

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed along major thoroughfares and main roads throughout township. Included sales from all classes within specific areas.

*Major/Prime land rates increased approximately 1.188% from 2024 rates. Increased X-Way/Water St rate table values by 1.188% for 2025.

MAJOR/PRIME	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front			
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$306,657	\$194,291	\$150,948	200.0	453.0	2.08	2.08	\$971	\$93,409	\$2.14	200.00			
28-190-0029-000	3600 LAPEER	02/28/23	\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500	85.00	\$267,288	\$25,268	\$142,556	199.5	283.9	1.30	1.30	\$127	\$19,437	\$0.45	199.45			
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$123,053	\$17,474	\$155,527	94.3	292.0	0.60	0.60	\$185	\$29,075	\$0.67	89.64			
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$84,691	\$50,000	\$84,691	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36			
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$260,657	\$103,678	\$104,335	132.1	310.0	0.94	0.94	\$785	\$110,296	\$2.53	132.09			
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600	32.24	\$200,748	\$101,133	\$51,881	98.7	100.0	0.23	0.23	\$1,025	\$447,491	\$10.27	98.66			
28-253-0013-000	2504 GRISWOLD	10/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,200	30.18	\$101,248	\$32,588	\$23,836	40.5	97.9	0.10	0.10	\$805	\$313,346	\$7.19	44.66			
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$115,495	\$49,415	\$34,910	59.3	100.0	0.15	0.15	\$834	\$325,099	\$7.46	66.00			
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$113,902	\$77,859	\$21,861	37.1	100.0	0.10	0.10	\$2,098	\$819,568	\$18.81	41.33			
28-360-0045-000	2403 GRISWOLD	01/05/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100	60.08	\$154,600	\$39,089	\$73,689	140.0	100.0	0.32	0.32	\$279	\$121,773	\$2.80	140.00			
28-664-0004-001	3845 LAPEER	08/30/22	\$0	MLC	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$77,000	27.50	\$164,323	\$202,186	\$86,509	231.1	302.6	0.77	0.47	\$875	\$262,579	\$6.03	231.11			
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$164,422	\$105,443	\$34,865	59.2	370.0	0.43	0.43	\$1,781	\$248,101	\$5.70	50.00			
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$241,146	\$130,381	\$121,527	95.0	504.4	1.10	1.10	\$1,372	\$118,528	\$2.72	95.00			
28-750-0073-001	1215 24TH	10/24/22	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,039,500	35.47	\$4,221,148	\$2,416,166	\$887,314	453.4	1588.2	12.87	12.63	\$5,329	\$187,693	\$4.31	518.15			
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$174,332	\$148,987	\$43,319	104.9	332.1	0.76	0.76	\$1,420	\$196,553	\$4.51	99.38			
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$139,463	\$50,490	\$34,953	185.9	594.0	1.22	0.41	\$272	\$41,250	\$0.95	180.10			
28-825-0040-000	4461 LAPEER	05/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,500	76.33	\$182,216	\$133,224	\$165,440	308.5	680.0	4.82	4.82	\$432	\$27,663	\$0.64	308.50			
28-825-0042-000	4487 LAPEER VAC	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	931.9	424.7	5.09	1.37	\$215	\$39,331	\$0.90	931.90			
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$46,036	\$50,000	\$46,036	184.4	239.0	1.51	1.51	\$271	\$33,025	\$0.76	184.38			
Totals:			\$2,450,000			\$9,024,900	\$3,592,700		\$7,349,044	\$4,127,672	\$2,451,816	3,830.0		36.68	31.62							
								Sale. Ratio =>	39.81	Average				Average			Average					
								Std. Dev. =>	47.13	per FF=>				\$1,078	Average	per Net Acre=>		112,519.68	Average	per SqFt=>		\$2.58

2000M MAJOR/PRIME PER SF RATE FOR 2025 USED: \$2.58

(+ 1.188%) 2000M XWAY/WATER ST PER SF RATE FOR 2025 USED: \$5.33

MAU/PR SPARSELY POPULATED		Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$306,657	\$194,291	\$150,948	200.0	453.0			2.08	2.08	\$971	\$93,409	\$2.14	200.00
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$66,259	\$36,000	\$66,259	225.0	358.0			1.85	1.85	\$160	\$19,459	\$0.45	225.00
28-007-3014-011	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$67,766	\$45,000	\$67,766	238.2	945.5			5.11	5.11	\$189	\$8,806	\$0.20	208.17
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$123,053	\$17,474	\$55,527	94.3	292.0			0.60	0.60	\$185	\$29,075	\$0.67	89.64
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$84,691	\$50,000	\$84,691	274.4	348.2			2.30	2.30	\$182	\$21,739	\$0.50	274.36
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,800	125.14	\$106,335	\$35,000	\$106,335	240.0	1136.5			6.30	6.30	\$146	\$5,556	\$0.13	90.00
28-664-0027-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$164,422	\$105,443	\$34,865	59.2	370.0			0.43	0.43	\$1,781	\$248,101	\$5.70	50.00
28-750-0042-000	2436 HOWARD	08/12/22	\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800	20.00	\$132,305	\$155,438	\$18,743	70.2	231.0			0.42	0.42	\$2,214	\$366,599	\$8.42	80.00
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$32,000	29.91	\$98,415	\$40,586	\$32,001	85.8	131.0			0.26	0.26	\$473	\$158,539	\$3.64	85.00
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$116,281	\$71,469	\$19,750	74.0	126.3			0.33	0.33	\$966	\$215,918	\$4.96	114.00
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$174,332	\$148,987	\$44,319	104.9	332.1			0.76	0.76	\$1,420	\$196,553	\$4.51	99.38
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$139,463	\$50,490	\$34,953	185.9	594.0			1.22	0.41	\$272	\$41,250	\$0.95	180.10
28-825-0040-000	4461 LAPEER	05/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,500	76.33	\$182,216	\$133,224	\$165,440	308.5	680.0			4.82	4.82	\$432	\$27,663	\$0.64	308.50
28-825-0042-000	4487 LAPEER VAC	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	931.9	424.7			5.09	1.37	\$215	\$39,331	\$0.90	931.90
Totals:			\$1,811,000			\$2,165,000	\$1,040,000		\$2,049,814	\$1,283,402	\$1,168,216	3,092.2				31.56	27.04				
						Sale. Ratio =>		48.04			Average					Average					

2000M MAJ/PR SPARSLEY POP ACREAGE RATE FOR 2025 USED: \$40,665