

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
015-003-555-12	LAKE MONTCALM RD	04/10/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$13,300
015-003-575-08	20954 RICE LN	04/15/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,200
015-005-036-56	5378 NORTH POINT DR	03/18/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,700
015-008-065-20	LAKE DR	01/29/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,100
015-009-657-19	21440 KRISTEN BLVD	10/19/21	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$10,500
015-015-578-19	CANNONSVILLE RD	11/30/20	\$30,000	MLC	03-ARM'S LENGTH	\$30,000	\$12,200
015-015-578-26	LINDY SUE LN	01/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,400
015-016-003-05	CENTER DR	07/30/20	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$9,200
015-016-020-03	21786 RUMUR LN	08/17/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,800
015-016-020-05	RUMUR LN	10/08/20	\$30,450	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,450	\$17,400
015-016-020-09	RUMUR LN	05/26/21	\$37,110	WD	03-ARM'S LENGTH	\$37,110	\$14,400
015-017-004-10	WOOD SORREL RD	07/26/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$15,800
015-017-014-00	3239 BASS LAKE RD	05/28/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,900
015-018-012-21	23279 WOOD LAKE DRIVE	06/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600
015-018-820-09	SHORECREST DR	03/18/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500
015-022-003-76	CANNONSVILLE RD	01/12/22	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$163,900
015-023-005-32	19827 W CANNONSVILLE RD	02/07/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,500
015-032-785-06	228 DANA LN	03/05/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,400
015-033-015-40	295 LONG RD	03/31/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$10,900
015-441-053-00	MAIN ST	10/30/20	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,500
015-750-016-00	WEST SHORE DR	06/15/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,900
015-752-030-00	WEST SHORE DR	12/29/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$8,300
015-752-030-00	WEST SHORE DR	02/11/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$15,900
049-111-014-00	LANE ST	08/07/21	\$13,200	WD	03-ARM'S LENGTH	\$13,200	\$6,600
049-127-012-40	STANTON RD	10/12/21	\$52,000	LC	03-ARM'S LENGTH	\$52,000	\$0
777-002-004-20	LAKE MONTCALM RD	11/13/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$16,300
Totals:			\$1,300,160			\$1,300,160	\$549,200
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39.12	\$35,400	\$34,000	\$35,400	0.0	0.0	5.32	5.32	#DIV/0!	\$6,391	\$0.15
51.00	\$32,625	\$20,000	\$32,625	0.0	0.0	3.10	3.10	#DIV/0!	\$6,452	\$0.15
26.80	\$21,860	\$25,000	\$21,860	0.0	0.0	1.19	1.19	#DIV/0!	\$21,008	\$0.48
52.40	\$26,274	\$25,000	\$26,274	0.0	0.0	0.46	0.46	#DIV/0!	\$53,879	\$1.24
58.66	\$24,300	\$17,900	\$24,300	0.0	0.0	1.43	1.43	#DIV/0!	\$12,517	\$0.29
40.67	\$34,000	\$30,000	\$34,000	0.0	0.0	4.20	4.20	#DIV/0!	\$7,143	\$0.16
68.00	\$44,100	\$30,000	\$44,100	0.0	0.0	9.64	9.64	#DIV/0!	\$3,112	\$0.07
76.67	\$30,500	\$12,000	\$30,500	0.0	0.0	2.60	2.60	#DIV/0!	\$4,615	\$0.11
48.89	\$29,100	\$18,000	\$29,100	0.0	0.0	2.32	2.32	#DIV/0!	\$7,759	\$0.18
57.14	\$56,750	\$30,450	\$56,750	0.0	0.0	4.35	2.09	#DIV/0!	\$7,000	\$0.16
38.80	\$35,188	\$37,110	\$35,188	0.0	0.0	5.15	5.15	#DIV/0!	\$7,206	\$0.17
25.28	\$45,038	\$62,500	\$45,038	0.0	0.0	10.01	10.01	#DIV/0!	\$6,244	\$0.14
48.38	\$69,925	\$68,000	\$69,925	0.0	0.0	16.90	16.90	#DIV/0!	\$4,024	\$0.09
46.50	\$40,260	\$40,000	\$40,260	0.0	0.0	2.03	1.00	#DIV/0!	\$19,743	\$0.45
37.50	\$15,002	\$20,000	\$15,002	0.0	0.0	0.86	0.86	#DIV/0!	\$23,229	\$0.53
46.17	\$385,271	\$355,000	\$385,271	0.0	0.0	101.10	5.57	#DIV/0!	\$3,511	\$0.08
45.31	\$35,338	\$32,000	\$35,338	0.0	0.0	5.27	5.27	#DIV/0!	\$6,072	\$0.14
33.60	\$16,847	\$25,000	\$16,847	0.0	0.0	1.11	1.11	#DIV/0!	\$22,624	\$0.52
39.64	\$25,400	\$27,500	\$25,400	0.0	0.0	1.58	1.58	#DIV/0!	\$17,405	\$0.40
40.91	\$8,984	\$11,000	\$8,984	0.0	0.0	0.28	0.28	#DIV/0!	\$40,000	\$0.92
48.05	\$269,094	\$185,000	\$269,094	84.1	220.0	0.38	0.38	\$2,200	\$486,842	\$11.18
36.89	\$16,662	\$22,500	\$16,662	0.0	0.0	0.45	0.45	#DIV/0!	\$50,000	\$1.15
21.20	\$31,768	\$75,000	\$31,768	0.0	0.0	0.86	0.45	#DIV/0!	\$87,413	\$2.01
50.00	\$13,170	\$13,200	\$13,170	0.0	0.0	1.13	1.13	#DIV/0!	\$11,640	\$0.27
0.00	\$44,176	\$52,000	\$44,176	0.0	0.0	16.36	16.36	#DIV/0!	\$3,178	\$0.07
50.94	\$32,500	\$32,000	\$32,500	0.0	0.0	1.25	1.25	#DIV/0!	\$25,600	\$0.59
	\$1,419,532	\$1,300,160	\$1,419,532	84.1		199.32	100.10			
42.24			Average			Average		Average		
15.09			per FF=>	\$15,460		per Net Acre=>	6,522.88	per SqFt=>		\$0.15

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
0.00	4000	2020R-04478		RURAL RESIDENTIAL	402			
0.00	4000	2020R-04708		RURAL RESIDENTIAL	402			
0.00	4000	2022R-04569		PLATTED RESIDENTIAL	402			
0.00	4032	2021R-01625	015-660-023-00	PLATTED RESIDENTIAL	402			
0.00	4000	2021R-14723		RURAL RESIDENTIAL	402			
0.00	5000	2020R-13243		RURAL RESIDENTIAL	402			
0.00	5000	2022R-00547		RURAL RESIDENTIAL	402			
0.00	4000	2020R-11848		RURAL RESIDENTIAL	402			
0.00	4000	2020R-10687		PLATTED RESIDENTIAL	401			
0.00	4000	2020R-12735	015-016-020-06	PLATTED RESIDENTIAL	402			
0.00	4000	2021R-08278		PLATTED RESIDENTIAL	402			
0.00	4000	2021R-10794		RURAL RESIDENTIAL	402			
0.00	4000	2021R-08357		RURAL RESIDENTIAL	402			
0.00	4000	2021R-09913	015-018-012-22	RURAL RESIDENTIAL	001			
0.00	4000	2022R-04010		RURAL SUBDIVISION	402			
0.00	4000	2022R-00560	015-022-003-77, 015-022-003-86	RURAL RESIDENTIAL	402			
0.00	4000	2022R-01476		RURAL RESIDENTIAL	402			
0.00	4000	2021R-03517		RURAL SUBDIVISION	401			
0.00	4000	2022R-04720		RURAL RESIDENTIAL	401			
0.00	4000	2020R-12032		LAKE BACK LOTS	402			
75.00	4700	2020R-06835		MAJOR LAKES	402	BWL	BW 60' - 100'	
0.00	4031	2021R-00003		LAKE BACK LOTS	402			
0.00	4031	2022R-01766	015-752-031-00	PLATTED RESIDENTIAL	402			
0.00	4020	2020R-13542		VILLAGE RESIDENTIAL	402			
0.00	4020	2021R-14765		VILLAGE RESIDENTIAL	402			
0.00	2000	2020R-12816		COMMERCIAL	202			