

**4008 SECTION 5, 6/BEACH, MICHIGAN AND RANGE N LAPEER 2026 LAND RATES**

All sales with (-) land residuals removed.

- \*N Lapeer/W Water ff rate increased from \$547 ff in 2025 to \$595 ff for 2026 which is approximately 8.7% increase.
- \*No sales for Huelling Rd. There is 1 Vacant land sale on side road/minimal rd access in neighborhood showing \$266 ff.
- \*Increased Huelling Rd ff rate by 8.7% for 2026
- \*4008 Regular Acreage rate decreased from \$32,767 per acre in 2025 to \$31,093 per acre for 2026 which is approximately 5.11% decrease.
- \*No sales for Excess Acreage. There is 1 Vacant land sale on side road/minimal rd access in neighborhood showing \$8,985 per acre.
- \*Decreased 4008 Excess Acreage rate by 5.11% for 2026.
- \*Decreased 4008 Pasture/Surplus and No Frontage Acreage rates by 5.11% for 2026.

**N LAPEER/W WATER FF 2026 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 |
|-----------------|------------------|-----------|------------|--------|----------------------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|--------|-----------|-------------|------------|--------------|--------------|--------------|
| 28-005-1001-000 | 3975 W WATER     | 09/12/23  | \$400,000  | WD     | 03-ARM'S LENGTH            | \$400,000    | \$112,400      | 28.10         | \$298,277      | \$137,008     | \$35,285        | 165.0        | 230.0  | 0.87      | 0.87        | \$830      | \$157,300    | \$3.61       | 165.00       |
| 28-006-1003-000 | 4445 W WATER     | 03/18/25  | \$300,000  | WD     | 03-ARM'S LENGTH            | \$300,000    | \$144,200      | 48.07         | \$292,833      | \$95,992      | \$88,825        | 200.0        | 656.9  | 3.02      | 3.02        | \$480      | \$31,828     | \$0.73       | 100.00       |
| 28-006-1005-000 | 4383 W WATER     | 01/28/25  | \$270,000  | WD     | 03-ARM'S LENGTH            | \$270,000    | \$113,400      | 42.00         | \$236,258      | \$155,183     | \$121,441       | 353.1        | 778.4  | 6.31      | 6.31        | \$439      | \$24,593     | \$0.56       | 353.11       |
| 28-006-1006-000 | 4379 W WATER     | 12/12/23  | \$270,000  | WD     | 03-ARM'S LENGTH            | \$270,000    | \$145,600      | 53.93         | \$329,130      | \$53,113      | \$112,243       | 162.7        | 1391.9 | 5.20      | 5.20        | \$326      | \$10,214     | \$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         | \$177,410      | \$72,575      | \$39,985        | 73.1         | 186.4  | 0.34      | 0.34        | \$993      | \$212,208    | \$4.87       | 80.00        |
| 28-006-1013-000 | 4275 W WATER     | 11/01/24  | \$250,000  | WD     | 03-ARM'S LENGTH            | \$250,000    | \$95,600       | 38.24         | \$196,126      | \$112,180     | \$58,306        | 106.6        | 317.0  | 0.73      | 0.73        | \$1,052    | \$154,093    | \$3.54       | 100.00       |
| 28-006-1015-026 | 2882 N RANGE     | 04/26/23  | \$40,000   | WD     | 32-SPLIT VACANT            | \$40,000     | \$45,500       | 113.75        | \$310,479      | \$40,000      | \$115,912       | 648.6        | 693.7  | 10.33     | 10.33       | \$62       | \$3,873      | \$0.09       | 121.00       |
| 28-006-1015-051 | PARTRIDGE        | 05/01/23  | \$90,000   | WD     | 03-ARM'S LENGTH            | \$90,000     | \$44,100       | 49.00         | \$115,704      | \$90,000      | \$115,704       | 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         | \$135,117      | \$91,373      | \$59,490        | 108.8        | 330.0  | 0.76      | 0.76        | \$840      | \$120,545    | \$2.77       | 100.00       |
| 28-006-2020-000 | 2980 BEACH       | 01/22/24  | \$225,000  | WD     | 03-ARM'S LENGTH            | \$225,000    | \$0            | 0.00          | \$227,869      | \$64,099      | \$66,968        | 122.4        | 148.8  | 0.96      | 0.96        | \$524      | \$66,770     | \$1.53       | 281.00       |
| 28-006-2033-000 | 4075 W WATER     | 05/11/23  | \$191,000  | WD     | 03-ARM'S LENGTH            | \$191,000    | \$102,700      | 53.77         | \$229,387      | \$50,008      | \$88,395        | 100.0        | 1306.8 | 3.00      | 3.00        | \$500      | \$16,669     | \$0.38       | 100.00       |
| 28-032-3003-000 | 3730 W WATER     | 08/02/24  | \$229,000  | WD     | 03-ARM'S LENGTH            | \$229,000    | \$87,500       | 38.21         | \$170,822      | \$132,392     | \$74,214        | 126.0        | 250.0  | 0.72      | 0.72        | \$1,051    | \$183,115    | \$4.20       | 126.00       |
| 28-032-4007-000 | 3190 BEACH       | 05/21/24  | \$240,000  | WD     | 03-ARM'S LENGTH            | \$240,000    | \$111,400      | 46.42         | \$244,666      | \$76,526      | \$81,192        | 137.8        | 438.0  | 0.87      | 0.87        | \$555      | \$87,759     | \$2.01       | 86.90        |
| 28-032-4030-101 | 3079 BEACH       | 06/05/24  | \$203,000  | WD     | 03-ARM'S LENGTH            | \$203,000    | \$76,100       | 37.49         | \$167,334      | \$81,369      | \$45,703        | 77.6         | 150.5  | 0.28      | 0.28        | \$1,049    | \$294,815    | \$6.77       | 80.00        |
| 28-032-4030-200 | 3039 BEACH       | 02/06/24  | \$180,000  | WD     | 03-ARM'S LENGTH            | \$180,000    | \$69,600       | 38.67         | \$178,125      | \$53,436      | \$51,561        | 87.5         | 190.0  | 0.35      | 0.35        | \$610      | \$151,377    | \$3.48       | 80.00        |
| 28-032-4040-000 | 4244 W WATER     | 02/21/25  | \$260,000  | WD     | 03-ARM'S LENGTH            | \$260,000    | \$103,900      | 39.96         | \$234,346      | \$122,546     | \$96,892        | 264.5        | 356.7  | 2.17      | 2.17        | \$463      | \$56,473     | \$1.30       | 265.00       |
| 28-145-0010-000 | 3271 N RANGE     | 08/16/24  | \$290,000  | WD     | 19-MULTI PARCEL ARM'S LENG | \$290,000    | \$138,700      | 47.83         | \$272,373      | \$121,219     | \$103,592       | 202.7        | 409.2  | 0.95      | 0.55        | \$598      | \$127,733    | \$2.93       | 202.00       |
| 28-145-0019-000 | 3175 N RANGE     | 06/23/23  | \$230,000  | WD     | 03-ARM'S LENGTH            | \$230,000    | \$91,800       | 39.91         | \$233,262      | \$56,370      | \$59,632        | 101.2        | 205.0  | 0.47      | 0.47        | \$557      | \$119,682    | \$2.75       | 100.00       |
| 28-150-0005-001 | 2550 BROWNWOOD   | 11/06/23  | \$240,000  | WD     | 03-ARM'S LENGTH            | \$240,000    | \$87,500       | 48.75         | \$267,924      | \$38,901      | \$66,825        | 113.5        | 257.4  | 0.59      | 0.59        | \$343      | \$65,822     | \$1.51       | 100.00       |
| 28-150-0015-000 | 2505 BROWNWOOD   | 03/13/25  | \$199,900  | WD     | 03-ARM'S LENGTH            | \$199,900    | \$66,300       | 33.17         | \$138,431      | \$110,568     | \$49,099        | 83.4         | 139.0  | 0.32      | 0.32        | \$1,326    | \$346,608    | \$7.96       | 100.00       |
| 28-163-0013-000 | 4459 CAMBRIDGE   | 07/19/24  | \$262,000  | WD     | 03-ARM'S LENGTH            | \$262,000    | \$86,500       | 33.02         | \$205,396      | \$106,515     | \$49,911        | 84.7         | 210.4  | 0.48      | 0.48        | \$1,257    | \$220,528    | \$5.06       | 100.00       |
| 28-164-0013-000 | 4672 W WATER     | 09/30/24  | \$239,500  | WD     | 03-ARM'S LENGTH            | \$239,500    | \$87,100       | 36.37         | \$208,525      | \$90,187      | \$59,212        | 100.5        | 171.8  | 0.46      | 0.46        | \$897      | \$194,369    | \$4.46       | 117.65       |
| 28-164-0028-000 | 3122 S CHARMWOOD | 10/06/23  | \$307,000  | WD     | 03-ARM'S LENGTH            | \$307,000    | \$109,900      | 35.80         | \$269,217      | \$96,977      | \$59,194        | 100.5        | 202.0  | 0.46      | 0.46        | \$965      | \$209,002    | \$4.80       | 100.00       |
| 28-165-0002-000 | 4686 KINGSBURY   | 06/15/23  | \$205,000  | WD     | 03-ARM'S LENGTH            | \$205,000    | \$84,000       | 40.98         | \$199,867      | \$63,344      | \$58,211        | 98.8         | 308.5  | 0.66      | 0.66        | \$641      | \$96,414     | \$2.21       | 92.76        |
| 28-166-0020-000 | 4602 HUNTINGTON  | 11/21/24  | \$255,000  | WD     | 03-ARM'S LENGTH            | \$255,000    | \$98,300       | 38.55         | \$232,919      | \$81,866      | \$59,785        | 101.5        | 325.4  | 0.69      | 0.69        | \$807      | \$118,133    | \$2.71       | 92.76        |
| 28-166-0032-000 | 4614 KINGSBURY   | 08/07/24  | \$285,900  | WD     | 03-ARM'S LENGTH            | \$285,900    | \$100,900      | 35.29         | \$238,271      | \$106,529     | \$58,900        | 100.0        | 200.0  | 0.46      | 0.46        | \$1,065    | \$232,089    | \$5.33       | 100.00       |
| 28-204-0009-000 | 3289 W CHARMWOOD | 02/07/25  | \$247,000  | WD     | 03-ARM'S LENGTH            | \$247,000    | \$112,100      | 45.38         | \$265,760      | \$47,092      | \$65,852        | 111.8        | 250.0  | 0.57      | 0.57        | \$421      | \$82,042     | \$1.88       | 100.00       |
| 28-204-0016-000 | 3261 W CHARMWOOD | 04/24/24  | \$360,000  | WD     | 03-ARM'S LENGTH            | \$360,000    | \$141,000      | 39.17         | \$334,588      | \$84,917      | \$59,505        | 101.0        | 204.1  | 0.47      | 0.47        | \$841      | \$181,060    | \$4.16       | 100.00       |
| 28-275-0001-000 | 2930 W WATER     | 05/29/24  | \$282,000  | WD     | 03-ARM'S LENGTH            | \$282,000    | \$120,800      | 42.84         | \$264,935      | \$88,893      | \$71,828        | 119.7        | 190.0  | 0.58      | 0.58        | \$743      | \$154,328    | \$3.54       | 132.00       |
| 28-275-0012-000 | 2475 SHARON      | 09/05/24  | \$266,000  | WD     | 03-ARM'S LENGTH            | \$266,000    | \$92,300       | 34.70         | \$201,591      | \$111,017     | \$46,608        | 77.7         | 132.0  | 0.24      | 0.24        | \$1,429    | \$458,748    | \$10.53      | 80.00        |
| 28-275-0016-000 | 2445 SHARON      | 11/14/23  | \$230,000  | WD     | 03-ARM'S LENGTH            | \$230,000    | \$85,700       | 37.26         | \$203,433      | \$83,650      | \$57,083        | 95.1         | 132.0  | 0.36      | 0.36        | \$879      | \$229,808    | \$5.28       | 120.00       |
| 28-275-0017-000 | 2435 SHARON      | 10/20/23  | \$185,000  | WD     | 03-ARM'S LENGTH            | \$185,000    | \$81,400       | 44.00         | \$192,265      | \$44,845      | \$52,110        | 86.8         | 132.0  | 0.30      | 0.30        | \$516      | \$148,003    | \$3.40       | 100.00       |
| 28-355-0003-000 | 2641 HUCKLEBERRY | 12/16/24  | \$285,000  | WD     | 03-ARM'S LENGTH            | \$285,000    | \$107,400      | 37.68         | \$233,992      | \$117,893     | \$66,885        | 111.5        | 263.6  | 0.50      | 0.50        | \$1,058    | \$236,259    | \$5.42       | 82.50        |
| 28-425-0013-001 | 2906 PINewood    | 11/27/23  | \$240,000  | WD     | 03-ARM'S LENGTH            | \$240,000    | \$95,900       | 39.96         | \$228,889      | \$58,773      | \$47,662        | 79.4         | 131.4  | 0.25      | 0.25        | \$740      | \$231,390    | \$5.31       | 84.04        |
| 28-425-0022-000 | 2980 PINewood    | 08/18/23  | \$236,900  | WD     | 03-ARM'S LENGTH            | \$236,900    | \$92,900       | 39.21         | \$220,628      | \$65,544      | \$49,272        | 82.1         | 131.1  | 0.27      | 0.27        | \$798      | \$241,860    | \$5.55       | 90.00        |
| 28-505-0003-000 | 4171 MAES        | 03/11/24  | \$157,500  | WD     | 03-ARM'S LENGTH            | \$157,500    | \$68,400       | 43.43         | \$164,228      | \$65,048      | \$71,776        | 121.9        | 297.0  | 0.68      | 0.68        | \$534      | \$95,378     | \$2.19       | 100.00       |
| 28-505-0017-000 | 4194 MAES        | 11/15/24  | \$215,500  | WD     | 03-ARM'S LENGTH            | \$215,500    | \$120,900      | 56.10         | \$249,457      | \$68,542      | \$102,499       | 174.0        | 302.8  | 1.39      | 1.39        | \$394      | \$49,311     | \$1.13       | 200.00       |
| 28-680-0002-000 | 3023 LINDSAY     | 09/20/24  | \$340,000  | WD     | 03-ARM'S LENGTH            | \$340,000    | \$162,200      | 47.71         | \$363,361      | \$51,458      | \$74,819        | 127.0        | 188.3  | 0.78      | 0.78        | \$405      | \$66,141     | \$1.52       | 180.00       |
| 28-685-0013-000 | 3048 MAYFIELD    | 12/06/24  | \$274,900  | WD     | 03-ARM'S LENGTH            | \$274,900    | \$104,000      | 37.83         | \$196,507      | \$141,900     | \$63,507        | 118.7        | 262.7  | 0.70      | 0.70        | \$1,195    | \$203,295    | \$4.67       | 116.00       |
| 28-764-0027-000 | 3196 OAKWOOD     | 05/05/23  | \$192,000  | WD     | 03-ARM'S LENGTH            | \$192,000    | \$72,400       | 37.71         | \$166,347      | \$105,067     | \$79,414        | 132.4        | 306.6  | 0.70      | 0.70        | \$794      | \$149,243    | \$3.43       | 100.00       |
| 28-764-0054-001 | 3334 W WATER     | 10/23/24  | \$200,000  | WD     | 03-ARM'S LENGTH            | \$200,000    | \$105,700      | 52.85         | \$229,339      | \$66,971      | \$96,310        | 160.5        | 300.0  | 1.04      | 1.04        | \$417      | \$64,706     | \$1.49       | 150.30       |
| 28-764-0055-300 | 3139 BROWNWOOD   | 06/05/23  | \$315,000  | WD     | 03-ARM'S LENGTH            | \$315,000    | \$118,700      | 37.68         | \$236,957      | \$146,360     | \$68,317        | 232.0        | 169.5  | 2.47      | 2.47        | \$631      | \$59,231     | \$1.36       | 635.00       |
| 28-764-0092-000 | 2821 W WATER     | 01/23/25  | \$230,000  | WD     | 03-ARM'S LENGTH            | \$230,000    | \$87,700       | 38.13         | \$181,190      | \$103,701     | \$54,891        | 75.0         | 1003.9 | 1.73      | 1.73        | \$1,383    | \$60,012     | \$1.38       | 75.00        |
| 28-764-0092-000 | 2821 W WATER     | 01/23/25  | \$240,000  | LC     | 03-ARM'S LENGTH            | \$240,000    | \$87,700       | 36.54         | \$181,190      | \$113,701     | \$54,891        | 75.0         | 1003.9 | 1.73      | 1.73        | \$1,516    | \$65,799     | \$1.51       | 75.00        |
| 28-766-0007-000 | 3157 OAKWOOD     | 11/01/23  | \$220,000  | WD     | 03-ARM'S LENGTH            | \$220,000    | \$91,400       | 41.55         | \$223,476      | \$50,825      | \$54,301        | 90.5         | 143.3  | 0.33      | 0.33        | \$562      | \$154,483    | \$3.55       | 100.00       |
| 28-768-0013-000 | 4204 ATKINS      | 07/01/24  | \$190,000  | WD     | 03-ARM'S LENGTH            | \$190,000    | \$118,200      | 62.21         | \$190,000      | \$118,200     | \$92,633        | 157.3        | 359.7  | 1.13      | 1.13        | \$134      | \$18,680     | \$0.43       | 138.79       |
| 28-768-0014-000 | 4224 ATKINS      | 01/30/25  | \$150,000  | WD     | 03-ARM'S LENGTH            | \$150,000    | \$67,000       | 44.67         | \$148,184      | \$61,502      | \$59,686        | 101.3        | 260.8  | 0.47      | 0.47        | \$607      | \$131,979    | \$3.03       | 80.72        |
| 28-768-0037-000 | 4243 ATKINS      | 12/08/23  | \$235,000  | WD     | 03-ARM'S LENGTH            | \$235,000    | \$102,500      | 43.62         | \$259,427      | \$61,272      | \$85,699        | 145.5        | 120.3  | 0.97      | 0.97        | \$421      | \$63,037     | \$1.45       | 351.81       |
| 28-768-0063-000 | 4425 ATKINS      | 01/27/25  | \$225,000  | WD     | 03-ARM'S LENGTH            | \$225,000    | \$120,600      | 53.60         | \$269,815      | \$50,657      | \$95,472        | 126.0        | 2147.5 | 8.70      | 8.70        | \$402      | \$5,823      | \$0.13       | 25.00        |
| 28-864-0002-000 | 3045 WESTHAVEN   | 10/20/23  | \$250,000  | WD     | 03-ARM'S LENGTH            | \$250,000    | \$94,200       | 37.68         | \$222,202      | \$97,881      | \$70,083        | 131.0        | 132.0  | 0.39      | 0.39        | \$747      | \$248,429    | \$5.70       | 130.00       |
| 28-864-0023-000 | 3050 WESTCOTT    | 11/07/24  | \$265,000  | WD     | 03-ARM'S LENGTH            | \$265,000    | \$136,100      | 51.36         | \$274,648      | \$63,036      | \$72,684        | 135.9        | 142.0  | 0.42      | 0.42        | \$464      | \$148,670    | \$3.41       | 130.00       |
| 28-866-0008-000 | 3090 BEACH       | 03/15/24  | \$220,000  | WD     | 03-ARM'S LENGTH            | \$220,000    | \$68,500       | 31.14         | \$173,225      | \$101,476     | \$54,701        | 92.9         | 150.0  | 0.40      | 0.40        | \$1        |              |              |              |

|                 |                 |          |              |    |                 |              |             |                |              |             |             |                  |       |       |                        |           |           |                    |        |
|-----------------|-----------------|----------|--------------|----|-----------------|--------------|-------------|----------------|--------------|-------------|-------------|------------------|-------|-------|------------------------|-----------|-----------|--------------------|--------|
| 28-866-0018-000 | 4033 ELAINE     | 12/21/23 | \$96,000     | WD | 03-ARM'S LENGTH | \$96,000     | \$64,300    | 66.98          | \$157,560    | \$21,587    | \$83,147    | 155.4            | 314.0 | 0.72  | 0.72                   | \$139     | \$29,940  | \$0.69             | 100.00 |
| 28-875-0002-000 | 4491 ATKINS     | 04/30/24 | \$245,000    | WD | 03-ARM'S LENGTH | \$245,000    | \$120,700   | 49.27          | \$267,270    | \$62,289    | \$84,559    | 143.6            | 356.1 | 0.95  | 0.95                   | \$434     | \$65,845  | \$1.51             | 115.76 |
| 28-875-0013-000 | 4441 ATKINS     | 09/26/24 | \$130,000    | WD | 03-ARM'S LENGTH | \$130,000    | \$91,900    | 70.69          | \$201,714    | \$2,058     | \$73,772    | 125.2            | 356.1 | 0.72  | 0.72                   | \$16      | \$2,858   | \$0.07             | 88.11  |
| 28-915-0003-000 | 3227 TURNBERRY  | 11/20/24 | \$445,000    | WD | 03-ARM'S LENGTH | \$445,000    | \$170,700   | 38.36          | \$351,196    | \$128,804   | \$35,000    | 100.0            | 206.0 | 0.47  | 0.47                   | \$1,288   | \$272,313 | \$6.25             | 100.00 |
| 28-915-0044-000 | 3246 ST ANDREWS | 04/02/24 | \$435,000    | WD | 03-ARM'S LENGTH | \$435,000    | \$167,800   | 38.57          | \$344,523    | \$125,477   | \$35,000    | 119.8            | 223.3 | 0.60  | 0.60                   | \$1,047   | \$208,780 | \$4.79             | 125.00 |
| 28-915-0059-000 | 3401 ANCIENT    | 08/11/23 | \$480,000    | WD | 03-ARM'S LENGTH | \$480,000    | \$175,700   | 36.60          | \$451,296    | \$63,704    | \$35,000    | 107.9            | 149.3 | 0.36  | 0.36                   | \$590     | \$175,493 | \$4.03             | 111.84 |
| 28-950-0004-000 | 3121 ELECIA     | 03/06/24 | \$260,000    | WD | 03-ARM'S LENGTH | \$260,000    | \$116,900   | 44.96          | \$255,921    | \$39,079    | \$35,000    | 120.0            | 126.8 | 0.35  | 0.35                   | \$326     | \$111,974 | \$2.57             | 120.00 |
| 28-950-0012-000 | 3176 ELECIA     | 06/17/24 | \$282,000    | WD | 03-ARM'S LENGTH | \$282,000    | \$115,000   | 40.78          | \$221,817    | \$95,183    | \$35,000    | 90.0             | 173.0 | 0.36  | 0.36                   | \$1,058   | \$266,619 | \$6.12             | 90.00  |
| 28-970-0002-000 | 3218 SPRUCE     | 10/15/24 | \$383,000    | WD | 03-ARM'S LENGTH | \$383,000    | \$194,800   | 50.86          | \$392,788    | \$25,212    | \$35,000    | 80.0             | 156.0 | 0.29  | 0.29                   | \$315     | \$87,847  | \$2.02             | 80.00  |
| 28-970-0007-000 | 3176 SPRUCE     | 09/19/24 | \$357,000    | WD | 03-ARM'S LENGTH | \$357,000    | \$174,500   | 48.88          | \$348,980    | \$43,020    | \$35,000    | 80.0             | 156.0 | 0.29  | 0.29                   | \$538     | \$149,895 | \$3.44             | 80.00  |
| 28-970-0015-000 | 3115 SPRUCE     | 12/27/23 | \$35,000     | WD | 03-ARM'S LENGTH | \$35,000     | \$15,700    | 44.86          | \$35,000     | \$35,000    | \$35,000    | 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          | \$35,000     | \$35,000    | \$35,000    | 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          | \$35,000     | \$35,000    | \$35,000    | 96.1             | 152.7 | 0.34  | 0.34                   | \$364     | \$104,167 | \$2.39             | 96.61  |
| 28-970-0021-000 | 4267 MEADOW     | 03/11/25 | \$519,900    | WD | 03-ARM'S LENGTH | \$519,900    | \$244,800   | 47.09          | \$478,163    | \$76,737    | \$35,000    | 78.6             | 168.0 | 0.36  | 0.36                   | \$976     | \$213,752 | \$4.91             | 49.68  |
| 28-970-0025-000 | 4258 MEADOW     | 04/19/24 | \$320,000    | WD | 03-ARM'S LENGTH | \$320,000    | \$151,200   | 47.25          | \$302,397    | \$52,603    | \$35,000    | 86.8             | 146.5 | 0.30  | 0.30                   | \$606     | \$177,114 | \$4.07             | 83.86  |
| 28-970-0026-000 | 4250 MEADOW     | 08/14/23 | \$342,000    | WD | 03-ARM'S LENGTH | \$342,000    | \$159,700   | 46.70          | \$359,417    | \$17,583    | \$35,000    | 97.1             | 162.0 | 0.36  | 0.36                   | \$181     | \$48,572  | \$1.12             | 96.78  |
| Totals:         |                 |          | \$16,921,000 |    |                 | \$16,921,000 | \$7,105,200 |                | \$16,168,494 | \$5,343,217 | \$4,396,144 | 8,977.6          |       | 86.55 | 86.15                  |           |           |                    |        |
|                 |                 |          |              |    |                 |              |             | Sale. Ratio => | 41.99        |             |             | Average per FF=> | \$595 |       | Average per Net Acre=> | 61,735.61 |           | Average per SqFt=> | \$1.42 |
|                 |                 |          |              |    |                 |              |             | Std. Dev. =>   | 12.95        |             |             |                  |       |       |                        |           |           |                    |        |

2025 4008 N LAPEER/W WATER FF RATE: \$547  
**4008 N LAPEER/W WATER FF RATE FOR 2026 USED: \$595**  
 2025 4008 HUELING RD PVT FF RATE WAS: \$74  
**(+8.7%) 4008 HUELING RD PVT FF RATE FOR 2026 USED: \$80**

Side Street/Minimal Rd access sale in 4008 Neighborhood

| 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 |
|-----------------|----------------|-----------|------------|--------|-----------------|--------------|----------------|----------------|----------------|---------------|-----------------|------------------|--------|-----------|------------------------|------------|--------------|--------------------|--------------|
| 28-006-1015-051 | PARTRIDGE      | 05/01/23  | \$90,000   | WD     | 03-ARM'S LENGTH | \$90,000     | \$44,100       | 49.00          | \$115,704      | \$90,000      | \$115,704       | 338.3            | 1290.0 | 10.02     | 10.02                  | \$266      | \$8,985      | \$0.21             | 143.26       |
| Totals:         |                |           | \$90,000   |        |                 | \$90,000     | \$44,100       |                | \$115,704      | \$90,000      | \$115,704       | 338.3            |        | 10.02     | 10.02                  |            |              |                    |              |
|                 |                |           |            |        |                 |              |                | Sale. Ratio => | 49.00          |               |                 | Average per FF=> | \$266  |           | Average per Net Acre=> | 8,984.73   |              | Average per SqFt=> | \$0.21       |
|                 |                |           |            |        |                 |              |                | Std. Dev. =>   | #DIV/0!        |               |                 |                  |        |           |                        |            |              |                    |              |

4008 REGULAR ACREAGE 2026 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 |
|-----------------|----------------|-----------|-------------|--------|-----------------|--------------|----------------|----------------|----------------|---------------|-----------------|--------------|--------|-----------|------------------------|------------|--------------|--------------------|--------------|
| 28-005-2012-000 | 2712 MICHIGAN  | 09/20/24  | \$160,000   | WD     | 03-ARM'S LENGTH | \$160,000    | \$60,500       | 37.81          | \$124,914      | \$81,406      | \$46,320        | 84.7         | 312.6  | 0.46      | 0.46                   | \$961      | \$177,355    | \$4.07             | 64.00        |
| 28-006-1019-000 | 2846 N RANGE   | 08/27/24  | \$140,000   | WD     | 03-ARM'S LENGTH | \$140,000    | \$67,900       | 48.50          | \$133,636      | \$47,619      | \$41,255        | 75.4         | 264.5  | 0.36      | 0.36                   | \$631      | \$130,821    | \$3.00             | 60.00        |
| 28-006-2011-100 | BEACH          | 11/22/24  | \$60,000    | OTH    | 03-ARM'S LENGTH | \$60,000     | \$39,200       | 65.33          | \$84,938       | \$60,000      | \$84,938        | 607.5        | 576.5  | 8.04      | 8.04                   | \$99       | \$7,463      | \$0.17             | 431.51       |
| 28-006-2016-001 | 2865 BEACH     | 05/31/24  | \$300,000   | WD     | 03-ARM'S LENGTH | \$300,000    | \$111,500      | 37.17          | \$240,717      | \$115,590     | \$56,307        | 148.0        | 618.1  | 2.10      | 2.10                   | \$781      | \$55,043     | \$1.26             | 148.00       |
| 28-006-2020-000 | 2980 BEACH     | 01/22/24  | \$225,000   | WD     | 03-ARM'S LENGTH | \$225,000    | \$0            | 0.00           | \$227,869      | \$64,099      | \$66,968        | 122.4        | 148.8  | 0.96      | 0.96                   | \$524      | \$66,770     | \$1.53             | 281.00       |
| 28-006-2027-000 | 2864 BEACH     | 09/28/23  | \$155,000   | WD     | 03-ARM'S LENGTH | \$155,000    | \$71,200       | 45.94          | \$165,881      | \$79,672      | \$90,553        | 165.5        | 660.0  | 1.76      | 1.76                   | \$481      | \$45,397     | \$1.04             | 115.85       |
| 28-006-2040-000 | 2961 MICHIGAN  | 08/03/23  | \$235,000   | WD     | 03-ARM'S LENGTH | \$235,000    | \$0            | 0.00           | \$265,057      | \$29,522      | \$59,579        | 108.9        | 343.0  | 0.76      | 0.76                   | \$271      | \$38,845     | \$0.89             | 96.50        |
| 28-006-2043-000 | 2921 MICHIGAN  | 08/05/24  | \$300,000   | WD     | 03-ARM'S LENGTH | \$300,000    | \$105,700      | 35.23          | \$217,218      | \$156,836     | \$74,054        | 135.4        | 376.0  | 1.17      | 1.17                   | \$1,158    | \$133,591    | \$3.07             | 136.00       |
| 28-006-2061-000 | 2767 BEACH     | 03/10/25  | \$237,000   | WD     | 03-ARM'S LENGTH | \$237,000    | \$102,800      | 43.38          | \$207,428      | \$104,799     | \$75,227        | 83.2         | 1326.6 | 2.50      | 2.50                   | \$1,259    | \$41,920     | \$0.96             | 83.23        |
| 28-006-3025-021 | 2601 BEACH     | 08/14/23  | \$287,450   | WD     | 03-ARM'S LENGTH | \$287,450    | \$110,200      | 38.34          | \$296,720      | \$65,324      | \$74,594        | 336.4        | 952.0  | 10.97     | 10.97                  | \$194      | \$5,955      | \$0.14             | 74.28        |
| 28-006-4026-000 | 2668 N RANGE   | 10/05/23  | \$250,000   | WD     | 03-ARM'S LENGTH | \$250,000    | \$94,100       | 37.64          | \$216,625      | \$88,694      | \$55,319        | 157.5        | 690.7  | 2.37      | 2.37                   | \$563      | \$37,424     | \$0.86             | 157.50       |
| 28-340-0010-000 | 2611 HERBER    | 12/05/23  | \$193,000   | WD     | 03-ARM'S LENGTH | \$193,000    | \$77,100       | 39.95          | \$198,222      | \$35,078      | \$40,300        | 100.0        | 140.0  | 0.32      | 0.32                   | \$351      | \$109,277    | \$2.51             | 100.00       |
| 28-340-0014-000 | 2570 HERBER    | 06/16/23  | \$211,000   | WD     | 03-ARM'S LENGTH | \$211,000    | \$70,600       | 33.46          | \$182,324      | \$71,385      | \$42,709        | 106.0        | 169.9  | 0.39      | 0.39                   | \$674      | \$183,038    | \$4.20             | 100.00       |
| Totals:         |                |           | \$2,753,450 |        |                 | \$2,753,450  | \$910,800      |                | \$2,561,549    | \$1,000,024   | \$808,123       | 2,230.9      |        | 32.16     | 32.16                  |            |              |                    |              |
|                 |                |           |             |        |                 |              |                | Sale. Ratio => | 33.08          |               |                 |              |        |           | Average per Net Acre=> | 31,093.34  |              | Average per SqFt=> | \$0.71       |
|                 |                |           |             |        |                 |              |                | Std. Dev. =>   | 17.78          |               |                 |              |        |           |                        |            |              |                    |              |

2025 4008 N OF LAPEER/S OF W WATER PER ACRE RATE: \$32,767  
**4008 N OF LAPEER/S OF W WATER PER ACRE RATE FOR 2026 USED: \$31,093**  
 2025 4008 EXCESS ACREAGE PER ACRE RATE WAS: \$20,527  
**(-5.11%) 4008 EXCESS ACREAGE PER ACRE RATE FOR 2026 USED: \$19,478**  
 2025 4008 PASTURE/SURPLUS PER ACRE RATE WAS: \$7,193  
**(-5.11%) 4008 PASTURE/SURPLUS PER ACRE RATE FOR 2026 USED: \$6,825**  
 2025 4008 NO FRONTAGE PER ACRE RATE WAS: \$2,257  
**(-5.11%) 4008 NO FRONTAGE PER ACRE RATE FOR 2026 USED: \$2,142**