

## 4010 RES LAPEER/HOWARD & 24TH 2023 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	
28-190-0038-000	3370 LAPEER	08/20/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$69,200	56.26	\$144,608	\$71,569	\$93,177	188.6	
28-190-0077-000	3635 LAPEER	05/27/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$103,381	\$869	\$39,250	100.0	
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$78,514	\$15,193	\$8,707	36.9	
28-253-0024-000	1621 25TH	06/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,400	24.00	\$50,841	\$41,789	\$7,630	32.3	
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$61,591	\$42,874	\$9,465	40.1	
28-253-0031-000	1612 27TH	03/29/21	\$97,900	WD	03-ARM'S LENGTH	\$97,900	\$31,300	31.97	\$70,084	\$43,287	\$15,471	65.6	
28-253-0058-000	1705 25TH	03/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$31,700	18.11	\$59,499	\$125,135	\$9,634	40.8	
28-253-0074-000	1709 24TH	02/25/22	\$0	MLC	03-ARM'S LENGTH	\$45,000	\$28,900	64.22	\$72,245	(\$12,465)	\$14,780	62.6	
28-253-0094-000	2514 DIVISION	09/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$59,007	(\$10,248)	\$8,759	37.1	
28-253-0109-000	2621 MINNIE	03/24/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$36,100	31.42	\$82,315	\$57,478	\$24,893	105.5	
28-253-0145-000	1917 25TH	04/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$56,709	\$15,091	\$11,800	50.0	
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$132,506	\$121,635	\$29,241	59.2	
28-750-0038-000	2584 HOWARD	09/23/21	\$154,050	WD	03-ARM'S LENGTH	\$154,050	\$41,200	26.74	\$96,394	\$94,012	\$36,356	184.6	
<b>Totals:</b>			<b>\$1,319,750</b>			<b>\$1,364,750</b>	<b>\$459,100</b>		<b>\$1,067,694</b>	<b>\$606,219</b>	<b>\$309,163</b>	<b>1,003.3</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.64</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>16.73</b>	<b>per FF=&gt;</b>		<b>\$604</b>	

## ELMWOOD PLAT SHOWS OVER 200% INCREASE

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
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$78,514	\$15,193	\$8,707	36.9
28-253-0024-000	1621 25TH	06/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,400	24.00	\$50,841	\$41,789	\$7,630	32.3
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$61,591	\$42,874	\$9,465	40.1
28-253-0031-000	1612 27TH	03/29/21	\$97,900	WD	03-ARM'S LENGTH	\$97,900	\$31,300	31.97	\$70,084	\$43,287	\$15,471	65.6
28-253-0058-000	1705 25TH	03/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$31,700	18.11	\$59,499	\$125,135	\$9,634	40.8
28-253-0074-000	1709 24TH	02/25/22	\$0	MLC	03-ARM'S LENGTH	\$45,000	\$28,900	64.22	\$72,245	(\$12,465)	\$14,780	62.6
28-253-0094-000	2514 DIVISION	09/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$59,007	(\$10,248)	\$8,759	37.1
28-253-0109-000	2621 MINNIE	03/24/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$36,100	31.42	\$82,315	\$57,478	\$24,893	105.5
28-253-0145-000	1917 25TH	04/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$56,709	\$15,091	\$11,800	50.0
<b>Totals:</b>			<b>\$752,800</b>			<b>\$797,800</b>	<b>\$250,000</b>		<b>\$590,805</b>	<b>\$318,134</b>	<b>\$111,139</b>	<b>470.9</b>
								<b>Sale. Ratio =&gt;</b>	<b>31.34</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>15.22</b>	<b>per FF=&gt;</b>		<b>\$676</b>

## LAPEER ROAD SHOWS APPROXIMATELY 13% INCREASE FROM 2022 \$494 FF

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
28-190-0038-000	3370 LAPEER	08/20/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$69,200	56.26	\$144,608	\$71,569	\$93,177	188.6
28-190-0077-000	3635 LAPEER	05/27/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$103,381	\$869	\$39,250	100.0
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$132,506	\$121,635	\$29,241	59.2

Totals:	\$412,900	\$412,900	\$167,900	\$380,495	\$194,073	\$161,668	347.8
			Sale. Ratio =>	40.66		Average	
			Std. Dev. =>	22.13		per FF=>	\$558
							*USED \$558 PER FF FOR 2023
							LAPEER ROAD

### HOWARD ST PLAT

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
28-750-0038-000	2584 HOWARD	09/23/21	\$154,050	WD	03-ARM'S LENGTH	\$154,050	\$41,200	26.74	\$96,394	\$94,012	\$36,356	184.6
Totals:			\$154,050			\$154,050	\$41,200		\$96,394	\$94,012	\$36,356	184.6
							Sale. Ratio =>	26.74			Average	
							Std. Dev. =>	#DIV/0!			per FF=>	\$509

\*\*LAND VALUE ON 4010 SHOWS EXTREMELY LARGE INCREASE FOR LAND RATES FROM 2022 TO 2023  
 THE 2022 ECF WAS VERY LOW USED LOWEST INCREASE ON LAND OF 13% FOR NEIGHBORHOOD  
 TO ALLOW INCREASE ON ECF FOR 2023

FF RATE GROUP	2022 RATE	INCREASE	2023 RATE	
HYLAND PLAT	\$99	1.13	\$112	PER FF
ELMWOOD PLAT	\$236	1.13	\$267	PER FF
HOWARD ST PLAT	\$197	1.13	\$223	PER FF
LAPEER ROAD	\$494	1.13	\$558	PER FF
SURPLUS LAND	\$291	1.13	\$329	PER FF
32ND ST	\$434	1.13	\$490	PER FF
ELMWOOD EXCESS	\$160	1.13	\$181	PER FF