

4013 MICH S LAP/N GRISW AREA 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	her Parcels in S	Land Table	
28-007-3002-001	2189 MICHIGAN	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$196,697	\$119,565	\$121,262	688.1	626.7	9.90	9.90	\$174	\$12,077	\$0.28	29.50	4013	5491/240		4013 MICH S LAP	
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	
28-450-0012-000	2070 MICHIGAN	10/18/21	\$83,000	LC	03-ARM'S LENGTH	\$83,000	\$44,700	53.86	\$86,750	\$28,718	\$32,468	89.4	320.0	0.74	0.74	\$321	\$39,072	\$0.90	100.00	4013	5443/534		4013 MICH S LAP	
28-450-0013-000	2060 MICHIGAN	04/08/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$58,200	33.64	\$122,648	\$82,820	\$32,468	89.4	320.0	0.74	0.74	\$926	\$112,680	\$2.59	100.00	4013	5518/644		4013 MICH S LAP	
28-664-0020-000	2376 MICHIGAN	08/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,700	32.31	\$146,697	\$49,603	\$36,300	100.0	400.0	0.92	0.92	\$496	\$54,034	\$1.24	100.00	4013	5448/551		4013 MICH S LAP	
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	
28-825-0020-100	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:						\$2,404,000	\$871,300		\$2,221,317	\$979,743	\$797,060	2,549.8		33.94	33.94									
						Sale. Ratio =>	36.24		Average			Average												
						Std. Dev. =>	10.40		per FF=>	\$384		per Net Acre=>	28,867.76		Average									

2024 4013 MAIN RD/PAVED SIDE FF RATE USED: \$384

SALES IN 4013 NEIGHBORHOOD ARE ON MAIN ROADS ONLY
INCLUDED SALES FROM 4012 NEIGHBORHOOD TO INCLUDE

SALES ON PAVED SIDE ROADS/SUBDIVISION AREAS SOUTH
OF LAPEER AND GRISWOLD NORTH

*ADDED UNPAVED SIDE RD FF RATE TO NEIGHBORHOOD FOR 2024 RATES

THERE IS ONLY 1 VACANT SALE WITHIN THE LAPEER SOUTH/GRISW N
AREA THAT IS ON AN UNPAVED ROAD. THE FF FOR THAT SALE SHOWS LESS
PER FF. SALE IS NOT IN 4013 NEIGHBORHOOD BUT IS IN THE 4012

NEIGHBORHOOD. SINGLE VACANT SALE ON UNPAVED SIDE RD IS \$103 FF

2023 RES LOT FF WAS \$363 FF. AVERAGE OF THE 2023 RATE AND VACANT SALE
IS \$233 FF. USED THAT AVERAGE RATE FOR THE UNPAVED SIDE RDS FF FOR 2024

2023 4013 RESIDENTIAL LOT FF RATE: \$363

VACANT LAND SALE ON UNPAVED SIDE RD \$103

2024 4013 UNPAVED SIDE RDS FF RATE USED: \$233

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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	
Totals:						\$19,000	\$27,900		\$66,885	\$19,000	\$66,885	184.3		3.11	3.11									
						Sale. Ratio =>	146.84		Average			Average												
						Std. Dev. =>	#DIV/0!		per FF=>	\$103		per Net Acre=>	6,109.32		Average									

SALES WITHIN 4013 NEIGHBORHOOD FOR 4013 ACREAGE TABLE 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	her Parcels in S	Land Table	
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Totals:						\$611,000	\$243,000		\$552,792	\$280,706	\$222,498	967.0		12.29	12.29									
						Sale. Ratio =>	39.77		Average			Average												
						Std. Dev. =>	10.22		per FF=>	\$290		per Net Acre=>	22,843.91		Average									

2024 4013 ACREAGE RATE USED: \$22,843