

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
013-22-400-006	12760 S WARNER	4/21/2020	WD	\$ 172,500	\$ 47,208	7.4	\$ 6,379
013-15-100-011-01	11241 PULVER	1/14/2022	WD	\$ 320,000	\$ 24,189	3.6	\$ 6,719
013-10-300-008-01	10830 COLBY LAKE	7/1/2020	WD	\$ 28,000	\$ 28,000	4	\$ 7,000
013-01-400-005	9690 BEARDSLEE	5/5/2020	WD	\$ 232,000	\$ 70,397	10	\$ 7,040
013-12-400-012	10959 S FENNER	4/29/2020	WD	\$ 360,000	\$ 60,492	8.06	\$ 7,505
013-36-300-008	6750 LOVEJOY	7/16/2021	WD	\$ 220,000	\$ 68,581	9.1	\$ 7,536
013-25-300-007	6704 W BRADEN	8/17/2020	WD	\$ 232,000	\$ 30,799	3.61	\$ 8,532
013-01-200-004	6320 W WINEGAR	8/6/2020	WD	\$ 279,900	\$ 34,724	3.9	\$ 8,904
013-28-100-015	BEARD	12/17/2020	WD	\$ 1,000	\$ 1,000	0.11	\$ 9,091
013-01-300-002	9819 SHAFTSBURG	5/11/2020	WD	\$ 239,900	\$ 91,531	10	\$ 9,153
013-25-300-006-02	W BRADEN	8/17/2020	WD	\$ 28,000	\$ 28,000	2.97	\$ 9,428
013-13-400-005	6250 W BATH	7/13/2021	WD	\$ 197,000	\$ 9,637	0.99	\$ 9,734
013-16-300-005	11835 S WOODBURY	11/23/2021	WD	\$ 220,000	\$ 66,578	6.6	\$ 10,088
013-35-300-005	7750 LOVEJOY	11/4/2020	WD	\$ 400,000	\$ 101,402	10	\$ 10,140
013-25-300-006-01	W BRADEN	8/17/2020	WD	\$ 25,000	\$ 25,000	2.43	\$ 10,288
013-33-200-012-01	9037 W BRADEN	1/14/2022	WD	\$ 259,500	\$ 70,583	6.14	\$ 11,496
013-32-200-004-07	14320 S KYLE	12/23/2020	WD	\$ 345,000	\$ 14,397	1.21	\$ 11,898
013-35-300-009	7980 LOVEJOY	6/8/2021	WD	\$ 355,000	\$ 128,147	10	\$ 12,815
013-33-400-010	WARNER	10/26/2021	WD	\$ 45,000	\$ 45,000	3.5	\$ 12,857
013-15-100-011-01	11241 PULVER	3/14/2022	WD	\$ 345,000	\$ 46,895	3.6	\$ 13,026
013-15-300-008	8936 W BATH	6/4/2021	WD	\$ 185,000	\$ 43,862	3.36	\$ 13,054
013-04-200-006	9480 W WINEGAR	4/7/2020	WD	\$ 257,500	\$ 55,399	3.95	\$ 14,025
013-32-200-017	10394 CORCORAN	5/7/2021	WD	\$ 321,000	\$ 118,455	8.4	\$ 14,102
013-04-300-001-05	LAINSBURG	3/22/2021	WD	\$ 29,500	\$ 29,500	2	\$ 14,750
013-04-300-001-06	LAINSBURG	3/12/2021	WD	\$ 29,500	\$ 29,500	2	\$ 14,750
013-10-100-004-04	10484 S COLBY LAKE	10/1/2021	WD	\$ 288,000	\$ 72,373	4.53	\$ 15,976
013-10-300-008-01	10830 COLBY LAKE	2/26/2021	WD	\$ 65,000	\$ 65,000	4	\$ 16,250
013-02-200-004-01	7262 WINEGAR	10/28/2020	WD	\$ 150,000	\$ 19,429	1.15	\$ 16,895
013-29-200-025-02	W STOLL	7/8/2020	WD	\$ 8,000	\$ 8,000	0.43	\$ 18,605
013-34-400-002-03	14765 RIBBEY	10/26/2020	WD	\$ 38,000	\$ 38,000	2	\$ 19,000
013-10-100-004-03	10400 COLBY LAKE	6/8/2021	WD	\$ 54,000	\$ 54,000	2.82	\$ 19,149
013-29-200-005	10240 STOLL	2/22/2022	WD	\$ 79,500	\$ 79,500	3.92	\$ 20,281
013-09-300-007-01	10917 LAINSBURG	6/25/2021	WD	\$ 195,000	\$ 58,924	2.88	\$ 20,460

013-28-300-001-01	9735 W LANSING	8/10/2021	WD	\$	555,000	\$	155,417	7.3	\$	21,290
013-16-400-012	11801 S WOODBURY	12/3/2020	WD	\$	180,000	\$	24,952	1.12	\$	22,279
013-05-400-013	9464 LAINGSBURG	10/20/2021	WD	\$	240,000	\$	83,447	3.71	\$	22,492
013-22-300-016	8720 BEARD	10/1/2020	WD	\$	245,000	\$	58,644	2.5	\$	23,458
013-34-200-010	8342 SYLVESTER	10/1/2021	WD	\$	50,000	\$	50,000	2	\$	25,000
013-21-400-006	9008 BEARD	10/1/2021	WD	\$	185,000	\$	25,061	1	\$	25,061
013-33-300-017	14574 S DUNN	7/28/2021	WD	\$	352,000	\$	42,786	1.69	\$	25,317
013-33-300-017-01	14574 S DUNN	7/28/2021	WD	\$	352,000	\$	42,786	1.69	\$	25,317
013-10-300-007-02	10750 S COLBY LAKE	9/28/2020	WD	\$	192,000	\$	57,101	2.25	\$	25,378
013-23-400-009	7405 W LANSING	3/8/2021	WD	\$	135,000	\$	47,544	1.75	\$	27,168
013-28-100-004-02	9955 STOLL	3/31/2021	WD	\$	233,500	\$	72,267	2.65	\$	27,271
013-12-300-009-01	6550 W BRITTON	11/30/2021	WD	\$	248,000	\$	48,859	1.72	\$	28,406
013-26-100-004	13159 WARNER	2/8/2021	WD	\$	120,000	\$	17,612	0.55	\$	32,022
013-10-300-007-03	10868 S COLBY LAKE	8/28/2020	WD	\$	230,000	\$	76,159	2.25	\$	33,848
013-33-400-009	14961 DUNN	10/14/2020	WD	\$	214,000	\$	46,754	1.38	\$	33,880
013-05-300-005	11216 PEACOCK	12/30/2021	WD	\$	45,000	\$	45,000	1.3	\$	34,615
013-32-200-004-04	14331 S KYLE	4/30/2020	WD	\$	387,500	\$	50,214	1.38	\$	36,387
013-33-400-011	9224 WARNER	10/26/2021	WD	\$	335,000	\$	127,779	3.5	\$	36,508
013-28-200-013-01	9043 E LANSING	3/8/2021	WD	\$	335,187	\$	76,725	2.1	\$	36,536
013-10-400-001-11	10841 S COLBY LAKE	7/14/2021	WD	\$	235,000	\$	82,670	2.08	\$	39,745
013-25-100-004-01	6247 W BEARD	12/17/2021	WD	\$	195,000	\$	49,102	1.22	\$	40,248
013-24-100-013	6717 LANSING	5/17/2021	WD	\$	163,000	\$	31,198	0.76	\$	41,050
013-26-100-010-02	13485 WARNER	12/28/2021	WD	\$	348,277	\$	100,111	2.4	\$	41,713
013-25-300-009	13747 SHAFTSBURG	7/14/2021	WD	\$	248,000	\$	58,850	1.35	\$	43,593
013-24-300-011	12847 SHAFTSBURG	6/25/2020	WD	\$	179,900	\$	36,389	0.8	\$	45,486
013-01-300-009	9586 FENNER	5/25/2021	WD	\$	294,000	\$	59,467	1.21	\$	49,146
013-05-100-011-01	9200 LAINGSBURG	11/2/2021	WD	\$	230,000	\$	59,978	1.12	\$	53,552
013-28-100-002	9978 W STOLL	7/8/2020	WD	\$	177,000	\$	58,370	1	\$	58,370
013-32-400-001-13	10144 RED BUD	6/24/2021	WD	\$	259,000	\$	65,209	1.1	\$	59,281
013-29-200-026-03	10063 STOLL	12/15/2020	WD	\$	119,900	\$	44,102	0.64	\$	68,909
013-09-300-008	9624 W BRITTON	4/21/2021	WD	\$	262,000	\$	83,851	1.14	\$	73,554
013-28-100-017	13063 WOODBURY	6/15/2021	WD	\$	370,000	\$	139,354	1.85	\$	75,326
013-32-200-005	10255 CORCORAN	9/28/2021	WD	\$	220,000	\$	81,771	1.05	\$	77,877
013-26-200-008	7541 W BEARD	5/11/2021	WD	\$	280,000	\$	89,735	1.15	\$	78,030

013-15-300-004	11961 PULVER	6/4/2021	WD	\$ 260,000	\$ 78,636	0.97	\$ 81,068
013-28-100-027	9561 BEARD	12/30/2021	WD	\$ 89,000	\$ 33,306	0.41	\$ 81,234
Totals:				\$ 14,569,064	\$ 3,965,708	210.75	\$ 18,817
				Residential & White Pines Sites		USED	\$ 19,000

Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	
7649 W BEARD	11/20/2020	WD	\$ 415,000	\$ 62,954.00	150	\$ 420	
7624 W HIDDEN LAKES	7/1/2020	WD	\$ 275,000	\$ (3,046.00)	134	\$ (23)	
7551 W HIDDEN LAKES	9/25/2020	WD	\$ 419,000	\$ 46,465.00	150	\$ 310	
				\$ 1,109,000	\$ 106,373.00	434	\$ 245
				Hidden Lake	USED	\$250/FF	

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF
013-49-008-001	W LAKESHORE	10/2/2020	WD	\$ 20,000	\$ 20,000	113	\$ 177
013-50-049-000	8827 W SCENIC LAKE	10/16/2020	WD	\$ 463,500	\$ 171,233	117	\$ 1,464
013-50-057-000	9014 ISLAND VIEW	2/8/2022	WD	\$ 779,900	\$ 152,757	167	\$ 915
013-50-065-000	9103 W SCENIC LAKE	8/7/2020	WD	\$ 535,000	\$ 146,575	173	\$ 847
013-50-083-000	9397 W SCENIC LAKE	7/10/2020	WD	\$ 564,000	\$ 161,793	131	\$ 1,235
013-52-107-000	9440 LOOKOUT POINT	6/30/2020	WD	\$ 515,000	\$ 119,641	128	\$ 935
013-52-126-000	9353 LOOKOUT POINT	2/16/2021	WD	\$ 510,000	\$ 97,845	111	\$ 881
Totals:				\$ 3,387,400	\$ 869,844	940	\$ 925
				Scenic Lake & Oak Island Water		USED	\$ 900

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF
013-50-009-000-01	9374 W SCENIC LAKE	9/23/2020	WD	\$ 324,900	\$ 22,416	202	\$ 111
013-50-011-000-01	9370 W SCENIC LAKE	7/12/2021	WD	\$ 370,000	\$ 60,655	208	\$ 292
013-52-135-000	9455 LOOKOUT POINT	8/10/2020	WD	\$ 282,000	\$ 65,779	183	\$ 359
013-52-137-001	9481 LOOKOUT POINT	6/30/2020	WD	\$ 319,000	\$ 55,584	141	\$ 394
013-53-153-004	10252 S BAY	8/4/2020	WD	\$ 321,900	\$ 32,573	170	\$ 192
				\$ 1,617,800	\$ 237,007	904	\$ 262
				Scenic Lake & Oak Island Non-water		USED per FF	\$ 250

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/SITE
013-26-200-001-03	13233 BLUE WATER	2/28/2022	WD	\$ 39,975	\$ 39,975	0.81	\$ 49,352
013-26-200-001-07	BLUE WATER	11/30/2021	WD	\$ 39,500	\$ 39,500	0.63	\$ 62,698
				\$ 79,475	\$ 79,475	2.00	\$ 39,738
					Blue Water	USED	\$ 40,000

SHAFTSBURG	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF
013-70-007-003	LYNN	7/30/2021	WD	\$ 2,000	\$ 2,000	66	\$ 30
013-70-013-004-01	13457 SHAFTSBURG	5/15/2020	WD	\$ 155,000	\$ 10,936	264	\$ 41
013-70-013-005	SHAFTSBURG	6/25/2020	LC	\$ 5,000	\$ 5,000	76	\$ 66
013-72-001-000	7213 BEARD	6/18/2020	WD	\$ 14,000	\$ 14,000	129	\$ 109
013-70-013-001	13425 SHAFTSBURG	6/25/2020	LC	\$ 85,000	\$ 13,848	82	\$ 169
013-70-008-005	13121 SHAFTSBURG	5/2/2020	WD	\$ 169,900	\$ 34,263	297	\$ 115
	Totals:			\$ 430,900	\$ 80,047	914	\$ 88
					Shaftsburg & Shaftsburg Estates	USED	\$ 90

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
013-11-100-001	LANDLOCKED PROPERT	6/30/2021	WD	\$ 142,250	\$ 142,250	40	\$ 3,556
013-17-200-001-01	W BRITTON	4/29/2021	WD	\$ 151,000	\$ 151,000	37.77	\$ 3,998
013-36-100-001-03	6641 W BRADEN	10/20/2020	WD	\$ 246,000	\$ 169,266	37	\$ 4,575
	Totals:			\$ 539,250	\$ 462,516	114.77	\$ 4,030
					Agricultural	USED	\$4,000/AC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
002-48-007-002-01	216 S WEST ST	6/8/2021	WD	44000	10459	1.47	\$ 7,115
004-60-005-008-03	9449 GENESEE	8/20/2020	WD	147815	7978	1	\$ 7,978
004-60-011-001	9518 GENESEE	4/21/2021	WD	125000	20315	0.468	\$ 43,408
004-74-042-002-03	GENESEE	6/11/2021	WD	28100	28100	1.8	\$ 15,611
004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	181000	19842	0.4	\$ 49,605
004-74-051-000	10054 GENESEE	7/31/2020	WD	200000	30685	0.5	\$ 61,370
006-12-300-021	1475 N M-52	1/6/2022	WD	135000	29452	0.765	\$ 38,499
006-15-400-006	119 N DELANEY	12/7/2020	WD	500000	7789	3.34	\$ 2,332

006-15-400-010	2170 W M21	11/30/2021 WD	600000	103550	2 \$	51,775
006-17-400-004	SHERMAN	10/29/2020 WD	64000	64000	20 \$	3,200
006-34-400-009	DELANEY	8/27/2020 MLC	275000	84404	3.16 \$	26,710
007-14-400-004	KERBY	3/22/2021 WD	33000	6215	0.58 \$	10,716
007-16-300-017-01		9/17/2021 WD	325000	325000	1.67 \$	194,611
007-17-400-002	1719 E MAIN	10/20/2021 WD	125000	125000	1 \$	125,000
007-18-400-021	1031 E MAIN	11/1/2021 WD	500000	92588	1.282 \$	72,222
007-18-400-029	1083 E MAIN	2/11/2022 WD	275000	73737	0.589 \$	125,190
008-24-200-003	206 S M-13	1/13/2022 WD	270500	136477	1.96 \$	69,631
008-70-029-000	1246 S M-13	10/8/2020 WD	140000	7716	3 \$	2,572
012-16-200-005-01	5090 S DURAND	10/27/2021 WD	330000	140454	1.33 \$	105,605
012-16-200-016	5224 DURAND	3/3/2021 WD	130000	25997	0.926 \$	28,075
012-17-200-005	LANSING	9/21/2021 WD	60000	60000	4.24 \$	14,151
012-60-003-013	111 MAIN	11/22/2021 WD	50000	20131	0.14 \$	143,793
013-54-013-000	12900 SHAFTSBURG	11/6/2020 WD	440000	84282	3.16 \$	26,672
014-11-100-005	1541 1555 LANSING	6/5/2020 WD	500000	278374	4.1 \$	67,896
014-11-300-012	10224 ROSE	1/31/2022 WD	270000	72830	1 \$	72,830
014-45-003-000	10808 BENNETT	11/23/2021 WD	320000	197104	1 \$	197,104
014-45-010-000	BENNETT	11/25/2020 WD	53000	53000	1.035 \$	51,208
014-45-014-000	10838 BENNETT	6/3/2021 WD	80000	67343	1.5 \$	44,895
014-60-004-020	329 MAIN	4/16/2021 WD	132500	14886	1 \$	14,886
016-08-400-008-04		1/20/2022 WD	602000	331129	42.7 \$	7,755
016-60-003-008	110 N SAGINAW	4/16/2020 WD	73000	14367	0.351 \$	40,932
016-60-015-013	134 S SAGINAW	8/10/2021 WD	62000	16336	0.051 \$	320,314
016-60-016-010	127 S SAGINAW	6/4/2021 MLC	150000	44194	1 \$	44,194
016-66-003-000	426 N CHURCH	5/20/2021 WD	480000	116024	5.97 \$	19,435
020-32-002-015-00	114 N SAGINAW ST	1/10/2022 WD	55000	929	0.062 \$	14,984
020-42-002-012-00	309 FITCH ST	6/24/2021 WD	155000	63141	0.224 \$	281,879
020-82-114-000-00	8755 E LANSING RD	3/15/2022 MLC	300000	179730	1.65 \$	108,927
022-40-015-002-00	300 E GRAND RIVER	10/19/2021 WD	95000	67562	0.287 \$	235,408
022-60-069-001-00	919 DOYLE	4/19/2021 WD	425000	201933	3.66 \$	55,173
022-60-087-003-00	7480 WOODBURY	12/9/2020 WD	300000	126572	1.84 \$	68,789
024-40-007-005	201 MAIN	10/19/2021 WD	200000	30536	1.259 \$	24,254
024-45-004-007	328 MAIN	3/7/2022 WD	110000	472	0.517 \$	913

024-46-001-025	445 N MAIN	6/24/2021	WD	120000	2488	0.409	\$	6,083
024-49-002-002	129 N MAIN	2/10/2021	WD	125000	9893	0.233	\$	42,459
024-49-002-004	113 117 MAIN	3/29/2022	WD	63500	16575	0.057	\$	290,789
024-49-003-007	124 S MAIN	6/1/2020	WD	66000	30593	0.344	\$	88,933
024-60-006-000	2811 W LANSING	10/21/2020	WD	325000	16001	1.2	\$	13,334
Totals:				10040415	3456183	126.229	\$	27,380
				Commercial	USED		\$	27,000

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006-23-300-007	615 DELANEY	12/28/2020	WD	1200000	455587	5.3	\$	85,960
006-34-400-009	DELANEY	8/27/2020	MLC	275000	84404	3.16	\$	26,710
006-35-300-001	2707 DELANEY	2/23/2021	WD	509000	136871	53.7	\$	2,549
007-14-400-004	KERBY	3/22/2021	WD	33000	6215	0.58	\$	10,716
007-16-300-017-01		9/17/2021	WD	325000	325000	1.67	\$	194,611
007-17-400-002	1719 E MAIN	10/20/2021	WD	125000	125000	1	\$	125,000
007-18-400-021	1031 E MAIN	11/1/2021	WD	500000	92588	1.282	\$	72,222
007-18-400-029	1083 E MAIN	2/11/2022	WD	275000	73737	0.589	\$	125,190
008-24-200-003	206 S M-13	1/13/2022	WD	270500	136477	1.96	\$	69,631
008-70-029-000	1246 S M-13	10/8/2020	WD	140000	7716	3	\$	2,572
012-16-200-005-01	5090 S DURAND	10/27/2021	WD	330000	140454	1.33	\$	105,605
012-16-200-016	5224 DURAND	3/3/2021	WD	130000	25997	0.926	\$	28,075
012-17-200-005	LANSING	9/21/2021	WD	60000	60000	4.24	\$	14,151
012-60-003-013	111 MAIN	11/22/2021	WD	50000	20131	0.14	\$	143,793
012-60-003-022	137 E MAIN	2/9/2022	WD	285000	145065	0.43	\$	337,360
013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	440000	84282	3.16	\$	26,672
014-11-100-005	1541 1555 LANSING	6/5/2020	WD	500000	278374	4.1	\$	67,896
014-11-300-012	10224 ROSE	1/31/2022	WD	270000	72830	1	\$	72,830
014-45-003-000	10808 BENNETT	11/23/2021	WD	320000	197104	1	\$	197,104
014-45-010-000	BENNETT	11/25/2020	WD	53000	53000	1.035	\$	51,208
014-45-014-000	10838 BENNETT	6/3/2021	WD	80000	67343	1.5	\$	44,895
014-60-004-020	329 MAIN	4/16/2021	WD	132500	14886	1	\$	14,886
016-08-400-008-04		1/20/2022	WD	602000	331129	42.7	\$	7,755
016-60-003-008	110 N SAGINAW	4/16/2020	WD	73000	14367	0.351	\$	40,932
016-60-015-013	134 S SAGINAW	8/10/2021	WD	62000	16336	0.051	\$	320,314

016-60-016-010	127 S SAGINAW	6/4/2021 MLC	150000	44194	1	\$	44,194
016-66-003-000	426 N CHURCH	5/20/2021 WD	480000	116024	5.97	\$	19,435
020-32-002-015-00	114 N SAGINAW ST	1/10/2022 WD	55000	929	0.062	\$	14,984
020-42-002-012-00	309 FITCH ST	6/24/2021 WD	155000	63141	0.224	\$	281,879
020-82-114-000-00	8755 E LANSING RD	3/15/2022 MLC	300000	179730	1.65	\$	108,927
022-40-015-002-00	300 E GRAND RIVER	10/19/2021 WD	95000	67562	0.287	\$	235,408
022-60-069-001-00	919 DOYLE	4/19/2021 WD	425000	201933	3.66	\$	55,173
022-60-087-003-00	7480 WOODBURY	12/9/2020 WD	300000	126572	1.84	\$	68,789
		Totals:	9000000	3764978	149.897	\$	25,117
				Industrial	USED		\$ 25,000.00