

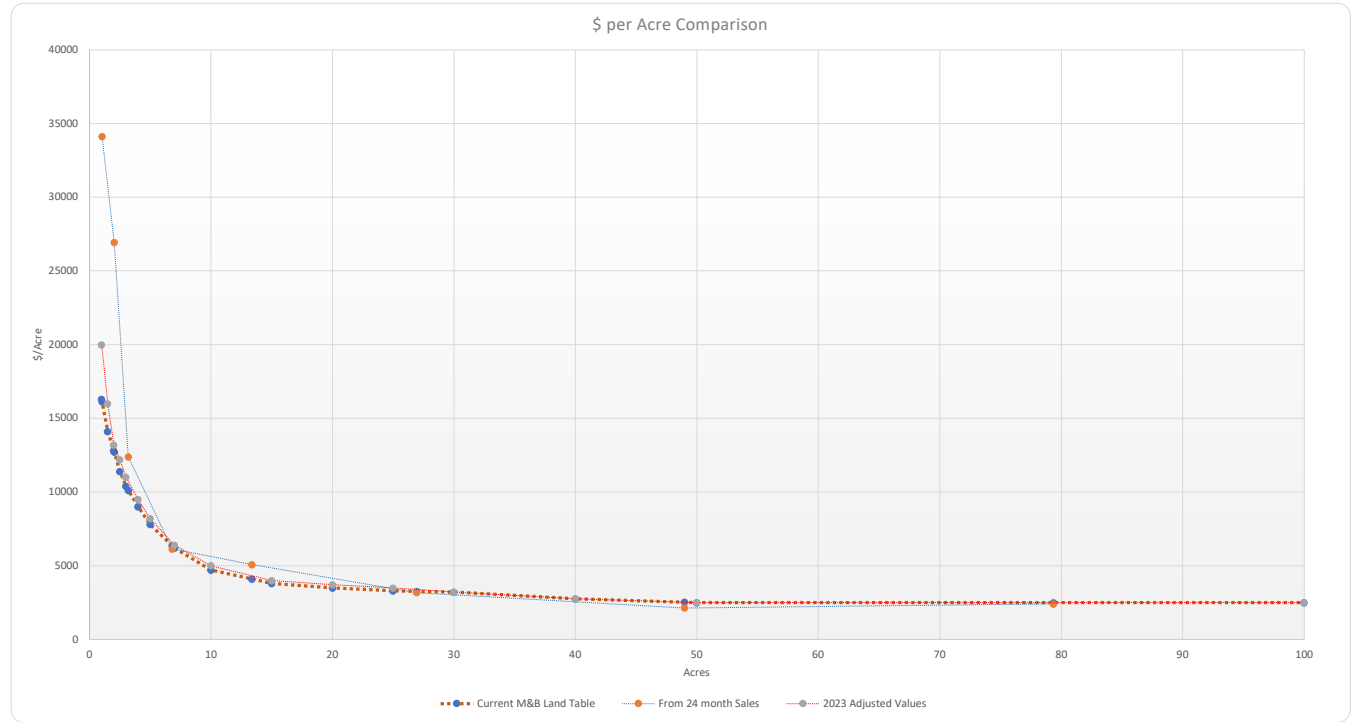






16124

Acres	Current M&B Land Table	From 24 month Sales	2023 Adjusted	
0.6				
1	16300	16300	20000	20000
1.04		16124	34133	
1.5	21150	14100	16000	24000
2	25600	12800	13200	26400
2.03		12716	26939	
2.5	28500	11400	12200	30500
3	31200	10400	11000	33000
3.2		10120	12395	
4	36000	9000	9500	38000
5	39000	7800	8200	41000
6.81		6352	6136	
7	43400	6200	6400	44800
10	47000	4700	5000	50000
13.36		4095	5071	
15	57000	3800	4000	60000
20	70000	3500	3700	74000
25	82500	3300	3500	87500
26.93		3261	3176	
30	96000	3200	3200	96000
40	110240	2756	2756	110240
48.98		2526	2138	
50	125000	2500	2500	125000
79.36		2500	2402	
100	250000	2500	2500	250000



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Std/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	Libr/FF	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
080-002-100-380-00	3902 N WEST RIVER RD	05/28/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$69,300	26.78	\$141,109	\$206,858	\$89,947	120.00	0.0	0.81	0.81	\$1,724	\$254,413	\$5.84	120.00	LK-MB 1646/579		M & B'S ON LAKE	0	1	NOT INSPECTED	401	LAKE FRONT						
080-012-300-151-00	3009 N LAKEVIEW DR	09/20/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$39,400	29.40	\$78,911	\$123,074	\$67,985	198.00	0.0	0.63	0.22	\$1,361	\$186,604	\$4.51	188.00	LK-MB 1646/687	080-012-300-150-00	M & B'S ON LAKE	0	1	NOT INSPECTED	401	LAKE FRONT						
080-014-100-100-00	600 W CADMAN PT	06/09/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,200	47.08	\$124,781	\$71,792	\$66,573	150.00	0.0	0.28	0.28	\$479	\$252,789	\$5.80	150.00	LK-MB 1646/932		M & B'S ON LAKE	0	0	NOT INSPECTED	401	LAKE FRONT						
080-014-100-270-00	2834 N WILSON DR	12/28/21	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$43,900	29.97	\$90,868	\$78,585	\$22,953	129.00	0.0	0.52	0.52	\$609	\$150,546	\$3.46	129.00	LK-MB 1653/469		M & B'S ON LAKE	0	1	NOT INSPECTED	401	LAKE FRONT		NON LAKE				
<b>Totals:</b>						\$668,500	\$213,600		\$485,669	\$480,289	\$247,458	905.0			2.25	1.84																	
							Sale. Ratio =>	31.95	Average			Average			per Net Acre=>		213,937.19	Average			per SqFt=>		\$4.91										
							Std. Dev. =>	9.28				per FF=>		\$951																			

FF from Land Tables = \$4,138 No Change  
117%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Std/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	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
081-023-100-180-00	2399 N SMITH ST	06/19/20	\$89,884	WD	03-ARM'S LENGTH	\$89,884	\$37,200	41.89	\$79,351	\$25,990	\$14,857	120.0	0.0	0.44	0.44	\$212	\$57,968	\$1.33	120.00	V-M&B 1634/1099		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-024-200-001-00	2466 N SMITH ST	10/25/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$43,100	35.33	\$89,402	\$47,423	\$14,925	100.0	0.0	0.52	0.52	\$474	\$91,374	\$2.10	100.00	V-M&B 1651/171		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-024-200-161-00	2322 N SMITH ST	07/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,600	35.87	\$118,511	\$54,589	\$18,100	179.0	0.0	0.55	0.55	\$305	\$99,797	\$2.29	179.00	V-M&B 1635/1217		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-024-200-220-00	328 W LACKIE CT	02/12/21	\$147,425	WD	03-ARM'S LENGTH	\$147,425	\$46,100	27.20	\$84,565	\$75,730	\$12,870	90.0	0.0	0.37	0.37	\$841	\$203,575	\$4.67	90.00	V-M&B 1642/965		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-024-200-351-00	2224 N SMITH ST	08/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,400	38.72	\$102,519	\$38,007	\$15,526	100.0	0.0	0.58	0.58	\$380	\$65,417	\$1.50	100.00	V-M&B 1637/227		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-025-100-980-00	63 W SAGINAW RD	12/10/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,700	41.00	\$60,388	\$22,652	\$13,080	94.0	0.0	0.87	0.87	\$241	\$26,023	\$0.60	94.00	V-M&B 1640/930		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 23 & N 24				
081-160-016-060-00	404 N OAK ST	10/04/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$64,300	38.73	\$134,073	\$49,712	\$17,785	191.0	0.0	0.91	0.91	\$260	\$54,629	\$1.25	191.00	V-M&B 1650/643		VILLAGE M & B'S	0	1	NOT INSPECTED	401	SEC 24 (S 1/2)				

**Totals:**

\$875,309

\$875,309

\$317,400

\$668,909

\$313,543

\$107,143

\$74.0

4.24

4.24

Average

per Net Acres >

73,966.27

Average

per SqFt >

\$1.70

Sale Ratio =>

36.26

Std. Dev =>

4.85

Average

per FF >

\$359

Average

per Net Acres >

73,966.27

Average

per SqFt >

\$1.70

FF From Land Tables:

\$143

\$114

Increase by:

40%

\$200

\$160

Make up difference with ECF's



COMMERCIAL LAND SALES- 4/1/2020 TO 4/19/2022

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Comment				
010-026-200-139-00	N LAKE SANFORD RD	02/08/22	\$17,000	WD	32-SPLIT VACANT	\$17,000	\$0	0.00	\$7,015	\$17,000	\$7,015	100.0	0.0	0.61	0.61	\$170	\$27,869	\$0.64	0.00	2100	1654/52		2100 OCMR	0	0	0 NOT INSPECTED		202	RURAL PROXIMTY	2 lots purchased outside The Flats				
010-026-200-140-00	4870 N LAKE SANFORD RD	07/30/20	\$17,000	WD	03-ARMS LENGTH	\$17,000	\$6,600	38.82	\$11,500	\$17,000	\$11,500	163.4	0.0	1.00	1.00	\$104	\$17,000	\$0.39	0.00	2100	1637/865		2100 OCMR	0	0	0 NOT INSPECTED		202	RURAL PROXIMTY	2 lots purchased outside The Flats				
030-017-200-102-00	5369 W ISABELLA RD	10/13/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$26,400	22.00	\$113,088	\$120,000	\$108,240	1,320.0	0.0	22.77	22.77	\$91	\$5,270	\$0.12	1,320.00	2201	1650/1003		2203 STATE HWY/OUTER COUNTY	0	0	6/23/2021	COM VAC	201	RURAL ST HWY					
040-016-400-611-00	463 E ISABELLA RD	12/06/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,100	30.33	\$27,000	\$30,000	\$27,000	150.0	0.0	3.00	3.00	\$200	\$10,000	\$0.23	0.00	4100	1652/982		4100 SUBURBAN	0	0	0 NOT INSPECTED		202	M-20 CITY INFL					
081-024-300-230-00	W SAGINAW RD	08/26/21	\$23,500	WD	33-TO BE DETERMINED	\$23,500	\$21,900	93.19	\$29,754	\$23,500	\$22,014	330.0	132.0	1.00	1.00	\$71	\$23,500	\$0.54	330.00	2300	1649/175	081-024-300-235-00	2301 - SANFORD COMM	0	0	5/20/2021	COM VAC	202	MAIN ST					
081-024-400-375-00	231 W SAGINAW RD	08/21/20	\$19,000	WD	03-ARMS LENGTH	\$19,000	\$48,800	256.84	\$12,420	\$19,000	\$12,420	138.0	0.0	0.55	0.55	\$138	\$36,545	\$0.79	138.00	2300	1636/1098		2301 - SANFORD COMM	0	0	0 NOT INSPECTED		201						
100-014-100-866-00	511 W ISABELLA RD	05/06/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$0	0.00	\$0	\$34,000	\$0	0.0	0.0	2.00	2.00	#DIV/0!	\$17,000	\$0.39	0.00	4300	1645/966	100-014-100-870-00	2201 M-20 CORRIDOR	0	0	7/31/2018		201						
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188		2100 OCMR	0	0	5/28/2021	OFFICE BUILDINGS	201	SUBURBAN PROXIM					
170-006-100-152-00	4952 N DICKENSON RD	05/26/20	\$67,500	MLC	03-ARM'S LENGTH	\$67,500	\$8,300	12.30	\$25,550	\$67,500	\$25,550	365.0	0.0	2.77	2.77	\$185	\$24,368	\$0.56	0.00	2300	1634/163		2400 ACREAGE	0	0	0 NOT INSPECTED	COM VAC							
<b>Totals:</b>						<b>\$378,000</b>	<b>\$152,400</b>		<b>\$295,174</b>	<b>\$374,341</b>	<b>\$238,924</b>	<b>2,785.4</b>		<b>35.18</b>	<b>35.18</b>																			
						<b>Sale Ratio =&gt;</b>	<b>40.32</b>		<b>Average</b>	<b>per FF=&gt;</b>	<b>\$134</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>10,640.73</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$0.24</b>															
							<b>Std. Dev. =&gt;</b>	<b>80.65</b>				<b>2022</b>																						
										<b>FF from 2022 Land Tables:</b>	<b>\$126</b>	<b>\$126</b>																						
											<b>\$230</b>	<b>\$230</b>																						
											<b>\$168</b>	<b>\$168</b>																						
											<b>\$145</b>	<b>\$145</b>																						
						<b>Average:</b>					<b>\$168</b>	<b>Average:</b>					<b>\$137</b>																	



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
090-021-300-160-00	2502 N EASTMAN RD	07/13/20	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$96,200	48.10	\$209,217	\$46,423	\$55,640	428.0	0.0	2.93	2.93	\$108	\$15,844	\$0.36	428.00	2200	1635/445		2100 OCMR
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	2300	1644/415		2301 - SANFORD COMM
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	2100	1639/780		2100 OCMR
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188		2100 OCMR

<b>Totals:</b>	<b>\$431,000</b>		<b>\$431,000</b>	<b>\$191,000</b>		<b>\$428,256</b>	<b>\$125,137</b>		<b>\$122,393</b>	<b>1,030.2</b>		<b>6.40</b>	<b>6.40</b>										
				<b>Sale. Ratio =&gt;</b>		<b>44.32</b>			<b>Average</b>			<b>Average</b>				<b>Average</b>							
				<b>Std. Dev. =&gt;</b>		<b>12.74</b>			<b>per FF=&gt;</b>		<b>\$121</b>	<b>per Net Acre=&gt;</b>		<b>19,552.66</b>		<b>per SqFt=&gt;</b>		<b>\$0.45</b>					

Use: \$121