10,553
006-655-010-00	9365 SILVER VISTA	02/18/22	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$60,000	3.13	\$19,200
006-031-300-05	SILVER VISTA	06/28/22	\$43,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$43,500	\$43,500	4.05	\$10,730
006-028-200-19	N WILSON	06/28/22	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$135,000	4.09	\$33,007
006-028-200-17	N WILSON	05/14/21	\$60,000	WD	32-SPLIT VACANT	\$60,000	\$60,000	4.12	\$14,563
006-005-400-29	HARRISON	10/01/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	4.52	\$11,060
006-031-200-32	TALL PINE	09/24/21	\$70,000	WD	32-SPLIT VACANT	\$70,000	\$70,000	5.00	\$14,000
006-032-300-21	28TH	06/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	5.67	\$10,582
006-016-200-12	W 40TH	08/06/21	\$52,870	WD	32-SPLIT VACANT	\$52,870	\$52,870	6.22	\$8,500
006-016-300-25		03/09/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	7.41	\$3,778
001-036-400-08		01/06/23	\$52,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$52,000	\$52,000	7.52	\$6,915
006-001-200-10		04/27/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	8.97	\$3,568
006-027-300-10	N WILSON AVE	04/09/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$37,000	9.68	\$3,823
006-032-200-11	DUCK	05/28/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	9.99	\$8,505
006-032-300-08	28TH	07/13/21	\$75,000	MLC	03-ARM'S LENGTH	\$75,000	\$75,000	10.00	\$7,500
006-032-300-09		01/18/21	\$81,000	WD	33-TO BE DETERMINED	\$81,000	\$81,000	10.00	\$8,100
006-016-100-16	DEER	12/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$115,000	10.00	\$11,500
006-026-400-12	1040 N 52ND	05/06/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	10.00	\$6,500
006-034-200-06		06/20/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	10.00	\$8,000
001-011-400-08	56TH AVE	03/01/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$89,900	10.00	\$8,990
001-034-300-03	RIDGE	07/08/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	10.00	\$5,000
001-034-300-04	4986 N RIDGE	11/05/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.00	\$4,500

006-033-100-13	N 34TH AVE	08/27/21	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$90,000	10.14	\$8,876
001-011-400-05	56TH	06/06/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	12.50	\$6,400
001-025-100-08	60TH	05/27/22	\$99,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,500	\$99,500	14.99	\$6,638
001-023-400-01	52ND	05/24/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$165,000	17.50	\$9,429
014-025-200-02						\$80,000	\$80,000	20.00	\$4,000
012-011-300-01						\$35,000	\$35,000	20.00	\$1,750
011-012-400-06		09/15/22	\$125,000			\$125,000	\$125,000	20.00	\$6,250
011-012-200-05		01/12/22	\$99,000			\$99,000	\$99,000	20.00	\$4,950
006-022-200-02	COUSINEAU	03/11/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$175,000	25.00	\$7,000
006-024-400-09	W FOX RD	01/31/23	\$252,200	WD	03-ARM'S LENGTH	\$252,200	\$252,200	29.05	\$8,683
007-032-100-02						\$307,500	\$307,500	36.00	\$8,542
006-001-200-02		03/31/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$115,000	39.87	\$2,884
007-027-100-03		08/02/21				\$76,800	\$76,800	39.50	\$1,944
011-012-200-01						\$98,000	\$98,000	40.00	\$2,450
009-035-100-03		09/24/21	\$220,000			\$220,000	\$220,000	40.00	\$5,500
012-007-100-08						\$189,900	\$189,900	49.00	\$3,876
001-001-300-07	BR US-31	05/24/22	\$100,000	WD	32-SPLIT VACANT	\$100,000	\$100,000	50.00	\$2,000
019-011-300-04						\$300,000	\$300,000	60.00	\$5,000
006-002-100-02	4511 N RAILROAD	06/20/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$275,000	80.00	\$3,438
004-010-100-01		05/17/23	\$245,000			\$245,000	\$245,000	80.00	\$3,063
006-013-300-03						\$215,000	\$215,000	102.73	\$2,093
004-029-100-02		04/12/22				\$405,000	\$405,000	140.00	\$2,893
001-001-100-05	BR US-31	7/8/2022	\$274,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$274,900	\$274,900	152.35	\$1,804

Due to the small number of vacant sales in each acreage group, the forecast tool was utilized to determine the most equitable value per acre in the current market.

USED \$/A		2024	
2024		FORECAST	Table
\$30,000	1	\$31,541	\$30,000
\$23,000	1.5	\$18,540	\$34,500
\$18,000	2	\$18,350	\$36,000
\$16,000	2.5	\$18,159	\$40,000
\$14,500	3	\$17,969	\$43,500
\$11,000	4	\$17,588	\$44,000
\$9,500	5	\$17,208	\$47,500
\$7,500	7	\$16,446	\$52,500
\$7,100	10	\$15,304	\$71,000
\$6,800	15	\$13,400	\$102,000
\$5,300	20	\$11,497	\$106,000

\$5,000	25	\$9,593	\$125,000
\$4,500	30	\$7,689	\$135,000
\$4,000	40	\$9,574	\$160,000
\$3,500	50	\$4,916	\$175,000
\$3,000	100	\$2,784	\$300,000

RURAL AREA FRONT FOOTAGE																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Other Parcels in Sale	Land Table	Rate Group 1	
006-027-100-10	WILSON	10/27/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	193.6	450.0	2.00	2.00	\$155		RURAL AREA	ROAD FRONTAGE	
006-033-100-27	518 N 34TH	02/16/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$43,000	263.0	331.6	2.00	2.00	\$163		RURAL AREA	ROAD FRONTAGE	
006-013-400-13	64TH	03/17/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$42,000	161.0	614.0	2.27	2.27	\$261		RURAL AREA	ROAD FRONTAGE	
006-027-100-16	WILSON	11/09/21	\$39,000	WD	32-SPLIT VACANT	\$39,000	\$39,000	332.5	309.5	2.36	2.37	\$117		RURAL AREA	ROAD FRONTAGE	
006-027-100-14	1412 N WILSON	03/10/21	\$65,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$65,000	303.8	364.3	2.37	2.06	\$214	006-027-100-15	RURAL AREA	ROAD FRONTAGE	
006-027-100-17	WILSON	01/11/23	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	254.2	419.8	2.45	2.45	\$110		RURAL AREA	ROAD FRONTAGE	
006-027-100-09		10/19/21	\$37,400	WD	03-ARM'S LENGTH	\$37,400	\$37,400	223.0	478.5	2.45	2.45	\$168		RURAL AREA	ROAD FRONTAGE	
006-510-008-00	JUNIPER BEACH	09/09/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	360.0	300.0	2.48	2.48	\$208		RURAL AREA	ROAD FRONTAGE	
006-027-200-06	W TAYLOR RD	08/05/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$54,000	275.2	411.0	2.60	2.60	\$196		RURAL AREA	ROAD FRONTAGE	
006-027-200-06	W TAYLOR RD	12/15/21	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$39,500	275.2	411.0	2.80	2.60	\$144		RURAL AREA	ROAD FRONTAGE	
006-026-400-20	W HAZEL	09/29/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	470.0	312.0	2.93	3.37	\$138		RURAL AREA	ROAD FRONTAGE	
006-027-100-19	1445 N WILSON	02/17/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$49,000	250.0	540.0	3.10	3.10	\$196		RURAL AREA	ROAD FRONTAGE	
006-027-100-08		09/10/21	\$42,900	WD	03-ARM'S LENGTH	\$42,900	\$42,900	305.0	478.5	3.35	3.35	\$141		RURAL AREA	ROAD FRONTAGE	
<b>WILL USE \$160/FF</b>							<b>\$609,800</b>	<b>3,666.5</b>				<b>\$166</b>				

RURAL RESORT AREA												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-570-005-00	JUNIPER ST	02/11/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	120.0	300.0	0.83	0.83	\$300
006-690-007-00	PINE	01/12/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$29,900	118.0	309.0	0.84	0.84	\$253
006-690-007-00	PINE	09/12/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	118.0	309.0	0.84	0.84	\$297
006-570-002-10	HARRISON RD	03/05/21	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$34,500	100.0	372.0	0.85	0.85	\$345
006-027-100-20	N WILSON	01/26/22	\$55,000	WD	32-SPLIT VACANT	\$55,000	\$55,000	189.0	332.0	2.06	1.71	\$291
006-031-300-08	SILVER VIST LN	04/27/22	\$43,650	WD	03-ARM'S LENGTH	\$43,650	\$43,650	162.2	594.0	2.21	2.21	\$269
006-028-200-12	WILSON	07/29/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$64,000	193.3	504.0	2.39	2.39	\$331
006-028-200-18	N WILSON	05/13/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	194.0	595.0	3.34	2.65	\$335
WILL USE \$340/FF							\$363,050	1,194.6				\$304

**SILVER CHANNEL & LAKE MICHIGAN CHANNEL FRONTAGE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-640-004-00	9762 W SILVER LAKE	02/09/23	\$64,313	QC	03-ARM'S LENGTH	\$64,313	\$64,313	60.0	263.0	0.36	0.36	\$1,072
006-640-004-00	9762 W SILVER LAKE	07/14/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$62,500	60.0	263.0	0.36	0.36	\$1,042
<b>WILL USE \$1,100/FF</b>							<b>\$126,813</b>	<b>120.0</b>				<b>\$1,057</b>

SILVER LAKE AREA, SILVER LAKE BACK LOTS, & SILVER CHANNEL BACK LOTS												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-361-027-00		03/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	82.0	160.0	0.26	0.26	\$793
006-361-028-00	8714 W HUNT	03/22/21	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$120,000	172.0	330.0	0.56	0.29	\$698
006-480-022-00	1930 N BEECHWOOD	08/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	100.0	150.0	0.34	0.34	\$500
006-600-033-00	SANDY VIEW	12/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	60.0	100.0	0.14	0.14	\$1,083
006-660-004-10	SOUTH	04/19/21	\$95,000	WD	32-SPLIT VACANT	\$95,000	\$95,000	203.0	221.0	1.03	1.03	\$468
006-602-145-00	WINDRIDGE	10/11/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	70.0	242.0	0.39	0.39	\$357
WILL USE \$610/FF							\$420,000	687.0				\$611

**SILVER LAKE CONDOS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
006-610-005-00	8484 W SILVER LAKE	04/28/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$89,100	50.06	\$178,234	\$99,766
006-610-009-00	8484 SILVER LAKE	04/24/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,800	49.33	\$177,656	\$102,344
006-610-010-00	8484 W SILVER LAKE	08/12/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$76,800	45.58	\$152,928	\$115,572
		<b>Totals:</b>	<b>\$526,500</b>			<b>\$526,500</b>	<b>\$254,700</b>		<b>\$508,818</b>	<b>\$317,682</b>
AVERAGE LAND VALUE FROM SALE: \$105,894										
WILL USE \$100,000 SITE VALUE										



SILVER LAKE FRONTAGE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
006-020-300-09	1618 N SHORE DR	05/14/21	\$520,500	WD	03-ARM'S LENGTH	\$520,500	\$272,586	61.4	448.6	0.79	0.79	\$4,443	SILVER LAKE FRTG	SILVER LK FRONT
006-200-005-00	8908 W SILVER LAKE RD	06/03/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$302,161	50.0	114.0	0.13	0.13	\$6,043	SILVER LAKE FRTG	SILVER LK FRONT
006-340-003-00	1744 N SHORE DR	10/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$242,540	60.0	313.0	0.43	0.43	\$4,042	SILVER LAKE FRTG	SILVER LK FRONT
006-340-005-00	1732 N SHORE DR	10/15/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$382,147	60.0	281.5	0.39	0.39	\$6,369	SILVER LAKE FRTG	SILVER LK FRONT
006-340-006-00	1726 N SHORE DR	11/29/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$234,959	60.0	284.5	0.39	0.39	\$3,916	SILVER LAKE FRTG	SILVER LK FRONT
006-392-013-00	8823 W DUNES VISTA DR	04/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$318,199	45.0	109.0	0.11	0.11	\$7,071	SILVER LAKE FRTG	SILVER LK FRONT
006-545-001-00	1090 N SHORE DR	04/22/22	\$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$397,521	240.0	268.0	0.37	0.09	\$1,656	SILVER LAKE FRTG	SILVER LK FRONT
006-630-012-00	1320 N SHORE DR	12/19/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$417,435	60.0	110.0	0.30	0.30	\$6,957	SILVER LAKE FRTG	SILVER LK FRONT
WILL USE \$4,000/FF							\$2,567,548	636.4				\$4,035		

SILVER LAKE VILLAGE																
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Land Residual	Effect	Front	Depth	Net Acres	Total Acres	Dollars/FF	Other Parcels in Sale	Land Table	Rate Group 1
006-650-001-00	1330 N HARBOR ST	10/04/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$132,830		132.7	267.5	0.42	0.23	\$1,001	006-650-002-00	SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-650-030-00	1334 N LEISURE ST	07/21/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$145,106		120.0	110.0	0.30	0.30	\$1,209		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-650-032-00	1326 N LEISURE ST	06/16/21	\$247,100	WD	03-ARM'S LENGTH	\$247,100	\$58,455		120.0	116.0	0.32	0.32	\$487		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-651-107-00	8439 W EASY ST	05/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$52,161		60.0	150.0	0.21	0.21	\$869		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-651-119-00	8511 W EASY ST	10/28/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$92,183		78.3	190.0	0.38	0.38	\$1,177		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-651-167-00	8468 W EASY ST	10/13/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,433		60.0	125.0	0.17	0.17	\$591		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-652-178-00	1217 N EMERALD ST	02/24/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$191,109		164.0	161.0	0.61	0.61	\$1,165		SILVER LAKE VILL LOTS	
006-652-208-00	1409 N EMERALD	07/22/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000		90.0	175.0	0.36	0.36	\$333		SILVER LAKE VILL LOTS	SILVER LAKE VIL
006-652-213-00	1394 N EMERALD ST	09/08/21	\$52,901	WD	03-ARM'S LENGTH	\$52,901	\$13,269		120.0	175.0	0.48	0.48	\$111		SILVER LAKE VILL LOTS	SILVER LAKE VIL
WILL USE \$795/FF							\$750,546		945.0				\$794			

**UPPER SILVER LAKE BACK LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-703-236-00	1862 N WHITE BIRCH DR	10/31/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	61.0	251.0	0.35	0.35	\$1,311
006-705-362-00	8343 W WHIPPOORWILL LN	04/08/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	62.0	130.0	0.19	0.19	\$806
006-706-465-00	8033 W LUMBERJACK DR	10/27/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	65.0	140.0	0.21	0.21	\$462
<b>WILL USE \$800/FF</b>							<b>\$160,000</b>	<b>188.0</b>				<b>\$851</b>

**UPPER SILVER LAKE FRONTAGE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-708-530-00	2215 N HOLIDAY DR	12/22/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$156,102	130.0	200.0	0.60	0.60	\$1,201
006-702-190-00	8058 W ARROWHEAD DR	06/30/23	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$122,246	88.3	240.0	0.52	0.52	\$1,384
006-704-345-00	2021 N WHITE BIRCH DR	09/03/20	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$401,722	242.3	226.3	1.07	1.07	\$1,658
006-700-021-00	1818 N LAKEVIEW DR	08/12/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$100,697	60.0	120.0	0.17	0.17	\$1,678
006-704-353-00	2051 N WHITE BIRCH DR	04/27/21	\$327,400	WD	03-ARM'S LENGTH	\$327,400	\$124,825	73.0	118.0	0.20	0.20	\$1,710
006-705-394-00	8059 W SEA PINE DR	07/29/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,215	57.0	139.0	0.18	0.18	\$1,758
006-703-309-10	1967 N WHITE BIRCH DR	07/21/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,564	78.3	155.0	0.31	0.31	\$1,845
006-703-279-00	1853 N WHITE BIRCH DR	06/19/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,398	60.0	166.0	0.23	0.23	\$1,923
006-706-492-00	8170 W LUMBERJACK DR	10/08/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$211,970	108.0	389.0	0.48	0.24	\$1,963
006-703-301-00	1937 N WHITE BIRCH CT	09/22/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$125,469	63.0	75.8	0.11	0.11	\$1,991
006-701-134-00	1990 N FOX CT	07/15/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,577	60.0	147.0	0.20	0.20	\$1,993
006-706-492-00	8170 W LUMBERJACK DR	08/08/23	\$520,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$520,000	\$215,503	108.0	389.0	0.48	0.24	\$1,995
006-703-247-00	POINT VIEW	02/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$130,000	65.0	146.0	0.22	0.22	\$2,000
006-703-311-00	1975 N WHITE BIRCH DR	10/02/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$168,778	81.7	155.0	0.29	0.29	\$2,067
006-702-196-00	8004 W ARROWHEAD DR	05/01/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,294	60.0	221.0	0.30	0.30	\$2,538
006-706-483-00	8086 W LUMBERJACK DR	07/25/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$251,718	96.0	241.5	0.53	0.53	\$2,622
006-703-270-00	1819 N WHITE BIRCH DR	05/15/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$148,800	56.7	160.0	0.24	0.24	\$2,626
006-703-275-00	1837 N WHITE BIRCH	01/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,767	60.0	100.0	0.14	0.14	\$2,746
006-707-500-00	2085 N WHITE BIRCH DR	08/13/21	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$132,345	47.7	144.5	0.20	0.20	\$2,776
006-700-019-00	1802 N LAKEVIEW DR	06/30/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$392,324	136.7	132.5	0.40	0.40	\$2,871
006-701-102-00	8332 W LAKEVILLA CT	10/19/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,483	57.5	96.0	0.13	0.13	\$2,896
006-706-484-00	8090 W LUMBERJACK DR	07/08/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$258,747	89.2	225.0	0.46	0.46	\$2,901
006-703-295-00	1913 N WHITE BIRCH CT	10/13/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$269,524	60.0	155.0	0.21	0.21	\$4,492
<b>WILL USE \$2,150/FF</b>							<b>\$4,174,068</b>	<b>1,938.3</b>				<b>\$2,153</b>

**VILLAGE OF MEARS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Rate Group 1
006-722-005-00	2049 N MEARS ST	08/28/22	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$26,072	118.0	145.0	0.39	0.39	\$221	VILLAGE OF MEARS	TYPICAL VILLAGE
006-724-020-00	5714 W FOX RD	07/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$9,869	75.0	145.0	0.25	0.25	\$132	VILLAGE OF MEARS	TYPICAL VILLAGE
006-732-004-00	5745 W FOX RD	06/17/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$23,502	100.0	145.0	0.33	0.33	\$235	VILLAGE OF MEARS	TYPICAL VILLAGE
006-734-019-05	W FIFTH ST	05/28/21	\$5,000	WD	32-SPLIT VACANT	\$5,000	\$5,000	170.0	145.0	0.57	0.57	\$29	VILLAGE OF MEARS	
006-759-006-10	5561 W 7TH ST	06/03/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$18,529	100.0	145.0	0.33	0.33	\$185	VILLAGE OF MEARS	TYPICAL VILLAGE
							<b>Will use \$140/FF</b>	<b>\$82,972</b>	<b>563.0</b>			<b>\$147</b>		