

4013 MICHIGAN, S LAPEER/N GRISWOLD AREA 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		
28-825-0021-000	2328 HUELING	08/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$224,846	\$143,521	\$68,367	216.4	607.9	3.22	3.22		
28-825-0062-001	2487 HUELING	12/31/20	\$230,000	OTH	03-ARM'S LENGTH	\$230,000	\$76,400	33.22	\$196,051	\$97,701	\$63,752	201.7	607.8	2.80	2.80		
28-825-0062-010	2495 HUELING	05/13/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$91,100	28.92	\$244,444	\$121,840	\$51,284	162.3	607.8	1.81	1.81		
28-756-0017-000	4401 WALL	08/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,400	36.27	\$139,091	\$57,003	\$46,094	145.9	628.9	1.47	1.47		
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		
28-250-0004-000	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		
28-825-0003-000	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		
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		
28-450-0012-000	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		
28-007-3002-001	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		
28-664-0021-000	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		
28-664-0020-000	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		
28-666-0002-001	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		
28-007-3015-000	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		
Totals:			\$2,390,500			\$2,390,500	\$900,100		\$2,182,036	\$973,673	\$765,209	2,681.8		39.51	39.51		
								Sale. Ratio =>	37.65			Average					
								Std. Dev. =>	13.17			per FF=>	\$363				
												*USED \$363 PER FF FOR 2023 RESIDENTIAL LOT					

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Totals:			\$1,566,500			\$1,566,500	\$592,100		\$1,459,853	\$655,233	\$548,586	2,110.3		34.84	34.84	
								Sale. Ratio =>	37.80			Average				
								Std. Dev. =>	16.23			per FF=>	\$310	Average per Net Acre=>		\$18,810
												*USED \$18,810 PER ACRE FOR 2023 ACREAGE RATE				