

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
11-021-013-00	4054 SPRING BEAUTY LANE	2/2/2021	\$1,040,000	WD	03-ARM'S LENGTH	\$1,040,000	\$436,900	42.01
11-021-021-40	4076 FIDDLERS WAY	3/1/2021	\$2,925,000	WD	03-ARM'S LENGTH	\$2,925,000	\$1,772,600	60.60
Totals:			\$3,965,000			\$3,965,000	\$2,209,500	
							Sale. Ratio =>	55.73
							Std. Dev. =>	13.15

Lake MI FF changed to \$9,500/FF.

CORRECTED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
11-021-013-00	4054 SPRING BEAUTY LANE	2/2/2021	\$1,040,000	WD	03-ARM'S LENGTH	\$1,040,000	\$529,800	50.94
11-021-021-40	4076 FIDDLERS WAY	3/1/2021	\$2,925,000	WD	03-ARM'S LENGTH	\$2,925,000	\$1,600,200	54.71
Totals:			\$3,965,000			\$3,965,000	\$2,130,000	
							Sale. Ratio =>	53.72
							Std. Dev. =>	2.66

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
\$873,880	\$1,040,000	\$873,880	98	0	5.17	5.17	\$10,612	\$201,161	98
\$3,545,224	\$1,079,776	\$1,700,000	200	0	3.7	3.7	\$5,399	\$291,831	200
\$4,419,104	\$2,119,776	\$2,573,880	298		8.87	8.87			
	Average per FF=>		\$7,113		Average per Net Acre=>	\$238,983			

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
\$1,059,543	\$1,040,000	\$1,059,543	112	1800	5.17	5.17	\$9,325	\$201,161	98
\$3,515,305	\$1,312,682	\$1,902,987	200	768	3.7	3.526	\$6,553	\$354,779	200
\$4,574,848	\$2,352,682	\$2,962,530	312		8.87	8.696			
	Average per FF=>		\$7,544		Average per Net Acre=>	\$265,240			