

2024 LAND ANALYSIS: WEST & EAST I-75 LAND TABLES: RES-WITH ACRES ACREAGE TABLE: 2YR 4/01/2021 - 3/31/2023

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
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	\$73,936	\$33,789	\$16,825	160.0	152.0	0.44	0.56	\$211	\$77,320	\$1.78	160.00
100-004-300-030-09	3449 S FRASER RD	10/19/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$121,400	38.54	\$256,019	\$96,172	\$37,191	174.0	275.0	0.97	1.10	\$553	\$99,557	\$2.29	174.00
100-005-400-045-00	3434 S FRASER RD	04/08/22	\$170,100	WD	03-ARM'S LENGTH	\$170,100	\$63,500	37.33	\$120,031	\$99,992	\$49,923	236.1	673.3	3.47	3.65	\$423	\$28,808	\$0.66	236.12
100-006-100-010-01	209 E CHIP RD	03/15/23	\$225,000	WD	09-FAMILY	\$225,000	\$85,000	37.78	\$157,201	\$137,174	\$69,375	244.0	1302.0	7.11	7.29	\$562	\$19,299	\$0.44	244.00
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	\$118,097	\$42,998	\$41,095	230.0	275.0	1.17	1.35	\$187	\$36,656	\$0.84	230.00
100-007-400-040-00	406 OTT RD	06/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,700	50.47	\$144,574	\$51,051	\$45,625	250.0	290.0	1.48	1.66	\$204	\$34,611	\$0.79	250.00
100-011-300-010-13	3939 S FOUR MILE RD	11/10/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,000	45.11	\$222,385	\$57,175	\$44,560	231.9	297.0	1.40	1.58	\$247	\$40,723	\$0.93	231.93
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	\$108,341	\$43,669	\$39,010	195.0	264.0	1.03	1.18	\$224	\$42,233	\$0.97	195.00
100-016-100-030-18	4075 S FRASER RD	12/06/22	\$198,800	MLC	09-FAMILY	\$198,800	\$110,200	55.43	\$201,921	\$55,966	\$59,087	170.0	657.4	2.44	2.57	\$329	\$22,965	\$0.53	170.00
100-018-300-040-02	4355 S EIGHT MILE RD	05/26/22	\$245,000	OTH	03-ARM'S LENGTH	\$245,000	\$113,100	46.16	\$201,884	\$80,885	\$37,769	160.0	300.0	0.98	1.10	\$506	\$82,452	\$1.89	160.00
100-019-100-050-02	15 MIDLAND RD	06/09/21	\$80,000	WD	08-ESTATE	\$80,000	\$29,900	37.38	\$56,806	\$71,584	\$48,390	279.0	330.0	1.68	2.11	\$257	\$42,686	\$0.98	278.98
100-019-300-030-01	130 MIDLAND RD	01/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,100	42.83	\$163,260	\$71,665	\$54,925	298.5	0.0	2.15	2.38	\$240	\$33,333	\$0.77	0.00
100-019-400-030-00	334 MIDLAND RD	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,200	44.27	\$80,746	\$2,416	\$8,162	50.0	218.0	0.21	0.25	\$48	\$11,396	\$0.26	50.00
100-020-200-110-01	987 MIDLAND RD	01/11/22	\$129,500	OTH	03-ARM'S LENGTH	\$129,500	\$42,900	33.13	\$107,649	\$41,640	\$19,789	100.0	257.0	0.51	0.59	\$416	\$81,012	\$1.86	100.00
100-021-200-150-00	1407 MIDLAND RD	08/24/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,100	42.48	\$151,653	\$39,604	\$26,257	100.0	330.0	0.68	0.76	\$396	\$58,070	\$1.33	100.00
100-021-200-160-00	1405 MIDLAND RD	06/17/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$86,400	36.77	\$187,541	\$73,370	\$25,911	98.8	330.0	0.67	0.75	\$743	\$109,019	\$2.50	98.75
100-021-300-120-01	4909 S FRASER RD	05/06/22	\$86,900	WD	03-ARM'S LENGTH	\$86,900	\$39,600	45.57	\$85,638	\$18,587	\$17,325	148.5	165.0	0.45	0.56	\$125	\$41,304	\$0.95	148.50
100-021-300-350-00	1152 MIDLAND RD	03/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$110,900	56.87	\$239,270	(\$27,676)	\$16,594	106.0	210.0	0.43	0.51	(\$261)	(\$64,213)	(\$1.47)	106.00
100-H21-000-035-00	2273 CREEKMORE LANE	01/05/23	\$56,000	WD	26-PARTIAL INTEREST	\$56,000	\$20,000	35.71	\$346,116	(\$240,116)	\$50,000	100.0	153.2	0.35	0.35	(\$2,401)	(\$682,148)	(\$15.66)	100.00
100-022-100-100-03	1547 MIDLAND RD	04/16/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300	46.05	\$247,615	(\$11,445)	\$16,170	120.0	125.0	0.42	0.42	(\$95)	(\$27,250)	(\$0.63)	120.00
100-021-300-250-04	MIDLAND RD	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,700	53.36	\$173,035	\$8,353	\$41,388	411.0	270.3	1.08	0.68	\$20	\$7,770	\$0.18	411.00
100-022-200-020-05	1844 E NORTH UNION RD	04/19/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$19,300	58.48	\$41,725	\$33,000	\$41,725	0.0	0.0	1.22	1.35	#DIV/0!	\$27,160	\$0.62	0.00
100-021-300-290-00	1084 MIDLAND RD	12/27/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$31,700	33.72	\$77,603	\$24,328	\$7,931	68.0	165.0	0.21	0.26	\$358	\$118,097	\$2.71	68.00
100-021-300-310-00	1108 MIDLAND RD	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,700	53.36	\$173,035	\$8,353	\$41,388	411.0	270.3	1.08	0.50	\$20	\$7,770	\$0.18	411.00
100-021-400-110-04	1486 MIDLAND RD	08/10/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$102,600	38.64	\$219,399	\$91,216	\$45,115	232.0	348.5	1.44	1.86	\$393	\$63,300	\$1.45	232.00
100-022-200-020-07	E NORTH UNION RD	03/08/23	\$38,000	QC	03-ARM'S LENGTH	\$38,000	\$20,300	53.42	\$41,590	\$38,000	\$41,590	177.5	330.0	1.21	1.34	\$214	\$31,509	\$0.72	177.50
100-023-100-050-00	2221 MIDLAND RD	04/29/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,400	51.17	\$133,506	\$4,166	\$17,672	100.0	233.0	0.46	0.54	\$42	\$9,076	\$0.21	100.00
100-023-400-240-00	4792 THREE MILE RD	03/02/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,000	31.43	\$97,310	\$57,436	\$14,746	100.0	200.0	0.38	0.46	\$574	\$149,963	\$3.44	100.00
100-024-100-060-00	2709 MIDLAND RD	12/10/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$47,100	37.83	\$96,235	\$57,294	\$29,029	190.0	195.7	0.75	0.85	\$302	\$75,987	\$1.74	58.00
100-024-100-340-00	4531 THREE MILE RD	05/17/21	\$243,000	OTH	08-ESTATE	\$243,000	\$88,500	36.42	\$220,354	\$64,416	\$41,770	266.0	233.0	1.22	1.42	\$242	\$52,887	\$1.21	266.00
100-024-300-160-00	4767 THREE MILE RD	06/06/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$41,500	53.21	\$97,751	\$346	\$20,097	91.0	283.0	0.52	0.59	\$4	\$663	\$0.02	91.00
100-024-300-200-00	2538 MIDLAND RD	07/12/21	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$44,100	35.88	\$108,827	\$50,225	\$36,152	80.0	544.5	0.94	1.00	\$628	\$53,488	\$1.23	80.00
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	\$138,361	\$52,079	\$35,690	136.0	330.0	0.93	1.03	\$383	\$56,180	\$1.29	136.00
100-026-200-010-02	5028 THREE MILE RD	11/17/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$70,200	36.37	\$145,307	\$103,894	\$56,201	409.5	312.8	2.24	2.94	\$254	\$46,423	\$1.07	409.51
100-027-300-130-01	1591 E SALZBURG RD	08/05/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,100	37.55	\$154,585	\$78,300	\$40,885	124.0	440.0	1.16	1.25	\$631	\$67,558	\$1.55	124.00
100-031-400-030-02	5904 S SEVEN MILE RD	04/05/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$83,300	40.05	\$190,209	\$57,446	\$39,655	233.7	233.7	1.08	1.25	\$246	\$53,339	\$1.22	233.72
100-032-100-060-00	560 E SALZBURG RD	03/30/23	\$203,750	WD	03-ARM'S LENGTH	\$203,750	\$92,600	45.45	\$198,955	\$23,968	\$19,173	100.0	250.0	0.50	0.57	\$240	\$48,129	\$1.10	100.00
100-032-200-080-00	950 E SALZBURG RD	01/19/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$139,400	38.19	\$291,405	\$128,919	\$55,324	297.4	668.0	4.57	4.81	\$434	\$28,241	\$0.65	297.35
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	\$263,156	\$85,139	\$42,295	200.0	306.0	1.25	1.41	\$426	\$67,948	\$1.56	200.00
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	\$263,156	\$85,394	\$42,295	200.0	306.0	1.25	1.41	\$427	\$68,152	\$1.56	200.00
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	\$263,273	\$80,817	\$39,190	170.0	301.0	1.05	1.18	\$475	\$77,263	\$1.77	170.00
100-033-200-010-00	1250 E SALZBURG RD	05/21/21	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$53,700	36.91	\$130,241	\$37,358	\$22,099	125.0	233.0	0.57	0.67	\$299	\$65,084	\$1.49	125.00
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	\$46,702	\$44,000	\$46,702	340.6	256.0	1.55	2.00	\$129	\$28,351	\$0.65	340.55
100-035-200-080-00	2446 E SALZBURG RD	03/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,900	44.45	\$148,896	\$28,280	\$22,176	120.0	242.0	0.58	0.67	\$236	\$49,097	\$1.13	120.00
100-035-400-050-00	5838 THREE MILE RD	09/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,500	45.36	\$122,647	\$29,866	\$12,513	90.0	190.0	0.33	0.39	\$332	\$91,895	\$2.11	90.00

Totals:	\$7,542,255	\$7,542,255	\$3,155,700		\$7,107,946	\$2,011,093	\$1,576,784	8,124.4		55.58	61.14	#DIV/0!	\$1,433,163
			Sale. Ratio =>	41.84		Average		Average		Average		Average	
			Std. Dev. =>	7.13		per FF=>	\$349	per Net Acre=>	36,181.80		per SqFt=>	\$0.83	

FF RATE - USED EAST E101: \$350
FF RATE - USED EAST @ 75% FOR SUB E MISC FF: \$260
FF RATE - USED WEST W401: \$350.00 & SUB RATE: \$350.00
RES-AC (RESIDENTIAL IN AG) RATE USED \$36,200 = (1) ACRE

2024 LAND ANALYSIS: WEST & EAST I-75 LAND TABLES: AG RATED ACRES 2YR 4/01/2021 - 3/31/2023

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	
100-004-100-060-09	S FRASER RD	09/27/21	\$192,089	WD	03-ARM'S LENGTH	\$192,089	\$88,100	45.86	\$162,456	\$192,089	\$162,456	0.0	0.0	30.65	31.50		\$6,267	\$0.14	0.00	
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	\$383,508	\$469,759	\$383,508	0.0	0.0	73.10	73.10		\$6,426	\$0.15	0.00	
100-034-100-080-00	1724 E SALZBURG RD	08/24/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$200,886	\$160,228	\$91,114	0.0	0.0	19.50	20.00		\$8,216	\$0.19	0.00	
100-034-100-080-00	1724 E SALZBURG RD	11/30/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$200,886	\$160,228	\$91,114	0.0	0.0	19.50	20.00		\$8,216	\$0.19	0.00	
100-026-100-010-00	S FOUR MILE RD	02/02/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$117,000	36.28	\$215,001	\$322,500	\$215,001	0.0	0.0	42.17	42.67		\$7,648	\$0.18	0.00	
100-028-400-010-01	E SALZBURG RD	10/17/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$212,200	36.90	\$384,462	\$575,000	\$384,462	0.0	0.0	72.54	72.79		\$7,927	\$0.18	0.00	
100-025-200-240-10	E FISHER RD AT S 2 MILE	09/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,500	48.33	\$118,530	\$150,000	\$118,530	0.0	0.0	23.28	25.78		\$6,443	\$0.15	0.00	
100-006-400-030-05	428 E CHIP RD	10/15/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$31,800	16.83	\$63,282	\$189,000	\$63,282	0.0	0.0	12.60	12.60	#DIV/0!	\$15,000	\$0.34	0.00	
100-024-400-140-00	MIDLAND RD	07/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$33,800	17.33	\$62,024	\$195,000	\$62,024	442.2	1326.6	12.00	13.00	\$441	\$16,254	\$0.37	442.23	
100-024-400-160-01	S TWO MILE RD	07/22/21	\$150,000	OTH	03-ARM'S LENGTH	\$150,000	\$27,200	18.13	\$50,191	\$150,000	\$50,191	0.0	0.0	10.47	10.47	#DIV/0!	\$14,327	\$0.33	0.00	
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	\$197,170	\$180,093	\$22,263	0.0	0.0	5.00	5.00	#DIV/0!	\$36,019	\$0.83	0.00	
100-023-100-240-12	4575 S FOUR MILE RD	05/19/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$82,800	42.46	\$354,680	(\$116,383)	\$43,297	0.0	0.0	15.08	15.08	#DIV/0!	(\$7,718)	(\$0.18)	0.00	
100-024-100-240-01	4645 THREE MILE RD	01/09/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,600	32.10	\$141,047	\$115,058	\$61,105	0.0	0.0	5.14	5.21	#DIV/0!	\$22,402	\$0.51	0.00	
100-002-200-050-00	OLD BEAVER RD	04/12/22	\$288,200	MLC	08-ESTATE	\$288,200	\$60,000	20.82	\$108,650	\$288,200	\$108,650	0.0	0.0	20.50	22.00	#DIV/0!	\$14,059	\$0.32	0.00	
100-017-400-010-00	4210 FRASER RD	12/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$77,500	25.83	\$137,426	\$300,000	\$137,426	0.0	0.0	29.55	30.00	#DIV/0!	\$10,152	\$0.23	0.00	
100-022-200-030-00	E NORTH UNION & 4 MILE	12/07/22	\$251,200	WD	03-ARM'S LENGTH	\$251,200	\$122,400	48.73	\$205,944	\$242,681	\$197,425	1,318.4	1297.0	37.25	39.25		\$6,515	\$0.15	1,318.35	
100-002-200-100-08	OLD BEAVER RD	04/12/22	\$75,980	MLC	03-ARM'S LENGTH	\$75,980	\$12,300	16.19	\$22,037	\$75,980	\$22,037	0.0	0.0	5.83	5.83	#DIV/0!	\$13,033	\$0.30	0.00	
100-022-100-120-01	1600 E NORTH UNION RD	11/23/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$226,200	40.39	\$532,820	\$125,389	\$98,209	0.0	0.0	18.53	20.00		\$6,767	\$0.16	0.00	
100-019-100-110-01	S EIGHT MILE RD	08/05/21	\$216,450	WD	03-ARM'S LENGTH	\$216,450	\$100,600	46.48	\$173,734	\$216,450	\$173,734	0.0	0.0	33.30	33.30		\$6,500	\$0.15	0.00	
100-028-400-030-00	E SALZBURG RD	02/02/22	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$85,800	32.69	\$157,762	\$262,500	\$157,762	0.0	0.0	32.81	35.31	#DIV/0!	\$8,001	\$0.18	0.00	
100-019-200-010-05	MIDLAND RD	03/02/22	\$403,610	WD	03-ARM'S LENGTH	\$403,610	\$164,600	40.78	\$299,216	\$403,610	\$299,216	0.0	0.0	65.64	66.05		\$6,149	\$0.14	0.00	
100-019-200-020-00	4554 S SEVEN MILE RD	03/02/22	\$221,390	WD	03-ARM'S LENGTH	\$221,390	\$102,600	46.34	\$189,019	\$221,390	\$181,831	0.0	0.0	35.24	36.23		\$6,282	\$0.14	0.00	
100-019-100-110-00	S EIGHT MILE RD	08/05/21	\$216,450	WD	03-ARM'S LENGTH	\$216,450	\$100,600	46.48	\$173,734	\$216,450	\$173,734	0.0	0.0	33.30	33.30		\$6,500	\$0.15	0.00	
100-017-100-020-00	S SEVEN MILE RD	12/17/21	\$49,800	WD	03-ARM'S LENGTH	\$49,800	\$18,600	37.35	\$34,381	\$49,800	\$34,381	0.0	0.0	7.37	7.75		\$6,760	\$0.16	0.00	
100-024-300-020-00	THREE MILE RD	08/27/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,600	36.67	\$13,814	\$18,000	\$13,814	769.7	0.0	8.42	9.00		\$2,139	\$0.05	769.65	
100-034-200-030-14	E SALZBURG RD	04/15/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,500	52.86	\$34,281	\$35,000	\$34,281	0.0	0.0	8.38	8.38		\$4,177	\$0.10	0.00	
Totals:			\$14,758,583			\$14,758,583	\$5,842,600		\$4,616,941	\$5,198,022	\$3,380,847	11,849.2		844.90	862.50		\$244,459			
								Sale. Ratio =>	39.59											
								Std. Dev. =>	11.42											
														Average per Net Acre=>	6,152.23			Average per SqFt=>	\$0.14	
																				\$5.61

#1 SOIL - \$6,150.00 - ADJUSTED OTHER TYPES USING % DIFFERENCE PER RATED TYPE

SOIL TYPES		2021	2022	2023	2024	USED
SOIL	#1	5,750.00	5,850.00	5,300.00	6,150.00	* Using #1
SOIL	#2	5,325.00	5,425.00	4,875.00	5,535.00	90%
SOIL	#3	5,100.00	5,200.00	4,750.00	5,227.50	85%
SOIL	#4	4,625.00	4,725.00	4,275.00	4,920.00	80%
SOIL	#5	4,430.00	4,530.00	4,080.00	4,612.50	75%
SOIL	#6	4,130.00	4,230.00	3,780.00	4,305.00	70%
SOIL	#7	3,850.00	3,950.00	3,500.00	3,997.50	65%
SOIL	#8	3,575.00	3,675.00	3,225.00	3,690.00	60%
ROW	RIGHT-OF-WAY	0.00	0.00	0.00	0.00	0%
UNTILLABLE	#1	3,525.00	3,625.00	2,700.00	3,382.50	55%
UNTILLABLE	#2	3,525.00	3,625.00	2,700.00	3,382.50	55%
UNTILLABLE	#3	3,525.00	3,625.00	2,700.00	3,382.50	55%
UNTILLABLE	#4	3,525.00	3,625.00	2,700.00	3,382.50	55%
UNTILLABLE	#5	3,525.00	3,625.00	2,700.00	3,382.50	55%
WOODS		3,525.00	3,625.00	3,000.00	3,382.50	55%
DRAIN ROW		0.00	0.00	0.00	0.00	0%