

4012 SEC 6-7 S LAP/HOPPS W/N GRIS 2024 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	ECF Area	Liber/Page	ther Parcels in Sa	Land Table		
28-250-0016-000	2434 PARTRIDGE	06/20/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$69,300	42.65	\$177,368	\$21,476	\$36,344	100.1	300.7	0.69	0.69	\$214	\$31,125	\$0.71	100.00	4012	5554/820		4012 SEC 6-7 S LA		
28-250-0017-000	2422 PARTRIDGE	07/29/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$15,800	57.45	\$36,344	\$27,500	\$36,344	100.1	300.7	0.69	0.69	\$275	\$39,855	\$0.91	100.00	4012	5550/915		4012 SEC 6-7 S LA		
28-756-0010-000	WALL	11/28/22	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$27,900	146.84	\$66,885	\$19,000	\$66,885	184.3	479.8	3.11	3.11	\$103	\$6,109	\$0.14	62.37	4012	5588/306		4012 SEC 6-7 S LA		
28-760-0015-010	HOWARD (NEAR RANGE)	04/29/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$15,700	58.15	\$36,121	\$27,000	\$36,121	99.5	297.0	0.68	0.68	\$271	\$39,589	\$0.91	100.00	4012	5516/519		4012 SEC 6-7 S LA		
28-825-0003-000	4277 LAPEER	07/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,500	29.28	\$135,571	\$53,989	\$37,560	103.5	320.0	0.74	0.74	\$522	\$73,255	\$1.68	100.37	4012	5416/545		4012 SEC 6-7 S LA		
28-825-0020-100	2380 HUELING	03/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$182,217	\$91,920	\$59,137	162.9	607.8	1.83	1.83	\$564	\$50,284	\$1.15	131.00	4012	5612/271		4012 SEC 6-7 S LA		
28-825-0021-000	2328 HUELING	08/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$264,271	\$114,265	\$78,536	216.4	607.9	3.22	3.22	\$528	\$35,442	\$0.81	231.00	4012	5415/322		4012 SEC 6-7 S LA		
28-825-0021-000	2328 HUELING	09/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,800	32.55	\$264,271	\$139,265	\$78,536	216.4	607.9	3.22	3.22	\$644	\$43,196	\$0.99	231.00	4012	5569/414		4012 SEC 6-7 S LA		
28-825-0028-000	2455 PARTRIDGE	07/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,500	43.42	\$201,892	\$84,752	\$96,644	266.2	640.7	4.88	4.88	\$318	\$17,360	\$0.40	331.90	4012	5550/908		4012 SEC 6-7 S LA		
28-825-0061-000	2455 HUELING	07/21/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,800	37.58	\$214,021	\$110,968	\$93,989	258.9	607.8	4.62	4.62	\$429	\$24,035	\$0.55	330.90	4012	5553/138		4012 SEC 6-7 S LA		
28-825-0062-010	2495 HUELING	05/13/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$91,100	28.92	\$292,020	\$81,891	\$58,911	162.3	607.8	1.81	1.81	\$505	\$45,144	\$1.04	130.00	4012	5383/349		4012 SEC 6-7 S LA		
Totals:						\$1,964,000	\$700,700		\$1,870,981	\$772,026	\$679,007	1,870.5		25.50	25.50										
						Sale. Ratio =>		35.68			Average per FF=>	\$413		Average per Net Acre=>	30,277.90		Average per SqFt=>	\$0.70							
						Std. Dev. =>		34.06																	
2023 4012 SUBD SEC 6-7 FF RATE: \$413																									
2024 4012 SUBD SEC 6-7 FF USED: \$413																									

LARGER PARCELS SOLD THAT ARE OFF MAIN ROADS USED FOR LESSER COMMERCIAL INFLUENCED ACREAGE RATE

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	ECF Area	Liber/Page	ther Parcels in Sa	Land Table		
28-756-0010-000	WALL	11/28/22	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$27,900	146.84	\$66,885	\$19,000	\$66,885	184.3	479.8	3.11	3.11	\$103	\$6,109	\$0.14	62.37	4012	5588/306		4012 SEC 6-7 S LA		
28-825-0021-000	2328 HUELING	08/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$264,271	\$114,265	\$78,536	216.4	607.9	3.22	3.22	\$528	\$35,442	\$0.81	231.00	4012	5415/322		4012 SEC 6-7 S LA		
28-825-0021-000	2328 HUELING	09/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,800	32.55	\$264,271	\$139,265	\$78,536	216.4	607.9	3.22	3.22	\$644	\$43,196	\$0.99	231.00	4012	5569/414		4012 SEC 6-7 S LA		
28-825-0028-000	2455 PARTRIDGE	07/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,500	43.42	\$201,892	\$84,752	\$96,644	266.2	640.7	4.88	4.88	\$318	\$17,360	\$0.40	331.90	4012	5550/908		4012 SEC 6-7 S LA		
28-825-0061-000	2455 HUELING	07/21/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,800	37.58	\$214,021	\$110,968	\$93,989	258.9	607.8	4.62	4.62	\$429	\$24,035	\$0.55	330.90	4012	5553/138		4012 SEC 6-7 S LA		
Totals:						\$1,065,000	\$391,500		\$1,011,340	\$468,250	\$414,590	1,142.1		19.06	19.06										
						Sale. Ratio =>		36.76			Average per FF=>	\$410		Average per Net Acre=>	24,571.02		Average per SqFt=>	\$0.56							
						Std. Dev. =>		49.96																	
2023 4012 LESSER COM INFLUENCE ACREAGE RATE: \$24,647																									
2024 LESSER COM INFLUENCE ACREAGE RATE USED: \$24,571																									
4012 2024 LESSER COM INFLUENCE ACREAGE REDUCED BY APPROXIMATELY .031% FROM 2023 FF RATE. CALCULATION REDUCTION IS MINIMAL AND ROUNDS UNDE/NO RD FRONT FF RATE TO \$63 WHICH IS SAME AS 2023 RATE																									
2023 4012 UNDE/NO RD FRNT FF RATE: \$63																									
2024 UNDE/NO RD FRNT FF RATE -.031% USED: \$63																									

MAIN COMM INFLUENCE 2024 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	ECF Area	Liber/Page	ther Parcels in Sa	Land Table		
28-007-3010-300	4030 GRISWOLD	04/02/21	\$0	MLC	03-ARM'S LENGTH	\$36,000	\$31,200	86.67	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5350/496		3000N IND NORT		
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5541/896		3000N IND NORT		
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$70,070	\$45,000	\$70,070	238.2	945.5	5.11	5.11	\$189	\$8,806	\$0.20	208.17	3000N	5530/738		3000N IND NORT		
28-190-0120-001	3860 GRISWOLD	02/01/23	\$0	MLC	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$299,958	\$233,870	\$133,828	428.0	291.9	3.56	3.56	\$546	\$65,639	\$1.51	409.47	2000N	5595/864		2000N COM NOR		
28-190-0086-000	MICHIGAN & LAPEER	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$109,472	\$50,000	\$109,472	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36	2000M	5550/543		2000M COM MAJ		
28-750-0042-000	2436 HOWARD (24TH/32ND)	08/12/22	\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800	20.00	\$130,977	\$157,398	\$19,375	70.2	231.0	0.42	0.42	\$2,242	\$371,222	\$8.52	80.00	2000N	5552/392		2000N COM NOR		
28-750-0063-000	982 25TH (24TH/32ND/HOWARD)	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$120,302	\$68,113	\$20,415	74.0	126.3	0.33	0.33	\$921	\$205,779	\$4.72	114.00	2000N	5583/296		2000N COM NOR		
Totals:						\$299,000	\$1,004,000		\$867,803	\$626,381	\$490,184	1,534.7		15.43	15.43										
						Sale. Ratio =>		30.82			Average per FF=>	\$408		Average per Net Acre=>	40,600.27		Average per SqFt=>	\$0.93							
						Std. Dev. =>		78.13																	
2024 4012 MAIN RDS HEAVY COM INFLUENCE ACREAGE USED: \$40,600																									