

**2025 MARION OAKS**

**2025 MARION DELLS**

**\$ 85,000.00**

**10-12-301= THE DELLS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-301-024	147 BARNSELY DR	04/25/22	\$85,000	WD	VACANT LAND	\$85,000	\$34,000	CAPITAL TO MCCONNELL
10-12-301-025	155 BARNSELY DR	06/02/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	CAPIAL TO SULLIVAN
10-12-301-026	167 BARNSELY DR	06/29/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	DELLS TO NOLAND
10-12-301-042	2091 DEBATE DR	02/14/24	\$85,000	WD	VACANT LAND	\$85,000	\$42,500	CAPTIAL TO SPROULL

MULTIPLE PARCEL SALE AT \$75,000 PER SITE: OPEN MARKET SALES AT \$ 85,000: TCV = \$ 85,000

**2025 MARION HIGHLANDS**

**\$ 100,000.00**

**10-12-302= THE HIGHLANDS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-302-138	2042 GAMBREL LAN	5/9/2022	\$100,000	WD	VACANT LAND	\$100,000	\$60,800	CAPTIAL TO DAVID
10-12-302-126	2200 GAMBRELL LAN	1/22/2024	\$100,000	WD	VACANT LAND	\$100,000	\$42,500	CAPITAL TO WALTER
10-12-302-127	2182 GAMBREL LAN	4/12/2024	\$100,000	WD	VACANT LAND	\$100,000	\$42,500	CAPITAL TO STIGER

**2025 MARION LINKS ATTACHED CONDO'S (USE OTHER ATT CONDO LAND VALUES FROM AREA) (TABLE 12101)**

**\$ 57,600.00**

SEE OTHER ATTACHED CONDO SALES FOR INFORMATION ON VALUE.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-303-001	10 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-002	18 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-003	24 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-004	30 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-109	141 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-110	133 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-111	127 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-112	115 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE

ALL SALES ARE ONE MULTI-PARCEL SALE TO DEVELOPER

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 12302.THE HIGHLANDS @ MARION OAKS, Last Edited: 09/03/2024

Sites:

Site 'A':	Description: 'HIGHLANDS	'	Value: 100,000
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Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 12301.MARION OAKS THE DELLS, Last Edited: 06/20/2022

Sites:

Site 'A':	Description: 'PUD UNIT	'	Value: 85,000
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**2025 ROYA PLACE**

**\$ 245,000 WATERFRONT LOTS**

**NO CHANGE FROM 2024 LAND VALUE: PER WATERFRONT VALUES ON COON LAKE SALES**

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	Grantor	GRANTEE
10-25-401-008*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4591 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-009*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4573 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-010*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4555 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-011*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4537 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-012*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4519 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-013*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4501 ROYA TRAIL	RABBANI	P22 LLC

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1,474,998

**\$ 245,833.00 AVG**

\* MULTI-PARCEL SALE \$ 1,475,000

**USE \$ 245,000**

10-25-401-ETC  
NEIGHBORHOOD 25001 COON LAKE AREA

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 25001.COON LAKE AREA, Last Edited: 12/05/2024

Frontages:

Frontage 'A':	Description: 'ON WATER	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 132
Frontage 'B':	Description: 'OFF WATER	'	FF Rate: 585
	Standard Frontage: 0		Standard Depth : 132
Frontage 'D':	Description: 'PARDEE LK	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 132
Frontage 'G':	Description: 'CANAL	'	FF Rate: 850
	Standard Frontage: 0		Standard Depth : 132

Sites:

Site 'E': Description: 'ROYA PL.- WATER' Value: 245,000

Minimum Value for Frontages/Sites: 31,000

Values for Acreage Table 1: 'RESIDENTIAL LAND'

1 Acre: 45,000	3 Acre: 77,000	10 Acre: 136,650	30 Acre: 323,450
1.5 Acre: 49,400	4 Acre: 84,200	15 Acre: 180,800	40 Acre: 415,450
2 Acre: 53,750	5 Acre: 92,250	20 Acre: 232,300	50 Acre: 450,000
2.5 Acre: 69,000	7 Acre: 93,200	25 Acre: 279,750	100 Acre: 664,400

**2025 STONE GARDEN  
SITE VALUE \$ 60,000**

Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
4710-31-200-032, 33, 34	7/19/2024	\$ 150,000		STONE GARDEN DR	19.19	402	AVALANCE HOLDINGS LLC	HUFF DONALD & BRENDA
USE \$ 60,000: IN BAND SALE: OTHER SALES BUILDER TO HOME BUYER (\$150,000 MULTI PARCEL SALE TO ADJACENT HOME OWNER)								

10-31-200-007 THROUGH 034  
LARGER PARCEL USE OUT TOWNSHIP LAND VALUES

HISTORIC SALES								
Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
4710-31-200-009	12/28/20	\$ 46,000		5456 STONE GARDEN DR	2.00	402	SOUTH ANGLER	OESTREICH
4710-31-200-010	06/07/19	\$ 45,000	WD	5444 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	DONALDSON DEAN & SHANNON J
4710-31-200-011	05/22/19	\$ 45,000	WD	5432 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	WALLNER LANI
4710-31-200-013	8/17/2018	\$ 65,000	WD	5408 STONE GARDEN DR	2.02	402	STONE GARDEN	FILER PAT & AMY
4710-31-200-014	08/27/20	\$ 48,000		5396 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	ANDERSON
4710-31-200-017	8/27/2018	\$ 60,000	WD	STONE GARDEN DR	2.06	402	STONE GARDEN	LAWSON
4710-31-200-019	06/28/18	\$ 45,000	WD	5373 STONE GARDEN DR	2.01	402	STONE GARDEN	PAULSON
4710-31-200-032, 33, 034	07/19/24	\$ 150,000	WD	STONE GARDEN DR	19.19	402	AVALANCE HOLDING	HUFF BRENDA & DONALD D (OWNS ADJ)
4710-31-200-021	06/21/19	\$ 45,000	WD	STONE GARDEN DR	2.03	402	STONE GARDEN LLC	MCMAHAN RYAN & MCCARTNEY SHELBY
4710-31-200-022	10/29/19	\$ 45,000	WD	5445 STONE GARDEN DR	2.02	402	STONE GARDEN LLC	HUFF BRENDA & DONALD D
4710-31-200-023	6/29/2018	\$ 45,000	WD	5460 STONE GARDEN DR	2.06	402	STONE GARDEN	BORTON

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\$ 699,000  
\$ 58,250 AVG

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 31200.STONE GARDEN, Last Edited: 10/03/2023

Sites:

Site 'B':	Description: 'STONE GARDEN '	Value: 60,000
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**2024 GEORGETOWN CONDO/METES & BOUNDS 2 & 3 ACRE USE 88,500: 5+ ACRE USE 106,200**  
**2025 LAND VALUE \$ 85,000 PER CONDO SITE.**  
**2025 METES & BOUNDS PER RESIDENTIAL SEC. 1 - 14 LAND VALUE OVER 10 ACRES**

* Parcel Number *	Date of Sale	Sale Price	TIME ADJ	Adj. Sale Price	Property Address	ACRES	Grantor	COMMENT
4710-04-401-008	11/29/2023	\$ 85,000	0%	85,000	3678 HIGH HILLCREST DR	1.01	CORTEZ DONALD K II & SANDIE	CLEAR CUT

**CHESTNUT CREEK AND GEORGETOWN M & B HAVE SIMILAR HOME QUALITY, PARCEL SIZES USE CHESTNUT VALUE FOR M & B**  
**LAND VALUE HAS CHANGED IN MARION OAKS/CLOSE LOCATION: INCREASE 18% FROM 2024 FOR CHESTNUT CREEK**

2024 CHESTNUT CREEK LAND			2025 CHESTNUT CREEK LAND		
grp c	\$75,000	near pickney rd influence	grp c	\$88,500	near pickney rd influence
grp e	\$90,000	over 2.5 acres up to 5.4	grp e	\$106,200	over 2.5 acres up to 5.4

Marion Oaks Highlands:	
2024 Site Valu	\$85,000
2025 Site Valu	\$100,000
% increase	<b>18%</b>
\$15,000 difference	
<b>0.176470588</b>	



Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 04400.GEORGETOWN, Last Edited: 12/05/2024

Sites:  
Site 'A': Description: 'M&B 2 AC SITE ' Value: 88,500  
Site 'B': Description: 'SITE CONDO LOT ' Value: 85,000  
Site 'C': Description: '5+ ACRE ' Value: 106,200

Values for Acreage Table 1: 'RESIDENTIAL'  
1 Acre: 51,650 3 Acre: 69,500 10 Acre: 155,500 30 Acre: 340,050  
1.5 Acre: 54,825 4 Acre: 83,500 15 Acre: 204,400 40 Acre: 440,650  
2 Acre: 58,000 5 Acre: 85,000 20 Acre: 240,000 50 Acre: 450,000  
2.5 Acre: 60,000 7 Acre: 96,700 25 Acre: 291,550 100 Acre: 700,325

**2025 TORTOLA SEE CHART BELOW**  
**BASE SITE \$ 80,460**

USING INCREASE IN VALUE FROM SUNDANCE LAND TABLE (ADJACENT LOCATION)

2024 LAND VALUE	\$	80,000
2025 LAND VALUE	\$	82,000
DIFFERENCE	\$	2,000

% CHANGE (2,000/80,000) 2.50%

	2024+ 2.5% = 2025 LAND VALUE	
BASE SITE \$ 78,500	\$	80,463
UNIT 9 \$ 120,000	\$	123,000
UNIT 10 \$ 100,000	\$	102,500
UNIT 8 & 11 \$ 80,000	\$	82,000

ROUND TO \$ 80,460

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 26302.TORATOLA LANE CONDO'S, Last Edited: 12/05/2024

Sites:		
Site 'A':	Description: 'LOT/RETEN POND '	Value: 80,460
Site 'B':	Description: 'BASE '	Value: 80,460
Site 'G':	Description: 'UNIT 9 WDS '	Value: 123,000
Site 'H':	Description: 'UNIT 10 WDS '	Value: 102,500
Site 'I':	Description: 'UNIT 8 &11 WDS'	Value: 82,000

**2025 SUNDANCE MEADOWS, JARTNICK POND, SIERRA GRANDE**  
**STANDARD LOT \$ 71,200: PREMIUM \$ 82,600**

**NEIGHBORHOODS IN LAND TABLE**

4710-26-101-	SUNDANCE MEADOWS
4710-26-301-	SIERRA GRANDE SUB
4710-27-201-	JARTNICK
4710-27-202	SUNDANCE MEADOWS 3

**2025 STANDARD LOTS PER SITE \$ 71,200**

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Land Table	Class	Rate Group 1
4710-27-202-119	2269 WHITE HAWK TRL	12/22/22	\$499,900	\$499,900	\$214,600	42.93	\$561,982	\$7,418	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-078	4025 PRAIRIE ROSE DR	03/23/23	\$460,000	\$460,000	\$195,300	42.46	\$506,656	\$22,844	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-120	2257 WHITE HAWK TRL	03/11/24	\$665,000	\$665,000	\$318,500	47.89	\$686,239	\$48,261	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-069	CACTUS FLOWER CT	07/28/22	\$66,000	\$66,000	\$27,500	41.67	\$69,500	\$66,000	\$69,500	1.27	SNDNC MDWS JRT	402	STANDARD
4710-27-202-084	4112 PRAIRIE ROSE DR	10/03/22	\$73,000	\$73,000	\$27,500	37.67	\$69,500	\$73,000	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-26-301-024	4751 SIERRA DR	09/06/22	\$352,500	\$352,500	\$118,900	33.73	\$345,242	\$76,758	\$69,500	0.00	SNDNC MDWS JRT	401	
4710-26-301-025	4771 SIERRA DR	10/03/22	\$389,000	\$389,000	\$122,500	31.49	\$365,148	\$93,352	\$69,500	0.00	SNDNC MDWS JRT	401	
4710-27-202-109	2362 WILD CHERRY DR	09/13/22	\$605,000	\$605,000	\$233,000	38.51	\$570,030	\$104,470	\$69,500	1.01	SNDNC MDWS JRT	401	STANDARD
4710-26-301-037	4661 SIERRA DR	11/29/22	\$290,000	\$290,000	\$116,700	40.24	\$261,313	\$108,687	\$80,000	0.00	SNDNC MDWS JRT	401	
4710-26-101-021	1951 SUNDANCE RIDGE	08/08/24	\$450,000	\$450,000	\$208,500	46.33	\$407,971	\$111,529	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
<b>10</b>		<b>Totals:</b>	<b>\$3,850,400</b>	<b>\$3,850,400</b>	<b>\$1,583,000</b>		<b>\$3,843,581</b>	<b>\$712,319</b>	<b>\$705,500</b>	<b>7.28</b>			
						<b>Sale. Ratio =&gt;</b>	<b>41.11</b>						
						<b>Std. Dev. =&gt;</b>	<b>5.15</b>	<b>\$71,232</b>	<b>SITE VALUE (LAND RESIDUAL/# PARCELS)</b>				<b>USE: \$ 71,200</b>

**2025 PREMIUM LOTS PER SITE \$ 82,600**

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Land Table	Class	Rate Group 1
4710-27-202-098	2265 WILD CHERRY DR	11/08/22	\$495,000	\$495,000	\$200,700	40.55	\$556,897	\$18,103	\$80,000	1.07	SNDNC MDWS JRT	401	PREMIUM
4710-26-101-024	4581 SIERRA DR	06/28/24	\$400,000	\$400,000	\$180,900	45.23	\$354,123	\$115,377	\$69,500	1.02	SNDNC MDWS JRT	401	STANDARD
4710-27-202-096	2292 WHITE HAWK TRL	07/01/24	\$665,000	\$665,000	\$322,000	48.42	\$630,600	\$114,400	\$80,000	1.06	SNDNC MDWS JRT	401	PREMIUM
<b>3</b>		<b>Totals:</b>	<b>\$1,560,000</b>	<b>\$1,560,000</b>	<b>\$703,600</b>		<b>\$1,541,620</b>	<b>\$247,880</b>	<b>\$229,500</b>	<b>3.15</b>			
						<b>Sale. Ratio =&gt;</b>	<b>45.10</b>						
						<b>Std. Dev. =&gt;</b>	<b>3.96</b>	<b>\$82,627</b>	<b>SITE VALUE (LAND RESIDUAL/# PARCELS)</b>				<b>USE: \$ 82,600</b>

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 26101.SNDNC MDWS JRTNIK PD SIER GD , Last Edited: 10/03/2024

Sites:

Site 'B':	Description: 'STANDARD	'	Value: 71,200
Site 'C':	Description: 'PREMIUM	'	Value: 82,600

**LAND TABLE CODE: OUTTW.OUT TOWNSHIP AREAS**

**2025 VALUE RESIDENTIAL**

ACRES		per acre	ACRES		per acre
<b>1</b>	<b>45,000</b>	45,000	<b>10</b>	<b>136,650</b>	\$ 13,665.00
<b>1.5</b>	<b>49,400</b>	32,933	<b>15</b>	<b>180,800</b>	\$ 12,053.33
<b>2</b>	<b>53,750</b>	26,875	<b>20</b>	<b>232,300</b>	\$ 11,615.00
<b>2.5</b>	<b>69,000</b>	27,600	<b>25</b>	<b>279,750</b>	\$ 11,190.00
<b>3</b>	<b>77,000</b>	25,667	<b>30</b>	<b>323,450</b>	\$ 10,781.67
<b>4</b>	<b>84,200</b>	21,050	<b>40</b>	<b>415,450</b>	\$ 10,386.25
<b>5</b>	<b>92,250</b>	18,450	<b>50</b>	<b>450,000</b>	\$ 9,000.00
<b>7</b>	<b>93,200</b>	13,314	<b>100</b>	<b>664,400</b>	\$ 6,644.00

**MINIMUM VALUE \$ 31,000**

MINIMUM VALUE LOWEST SALE VALUE \$ 31,000 10-20-200-043 SALE

**ON WATER**

<b>ON WATER</b>	<b>600</b>	FF	
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**BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$600**

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood OUTTW.OUT TOWNSHIP AREAS, Last Edited: 11/07/2024

Frontages:

Frontage 'B':	Description: 'ON WATER	'	FF Rate: 800
	Standard Frontage: 0		Standard Depth : 1302

Minimum Value for Frontages/Sites: 31,000

Values for Acreage Table 1: 'RESIDENTIAL'

1	Acre: 45,000	3	Acre: 77,000	10	Acre: 136,650	30	Acre: 323,450
1.5	Acre: 49,400	4	Acre: 84,200	15	Acre: 180,800	40	Acre: 415,450
2	Acre: 53,750	5	Acre: 92,250	20	Acre: 232,300	50	Acre: 450,000
2.5	Acre: 69,000	7	Acre: 93,200	25	Acre: 279,750	100	Acre: 664,400

Values for Acreage Table 2: 'WETLANDS'

1	Acre: 2,832	3	Acre: 7,138	10	Acre: 19,991	30	Acre: 50,389
1.5	Acre: 4,067	4	Acre: 9,112	15	Acre: 28,709	40	Acre: 64,323
2	Acre: 5,192	5	Acre: 10,905	20	Acre: 36,649	50	Acre: 76,979
2.5	Acre: 6,213	7	Acre: 14,617	25	Acre: 43,859	100	Acre: 147,399

Rates for Rate Table 'AGRICULTURE', (Acres)

TILL-39 AC	: 6,900
TILL-40-69 AC	: 6,900
TILL-70+ AC	: 6,900
PASTURE	: 5,600
GOOD WOODS	: 8,200
SWAMP/WETLANDS	: 370
RECREATIONAL	: 8,200
HOMESITE	: 45,000
IDLE	: 5,600
TILLABLE	: 6,900
ROAD ROW	: 0
WOODS LOW	: 370
POND	: 8,200
DRAIN	: 0
DEVELOP NORTH	: 13,753
DEVELOP OUT TWP	: 8,370
DEV WITH REU'S	: 33,600
RESIDL POND	: 8,200





Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 12101.WDBRY PK, MEADOWS, LINKS CONDOS, Last Edited: 10/01/2024

Sites:

Site 'A':	Description: 'SITE VALUE'	Value: 57,600
Site 'B':	Description: 'FACE COMMON ARE'	Value: 65,500

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 11201.HOMETOWN VILLAGE, Last Edited: 10/01/2024

Sites:		
Site 'A':	Description: 'SITE VALUE '	Value: 57,600
Site 'B':	Description: 'COMMON AREA SIT'	Value: 65,500
Site 'C':	Description: 'INNER PARK YARD'	Value: 65,500

**2025 VALUE RESIDENTIAL OUT TOWNSHIP: SECTION 15 THROUGH 36**

**USE \$ 45,000 FOR 1. ACRE**

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-09-300-039	JEWELL RD	05/02/23	\$ 45,000	LC	VACANT LAND	

**USE \$ 49,400 FOR 1.5 ACRE**

2 ACRE VALUE - 1 ACRE VALUE / 2 + 1 ACRE VALUE = \$ 49,375 FOR 1.5 ACRE VALUE ( 53,750 - 45,000 / 2 =49,375) ROUND TO \$ 49,400

**USE \$ 53,750 FOR 2. ACRE**

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-200-045	\$ 57,000	07/24/23	3350 CEDAR LAKE RD	2.00	MUSIAL RONALD A JR & JENNIFER L	
4710-20-200-046	\$ 57,000	07/24/23	CEDAR LAKE RD	2.00	MUSIAL RONALD A JR & JENNIFER L	
4710-31-300-019	\$ 50,000	11/04/22	PINGREE RD	2.00	GALLAWAY LLOYD J TRUST	
4710-31-300-020	\$ 51,000	12/06/23	PINGREE RD	2.26	GALLAWAY LLOYD	CLEAR LOT: WOODS & POND AT REAR
<b>4</b>	<b>\$ 215,000.00</b>					
	<b>\$ 53,750.00</b>	<b>AVERAGE</b>				<b>2 ACRE: USE \$ 53,750</b>

**USE \$ 69,000 FOR 2.5 ACRE**

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-31-300-020	\$51,000	12/06/23	PINGREE RD	2.26	GALLAWAY LLOYD J TRUST	
4710-20-200-043	\$31,000	07/24/23	CEDAR LAKE RD	2.29	MUSIAL RONALD A JR & JENNIFER L	
4710-21-400-056	\$100,000	01/24/23	BENTLEY LAKE RD	2.55	ALNAJJAR AHMAD A	
4710-21-400-057	\$100,000	01/24/23	BENTLEY LAKE RD	2.55	ALNAJJAR AHMAD A	
4710-31-300-021	\$52,000	12/14/22	PINGREE RD	2.57	GALLAWAY LLOYD J TRUST	
4710-21-400-047	\$80,000	04/26/22	3855 BENTLEY LAKE RD	2.70	CORRIGAN CONSTRUCTION	
<b>6</b>	<b>\$414,000</b>					
	<b>\$ 69,000.00</b>	<b>AVERAGE</b>				<b>2.5 ACRE: USE \$ 69,000</b>

**USE \$ 77,000 FOR 3 ACRE**

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-29-200-041	\$ 77,000	8/31/2020	CEDAR LAKE	3.00	MARKARIAN	RECTANGLE
<b>1</b>	<b>\$77,000</b>					
	<b>\$ 77,000.00</b>	<b>AVERAGE</b>				<b>3 ACRE: USE \$ 77,000</b>

**OUTLIERS**

4710-29-400-036	\$185,000	11/27/23	4460 CEDAR LAKE RD	3.28	MILLER EVA LUCILLE	
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**USE \$ 84,200 FOR 4 ACRE**

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-35-400-063	\$ 135,000	05/19/23	DINKEL DR	4.28	GREENE	WOODED, PVT RD, ROLLING:DINKEL DR
USED DIFFERENCE BETWEEN 3 AND 5 ACRE FOR VALUE: ONLY 4 ACRE SALE WAS EXTREMELY HIGH ACCORDING TO SURROUNDING ACRE(S) SALES						

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT																				
3	\$ 25,667	\$ 77,000		100																				
4	\$ 21,044	\$ 84,176	\$ 84,200	14.06%																				
5	\$ 18,450	\$ 92,250		100																				
<table border="0" style="width:100%"> <tr> <td align="center" colspan="5"><b>% DIFF 3 TO 5 AC</b></td> </tr> <tr> <td>\$ 25,667</td> <td>PER ACRE 3 AC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>\$ 18,450</td> <td>PER ACRE 5 AC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>\$ 7,217</td> <td></td> <td align="right"><b>28.12%</b></td> <td></td> <td></td> </tr> </table>					<b>% DIFF 3 TO 5 AC</b>					\$ 25,667	PER ACRE 3 AC				\$ 18,450	PER ACRE 5 AC				\$ 7,217		<b>28.12%</b>		
<b>% DIFF 3 TO 5 AC</b>																								
\$ 25,667	PER ACRE 3 AC																							
\$ 18,450	PER ACRE 5 AC																							
\$ 7,217		<b>28.12%</b>																						
			<table border="1" style="width:100%"> <tr> <td align="center">USE LESS PER TABLE</td> </tr> <tr> <td align="center"><b>14.06%</b></td> </tr> <tr> <td align="center">50% DIFFERENCE BETWEEN 3 AND 5 ACRE</td> </tr> </table>	USE LESS PER TABLE	<b>14.06%</b>	50% DIFFERENCE BETWEEN 3 AND 5 ACRE																		
USE LESS PER TABLE																								
<b>14.06%</b>																								
50% DIFFERENCE BETWEEN 3 AND 5 ACRE																								

USE \$ 92,250 FOR 5 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-25-300-034	\$ 81,000	01/06/21	DARVALE DR	5.78	MACALUSO	OFF PINCKNEY @ TRIANG LK; POND; N GAS; PRIV RD
1	\$ 81,000	\$ 81,000.00	use \$ 62,000 to lower influence of for sale value			
	\$ 92,259	(see chart below for time adjustment) 13.9%: round to \$ 92,250				

\$ 95,000	9/22 sale	4710-31-300-015
\$ 90,000	6/22 sale	4710-31-300-015
\$ 5,000	price difference	
5.56%	6 months % change	
0.93%	per month	
0.13888889	% increase 1/2021 to 4/2022	4710-25-300-034

USE \$ 93,200 FOR 7 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-34-100-010	\$ 125,000	06/05/23	2780 HIGH MEADOWS DR	7.59	GODLEW	PVT RD; OPEN
4710-30-200-024, 025, 026	\$ 87,000	04/25/22	PINGREE RD	7.93		GALLAWAY RICHARD & MARY JANE
4710-31-300-015	\$ 90,000	03/25/22	PINGREE RD	8.16	GALLAWAY LLOYD	CLEAR, NARROW/LONG-SALE / RESALE
4710-31-300-015	\$ 95,000	09/26/22	5700 PINGREE RD	8.16	WHITEHEAD SHAWN & DARCI	CLEAR, NARROW/LONG-SALE / RESALE
4710-29-100-036	\$ 69,000	12/11/2023	VINES RD	6.69	MCCRACKEN	FLAG LOT; ROLLING; SOME WOODS
5	\$ 466,000					
AVERAGE	\$ 93,200	USE \$ 93,200				

OUTLIER						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-400-044	\$ 141,000	05/08/24	CEDAR LAKE RD	6.47	REDILLA TO BONDAR	FLAG LOT; ROLLING; SOME WOODS

**SEE 10 ACRE SHEET FOR ACREAGE 10 & \$ 136,650**

USE \$ 180,800 FOR 15 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-200-041, 42, 43, 44, 45, 46	\$ 176,000	7/24/2023	CEDAR LAKE RD	12.29	MUSIAL TO MACG PROP	6 LOTS TO A BUILDER
4710-35-400-047	\$ 120,373	11/7/2021	W SCHAFFER RD	12.30	VAUGHN TO CARNELL	FLAG LOT/OPEN
2	\$ 296,373					
	\$ 148,187	AVERAGE		\$ 12,053	PER ACRE AVE	
				\$ 180,789	15 ACRE VALUE	\$ 180,789

OUTLIER

USE \$ 232,300 FOR 20 ACRES						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-32-200-018	\$ 147,500	11/07/22	CEDAR LAKE RD	19.94		WETLAND & FLAG LOT
10-18-100-011	\$ 299,000	FOR SALE 9/23	PINGREE RD	18.50	CAR TONY	FLAG LOT; ROLLING; SOME WOODS; CREEK RUN THRU
2	\$ 446,500					
	\$ 223,250	AVERAGE		\$ 11,616	PER ACRE AVE	
				\$ 232,310	20 ACRE VALUE	\$ 232,310

**USE \$ 279,750 FOR 25 ACRES**

**USE \$ 323,450 FOR 30 ACRES**

**USE \$ 415,450 FOR 40 ACRES**

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 11,616	\$ 147,900		100
25	\$ 11,191	\$ 279,771	\$ 279,750	0.9634
30	\$ 10,781	\$ 323,438	\$ 323,450	0.9634
40	\$ 10,387	\$ 415,467	\$ 415,450	0.9634
50	\$ 9,000	\$ 338,000		100
100	\$ 6,644	\$ 636,900		100
	\$ 11,616	% DIFF 20 TO 50 AC		
	\$ 9,000	PER ACRE 20 AC		
	\$ 2,616	PER ACRE 50 AC		
			22.52%	
			USE LESS PER TABLE	
			-3.66%	
			% DIFFERENCE 20 TO 50 & 50 TO 100 ACRES	
	\$ 9,000	% DIFF 50 TO 100 AC		
	\$ 6,644	PER ACRE 50 AC		
	\$ 2,356	PER ACRE 100 AC		
			26.18%	

USE \$ 450,000 FOR 50 ACRES						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-17-100-002	\$ 450,000	2/18/2022	HINCHEY	50.00		
1	\$ 450,000					
	\$ 450,000	AVERAGE		\$ 9,000	PER ACRE AVE	
					50 ACRE VALUE	\$ 450,000

USE \$ 664,400 FOR 100 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-06-200-011, ETAL	\$ 7,726,963	12/28/23	NORTON	1163.00		
1	\$ 7,726,963					
				\$ 6,644	PER ACRE AVE	
					100 ACRE VALUE	\$ 664,399

**LAND TABLE CODE: 99999, SEC HIGHER VALUE RES & AG LAND**

**2025 VALUE RESIDENTIAL NORTH TOWNSHIP:**

<b>ACRES</b>		<b>PER AC</b>	<b>ACRES</b>		<b>PER AC</b>
<b>1</b>	<b>51,650</b>	51,650	<b>10</b>	<b>155,500</b>	15,550
<b>1.5</b>	<b>54,825</b>	36,550	<b>15</b>	<b>204,400</b>	13,627
<b>2</b>	<b>58,000</b>	29,000	<b>20</b>	<b>240,000</b>	12,000
<b>2.5</b>	<b>60,000</b>	24,000	<b>25</b>	<b>291,550</b>	11,662
<b>3</b>	<b>69,500</b>	23,167	<b>30</b>	<b>340,050</b>	11,335
<b>4</b>	<b>83,500</b>	20,875	<b>40</b>	<b>440,650</b>	11,016
<b>5</b>	<b>85,000</b>	17,000	<b>50</b>	<b>450,000</b>	9,000
<b>7</b>	<b>96,700</b>	13,814	<b>100</b>	<b>700,325</b>	7,003

<b>ON WATER</b>		
<b>ON WATER</b>	<b>800</b>	<b>FF</b>

**BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$800**

<b>USE \$ 51,650 FOR ONE ACRE</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-03-300-062	677 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.00				
4710-03-300-064	699 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.36				
4710-10-100-056	3000 JEWELL	03/19/21	\$ 50,000	WD	1.00				
4710-10-100-057	2966 JEWELL	03/19/21	\$ 50,000	WD	1.00				
<b>4</b>			\$ 206,600	\$ 51,650	AVG				1 ACRE: USE \$ 51,650

<b>OUTLIERS:</b>									
4710-06-100-044	5645 MASON RD	12/08/23	\$ 45,000	WD	1.32	FLAG LOT			FLAG LOT:
4710-09-300-039	JEWELL RD	05/02/23	\$ 45,000	LC	0.84	NOT OPEN MARKET SALE	CROWLEY TO PURCELL		BUYER OWNED LAND ADJACENT. PLANS TO COMBO WITH 039

<b>USE \$ 54,825 FOR 1.5 ACRE</b>									
(*= \$ 58,000 - \$ 51,650 / 2 + \$ 51,650 = \$ 54,825)									
EXTRAPOLATED DIFFERENCE BETWEEN 1 ACRE AND 2 ACRE VALUE									

<b>USE \$ 58,000 FOR TWO ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-05-100-028	120 SMALL WAY	05/05/22	\$ 55,000		1.98			FLAG LOT	
4710-04-400-002	SANITORIUM RD	09/20/23	\$ 50,000		2.00			POND, SOME TREES, NICE	FROM NEIGHBOR TO NEIGHBOR
4710-03-300-060	COUNTY FARM RD	02/05/24	\$ 69,000		2.26			FLAG LOT: WOODS: SOME WETLAND	
<b>3</b>			\$ 174,000	\$ 58,000	AVG				2 ACRE: USE \$ 58,000

<b>OUTLIERS:</b>									
4710-07-100-050	LANGE RD	10/28/22	\$ 81,486	WD	2.31	HAS A BARN ON IT: SP \$ 95,000	SQUARE, SOME WOODS		\$ 95,000 - 13514 ( BARN ) = \$ 81,486

<b>USE \$ 60,000 FOR 2.5 ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-20-300-019	W COON LAKE RD	02/19/19	\$ 60,000		2.51			ROHKOHL GREGORY J & DONNA L	RUSSELL RANDY W
<b>1</b>			\$ 60,000		AVERAGE				2.5 ACRE: USE \$ 60,000

<b>USE \$ 69,500 FOR THREE ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-21-400-047	3855 BENTLEY LAKE RD	04/26/22	\$ 80,000		2.70			COLLINS MAX	CLEAR,
4710-14-100-016	2585 PEAVY	06/10/20	\$ 59,000		3.93			WOODED/SM POND: ANGLE BACK LINE	
<b>2</b>			\$ 139,000	\$ 69,500	AVERAGE				3 ACRE: USE \$ 69,500
(DERIVED FROM: 4 ACRE VALUE - 2.5 ACRE VALUE * .5 + 2.5 ACRE VALUE) (= \$ 84,000 - \$ 70,000 * .5 + 70,000 = \$ 77,000)									

<b>USE \$ 83,500 FOR FOUR ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-13-400-031	HARVEST DR	05/10/18	\$ 82,000	WD	4.03				
4710-13-400-031	2877 HARVEST DR	05/10/18	\$ 82,000	WD	4.03				
4710-13-400-032	2817 HARVEST DR	11/12/18	\$ 87,000	WD	4.17				
<b>3</b>			\$ 251,000	\$ 83,667	AVERAGE				4 ACRE: USE \$ 83,500

<b>OUTLIERS:</b>									
4710-13-300-040	E DAVIS RD	11/06/18	\$ 110,000	WD	4.01				

<b>USE \$ 85,000 FOR FIVE ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-13-400-030	2883 HARVEST DR	5/10/2018	\$ 90,000		5.36				
4710-10-400-023	HIDDEN VALLEY	3/18/2021	\$ 75,000		5.30			FLAG LOT	
4710-13-400-030	2871 HARVEST DR	5/10/2018	\$ 90,000		5.36			SEC 1 --14 RES & AG LAND	
<b>3</b>			\$ 255,000	\$ 85,000	AVERAGE				5 ACRE: USE \$ 85,000

<b>OUTLIERS:</b>									
4710-21-400-056 & 057	3969 BENTLEY LAKE RD	1/24/2023	\$ 200,000		5.10			ALNAJJAR AHMAD	NAUSLEY GLEN & KAREN

<b>USE \$ 96,700 FOR SEVEN ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-03-300-051	COUNTY FARM RD	02/15/22	\$ 75,000		7.75				FLAG LOT, WOODED
4710-34-100-010	2780 HIGH MEADOWS DR	06/05/23	\$ 125,000		7.59			GODLEW	PVT RD: OPEN
4710-31-300-015	PINGREE RD	03/25/22	\$ 90,000		8.16			GALLAWAY LLOYD	CLEAR, NARROW/LONG
<b>3</b>			\$ 290,000	\$ 96,667	AVERAGE				7 ACRE: USE \$ 96,700

**SEE 10 ACRE SHEET \$ 155,500**

<b>USE \$ 200,400 FOR 15 ACRES</b>									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4714-26-300-055	PONDSIDE CT	5/27/2022	\$ 135,000	\$ 11,111.11	12.15				
4710-21-300-025	W COON LK	7/31/2024	\$ 205,000	\$ 16,141.73	12.70				WOODED, SOME WETLAND, ODD SHAPE
<b>2</b>			\$ 340,000	\$ 27,253	24.85				15 ACRE: USE \$ 204,400
<b>per acre</b>						15 ACRES * \$ 13,626	\$		204,396

**USE \$ 240,000 FOR 20 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-11-400-021 & 022		8/27/2018	\$ 240,000	\$ 12,000.00	20.00			COUNTY FARM	MATHEWS
<b>1</b>			<b>\$ 240,000</b>	<b>\$ 12,000</b>	<b>20.00</b>	<b>PAST SALE INDICATION OF VALUE: 20 ACRE: USE \$ 240,000</b>			
				<b>per acre</b>		20.00	\$ 12,000	\$ 240,000	(20 acres * per acre avg)

**USE \$ 291,550 FOR 25 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
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**USE \$ 340,050 FOR 30 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
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**USE \$ 440,650 FOR 40 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
<b>OUTLIER</b>									
4710-06-300-008	CROFOOT RD	08/21/21	\$ 215,000	\$ 5,810.81	37.00	VACANT LAND		FLAG LOT/99% WETLAND	BUYER OWNS TO NORTH PARCEL W/HOUSE

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 12,000	\$ 240,000		100
25	\$ 11,663	\$ 291,570	\$ 291,550	0.9719
30	\$ 11,335	\$ 340,052	\$ 340,050	0.9719
40	\$ 11,017	\$ 440,662	\$ 440,650	0.9719
50	\$ 9,000	\$ 450,000		100
100	\$ 7,003	\$ 736,250		100
		<b>% DIFF 20 TO 50 AC</b>		
	\$ 12,000	PER ACRE 20 AC		
	\$ 9,000	PER ACRE 50 AC		
	\$ 3,000	<b>25.00%</b>		
		<b>% DIFF 50 TO 100 AC</b>		
	\$ 9,000	PER ACRE 50 AC		
	\$ 7,003	PER ACRE 100 AC		
	\$ 1,997	<b>22.19%</b>		

USE LESS PER TABLE  
**2.81%**  
% DIFFERENCE 20 TO 50 & 50 TO 100 ACRES

**USE \$ 450,000 FOR 50 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-17-100-002	HINCHEY	2/18/2022	\$ 450,000	\$ 9,000.00	50.00				
<b>1</b>			<b>\$ 450,000</b>	<b>9,000</b>	<b>50</b>	<b>50 ACRE: USE \$ 450,000</b>			
				<b>per acre</b>		50.00	\$ 9,000	\$ 450,000	

**USE \$ 700,325 FOR 100 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-06-200-011, ETAL	NORTON	12/28/23	\$ 7,726,963	\$ 6,643.99	1163.00				
4710-32-200-016	CEDAR LAKE RD	09/15/21	\$ 589,000	\$ 7,362.50	80.00	VACANT LAND			
<b>2</b>			<b>\$ 8,315,963</b>	<b>\$ 14,006</b>	<b>80.00</b>	<b>100 ACRE: USE \$ 700,325</b>			
				<b>\$ 7,003</b>	PER ACRE	100.00	\$ 7,003	\$ 700,325	





**2025 LARGE ACRE PARCELS/ PROBABLE DEVELOPMENT IN FUTURE**

**OUT TWP AREA SEC 15 THRU 36 USE \$ 8,370: NORTH AREA USE \$13,800**

**\$33,600 PER AC HOWELL AREA DEVELOPMENTAL WITH REU'S  
\$ 13,800 PER AC HOWELL AREA DEVELOPMENTAL WITHOUT REU'S  
\$ 8,370 OUT TWP AREA SEC 15-33 (-PINCKNEY RD)**

**OUT TOWNSHIP AREA (NO REU'S)**

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-06-200-011, ETAL	12/23	\$ 8,000,000	\$ 273,037	\$ 7,726,963	NORTON RD	1163.00	\$ 6,644	MARION TOWNSHIP
06-32-400-013	1/7/2022	\$ 675,000.00	\$ -	\$ 675,000	MASON RD	95.32	\$ 7,081	
4710-31-300-016	03/31/23	\$ 120,000	SALE/RESALE	\$ 120,000	PINGREE	10.54	\$ 11,385.20	RESALE 2021 TO 2023 +37.5%: IT
3							\$ 25,111	
							<b>\$ 8,370</b>	AVERAGE
							<b>\$ 8,370</b>	<b>USE OUT TWP DEVELOPMENTAL</b>

**NORTH TOWNSHIP WITHOUT REU'S**

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND/IMP	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-06-200-011, ETAL	12/23	\$ 8,000,000	\$ 273,037	\$ 7,726,963	NORTON RD	1163.00	\$ 6,644	MARION TOWNSHIP
4710-06-300-010	12/12/22	\$ 170,000	\$ -	\$ 170,000	CROFOOT RD	10.01	\$ 16,983	
4710-20-200-041, 42, 43, 44, 48	07/24/23	\$ 145,000	\$ -	\$ 145,000	CEDAR LAKE RD	10.04	\$ 14,442	
4710-32-400-007	07/07/22	\$ 145,000	\$ -	\$ 145,000	SCHAFFER	10.01	\$ 14,486	
4710-18-100-011	06/28/23	\$ 299,900	\$ -	\$ 299,900	2416 PINGREE	18.50	\$ 16,211	LISTING
5							\$ 68,766	
							<b>\$ 13,753</b>	<b>ROUND TO / USE \$ 13,800</b>

**SALES WITH REU'S (NORTH TWP AREA)**

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
08-26-200-002	7/11/2022	\$ 800,000	\$ -	\$ 800,000	HIGHLAND RD	40.00	\$ 20,000	
06-29-200-032	7/22	\$ 800,000	\$ -	\$ 800,000	4293 LAMBERT DR/NEXT TO OUTLET MALL/I-96	13.92	\$ 57,471	HOWELL TWP/WATER/SEWER
07-28-100-002	8/22/2022	\$ 2,430,000	\$ 23,592	\$ 2,406,408	M 59 @ LATSON : E. OF CORNER	103.00	\$ 23,363	103 SEWER AND WATER REU'S/PAID
3						156.92	\$ 100,834	
							\$ 33,611	AVERAGE
							<b>\$ 33,600</b>	<b>USE NORTH TWP WITH REU'S DEV</b>

WATERFRONT 2025 \$ 1,434 PER F.F.																						
Parcel Number	Street Address	Sale Date	Sale Price	Inf. 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	Actual Front	Land Table	Class	Rate Group 1	Rate Group 1		
4710-28-301-032	3854 CEDAR POINT RD	05/17/23	\$355,000	\$355,000	\$184,200	51.89	\$390,842	\$155,434	\$191,276	134.7	70.0	0.28	0.28	\$1,154	\$553,146	175.00	CEDAR POINT ANNEX	401	ON WATER			
4710-28-301-006	3794 CEDAR POINT RD	05/17/23	\$298,900	\$298,900	\$119,400	39.95	\$321,763	\$99,382	\$122,245	86.1	70.0	0.16	0.16	\$1,154	\$617,280	100.00	CEDAR POINT ANNEX	401	ON WATER			
4710-27-101-027	2629 RUBBINS	07/08/22	\$525,000	\$525,000	\$218,500	41.62	\$537,020	\$72,545	\$84,565	59.6	340.0	0.43	0.43	\$1,218	\$169,103	55.00	TRIANGLE LAKE	401	ON WATER	MCCLATCHEY'S		
4710-25-101-009	4103 WESTHILL DR	10/13/23	\$550,000	\$550,000	\$326,400	59.35	\$683,007	(\$18,105)	\$114,902	129.0	175.0	0.45	0.45	(\$140)	(\$40,233)	112.00	COON LAKE AREA	401	PARDEE LK/CANAL			
4710-27-403-016	2420 KURI LN	06/27/24	\$804,000	\$804,000	\$401,700	49.96	\$786,833	\$182,194	\$165,027	147.3	525.9	1.52	1.52	\$1,237	\$120,181	125.53	TRIANGLE LAKE	407	ON WATER	MCCLATCHEY'S LAKE ACCESS		
4710-25-201-027	4130 RURIK DR	03/27/24	\$955,000	\$955,000	\$434,300	45.48	\$987,366	\$247,343	\$279,709	197.0	267.0	0.85	0.85	\$1,256	\$291,335	138.50	COON LAKE AREA	401	ON WATER			
4710-25-201-004	4348 RURIK DR	05/17/24	\$340,000	\$340,000	\$151,200	44.47	\$297,127	\$167,197	\$124,324	87.6	203.0	0.33	0.33	\$1,910	\$508,198	70.60	COON LAKE AREA	401	ON WATER			
4710-27-401-038	1615 TRIANGLE LAKE RD	06/24/22	\$380,000	\$380,000	\$159,400	41.95	\$304,838	\$178,671	\$103,509	72.9	77.0	0.25	0.25	\$2,451	\$711,837	142.00	TRIANGLE LAKE	401	ON WATER	GEHRINGER		
4710-24-401-006	1178 E COON LAKE RD	07/25/22	\$770,000	\$770,000	\$264,900	34.40	\$623,593	\$318,083	\$171,676	120.9	175.0	0.42	0.42	\$2,631	\$753,751	105.00	COON LAKE AREA	401	ON WATER			
4710-27-101-024	2605 RUBBINS	05/08/23	\$425,000	\$425,000	\$176,000	41.41	\$342,356	\$161,414	\$78,770	55.5	295.0	0.37	0.37	\$2,910	\$433,909	55.00	TRIANGLE LAKE	401	ON WATER	MCCLATCHEY'S		
10		Totals:	\$5,402,900	\$5,402,900	\$2,436,000	\$450	\$5,274,745	\$ 1,564,158	\$1,436,003	\$1,090												
							Sale. Ratio =>							Average	EFF FF AVG							
							Std. Dev. =>							per FF=>	\$1,434	ROUND TO \$ 1,434						

2025 GREENBELT & CANAL FRONTAGE \$ 850																						
Parcel Number	Street Address	Sale Date	Sale Price	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	Class	Rate Group 1		
4710-28-302-009	4581 PARKER DR	08/13/21	\$150,000	\$150,000	\$70,800	47.20	\$123,271	\$66,376	\$39,647	44.5	100.0	0.12	0.12	\$1,492	\$577,183	\$13	50.00	CEDAR POINT	401	ON GREENBELT		
4710-25-101-009	4103 WESTHILL DR	10/13/23	\$550,000	\$550,000	\$326,400	59.35	\$585,996	\$67,171	\$103,167	129.0	175.0	0.45	0.45	\$521	\$149,269	\$112	129.00	COON LAKE AR	401	CANAL		
4710-27-403-016	2420 KURI LN	06/27/24	\$804,000	\$804,000	\$401,700	49.96	\$786,833	\$182,194	\$165,027	147.3	525.9	1.52	1.52	\$1,237	\$120,181	\$126	147.30	TRIANGLE LAKE	407	JUST OFF WATER: MCCLATCHEY		
4710-28-300-004	4705 PARKER DR	04/08/22	\$205,000	\$205,000	\$125,700	61.32	\$237,079	\$68,569	\$100,648	113.0	350.0	0.59	0.60	\$607	\$117,212	\$3	75.00	CEDAR POINT	401	ON GREENBELT		
4710-28-302-096	4565 PARKER DR	01/28/22	\$255,000	\$255,000	\$130,400	51.14	\$248,537	\$97,939	\$91,476	136.3	98.7	0.35	0.35	\$719	\$280,628	\$6	154.00	CEDAR POINT	401	ON GREENBELT		
		Totals:	\$1,964,000	\$1,964,000	\$1,055,000		\$1,981,716	\$482,249	\$499,965	570.0												
							Sale. Ratio =>							Average								
							Std. Dev. =>							per Net Acre=>	\$846	159,949.92					Average	
														per SqFt=>		\$3.67						
																					\$ 850 USE FF GREENBELT	

OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	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	Class	Rate Group 1		
4710-27-101-008	1725 TRIANGLE LAKE RD	07/26/22	\$290,000	\$290,000	\$92,700	31.97	\$224,018	\$125,982	\$60,000	37.2	133.0	0.17	0.17	\$3,382	\$749,893	\$17.22	55.00	2022R-021291	TRIANGLE LAKE	401		

2025 OFF WATER																						
Parcel Number	Street Address	Sale Date	Sale Price	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	Class	Rate Group 1		
4710-28-300-004	4705 PARKER DR	04/08/22	\$205,000	\$205,000	\$125,700	61.32	\$237,079	\$68,569	\$100,648	113.0	350.0	0.59	0.60	\$607	\$117,212	\$2.89		CEDAR POINT	401	ON GREENBELT		
4710-28-302-096	4565 PARKER DR	04/28/22	\$255,000	\$255,000	\$130,400	51.14	\$248,537	\$97,939	\$91,476	136.3	98.7	0.35	0.35	\$719	\$280,628	\$6.44		CEDAR POINT	401	ON GREENBELT		
4710-25-101-036	SOUTHWOODS	08/11/22	\$65,000	\$65,000	\$23,000	35.38	\$74,408	\$65,000	\$74,408	124.0	185.0	0.48	0.48	\$524	\$136,555	\$112.07		COON LAKE AREA	402	OFF WATER		
4710-25-201-033	4011 HILLSIDE DR	07/27/22	\$299,000	\$299,000	\$127,800	42.74	\$313,727	\$51,124	\$65,851	109.8	180.0	0.41	0.41	\$466	\$123,787	100.00		COON LAKE AREA	401	OFF WATER		
		Totals:	\$824,000	\$824,000	\$406,900		\$873,751	\$282,632	\$332,383	483.0												
							Sale. Ratio =>							Average								
							Std. Dev. =>							per Net Acre=>	\$585	155,036.75					Average	
														per SqFt=>		\$3.56						
																					\$585 USED FOR 2025 OFF WATER	

2025 PLEASANT LAKE (LOG CABIN) \$ 1,094 WATERFRONT: \$ 396 OFF WATER																						
ONE SALE FOR THIS LAND TABLE: ADJUST 2024 LAND VALUE UP USING % INCREASE FROM CEDAR/TRIANGLE/COON LAKE FROM 2024 TO 2025																						
Parcel Number	Street Address	Sale Date	Sale Price	Inf. 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	Actual Front	Land Table	Class	Rate Group 1			
4710-35-301-004	5741 PLEASANT LAKE RD	07/20/22	\$375,000	\$375,000	\$171,800	45.81	\$413,651	\$31,739	\$70,390	90.0	277.8	0.59	0.57	\$353	\$54,255	90.00	LOG CABIN PARK	401	ON WATER & OFF WATER			
		Totals:	\$375,000	\$375,000	\$171,800		\$413,651	\$31,739	\$70,390	90.0												
														Average								
														per Net Acre=>	\$353	54,254.70					Average	
														per SqFt=>		\$1.25						

ADJUSTMENT 2024 TO 2025 USING OTHER LAKES % INCREASE			
\$	1,434	2024 LAKE FRONT VALUE	\$ 585 2025 OFF WATER
\$	1,420	2023 LAKE FRONT VALUE	\$ 600 2024 OFF WATER
\$	14	DIFFERENCE	\$ (15) DIFFERENCE
	0.99%	% CHANGE	-2.50% % CHANGE
\$	1,083	2023 PLEASANT LAKEFRONT VALUE	\$ 406 2024 PLEASANT OFF WATER VALUE
	1.0099	% CHANGE LAKEFRONT LAND VALUE	\$ (10.15) % CHANGE OFF WATER LAND VALUE
\$	1,094	2024 PLEASANT LAKEFRONT VALUE	\$ 396 2024 PLEASANT LAKE OFF WATER VALUE

2025 ROYA PLACE SITE VALUE \$ 245,000 (SEE ROYA PLACE TAB FOR CALCULATIONS)

**2025 SOUTH OAKS**

**2025 LAND VALUE: SITE VALUE \$ 59,500: COMMON AREA SITE \$ 69,500:**

SOUTH OAKS 27-402  
SOUTH OAKS 34-201  
ALLENDALE 35-401  
ALLENDALE 1 36-301

SOUTH OAKS (27402)	
SITE	\$ 59,500
COMMON AREA	\$ 69,500

WATERFRONT LOTS IN SOUTH OAKS USED TRIANGLE LAKE FF: SEE LAKEFRONT TABLE FOR CALCULATIONS.

**2025 SITE VALUE \$ 58,500**

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt	Actual Fron	Liber/Page	Land Table	Class	Rate Group 1
4710-27-402-011	5193 EDWARD JAMES DR	11/07/23	\$416,000	\$416,000	\$382,468	\$92,032	\$58,500	215.0	258.0	1.27	1.27	\$428	\$72,295	\$1.66	215.00	2023R-020681	SOUTH OAKS	407	SITE VALUE
4710-34-201-002	5213 UNIVERSE AVE	03/08/24	\$435,000	\$435,000	\$456,061	\$37,439	\$58,500	104.8	191.6	0.46	0.46	\$357	\$81,213	\$1.86	104.82	2024R-004135	SOUTH OAKS	401	SITE VALUE
4710-34-201-020	5250 LENARD CIR	05/16/22	\$400,000	\$400,000	\$410,510	\$47,990	\$58,500	209.6	159.0	0.77	0.77	\$229	\$62,732	\$1.44	209.59	2022R-016372	SOUTH OAKS	401	SITE VALUE
<b>Totals:</b>			<b>\$1,251,000</b>	<b>\$1,251,000</b>	<b>\$1,249,039</b>	<b>\$177,461</b>	<b>\$175,500</b>	<b>529.4</b>		<b>2.50</b>	<b>2.50</b>								

Average per FF=> \$335      Average per Net Acre=> 71,012.81      Average per SqFt=> \$1.63

3

\$177,461

3

\$59,154 SITE VALUE USED \$59,500

**OUTLIER**

4710-27-403-008	4928 YAX POINTE DR	10/04/23	\$380,000	\$380,000	\$425,018	\$13,482	\$58,500	100.1	259.1	0.60	0.60	\$135	\$22,659	\$0.52	100.09	2023R-018680	SOUTH OAKS	407	SITE VALUE
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**2025 COMMON AREA VALUE \$ 58,350**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt	Actual Fron	Liber/Page	Land Table	Class	Rate Group 1
4710-27-402-007	5089 EDWARD JAMES DR	05/11/22	\$320,000	\$320,000	\$321,275	\$63,725	\$65,000	100.0	297.0	0.68	0.68	\$637	\$93,438	\$2.15	100.00	2022R-015496	SOUTH OAKS	407	COMN AREA SITE
4710-34-201-025	5372 UNIVERSE AVE	05/10/22	\$560,000	\$560,000	\$517,473	\$101,027	\$58,500	119.6	290.5	0.80	0.80	\$844	\$126,600	\$2.91	119.64	2022R-015762	SOUTH OAKS	401	COMN AREA SITE
4710-34-201-004	5293 LENARD CIR	08/01/22	\$489,000	\$489,000	\$507,375	\$46,625	\$65,000	110.0	225.6	0.57	0.57	\$424	\$81,798	\$1.88	110.00	2022R-021940	SOUTH OAKS	401	COMN AREA SITE
4710-34-201-009	5403 LENARD CIR	11/04/22	\$425,000	\$425,000	\$423,080	\$66,920	\$65,000	100.5	226.3	0.52	0.52	\$666	\$128,199	\$2.94	100.54	2022R-029192	SOUTH OAKS	401	COMN AREA SITE
<b>Totals:</b>			<b>\$1,794,000</b>	<b>\$1,794,000</b>	<b>\$1,769,203</b>	<b>\$278,297</b>	<b>\$253,500</b>	<b>430.2</b>		<b>2.57</b>	<b>2.57</b>								

Average per FF=> \$647      Average per Net Acre=> 108,202.57      Average per SqFt=> 2.48

4

\$278,297

4

\$69,574 COMM AREA USE \$69,500

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 27402.SOUTH OAKS , Last Edited: 10/01/2024

Sites:		
Site 'A':	Description: 'SITE VALUE '	Value: 59,500
Site 'B':	Description: 'WATERFRONT '	Value: 90,000
Site 'D':	Description: 'COMN AREA SITE '	Value: 69,500

**2025 THE FOREST**

**2025 LAND VALUE: \$ 83,100 PER SITE**

12-201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres
4710-12-201-064	1063 ELK RUN	10/25/23	\$365,000	WD	\$365,000	\$160,100	43.86	\$336,944	\$68,056	\$40,000	110.0	110.0	0.28	0.28
4710-12-201-065	1282 MORNING MIST DR	06/15/22	\$405,000	WD	\$405,000	\$147,700	36.47	\$352,230	\$92,770	\$40,000	80.0	130.0	0.24	0.24
4710-12-201-073	1291 MORNING MIST DR	10/28/21	\$341,000	WD	\$341,000	\$119,400	35.01	\$292,423	\$88,577	\$40,000	79.0	140.0	0.25	0.25
<b>3</b>	<b>Totals:</b>		<b>\$1,111,000</b>		<b>\$1,111,000</b>	<b>\$427,200</b>		<b>\$981,597</b>	<b>\$249,403</b>	<b>\$120,000</b>	<b>269.0</b>		<b>0.77</b>	<b>0.77</b>
						<b>Sale. Ratio =&gt;</b>	<b>38.45</b>			<b>Average</b>			<b>Average</b>	
						<b>Std. Dev. =&gt;</b>	<b>4.74</b>			<b>per FF=&gt;</b>	<b>\$927</b>		<b>per Net Acre=&gt;</b>	<b>323,479.90</b>

**\$83,134** ROUND TO CLOSEST \$100

LAND RESIDUAL	\$249,403
# OF PARCELS	<u>3</u>
	\$83,134.33

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 12201.THE FOREST , Last Edited: 11/29/2023

Sites:

Site 'A':	Description: 'STANDARD SITE '	Value: 83,100
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**2025 MARION MEADOWS**  
**2025 LAND VALUE: \$ 63,000 PER SITE**  
**\$ 91,200 FOR 2+ ACRE SITES**

11-402-\*\*\*

2021 LAND VALUE \$ 46,000

2023 LAND VALUE \$ 63,000

REQUIRES: WELL & SEPTIC

**OPEN MARKET SALE, ADVERTISED, INDICATES TCV**

PARCEL	SALE DATE	SALE PRICE	
10-11-402-002	9/24 FOR SALE	\$ 78,000	1.06 ACRES
10-11-402-009	5/26/2021	\$ 63,000	PER SITE 11-402- (SOLD) 1.01 ACRES
	ACTUAL SALE PRICE	USE	

MARION MEADOWS 10-11-402-001 THROUGH 018

ALSO LOCATED ON DRIVE: 10-11-400- 5, 27, 28, 29, 30, 34, 35

10-11-400-034 & 035 ARE LARGER:

10-11-400-005	5 ACRES
10-11-400-034	2 ACRES
10-11-400-035	4.4 ACRES

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 11402.MARION MEADOWS, Last Edited: 09/30/2024

Sites:

Site 'A':	Description: 'SITE VALUE	'	Value: 63,000
Site 'B':	Description: '2+ ACRE SITES	'	Value: 91,200



**2025 COPPERFIELD VILLA'S  
SITE \$ 75,000 FREEWAY VIEW  
SITE \$ 78,800 CUL DE SAC AND ENTRYWAY**

**ALLOCATED % FOR LAND VALUE: CUL DE SAC & ENTRYWAY**

PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-001	3/17/2023	\$ 358,500	\$ 71,700	\$ 89,625	\$ 107,550	OFF X WAY: CORNER FRANCIS
4710-01-301-019	5/2/2023	\$ 405,000	\$ 81,000	\$ 101,250	\$ 121,500	CUL DE SAC
4710-01-301-026	8/12/2022	\$ 418,000	\$ 83,600	\$ 104,500	\$ 125,400	CUL DE SAC
<b>3</b>			\$236,300			
						<b>\$78,766.67 AVE @ 20%</b>

**ALLOCATED % FOR LAND VALUE: FREEWAY VIEW**

PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-030	7/26/2024	\$ 375,000	\$ 75,000	\$ 93,750	\$ 112,500	FREWY VIEW/NOISE
<b>1</b>			\$75,000			
						<b>\$75,000.00 AVE @ 20%</b>

LOCATION ADJACENT TO I-96 FREEWAY: ALL HAVE NOISE FROM CAR TRAFFIC: SOME FREEWAY VIEW  
USE 20% OF VALUE FOR LAND

**LAND TABLE 01301: COPPERFIELD VILLAS**

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 01301.COPPERFIELD VILLAS, Last Edited: 09/30/2024

Sites:		
Site 'A':	Description: 'FREWY VIEW NOIS'	Value: 75,000
Site 'B':	Description: 'CUL DE & ENTRY '	Value: 78,800

**2025: BLOSSOM FARMS, CEDAR CREEK, BLACK EAGLE, LAKE IN THE PINES, ROLLING ACRES, SUNSET PINES  
 KNOLLS OF GRASS LAKE, MARION KNOLL, TIMBER BLUFF, ERMINA VILLAGE, CRANBROOK , KINGSWOOD, PINES @ KINGSWOOD, FARVIEW AC  
 2025 LAND VALUE: \$ 60,000 AVERAGE LOT: \$ 65,000 BACK TO WETLAND/LARGER SIZE: WATERFRONT \$ 90,000  
 2025 KINGSWOOD PARCEL 039: DUE TO EXTENSIVE WATERFRONTAGE USE \$ 120,000 SITE VALUE**

**DERBYSHIRE: ALL LOTS ARE LARGER USE \$ 85,000**

**USE WATERFRONT FOR SOUTH OAKS ALSO**

**IN THIS LAND TABLE**

Parcel Number	Street Address	Parcel Number	Street Address
15-301	BLOSSOM FARMS	35-202	MARION KNOLL
16-101	ERMINA VILLAGE	35-203	TIMBER BLUFF
16-202	CEDAR CREEK	35-402	ROLLING ACRES
21-401	TOWNE SQUARE	36-101	CRANBOOK ESTATES
22-101	BLACK EAGLE	36-102	KINGSWOOD
23-201	LAKE IN THE PINES	36-103	CRANBROOK 2
26-401	SUNSET PINES	36-104	KINGSWOOD 2
27-102	DERBYSHIRE	36-105	CRANBROOK 3
27-103	KNOLLS OF GRASS LAKE	36-302	PINES AT KINGSWOOD
35-201	FARVIEW ACRES		

**AVERAGE**

**AVERAGE USE \$ 60,000 PER SITE**

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-017	2751 CLIVEDON RD	05/03/22	\$ 35,000	0.85		AVG SITE
4710-27-103-003	2921 CLIVEDON	4/29/2022	\$ 45,000	0.439		AVG SITE
4710-22-101-072	2841 BLACK EAGLE VAL	04/25/23	\$ 50,000		BLACK EAGLE	PARTIAL WOODS
4710-36-104-040	LAKESHIRE DR	08/28/23	\$ 55,000	1.66	KINGSWOOD	NON LAKEFRONT
4710-27-103-014	2787 CLIVEDON RD	7/3/2024	\$ 85,000	0.480		AVG SITE
4710-27-103-020	3551 SCHIPPERS CT	10/17/2022	\$ 90,000	0.680	AVERAGE	ON CUL DE SAC
6			\$ 360,000			
			\$60,000.00		<b>USE \$ 60,000</b>	

**LARGE/BACK TO WETLAND**

**LARGE/WETLAND USE \$ 65,000 PER SITE**

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-302-004	PRINCE EDWARD DR	6/19/2024	\$ 55,000	1.057	2 LOTS PURCHASED	BACK 1/2 IS SWAMP
4710-36-302-005	PRINCE EDWARD DR	6/19/2024	\$ 55,000	1.057	2 LOTS PURCHASED	BACK 1/2 IS SWAMP
4710-36-302-001	PRINCE EDWARD DR	6/18/2024	\$ 60,000	1.077		LONG: SMALL AMT SWAMP/POND?
4710-23-201-010	3344 PEREGRINE WAY	03/11/24	\$ 65,000	0.74	LAKE OF THE PINES	BACKS TO COMMON AREA ON POND/PREMIUM
4710-36-302-002	PRINCE EDWARD DR	6/18/2024	\$ 95,000	1.097		END OF CUL DE SAC: TREES
5			\$ 330,000			
			\$66,000		<b>USE \$ 65,000</b>	

**OUTLIER**

4710-36-104-006	AMBER GLEN DR	07/12/23	\$30,000	1.07	KINGSWOOD	NON LAKEFRONT
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**WATERFRONT SALES**

**WATERFRONT USE \$ 90,000**

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM
4710-23-201-010	3344 PEREGRINE WAY	03/11/24	\$65,000	0.74	LAKE OF THE PINES	BACKS TO COMMON AREA ON POND/PREMIUM
4710-36-104-044	762 PRINCE EDWARD DR	02/17/23	\$85,000	1.19	KINGSWOOD	LKFRONT/PREMIUM: PURCHASED BY ADJ OWNER: OPEN MARKET
3			\$ 270,000			
			\$90,000		<b>USE \$ 90,000</b>	

**SITE 039 WATERFRONT USE \$ 120,000**

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM

10-36-104-039 SALE/PARCEL HAS EXPANSIVE WATERFRONT COMPARED TO OTHER SITES ON THIS LAKE.

2025: FOXCROFT, WOODCREEK, PINEBROOK MEADOWS, BERRY, LANTERN VILLAGE, TIMBERS, FOX MEADOWS, COBBLESTONE  
 HOWELL HEIGHTS, TURTLE CREEK, GROVELAND, MYSTIC MEADOWS, MARION HEIGHTS, W. OAKS, PEAVY RD EST & 2, MAPLE GROVE  
 2025 LAND VALUE: STANDARD \$ 61,900: DBL \$ 71,500: WET @ REAR & LARGE \$ 76,200: PEAVY RD EST \$ 69,700

NEIGHBORHOODS IN LAND TABLE 02202.NORTH SUBS			
FOXCROFT	02-101	FOX MEADOWS	04-104
WEST OAKS	02-202	HOWELL HEIGHTS	04-201
PEAVY ROAD ESTATES 2	02-301	TURTLE CREEK	04-202
PEAVY ROAD ESTATES 1	02-401	GROVELAND	05-201
WOODCREEK ESTATES	03-101	BERRY MANOR 3	05-202
PINEBROOK MEADOW	03-203	MYSTIC MEADOWS	05-203
BERRY MANOR	04-101	MARION HEIGHTS	11-101
LANTERN VILLAGE	04-102	COBBLESTONE	11-301
TIMBERS	04-103	MAPLE GROVE	11-401

**STANDARD LOT \$ 61,900**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-101-022	FOXFIRE DR	05/24/23	\$303,000	WD	03-ARM'S LENGTH	\$15,133	\$5,500	36.34	\$15,133	\$55,000	0.48	66.00	4710-02-101-011	NORTH SUBS	402	STANDARD SITE
4710-02-101-010	682 FOXFIRE DR	05/19/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$212,500	51.83	\$24,397	\$47,350	0.88	122.00		NORTH SUBS	401	STANDARD SITE
4710-04-104-004	121 FOX MEADOWS CT	04/06/23	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$183,900	57.56	\$39,031	\$47,350	0.46	85.00		NORTH SUBS	407	STANDARD SITE
4710-04-102-026	3510 LANTERN VIEW CT	10/27/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$114,900	37.31	\$41,812	\$47,350	0.51	168.00		NORTH SUBS	401	STANDARD SITE
4710-03-203-009	2058 PINEBROOK MEADOW CT	07/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$160,600	39.17	\$44,245	\$47,350	0.47	85.00		NORTH SUBS	407	STANDARD SITE
4710-04-102-027	3495 MANDRY DR	01/17/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$107,300	35.41	\$91,601	\$47,350	0.61	150.00		NORTH SUBS	401	STANDARD SITE
4710-04-101-018	3742 NORTON RD	09/19/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$118,700	38.92	\$114,526	\$47,350	0.88	165.00		NORTH SUBS	401	STANDARD SITE
4710-04-104-010	122 FOX MEADOWS CT	06/10/24	\$401,700	WD	03-ARM'S LENGTH	\$401,700	\$165,800	41.27	\$124,727	\$47,350	0.50	85.00		NORTH SUBS	407	STANDARD SITE
<b>8</b>	<b>Totals:</b>		<b>\$2,760,200</b>			<b>\$2,472,333</b>	<b>\$1,069,200</b>		<b>\$495,472</b>	<b>\$386,450</b>	<b>4.78</b>					
							Sale. Ratio =>	43.25								
							Std. Dev. =>	8.05	\$61,934	SITE VALUE (LAND RESIDUAL/# PARCELS)						

**USE: \$ 61,900**

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 02202.NORTH SUBS, Last Edited: 12/05/2024

Sites:		
Site 'A':	Description: 'STANDARD SITE '	Value: 61,900
Site 'B':	Description: 'DOUBLE SITE '	Value: 71,500
Site 'C':	Description: 'WETLAND/LARGE '	Value: 76,200
Site 'D':	Description: 'PEAVY RD EST 2 '	Value: 69,700
Site 'E':	Description: 'PEAVY RD SITE '	Value: 69,700

**DOUBLE LOT AREA(MARION HEIGHTS, HOWELL HEIGHTS, MYSTIC MEADOWS)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-11-101-014	1310 TRACILEE DR	11/30/23	\$330,900	WD	03-ARM'S LENGTH	\$330,900	\$143,800	43.46	\$52,251	\$55,000	0.00	0.00		NORTH SUBS	401	
4710-04-201-014	555 BONNIE CIR	04/28/23	\$417,101	WD	03-ARM'S LENGTH	\$417,101	\$168,900	40.49	\$97,464	\$47,350	0.76	175.00		NORTH SUBS	401	DOUBLE SITE
4710-04-201-012	511 BONNIE CIR	07/11/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$151,800	43.13	\$19,558	\$47,350	0.76	200.00		NORTH SUBS	401	STANDARD SITE
4710-03-203-014	2075 PINEBROOK MEADOW CT	05/31/24	\$466,000	WD	03-ARM'S LENGTH	\$466,000	\$198,000	42.49	\$134,985	\$47,350	0.56	80.00		NORTH SUBS	407	STANDARD SITE
4710-04-201-020	368 BONNIE CIR	04/02/24	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$311,500	49.85	\$56,671	\$47,350	0.80	280.00		NORTH SUBS	401	STANDARD SITE
4710-04-201-007	433 BONNIE CIR	07/26/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$163,500	42.47	\$113,270	\$47,350	0.74	200.00		NORTH SUBS	401	DOUBLE SITE
4710-04-201-006	421 BONNIE CIR	02/22/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$125,100	36.79	\$114,156	\$47,350	0.75	185.00		NORTH SUBS	401	DOUBLE SITE
4710-11-101-014	1310 TRACILEE DR	11/30/23	\$330,900	WD	03-ARM'S LENGTH	\$330,900	\$143,800	43.46	\$52,251	\$55,000	0.00	0.00		NORTH SUBS	401	DOUBLE SITE
4710-04-202-050	3015 PAINTED DR	08/10/23	\$456,490	WD	03-ARM'S LENGTH	\$456,490	\$47,100	10.32	\$57,123	\$65,000	0.51	0.00		NORTH SUBS	407	
4710-05-203-003	318 GRANITE DR	06/08/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$199,200	46.33	\$40,928	\$55,000	0.48	260.31		NORTH SUBS	407	DOUBLE SITE
4710-05-203-002	366 GRANITE DR	08/28/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$244,500	49.90	\$66,318	\$55,000	0.48	260.31		NORTH SUBS	407	DOUBLE SITE

11 Totals: \$4,623,291 \$4,623,291 \$1,897,200 \$804,975 \$569,100 5.84  
 Sale. Ratio => 41.04  
 Std. Dev. => 10.80 \$73,180 SITE VALUE (LAND RESIDUAL/# PARCELS)

**USE: \$ 71,500**

**OUTLIER**  
 4710-05-203-012 345 GRANITE DR 07/29/22 \$30,000 WD 03-ARM'S LENGTH \$30,000 \$22,500 75.00 \$30,000 \$55,000 0.48 260.31 NORTH SUBS 407 DOUBLE SITE

**WETLAND AREA ON SITE & LARGE AREA (TIMBERS & TURTLE CREEK)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-301-008	1240 N ALSTOTT	05/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,500	49.29	\$31,737	\$65,000	0.64	106.00		NORTH SUBS	401	WETLAND/LARGE
4710-04-202-050	3015 PAINTED DR	08/10/23	\$456,490	WD	03-ARM'S LENGTH	\$456,490	\$47,100	10.32	\$57,123	\$65,000	0.51	0.00		NORTH SUBS	407	WETLAND/LARGE
4710-04-103-007	447 TIMBERMILL LN	04/25/24	\$702,000	WD	03-ARM'S LENGTH	\$702,000	\$314,300	44.77	\$139,840	\$47,350	0.85	118.91		NORTH SUBS	407	WETLAND/LARGE

3 Totals: \$1,508,490 \$1,508,490 \$533,900 \$228,700 \$177,350 1.99  
 Sale. Ratio => 35.39  
 Std. Dev. => 21.31 \$76,233 SITE VALUE (LAND RESIDUAL/# PARCELS)

**USE: \$ 76,200**

**OUTLIER**  
 4710-04-103-011 535 TIMBERMILL LN 10/14/22 \$1,195,000 WD 03-ARM'S LENGTH \$1,195,000 \$392,100 32.81 \$182,773 \$65,000 2.07 233.03 NORTH SUBS 407 WETLAND/LARGE

**PEAVY ROAD ESTATES & WEST OAKS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-301-013	1340 N ALSTOTT	04/04/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,400	46.48	\$41,297	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-040	1325 N ALSTOTT	11/30/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$138,300	44.98	\$53,007	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-056	1250 S ALSTOTT	06/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,200	37.11	\$60,727	\$65,000	0.56	131.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-032	1128 N ALSTOTT	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,600	52.46	\$66,106	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-028	1309 S ALSTOTT	05/16/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$115,500	34.07	\$90,284	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-401-030	1315 PEAVY RD	08/29/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$113,500	36.85	\$106,758	\$60,000	1.00	182.00		NORTH SUBS	401	PEAVY RD SITE

6 Totals: \$1,939,500 \$1,939,500 \$817,500 \$418,179 \$385,000 3.60  
 Sale. Ratio => 42.15  
 Std. Dev. => 7.09 \$69,697 SITE VALUE (LAND RESIDUAL/# PARCELS)

**USE: \$ 69,700**

**2025 CHESTNUT CREEK**

**SEE CHART BELOW**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES	Adj. Sale \$	Grantor	Grantee	Land Table
4710-24-100-008	CHESTNUT CREEK DR	04/01/19	\$75,000	WD	2.15	VACANT LAND	\$75,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-009	CHESTNUT CREEK DR	04/01/19	\$85,000	WD	2.81	VACANT LAND	\$85,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	CHESTNUT CREEK DR	04/01/19	\$95,000	WD	4.12	VACANT LAND	\$95,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	213 CHESTNUT CREEK DR	05/10/19	\$95,000	WD	4.05	\$95,000	CHESTNUT DEVELOPMENT LLC	TEKLINSKY THOMAS & SHER	CHESTNUT CREEK
4710-24-100-012	267 CHESTNUT CREEK DR	06/28/19	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT LLC	STAMM DAVID A	CHESTNUT CREEK
4710-24-100-013	CHESTNUT CREEK DR	08/02/18	\$110,000	WD	8.06	\$110,000			
4710-24-100-013	301 CHESTNUT CREEK DR	08/02/18	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT LLC	KNAPP JUSTIN J & JAIME S	CHESTNUT CREEK
4710-24-100-015	244 CHESTNUT CREEK DR	06/08/18	\$90,000	WD	4.75	\$90,000	CHESTNUT DEVELOPMENT LLC	CALLIHAN BRETT & SARAH	CHESTNUT CREEK
4710-24-100-017	176 CHESTNUT CREEK DR	09/14/18	\$169,000	WD	10.35	\$169,000	CHESTNUT DEVELOPMENT LLC	KNAPP JAMES W & DEBOR	CHESTNUT CREEK
4710-24-100-018	CHESTNUT CREEK DR	03/06/19	\$75,000	WD	2.77	\$75,000	CHESTNUT DEVELOPMENT LLC	PETERSON DAVID A & TRA	CHESTNUT CREEK

\$1,014,000                      55.18  
 \$18,376.22  
**AVG PER AC**

**LAND VALUE HAS CHANGED IN MARION OAKS/CLOSE LOCATION: INCREASE 18% FROM 2024 FOR CHESTNUT CREEK**

2024 CHESTNUT CREEK LAND			2025 CHESTNUT CREEK LAND		
grp a	\$119,000	pond under 10 acres	grp a	\$140,420	pond under 10 acres
grp b	\$169,000	pond/10+ acres	grp b	\$199,420	pond/10+ acres
grp c	\$75,000	near pickney rd influence	grp c	\$88,500	near pickney rd influence
grp d	\$110,000	over 5.5 acres no water	grp d	\$129,800	over 5.5 acres no water
grp e	\$90,000	over 2.5 acres up to 5.4	grp e	\$106,200	over 2.5 acres up to 5.4

Marion Oaks Highlands:	
2024 Site Value	\$85,000
2025 Site Value	\$100,000
% increase	18%
\$15,000 difference 0.176470588	

THIS PARCEL SOLD WITH CONDITION NOT BE BUILT ON: BUILDER CHARGED PROFIT ON LAND THAT HE WOULD OF MADE ON HOUSE: NOT VALID VACANT LAND SALE

4710-24-100-016	CHESTNUT CREEK DR	02/12/19	\$179,000	WD	8.21	\$179,000	CHESTNUT DEVELOPMENT LLC	KNAPP JAMES W & DEBOR	CHESTNUT CREEK
listing price \$ 119,000									

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 24100.CHESTNUT CREEK, Last Edited: 12/05/2024

Sites:		
Site 'A':	Description: '7+ AC W/POND '	Value: 140,420
Site 'B':	Description: '10+AC W/POND '	Value: 199,420
Site 'C':	Description: '5 AC DYLGT & ST'	Value: 88,500
Site 'D':	Description: '3.3 TO 8.06 '	Value: 129,800
Site 'E':	Description: 'AVG LOT '	Value: 106,200



Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 00033.CEDAR POINT ANNEX, Last Edited: 10/09/2024

Frontages:

Frontage 'A':	Description: 'ON WATER	'	FF Rate: 1434
	Standard Frontage: 100		Standard Depth : 100
Frontage 'B':	Description: 'OFF WATER	'	FF Rate: 585
	Standard Frontage: 0		Standard Depth : 132
Frontage 'C':	Description: 'CANAL FRONT	'	FF Rate: 850
	Standard Frontage: 0		Standard Depth : 132

Minimum Value for Frontages/Sites: 31,000

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 00034.CEDAR POINT, Last Edited: 10/09/2024

Frontages:			
Frontage 'A':	Description: 'ON WATER	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 132
Frontage 'B':	Description: 'OFF WATER	'	FF Rate: 585
	Standard Frontage: 0		Standard Depth : 132
Frontage 'C':	Description: 'ON GREENBELT	'	FF Rate: 850
	Standard Frontage: 0		Standard Depth : 132

Minimum Value for Frontages/Sites: 31,000

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 00035.SCHADEL SUB, Last Edited: 12/05/2024

Frontages:

Frontage 'A':	Description: 'CEDAR LK RD	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 132
Frontage 'B':	Description: 'ACCESS ONLY	'	FF Rate: 585
	Standard Frontage: 0		Standard Depth : 400
Frontage 'C':	Description: 'CANAL FRONT	'	FF Rate: 850
	Standard Frontage: 0		Standard Depth : 260

Minimum Value for Frontages/Sites: 31,000

Values for Acreage Table 1: 'RESIDENTIAL LAND15+ '

1 Acre: 45,000	3 Acre: 77,000	10 Acre: 136,650	30 Acre: 323,450
1.5 Acre: 49,400	4 Acre: 84,200	15 Acre: 180,800	40 Acre: 415,450
2 Acre: 53,750	5 Acre: 92,250	20 Acre: 232,300	50 Acre: 450,000
2.5 Acre: 69,000	7 Acre: 93,200	25 Acre: 279,750	100 Acre: 664,400

Rates for Rate Table 'OUTTWP AGRICULTURAL', (Acres)

TILLABLE	: 6,900
RD ROW	: 0
PASTURE	: 5,600
SWAMP/LOW	: 370
WOODS GOOD	: 8,200
POND	: 8,200
HOMESITE	: 45,000
RECREATIONAL	: 8,200
DEVELOPMENTAL	: 13,800
DEV OUT TWP	: 8,370
DEV W/REU'S	: 22,100

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 00037.LOG CABIN PARK, Last Edited: 10/09/2024

Frontages:

Frontage 'A':	Description: 'ON WATER	'	FF Rate: 1094
	Standard Frontage: 0		Standard Depth : 200
Frontage 'B':	Description: 'OFF WATER	'	FF Rate: 396
	Standard Frontage: 0		Standard Depth : 150

Sites:

Site 'B':	Description: 'OFF WATER	'	Value: 31,000
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Minimum Value for Frontages/Sites: 37,000

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 02101.CRYSTAL SUNDR MAR CK MAPLE TAMARACK, Last Edited: 10/03/2024

Sites:

Site 'A':	Description: 'SITE VALUE	'	Value: 74,200
Site 'B':	Description: 'PREMIUM SITE	'	Value: 80,100
Site 'C':	Description: 'SITE	'	Value: 74,200

Unit: 4710 - MARION TOWNSHIP

Rates/Values for Neighborhood 0435.EXCELLENT PUDS CONDOS SUBS, Last Edited: 12/05/2024

Sites:

Site 'A':	Description: 'AVG SITE	'	Value: 60,000
Site 'B':	Description: 'LKFT / PREMIUM	'	Value: 90,000
Site 'C':	Description: 'LARGE/ WET FF	'	Value: 65,000

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 36104.KINGSWOOD, Last Edited: 12/05/2024

Sites:		
Site 'A':	Description: 'NON LAKEFRONT '	Value: 60,000
Site 'B':	Description: 'LKFRONT/PREMIUM'	Value: 90,000
Site 'C':	Description: 'OUTLOT/UNBLDG '	Value: 6,000
Site 'D':	Description: 'EXPANSIVE FF WA'	Value: 120,000

Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood TRGLK.TRIANGLE LAKE, Last Edited: 10/22/2024

Frontages:

Frontage 'A':	Description: 'MCCLATCHEY'S	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 290
Frontage 'B':	Description: 'GEHRINGER	'	FF Rate: 1434
	Standard Frontage: 0		Standard Depth : 150

Sites:

Site 'B':	Description: 'LAKE ACCESS	'	Value: 45,000
Site 'C':	Description: 'DOUBLE LOT OFF	'	Value: 71,700

Minimum Value for Frontages/Sites: 71,000