

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Alcona & Haynes Twp**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARK	LISTING PRICE
080-033-400-005-00	1035 N POOR FARM RD	10/22/2025	40	\$ 95,000	\$ 94,000	\$ 2,350	HAYNES		NOT ON MARKET
			<b>40.00</b>	<b>\$ 95,000</b>	<b>\$ 94,000</b>	<b>\$ 2,350</b>			

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Alcona County**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	TOWNSHIP	DAYS ON MARK	LISTING PRICE
022-005-300-005-01	E SPRUCE RD	1/29/2024	65	\$ 165,000	\$ 165,000	\$ 2,538	CALEDONIA		
030-030-300-005-00	8896 W MICHAUD RD	1/24/2024	160.72	\$ 455,000	\$ 397,782	\$ 2,475	CURTIS		NOT VACANT
031-021-200-025-00	3608 S M-65	8/28/2023	18.47	\$ 97,000	\$ 51,841	\$ 2,807	CURTIS		NOT VACANT
031-026-100-005-00	4190 S FORD	10/10/2024	80	\$ 210,000	\$ 210,000	\$ 2,625	CURTIS		
101-010-200-012-00+	N SANBORN RD	9/26/2024	55.52	\$ 110,000	\$ 110,000	\$ 1,981	MILLEN		
091-035-300-015-00	ALVIN RD	1/30/2025	19.87	\$ 50,000	\$ 50,000	\$ 2,516	MIKADO	10	\$ 59,900
			<b>399.58</b>	<b>\$ 1,087,000</b>	<b>\$ 984,623</b>	<b>\$ 2,464</b>			
021-002-200-005-05	667 W HUBERT RD	5/9/2025	20.35	63000	63000	3096	CALEDONIA	31	\$ 65,000

2350+2464+ 2414=7228/3=2416 **USE \$2400 PER ACRE AGRICULTURE 101 & 102**  
2409 ROUND DOWN TO 2400

**Agriculture 101 Vacant Sales (4/1/23-3/31/25) Surrounding Counties**

PARCEL #	Address	SALE DATE	ACRES	SALE PRICE	ADJ SP	\$PER ACRE	COUNTY/TOWNSHIP	DAYS ON MARK	LISTING PRICE
053-009-000-021-03	BEAVER LAKE RD	2/7/2024	36.22	84000	84000	2319	ALPENA		
053-002-000-151-04	INDIAN RESERVE RD	4/18/2024	17.69	49500	49500	2798	ALPENA/OSSINEKE TW	12	\$ 49,500
082-018-000-600-00	5751 S HERRON RD	6/25/2024	40	70000	70000	1750	ALPENA		
061-016-000-515-07	CARRIVEAU RD	4/10/2024	39	76240	76240	1955	ALPENA		
051-001-000-450-00	BEAVER LAKE PARK RD	11/22/2024	49.49	142500	142500	2879	ALPENA		
051-001-000-601-02	BEAVER LAKE PARK RD	12/26/2024	144.19	380000	380000	2635	ALPENA		
053-020-000-255-00	W NICHOLSON HILL RD	4/10/2023	37.39	76340	76340	2042	ALPENA		
			<b>363.98</b>	<b>\$ 878,580</b>	<b>\$ 878,580</b>	<b>\$ 2,414</b>			
061-031-000-505-00	LYTLE RD	10/10/2025	30	\$ 110,000	110000	3667	ALPENA		

LOST LAKE WOODS LAKE LOTS ABSTRACTION 4/01/20 TO 12/31/25

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	Land Table			
013-420-087-004-00	N LOST LAKE TRAIL	9/8/2020	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$41,250	\$40,000	\$41,250	100.0	120.0	0.28	0.28	\$400	\$145,455	\$3.34	100.00	LLWC LAKE LOTS			
013-420-087-004-06	4067 N LOST LAKE TRL	9/3/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,400	37.43	\$258,299	\$145,451	\$68,750	150.0	120.0	0.41	0.41	\$970	\$382,182	\$8.08	150.00	LLWC LAKE LOTS			
013-420-087-007-00	4077 N LOST LAKE TRAIL	9/17/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,300	58.04	\$290,058	\$25,142	\$75,200	230.0	240.0	0.63	0.28	\$109	\$39,719	\$0.91	230.00	LLWC LAKE LOTS			
013-420-087-017-00	4129 N LOST LAKE TRL	4/1/2021	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$167,500	44.55	\$420,371	\$10,629	\$55,000	100.0	120.0	0.28	0.28	\$106	\$38,651	\$0.89	100.00	LLWC LAKE LOTS			
013-420-087-017-00	4129 N LOST LAKE TRL	7/18/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,600	45.65	\$420,371	\$34,629	\$55,000	100.0	120.0	0.28	0.28	\$346	\$125,924	\$2.89	100.00	LLWC LAKE LOTS			
Totals:			\$1,391,000			\$1,391,000	\$639,800		\$1,430,349	\$255,851	\$295,200	680.0		1.87	1.51								
								Sale. Ratio =>	46.00					Average				Average					
								Std. Dev. =>	10.33					per FF=>	\$376			per Net Acre=>	136,745.59			per SqFt=>	\$3.14

USE \$375 PER FFT FOR LAKE LOTS LLWC

**Residential FOR 2026 ASSESSMENT YEAR 409 VACANT LAND SALES (4/1/23-3/31/25) FOR LAKE HURON**

LAKE HURON VACANT ALCONA TOWNSHIP AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
013-220-000-020-00+	4438 N LAKESHORE DR	12/22/23	200.0	230.0		\$315,000	\$315,000	\$1,575	WD	ALCONA		
013-115-000-020-00	N RIDGE RD	7/24/2024	100	258	0.59	150000	150000	\$1,500	WD	ALCONA		
			<b>300.0</b>			<b>\$465,000</b>	<b>\$465,000</b>	<b>\$1,550</b>				
AVERAGE per FF= \$1,550												
\$1,550 <b>Alcona Township Average Lake Huron use \$1,550</b>												
012-025-300-010-00	N LAKESHORE DR	9/25/2025	104	237	0.57	230000	230000	2212		ALCONA	217	275000

LAKE HURON VACANT HAYNES TOWNSHIP AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
080-013-300-030-00	OLD SHORE RD	11/13/23	150.0	250.0	0.85	\$205,000	\$205,000	\$1,367	WD	HAYNES	142	\$210,000
082-102-000-003-00	3537 N LAKESHORE DR	04/21/22	118.0	320.0	0.82	\$185,000	\$185,000	\$1,568	WD	HAYNES	1905	\$194,900
			<b>268.0</b>			<b>\$390,000</b>	<b>\$390,000</b>	<b>\$1,455</b>				
AVERAGE per FFT=\$1,455												
\$1568 better represents parcels round to \$1600. use last years value of \$1600 <b>Haynes Township Average Lake Huron use \$1,600</b>												

LAKE HURON VACANT OUT OF COUNTY ABOVE AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
04-061-002-000-585-00	9929 OSSINEKE RD	10/10/24	100.0	390.0	0.73	\$231,000	\$231,000	\$2,310	WD	SANBORN/AL	57	\$299,000
064-L10-000-054-00	7542 NORTH US 23	07/29/23	110.0	187.0	0.65	\$267,000	\$267,000	\$2,427	WD	IOSCO	51	\$294,700
			<b>210.0</b>			<b>\$498,000</b>	<b>\$498,000</b>	<b>\$2,371.4</b>				
AVERAGE per FFT=2371 OUT OF COUNTY												

LAKE HURON VACANT BELOW AVERAGE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271	0.65	\$52,000	\$52,000	\$501				
012-024-200-045-03	N LAKESHORE DR	04/23/24	233.0	2169	12.04	\$170,000	\$170,000	\$730	WD	ALCONA	380	\$170,000
012-013-200-045-01	N RIDGE RD	06/08/21	113	239	0.62	\$100,000	\$100,000	\$885	WD	ALCONA	132	\$104,000
			<b>449.8</b>			<b>\$322,000</b>	<b>\$322,000</b>	<b>\$716</b>				
\$716 ROUND DOWN TO \$700 <b>Alcona &amp; Haynes Twp BELOW AVERAGE Lake Huron use \$700</b>												

LAKE HURON VACANT POOR WETLANDS/SWAMP OR UNBUILDABLE												
PARCEL #	ADDRESS	DATE	FRONT FEET	DEPTH	NET ACRES	SALES PRICE	ADJ S.P	PRICE/FFT	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE
012-013-200-039-00	N RIDGE RD	08/11/22	103.8	271.0	0.65	\$52,000	\$52,000	\$501	WD	ALCONA		FOUND TO ONLY BE 20% BUILDABLE BEFORE SALE, PER EGLE
018-120-000-003-00	3577 EL CSAJON BEACH RD A	11/18/20	150.0	199.0	0.68	\$74,000	\$74,000	\$493	WD	HARRISVILLE		
060-023-400-035-00	US23 HARRISVILLE TWP	09/15/21	85.8	510.0	0.49	\$42,000	\$42,000	\$490	WD	ALPENA		
			<b>339.6</b>			<b>\$168,000</b>	<b>\$168,000</b>	<b>\$495</b>				
AVERAGE per FFT=\$495 UNBUILDABLE/WETLANDS \$495 round up to \$500 <b>Alcona &amp; Haynes Twp POOR UNBUILDABLE/WETLANDS Lake Huron use \$500</b>												

LAKE HURON BACKLOT VACANT SALES HAYNES TWP ALCONA SALES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-350-000-025-01	LAKESHORE DR	07/18/24	\$13,000	VACANT	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10		\$163
013-350-000-025-02	LAKESHORE DR	07/18/24	\$13,000	VACANT	\$13,000	\$13,000	\$13,000	80.0	300.0	1.10		\$163
<b>Totals:</b>			<b>\$26,000</b>		<b>\$26,000</b>	<b>\$26,000</b>	<b>26000.00</b>	<b>\$160</b>			<b>160.0</b>	<b>Average per FF=&gt; \$163</b>

**USE BACK LOTS AVERAGE WITH ACCESS USE \$160 PER FFT**

LAKE HURON BACKLOT VACANT DEEDED ACCESS SALES ALCONA SALES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
013-212-000-022-01	5950 N LAKESHORE DR	10/08/25	\$40,000	VACANT	\$40,000	\$40,000	\$40,000	100.0	400.0	0.92		\$400
013-211-000-016-00	N RIDGE RD	04/27/25	\$35,000	VACANT	\$35,000	\$35,000	\$35,000	200.0	242.0	1.11		\$175
<b>Totals:</b>			<b>\$75,000</b>		<b>\$75,000</b>	<b>\$75,000</b>	<b>75000.00</b>	<b>\$300</b>			<b>300.0</b>	

Average  
per FF=>

\$250

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**LAKE HURON BACKLOT VACANT SALES BETTER NOT WET ALCONA COUNTY & SURROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
064-010-000-057-00	CLARE ST OSCODA	07/31/24	\$28,500	VACANT	\$28,500	\$28,500	\$28,500	158.0	100.0	0.36	0.36	\$180	IOSCO COUNTY
021-A30-000-085-00	2201 AUSABLE PT RD	07/30/25	\$20,000	VACANT	\$20,000	\$20,000	\$20,000	98.0	492.0	1.10	1.10	\$204	IOSCO COUNTY
<b>Totals:</b>			<b>\$48,500</b>			<b>\$48,500</b>	<b>#REF!</b>		<b>#REF!</b>	<b>\$48,500</b>	<b>\$48,500</b>	<b>256.0</b>	
												<b>Average</b>	
												<b>per FF=&gt;</b>	<b>\$189</b>

**BETTER BACKLOTS IN COUNTY AND SURROUNDING COUNTIES USE .54 WET RATIO TIMES \$189=\$86**

**PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	YS ON MAR	LIST PRICE			
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500	PAVED BUT IN SUB		
032-110-000-005-00	7981 ALDRICH RD SOUTH BR	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900	PAVED		
072-170-000-059-00	5960 HILLTOP PARKWAY SPR	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000	PAVED		
<b>Totals:</b>			<b>\$34,100</b>		<b>\$34,100</b>	<b>\$34,100</b>	<b>\$34,100</b>	<b>485.0</b>		<b>2.10</b>	<b>2.10</b>							
												<b>Average</b>						
												<b>per FF=&gt;</b>	<b>\$70</b>	<b>Average</b>				
													<b>per Net Acre=&gt;</b>	<b>16,238.10</b>	<b>Average</b>			
														<b>per SqFt=&gt;</b>	<b>\$0.37</b>			

70+60=130/2=65

**USE \$65 PER FFT PAVED**

**PAVED RD Less than 1 Acre Lots Per FFT SUROUNDING COUNTIES**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	YS ON MAR	LIST PRICE			
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500	PAVED		
054-065-000-027-00	W SCOTT RD	07/11/24	\$12,500		\$12,500	\$12,500	\$12,500	192.5				\$65	ALPENA					
046-S90-000-042-00	TYSON ST GLENNE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500	PAVED		
<b>Totals:</b>			<b>\$31,000</b>		<b>\$31,000</b>	<b>\$31,000</b>	<b>\$31,000</b>	<b>516.5</b>		<b>1.14</b>	<b>1.14</b>							
												<b>Average</b>						
												<b>per FF=&gt;</b>	<b>\$60</b>	<b>Average</b>				
													<b>per Net Acre=&gt;</b>	<b>27,145.36</b>	<b>Average</b>			
														<b>per SqFt=&gt;</b>	<b>\$0.62</b>			

**HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD**

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	Land Table	Rate Group 1	
013-155-000-002-00	5480 N MT MARIA RD	9/20/2023	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+	
013-205-000-012-00+	5442 N MT MARIA RD	10/6/2023	\$460,000	WD	19-MULTI PARCEL ARM'S LE	\$460,000	\$127,700	27.76	\$265,004	\$341,996	\$147,000	150.0	386.0	0.64	0.24	\$2,280	\$531,050	\$12.19	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-012-00+	5442 N MT MARIA RD	9/27/2024	\$515,000	WD	19-MULTI PARCEL ARM'S LE	\$515,000	\$144,200	28.00	\$286,517	\$375,483	\$147,000	150.0	386.0	0.64	0.24	\$2,503	\$583,048	\$13.38	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-013-00	5436 N MT MARIA RD	6/14/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,300	28.67	\$283,273	\$294,627	\$147,900	51.0	205.0	0.24	0.24	\$5,777	\$1,227,613	\$28.18	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-050-00	5270 N MT MARIA RD	8/12/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,200	37.88	\$288,212	\$227,538	\$195,750	67.5	252.0	0.39	0.39	\$3,371	\$583,431	\$13.39	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-063-00	5214 N MT MARIA RD	11/14/2024	\$367,300	WD	03-ARM'S LENGTH	\$367,300	\$142,900	38.91	\$332,613	\$179,687	\$145,000	50.0	189.0	0.22	0.22	\$3,594	\$828,051	\$19.01	HUBBARD LAKE WEST	BETTER 50+	
Totals:						\$2,334,800	\$749,300		\$1,655,619	\$1,661,831	\$982,650	568.5		2.53	1.72						
								Sale. Ratio =>	32.09	Average				Average			Average				
								Std. Dev. =>	5.42	per FF=>		\$2,923	per Net Acre=>		658,150.89	per SqFt=>		\$15.11			

**HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD Better & Average 50+**

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	Land Table	Rate Group 1	
013-205-000-012-00	5442 N MT MARIA RD	10/6/2023	\$460,000	WD	19-MULTI PARCEL ARM'S LE	\$460,000	\$127,700	27.76	\$265,004	\$341,996	\$147,000	150.0	386.0	0.64	0.24	\$2,280	\$531,050	\$12.19	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-012-00+	5442 N MT MARIA RD	9/27/2024	\$515,000	WD	19-MULTI PARCEL ARM'S LE	\$515,000	\$144,200	28.00	\$286,517	\$375,483	\$147,000	150.0	386.0	0.64	0.24	\$2,503	\$583,048	\$13.38	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-013-00	5436 N MT MARIA RD	6/14/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,300	28.67	\$283,273	\$294,627	\$147,900	51.0	205.0	0.24	0.24	\$5,777	\$1,227,613	\$28.18	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-050-00	5270 N MT MARIA RD	8/12/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,200	37.88	\$288,212	\$227,538	\$195,750	67.5	252.0	0.39	0.39	\$3,371	\$583,431	\$13.39	HUBBARD LAKE WEST	BETTER 50+	
013-205-000-063-00	5214 N MT MARIA RD	11/14/2024	\$367,300	WD	03-ARM'S LENGTH	\$367,300	\$142,900	38.91	\$332,613	\$179,687	\$145,000	50.0	189.0	0.22	0.22	\$3,594	\$828,051	\$19.01	HUBBARD LAKE WEST	BETTER 50+	
Totals:						\$2,092,300	\$659,300		\$1,455,619	\$1,419,331	\$782,650	468.5		2.14	1.33						
								Sale. Ratio =>	31.51	Average				Average			Average				
								Std. Dev. =>	5.63	per FF=>		\$3,030	per Net Acre=>		664,792.04	per SqFt=>		\$15.26			

**BETTER & AVERAGE 50+ WEST HBLK USE \$3,000 PER FFT**

**HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD & VACANT Better & Average 100+**

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	Land Table	Rate Group 1	
013-155-000-002-00	5480 N MT MARIA RD	9/20/2023	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+	
Totals:						\$242,500	\$90,000		\$200,000	\$242,500	\$200,000	100.0		0.39	0.39						
								Sale. Ratio =>	37.11	Average				Average			Average				
								Std. Dev. =>	#DIV/0!	per FF=>		\$2,425	per Net Acre=>		621,794.87	per SqFt=>		\$14.27			

**BETTER & AVERAGE 100+ WEST HBLK USE \$2,400 PER FFT**

**HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 VACANT 100+**

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	Land Table	Rate Group 1	
013-155-000-002-00	5480 N MT MARIA RD	9/20/2023	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+	
Totals:						\$242,500	\$90,000		\$200,000	\$242,500	\$200,000	100.0		0.39	0.39						
								Sale. Ratio =>	37.11	Average				Average			Average				
								Std. Dev. =>	#DIV/0!	per FF=>		\$2,425	per Net Acre=>		621,794.87	per SqFt=>		\$14.27			

Hubbard Lake East Improved Sales Land Anlysis 4/1/23 to 3/31/25 using abstraction method

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	Land Table	Rate Group 1	
011-030-200-085-00	4751 N HUBBARD LAKE RD	8/18/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$108,000	35.41	\$272,305	\$172,695	\$140,000	50.0	146.0	0.17	0.17	\$3,454	\$1,027,946	\$23.60	50.00	HUBBARD LAKE EAST	BETTER 50+	
013-130-000-015-00	5077 N HUBBARD LAKE RD	1/27/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,700	41.74	\$484,302	\$215,698	\$200,000	100.0	164.0	0.38	0.38	\$2,157	\$573,665	\$13.17	100.00	HUBBARD LAKE EAST	BETTER 100+	
013-290-000-004-01	5145 N PINE GROVE DR	5/11/2024	\$656,250	WD	03-ARM'S LENGTH	\$656,250	\$277,600	42.30	\$637,566	\$297,684	\$279,000	139.5	0.0	0.00	0.00	\$2,134	#DIV/0!	#DIV/0!	139.50	HUBBARD LAKE EAST	AVERAGE 100+	
013-290-000-009-00	5193 N PINE GROVE DR	12/1/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$174,500	31.11	\$524,573	\$240,427	\$204,000	102.0	267.0	0.63	0.63	\$2,357	\$384,683	\$8.83	102.00	HUBBARD LAKE EAST	AVERAGE 100+	
013-320-000-002-10	5457 N LAKEVIEW AVE	7/6/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$138,900	29.24	\$405,313	\$271,487	\$201,800	100.9	185.0	0.43	0.43	\$2,691	\$632,837	\$14.53	100.90	HUBBARD LAKE EAST	AVERAGE 100+	
013-320-000-005-00	N LAKEVIEW AVE	9/13/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$129,600	36.51	\$257,773	\$254,577	\$157,350	105.0	286.0	0.34	0.17	\$2,425	\$742,207	\$17.04	105.00	HUBBARD LAKE EAST	AVERAGE 50+	
013-340-000-003-00	4709 N HUBBARD LAKE RD	9/29/2023	\$504,180	WD	03-ARM'S LENGTH	\$504,180	\$193,100	38.30	\$515,467	\$198,713	\$210,000	75.0	147.0	0.25	0.25	\$2,650	\$785,427	\$18.03	75.00	HUBBARD LAKE EAST	BETTER 50+	
013-400-000-006-00	4305 N LAKE ST	7/31/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,400	50.88	\$208,452	\$191,348	\$184,800	66.0	188.0	0.29	0.29	\$2,899	\$671,396	\$15.41	66.00	HUBBARD LAKE EAST	BETTER 50+	
Totals:			\$3,571,430			\$3,571,430	\$1,339,800		\$3,305,751	\$1,842,629	\$1,576,950	738.4		2.48	2.31							
								Sale. Ratio =>	37.51			Average		Average								
								Std. Dev. =>	6.88			per FF=>	\$2,495	per Net Acre=>	743,295.28			Average			per SqFt=>	\$17.06

Hubbard Lake East Improved Sales Land Anlysis 4/1/23 to 3/31/25 using abstraction method Better & Average 50+

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	Land Table	Rate Group 1	
011-030-200-085-00	4751 N HUBBARD LAKE RD	8/18/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$108,000	35.41	\$272,305	\$172,695	\$140,000	50.0	146.0	0.17	0.17	\$3,454	\$1,027,946	\$23.60	50.00	HUBBARD LAKE EAST	BETTER 50+	
013-130-000-015-00	N LAKEVIEW AVE	9/13/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$129,600	36.51	\$257,773	\$254,577	\$157,350	105.0	286.0	0.34	0.17	\$2,425	\$742,207	\$17.04	105.00	HUBBARD LAKE EAST	AVERAGE 50+	
013-340-000-003-00	4709 N HUBBARD LAKE RD	9/29/2023	\$504,180	WD	03-ARM'S LENGTH	\$504,180	\$193,100	38.30	\$515,467	\$198,713	\$210,000	75.0	147.0	0.25	0.25	\$2,650	\$785,427	\$18.03	75.00	HUBBARD LAKE EAST	BETTER 50+	
013-400-000-006-00	4305 N LAKE ST	7/31/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,400	50.88	\$208,452	\$191,348	\$184,800	66.0	188.0	0.29	0.29	\$2,899	\$671,396	\$15.41	66.00	HUBBARD LAKE EAST	BETTER 50+	
Totals:			\$1,379,180			\$1,379,180	\$540,100		\$1,253,997	\$817,333	\$692,150	296.0		1.05	0.88							
								Sale. Ratio =>	39.16			Average		Average								
								Std. Dev. =>	7.17			per FF=>	\$2,761	per Net Acre=>	779,154.43			Average			per SqFt=>	\$17.89

HUBBARD LAKE EAST AVERAGE & BETTER 50+ USE \$2800 PER FFT

Hubbard Lake East Improved Sales Land Anlysis 4/1/23 to 3/31/25 using abstraction method Better & Average 100+

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	Land Table	Rate Group 1	
013-130-000-015-00	5077 N HUBBARD LAKE RD	1/27/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,700	41.74	\$484,302	\$215,698	\$200,000	100.0	164.0	0.38	0.38	\$2,157	\$573,665	\$13.17	100.00	HUBBARD LAKE EAST	BETTER 100+	
013-290-000-004-01	5145 N PINE GROVE DR	5/11/2024	\$656,250	WD	03-ARM'S LENGTH	\$656,250	\$277,600	42.30	\$637,566	\$297,684	\$279,000	139.5	0.0	0.00	0.00	\$2,134	#DIV/0!	#DIV/0!	139.50	HUBBARD LAKE EAST	AVERAGE 100+	
013-290-000-009-00	5193 N PINE GROVE DR	12/1/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$174,500	31.11	\$524,573	\$240,427	\$204,000	102.0	267.0	0.63	0.63	\$2,357	\$384,683	\$8.83	102.00	HUBBARD LAKE EAST	AVERAGE 100+	
013-320-000-002-10	5457 N LAKEVIEW AVE	7/6/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$138,900	29.24	\$405,313	\$271,487	\$201,800	100.9	185.0	0.43	0.43	\$2,691	\$632,837	\$14.53	100.90	HUBBARD LAKE EAST	AVERAGE 100+	
Totals:			\$2,192,250			\$2,192,250	\$799,700		\$2,051,754	\$1,025,296	\$884,800	442.4		1.43	1.43							
								Sale. Ratio =>	36.48			Average		Average								
								Std. Dev. =>	6.89			per FF=>	\$2,318	per Net Acre=>	716,990.21			Average			per SqFt=>	\$16.46

HUBBARD LAKE EAST AVERAGE & BETTER 100+ USE \$2300 PER FFT

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD & VACANT Better & Average 100+

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	Land Table	Rate Group 1		
013-155-000-002-00	5480 N MT MARIA RD	9/20/2023	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAI	BETTER 100+		
013-205-000-156-01	5439 N MT MARIA RD	9/27/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$144,200	28.00	\$286,517	\$375,483	\$147,000	150.0	386.0	0.64	0.40	\$2,503	\$583,048	\$13.38	HUBBARD LAI	HARDWOOD POINTW		
Totals:			\$757,500			\$757,500	\$234,200		\$486,517	\$617,983	\$347,000	250.0		1.03	0.79							
								Sale. Ratio =>	30.92			Average		Average								
								Std. Dev. =>	6.44			per FF=>	\$2,472	per Net Acre=>	597,662.48			Average			per SqFt=>	\$13.72

BETTER & AVERAGE 100+ WEST HBLK USE \$2,400 PER FFT

HUBBARD LAKE BACKLOT PUBLIC ACCESS LAND ANALYSIS SALES 4/1/23-3/31/25 ALL SALES VACANT & IMPROVED

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	Land Table	Rate Group 1
013-205-000-107-01	5237 N MT MARIA RD	10/2/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,300	52.67	\$265,901	\$56,332	\$67,233	225.0	152.8	14.80	0.79	\$250	\$3,806	\$0.09	225.00	HUBBARD LAKE BACK LOT PUBLIC	HARDWOOD POINTW
013-400-000-023-00	4270 N LAKE ST	9/9/2024	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$5,400	24.00	\$11,804	\$22,500	\$11,804	90.8	165.0	0.34	0.34	\$248	\$65,407	\$1.50	90.80	HUBBARD LAKE BACK LOT PUBLIC	WOOD HAVEN E
Totals:			\$277,500			\$277,500	\$139,700		\$277,705	\$78,832	\$79,037	315.8		15.14	1.13						
							Sale. Ratio =>	50.34			Average						Average				
							Std. Dev. =>	20.27			per FF=>	\$250					per Net Acre=>	5,205.84			Average
																	per SqFt=>	\$0.12			

USE \$250 PER FFT FOR THE FOLLOWING

Binghams Landing \$250 per fft

Hardwood Point w \$250 per fft

Wood Haven E \$250 per fft

Woodcrest E \$250 per fft

**HUBBARD LAKE BACK LOT EAST & WEST DEDICATED ACCESS LAND ANALYSIS SALES 4/1/22-3/31/25 USING ABSTRACTION METHOD OLDER SALES USED DUE TO LACK OF CURRENT SALES**

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	Land Table	Rate Group 1
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT'S
013-320-000-029-02	60 W SCOTT DR	05/26/22	\$137,000	WD	03-ARM'S LENC	\$137,000	\$28,700	20.95	\$61,383	\$97,217	\$21,600	108.0	149.0	0.37	0.37	\$900	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT'S
013-360-000-010-00	W LAKE ST	09/21/22	\$7,000	WD	03-ARM'S LENC	\$7,000	\$4,000	57.14	\$8,000	\$7,000	\$8,000	80.0	200.0	0.37	0.37	\$88	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
013-360-000-018-01	N DETROIT ST	11/13/22	\$5,000	WD	03-ARM'S LENC	\$5,000	\$9,400	188.00	\$18,840	\$5,000	\$13,100	131.0	178.0	0.54	0.54	\$38	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S
<b>Totals:</b>			<b>\$164,000</b>			<b>\$164,000</b>	<b>\$49,600</b>		<b>\$107,723</b>	<b>\$124,217</b>	<b>\$62,200</b>	<b>394.0</b>		<b>1.50</b>	<b>1.50</b>			
								Sale. Ratio =>	Sale. Ratio =>		Average		Average					
								Std. Dev. =>	74.32		per FF=>		per Net Acre=>		82,811.33			

**PINE GROVE IMPROVED**

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	Land Table	Rate Group 1	
013-290-000-0105-00	5200 N PINE GROVE DR	01/14/25	\$320,000	WD	03-ARM'S LENC	\$320,000	\$128,200	40.06	\$283,190	\$98,010	\$61,200	102.0	268.0	0.63	0.63	\$961	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE	
013-290-000-023-00	5161 HUBBARD LAKE RD	04/09/21	\$155,000	PTA	03-ARM'S LENC	\$155,000	\$74,200	47.87	\$174,949	\$20,051	\$40,000	100.0	160.0	0.37	0.37	\$201	HUBBARD LAKE BACK LOT EAST DEDICATE	PINE GROVE	
<b>Totals:</b>			<b>\$475,000</b>			<b>\$475,000</b>	<b>\$202,400</b>		<b>\$458,139</b>	<b>\$118,061</b>	<b>\$101,200</b>	<b>202.0</b>		<b>1.00</b>	<b>1.00</b>				
								Sale. Ratio =>	42.61		Average		Average						
								Std. Dev. =>	5.52		per FF=>		per Net Acre=>		118,416.25				
																\$584 ROUND UP TO TO \$600		<b>PINE GROVE USE \$600 PER FFT</b>	

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	Land Table	Rate Group 1
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT'S
013-320-000-029-02	60 W SCOTT DR	05/26/22	\$137,000	WD	03-ARM'S LENC	\$137,000	\$28,700	20.95	\$61,383	\$97,217	\$21,600	108.0	149.0	0.37	0.37	\$900	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT'S
013-330-000-216-00	5407 W PARK	11/12/21	\$209,000	WD	03-ARM'S LENC	\$209,000	\$74,600	35.69	\$188,372	\$65,628	\$45,000	225.0	156.7	0.81	0.81	\$292	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT PARK
<b>Totals:</b>			<b>\$361,000</b>			<b>\$361,000</b>	<b>\$110,800</b>		<b>\$269,255</b>	<b>\$177,845</b>	<b>\$86,100</b>	<b>408.0</b>		<b>1.41</b>	<b>1.41</b>			
								Sale. Ratio =>	30.69		Average		Average					
								Std. Dev. =>	14.53		per FF=>		per Net Acre=>		126,400.14			

**BAYSIDE, SCOTSS & SCOTT'S PARK IMPROVED**

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	Land Table	Rate Group 1	
013-320-000-016-00	N LAKEVIEW AVE	01/27/23	\$15,000	WD	03-ARM'S LENC	\$15,000	\$7,500	50.00	\$19,500	\$15,000	\$19,500	75.0	133.0	0.23	0.23	\$200	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT'S	
013-330-000-216-00	5407 W PARK	11/12/21	\$209,000	WD	03-ARM'S LENC	\$209,000	\$74,600	35.69	\$188,372	\$65,628	\$45,000	225.0	156.7	0.81	0.81	\$292	HUBBARD LAKE BACK LOT EAST DEDICATE	SCOTT PARK	
<b>Totals:</b>			<b>\$224,000</b>			<b>\$224,000</b>	<b>\$82,100</b>		<b>\$207,872</b>	<b>\$80,628</b>	<b>\$64,500</b>	<b>300.0</b>		<b>1.04</b>	<b>1.04</b>				
								Sale. Ratio =>	36.65		Average		Average						
								Std. Dev. =>	10.12		per FF=>		per Net Acre=>		77,676.30				
																\$269 ROUND UP TO TO \$270		<b>BAYSIDE, SCOTTS, &amp; SCOTT'S PARK USE \$270</b>	

**STEINBAUGHS IMPROVED**

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	Land Table	Rate Group 1	
013-360-000-010-00	W LAKE ST	09/21/22	\$7,000	WD	03-ARM'S LENC	\$7,000	\$4,000	57.14	\$8,000	\$7,000	\$8,000	80.0	200.0	0.37	0.37	\$88	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S	
013-360-000-018-01	N DETROIT ST	11/13/22	\$5,000	WD	03-ARM'S LENC	\$5,000	\$9,400	188.00	\$18,840	\$5,000	\$13,100	131.0	178.0	0.54	0.54	\$38	HUBBARD LAKE BACK LOT EAST DEDICATE	STEINBAUGH'S	
013-360-000-007-00	4503 HUBBARD LAKE RD	11/17/20	\$126,000	WD	03-ARM'S LENC	\$126,000	\$52,000	41.27	\$116,137	\$16,263	\$6,400	160.0	200.0	0.74	0.74	\$102	HUBBARD LAKE BACK LOT EAST DEDICATE		
<b>Totals:</b>			<b>\$138,000</b>			<b>\$138,000</b>	<b>\$65,400</b>		<b>\$142,977</b>	<b>\$28,263</b>	<b>\$27,500</b>	<b>371.0</b>		<b>1.64</b>	<b>1.64</b>				
								Sale. Ratio =>	41.27		Average		Average						
								Std. Dev. =>	#DIV/0!		per FF=>		per Net Acre=>		22,126.53				
																\$76 ROUND UP TO TO \$100		<b>STEINBAUGHS USE \$100</b>	

**CHIPPEWA & BAYWOOD WEST SIDE**

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	Land Table	Rate Group 1	
013-155-000-014-01	5489 CHIPPEWA LANE	09/03/21	\$95,000	WD	03-ARM'S LENC	\$95,000	\$32,900	34.63	\$76,237	\$45,763	\$27,000	100.0	100.0	0.23	0.23	\$458	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA	
013-155-000-018-00		05/24/21	\$130,000	WD	03-ARM'S LENC	\$130,000	\$61,400	47.23	\$146,020	\$24,480	\$40,500	150.0	100.0	0.34	0.34	\$163	HUBBARD LAKE BACK LOT WEST DEDICATE	CHIPPEWA	
<b>Totals:</b>			<b>\$225,000</b>			<b>\$225,000</b>	<b>\$94,300</b>		<b>\$222,257</b>	<b>\$70,243</b>	<b>\$67,500</b>	<b>250.0</b>		<b>0.57</b>	<b>0.57</b>				
								Sale. Ratio =>	41.91		Average		Average						
								Std. Dev. =>	1.41		per FF=>		per Net Acre=>		63,717.72				
																\$281 ROUND UP TO TO \$290		<b>CHIPPEWA &amp; BAYWOOD USE \$290</b>	

**HUBBARD LAKE BACKLOTS 4/1/2020 TO 3/31/2022**

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	Land Table	Rate Group 1	
021-003-300-010-01	BEAR SPRINGS RD, HUBB	12/15/21	\$40,000			\$40,000				\$40,000	\$40,000	161.0	493.0	2.89	2.89	\$248			
021-004-200-132-00	1959 HUBERT RD HUBBA	08/04/20	\$12,900			\$12,900				\$12,900	\$12,900	256.0	500.0	2.94	2.94	\$50			
021-016-300-150-00	5519 N MT MARIA HUBB	08/27/21	\$39,000			\$39,000				\$39,000	\$39,000	100.0	800.0	1.80	1.80	\$390			
<b>Totals:</b>			<b>\$91,900</b>			<b>\$91,900</b>	<b>\$0</b>		<b>\$0</b>	<b>\$91,900</b>	<b>\$91,900</b>	<b>517.0</b>		<b>7.63</b>	<b>7.63</b>				
								Sale. Ratio =>	0.00		Average		Average						
								Std. Dev. =>	#DIV/0!		per FF=>		per Net Acre=>		12,808.08				
																round \$178 to \$200		<b>USE \$200 AVERAGE BACKLOT NON SUBDIVISION</b>	

CALEDONIA TOWNSHIP

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	Land Table
021-010-300-010-00	BEAR SPRINGS RD, HUBB	06/30/23	\$115,000			\$115,000				\$115,000	\$115,000	170.5	250.0	0.80	0.80	\$675	deeded 50 ftx244 lake access 2 parcels share
021-010-300-010-00	BEAR SPRINGS RD, HUBB	10/27/21	\$90,000			\$90,000				\$90,000	\$90,000	170.5	250.0	0.80	0.80	\$528	deeded 50 ftx244 lake access 2 parcels share
<b>Totals:</b>			<b>\$205,000</b>			<b>\$205,000</b>	<b>\$0</b>		<b>\$0</b>	<b>\$205,000</b>	<b>\$205,000</b>	<b>340.9</b>		<b>1.60</b>	<b>1.60</b>		
							Sale. Ratio =>		0.00	Average			Average				
							Std. Dev. =>	#DIV/0!		per FF=>			per Net Acre=>				
												\$601			12,808.08		

401 & 402 vacant sales 4-1-23 to 3-31-25

DIRT RD Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
072-170-000-083-00+	SITZMARK DR SPRUCE	01/05/24	\$6,000		\$6,000	\$6,000	\$6,000	213.0	156.0	0.66	0.66	\$28	ALCONA	88	7000
072-170-000-035-00	35 MT MARIA BLVD	06/22/23	\$7,000		\$7,000	\$7,000	\$7,000	115.0	230.0	0.80	0.80	\$61	ALCONA	61	7000
023-150-000-037-00	MICHAEL DRIVE	08/31/23	\$3,000		\$3,000	\$3,000	\$3,000	100.0	150.0	0.34	0.34	\$30	ALCONA	827	6000
<b>Totals:</b>			<b>\$16,000</b>		<b>\$16,000</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>428.0</b>		<b>1.80</b>	<b>1.80</b>				
					<b>Average per FF=&gt;</b>			<b>\$37</b>		<b>Average per Net Acre=&gt;</b>	<b>8,888.89</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.20</b>

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
003-140-004-00	1550 TROYER RD FAIRVIEW	09/29/23	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	198.0	173.0	0.78	0.78	\$38	OSCODA	108	8000
083-023-000-545-00	1038 N EMERSON RD HERRON	03/13/24	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	170.0	214.0	0.84	0.84	\$44	ALPENA	231	6950
043-105-000-451-00	130 CUSTER RD ALPENA	10/31/24	\$3,750	VACANT LAND SALE	\$3,750	\$3,750	\$3,750	60.0	150.0	0.21	0.21	\$63	ALPENA	218	3750
<b>Totals:</b>			<b>\$18,750</b>		<b>\$18,750</b>	<b>\$18,750</b>	<b>\$18,750</b>	<b>428.0</b>		<b>1.83</b>	<b>1.83</b>				
					<b>Average per FF=&gt;</b>			<b>\$44</b>		<b>Average per Net Acre=&gt;</b>	<b>10,245.90</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.24</b>

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500
032-110-000-005-00	7981 ALDRICH RD SOUTH BRANCH	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900
072-170-000-059-00	5960 HILLTOP PARKWAY SPRUCE	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000
<b>Totals:</b>			<b>\$34,100</b>		<b>\$34,100</b>	<b>\$34,100</b>	<b>\$34,100</b>	<b>485.0</b>		<b>2.10</b>	<b>2.10</b>				
					<b>Average per FF=&gt;</b>			<b>\$70</b>		<b>Average per Net Acre=&gt;</b>	<b>16,238.10</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.37</b>

70+60=130/2=65

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500
054-065-000-027-00	W SCOTT RD	07/11/24	\$12,500		\$12,500	\$12,500	\$12,500	192.5				\$65	ALPENA		
046-590-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500
<b>Totals:</b>			<b>\$31,000</b>		<b>\$31,000</b>	<b>\$31,000</b>	<b>\$31,000</b>	<b>516.5</b>		<b>1.14</b>	<b>1.14</b>				
					<b>Average per FF=&gt;</b>			<b>\$60</b>		<b>Average per Net Acre=&gt;</b>	<b>27,145.36</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.62</b>

PAVED HIGHWAY Less than 1 Acre Lots Per FFT ALCONA & SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
060-014-400-245-00	S US 23	09/27/24	\$10,000		\$10,000	\$10,000	\$10,000	200.0	150.0	0.69	0.69	\$50	ALCONA	689	15000
063-039-000-002-10	US 23 S	04/04/22	\$13,000		\$13,000	\$13,000	\$13,000	200.0				\$65	ALPENA		
064-W40-000-022-00	N US 23	06/28/23	\$13,500		\$13,500	\$13,500	\$13,500	110.0	340.0	0.86	0.86	\$123	IOSCO	12	13500
021-C30-000-015-00	N US 23	07/14/23	\$6,000		\$6,000	\$6,000	\$6,000	100.0	150.0	0.34	0.34	\$60	IOSCO	329	6000
<b>Totals:</b>			<b>\$42,500</b>		<b>\$42,500</b>	<b>\$42,500</b>	<b>\$42,500</b>	<b>610.0</b>		<b>1.89</b>	<b>1.89</b>				
					<b>Average per FF=&gt;</b>			<b>\$70</b>		<b>Average per Net Acre=&gt;</b>	<b>22,498.68</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.52</b>

USE \$70 PER FFT BETTER ON PAVED US 23/F41

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD & VACANT BETTER & AVERAGE 100+

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	Land Table	Rate Group 1
013-155-000-002-00	5480 N MT MARIA RD	#####	\$242,500	WD	03-ARM'S LI	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+
<b>Totals:</b>			<b>\$242,500</b>			<b>\$242,500</b>	<b>\$90,000</b>	<b>37.11</b>	<b>\$200,000</b>	<b>\$242,500</b>	<b>\$200,000</b>	<b>100.0</b>		<b>0.39</b>	<b>0.39</b>					
						<b>Sale. Ratio =&gt;</b>		<b>37.11</b>		<b>Average per FF=&gt;</b>		<b>\$2,425</b>		<b>Average per Net Acre=&gt;</b>	<b>621,794.87</b>		<b>Average per SqFt=&gt;</b>	<b>\$14.27</b>		

BETTER & AVERAGE 100+ WEST HBLK USE \$2,400 PER FFT

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 VACANT 100+

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	Land Table	Rate Group 1
013-155-000-002-00	5480 N MT MARIA RD	#####	\$242,500	WD	03-ARM'S LI	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+
<b>Totals:</b>			<b>\$242,500</b>			<b>\$242,500</b>	<b>\$90,000</b>	<b>37.11</b>	<b>\$200,000</b>	<b>\$242,500</b>	<b>\$200,000</b>	<b>100.0</b>		<b>0.39</b>	<b>0.39</b>					
						<b>Sale. Ratio =&gt;</b>		<b>37.11</b>		<b>Average per FF=&gt;</b>		<b>\$2,425</b>		<b>Average per Net Acre=&gt;</b>	<b>621,794.87</b>		<b>Average per SqFt=&gt;</b>	<b>\$14.27</b>		

COMMERCIAL & INDUSTRIAL 201 & 301 vacant sales 4-1-23 to 3-31-25

DIRT RD Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
072-170-000-083-00+	SITZMARK DR SPRUCE	01/05/24	\$6,000		\$6,000	\$6,000	\$6,000	213.0	156.0	0.66	0.66	\$28	ALCONA	88	7000
072-170-000-035-00	35 MT MARIA BLVD	06/22/23	\$7,000		\$7,000	\$7,000	\$7,000	115.0	230.0	0.80	0.80	\$61	ALCONA	61	7000
023-150-000-037-00	MICHAEL DRIVE	08/31/23	\$3,000		\$3,000	\$3,000	\$3,000	100.0	150.0	0.34	0.34	\$30	ALCONA	827	6000
<b>Totals:</b>			<b>\$16,000</b>		<b>\$16,000</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>428.0</b>		<b>1.80</b>	<b>1.80</b>				
					<b>Average per FF=&gt;</b>			<b>\$37</b>		<b>Average per Net Acre=&gt;</b>	<b>8,888.89</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.20</b>

\$37 round up to \$40

USE \$40 PER FFT GRAVEL/DIRT

DIRT RD Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
003-140-004-00	1550 TROYER RD FAIRVIEW	09/29/23	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	198.0	173.0	0.78	0.78	\$38	OSCODA	108	8000
083-023-000-545-00	1038 N EMERSON RD HERRON	03/13/24	\$7,500	VACANT LAND SALE	\$7,500	\$7,500	\$7,500	170.0	214.0	0.84	0.84	\$44	ALPENA	231	6950
043-105-000-451-00	130 CUSTER RD ALPENA	10/31/24	\$3,750	VACANT LAND SALE	\$3,750	\$3,750	\$3,750	60.0	150.0	0.21	0.21	\$63	ALPENA	218	3750
<b>Totals:</b>			<b>\$18,750</b>		<b>\$18,750</b>	<b>\$18,750</b>	<b>\$18,750</b>	<b>428.0</b>		<b>1.83</b>	<b>1.83</b>				
					<b>Average per FF=&gt;</b>			<b>\$44</b>		<b>Average per Net Acre=&gt;</b>	<b>10,245.90</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.24</b>

PAVED RD Less than 1 Acre Lots Per FFT ALCONA COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
114-130-000-025-00	PINE TREE TRAIL	10/12/23	\$8,500		\$8,500	\$8,500	\$8,500	100.0	179.0	0.41	0.41	\$85	ALCONA	16	8500
032-110-000-005-00	7981 ALDRICH RD SOUTH BRANCH	11/09/23	\$13,600		\$13,600	\$13,600	\$13,600	190.0	165.0	0.86	0.86	\$72	ALCONA	55	15900
072-170-000-059-00	5960 HILLTOP PARKWAY SPRUCE	07/11/23	\$12,000		\$12,000	\$12,000	\$12,000	195.0	185.0	0.83	0.83	\$62	ALCONA	794	13000
<b>Totals:</b>			<b>\$34,100</b>		<b>\$34,100</b>	<b>\$34,100</b>	<b>\$34,100</b>	<b>485.0</b>		<b>2.10</b>	<b>2.10</b>				
					<b>Average per FF=&gt;</b>			<b>\$70</b>		<b>Average per Net Acre=&gt;</b>	<b>16,238.10</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.37</b>

70+60=130/2=65

USE \$65 PER FFT PAVED

PAVED RD Less than 1 Acre Lots Per FFT SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
064-P31-000-041-00	NORTH WEIR RD OSCODA	10/13/23	\$5,000		\$5,000	\$5,000	\$5,000	104.0	160.0	0.38	0.38	\$48	IOSCO	434	9500
054-065-000-027-00	W SCOTT RD	07/11/24	\$12,500		\$12,500	\$12,500	\$12,500	192.5				\$65	ALPENA		
046-590-000-042-00	TYSON ST GLENNIE	07/31/23	\$13,500		\$13,500	\$13,500	\$13,500	220.0	150.0	0.76	0.76	\$61	IOSCO	774	13500
<b>Totals:</b>			<b>\$31,000</b>		<b>\$31,000</b>	<b>\$31,000</b>	<b>\$31,000</b>	<b>516.5</b>		<b>1.14</b>	<b>1.14</b>				
					<b>Average per FF=&gt;</b>			<b>\$60</b>		<b>Average per Net Acre=&gt;</b>	<b>27,145.36</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.62</b>

PAVED HIGHWAY Less than 1 Acre Lots Per FFT ALCONA & SURROUNDING COUNTIES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	COUNTY	AYS ON MARKI	LIST PRICE
060-014-400-245-00	S US 23	09/27/24	\$10,000		\$10,000	\$10,000	\$10,000	200.0	150.0	0.69	0.69	\$50	ALCONA	689	15000
063-039-000-002-10	US 23 S	04/04/22	\$13,000		\$13,000	\$13,000	\$13,000	200.0				\$65	ALPENA		
064-W40-000-022-00	N US 23	06/28/23	\$13,500		\$13,500	\$13,500	\$13,500	110.0	340.0	0.86	0.86	\$123	IOSCO	12	13500
021-C30-000-015-00	N US 23	07/14/23	\$6,000		\$6,000	\$6,000	\$6,000	100.0	150.0	0.34	0.34	\$60	IOSCO	329	6000
<b>Totals:</b>			<b>\$42,500</b>		<b>\$42,500</b>	<b>\$42,500</b>	<b>\$42,500</b>	<b>610.0</b>		<b>1.89</b>	<b>1.89</b>				
					<b>Average per FF=&gt;</b>			<b>\$70</b>		<b>Average per Net Acre=&gt;</b>	<b>22,498.68</b>			<b>Average per SqFt=&gt;</b>	<b>\$0.52</b>

USE \$70 PER FFT BETTER ON PAVED US 23/F41

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 USING ABSTRACTION METHOD & VACANT BETTER & AVERAGE 100+

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	Land Table	Rate Group 1
013-155-000-002-00	5480 N MT MARIA RD	#####	\$242,500	WD	03-ARM'S LI	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+
<b>Totals:</b>			<b>\$242,500</b>			<b>\$242,500</b>	<b>\$90,000</b>	<b>37.11</b>	<b>\$200,000</b>	<b>\$242,500</b>	<b>\$200,000</b>	<b>100.0</b>		<b>0.39</b>	<b>0.39</b>					
						<b>Sale. Ratio =&gt;</b>		<b>37.11</b>		<b>Average per FF=&gt;</b>		<b>\$2,425</b>		<b>Average per Net Acre=&gt;</b>	<b>621,794.87</b>		<b>Average per SqFt=&gt;</b>	<b>\$14.27</b>		

BETTER & AVERAGE 100+ WEST HBLK USE \$2,400 PER FFT

HUBBARD LAKE WEST IMPROVED SALES LAND ANALYSIS 4/1/23-3/31/25 VACANT 100+

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	Land Table	Rate Group 1
013-155-000-002-00	5480 N MT MARIA RD	#####	\$242,500	WD	03-ARM'S LI	\$242,500	\$90,000	37.11	\$200,000	\$242,500	\$200,000	100.0	170.0	0.39	0.39	\$2,425	\$621,795	\$14.27	HUBBARD LAKE WEST	BETTER 100+
<b>Totals:</b>			<b>\$242,500</b>			<b>\$242,500</b>	<b>\$90,000</b>	<b>37.11</b>	<b>\$200,000</b>	<b>\$242,500</b>	<b>\$200,000</b>	<b>100.0</b>		<b>0.39</b>	<b>0.39</b>					
						<b>Sale. Ratio =&gt;</b>		<b>37.11</b>		<b>Average per FF=&gt;</b>		<b>\$2,425</b>		<b>Average per Net Acre=&gt;</b>	<b>621,794.87</b>		<b>Average per SqFt=&gt;</b>	<b>\$14.27</b>		

COMMERCIAL 201 LLWC

LOST LAKE WOODS CLUB ALL VACANT LOTS COMBINED 4/01/23 TO 3/31/25 ALL LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Class	Rate Group 1	
013-420-011-001-22	4030 N POPLAR RD	12/7/2023	\$16,000	WD	\$16,000	\$16,000	\$10,000	200.0	120.0	0.55	\$80	\$0.67	401	VACANT	
013-420-014-008-00	N COTTONTAIL TRL	10/30/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	0.14	\$40	\$0.33	402	VACANT	
013-420-016-033-00	N NORWAY RD	4/20/2023	\$7,500	PTA	\$7,500	\$7,500	\$7,500	150.0	120.0	0.41	\$50	\$0.42	001	VACANT	
013-420-021-012-01	N NORWAY RD	6/14/2024	\$10,000	WD	\$10,000	\$10,000	\$7,500	150.0	120.0	0.41	\$67	\$0.56	402	VACANT	
013-420-047-031-00	N CHIPMUNK TRAIL	1/19/2025	\$13,700	WD	\$13,700	\$13,700	\$7,500	150.0	120.0	0.41	\$91	\$0.76	402	VACANT	
013-420-054-037-00	N ELDER RD	9/24/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	0.14	\$40	\$0.33	402	VACANT	
013-420-056-027-00	N MOLE RD	8/6/2024	\$8,000	WD	\$8,000	\$8,000	\$7,500	150.0	120.0	0.41	\$53	\$0.44	402	VACANT	
013-420-058-006-26	N MOLE & ELDER RD	12/19/2023	\$18,000	WD	\$18,000	\$18,000	\$12,500	250.0	120.0	0.69	\$72	\$0.60	402	VACANT	
013-420-062-035-00	N BLACK BEAR TRAIL	5/19/2023	\$11,000	WD	\$11,000	\$11,000	\$8,200	205.0	240.0	0.57	\$54	\$0.45	402	VACANT	
013-420-064-030-36	N BURR OAK RD	11/30/2024	\$23,000	WD	\$23,000	\$23,000	\$17,500	350.0	120.0	0.96	\$66	\$0.55	402	VACANT	
013-420-069-011-00	N BURR OAK RD	9/4/2024	\$4,000	WD	\$4,000	\$4,000	\$5,000	100.0	120.0	0.28	\$40	\$0.33	402	VACANT	
013-420-071-008-00	N SHREW RD	5/9/2024	\$10,000	WD	\$10,000	\$10,000	\$10,000	200.0	120.0	0.55	\$50	\$0.42	001	VACANT	
013-420-071-031-00	N CHERRY RD	5/9/2024	\$8,700	WD	\$8,700	\$8,700	\$7,500	150.0	120.0	0.41	\$58	\$0.48	001	VACANT	
013-420-084-007-00	N SPRUCE RD	5/24/2023	\$5,000	WD	\$5,000	\$5,000	\$5,000	100.0	120.0	0.28	\$50	\$0.42	001	VACANT	
Totals:			\$138,900		\$138,900	\$138,900	\$110,700	2,255.0		6.21					
								Average per FF=>	\$62	Average per Net Acre=>		\$0.51			

LOST LAKE WOODS CLUB VACANT LOTS 4/01/23 TO 3/31/25 50 FFT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Class	Rate Group 1	
013-420-014-008-00	N COTTONTAIL TRL	10/30/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	0.14	\$40	\$0.33	402	VACANT	
013-420-054-037-00	N ELDER RD	9/24/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	0.14	\$40	\$0.33	402	VACANT	
Totals:			\$4,000		\$4,000	\$4,000	\$5,000	100.0		0.28					
								Average per FF=>	\$40	Average per Net Acre=>		\$0.33			

LOST LAKE WOODS CLUB VACANT LOTS 4/01/23 TO 3/31/25 100-150 FFT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Class	Rate Group 1	
013-420-069-011-00	N BURR OAK RD	9/4/2024	\$4,000	WD	\$4,000	\$4,000	\$5,000	100.0	120.0	0.28	\$40	\$0.33	402	VACANT	
013-420-084-007-00	N SPRUCE RD	5/24/2023	\$5,000	WD	\$5,000	\$5,000	\$5,000	100.0	120.0	0.28	\$50	\$0.42	001	VACANT	
Totals:			\$9,000		\$9,000	\$9,000	\$10,000	200.0		0.55					
								Average per FF=>	\$45	Average per Net Acre=>		\$0.38			

LOST LAKE WOODS VACANT LOTS USE \$45 PER FFT

LOST LAKE WOODS CLUB VACANT LOTS 4/01/23 TO 3/31/25 200+ FFT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/SqFt	Class	Rate Group 1	
013-420-011-001-22	4030 N POPLAR RD	12/7/2023	\$16,000	WD	\$16,000	\$16,000	\$10,000	200.0	120.0	0.55	\$80	\$0.67	401	VACANT	
013-420-016-033-00	N NORWAY RD	4/20/2023	\$7,500	PTA	\$7,500	\$7,500	\$7,500	150.0	120.0	0.41	\$50	\$0.42	001	VACANT	
013-420-021-012-01	N NORWAY RD	6/14/2024	\$10,000	WD	\$10,000	\$10,000	\$7,500	150.0	120.0	0.41	\$67	\$0.56	402	VACANT	
013-420-047-031-00	N CHIPMUNK TRAIL	1/19/2025	\$13,700	WD	\$13,700	\$13,700	\$7,500	150.0	120.0	0.41	\$91	\$0.76	402	VACANT	
013-420-056-027-00	N MOLE RD	8/6/2024	\$8,000	WD	\$8,000	\$8,000	\$7,500	150.0	120.0	0.41	\$53	\$0.44	402	VACANT	
013-420-058-006-26	N MOLE & ELDER RD	12/19/2023	\$18,000	WD	\$18,000	\$18,000	\$12,500	250.0	120.0	0.69	\$72	\$0.60	402	VACANT	
013-420-062-035-00	N BLACK BEAR TRAIL	5/19/2023	\$11,000	WD	\$11,000	\$11,000	\$8,200	205.0	240.0	0.57	\$54	\$0.45	402	VACANT	
013-420-064-030-36	N BURR OAK RD	11/30/2024	\$23,000	WD	\$23,000	\$23,000	\$17,500	350.0	120.0	0.96	\$66	\$0.55	402	VACANT	
013-420-071-008-00	N SHREW RD	5/9/2024	\$10,000	WD	\$10,000	\$10,000	\$10,000	200.0	120.0	0.55	\$50	\$0.42	001	VACANT	
013-420-071-031-00	N CHERRY RD	5/9/2024	\$8,700	WD	\$8,700	\$8,700	\$7,500	150.0	120.0	0.41	\$58	\$0.48	001	VACANT	
Totals:			\$125,900		\$125,900	\$125,900	\$95,700	1,955.0		5.39					
								Average per FF=>	\$64	Average per Net Acre=>		\$0.54			

developed lots first two lots at developed lot price then each additional lot at vacant lot price, more lots seems to decrease in price not increase, two lots needed to build that why those two lots seem to be higher price, lots of changes going on in club due to membership lots. Only need one lot for membership but two lots to build. Lost lake woods lake lots are not owned to the water edge by lake lot owners, Lost Lake Woods Club association owns a buffer area along lake shore that is for all residents public use. So currently have the lake lots at \$550 per ft due to the fact that lake lot owners have no true lake frontage, cannot put a dock in front of house ect. But they do sell higher per abstraction method than interior lots

Commercial Land Large Acreage is For Lost Lake Woods Land surrounding the golf course

Land Large Acreage is taking the Residential rate for 640 + acres at \$1200 per acre upland and then adjusting for the fact that this land cannot be sold due to the bylaws without majority approval of members the adjustment that has been made is to adjust the rate by 50 percent due to the fact of the excessive size and that it can not be developed by members of club after the adjustment the Land surrounding Golf Course is valued at \$600 per acre

This Land Large Tract is an area that is not set up to be developed as residential at this time, it is all vacant wooded property, All residential building has been limited to original subdivision area

Golf Course is taking the residential 640 plus rate and then decreasing it by 83% percent in that the land the golf course sits on has a raw value but its true value comes from the golf course itself

So the Residential 640 plus rate is decrease due to the fact that the value of the golf course comes more from the layout of the golf course not on the acreage that is under golf course.

The golf course true value is in which class is the Golf course based on the marshall valuation services quality index value, this looks at the value of the green space and comes up with a value per hole .

It looks at the yards of course, bunkers, acres, greens, slope, par, berm, tee areas, course conditions all things that make up the course itself.

The golf course rate after adjustments ends up at \$200 per acre

Lost lake Woods Golf course is rated at a class 2 from the from the MI state cost manuals UIP 17 Page 1 uip 14 class II

(low) 18 holes at rate of \$90250 and 83 % good and 90% arch multiplier to Depreciated cost of \$1,213,502 and after ecf applied is \$718393 TCV

**LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD & VACANT LOTS COMBINED 4/01/23 TO 3/31/25 ALL LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Fron	Class	ate Group	ate Group
013-420-002-007-00	N RACoon TRAIL	8/30/2024	\$202,000	WD	\$202,000	\$64,176	\$26,250	150.0	240.0	\$428	150.00	402	VACANT	
013-420-002-008-00	4149 N RACoon TRAIL	8/30/2024	\$202,000	WD	\$202,000	\$64,176	\$26,250	150.0	240.0	\$428	150.00	401	AVG. DEVELOPED	
013-420-006-016-36	4080 N COTTONTAIL TRL	6/25/2024	\$163,000	WD	\$163,000	\$65,718	\$32,500	250.0	120.0	\$263	250.00	401	AVG. DEVI VACANT	
013-420-011-001-22	4030 N POPLAR RD	12/7/2023	\$16,000	WD	\$16,000	\$16,000	\$10,000	200.0	120.0	\$80	200.00	401	VACANT	
013-420-014-008-00	N COTTONTAIL TRL	10/30/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	\$40	50.00	402	VACANT	
013-420-016-033-00	N NORWAY RD	4/20/2023	\$7,500	PTA	\$7,500	\$7,500	\$7,500	150.0	120.0	\$50	150.00	001	VACANT	
013-420-018-036-00	4284 N NORWAY RD	11/15/2024	\$165,000	WD	\$165,000	\$70,421	\$26,250	150.0	120.0	\$469	150.00	001	AVG. DEVI VACANT	
013-420-021-012-01	N NORWAY RD	6/14/2024	\$10,000	WD	\$10,000	\$10,000	\$7,500	150.0	120.0	\$67	150.00	402	VACANT	
013-420-022-001-01	4104 N WEASEL TRL	6/20/2023	\$282,000	WD	\$282,000	\$16,057	\$30,000	200.0	120.0	\$80	200.00	401	AVG. DEVI VACANT	
013-420-024-012-01	4365 N NORWAY RD	12/10/2024	\$159,000	WD	\$159,000	\$14,633	\$27,500	150.0	120.0	\$98	150.00	401	AVG. DEVI VACANT	
013-420-027-009-01	4151 N WEASEL TRL	5/3/2024	\$225,000	WD	\$225,000	\$96,179	\$28,500	200.0	240.0	\$481	200.00	401	AVG. DEVI VACANT	
013-420-033-014-00	4287 N ASH RD	12/8/2023	\$73,500	WD	\$73,500	\$14,582	\$27,500	150.0	120.0	\$97	150.00	401	AVG. DEVI VACANT	
013-420-036-006-28	4035 N PHEASANT RD	6/2/2023	\$240,000	WD	\$240,000	\$36,552	\$32,500	250.0	120.0	\$146	250.00	401	AVG. DEVI VACANT	
013-420-037-003-00	4125 N PHEASANT RD	1/17/2024	\$195,000	WD	\$195,000	\$24,233	\$30,000	200.0	120.0	\$121	200.00	401	AVG. DEVI VACANT	
013-420-038-032-00	4266 N HAZEL RD	10/20/2023	\$58,000	WD	\$58,000	\$10,091	\$25,000	100.0	120.0	\$101	100.00	401	AVG. DEVELOPED	
013-420-039-021-00	4316 N HAZEL RD	12/20/2023	\$50,000	WD	\$50,000	\$19,339	\$19,500	150.0	240.0	\$129	150.00	001	AVG. DEVELOPED	
013-420-041-028-02	4040 N OWL RD	11/26/2024	\$265,000	WD	\$265,000	\$72,226	\$26,250	150.0	120.0	\$482	150.00	401	AVG. DEVI VACANT	
013-420-041-034-00	4080 N OWL RD	9/7/2023	\$160,000	WD	\$160,000	\$40,051	\$30,000	200.0	120.0	\$200	200.00	401	AVG. DEVI VACANT	
013-420-043-012-14	4265 N HAZEL RD	2/29/2024	\$190,000	WD	\$190,000	\$104,774	\$35,000	300.0	120.0	\$349	300.00	401	AVG. DEVI VACANT	
013-420-043-035-37	4284 N OWL RD	6/29/2023	\$120,000	WD	\$120,000	\$27,836	\$27,500	150.0	120.0	\$186	150.00	401	AVG. DEVI VACANT	
013-420-047-018-20	4195 N OWL RD	5/29/2024	\$195,000	WD	\$195,000	\$148,369	\$27,500	150.0	120.0	\$989	150.00	401	AVG. DEVI VACANT	
013-420-047-031-00	N CHIPMUNK TRAIL	1/19/2025	\$13,700	WD	\$13,700	\$13,700	\$7,500	150.0	120.0	\$91	150.00	402	VACANT	
013-420-048-010-13	4263 N OWL RD	1/21/2025	\$199,900	WD	\$199,900	\$112,729	\$30,000	200.0	120.0	\$564	200.00	401	AVG. DEVI VACANT	
013-420-049-008-00	4355 N OWL RD	9/13/2023	\$90,000	WD	\$90,000	\$14,714	\$25,000	100.0	120.0	\$147	100.00	401	AVG. DEVELOPED	
013-420-049-026-01	4344 N CHIPMUNK TRL	8/9/2024	\$135,000	WD	\$135,000	\$52,423	\$35,250	350.0	240.0	\$150	350.00	401	AVG. DEVI VACANT	
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	\$235,000	\$23,169	\$27,500	150.0	120.0	\$154	150.00	401	AVG. DEVI VACANT	
013-420-054-037-00	N ELDER RD	9/24/2024	\$2,000	QC	\$2,000	\$2,000	\$2,500	50.0	120.0	\$40	50.00	402	VACANT	
013-420-056-027-00	N MOLE RD	8/6/2024	\$8,000	WD	\$8,000	\$8,000	\$7,500	150.0	120.0	\$53	150.00	402	VACANT	
013-420-058-006-26	N MOLE & ELDER RD	12/19/2023	\$18,000	WD	\$18,000	\$18,000	\$12,500	250.0	120.0	\$72	250.00	402	VACANT	
013-420-058-008-30	4249 N ELDER RD	9/6/2024	\$175,000	WD	\$175,000	\$88,018	\$30,000	200.0	120.0	\$440	200.00	401	AVG. DEVI VACANT	
013-420-061-012-01	4043 N MOLE RD	7/5/2023	\$151,000	WD	\$151,000	\$71,974	\$27,500	150.0	120.0	\$480	150.00	401	AVG. DEVI VACANT	
013-420-062-035-00	N BLACK BEAR TRAIL	5/19/2023	\$11,000	WD	\$11,000	\$11,000	\$8,200	205.0	240.0	\$54	205.00	402	VACANT	
013-420-064-030-36	N BURR OAK RD	11/30/2024	\$23,000	WD	\$23,000	\$23,000	\$17,500	350.0	120.0	\$66	350.00	402	VACANT	
013-420-067-020-57	4151 N BLACK BEAR TRL	12/16/2024	\$210,000	WD	\$210,000	\$52,845	\$65,000	300.0	120.0	\$176	300.00	401	AVG. DEVI AVG. DEVELOPED	
013-420-067-058-00	4166 N PORCUPINE RD	6/28/2023	\$131,000	WD	\$131,000	\$43,303	\$25,000	100.0	120.0	\$433	100.00	401	AVG. DEVELOPED	
013-420-068-043-00	N BLACK BEAR TRAIL	8/22/2024	\$900	WD	\$900	\$900	\$2,500	50.0	120.0	\$18	50.00	402	VACANT	
013-420-069-004-24	4331 N BURR OAK RD	12/4/2023	\$325,000	WD	\$325,000	\$29,676	\$41,200	424.0	120.0	\$70	424.00	401	AVG. DEVI VACANT	
013-420-069-011-00	N BURR OAK RD	9/4/2024	\$4,000	WD	\$4,000	\$4,000	\$5,000	100.0	120.0	\$40	100.00	402	VACANT	
013-420-071-008-00	N SHREW RD	5/9/2024	\$10,000	WD	\$10,000	\$10,000	\$10,000	200.0	120.0	\$50	200.00	001	VACANT	
013-420-071-019-00	4099 N SHREW RD	7/23/2024	\$231,000	WD	\$231,000	\$49,965	\$30,000	200.0	120.0	\$250	200.00	401	AVG. DEVI VACANT	
013-420-071-031-00	N CHERRY RD	5/9/2024	\$8,700	WD	\$8,700	\$8,700	\$7,500	150.0	120.0	\$58	150.00	001	VACANT	
013-420-072-008-00	4145 N PORCUPINE RD	10/18/2024	\$235,000	WD	\$235,000	\$83,449	\$30,000	200.0	120.0	\$417	200.00	401	AVG. DEVI VACANT	
013-420-073-031-00	4264 N PORCUPINE RD	7/23/2024	\$130,000	WD	\$130,000	\$56,837	\$16,890	111.0	240.0	\$512	111.00	401	LAKE VIEW	
013-420-076-018-00	2256 E PANTHER TRL	10/7/2023	\$105,900	WD	\$105,900	\$39,783	\$27,500	150.0	120.0	\$265	150.00	401	AVG. DEVI VACANT	
013-420-077-009-10	4143 N CHERRY RD	6/9/2023	\$90,000	WD	\$90,000	\$5,103	\$25,000	100.0	120.0	\$51	100.00	401	LAKE VIEW	
013-420-084-007-00	N SPRUCE RD	5/24/2023	\$5,000	WD	\$5,000	\$5,000	\$5,000	100.0	120.0	\$50	100.00	001	VACANT	

Totals: \$5,528,100 \$5,528,100 \$1,753,201 \$1,027,040 8,090.0  
Average  
per FF=> \$217

**LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/23 TO 3/31/25 ALL LOTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Fron	Class	ate Group	ate Group
013-420-002-008-00	4149 N RACoon TRAIL	8/30/2024	\$202,000	WD	\$202,000	\$64,176	\$26,250	150.0	240.0	\$428	150.00	401	AVG. DEVELOPED	
013-420-006-016-36	4080 N COTTONTAIL TRL	6/25/2024	\$163,000	WD	\$163,000	\$65,718	\$32,500	250.0	120.0	\$263	250.00	401	AVG. DEVI VACANT	
013-420-018-036-00	4284 N NORWAY RD	11/15/2024	\$165,000	WD	\$165,000	\$70,421	\$26,250	150.0	120.0	\$469	150.00	001	AVG. DEVI VACANT	
013-420-022-001-01	4104 N WEASEL TRL	6/20/2023	\$282,000	WD	\$282,000	\$16,057	\$30,000	200.0	120.0	\$80	200.00	401	AVG. DEVI VACANT	
013-420-024-012-01	4365 N NORWAY RD	12/10/2024	\$159,000	WD	\$159,000	\$14,633	\$27,500	150.0	120.0	\$98	150.00	401	AVG. DEVI VACANT	
013-420-027-009-01	4151 N WEASEL TRL	5/3/2024	\$225,000	WD	\$225,000	\$96,179	\$28,500	200.0	240.0	\$481	200.00	401	AVG. DEVI VACANT	
013-420-033-014-00	4287 N ASH RD	12/8/2023	\$73,500	WD	\$73,500	\$14,582	\$27,500	150.0	120.0	\$97	150.00	401	AVG. DEVI VACANT	
013-420-036-006-28	4035 N PHEASANT RD	6/2/2023	\$240,000	WD	\$240,000	\$36,552	\$32,500	250.0	120.0	\$146	250.00	401	AVG. DEVI VACANT	
013-420-037-003-00	4125 N PHEASANT RD	1/17/2024	\$195,000	WD	\$195,000	\$24,233	\$30,000	200.0	120.0	\$121	200.00	401	AVG. DEVI VACANT	
013-420-038-032-00	4266 N HAZEL RD	10/20/2023	\$58,000	WD	\$58,000	\$10,091	\$25,000	100.0	120.0	\$101	100.00	401	AVG. DEVELOPED	
013-420-039-021-00	4316 N HAZEL RD	12/20/2023	\$50,000	WD	\$50,000	\$19,339	\$19,500	150.0	240.0	\$129	150.00	001	AVG. DEVELOPED	
013-420-041-028-02	4040 N OWL RD	11/26/2024	\$265,000	WD	\$265,000	\$72,226	\$26,250	150.0	120.0	\$482	150.00	401	AVG. DEVI VACANT	
013-420-041-034-00	4080 N OWL RD	9/7/2023	\$160,000	WD	\$160,000	\$40,051	\$30,000	200.0	120.0	\$200	200.00	401	AVG. DEVI VACANT	
013-420-043-012-14	4265 N HAZEL RD	2/29/2024	\$190,000	WD	\$190,000	\$104,774	\$35,000	300.0	120.0	\$349	300.00	401	AVG. DEVI VACANT	
013-420-043-035-37	4284 N OWL RD	6/29/2023	\$120,000	WD	\$120,000	\$27,836	\$27,500	150.0	120.0	\$186	150.00	401	AVG. DEVI VACANT	
013-420-047-018-20	4195 N OWL RD	5/29/2024	\$195,000	WD	\$195,000	\$148,369	\$27,500	150.0	120.0	\$989	150.00	401	AVG. DEVI VACANT	
013-420-048-010-13	4263 N OWL RD	1/21/2025	\$199,900	WD	\$199,900	\$112,729	\$30,000	200.0	120.0	\$564	200.00	401	AVG. DEVI VACANT	
013-420-049-008-00	4355 N OWL RD	9/13/2023	\$90,000	WD	\$90,000	\$14,714	\$25,000	100.0	120.0	\$147	100.00	401	AVG. DEVELOPED	
013-420-049-026-01	4344 N CHIPMUNK TRL	8/9/2024	\$135,000	WD	\$135,000	\$52,423	\$35,250	350.0	240.0	\$150	350.00	401	AVG. DEVI VACANT	
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	\$235,000	\$23,169	\$27,500	150.0	120.0	\$154	150.00	401	AVG. DEVI VACANT	
013-420-058-008-30	4249 N ELDER RD	9/6/2024	\$175,000	WD	\$175,000	\$88,018	\$30,000	200.0	120.0	\$440	200.00	401	AVG. DEVI VACANT	
013-420-061-012-01	4043 N MOLE RD	7/5/2023	\$151,000	WD	\$151,000	\$71,974	\$27,500	150.0	120.0	\$480	150.00	401	AVG. DEVI VACANT	
013-420-067-020-57	4151 N BLACK BEAR TRL	12/16/2024	\$210,000	WD	\$210,000	\$52,845	\$65,000	300.0	120.0	\$176	300.00	401	AVG. DEVI VACANT	AVG. DEVELOPED
013-420-067-058-00	4166 N PORCUPINE RD	6/28/2023	\$131,000	WD	\$131,000	\$43,303	\$25,000	100.0	120.0	\$433	100.00	401	AVG. DEVELOPED	
013-420-069-004-24	4331 N BURR OAK RD	12/4/2023	\$325,000	WD	\$325,000	\$29,676	\$41,200	424.0	120.0	\$70	424.00	401	AVG. DEVI VACANT	
013-420-071-019-00	4099 N SHREW RD	7/23/2024	\$231,000	WD	\$231,000	\$49,965	\$30,000	200.0	120.0	\$250	200.00	401	AVG. DEVI VACANT	
013-420-072-008-00	4145 N PORCUPINE RD	10/18/2024	\$235,000	WD	\$235,000	\$83,449	\$30,000	200.0	120.0	\$417	200.00	401	AVG. DEVI VACANT	
013-420-073-031-00	4264 N PORCUPINE RD	7/23/2024	\$130,000	WD	\$130,000	\$56,837	\$16,890	111.0	240.0	\$512	111.00	401	LAKE VIEW	
013-420-076-018-00	2256 E PANTHER TRL	10/7/2023	\$105,900	WD	\$105,900	\$39,783	\$27,500	150.0	120.0	\$265	150.00	401	AVG. DEVI VACANT	
013-420-077-009-10	4143 N CHERRY RD	6/9/2023	\$90,000	WD	\$90,000	\$5,103	\$25,000	100.0	120.0	\$51	100.00	401	LAKE VIEW	
Totals:			\$5,186,300		\$5,186,300	\$1,549,225	\$887,590	5,635.0						
										Average				
										per FF=>				\$275

**LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/23 TO 3/31/25 0-100ft**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Fron	Class	ate Group	ate Group
013-420-038-032-00	4266 N HAZEL RD	10/20/2023	\$58,000	WD	\$58,000	\$10,091	\$25,000	100.0	120.0	\$101	100.00	401	AVG. DEVELOPED	
013-420-049-008-00	4355 N OWL RD	9/13/2023	\$90,000	WD	\$90,000	\$14,714	\$25,000	100.0	120.0	\$147	100.00	401	AVG. DEVELOPED	
013-420-067-058-00	4166 N PORCUPINE RD	6/28/2023	\$131,000	WD	\$131,000	\$43,303	\$25,000	100.0	120.0	\$433	100.00	401	AVG. DEVELOPED	
Totals:			\$279,000		\$279,000	\$68,108	\$75,000	300.0						
										Average				
										per FF=>				\$227

LOST LAKE WOODS DEVELOPED & LAKE VIEW USE \$225 PER FFT

LOST LAKE WOODS CLUB IMPROVED ABSTACTION METOD 4/01/23 TO 3/31/25 150+FFT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF\actual Fron	Class	ate Group	ate Group
013-420-002-008-00	4149 N RACCOON TRAIL	8/30/2024	\$202,000	WD	\$202,000	\$64,176	\$26,250	150.0	240.0	\$428	150.00	401	AVG. DEVELOPED
013-420-006-016-36	4080 N COTTONTAIL TRL	6/25/2024	\$163,000	WD	\$163,000	\$65,718	\$32,500	250.0	120.0	\$263	250.00	401	AVG. DEVI VACANT
013-420-018-036-00	4284 N NORWAY RD	11/15/2024	\$165,000	WD	\$165,000	\$70,421	\$26,250	150.0	120.0	\$469	150.00	001	AVG. DEVI VACANT
013-420-022-001-01	4104 N WEASEL TRL	6/20/2023	\$282,000	WD	\$282,000	\$16,057	\$30,000	200.0	120.0	\$80	200.00	401	AVG. DEVI VACANT
013-420-024-012-01	4365 N NORWAY RD	12/10/2024	\$159,000	WD	\$159,000	\$14,633	\$27,500	150.0	120.0	\$98	150.00	401	AVG. DEVI VACANT
013-420-027-009-01	4151 N WEASEL TRL	5/3/2024	\$225,000	WD	\$225,000	\$96,179	\$28,500	200.0	240.0	\$481	200.00	401	AVG. DEVI VACANT
013-420-033-014-00	4287 N ASH RD	12/8/2023	\$73,500	WD	\$73,500	\$14,582	\$27,500	150.0	120.0	\$97	150.00	401	AVG. DEVI VACANT
013-420-036-006-28	4035 N PHEASANT RD	6/2/2023	\$240,000	WD	\$240,000	\$36,552	\$32,500	250.0	120.0	\$146	250.00	401	AVG. DEVI VACANT
013-420-037-003-00	4125 N PHEASANT RD	1/17/2024	\$195,000	WD	\$195,000	\$24,233	\$30,000	200.0	120.0	\$121	200.00	401	AVG. DEVI VACANT
013-420-039-021-00	4316 N HAZEL RD	12/20/2023	\$50,000	WD	\$50,000	\$19,339	\$19,500	150.0	240.0	\$129	150.00	001	AVG. DEVELOPED
013-420-041-028-02	4040 N OWL RD	11/26/2024	\$265,000	WD	\$265,000	\$72,226	\$26,250	150.0	120.0	\$482	150.00	401	AVG. DEVI VACANT
013-420-041-034-00	4080 N OWL RD	9/7/2023	\$160,000	WD	\$160,000	\$40,051	\$30,000	200.0	120.0	\$200	200.00	401	AVG. DEVI VACANT
013-420-043-012-14	4265 N HAZEL RD	2/29/2024	\$190,000	WD	\$190,000	\$104,774	\$35,000	300.0	120.0	\$349	300.00	401	AVG. DEVI VACANT
013-420-043-035-37	4284 N OWL RD	6/29/2023	\$120,000	WD	\$120,000	\$27,836	\$27,500	150.0	120.0	\$186	150.00	401	AVG. DEVI VACANT
013-420-047-018-20	4195 N OWL RD	5/29/2024	\$195,000	WD	\$195,000	\$148,369	\$27,500	150.0	120.0	\$989	150.00	401	AVG. DEVI VACANT
013-420-048-010-13	4263 N OWL RD	1/21/2025	\$199,900	WD	\$199,900	\$112,729	\$30,000	200.0	120.0	\$564	200.00	401	AVG. DEVI VACANT
013-420-049-026-01	4344 N CHIPMUNK TRL	8/9/2024	\$135,000	WD	\$135,000	\$52,423	\$35,250	350.0	240.0	\$150	350.00	401	AVG. DEVI VACANT
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	\$235,000	\$23,169	\$27,500	150.0	120.0	\$154	150.00	401	AVG. DEVI VACANT
013-420-058-008-30	4249 N ELDER RD	9/6/2024	\$175,000	WD	\$175,000	\$88,018	\$30,000	200.0	120.0	\$440	200.00	401	AVG. DEVI VACANT
013-420-061-012-01	4043 N MOLE RD	7/5/2023	\$151,000	WD	\$151,000	\$71,974	\$27,500	150.0	120.0	\$480	150.00	401	AVG. DEVI VACANT
013-420-067-020-57	4151 N BLACK BEAR TRL	12/16/2024	\$210,000	WD	\$210,000	\$52,845	\$65,000	300.0	120.0	\$176	300.00	401	AVG. DEVI AVG. DEVELOPED
013-420-069-004-24	4331 N BURR OAK RD	12/4/2023	\$325,000	WD	\$325,000	\$29,676	\$41,200	424.0	120.0	\$70	424.00	401	AVG. DEVI VACANT
013-420-071-019-00	4099 N SHREW RD	7/23/2024	\$231,000	WD	\$231,000	\$49,965	\$30,000	200.0	120.0	\$250	200.00	401	AVG. DEVI VACANT
013-420-072-008-00	4145 N PORCUPINE RD	10/18/2024	\$235,000	WD	\$235,000	\$83,449	\$30,000	200.0	120.0	\$417	200.00	401	AVG. DEVI VACANT
013-420-076-018-00	2256 E PANTHER TRL	10/7/2023	\$105,900	WD	\$105,900	\$39,783	\$27,500	150.0	120.0	\$265	150.00	401	AVG. DEVI VACANT
Totals:			\$4,687,300		\$4,687,300	\$1,419,177	\$770,700	5,124.0					
								Average					
								per FF=>					\$277