

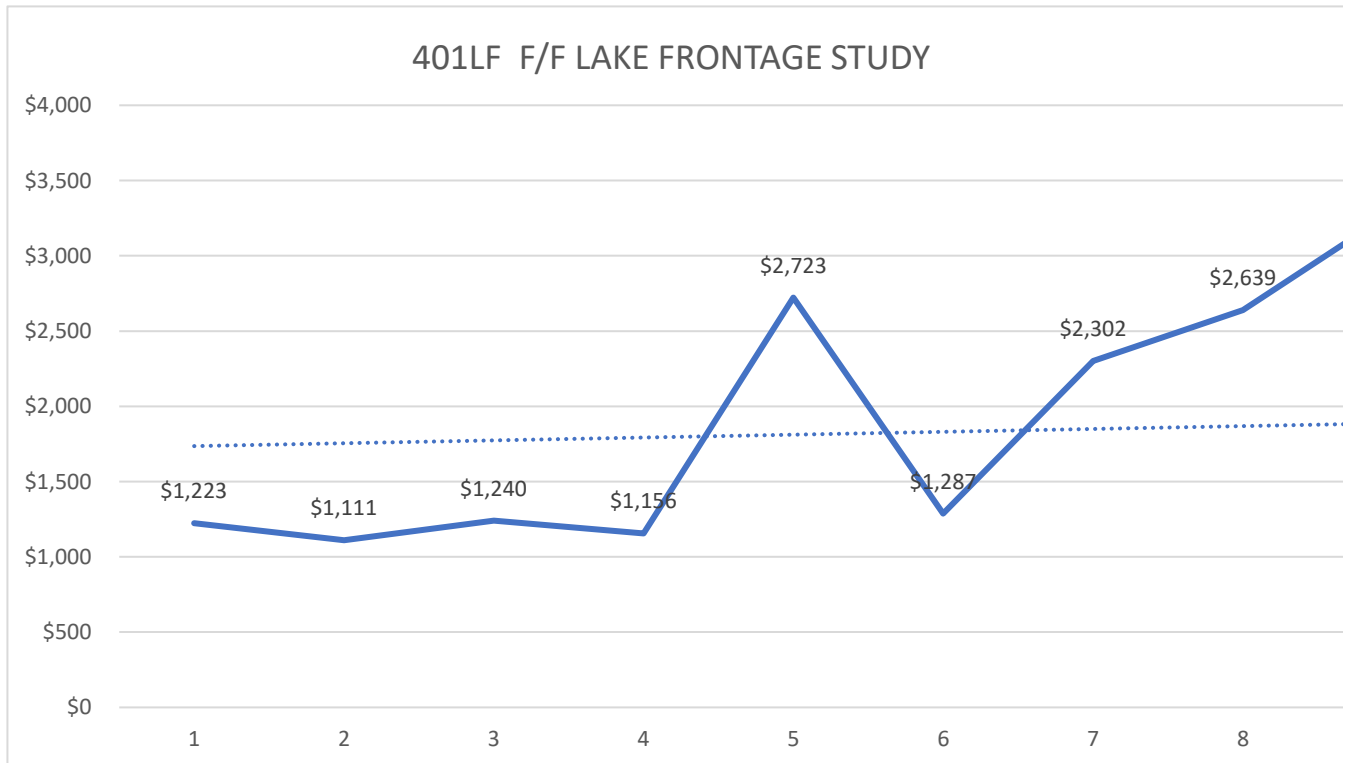
2023 120 LAND ANALYSIS LAKE F/F STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-023-400-041-10	797 S US-23	10/22/20	\$183,500	WD
060-023-400-065-01	909 S US-23	11/25/20	\$190,000	WD
060-023-400-065-10	911 S US-23	12/01/20	\$124,000	WD
060-023-400-070-00	913 S US-23	11/06/20	\$450,000	WD
060-023-400-095-00	951 S CRESCENT DR	08/30/21	\$355,100	WD
060-023-400-100-00	S US-23	09/28/21	\$130,000	WD
061-135-000-012-00	1675 S SUNRISE DR	08/10/20	\$265,000	WD
061-140-000-019-00	1911 S SUNRISE DR	10/15/21	\$300,000	WD
061-145-000-003-01	428 N HURON TERRACE DR	09/04/20	\$186,000	WD
061-170-000-020-00	1063 S CRESCENT RD	12/29/21	\$487,382	WD
061-170-000-026-00	1089 S CRESCENT RD	07/10/20	\$375,000	WD
061-225-000-003-00	761 S LK HURON SHORE DR	07/28/20	\$260,991	WD
061-350-000-004-00	545 N PRESERVE BEACH DR	10/06/20	\$180,000	WD
120-110-012-161-00	204 N LAKE ST	09/17/20	\$233,000	WD
120-130-000-010-00	109 HURON AVE	03/31/21	\$324,500	WD
120-130-000-025-00	301 HURON AVE	10/19/20	\$319,900	WD
120-130-000-031-00	307 HURON AVE	08/19/20	\$215,000	WD

Totals: \$4,579,373

Mean	1887.841927
Standard Error	211.8466372
Median	1353.208
Mode	#N/A
Standard Deviation	873.4660615
Sample Variance	762942.9607
Kurtosis	-0.689033399
Skewness	0.92961318
Range	2561.602367
Minimum	1110.656456
Maximum	3672.258824
Sum	32093.31276
Count	17

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$183,500	\$120,000	65.40	\$262,500
03-ARM'S LENGTH	\$190,000	\$136,900	72.05	\$299,373
03-ARM'S LENGTH	\$124,000	\$80,000	64.52	\$175,000
03-ARM'S LENGTH	\$450,000	\$235,800	52.40	\$501,720
19-MULTI PARCEL ARM'S LENGTH	\$355,100	\$126,300	35.57	\$256,822
19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$88,400	68.00	\$176,750
03-ARM'S LENGTH	\$255,000	\$86,500	33.92	\$221,884
03-ARM'S LENGTH	\$300,000	\$114,100	38.03	\$233,352
03-ARM'S LENGTH	\$186,000	\$46,900	25.22	\$118,182
03-ARM'S LENGTH	\$487,382	\$134,900	27.68	\$323,990
03-ARM'S LENGTH	\$375,000	\$199,800	53.28	\$424,599
03-ARM'S LENGTH	\$260,991	\$152,700	58.51	\$331,802
03-ARM'S LENGTH	\$180,000	\$77,500	43.06	\$175,000
03-ARM'S LENGTH	\$224,000	\$60,200	26.88	\$120,491
03-ARM'S LENGTH	\$324,500	\$161,800	49.86	\$341,204
03-ARM'S LENGTH	\$312,959	\$160,100	51.16	\$320,138
03-ARM'S LENGTH	\$215,000	\$112,700	52.42	\$225,376
\$4,553,432		\$2,094,600		\$4,508,183
			Sale. Ratio =>	46.00
			Std. Dev. =>	15.00



2023 120 LAND ANALYSIS LAKE F/F STUDY

Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$183,500	\$0	\$262,500	150.0	0.0	0.00	0.00
\$190,000	\$0	\$299,373	171.1	0.0	0.00	0.00
\$124,000	\$0	\$175,000	100.0	0.0	1.21	1.21
\$100,530	\$349,470	\$152,250	87.0	525.0	1.05	1.05
\$275,028	\$80,072	\$176,750	101.0	229.0	0.53	0.53
\$130,000	\$0	\$176,750	101.0	229.0	0.53	0.53
\$138,116	\$116,884	\$105,000	60.0	176.0	0.24	0.24
\$197,898	\$102,102	\$131,250	75.0	109.0	0.19	0.19
\$144,818	\$41,182	\$77,000	44.0	382.0	0.39	0.39
\$312,142	\$175,240	\$148,750	85.0	220.0	0.43	0.43
\$169,151	\$205,849	\$218,750	125.0	223.0	0.64	0.64
\$153,189	\$107,802	\$224,000	128.0	370.0	1.09	1.09
\$180,000	\$0	\$175,000	100.0	460.0	1.06	1.06
\$187,509	\$36,491	\$84,000	60.0	264.0	0.30	0.30
\$179,991	\$144,509	\$196,695	131.1	158.1	0.48	0.48
\$131,421	\$181,538	\$138,600	99.0	165.0	0.38	0.38
\$105,124	\$109,876	\$115,500	82.5	0.0	0.00	0.30
\$2,902,417		\$2,857,168	1,699.7		8.51	8.80
	Average		\$1,708	Average		341,260.08
	per FF=>			per Net Acre=>		

USE \$1700 PER F/F



2023 120 LAND ANALYSIS LAKE F/F STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$1,223	#DIV/0!	#DIV/0!	150.00	401L	2.02E+11	
\$1,111	#DIV/0!	#DIV/0!	171.07	401L	2.02E+11	
\$1,240	\$102,310	\$2.35	100.00	401L	2.02E+11	
\$1,156	\$95,834	\$2.20	87.00	401L	2.02E+11	
\$2,723	\$517,944	\$11.89	101.00	401L	2.021E+11	060-023-400-085-00
\$1,287	\$244,821	\$5.62	101.00	401L	2.021E+11	060-023-400-090-00
\$2,302	\$570,727	\$13.10	60.00	401L	2.02E+11	
\$2,639	\$1,052,649	\$24.17	75.00	401L	2.021E+11	
\$3,291	\$375,176	\$8.61	44.00	401L	2.02E+11	
\$3,672	\$727,604	\$16.70	85.00	401L	2.022E+11	
\$1,353	\$264,298	\$6.07	125.00	401L	2.02E+11	
\$1,197	\$140,928	\$3.24	128.00	401L	2.02E+11	
\$1,800	\$170,455	\$3.91	100.00	401L	2.02E+11	
\$3,125	\$618,842	\$14.21	0.00	401L	2.02E+11	
\$1,373	\$378,132	\$8.68	131.13	401L	2.021E+11	
\$1,327	\$350,456	\$8.05	99.00	401L	2.02E+11	
\$1,274	#DIV/0!	#DIV/0!	82.50	401L	2.02E+11	

**Average
per SqFt=>**

\$7.83

Land Table	Gravel	Paved	Inspected Date	Use Code	Class
LAKE FRONT PARCELS	0	0	12/20/2021		409
LAKE FRONT PARCELS	0	0	12/20/2021		408
LAKE FRONT PARCELS	0	0	12/20/2021		409
LAKE FRONT PARCELS	0	0	2/8/1998		408
LAKE FRONT PARCELS	0	0	9/28/2014		408
LAKE FRONT PARCELS	0	0	9/28/2014		409
LAKE FRONT PARCELS	1	0	9/2/2009		408
LAKE FRONT PARCELS	0	1	9/2/2009		408
LAKE FRONT PARCELS	1	0	1/13/2021		408
LAKE FRONT PARCELS	0	1	1/7/1999		408
LAKE FRONT PARCELS	0	1	1/13/2021		408
LAKE FRONT PARCELS	0	0	12/5/2019		408
LAKE FRONT PARCELS	0	0	12/20/2021		409
LAKE VALUES 401LK	0	0	12/21/2021		408
LAKE VALUES 401LK	0	0	7/19/2016		408
LAKE VALUES 401LK	0	0	9/10/2020		408
LAKE VALUES 401LK	0	0	9/10/2020		408

Rate Group 1	Rate Group 2	Rate Group 3
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
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LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE FRONTAGE		LAKE HURON
LAKE F/F		LAKE HURON
LAKE F/F		LAKE HURON
LAKE F/F		LAKE HURON
LAKE F/F		LAKE HURON