

**FRONTAGE (UNDER 1-AC)**

**2023 LAND ANALYSIS - W-401. WEST - I75/M13 & E-101 E-175/M13 2YR 4/01/2020 - 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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date
100-004-100-040-00	1117 E CHIP RD	07/21/21	\$90,900	WD	03-ARM'S LENGTH	\$90,900	\$37,900	41.69	\$76,578	\$30,710	\$16,388	160.0	152.0	0.44	0.56	\$192	\$70,275	\$1.61	160.00	CR-50	202112835		WEST-I75/M13	7/30/2021
100-004-300-030-05	3431 S FRASER RD	11/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,600	42.04	\$197,419	\$63,806	\$36,225	174.0	275.0	0.97	1.10	\$367	\$66,052	\$1.52	174.00	CR-50	202015846		WEST-I75/M13	5/14/2021
100-006-400-060-00	3476 SEVEN MILE RD	08/25/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,600	44.71	\$131,600	\$39,300	\$30,900	180.0	190.0	0.82	0.96	\$218	\$47,694	\$1.09	180.00	CR-50	202013554		WEST-I75/M13	8/25/2020
100-006-400-070-00	495 E WHEELER RD	03/11/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,500	33.20	\$89,237	\$43,563	\$7,800	285.0	190.0	0.21	0.52	\$153	\$209,438	\$4.81	285.00	CR-50	202104217		WEST-I75/M13	5/14/2021
100-010-200-050-00	3552 S FOUR MILE RD	10/01/20	\$166,900	WD	03-ARM'S LENGTH	\$166,900	\$56,500	33.85	\$115,209	\$68,491	\$16,800	253.0	0.0	0.45	0.64	\$271	\$152,882	\$3.51	253.00	CR-50	202014108		WEST-I75/M13	11/2/2020
100-013-300-100-00	4445 THREE MILE RD	11/20/20	\$160,900	WD	08-ESTATE	\$160,900	\$56,300	34.99	\$117,987	\$58,588	\$15,675	104.0	208.0	0.42	0.50	\$563	\$140,163	\$3.22	104.00	CR-50	202017215		WEST-I75/M13	10/27/2021
100-013-300-130-00	4433 THREE MILE RD	10/12/20	\$109,000	WD	08-ESTATE	\$109,000	\$45,700	41.93	\$98,499	\$26,176	\$15,675	104.0	208.0	0.42	0.50	\$252	\$62,622	\$1.44	104.00	CR-50	202014446		WEST-I75/M13	11/2/2020
100-014-200-050-00	4138 THREE MILE RD	02/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$99,251	\$55,749	\$15,035	132.0	160.0	0.40	0.50	\$422	\$139,373	\$3.20	132.00	CR-50	202103532		WEST-I75/M13	5/17/2021
100-015-200-060-00	1900 E WILDER RD	03/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,900	34.74	\$101,590	\$66,223	\$32,813	165.0	264.0	0.88	1.00	\$401	\$75,683	\$1.74	165.00	CR-50	202105373		WEST-I75/M13	10/18/2021
100-015-200-070-00	1914 WILDER RD	02/08/21	\$130,050	WD	03-ARM'S LENGTH	\$130,050	\$61,900	47.60	\$169,539	(\$19,614)	\$19,875	100.0	264.0	0.53	0.61	(\$196)	(\$37,008)	(\$0.85)	100.00	CR-50	202102297		WEST-I75/M13	5/14/2021
100-015-200-160-00	4238 FOUR MILE RD	07/02/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$67,500	33.58	\$134,580	\$98,220	\$31,800	200.0	217.8	0.85	1.00	\$491	\$115,825	\$2.66	200.00	CR-50	202103592		WEST-I75/M13	5/26/2022
100-018-200-040-00	4056 S SEVEN MILE RD	07/23/20	\$120,500	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17	\$91,243	\$50,320	\$21,563	150.0	200.0	0.58	0.69	\$335	\$87,513	\$2.01	150.00	CR-50	202009956		WEST-I75/M13	11/23/2020
100-019-400-030-00	334 MIDLAND RD	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,200	44.27	\$65,781	\$17,169	\$7,950	50.0	218.0	0.21	0.25	\$343	\$80,986	\$1.86	50.00	RD-50	202112663		WEST-I75/M13	7/27/2021
100-020-100-071-00	625 MIDLAND RD	08/14/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,200	46.56	\$124,973	\$14,915	\$14,888	110.0	190.0	0.40	0.48	\$136	\$37,569	\$0.86	110.00	RD-50	202011565		WEST-I75/M13	10/21/2020
100-020-200-110-01	987 MIDLAND RD	01/11/22	\$129,500	OTH	03-ARM'S LENGTH	\$129,500	\$42,900	33.13	\$86,674	\$62,101	\$19,275	100.0	257.0	0.51	0.59	\$621	\$120,819	\$2.77	100.00	RD-50	202201407		WEST-I75/M13	1/31/2022
100-020-400-030-00	782 E MIDLAND RD	08/31/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$92,300	35.51	\$203,573	\$92,665	\$36,338	105.0	435.0	0.97	1.05	\$883	\$95,630	\$2.20	105.00	RD-50	202012341		WEST-I75/M13	9/18/2020
100-021-200-170-00	1403 MIDLAND RD	03/23/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$63,700	46.16	\$141,688	\$21,362	\$25,050	98.0	330.0	0.67	0.74	\$218	\$31,979	\$0.73	98.00	RD-50	202104778		WEST-I75/M13	6/1/2021
100-021-200-260-00	1269 MIDLAND RD	10/01/20	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$28,600	47.67	\$63,799	\$32,501	\$36,300	142.0	330.0	0.97	1.08	\$229	\$33,575	\$0.77	142.00	RD-50	202015078		WEST-I75/M13	11/2/2020
100-021-300-100-00	4913 S FRASER RD	10/26/20	\$62,519	WD	03-ARM'S LENGTH	\$62,519	\$32,600	52.14	\$73,578	\$3,941	\$15,000	132.0	165.0	0.40	0.50	\$30	\$9,853	\$0.23	132.00	RD-50	202015772		WEST-I75/M13	11/2/2020
100-021-300-220-01	4815 S FRASER RD	02/05/21	\$80,000	WD	31-SPLIT IMPROVED	\$80,000	\$28,600	35.75	\$57,654	\$33,559	\$11,213	100.0	165.0	0.30	0.38	\$366	\$112,237	\$2.58	100.00	RD-50	202102288		WEST-I75/M13	5/14/2021
100-021-300-290-00	1084 MIDLAND RD	12/27/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$31,700	33.72	\$62,846	\$38,879	\$7,725	68.0	165.0	0.21	0.26	\$572	\$188,733	\$4.33	68.00	RD-50	202121446		WEST-I75/M13	1/4/2022
100-021-300-310-00	1108 MIDLAND RD	05/20/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,000	39.29	\$108,667	\$46,333	\$15,000	132.0	165.0	0.40	0.50	\$351	\$115,833	\$2.66	132.00	RD-50	202114928		WEST-I75/M13	5/24/2021
100-021-300-370-00	1246 MIDLAND RD	08/27/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,100	62.80	\$93,556	\$982	\$19,538	85.0	300.0	0.52	0.59	\$12	\$1,885	\$0.04	85.00	RD-50	202114928		WEST-I75/M13	11/4/2021
100-022-100-100-02	1549 MIDLAND RD	03/01/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$44,900	29.95	\$101,319	\$69,019	\$20,438	127.0	220.0	0.55	0.64	\$543	\$126,640	\$2.91	127.00	RD-50	202103522		WEST-I75/M13	7/27/2021
100-022-100-100-03	1547 MIDLAND RD	04/16/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300	46.05	\$200,062	\$35,688	\$15,750	120.0	125.0	0.42	0.42	\$297	\$84,971	\$1.95	120.00	RD-50	202107455		WEST-I75/M13	7/27/2021
100-023-200-140-00	2393 MIDLAND RD	08/07/20	\$104,000	WD	09-FAMILY	\$104,000	\$46,200	44.42	\$103,947	\$33,803	\$33,750	132.0	330.0	0.90	1.00	\$256	\$37,559	\$0.86	132.00	RD-50	202011174		WEST-I75/M13	8/26/2020
100-023-300-080-00	2238 MIDLAND RD	03/18/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$47,000	27.81	\$109,612	\$75,926	\$16,538	100.0	225.0	0.44	0.52	\$759	\$172,168	\$3.95	100.00	RD-50	202204326		WEST-I75/M13	5/26/2022
100-023-300-090-00	2246 MIDLAND RD	03/12/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,900	37.07	\$114,748	\$41,790	\$16,538	100.0	225.0	0.44	0.52	\$418	\$94,762	\$2.18	100.00	RD-50	202104305		WEST-I75/M13	9/24/2021
100-023-400-110-00	4761 WESTVIEW DR	06/24/20	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$41,000	44.32	\$89,533	\$19,130	\$16,163	100.0	187.9	0.43	0.43	\$191	\$44,385	\$1.02	100.00	RD-50	202009144		WEST-I75/M13	7/28/2020
100-024-100-060-00	2709 MIDLAND RD	12/10/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$47,100	37.83	\$82,406	\$70,369	\$28,275	190.0	195.7	0.75	0.85	\$370	\$93,328	\$2.14	58.00	DS-50	202121182		WEST-I75/M13	1/5/2022
100-024-300-120-00	4805 THREE MILE RD	03/08/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,000	54.29	\$76,426	\$11,387	\$17,813	77.5	300.0	0.48	0.53	\$147	\$23,973	\$0.55	77.50	DS-50	202103915		WEST-I75/M13	5/17/2021
100-024-300-200-00	2538 MIDLAND RD	07/12/21	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$44,100	35.88	\$89,850	\$68,263	\$35,213	80.0	544.5	0.94	1.00	\$853	\$72,698	\$1.67	80.00	DS-50	202112426		WEST-I75/M13	7/26/2021
100-025-100-020-00	5185 THREE MILE RD	12/11/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,200	49.78	\$134,675	\$33,588	\$33,263	130.0	330.0	0.89	0.99	\$258	\$37,867	\$0.87	130.00	DS-50	202018053		WEST-I75/M13	1/6/2021
100-025-100-030-00	5159 THREE MILE RD	06/16/21	\$154,750	WD	03-ARM'S LENGTH	\$154,750	\$55,400	35.80	\$112,328	\$77,185	\$34,763	136.0	330.0	0.93	1.03	\$568	\$83,263	\$1.91	136.00	DS-50	202110999		WEST-I75/M13	2/9/2022
100-025-100-070-00	5115 THREE MILE RD	12/09/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$49,800	32.76	\$130,517	\$38,358	\$16,875	98.0	230.0	0.45	0.52	\$391	\$85,240	\$1.96	98.00	DS-50	202018355		WEST-I75/M13	12/16/2020
100-025-300-020-02	5351 THREE MILE RD	09/10/20	\$179,900	AFF	21-NOT USED/OTHER	\$179,900	\$84,300	46.86	\$165,212	\$46,451	\$31,763	170.0	250.0	0.85	0.98	\$273	\$54,842	\$1.26	170.00	DS-50	202012776		WEST-I75/M13	10/6/2020
100-026-300-120-00	2053 E SALZBURG RD	09/17/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$52,300	39.47	\$111,837	\$46,201	\$25,538	100.0	329.8	0.68	0.76	\$462	\$67,843	\$1.56	100.00	RU-70	202013139		WEST-I75/M13	10/6/2020
100-027-200-020-01	5100 FOUR MILE RD	09/10/20	\$211,400	WD	33-TO BE DETERMINED	\$211,400	\$171,600	33.87	\$152,979	\$84,671	\$26,250	147.0	250.0	0.70	0.81	\$602	\$120,959	\$2.78	140.67	RU-70	202013677		WEST-I75/M13	9/18/2020
100-027-300-140-01	1599 SALZBURG RD	07/28/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$67,800	43.77	\$143,697	\$27,103	\$15,900	85.0	250.0	0.42	0.49	\$319	\$63,922	\$1.47	85.00	RU-70	202011171		WEST-I75/M13	8/3/2020
100-029-300-030-01	5279 SEVEN																							

100-W10-000-014-00	5457 MAXINE CT	01/05/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$52,400	40.34	\$112,401	\$50,979	\$33,480	90.0	135.0	0.28	0.28	\$566	\$182,720	\$4.19	90.00	O/NCG	202102499	WEST-175/M13	10/27/2021
100-W10-000-018-00	5436 LORRAINE CT	02/22/21	\$103,900	WD	03-ARM'S LENGTH	\$103,900	\$57,800	55.63	\$123,739	\$13,641	\$33,480	90.0	135.0	0.28	0.28	\$152	\$48,892	\$1.12	90.00	O/NCG	202103094	WEST-175/M13	5/14/2021
100-W11-000-046-00	5368 LORRAINE CT	07/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,900	39.33	\$129,206	\$67,414	\$31,620	85.0	135.0	0.26	0.26	\$793	\$256,327	\$5.88	85.00	O/NCG	202113289	WEST-175/M13	7/30/2021
100-W11-000-047-00	5360 LORRAINE CT	08/13/21	\$128,350	WD	03-ARM'S LENGTH	\$128,350	\$59,500	46.36	\$118,207	\$41,763	\$31,620	85.0	135.0	0.26	0.26	\$491	\$158,795	\$3.65	85.00	O/NCG	202114113	WEST-175/M13	4/22/2022
<b>Totals:</b>			<b>\$13,350,544</b>			<b>\$13,340,044</b>	<b>\$5,430,500</b>		<b>\$11,300,077</b>	<b>\$4,437,948</b>	<b>\$2,391,160</b>	<b>9,532.5</b>		<b>40.43</b>	<b>44.72</b>								
							<b>Sale. Ratio =&gt;</b>	<b>40.71</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>7.07</b>		<b>per FF=&gt;</b>	<b>\$466</b>		<b>per Net Acre=&gt;</b>	<b>109,774.12</b>		<b>per SqFt=&gt;</b>	<b>\$2.52</b>						

**2023 USED \$466 FF (SUB W75/E75 NEWER)**

**1 AC - 2+ AC**

100-004-300-050-04	1124 E CHIP RD	06/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,900	43.51	\$209,664	\$64,305	\$48,969	280.0	312.0	1.79	2.01	\$230	\$35,844	\$0.82	280.00	R/AG	202007799	WEST-175/M13	6/14/2021	
100-034-200-030-11	1958 E SALZBURG RD	09/11/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,600	54.00	\$45,702	\$40,000	\$45,702	340.6	256.0	1.55	2.00	\$117	\$25,773	\$0.59	340.55	RM-40	202015017	WEST-175/M13	6/13/2022	
100-034-200-030-11	1958 E SALZBURG RD	09/03/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$21,600	49.09	\$45,702	\$44,000	\$45,702	340.6	256.0	1.55	2.00	\$129	\$28,351	\$0.65	340.55	RM-40	202115298	WEST-175/M13	6/13/2022	
100-035-400-090-03	2457 E HOTCHKISS RD	07/10/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,700	55.13	\$167,323	\$21,977	\$39,300	0.0	0.0	1.12	1.26	#DIV/0!	\$19,622	\$0.45	0.00	RM-40	202010264	WEST-175/M13	7/1/2021	
100-031-400-030-02	5904 SEVEN MILE RD	04/05/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$83,300	40.05	\$166,376	\$80,279	\$38,655	233.7	233.7	1.08	1.25	\$343	\$74,539	\$1.71	233.72	RU-70	202105468	WEST-175/M13	5/14/2021	
100-033-300-060-03	1041 E HOTCHKISS RD	12/01/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,300	42.65	\$184,113	\$59,912	\$44,025	440.0	175.0	1.44	1.77	\$136	\$41,751	\$0.96	440.00	RU-70	202017581	WEST-175/M13	12/2/2020	
100-032-400-050-05	5934 S FRASER RD	08/31/21	\$306,255	WD	03-ARM'S LENGTH	\$306,255	\$116,400	38.01	\$232,334	\$115,216	\$41,295	200.0	306.0	1.25	1.41	\$576	\$91,952	\$2.11	200.00	RU-70	202115327	WEST-175/M13	11/4/2021	
100-032-400-050-08	5940 S FRASER RD	08/12/21	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$113,400	37.19	\$226,284	\$116,806	\$38,190	170.0	301.0	1.05	1.18	\$687	\$111,669	\$2.56	170.00	RU-70	202114335	WEST-175/M13	11/4/2021	
100-032-400-050-05	5934 S FRASER RD	05/18/21	\$306,000	OTH	03-ARM'S LENGTH	\$306,000	\$116,400	38.04	\$232,334	\$114,961	\$41,295	200.0	306.0	1.25	1.41	\$575	\$91,749	\$2.11	200.00	RU-70	202115326	WEST-175/M13	11/4/2021	
100-024-100-340-00	4531 THREE MILE RD	05/17/21	\$243,000	OTH	08-ESTATE	\$243,000	\$88,500	36.42	\$179,178	\$104,592	\$40,770	266.0	233.0	1.22	1.42	\$393	\$85,872	\$1.97	266.00	DS-50	202109298	WEST-175/M13	5/24/2021	
100-021-300-310-00	1108 MIDLAND RD	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,700	53.36	\$146,996	\$31,382	\$38,378	411.0	270.3	1.08	0.50	\$76	\$29,193	\$0.67	411.00	RD-50	202109369	100-021-300-250-04	WEST-175/M13	5/24/2021
100-022-200-020-05	E NORTH UNION RD	04/19/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$19,300	58.48	\$40,725	\$33,000	\$40,725	0.0	0.0	1.22	1.35	#DIV/0!	\$27,160	\$0.62	0.00	RM-40	202107688	WEST-175/M13	8/29/2022	
100-022-200-020-07	E NORTH UNION RD	06/26/20	\$35,450	WD	03-ARM'S LENGTH	\$35,450	\$18,300	51.62	\$40,590	\$35,450	\$40,590	0.0	0.0	1.21	1.34	#DIV/0!	\$29,395	\$0.67	0.00	RM-40	202008513	WEST-175/M13	10/27/2021	
100-027-300-130-01	1591 E SALZBURG RD	11/24/20	\$104,000	WD	08-ESTATE	\$104,000	\$59,300	57.02	\$131,211	\$12,674	\$39,885	124.0	440.0	1.16	1.25	\$102	\$10,935	\$0.25	124.00	RU-70	202017272	WEST-175/M13	8/17/2022	
100-023-100-240-08	4571 FOUR MILE RD	02/01/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$159,100	41.87	\$346,075	\$84,325	\$50,400	200.0	447.0	1.90	2.05	\$422	\$44,382	\$1.02	200.00	RD-50	202019899	WEST-175/M13	2/16/2021	
100-020-200-030-08	4578 FRASER RD	08/26/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,700	44.79	\$249,353	\$55,277	\$39,630	182.3	325.0	1.14	1.29	\$303	\$48,404	\$1.11	200.00	CR-50	202012161	WEST-175/M13	9/9/2020	
100-020-200-060-01	937 MIDLAND RD	01/19/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,900	45.33	\$151,186	\$38,764	\$37,950	169.0	340.0	1.03	1.03	\$229	\$37,635	\$0.86	169.00	RD-50	202101079	WEST-175/M13	2/16/2021	
100-019-100-050-02	15 MIDLAND RD	06/09/21	\$80,000	WD	08-ESTATE	\$80,000	\$29,900	37.38	\$60,954	\$66,436	\$47,390	279.0	330.0	1.68	2.11	\$238	\$39,616	\$0.91	278.98	RM-40	202110797/202110802	202110797	WEST-175/M13	9/9/2021
100-013-300-180-00	4355 THREE MILE RD	05/21/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$54,000	47.79	\$109,777	\$41,233	\$38,010	195.0	264.0	1.03	1.18	\$211	\$39,877	\$0.92	195.00	CR-50	202109553	WEST-175/M13	6/1/2021	
100-005-300-010-01	677 E WHEELER RD	06/11/20	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$52,300	42.01	\$115,686	\$56,015	\$47,201	450.0	194.0	1.66	2.00	\$124	\$33,683	\$0.77	450.00	R/AG	202007785	WEST-175/M13	6/26/2020	
100-006-100-060-01	3055 S EIGHT MILE RD	09/15/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,700	50.58	\$121,986	\$38,109	\$40,095	230.0	275.0	1.17	1.35	\$166	\$32,488	\$0.75	230.00	CR-50	202115849	WEST-175/M13	9/20/2021	
100-007-300-040-02	3863 EIGHT MILE RD	05/22/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$97,700	45.02	\$207,396	\$58,735	\$49,131	380.0	240.0	1.81	2.09	\$155	\$32,522	\$0.75	380.00	RU-70	202006803	WEST-175/M13	4/26/2022	
100-007-400-040-00	406 OTT RD	06/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,700	50.47	\$151,641	\$42,984	\$44,625	250.0	290.0	1.48	1.66	\$172	\$29,142	\$0.67	250.00	CR-50	202110385/202110384	202110385	WEST-175/M13	8/17/2022
100-010-100-030-01	1582 WHEELER RD	08/05/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$57,400	55.19	\$121,333	\$21,277	\$38,610	250.0	220.0	1.07	1.26	\$85	\$19,811	\$0.45	250.00	CR-50	202010699	WEST-175/M13	12/8/2020	
100-010-100-030-01	1582 WHEELER RD	11/30/20	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$57,400	40.17	\$121,333	\$60,177	\$38,610	250.0	220.0	1.07	1.26	\$241	\$56,031	\$1.29	250.00	CR-50	202017990	WEST-175/M13	12/8/2020	
100-011-300-010-13	3939 S FOUR MILE RD	11/10/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,200	54.13	\$230,153	\$48,407	\$43,560	231.9	297.0	1.40	1.58	\$209	\$34,478	\$0.79	231.93	CR-50	202119039 & 20211903	20211903	WEST-175/M13	6/3/2020
100-014-400-010-10	2415 S NORTH UNION RD	09/15/20	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$103,900	44.80	\$217,736	\$55,534	\$41,370	165.0	365.0	1.26	1.38	\$337	\$44,145	\$1.01	165.00	CR-50	202013039	WEST-175/M13	10/6/2020	
100-019-300-030-01	130 E MIDLAND RD	01/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,100	42.83	\$150,300	\$83,625	\$53,925	0.0	0.0	2.15	2.38	#DIV/0!	\$38,895	\$0.89	0.00	RM-40	202201345	WEST-175/M13	7/13/2022	

**\$1,625,452**

**Average per Net Acre=>**

**\$42,984.32**

**2023 USED \$43,000 1 ACRE SEE RES-ACREAGE TABLES**

**3 AC - 5+ ACRES ALL AG ACREAGE**

100-006-400-050-02	451 E WHEELER RD	01/10/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$124,100	34.96	\$238,066	\$141,072	\$24,138	0.0	0.0	5.00	5.00	#DIV/0!	\$28,214	\$0.65	0.00	RM-40	202200981/202200982	202200982	WEST-175/M13	5/23/2022
100-020-200-060-03	S FRASER RD	01/19/21	\$37,900	WD	03-ARM'S LENGTH	\$37,900	\$6,800	17.94	\$19,840	\$37,900	\$19,840	0.0	0.0	3.20	3.20	#DIV/0!	\$11,844	\$0.27	0.00	RD-50	202101079	WEST-175/M13	5/26/2022	
100-036-300-070-00	5859 S THREE MILE RD	11/06/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$29,100	68.47	\$63,033	\$42,500	\$63,033	246.0	1059.0	5.79	5.98	\$173	\$7,335	\$0.17	246.00	RU-70	202016938	WEST-175/M13	5/20/2022	
100-035-300-010-11	5745 FOUR MILE RD	10/23/20	\$230,000	WD	33-TO BE DETERMINED	\$230,000	\$75,700	32.91	\$164,191	\$129,051	\$63,242	170.1	0.0	5.84	5.97	\$759	\$22,094	\$0.51	170.06	RU-70	202015700	WEST-175/M13	11/12/2020	

**\$350,523**

**19.84**

**1.5 AC ROUNDED UP @ 20% = \$51,600**  
**2.0 AC ROUNDED UP @ 15% = \$59,350**  
**2.5 AC ROUNDED UP @ 14% = \$67,650**

**3.0 AC ROUNDED DOWN @ (15%) = \$57,500**  
**4.0 AC ROUNDED DOWN @ (5%) = \$54,625**  
**5.0 AC ROUNDED UP @**

20.0 AC **ROUNDED UP @ 30% = \$151,600**  
 25.0 AC **ROUNDED UP @ 20% = \$181,920.**  
 30.0 AC **ROUNDED UP @ 20% = \$218,300**

**40 AC - 100+ ACRES ALL AG ACREAGE**

100-018-200-080-03	S SEVEN MILE RD	12/17/21	\$469,759	WD	03-ARM'S LENGTH	\$469,759	\$208,000	44.28	\$419,688	\$469,759	\$419,688	0.0	0.0	73.10	73.10	#DIV/0!	\$6,426	\$0.15	0.00	RM-40	202121007	WEST-175/M13	5/25/2022
100-019-200-010-05	MIDLAND RD	03/02/22	\$403,610	WD	03-ARM'S LENGTH	\$403,610	\$164,600	40.78	\$335,448	\$403,610	\$335,448	0.0	0.0	65.64	66.05	#DIV/0!	\$6,149	\$0.14	0.00	RD-50	202203149	WEST-175/M13	3/7/2022
100-026-100-010-00	FOUR MILE RD	02/02/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$117,000	36.28	\$238,195	\$322,500	\$238,195	0.0	0.0	42.17	42.67	#DIV/0!	\$7,648	\$0.18	0.00	RM-40	202201900	WEST-175/M13	2/28/2022
100-031-400-070-03	5844 S SEVEN MILE RD	05/20/21	\$300,700	WD	09-FAMILY	\$300,700	\$202,700	67.41	\$409,080	\$300,700	\$409,080	0.0	0.0	74.31	74.31	#DIV/0!	\$4,047	\$0.09	0.00	RM-40	202109380	WEST-175/M13	6/2/2021
100-032-300-070-04	SEVEN MILE RD	05/20/21	\$198,300	WD	09-FAMILY	\$198,300	\$135,100	68.13	\$272,574	\$198,300	\$272,574	0.0	0.0	49.00	49.00	#DIV/0!	\$4,047	\$0.09	0.00	RM-40	2021109381	WEST-175/M13	6/2/2021
100-033-400-030-04	MACKINAW RD	09/15/20	\$173,700	WD	03-ARM'S LENGTH	\$173,700	\$106,200	61.14	\$214,301	\$173,700	\$214,301	0.0	0.0	40.39	40.39	#DIV/0!	\$4,301	\$0.10	0.00	RM-40	202013080	WEST-175/M13	1/25/2021
										<b>\$1,868,569</b>													
											<b>344.61</b>												

40.0 AC **ROUNDED UP @ 30% = \$283,800**  
 50.0 AC **ROUNDED UP @ 25% = \$354,700**  
 100.0 AC **ROUNDED UP @ 100% = \$709,500**