

4008 SECTION 5, 6/BEACH, MICHIGAN AND RANGE N LAPEER 2025 LAND RATES

All sales with (-) land residuals removed.

Only 1 vacant land sale for 4008 neighborhood. Included sales within area and vacant land sales. 2024 ff rate of \$505 for N Lapeer/W Water S ff increased approximately 8.3% for 2025. Increased all other rates in neighborhood by 8.3% for 2025.

N LAPEER/W WATER S FF 2025 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$237,916	\$197,369	\$35,285	165.0	230.0	0.87	0.87	\$1,196	\$226,600	\$5.20	165.00
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$144,801	\$99,619	\$54,420	107.8	450.0	0.74	0.74	\$924	\$133,897	\$3.07	72.00
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTH	\$205,000	\$62,900	30.68	\$187,557	\$76,243	\$58,800	100.0	200.0	0.46	0.46	\$762	\$166,107	\$3.81	100.00
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$321,610	\$52,032	\$103,642	162.7	1391.9	5.20	5.20	\$320	\$10,006	\$0.23	162.74
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$168,174	\$78,741	\$36,915	73.1	186.4	0.34	0.34	\$1,077	\$230,237	\$5.29	80.00
28-006-1015-051	PARTIDGE	05/01/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,100	49.00	\$106,838	\$90,000	\$106,838	338.3	1290.0	10.02	10.02	\$266	\$8,985	\$0.21	143.26
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$127,493	\$94,429	\$54,922	108.8	330.0	0.76	0.76	\$868	\$124,577	\$2.86	100.00
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$170,176	\$75,325	\$60,501	119.8	162.3	0.92	0.92	\$629	\$81,964	\$1.88	246.73
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$222,009	\$64,817	\$61,826	122.4	148.8	0.96	0.96	\$529	\$67,518	\$1.55	281.00
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,211,595	\$272,703	\$74,298	132.0	660.0	2.00	2.00	\$2,066	\$136,352	\$3.13	132.00
28-006-2027-000	2864 BEACH	09/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,200	45.94	\$160,293	\$78,308	\$83,601	165.5	660.0	1.76	1.76	\$473	\$44,620	\$1.02	115.85
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$224,928	\$47,693	\$81,621	100.0	1306.8	3.00	3.00	\$477	\$15,898	\$0.36	100.00
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$219,533	\$69,489	\$110,122	188.0	1320.7	5.70	5.70	\$370	\$12,191	\$0.28	188.00
28-006-2040-000	2961 MICHIGAN	08/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$264,874	\$25,131	\$55,005	108.9	343.0	0.76	0.76	\$231	\$33,067	\$0.76	96.50
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,500	41.77	\$201,976	\$67,387	\$69,463	83.2	1326.6	2.50	2.50	\$810	\$26,955	\$0.62	83.23
28-006-3025-021	2601 BEACH	08/14/23	\$287,450	WD	03-ARM'S LENGTH	\$287,450	\$110,200	38.34	\$249,415	\$106,914	\$68,879	336.4	952.0	10.97	10.97	\$318	\$9,747	\$0.22	74.28
28-006-4010-000	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
28-006-4026-000	2668 N RANGE	10/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$205,015	\$96,065	\$51,080	157.5	690.7	2.37	2.37	\$610	\$40,534	\$0.93	157.50
28-007-2016-000	2327 HOPPS	07/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,800	44.00	\$233,077	\$62,505	\$50,582	122.5	300.0	1.03	1.03	\$510	\$60,508	\$1.39	150.00
28-007-3005-200	4056 TARABROO®	09/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,700	45.94	\$182,307	\$28,064	\$30,371	130.3	282.0	0.65	0.65	\$215	\$43,376	\$1.00	100.00
28-130-0008-000	2878 MICHIGAN	12/09/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$107,000	45.73	\$255,641	\$19,719	\$41,360	81.9	197.0	0.43	0.43	\$241	\$45,858	\$1.05	95.00
28-130-0014-000	2846 MICHIGAN	06/09/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,600	41.06	\$239,262	\$55,225	\$49,487	98.0	197.0	0.62	0.62	\$564	\$89,797	\$2.06	136.00
28-170-0013-000	1804 HENRY	01/26/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$74,100	47.84	\$186,837	\$28,136	\$60,073	113.1	333.0	0.98	0.98	\$249	\$28,769	\$0.66	128.00
28-170-0022-100	2200 HENRY	11/10/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$70,500	31.61	\$184,399	\$95,338	\$56,737	106.9	333.0	0.87	0.87	\$892	\$109,207	\$2.51	114.18
28-172-0008-000	1615 HENRY	06/14/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$73,000	49.36	\$183,827	\$20,766	\$56,693	106.8	333.0	0.87	0.87	\$195	\$23,842	\$0.55	114.00
28-172-0022-000	2019 HENRY	01/30/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$43,700	52.02	\$116,479	\$24,258	\$56,737	106.9	333.0	0.87	0.87	\$227	\$27,787	\$0.64	114.18
28-178-0015-025	1771 CAMPAU	05/06/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$88,300	38.73	\$216,942	\$45,949	\$34,891	65.7	159.8	0.33	0.33	\$699	\$139,239	\$3.20	90.00
28-178-0023-000	1886 CAMPAU	06/17/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$56,500	28.97	\$142,594	\$91,675	\$39,269	74.0	159.8	0.42	0.42	\$1,240	\$219,318	\$5.03	114.00
28-178-0027-001	1938 CAMPAU	08/25/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$18,400	63.45	\$29,312	\$29,000	\$39,312	74.0	156.0	0.42	0.42	\$392	\$69,212	\$1.59	117.00
28-178-0027-001	1938 CAMPAU	02/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,400	8.56	\$215,604	\$38,708	\$39,312	74.0	156.0	0.42	0.42	\$523	\$92,382	\$2.12	117.00
28-178-0039-000	2500 CAMPAU	03/27/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$45,800	35.78	\$116,178	\$48,564	\$36,742	69.2	159.8	0.37	0.37	\$702	\$132,689	\$3.05	99.80
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	\$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
28-218-0004-000	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
28-277-0008-000	2628 MICHIGAN	03/16/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,400	34.37	\$137,054	\$83,346	\$50,500	100.0	279.0	0.64	0.64	\$833	\$130,228	\$2.99	100.00
28-277-0018-000	2532 MICHIGAN	07/19/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,000	37.84	\$139,214	\$45,999	\$29,313	58.0	100.0	0.22	0.22	\$792	\$212,958	\$4.89	94.00
28-340-0010-000	2611 HERBER	12/05/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$77,100	39.95	\$152,490	\$60,172	\$19,662	72.8	140.0	0.32	0.32	\$826	\$187,452	\$4.30	100.00
28-340-0014-000	2570 HERBER	06/16/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$70,600	33.46	\$139,353	\$93,306	\$21,659	80.2	169.9	0.39	0.39	\$1,163	\$239,246	\$5.49	100.00
28-470-0034-000	2616 ALGER	11/01/23	\$0	MLC	03-ARM'S LENGTH	\$110,000	\$64,300	58.45	\$125,438	\$7,945	\$23,383	86.6	264.0	0.46	0.46	\$92	\$17,462	\$0.40	75.00
28-505-0003-000	4171 MAES	03/11/24	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$68,400	43.43	\$148,406	\$80,748	\$71,654	121.9	297.0	0.68	0.68	\$663	\$118,399	\$2.72	100.00
28-520-0004-000	2761 LEWIS	02/15/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$71,400	38.18	\$176,514	\$51,604	\$41,118	77.4	186.6	0.46	0.46	\$666	\$112,672	\$2.59	107.00
28-525-0001-000	2771 CAMPAU	06/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$64,400	33.03	\$165,410	\$78,468	\$48,878	92.0	156.8	0.65	0.65	\$852	\$121,093	\$2.78	180.00
28-664-0004-001	3845 LAPEER	08/30/22	\$0	MLC	19-MULTI PARCEL AI	\$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
28-700-0013-000	2719 LEWIS	03/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,400	29.76	\$182,886	\$105,129	\$38,015	71.6	189.6	0.39	0.39	\$1,468	\$268,186	\$6.16	90.00
28-700-0018-000	2620 LEWIS	08/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$139,727	\$55,345	\$40,072	75.5	189.6	0.44	0.44	\$733	\$127,230	\$2.92	100.00
28-700-0049-000	2546 ROBBINS	05/13/22	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$66,100	39.14	\$164,578	\$44,432	\$40,110	75.5	190.0	0.44	0.44	\$588	\$101,908	\$2.34	100.00
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$372,247	\$47,496	\$71,843	120.9	320.0	0.59	0.59	\$393	\$80,776	\$1.85	80.00
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$211,340	\$138,384	\$120,724	203.2	625.8	1.66	1.66	\$681	\$83,414	\$1.91	115.50
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
28-825-0002-000	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 AI	\$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			