

## 4703 VILLAS OF BLACK FOREST CONDOS 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	Depth	Net Acres	Total Acres
28-916-0006-000	3100 ABERDEEN	09/29/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$130,500	42.79	\$301,305	\$28,895	\$25,200	45.0	56.0	0.06	0.06
28-916-0007-000	3098 ABERDEEN	05/27/21	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$135,100	42.42	\$312,241	\$31,459	\$25,200	45.0	56.0	0.06	0.06
28-916-0007-000	3098 ABERDEEN	05/25/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$135,100	540.40	\$25,200	\$25,000	\$25,200	45.0	56.0	0.06	0.06
<b>Totals:</b>			<b>\$648,500</b>			<b>\$648,500</b>	<b>\$400,700</b>		<b>\$638,746</b>	<b>\$85,354</b>	<b>\$75,600</b>	<b>135.0</b>		<b>0.174</b>	<b>0.17</b>
							<b>Sale. Ratio =&gt;</b>	<b>61.79</b>			<b>Average</b>				
							<b>Std. Dev. =&gt;</b>	<b>287.40</b>			<b>per FF=&gt;</b>	<b>\$632</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>
															<b>490,540.23</b>

3 SALES: \$85,354  
 SITE RATE: \$28,451.33  
 ROUNDED: \$28,451  
 USED \$28,451 PER SITE VALUE  
 FOR 2023 ABERDEEN CT

USING SITE RATE FOR CONDOMINIUM

## MAIN ROADS ACREAGE NORTH

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
28-005-1025-000	2758 MICHIGAN	01/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,900	35.06	\$238,568	\$40,966	\$34,534	77.4	165.2	0.38	0.38
28-005-2013-000	2720 MICHIGAN	09/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$158,455	\$36,043	\$39,498	88.6	312.6	0.50	0.50
28-006-1017-010	2796 N RANGE	11/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$141,167	\$43,707	\$49,874	111.8	222.3	0.80	0.80
28-006-1022-100	2928 N RANGE	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$103,100	38.19	\$260,134	\$52,264	\$42,398	309.1	281.9	1.99	1.99
28-006-2012-000	2911 BEACH	10/05/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$82,400	34.35	\$223,384	\$84,541	\$68,025	152.5	662.3	1.49	1.49
28-006-2019-000	2801 BEACH	08/24/20	\$143,750	WD	03-ARM'S LENGTH	\$143,750	\$58,500	40.70	\$154,091	\$43,091	\$53,432	119.8	162.3	0.92	0.92
28-006-2023-000	2896 BEACH	07/06/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$80,900	30.76	\$206,549	\$94,212	\$37,761	84.7	200.0	0.46	0.46
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,000	38.52	\$169,485	\$101,230	\$70,815	158.8	660.0	1.62	1.62
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$242,659	\$125,863	\$63,522	142.4	343.0	1.30	1.30
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$75,900	36.32	\$170,801	\$82,775	\$44,589	103.7	300.0	0.69	0.69
28-006-3025-020	BEACH	07/24/20	\$57,500	WD	19-MULTI PARCEL A	\$57,500	\$48,300	84.00	\$96,750	\$57,500	\$96,750	391.4	1112.5	10.73	7.34
28-006-4002-000	4380 LAPEER	12/08/21	\$0	MLC	03-ARM'S LENGTH	\$240,000	\$221,600	92.33	\$273,127	\$228,527	\$261,654	678.4	2057.2	32.04	32.04
28-006-4005-000	4394 LAPEER	09/18/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$113,400	37.99	\$323,981	\$30,391	\$55,872	100.0	456.0	1.05	1.05
28-006-4017-100	4456 LAPEER	06/19/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,300	33.52	\$144,349	\$59,482	\$38,831	122.9	453.0	1.04	1.04
28-007-3002-001	2189 MICHIGAN	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$177,269	\$122,786	\$105,055	688.1	626.7	9.90	9.90
28-007-3010-300	4030 GRISWOLD	04/02/21	\$0	MLC	03-ARM'S LENGTH	\$36,000	\$31,200	86.67	\$60,265	\$36,000	\$60,265	225.0	358.0	1.85	1.85
28-007-3015-000	4118 GRISWOLD	11/16/20	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$90,200	77.42	\$232,376	\$12,862	\$128,738	426.1	1330.0	13.10	13.10
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$71,695	\$15,023	\$16,818	126.5	91.0	0.52	0.52
28-018-1002-000	4221 GRISWOLD	11/24/20	\$223,250	WD	03-ARM'S LENGTH	\$223,250	\$101,100	45.29	\$242,419	\$55,947	\$75,116	130.0	2100.0	6.27	6.27
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$135,230	\$35,370	\$62,600	314.4	674.1	2.55	2.55
28-019-1036-000	N RANGE	04/19/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,800	74.75	\$132,725	\$80,000	\$132,725	326.0	1336.2	10.00	10.00
28-019-3013-000	1155 MICHIGAN	11/06/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,100	78.00	\$81,896	\$6,478	\$43,374	126.3	1179.9	3.45	3.45
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$11,100	5.05	\$173,304	\$80,389	\$33,793	200.2	150.1	0.52	0.52
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$41,600	18.92	\$227,096	\$80,389	\$87,585	321.5	1215.6	8.97	8.97
28-019-4003-150	4426 RAVENSWO	12/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,400	32.84	\$137,668	\$101,150	\$48,818	180.8	285.0	1.02	1.02
28-020-1001-000	1486 MICHIGAN	08/07/20	\$0	WD	03-ARM'S LENGTH	\$399,000	\$204,900	51.35	\$476,001	\$20,216	\$97,217	282.6	202.0	1.73	1.73
28-020-3004-000	3921 32ND	12/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,300	22.09	\$179,430	\$206,938	\$36,368	150.1	580.3	2.00	2.00
28-020-4034-000	3991 BROOKSTON	07/28/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500	34.51	\$5,251,812	\$982,242	\$234,054	0.0	0.0	8.91	8.91
28-020-4034-200	BROOKSTONE PL	07/28/21	\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700	29.68	\$7,571,257	\$2,784,648	\$355,905	0.0	0.0	15.00	15.00
28-130-0002-000	2950 MICHIGAN	10/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$244,988	\$26,540	\$36,528	81.9	197.0	0.43	0.43
28-176-0006-100	1665 YEAGER	11/24/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,200	21.10	\$191,517	\$25,737	\$17,254	45.2	170.0	0.23	0.23
28-190-0030-000	3550 LAPEER	02/07/22	\$387,000	WD	19-MULTI PARCEL A	\$387,000	\$179,600	46.41	\$363,879	\$168,323	\$145,202	228.0	494.0	1.29	0.65
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$444,167	\$49,210	\$143,377	228.0	247.0	1.29	1.29
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$324,300	\$48,301	\$72,601	114.0	247.0	0.65	0.65
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	247.0	1.11	1.11
28-190-0043-000	3310 LAPEER	08/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$79,700	49.84	\$180,015	\$16,185	\$36,300	57.0	247.0	0.32	0.32
28-190-0045-000	3292 LAPEER	05/11/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,600	49.81	\$563,353	\$45,643	\$133,996	228.0	247.0	1.29	1.29
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	409.0	0.94	0.94
28-250-0004-000	4215 LAPEER	06/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,900	37.05	\$99,727	\$38,131	\$32,858	104.0	320.0	0.75	0.75
28-250-0010-000	4141 LAPEER	05/22/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$101,427	\$40,038	\$46,465	147.0	320.0	1.49	1.49



28-250-0037-000	2485 BEACH	11/05/20	\$100,000	CD	11-FROM LENDING	\$100,000	\$40,800	40.80	\$106,102	\$25,536	\$31,638	100.1	300.7	0.69	0.69
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	146.0	0.11	0.11
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	100.0	0.10	0.10
28-277-0007-000	2636 MICHIGAN	12/18/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$44,700	30.00	\$119,393	\$74,207	\$44,600	100.0	279.0	0.64	0.64
28-277-0016-000	2550 MICHIGAN	10/29/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,400	40.28	\$160,857	\$38,643	\$44,600	100.0	279.0	0.64	0.64
28-450-0012-000	2070 MICHIGAN	10/18/21	\$83,000	LC	03-ARM'S LENGTH	\$83,000	\$44,700	53.86	\$89,086	\$31,033	\$37,119	89.4	320.0	0.74	0.74
28-480-0002-000	2743 MICHIGAN	05/28/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$45,000	40.95	\$118,266	\$33,411	\$41,777	93.7	306.0	0.56	0.56
28-480-0006-000	2715 MICHIGAN	07/23/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,900	40.06	\$157,380	\$56,397	\$41,777	93.7	306.0	0.56	0.56
28-480-0017-000	2619 MICHIGAN	11/25/20	\$87,629	WD	03-ARM'S LENGTH	\$87,629	\$44,200	50.44	\$116,663	\$12,743	\$41,777	93.7	306.0	0.56	0.56
28-664-0004-000	3845 LAPEER	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$164,238	\$107,186	\$86,424	100.0	335.0	0.77	0.77
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	370.0	0.43	0.43
28-664-0020-000	2376 MICHIGAN	08/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,700	32.31	\$128,588	\$72,912	\$41,500	100.0	400.0	0.92	0.92
28-664-0021-000	2356 MICHIGAN	02/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,000	37.22	\$152,265	\$69,235	\$41,500	100.0	400.0	0.92	0.92
28-666-0002-001	2409 MICHIGAN	03/15/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$61,200	42.50	\$137,731	\$37,218	\$30,949	74.6	65.4	0.62	0.62
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL A	\$337,000	\$139,200	41.31	\$282,667	\$104,029	\$49,696	438.5	539.7	3.64	0.77
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL A	\$325,000	\$139,200	42.83	\$282,667	\$92,029	\$49,696	438.5	539.7	3.64	0.77
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	300.0	0.98	0.98
28-761-0019-000	N RANGE	08/11/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$22,600	90.40	\$51,379	\$25,000	\$51,379	149.4	462.0	1.38	1.38
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$104,176	\$27,820	\$21,996	66.5	342.0	0.34	0.34
28-825-0003-000	4277 LAPEER	07/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,500	29.28	\$114,786	\$69,911	\$32,697	103.5	320.0	0.74	0.74
03-769-0541-000	1570 MICHIGAN	12/16/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400	67.40	\$138,923	\$2,237	\$41,160	82.3	110.0	0.20	0.20
03-769-0570-000	1417 MICHIGAN	10/01/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,100	45.46	\$144,560	\$32,774	\$47,334	82.3	110.0	0.20	0.20
03-773-0036-000	1238 MICHIGAN	11/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$111,177	\$39,403	\$20,580	41.2	110.0	0.10	0.10
06-186-0026-000	3202 32ND	02/18/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$22,700	45.49	\$52,503	\$1,118	\$3,721	59.0	170.0	0.23	0.23
06-195-0018-000	1039 WATER	10/15/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$56,400	28.20	\$196,242	\$47,408	\$43,650	48.5	167.0	0.19	0.19
06-711-0008-000	1110 WATER	02/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$29,200	24.33	\$84,690	\$39,667	\$4,357	50.0	135.0	0.16	0.16
06-752-0017-000	1232 WATER	09/30/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$28,300	25.16	\$82,507	\$33,607	\$3,614	46.2	105.6	0.11	0.11
25-001-2024-500	2837 RANGE	01/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,100	44.21	\$145,303	\$14,547	\$14,850	99.0	236.0	0.54	0.54
25-280-0005-000	4787 GRISWOLD	01/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,200	41.50	\$74,268	\$16,732	\$11,000	70.0	222.0	0.36	0.36
25-565-0001-001	4992 GRISWOLD	06/03/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$0	0.00	\$152,336	\$39	\$24,375	167.0	508.2	1.95	1.95
25-565-0004-000	4978 GRISWOLD	05/10/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,700	48.56	\$130,711	\$14,209	\$54,920	150.0	1248.6	4.30	4.30
25-565-0011-000	4898 GRISWOLD	11/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,700	37.56	\$139,874	\$35,176	\$40,050	75.0	1076.1	1.85	1.85
25-565-0017-000	4858 GRISWOLD	12/27/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$46,900	30.65	\$117,811	\$63,931	\$28,742	50.0	986.1	1.13	1.13
25-565-0030-000	4746 GRISWOLD	06/10/20	\$120,000	WD	19-MULTI PARCEL A	\$120,000	\$37,000	30.83	\$93,009	\$41,841	\$14,850	150.0	760.0	2.62	2.62
25-685-0002-000	4545 GRISWOLD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,800	39.87	\$126,397	\$34,603	\$11,000	94.0	282.0	0.61	0.61
25-685-0020-000	1857 RANGE	09/13/21	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$9,800	56.00	\$53,507	\$17,500	\$19,500	130.0	637.0	1.90	1.90
25-700-0001-000	4697 GRISWOLD	06/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,000	35.43	\$141,018	\$44,982	\$11,000	100.0	400.0	0.92	0.92
25-715-0002-000	4887 GRISWOLD	12/17/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$36,500	26.84	\$76,706	\$70,294	\$11,000	70.0	357.0	0.57	0.57
25-745-0069-001	2331 RANGE RD	03/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,500	45.12	\$168,448	\$54,952	\$18,400	160.0	178.0	0.65	0.65
25-805-0023-000	4638 GRISWOLD	12/10/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$92,700	52.37	\$174,746	\$13,254	\$11,000	78.0	452.0	0.81	0.81
25-805-0032-000	4710 GRISWOLD	11/05/21	\$116,600	WD	19-MULTI PARCEL A	\$116,600	\$69,400	59.52	\$103,288	\$24,312	\$11,000	78.0	590.0	1.06	1.06
30-038-4003-100	1347 S RANGE RD	04/01/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300	32.35	\$420,674	\$374,739	\$145,413	330.2	1333.2	10.10	10.10
Totals:			\$29,015,779			\$30,027,779	\$10,669,200		\$26,299,252	\$8,399,925	\$4,637,404	12,433.5		200.10	190.32

Sale. Ratio =&gt;

35.53

Average

Average

Std. Dev. =&gt;

16.94

per FF=&gt;

\$676

per Net Acre=&gt;

\$41,980

\*USED \$41,980 PER ACRE FOR 2023  
MAIN ROADS NORTH