

4004 SECTION 31,32 (DRY)/ATKINS/BOOTH 2025 LAND RATES

All sales with (-) land residuals removed.

All sales in 4004 neighborhood are improved.
Included sales within area and vacant land sales
North of Lapeer.

Pg 1 of 2

STANDARD LOTS FF 2025 LAND RATES

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
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$318,951	\$142,713	\$130,664	342.0	1522.8	14.79	14.79	\$417	\$9,649	\$0.22	180.02
28-031-1026-000	4488 ATKINS	04/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,500	48.52	\$168,984	\$41,430	\$75,414	147.6	320.3	1.00	1.00	\$281	\$41,430	\$0.95	136.00
28-031-3037-000	4460 MOSES	12/01/22	\$209,999	WD	03-ARM'S LENGTH	\$209,999	\$60,000	28.57	\$158,555	\$97,070	\$45,626	89.3	200.0	0.45	0.45	\$1,087	\$217,159	\$4.99	96.94
28-032-4004-000	4137 ATKINS	09/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$217,435	\$91,280	\$78,715	154.0	470.0	1.09	1.09	\$593	\$83,974	\$1.93	101.46
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$158,866	\$65,867	\$44,733	87.5	190.0	0.35	0.35	\$752	\$186,592	\$4.28	80.00
28-092-0019-000	3267 DRIFTWOOD	07/10/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$124,300	42.50	\$262,986	\$68,930	\$39,416	75.9	142.5	0.28	0.28	\$908	\$247,950	\$5.69	85.00
28-092-0019-000	3267 DRIFTWOOD	01/26/24	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$124,300	40.42	\$262,986	\$83,930	\$39,416	75.9	142.5	0.28	0.28	\$1,105	\$301,906	\$6.93	85.00
28-093-0066-000	3311 LARCHWOOD	09/02/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$123,900	41.51	\$280,768	\$56,526	\$38,794	74.7	138.0	0.27	0.27	\$756	\$210,134	\$4.82	85.00
28-093-0066-000	3311 LARCHWOOD	05/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,200	44.07	\$280,768	\$58,026	\$38,794	74.7	138.0	0.27	0.27	\$776	\$215,710	\$4.95	85.00
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$208,432	\$73,303	\$51,735	101.2	205.0	0.47	0.47	\$724	\$155,633	\$3.57	100.00
28-150-0005-001	2550 BROWNWOOD	11/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$249,705	\$57,006	\$66,711	113.5	257.4	0.59	0.59	\$502	\$96,457	\$2.21	100.00
28-163-0025-000	4440 CAMBRIDGE	03/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$159,027	\$92,273	\$41,300	100.0	200.0	0.46	0.46	\$923	\$201,031	\$4.62	100.00
28-164-0028-000	3122 S CHARMWOOD	10/06/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$109,900	35.80	\$223,353	\$125,153	\$41,506	100.5	202.0	0.46	0.46	\$1,245	\$269,726	\$6.19	100.00
28-165-0002-000	4686 KINGSBURY	06/15/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,000	40.98	\$163,077	\$82,740	\$40,817	98.8	308.5	0.66	0.66	\$837	\$125,936	\$2.89	92.76
28-165-0004-000	4685 KINGSBURY	05/31/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$89,200	45.28	\$198,791	\$38,526	\$40,317	97.6	301.0	0.64	0.64	\$395	\$60,103	\$1.38	92.76
28-202-0002-000	3313 E CHARMWOOD	05/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,200	50.57	\$217,993	\$28,907	\$36,900	89.3	228.5	0.54	0.54	\$324	\$53,831	\$1.24	102.36
28-210-0038-000	3160 FANONE	08/01/23	\$325,100	WD	03-ARM'S LENGTH	\$325,100	\$144,600	44.48	\$306,611	\$60,638	\$42,149	81.2	138.5	0.32	0.32	\$747	\$190,686	\$4.38	100.00
28-210-0042-000	3188 FANONE	12/28/22	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$123,100	38.52	\$277,753	\$81,130	\$39,283	75.7	139.4	0.28	0.28	\$1,072	\$293,949	\$6.75	86.30
28-320-0002-000	3240 N RANGE	06/14/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,200	38.29	\$198,601	\$51,499	\$51,100	100.0	200.0	0.46	0.46	\$515	\$112,198	\$2.58	100.00
28-343-0018-100	3110 HIDDEN VALLEY	08/18/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,700	41.96	\$266,749	\$47,648	\$43,397	84.9	271.2	0.40	0.40	\$561	\$117,941	\$2.71	64.89
28-345-0003-000	3196 YORKSHIRE	03/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,400	36.89	\$156,235	\$70,029	\$46,264	90.5	200.0	0.46	0.46	\$773	\$152,569	\$3.50	100.00
28-345-0013-000	3232 BERKSHIRE	01/24/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$0	0.00	\$163,667	\$64,205	\$47,972	93.9	128.0	0.49	0.49	\$684	\$129,970	\$2.98	168.00
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$155,527	\$115,573	\$51,100	100.0	200.0	0.46	0.46	\$1,156	\$251,793	\$5.78	100.00
28-507-0014-000	3200 N RANGE	05/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$183,152	\$132,592	\$55,744	109.1	200.0	0.55	0.55	\$1,215	\$242,842	\$5.57	119.00
28-570-0005-000	3354 RICHARDS	09/22/23	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$112,800	42.97	\$262,808	\$43,940	\$44,248	86.6	88.2	0.42	0.42	\$507	\$104,619	\$2.40	207.38
28-570-0018-000	3315 RICHARDS	08/05/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$92,400	39.32	\$245,446	\$29,349	\$39,795	77.9	184.9	0.34	0.34	\$377	\$86,321	\$1.98	80.02
28-680-0004-000	3039 LINDSAY	01/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,700	42.61	\$280,165	\$61,421	\$46,586	89.8	188.0	0.39	0.39	\$684	\$158,302	\$3.63	90.00
28-680-0010-000	3097 LINDSAY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$282,932	\$38,654	\$46,586	89.8	188.0	0.39	0.39	\$431	\$99,624	\$2.29	90.00
28-680-0016-000	3155 LINDSAY	03/02/23	\$306,250	WD	03-ARM'S LENGTH	\$306,250	\$135,100	44.11	\$303,244	\$49,592	\$46,586	89.8	188.0	0.39	0.39	\$552	\$127,814	\$2.93	90.00
28-680-0017-000	3163 LINDSAY	10/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$256,961	\$69,625	\$46,586	89.8	188.0	0.39	0.39	\$776	\$179,446	\$4.12	90.00
28-764-0012-000	STRAWBERRY	07/24/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$68,200	124.00	\$184,723	\$55,000	\$184,723	319.0	742.8	7.01	7.01	\$172	\$7,846	\$0.18	411.08
28-764-0034-100	3031 STRAWBERRY	10/13/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,800	98.00	\$159,293	\$60,000	\$159,293	206.3	548.0	2.20	2.20	\$291	\$27,260	\$0.63	68.08
28-764-0055-200	BROWNWOOD	05/12/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$47,400	105.33	\$53,216	\$45,000	\$53,216	225.5	169.5	2.34	2.34	\$200	\$19,272	\$0.44	600.00
28-764-0055-300	3139 BROWNWOOD	06/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,700	37.68	\$223,181	\$160,020	\$68,201	232.0	169.5	2.47	2.47	\$690	\$64,759	\$1.49	635.00
28-764-0111-011	3531 W WATER	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$45,200	75.33	\$102,332	\$60,000	\$102,332	202.6	527.7	2.63	2.63	\$296	\$22,814	\$0.52	217.10
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$210,203	\$142,823	\$61,026	119.4	435.0	0.80	0.80	\$1,196	\$178,752	\$4.10	80.00
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$231,532	\$77,818	\$74,350	145.5	120.3	0.97	0.97	\$535	\$80,060	\$1.84	351.81
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$163,690	\$104,334	\$58,024	113.5	314.6	0.72	0.72	\$919	\$144,507	\$3.32	100.00
28-768-0040-000	4247 ATKINS	09/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,800	33.11	\$204,821	\$98,936	\$68,757	134.6	294.5	1.01	1.01	\$735	\$97,570	\$2.24	150.00
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$237,584	\$96,184	\$93,768	126.0	2147.5	8.70	8.70	\$763	\$11,056	\$0.25	25.00
28-864-0002-000	3045 WESTHAVEN	08/04/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$82,400	35.84	\$216,784	\$75,077	\$61,961	131.0	132.0	0.39	0.39	\$573	\$190,551	\$4.37	130.00
28-864-0002-000	3045 WESTHAVEN	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$216,784	\$95,177	\$61,961	131.0	132.0	0.39	0.39	\$727	\$241,566	\$5.55	130.00
28-864-0011-000	3064 WESTHAVEN	03/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,700	32.98	\$239,880	\$97,081	\$61,961	131.0	132.0	0.39	0.39	\$741	\$246,398	\$5.66	130.00
28-864-0032-000	3119 WESTCOTT	12/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$202,006	\$52,309	\$84,315	178.3	160.7	0.55	0.55	\$293	\$94,763	\$2.18	181.94
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$154,687	\$112,770	\$47,457	92.9	150.0	0.40	0.40	\$1,214	\$284,773	\$6.54	115.00
28-866-0018-000	4033 ELAINE	12/21/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$64,300	66.98	\$155,948	\$13,563	\$73,511	155.4	314.0	0.72	0.72	\$87	\$18,811	\$0.43	100.00
28-873-0007-000	3088 WEXFORD CIRCLE	11/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,800	41.55	\$289,059	\$67,651	\$46,710	90.0	189.0	0.39	0.39	\$752	\$173,464	\$3.98	90.00
28-873-0027-000	3105 WEXFORD CIRCLE	08/16/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$132,900	38.63	\$298,507	\$92,203	\$46,710	90.0	189.0	0.39	0.39	\$1,024	\$236,418	\$5.43	90.00
28-875-0008-000	3378 CHARMWOOD	10/07/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$63,800	37.75	\$136,265	\$69,744	\$37,009	89.6	88.0	0.37	0.37	\$778	\$189,008	\$4.34	182.50
28-915-0002-000	3215 TURNBERRY	12/19/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,100	39.76	\$404,804	\$10,196	\$35,000	101.8	189.0	0.44	0.44	\$100	\$23,173	\$0.53	102.66
28-915-0031-000	3243 ST ANDREWS	03/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,200	37.30	\$417,063	\$38,537	\$55,600	93.7	234.7	0.45	0.45	\$411	\$86,406	\$1.98	115.54
28-915-0054-000	3400 ANCIENT	09/20/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,200	33.61	\$399,124	\$70,876	\$35,000	108.2	149.5	0.36	0.36	\$655	\$194,714	\$4.47	112.27
28-915-0059-000	3401 ANCIENT	08/11/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$427,880	\$87,120	\$35,000	107.9	149.3	0.36	0.36	\$807	\$240,000	\$5.51	111.84
28-915-0074-000	3432 N BURWICK	04/25/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,600	29.77	\$317,331	\$102,669	\$35,000	72.0	242.0	0					

28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$31,477	\$35,000	\$32,449	86.9	117.3	0.28	0.28	\$403	\$125,448	\$2.88	53.86
28-970-0018-000	3141 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$41,179	\$35,000	\$42,451	96.3	165.5	0.37	0.37	\$363	\$95,890	\$2.20	96.99
28-970-0019-000	4251 MEADOW	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$37,908	\$35,000	\$39,079	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61
28-970-0026-000	4250 MEADOW	05/25/22	\$372,508	WD	03-ARM'S LENGTH	\$372,508	\$62,600	16.81	\$358,066	\$56,544	\$42,102	97.1	162.0	0.36	0.36	\$582	\$156,199	\$3.59	96.78
28-970-0026-000	4250 MEADOW	08/14/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$159,700	46.70	\$358,066	\$26,036	\$42,102	97.1	162.0	0.36	0.36	\$268	\$71,923	\$1.65	96.78
Totals:		\$14,782,257				\$14,782,257	\$5,788,800		\$13,939,048	\$4,286,112	\$3,446,318	7,274.8		65.98	65.98				
							Sale. Ratio =>	39.16			Average				Average			Average	
							Std. Dev. =>	18.44			per FF=>	\$589			per Net Acre=>	64,962.75		per SqFt=>	\$1.49

4004 STANDARD LOT FF RATE FOR 2025 USED: \$589

Regular acreage per acre rate increased approximately 1.8% from 2024 per acre rate of \$33,626.
Increased both Excess Acreage rate per acre and Site No Utility rate by 1.8% for 2025
*Used 2024 Esmt site/Unbuildable site rate for 2025
*Used 2024 No FF/Unbuildable rate for 2025

REGULAR ACREAGE/STANDARD LOTS

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
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$318,951	\$142,713	\$130,664	342.0	1522.8	14.79	14.79	\$417	\$9,649	\$0.22	180.02
28-031-1026-000	4488 ATKINS	04/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,500	48.52	\$168,984	\$41,430	\$75,414	147.6	320.3	1.00	1.00	\$281	\$41,430	\$0.95	136.00
28-032-4004-000	4137 ATKINS	09/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$217,435	\$91,280	\$78,715	154.0	470.0	1.09	1.09	\$593	\$83,974	\$1.93	101.46
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$158,866	\$65,867	\$44,733	87.5	190.0	0.35	0.35	\$752	\$186,592	\$4.28	80.00
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$208,432	\$73,303	\$51,735	101.2	205.0	0.47	0.47	\$724	\$155,633	\$3.57	100.00
28-320-0002-000	3240 N RANGE	06/14/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,200	38.29	\$198,601	\$51,499	\$51,100	100.0	200.0	0.46	0.46	\$515	\$112,198	\$2.58	100.00
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$155,527	\$115,573	\$51,100	100.0	200.0	0.46	0.46	\$1,156	\$251,793	\$5.78	100.00
28-507-0014-000	3200 N RANGE	05/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$183,152	\$132,592	\$55,744	109.1	200.0	0.55	0.55	\$1,215	\$242,842	\$5.57	119.00
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$231,532	\$77,818	\$74,350	145.5	120.3	0.97	0.97	\$535	\$80,060	\$1.84	351.81
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$237,584	\$96,184	\$93,768	126.0	2147.5	8.70	8.70	\$763	\$11,056	\$0.25	25.00
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$154,687	\$112,770	\$47,457	92.9	150.0	0.40	0.40	\$1,214	\$284,773	\$6.54	115.00
Totals:		\$2,480,000				\$2,480,000	\$913,100		\$2,233,751	\$1,001,029	\$754,780	1,505.9		29.23	29.23				
							Sale. Ratio =>	36.82			Average				Average			Average	
							Std. Dev. =>	6.38			per FF=>	\$665			per Net Acre=>	34,243.12		per SqFt=>	\$0.79

4004 ACREAGE PER ACRE RATE FOR 2025 USED: \$34,243

2024 4004 EXCESS ACREAGE PER ACRE RATE: \$10,931
(+1.8%) 4004 EXCESS ACREAGE PER ACRE RATE FOR 2025 USED: \$11,128

2024 4004 SITE NO UTILITIES SITE RATE: \$23,732
(+1.8%) 4004 SITE NO UTILITIES SITE RATE FOR 2025 USED: \$24,159

2024 4004 EASEMENT SITE/UNBUILDABLE SITE RATE: \$1,977
NO INCREASE OR DECREASE FOR 2025 ESMT/UNBLD RATE
4004 EASMENT SITE/UNBUILDABLE SITE RATE FOR 2025 USED: \$1,977

2024 4004 NO FF/UNBUILDABLE RATE: \$1,977
NO INCREASE OR DECREASE FOR 2025 NO FF/UNBUILD RATE
4004 NO FF/UNBUILDABLE RATE FOR 2025 USED: \$1,977