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	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-202-009-0330	305 LOXLEY	01/19/24	$183,000	WD	19-MULTI PARCEL ARM'	$183,000	$68,200	37.27	$179,359	$21,360	$17,719	2.00	0.50	$10,680	1186/531
011-204-009-0206	9580 HAPPENSTANCE	11/28/23	$175,000	LC	03-ARM'S LENGTH	$175,000	$80,200	45.83	$203,456	($18,177)	$10,279	1.50	1.50	($12,118)	1185/2436
011-204-010-0195	665 S NELLSVILLE RD	03/06/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$47,300	27.03	$129,533	$61,506	$16,039	2.95	2.95	$20,849	1186/1301
011-211-010-0260	MAPLE	08/06/24	$19,900	WD	03-ARM'S LENGTH	$19,900	$5,900	29.65	$13,093	$19,900	$13,093	2.50	2.50	$7,960	1187/2353
011-211-015-0220	700 FEDERAL	10/11/24	$355,000	WD	03-ARM'S LENGTH	$355,000	$167,200	47.10	$375,310	($11,451)	$8,859	1.00	1.00	($11,451)	1188/1184
011-222-004-1060	3478 S LOXLEY	08/10/23	$79,000	WD	03-ARM'S LENGTH	$79,000	$15,100	19.11	$35,754	$56,283	$13,037	2.48	2.48	$22,695	1185/153
011-222-004-3530	JIM KENT RD	10/23/23	$5,500	WD	03-ARM'S LENGTH	$5,500	$4,200	76.36	$10,592	$5,500	$10,592	1.61	1.61	$3,416	1185/1947
011-223-007-0082	3313 S LOXLEY	09/24/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$49,200	29.82	$111,894	$61,965	$8,859	1.00	1.00	$61,965	1188/890
011-226-002-0090	7441 EMERY	09/23/23	$130,000	LC	03-ARM'S LENGTH	$130,000	$42,800	32.92	$113,659	$26,251	$9,910	1.37	1.37	$19,161	1185/1249
011-226-016-0064	7048 REILLY RD	11/09/23	$146,000	WD	03-ARM'S LENGTH	$146,000	$67,600	46.30	$189,566	($33,883)	$9,683	1.29	1.29	($26,266)	1185/2144
011-228-006-0006	4165 HARDACRE	03/07/25	$15,000	WD	03-ARM'S LENGTH	$15,000	$4,100	27.33	$9,285	$15,000	$9,285	1.15	1.15	$13,043	1189/2315
		Totals:	**$1,448,400**			**$1,448,400**	**$551,800**		**$1,371,501**	**$204,254**	**$127,355**	**18.85**	**17.35**		
							Sale. Ratio =>	**38.10**			**Average**	**Average**		**Average**	
							Std. Dev. =>	**15.62**			**per FF=>**	**per Net Acre=>**	**10,835.76**	**per SqFt=>**	

APPLIED $10,836

During the two-year sales study period, the systematic appraisal of vacant land relied on arm’s-length transactions as the best indicator of value.

Other Parcels in Sale
011-202-009-0300, 011-202-009-0310

2026 1 -3 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-210-001-0120	1078 S LOXLEY	06/01/24	$33,000	WD	03-ARM'S LENGTH	$33,000	$12,800	38.79	$33,000	$28,825	5.75	5.75	$5,739	1187/1145
011-214-014-0008	SOUTHVIEW DR	12/06/24	$22,000	WD	03-ARM'S LENGTH	$22,000	$11,700	53.18	$22,000	$25,694	4.90	4.90	$4,490	1188/2310
011-224-011-0020	6790 EMERY	08/05/24	$168,000	WD	03-ARM'S LENGTH	$168,000	$75,100	44.70	$22,234	$20,785	3.90	3.90	$5,701	1187/2299
011-226-006-0090	7889 EMERY	02/09/24	$159,900	WD	03-ARM'S LENGTH	$159,900	$62,800	39.27	$21,014	$26,185	5.00	5.00	$4,203	1186/923
011-226-015-0056	ELISE	08/18/23	$21,500	WD	03-ARM'S LENGTH	$21,500	$10,900	50.70	$21,500	$25,890	4.94	4.94	$4,352	1185/396
011-226-015-0056	ELISE	11/27/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$10,900	36.33	$30,000	$25,890	4.94	4.94	$6,073	1185/2419
		Totals:	$434,400			$434,400	$184,200		$149,748	$153,269	29.43	29.43		
							Sale. Ratio =>	42.40		Average	Average		Average	
							Std. Dev. =>	6.90		per FF=>	per Net Acre=>	5,088.28	per SqFt=>	

APPLIED $25,440 FOR 5 ACRES

During the two-year sales study period, the systematic appraisal of vacant land relied on arm's-length transactions as the best indicator of value.

4.91

25,441.39

2026 3 -6 ACRES

2026 3 -6 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-225-011-0060	6944 REILLY RD	07/18/23	$217,000	WD	03-ARM'S LENGTH	$217,000	$88,600	40.83	$22,405	$43,532	10.01	10.01	$2,238	1184/2331
011-225-013-0020	4554 S TOWNLINE	05/02/23	$87,000	WD	03-ARM'S LENGTH	$87,000	$34,600	39.77	$7,828	$43,512	10.00	10.00	$783	1184/849
011-226-005-0062	7651 EMERY	05/24/24	$107,500	WD	03-ARM'S LENGTH	$107,500	$48,800	45.40	$37,155	$43,512	10.00	10.00	$3,716	1187/943
011-228-006-0016	HARDACRE	06/27/24	$31,500	WD	03-ARM'S LENGTH	$31,500	$18,200	57.78	$31,500	$43,819	10.15	10.15	$3,103	1187/1631
011-235-002-0035	379 COUNTRY CT	10/31/23	$77,500	WD	03-ARM'S LENGTH	$77,500	$18,800	24.26	$77,500	$44,024	10.25	10.25	$7,561	1185/1933
011-235-002-0038	COUNTRY CT	02/25/25	$119,000	WD	03-ARM'S LENGTH	$119,000	$27,100	22.77	$100,664	$43,819	10.15	10.15	$9,918	1189/969
		Totals:	$639,500			$639,500	$236,100		$277,052	$262,218	60.56	60.56		
							Sale. Ratio =>	36.92		Average	Average		Average	
							Std. Dev. =>	13.24		per FF=>	per Net Acre=>	4,574.83	per SqFt=>	

APPLIED $45750

During the two-year sales study period, the systematic appraisal of vacant land relied on arm's-length transactions as the best indicator of value.

2026 10 ACRES

2026 10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-223-010-0040	3681 S LOXLEY	08/22/24	$329,900	PTA	19-MULTI PARCEL ARM'S LENGTH	$329,900	$118,800	36.01	$118,815	$70,901	20.00	1.14	$5,941	1188/86
011-225-005-0040	6623 EMERY	06/13/24	$69,000	WD	03-ARM'S LENGTH	$69,000	$21,400	31.01	($7,429)	$63,977	20.00	20.00	($371)	1187/1296
011-226-003-0020	4300 BELAIR	12/18/24	$730,000	WD	19-MULTI PARCEL ARM'S LENGTH	$730,000	$259,000	35.48	$224,582	$73,615	47.07	47.07	$4,771	1189/30
011-233-015-0021	5866 S HARRISON	06/20/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$92,200	44.98	$50,447	$63,977	20.00	20.00	$2,522	1187/1519
		Totals:	**$1,333,900**			**$1,333,900**	**$491,400**		**$386,415**	**$272,470**	**107.07**	**88.21**		
							Sale. Ratio =>	**36.84**		**Average**	**Average**		**Average**	
							Std. Dev. =>	**5.85**		**per FF=>**	**per Net Acre=>**	**3,659.99**	**per SqFt=>**	
APPLIED $3660														
During the two-year sales study period, the systematic appraisal of vacant land relied on arm's-length transactions as the best indicator of value.														

2026 20 ACRE

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
011-223-009-0061	001 RURAL ACREAG	0	1	11/19/2010	RESIDENTIAL	401		
	001 RURAL ACREAG	0	1	10/2/2015	VACANT PROPER	401		
011-226-002-0070, 011-226-002-0075, 011-226-00	001 RURAL ACREAG	0	0	8/5/2015	RES 1 FAMILY	401		
	001 RURAL ACREAG	0	1	5/3/2024	RESIDENTIAL	401		

2026 20 ACRE

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name

Waterfront Ownership	Waterfront Influences	Bottom Character

2026 ACREAGE WORKSHEET

acres	2025	2026	PER ACRE	% PER ACRE
1	8859	10836	10836	0.829
1.5	10279	12661	8440	
2	11700	14487	7243	
2.5	13093	13813	5525	
3	16366	18138	6046	
4	21276	21789	5447	
5	26185	25440	5088	
7	33225	34106	4872	
10	43512	45750	4575	
15	53744	59475	3965	
20	63977	73200	3660	
25	51750	75885	3035	
30	55378	75501.84	2516	
40	62550	83454.21	2086	
50	78200	87400	1748	
100	156400	174800	1748	

1	10836	3	18138	1	10836	4.9	24931	5	25440	5	25440	5	25440	6.25	30774	6.875	33440
5	25440	5	25440	3	18138	6.875	39066	5.88	31999	10	45750	7.5	36107.5	7.5	36107.5	7.5	36107.5
6	36276	8	43578	4	28974	11.775	63997	10.88	57439	15	71190	12.5	61547.5	13.75	66881.5	14.375	69547.5
3	18138	4	21789	2	14487	5.8875	31999	5.44	28719.5	7.5	35595	6.25	30773.75	6.875	33440.75	7.1875	34773.75
2	14487		10	45750													
3	13138		20	73200													
5	27625		30	118950													
2.5	13812.5		15	59475													

Interpolation of arm's length transactions was utilized to determine value

(Simpler terms: value was estimated by analyzing arm's length transactions and mathematically estimating a value that falls between those comparable transactions.)

WET LAND STUDY

ACRES	2025	2026	PER ACRE
1	8859	10836	10836
1.5	10279	12661	8440
2	11700	14487	7243
2.5	13093	13813	5525
3	16366	18138	6046
4	21276	21789	5447
5	26185	25440	5088
7	28700	34106	4872
10	22110	45750	4575
15	32403	59475	3965
20	33458	70240	3512
25	39100	72806	2912
30	46920	72442	2414
40	62560	69920	1748
50	78200	87400	1748
100	156400	174800	1748

AG LAND

ACRES	2025	2026	PER ACRE
1	8859	10836	10836
1.5	10279	12661	8440.667
2	11700	14487	7243.5
2.5	13093	13813	5525.2
3	16366	18138	6046
4	21276	21789	5447.25
5	26185	25440	5088
7	33225	34106	4872.286
10	43512	45750	4575
15	46392	59475	3965
20	49272	51660	2583
25	52152	64575	2583
30	62580	77490	2583
40	83440	103320	2583
50	104300	129150	2583
100	208600	258300	2583

2026 ACREAGE WORKSHEET

2026 ACREAGE WORKSHEET

7.1875	34773.75			
7.5	36107			
14.6875	70880.75			
7.34375	35440.38			
7.1875	34773.75			
6.875	33440			
14.0625	68213.75			
7.03125	34106.88			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-214-009-1080	S LOXLEY	03/25/24	$67,300	MLC	03-ARM'S LENGTH	$67,300	$26,000	38.63	$67,300	$54,758	26.25	26.25	$2,564	
011-215-010-0020	S HARRISON	01/12/24	$129,000	WD	03-ARM'S LENGTH	$129,000	$29,100	22.56	$129,000	$65,445	41.85	41.85	$3,082	1186/513
011-215-010-0020	S HARRISON	05/17/24	$152,000	WD	03-ARM'S LENGTH	$152,000	$29,100	19.14	$152,000	$65,445	41.85	41.85	$3,632	1187/747
011-215-002-0080	FEDERAL	09/21/25	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$29,000	22.31	$130,000	$115,951	43.14	43.14	$3,082	
008-007-416-0020	GARDNER RD	12/08/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$40,000	32.00	$125,000	$0	40.00	40.00	$3,125	
008-010-009-0020	CUT RD	03/10/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$37,000	30.83	$120,000	$96,130	40.11	40.11	$2,992	
003-020-008-0020	S RESERVE RD	12/13/23	$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	$270,000	$111,000	41.11	$270,000	$0	100.51	60.51	$2,686	
003-018-006-00	2481 S NELSON	05/16/24	$167,000	LC	03-ARM'S LENGTH	$167,000	$152,400	91.26	$73,387	$211,275	79.25	79.25	$926	2024-01198
		Totals:	$411,000			$1,160,300	$453,600		$1,066,687	$609,004	412.96	372.96		
							Sale. Ratio =>	39.09		Average	Average		Average	
							Std. Dev. =>	1.90		per FF=>	per Net Acre=>	2,583.03	per SqFt=>	

APPLIED $2583 FOR 20-100 ACRES

During the two-year sales study period, the systematic appraisal of vacant land relied on arm's-length transactions as the best indicator of value.

2026 AGRICULTURAL

2026 AGRICULTURAL

2026 BARNEY LAKE LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page
011-203-003-0040	2121 HEIGHTSVIEW	08/15/24	$326,000	WD	19-MULTI PARCEL ARM'S L	$326,000	$148,400	45.52	$149,613	$140,888	63.1	154.0	$2,372	1188/38
011-432-182-0000	104 HALL	03/04/24	$274,000	WD	19-MULTI PARCEL ARM'S L	$274,000	$102,000	37.23	$202,323	$198,699	90.0	125.0	$2,248	L1186/1248
011-270-014-0000	11235 WOODLAND	06/26/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$67,700	35.63	$99,558	$140,461	90.0	176.5	$1,325	
011-600-005-0000	4860 W HOUGHTON LAKE DR	12/18/23	$475,000	WD	03-ARM'S LENGTH	$475,000	$180,200	37.94	($51,891)	$19,856	9.8	164.3	($5,292)	1186/167
011-600-005-0000	4860 W HOUGHTON LAKE DR	11/07/24	$599,000	WD	03-ARM'S LENGTH	$599,000	$225,600	37.66	$72,109	$19,856	9.8	164.3	$7,354	1188/2047
		Totals:	**$1,864,000**			**$1,864,000**	**$723,900**		**$471,712**	**$519,760**	**262.7**			
							Sale. Ratio =>	**38.84**		**Average**				
							Std. Dev. =>	**3.86**		**per FF=>**	**$1,796**			

APPLIED $1,796 PER FRONT FOOT

Due to the lack of arm's length transactions during the two-year sales study period on Barney Lake - I utilized arm’s-length transactions of Houghton Lake Lakeview parcels as the best indiction of front foot value.

Other Parcels in Sale
011-203-003-0026
011-432-154-0000

2026 BARNEY LAKE LAKEFRONT

2026 BARNEY LAKE LAKEFRONT

2026 COMMERCIAL/INDUSTRIAL ACREAGE WORKSHEET

acres	2025	2026	PER ACRE			SQ FT
1	7875	7399	7399		0.939556	0.169858
1.5	9137	7614	5076		5076	0.116529
2	10790	10138	5069		5069	0.116368
2.5	11862	11145	4458		4458	0.102342
3	18275	17169	5723		5723	0.131382
4	21000	19732	4933		4933	0.113246
5	23725	22290	4458		4458	0.102342
7	28870	27125	3875		3875	0.088958
10	35120	33000	3300		3300	0.075758
15	39619	37230	2482		2482	0.056979
20	42839	40240	2012		2012	0.046189
25	46000	43225	1729		1729	0.039692
30	49225	46260	1542		1542	0.035399
40	55600	52240	1306		1306	0.029982
50	69500	65300	1306			0.029982
100	139000	130600	1306			0.029982

Interpolation of arm's length transactions was utilized to determine value

(Simpler terms: value was estimated by analyzing arm's length transactions and mathematically estimating a value that falls between those comparable transactions.)

INDUSTRIAL				% per sq ft												
acres	2025	2026	PER ACRE	1.001484												
1	24915	24952	$24,952.00													
1.5	24534	24570	$16,380.27													
2	26042	26081	$13,040.32													
2.5	27551	27592	$11,036.75													
3	29061	29104	$9,701.38													
4	32194	32242	$8,060.44													
5	35159	35211	$7,042.24					16380.28								
7	41260	41321	$5,903.03													
10	50748	50823	$5,082.33													
15	63669	63763	$4,250.90													
20	77128	77242	$3,862.12													
25	89509	89642	$3,585.67													
30	102433	102585	$3,419.50													
40	143180	143392	$3,584.81													
50	143194	143406	$2,868.13													
100	286392	286817	$2,868.17													

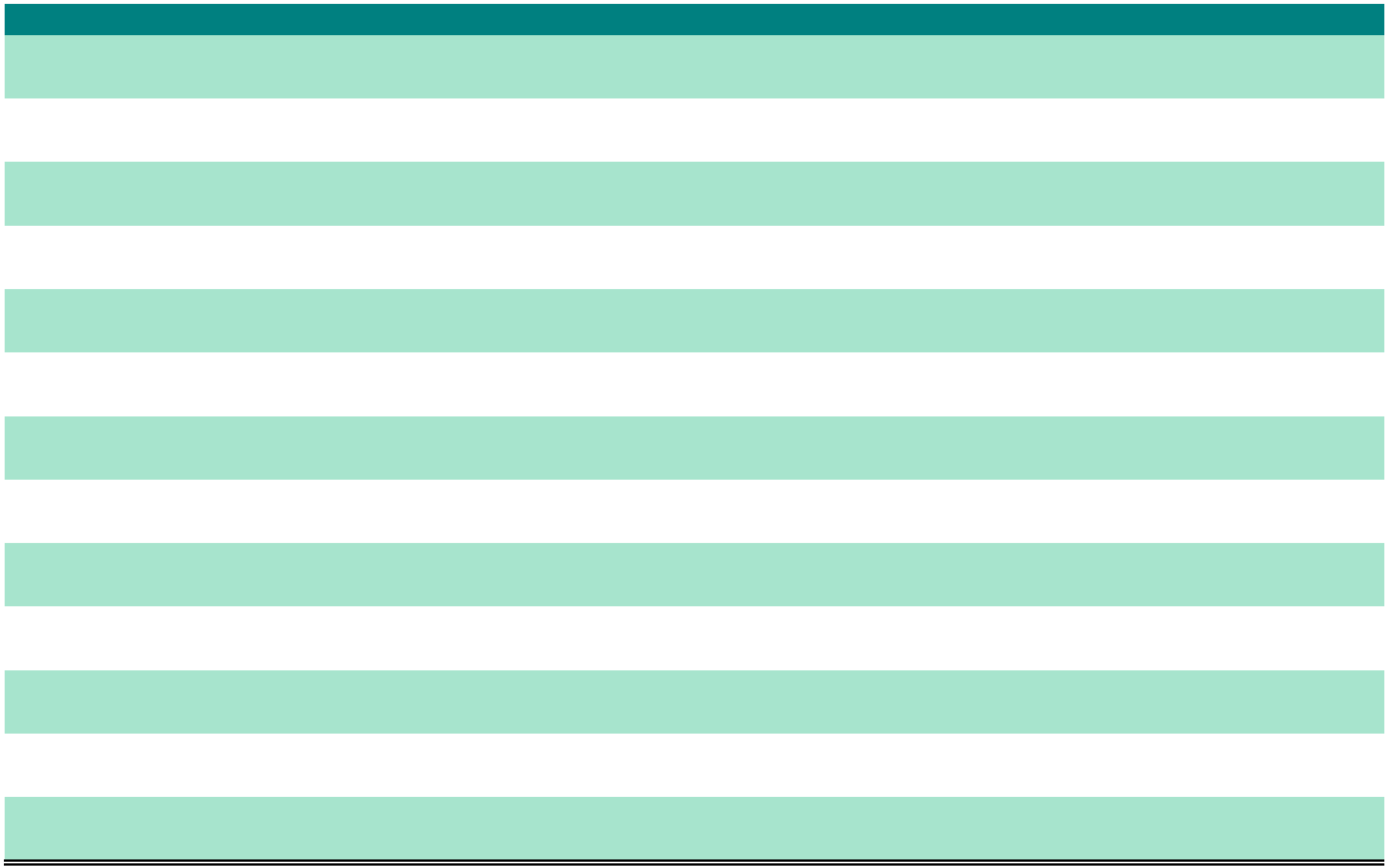
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
011-202-009-0330	305 LOXLEY	01/19/24	$183,000	WD	19-MULTI PARCEL ARM'S LENGTH
011-204-001-0130	216 S HARRISON	03/24/25	$245,000	WD	03-ARM'S LENGTH
011-204-005-0055	120 CLOVERLEAF	10/30/24	$99,900	PTA	03-ARM'S LENGTH
011-204-010-0195	665 S NELLSVILLE RD	03/06/24	$175,000	WD	03-ARM'S LENGTH
011-210-001-0120	1078 S LOXLEY	06/01/24	$33,000	WD	03-ARM'S LENGTH
011-211-010-0260	MAPLE	08/06/24	$19,900	WD	03-ARM'S LENGTH
011-213-004-0095	W HOUGHTON LAKE DR	02/04/25	$400,000	MLC	03-ARM'S LENGTH
011-213-006-0480	5661 W HOUGHTON LAKE DR	07/25/23	$385,000	WD	03-ARM'S LENGTH
011-213-013-0040	4761 W HOUGHTON LAKE DR	02/04/25	$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH
011-214-003-0045	NICOLET TR	08/17/23	$88,500	WD	03-ARM'S LENGTH
011-214-014-0008	SOUTHVIEW DR	12/06/24	$22,000	WD	03-ARM'S LENGTH
011-215-010-0020	S HARRISON	01/12/24	$129,000	WD	03-ARM'S LENGTH
011-223-010-0040	3681 S LOXLEY	08/22/24	$329,900	PTA	19-MULTI PARCEL ARM'S LENGTH
011-224-011-0020	6790 EMERY	08/05/24	$168,000	WD	03-ARM'S LENGTH
011-225-005-0040	6623 EMERY	06/13/24	$69,000	WD	03-ARM'S LENGTH
011-225-011-0060	6944 REILLY RD	07/18/23	$217,000	WD	03-ARM'S LENGTH
011-225-013-0020	4554 S TOWNLINE	05/02/23	$87,000	WD	03-ARM'S LENGTH
011-226-003-0020	4300 BELAIR	12/18/24	$730,000	WD	19-MULTI PARCEL ARM'S LENGTH
011-226-005-0062	7651 EMERY	05/24/24	$107,500	WD	03-ARM'S LENGTH
011-226-006-0090	7889 EMERY	02/09/24	$159,900	WD	03-ARM'S LENGTH
011-226-015-0056	ELISE	08/18/23	$21,500	WD	03-ARM'S LENGTH
011-226-015-0056	ELISE	11/27/23	$30,000	WD	03-ARM'S LENGTH
011-228-006-0016	HARDACRE	06/27/24	$31,500	WD	03-ARM'S LENGTH
011-233-015-0021	5866 S HARRISON	06/20/24	$205,000	WD	03-ARM'S LENGTH
011-235-002-0035	379 COUNTRY CT	10/31/23	$77,500	WD	03-ARM'S LENGTH
011-235-002-0038	COUNTRY CT	02/25/25	$119,000	WD	03-ARM'S LENGTH
		Totals:	**$5,333,100**		

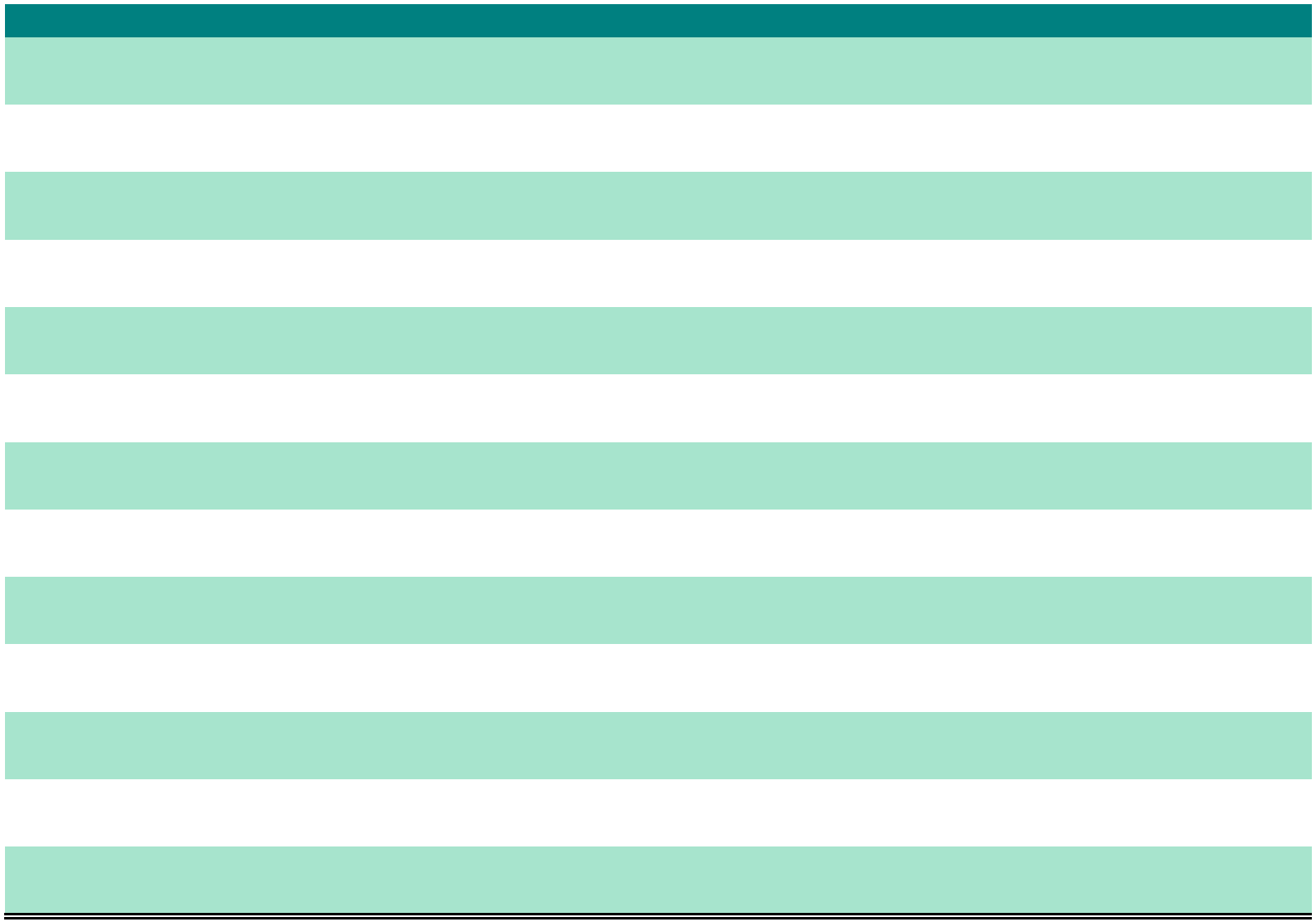
APPLIED $7,399 PER ACRE

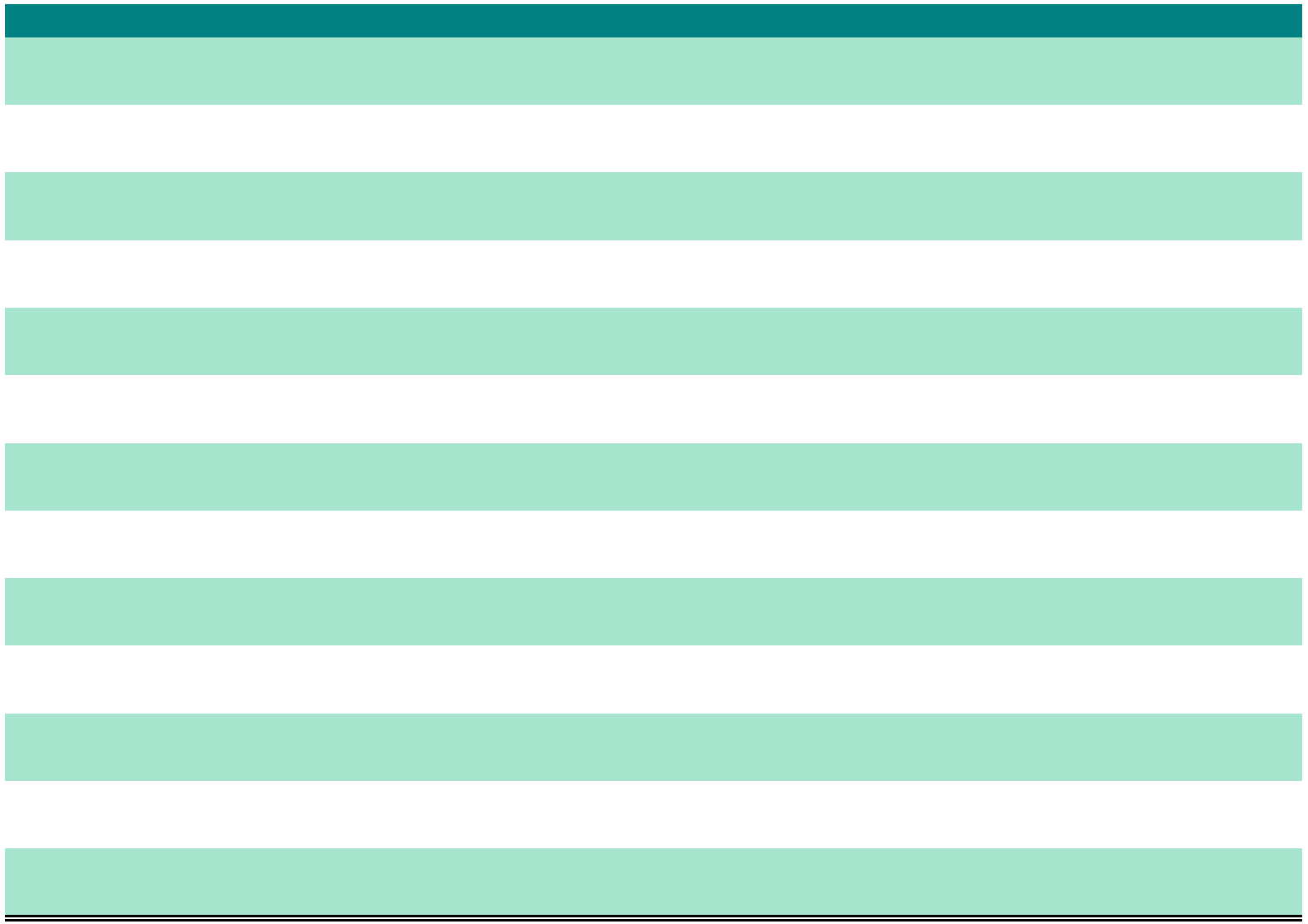
Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
$183,000	$68,200	37.27	$179,359	$21,360	$17,719
$245,000	$83,100	33.92	$195,347	$147,521	$97,868
$99,900	$58,100	58.16	$176,244	$99,900	$176,244
$175,000	$47,300	27.03	$129,533	$61,506	$16,039
$33,000	$12,800	38.79	$28,825	$33,000	$28,825
$19,900	$5,900	29.65	$13,093	$19,900	$13,093
$400,000	$112,800	28.20	$402,321	$400,000	$402,321
$385,000	$151,100	39.25	$317,282	$137,010	$69,292
$1,200,000	$660,400	55.03	$820,333	$911,672	$532,005
$88,500	$19,300	21.81	$58,206	$88,500	$58,206
$22,000	$11,700	53.18	$25,694	$22,000	$25,694
$129,000	$29,100	22.56	$65,445	$129,000	$65,445
$329,900	$118,800	36.01	$281,986	$118,815	$70,901
$168,000	$75,100	44.70	$166,551	$22,234	$20,785
$69,000	$21,400	31.01	$140,406	($7,429)	$63,977
$217,000	$88,600	40.83	$238,127	$22,405	$43,532
$87,000	$34,600	39.77	$122,684	$7,828	$43,512
$730,000	$259,000	35.48	$579,033	$224,582	$73,615
$107,500	$48,800	45.40	$113,857	$37,155	$43,512
$159,900	$62,800	39.27	$165,071	$21,014	$26,185
$21,500	$10,900	50.70	$25,890	$21,500	$25,890
$30,000	$10,900	36.33	$25,890	$30,000	$25,890
$31,500	$18,200	57.78	$43,819	$31,500	$43,819
$205,000	$92,200	44.98	$218,530	$50,447	$63,977
$77,500	$18,800	24.26	$48,632	$77,500	$44,024
$119,000	$27,100	22.77	$62,155	$100,664	$43,819
$5,333,100	**$2,147,000**		**$4,644,313**	**$2,829,584**	**$2,136,189**
	Sale. Ratio =>	**40.26**			**Average**
	Std. Dev. =>	**10.82**			**per FF=>**

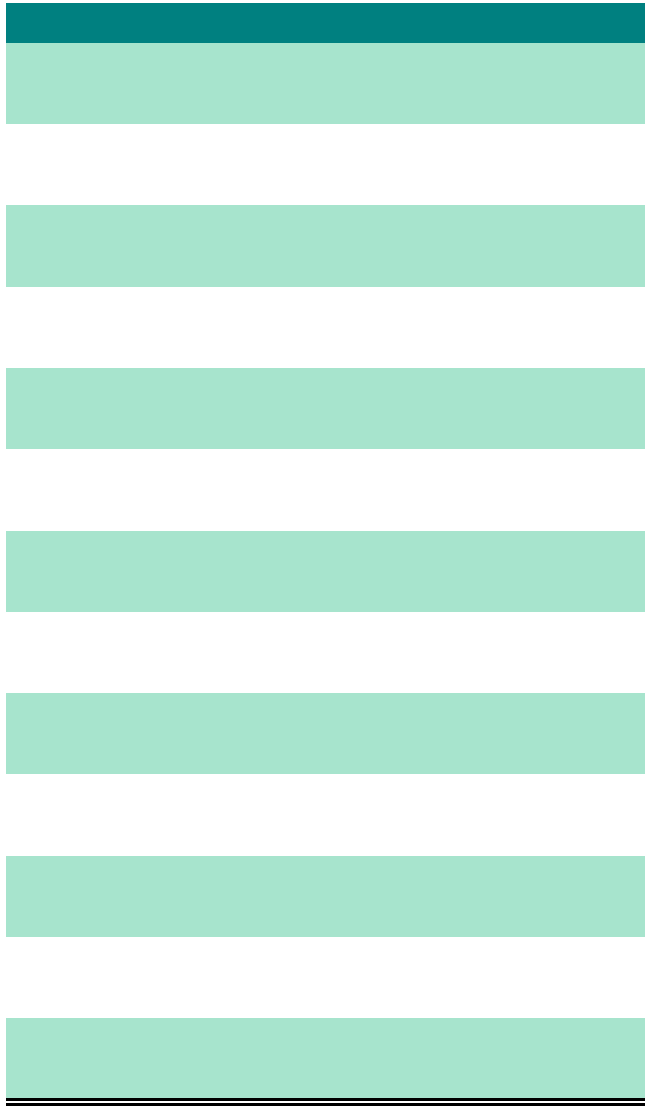
Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.0	0.0	2.00	0.50	#DIV/0!	$10,680	$0.25	0.00	019	1186/531
472.8	528.0	3.06	3.06	$312	$48,288	$1.11	252.00	2000	1189/2285
556.0	687.0	4.73	4.73	$180	$21,116	$0.48	299.98	2000	
0.0	0.0	2.95	2.95	#DIV/0!	$20,849	$0.48	0.00	002	1186/1301
0.0	0.0	5.75	5.75	#DIV/0!	$5,739	$0.13	0.00	002	1187/1145
0.0	0.0	2.50	2.50	#DIV/0!	$7,960	$0.18	0.00	002	1187/2353
1,769.1	345.0	9.50	9.50	$226	$42,088	$0.97	1,200.00	DEFLT	1189/617
387.1	333.0	2.29	0.00	$354	$59,751	$1.37	300.00	2000	1184/2507
1,198.9	660.0	99.29	99.29	$760	$9,182	$0.21	660.00	2000	1189/616
0.0	0.0	17.18	17.18	#DIV/0!	$5,151	$0.12	0.00	011	1185/510
0.0	0.0	4.90	4.90	#DIV/0!	$4,490	$0.10	0.00	021	1188/2310
0.0	0.0	41.85	41.85	#DIV/0!	$3,082	$0.07	0.00	021	1186/513
0.0	0.0	20.00	1.14	#DIV/0!	$5,941	$0.14	0.00	021	1188/86
0.0	0.0	3.90	3.90	#DIV/0!	$5,701	$0.13	0.00	011	1187/2299
0.0	0.0	20.00	20.00	#DIV/0!	($371)	($0.01)	0.00	011	1187/1296
0.0	0.0	10.01	10.01	#DIV/0!	$2,238	$0.05	0.00	011	1184/2331
0.0	0.0	10.00	10.00	#DIV/0!	$783	$0.02	0.00	011	1184/849
0.0	0.0	47.07	47.07	#DIV/0!	$4,771	$0.11	0.00	021	1189/30
0.0	0.0	10.00	10.00	#DIV/0!	$3,716	$0.09	0.00	021	1187/943
0.0	0.0	5.00	5.00	#DIV/0!	$4,203	$0.10	0.00	021	1186/923
0.0	0.0	4.94	4.94	#DIV/0!	$4,352	$0.10	0.00	021	1185/396
0.0	0.0	4.94	4.94	#DIV/0!	$6,073	$0.14	0.00	021	1185/2419
0.0	0.0	10.15	10.15	#DIV/0!	$3,103	$0.07	0.00	006	1187/1631
0.0	0.0	20.00	20.00	#DIV/0!	$2,522	$0.06	0.00	006	1187/1519
0.0	0.0	10.25	10.25	#DIV/0!	$7,561	$0.17	0.00	021	1185/1933
0.0	0.0	10.15	10.15	#DIV/0!	$9,918	$0.23	0.00	DEFLT	1189/969
4,383.9		**382.41**	**359.76**						
		Average			**Average**				
$645		**per Net Acre=>**	**7,399.29**		**per SqFt=>**	**$0.17**			

Other Parcels in Sale
011-202-009-0300, 011-202-009-0310
011-496-015-0000, 011-496-016-0000, 011-496-017-0000, 011-496-018-0000, 011-496-019-0000
011-223-009-0061
011-226-002-0070, 011-226-002-0075, 011-226-002-0077









2026 COMMERCIAL BACK OFF M-55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page
011-202-011-0270	1255 HEIGHTSVIEW	08/16/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$45,000	112.50	($34,178)	$28,832	139.3	291.0	($245)	1188/242
011-204-001-0130	216 S HARRISON	03/24/25	$245,000	WD	03-ARM'S LENGTH	$245,000	$83,100	33.92	$147,521	$97,868	472.8	528.0	$312	1189/2285
011-204-005-0055	120 CLOVERLEAF	10/30/24	$99,900	PTA	03-ARM'S LENGTH	$99,900	$58,100	58.16	$99,900	$176,244	556.0	687.0	$180	
011-213-006-0527	2215 TOWERHILL RD	06/16/23	$104,999	WD	03-ARM'S LENGTH	$104,999	$32,200	30.67	$44,244	$25,314	79.9	141.7	$554	1184/1483
		Totals:	**$489,899**			**$489,899**	**$218,400**		**$257,487**	**$328,258**	**1,247.9**			
							Sale. Ratio =>	**44.58**		**Average**				
							Std. Dev. =>	**37.84**		**per FF=>**	**$206**			
APPLIED $206 PER FRONT FOOT														

2026 COMMERCIAL BACK OFF M-55

2026 COMMERCIAL BACK OFF M-55

2026 COMMERICAL FRONT M-55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
011-202-011-0270	1255 HEIGHTSVIEW	08/16/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$45,000	112.50	($34,178)	$28,832	139.3	291.0	($245)
011-203-016-0061	7463 W HOUGHTON LAKE DR	09/12/23	$185,000	WD	03-ARM'S LENGTH	$185,000	$65,200	35.24	$25,212	$34,429	108.6	291.0	$232
011-204-001-0092	9261 W LAKE CITY RD	05/13/24	$115,000	WD	03-ARM'S LENGTH	$115,000	$108,900	94.70	($98,020)	$70,599	222.7	248.0	($440)
011-204-001-0130	216 S HARRISON	03/24/25	$245,000	WD	03-ARM'S LENGTH	$245,000	$83,100	33.92	$147,521	$97,868	472.8	528.0	$312
011-204-005-0055	120 CLOVERLEAF	10/30/24	$99,900	PTA	03-ARM'S LENGTH	$99,900	$58,100	58.16	$99,900	$176,244	556.0	687.0	$180
011-211-013-0455	6230 W HOUGHTON LAKE DR	01/08/25	$150,000	LC	03-ARM'S LENGTH	$150,000	$72,500	48.33	$14,767	$36,066	113.8	86.0	$130
011-213-004-0095	W HOUGHTON LAKE DR	02/04/25	$400,000	MLC	03-ARM'S LENGTH	$400,000	$112,800	28.20	$400,000	$402,321	1,769.1	345.0	$226
011-213-004-0300	4722 W HOUGHTON LAKE DR	01/15/25	$265,000	MLC	19-MULTI PARCEL ARM'S LE	$265,000	$84,100	31.74	$127,735	$64,153	232.8	260.0	$549
011-213-006-0480	5661 W HOUGHTON LAKE DR	07/25/23	$385,000	WD	03-ARM'S LENGTH	$491,050	$151,100	30.77	$243,060	$69,292	387.1	333.0	$628
011-213-006-0527	2215 TOWERHILL RD	06/16/23	$104,999	WD	03-ARM'S LENGTH	$104,999	$32,200	30.67	$44,244	$25,314	79.9	141.7	$554
011-213-013-0040	4761 W HOUGHTON LAKE DR	02/04/25	$1,200,000	WD	19-MULTI PARCEL ARM'S LE	$1,200,000	$660,400	55.03	$911,672	$532,005	1,198.9	660.0	$760
011-500-027-0000	6123 W HOUGHTON LAKE DR	06/12/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$98,100	46.71	($11,757)	$22,415	70.7	100.0	($166)
011-527-032-0000	6868 W HOUGHTON LAKE DR	12/20/24	$152,000	WD	19-MULTI PARCEL ARM'S LE	$152,000	$64,400	42.37	$39,103	$34,929	115.9	160.0	$337
011-570-008-1000	6577 W HOUGHTON LAKE	08/01/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$68,300	27.65	$88,336	$21,191	102.4	203.0	$863
011-570-009-2500	6565 W HOUGHTON LAKE DR	03/24/25	$184,000	WD	03-ARM'S LENGTH	$184,000	$76,500	41.58	$17,938	$16,670	80.5	152.0	$223
		Totals:	**$3,982,899**			**$4,088,949**	**$1,780,700**		**$2,015,533**	**$1,632,328**	**5,650.4**		
							Sale. Ratio =>	**43.55**		**Average**			
							Std. Dev. =>	**24.78**		**per FF=>**	**$357**		

APPLIED $357 PER FRONT FOOT

	*6585 W Houghton Lake Drive Demo 2024	5418 sq ft	$113,200.00	$20.89									
	5661 W Houghton Lake Drive Demo 2025	5076 sq ft		$106,054.49	estimate								

* REMOVED OUTLIER 011-211-016-0240 - NOT UTILIZED AS COMMERCIAL

Liber/Page	Other Parcels in Sale
1188/242	
1185/927	
1187/564	
1189/2285	
1189/172	
1189/617	
1189/307	011-581-001-0000
1184/2507	
1184/1483	
1189/616	011-496-015-0000, 011-496-016-0000, 011-496-017-0000, 011-496-018-0000, 011-496-019-0000
1184/1615	
1188/2600	011-527-031-0000
1184/2522	
1189/2229	

2026 HIDDEN HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Other Parcels in Sale
011-365-032-0000	165 HIDDEN HILLS	05/26/23	$10,500	WD	03-ARM'S LENGTH	$10,500	$2,500	23.81	$10,500	$5,000	1184/1200	
011-365-033-0000	165 HIDDEN HILLS	05/26/23	$10,000	WD	03-ARM'S LENGTH	$10,000	$2,500	25.00	$10,000	$5,000	1184/1347	
011-365-042-0000	HIDDEN HILLS	11/14/24	$9,900	MLC	03-ARM'S LENGTH	$9,900	$4,300	43.43	$9,900	$9,500	1188/1946	
011-365-050-0000	HIDDEN HILLS	02/21/25	$9,900	WD	03-ARM'S LENGTH	$9,900	$4,300	43.43	$9,900	$9,500	1189/966	
011-365-073-0000	122 HIDDEN HILLS	04/13/23	$17,000	WD	19-MULTI PARCEL ARM'S LEN	$17,000	$5,000	29.41	$17,000	$10,000	1184/232	011-365-074-0000
011-365-075-0000	118 HIDDEN HILLS	07/25/24	$9,500	WD	03-ARM'S LENGTH	$9,500	$4,300	45.26	$9,500	$9,500	1187/2526	
011-365-081-0000	HIDDEN HILLS	09/25/23	$27,000	WD	19-MULTI PARCEL ARM'S LEN	$27,000	$7,500	27.78	$27,000	$28,500	1185/1207	011-365-082-0000, 011-365-083-0000
		Totals:	**$93,800**			**$93,800**	**$30,400**		**$93,800**	**$77,000**		
							Sale. Ratio =>	**32.41**		**Average**		
							Std. Dev. =>	**9.57**		**per FF=>**		
APPLIED $9600												
MEAN	9380		$8,500									
MODE	9000		$8,500									
MEDIAN	9000		$9,000									
			$9,000									
			$9,000									
			$9,500	$9,500								
			$9,900	$9,900								
			$9,900	$9,900								
			$10,000	$10,000								
			$10,500	$10,500								
			$93,800	$49,800								
			$10,500	$10,500								
			$93,800	$49,800								
			$9,380	$9,960								
				$19,340								
				$9,670								

2026 HIDDEN HILLS

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
011-203-003-0190	118 BARKMAN	08/18/23	$149,500	WD	03-ARM'S LENGTH	$149,500	$69,000	46.15	$230,282	($35,582)	$45,200	100.0	100.0
011-203-003-0201	112 BARKMAN	07/21/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$68,900	41.76	$218,428	($8,228)	$45,200	100.0	100.0
011-430-020-0000	300 S LOXLEY	07/09/24	$119,900	WD	03-ARM'S LENGTH	$119,900	$47,100	39.28	$113,079	$52,021	$45,200	100.0	100.0
011-430-069-0000	212 OLIVER	01/23/25	$105,000	WD	03-ARM'S LENGTH	$105,000	$37,100	35.33	$87,822	$39,778	$22,600	50.0	100.0
011-430-091-0000	117 FLORA	05/19/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$40,500	23.82	$140,657	$74,543	$45,200	100.0	100.0
011-430-094-0000	109 FLORA	08/27/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$109,500	34.76	$254,712	$105,488	$45,200	100.0	100.0
011-431-113-0000	118 FLORA	07/28/23	$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	$100,000	$16,300	16.30	$77,148	$68,052	$45,200	100.0	100.0
011-431-114-0000	120 FLORA	06/10/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$102,600	33.64	$238,146	$89,454	$22,600	50.0	100.0
011-431-115-0000	126 FLORA	08/10/23	$229,000	WD	19-MULTI PARCEL ARM'S LENGTH	$229,000	$64,300	28.08	$254,701	$87,299	$113,000	250.0	100.0
011-431-149-0000	105 DODGE	11/10/23	$189,000	WD	03-ARM'S LENGTH	$189,000	$27,400	14.50	$90,631	$120,969	$22,600	50.0	100.0
011-432-159-0000	106 DODGE	08/23/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$46,600	20.26	$109,041	$143,559	$22,600	46.0	100.0
011-432-165-0000	118 DODGE	10/20/23	$197,000	WD	03-ARM'S LENGTH	$197,000	$40,700	20.66	$123,185	$96,415	$22,600	50.0	100.0
011-433-249-0000	124 PARKWAY	05/02/23	$54,900	WD	03-ARM'S LENGTH	$54,900	$33,900	61.75	$115,759	($15,659)	$45,200	95.0	100.0
		Totals:	**$2,329,300**			**$2,329,300**	**$703,900**		**$2,053,591**	**$818,109**	**$542,400**	**1,191.0**	
							Sale. Ratio =>	**30.22**			**Average**		
							Std. Dev. =>	**13.41**			**per FF=>**	**$687**	

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
011-541-113-0000	GOLDENROD	05/16/24	$10,000	WD	03-ARM'S LENGTH	$10,000	$2,500	25.00	$5,000	$10,000	$5,000	80.0	161.2
011-541-140-0000	SNOWFLAKE	06/29/23	$10,000	WD	19-MULTI PARCEL ARM'S LENGTH	$10,000	$4,600	46.00	$9,000	$10,000	$9,000	185.5	148.0
011-541-150-0000	TOWER HILL RD	08/16/24	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,500	41.67	$5,885	$6,000	$5,885	100.0	121.8
011-541-168-0000	EMERY	06/29/23	$9,500	WD	19-MULTI PARCEL ARM'S LENGTH	$9,500	$4,600	48.42	$9,000	$9,500	$9,000	174.0	288.0
011-541-237-0000	GOLDENROD	12/30/24	$6,100	WD	03-ARM'S LENGTH	$6,100	$2,500	40.98	$5,885	$6,100	$5,885	82.7	179.2
011-541-248-0000	205 FORESTVILLE	10/16/24	$12,000	PTA	03-ARM'S LENGTH	$12,000	$5,000	41.67	$11,770	$12,000	$11,770	202.1	131.9
011-541-286-0000	S WHITEBIRCH DR VAC	02/15/24	$6,900	LC	03-ARM'S LENGTH	$6,900	$2,300	33.33	$5,000	$6,900	$5,000	102.0	152.9
011-541-348-0000	CLARISSA	08/01/23	$6,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$6,000	$4,600	76.67	$9,000	$6,000	$9,000	160.0	299.4
011-541-399-0000	FORESTVILLE	05/14/24	$22,000	WD	03-ARM'S LENGTH	$22,000	$7,500	34.09	$15,000	$22,000	$15,000	207.0	223.0
011-541-454-0000	PEPPERELL	07/16/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,500	50.00	$5,000	$5,000	$5,000	80.0	209.0
011-541-533-0000	WINDING DR	02/26/25	$7,000	WD	03-ARM'S LENGTH	$7,000	$2,500	35.71	$5,885	$7,000	$5,885	70.0	195.5
011-541-541-0000	WINDING DR	11/07/24	$8,550	WD	03-ARM'S LENGTH	$8,550	$2,500	29.24	$5,885	$8,550	$5,885	85.0	197.9
011-541-542-0000	WINDING DR	09/18/24	$7,500	WD	03-ARM'S LENGTH	$7,500	$2,500	33.33	$5,885	$7,500	$5,885	100.0	168.5
011-541-626-0000	TEABERRY	04/28/23	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,300	38.33	$4,500	$6,000	$4,500	141.0	122.0
011-541-647-0000	TEABERRY	06/28/24	$7,300	WD	03-ARM'S LENGTH	$7,300	$2,500	34.25	$5,885	$7,300	$5,885	100.0	168.5
011-541-660-0000	TEABERRY	02/09/24	$7,200	WD	03-ARM'S LENGTH	$7,200	$2,300	31.94	$5,000	$7,200	$5,000	126.0	229.5
011-541-757-0000	TOWER HILL RD	01/30/25	$6,500	WD	03-ARM'S LENGTH	$6,500	$2,500	38.46	$5,885	$6,500	$5,885	80.0	168.0
		Totals:	**$143,550**			**$143,550**	**$55,700**		**$119,465**	**$143,550**	**$119,465**	**2,075.3**	
							Sale. Ratio =>	**38.80**			**Average**		
							Std. Dev. =>	**11.58**			**per FF=>**	**$69**	
APPLIED $22,023 PER LOT													
									PER FOOT X 100=	$37,804		756.1	
									SHLFE LOT RATE	$6,241		378.0	
									TOTAL	$44,045			
									MEAN	$22,023		11,011.3	

2026 HOUGHTON LAKE PARK

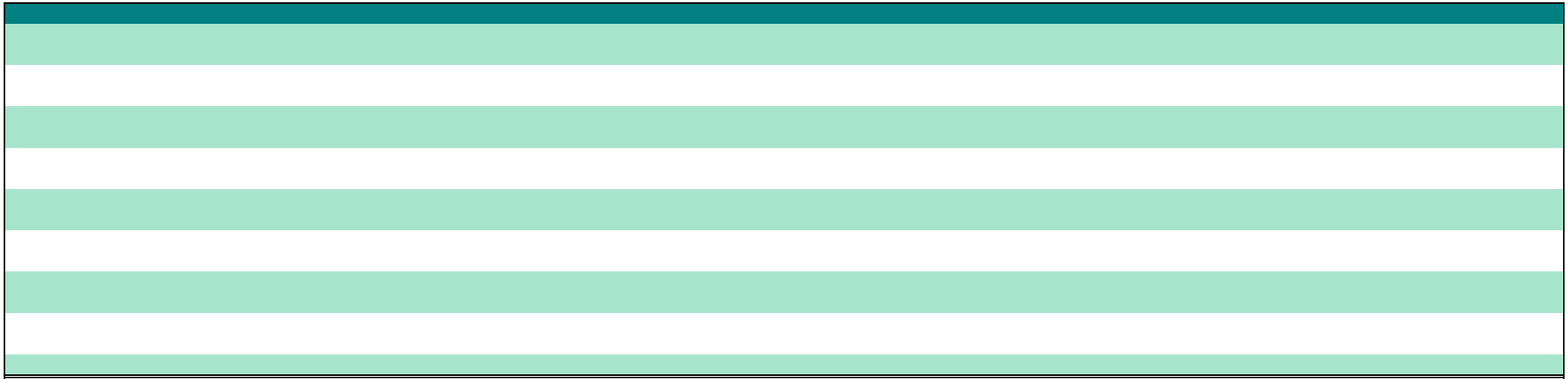
2026 HOUGHTON LAKE PARK

2026 HOUGHTON LAKE PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
011-202-011-0270	1255 HEIGHTSVIEW	08/16/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$45,000	112.50	($34,178)	$28,832	139.3	291.0	0.67	0.67
011-203-016-0061	7463 W HOUGHTON LAKE DR	09/12/23	$185,000	WD	03-ARM'S LENGTH	$185,000	$65,200	35.24	$25,212	$34,429	108.6	291.0	0.60	0.60
011-204-001-0092	9261 W LAKE CITY RD	05/13/24	$115,000	WD	03-ARM'S LENGTH	$115,000	$108,900	94.70	($98,020)	$70,599	222.7	248.0	1.14	1.14
011-204-001-0130	216 S HARRISON	03/24/25	$245,000	WD	03-ARM'S LENGTH	$245,000	$83,100	33.92	$147,521	$97,868	472.8	528.0	3.06	3.06
011-204-005-0055	120 CLOVERLEAF	10/30/24	$99,900	PTA	03-ARM'S LENGTH	$99,900	$58,100	58.16	$99,900	$176,244	556.0	687.0	4.73	4.73
011-211-013-0455	6230 W HOUGHTON LAKE DR	01/08/25	$150,000	LC	03-ARM'S LENGTH	$150,000	$72,500	48.33	$14,767	$36,066	113.8	86.0	0.34	0.34
011-213-004-0095	W HOUGHTON LAKE DR	02/04/25	$400,000	MLC	03-ARM'S LENGTH	$400,000	$112,800	28.20	$400,000	$402,321	1,769.1	345.0	9.50	9.50
011-213-004-0300	4722 W HOUGHTON LAKE DR	01/15/25	$265,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$265,000	$84,100	31.74	$127,735	$64,153	232.8	260.0	0.85	0.63
011-213-006-0480	5661 W HOUGHTON LAKE DR	07/25/23	$385,000	WD	03-ARM'S LENGTH	$491,050	$151,100	30.77	$243,060	$69,292	387.1	333.0	2.29	0.00
011-213-006-0527	2215 TOWERHILL RD	06/16/23	$104,999	WD	03-ARM'S LENGTH	$104,999	$32,200	30.67	$44,244	$25,314	79.9	141.7	0.31	0.31
011-213-013-0040	4761 W HOUGHTON LAKE DR	02/04/25	$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,200,000	$660,400	55.03	$911,672	$532,005	1,198.9	660.0	99.29	99.29
011-500-027-0000	6123 W HOUGHTON LAKE DR	06/12/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$98,100	46.71	($11,757)	$22,415	70.7	100.0	0.23	0.23
011-527-032-0000	6868 W HOUGHTON LAKE DR	12/20/24	$152,000	WD	19-MULTI PARCEL ARM'S LENGTH	$152,000	$64,400	42.37	$39,103	$34,929	115.9	160.0	0.29	0.22
011-570-008-1000	6577 W HOUGHTON LAKE	08/01/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$68,300	27.65	$88,336	$21,191	102.4	203.0	0.41	0.41
011-570-009-2500	6565 W HOUGHTON LAKE DR	03/24/25	$184,000	WD	03-ARM'S LENGTH	$184,000	$76,500	41.58	$17,938	$16,670	80.5	152.0	0.28	0.28
040-442-012-12-135-00	6674 W M72 HWY	06/23/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$68,600	32.67	$20,784	$63,555	158.9	225.0	0.42	0.42
040-44-011-15-030-002	25 N 1-75 BUSINESS LP	08/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$36,400	72.80	$12,987	$54,699	136.7	300.0	0.69	0.69
		Totals:	**$3,982,899**			**$4,088,949**	**$1,780,700**		**$2,049,304**	**$1,632,328**	**5,650.4**		**125.11**	**121.41**
							Sale. Ratio =>	**43.55**		**Average**			**Average**	
							Std. Dev. =>	**24.78**		**per FF=>**	**$363**		**per Net A**	**16,380.28**

APPLIED $16,380 FOR 1.5 ACRES														
	*6585 W Houghton Lake Drive Demo 2024	5418 sq ft	$113,200.00		$20.89									
	5661 W Houghton Lake Drive Demo 2025	5076 sq ft			$106,054.49	estimate								
* REMOVED OUTLIER 011-211-016-0240 - NOT UTILIZED AS COMMERCIAL														

2026 INDUSTRIAL



	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes

Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Liber/Page
011-203-003-0027	HEIGHTSVIEW	12/28/23	$20,000	WD	03-ARM'S LENGTH	$20,000	$11,300	56.50	$20,000	$28,917	9.9	6.0	$2,026	1186/276
011-203-005-0070	8426 W HOUGHTON LAKE DR	11/20/24	$470,000	WD	03-ARM'S LENGTH	$470,000	$238,300	50.70	$59,247	$99,866	34.1	93.0	$1,738	1188/2375
011-211-013-0003	6482 W HOUGHTON LAKE DR	05/26/23	$46,600	LC	03-ARM'S LENGTH	$46,600	$25,500	54.72	($2,803)	$24,148	8.2	348.0	($340)	1184/1048
011-211-013-0003	6482 W HOUGHTON LAKE DR	04/02/24	$78,500	WD	03-ARM'S LENGTH	$78,500	$33,000	42.04	$29,097	$24,148	8.2	348.0	$3,529	1187/96
011-211-013-0005	6482 W HOUGHTON LAKE DR	11/09/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$27,500	32.35	$30,603	$24,148	8.2	348.0	$3,712	1185/2278
011-211-013-0009	6482 W HOUGHTON LAKE DR	07/21/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$70,100	38.94	($5,912)	$24,148	8.2	348.0	($717)	1184/2420
011-211-016-0060	6104 W HOUGHTON LAKE DR	06/20/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$125,900	34.97	$168,268	$137,608	47.0	218.0	$3,582	1184/1578
011-213-004-2100	4904 W HOUGHTON LAKE DRIVE	09/29/23	$700,000	WD	03-ARM'S LENGTH	$700,000	$349,600	49.94	$27,879	$241,778	82.5	234.6	$338	1185/1307
011-213-004-2200	4888 W HOUGHTON LAKE DRIVE	10/06/23	$875,000	WD	03-ARM'S LENGTH	$875,000	$321,700	36.77	$304,873	$264,952	90.5	246.1	$3,370	1185/1670
011-213-005-0145	5276 W HOUGHTON LAKE DR	03/25/24	$375,000	WD	03-ARM'S LENGTH	$375,000	$126,300	33.68	$192,592	$144,978	49.5	196.0	$3,891	L1186/2284
011-213-005-0200	5320 W HOUGHTON LAKE DR	06/16/23	$392,000	WD	03-ARM'S LENGTH	$392,000	$190,200	48.52	$167,829	$273,983	93.5	175.0	$1,794	1184/1556
011-213-005-0200	5320 W HOUGHTON LAKE DR	11/18/24	$479,500	PTA	03-ARM'S LENGTH	$479,500	$262,000	54.64	$255,329	$273,983	93.5	175.0	$2,730	1188/2039
011-213-005-0326	5400 W HOUGHTON LAKE DR	04/28/23	$540,000	WD	03-ARM'S LENGTH	$540,000	$261,800	48.48	$100,913	$227,894	77.8	194.0	$1,297	1184/459
011-322-001-0000	5536 W HOUGHTON LAKE DR	08/09/24	$565,000	WD	03-ARM'S LENGTH	$565,000	$236,700	41.89	$296,109	$210,888	72.0	200.0	$4,113	1187/2397
011-327-003-0000	120 HUBBARD	02/20/24	$653,000	WD	03-ARM'S LENGTH	$653,000	$194,100	29.72	$314,038	$137,921	47.1	164.0	$6,669	1186/1002
011-350-009-0000	203 CATALPA	05/25/23	$542,500	WD	03-ARM'S LENGTH	$542,500	$213,500	39.35	$157,675	$170,054	58.1	240.0	$2,716	1184/1028
011-379-005-0000	6276 W HOUGHTON LAKE DR	09/21/23	$212,000	WD	03-ARM'S LENGTH	$212,000	$58,600	27.64	$93,174	$41,006	14.0	200.0	$6,655	1185/1178
011-381-002-5000	303 SANFORD	12/02/24	$278,000	WD	03-ARM'S LENGTH	$278,000	$130,500	46.94	$73,318	$37,695	12.9	53.0	$5,697	1188/2212
011-382-002-0000	205 SANFORD	03/27/25	$218,000	WD	03-ARM'S LENGTH	$218,000	$114,600	52.57	$87,208	$97,383	33.2	85.0	$2,623	1189/2312
011-382-003-0000	203 SANFORD	06/16/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$96,600	42.00	$91,641	$105,627	36.1	100.0	$2,541	1184/1717
011-392-001-0000	119 WILSON	12/08/23	$391,000	OTH	03-ARM'S LENGTH	$391,000	$109,600	28.03	$215,564	$110,782	37.8	110.0	$5,699	1186/59
011-408-001-0100	118 WILSON	02/28/25	$210,000	WD	03-ARM'S LENGTH	$210,000	$101,300	48.24	$105,090	$101,991	34.8	97.0	$3,018	1189/1089
011-409-003-0000	502 MYERS	06/11/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$128,600	42.87	$146,748	$110,702	37.8	124.0	$3,883	1187/1937
011-502-002-0000	6390 W HOUGHTON LAKE DR	10/11/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$49,500	35.36	$52,083	$53,809	18.4	300.0	$2,835	1185/1702
011-502-007-0000	6390 W HOUGHTON LAKE DR	08/09/23	$189,900	WD	03-ARM'S LENGTH	$189,900	$56,100	29.54	$96,279	$53,809	18.4	300.0	$5,241	1185/79
011-502-007-0000	6390 W HOUGHTON LAKE DR	05/20/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$70,500	35.25	$106,379	$53,809	18.4	300.0	$5,791	1187/849
011-502-008-0000	6390 W HOUGHTON LAKE DR	04/23/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$77,700	33.78	$119,463	$53,809	18.4	300.0	$6,503	1187/206
011-530-004-0000	1008 SHORELINE DR	08/29/24	$387,000	WD	03-ARM'S LENGTH	$387,000	$157,200	40.62	$207,360	$143,089	48.9	150.0	$4,245	1188/202
011-548-002-0000	8694 W HOUGHTON LAKE DR	07/30/24	$100,000	WD	03-ARM'S LENGTH	$100,000	$53,200	53.20	$61,407	$68,656	23.4	200.0	$2,620	1187/2275
		Totals:	$9,448,000			$9,448,000	$3,891,500		$3,571,451	$3,341,581	1,140.9			
							Sale. Ratio =>	41.19		Average				
							Std. Dev. =>	8.81		per FF=>	$3,130			
APPLIED $3,130 PER FRONT FOOT														

2026 LAKEFRONT

2026 LAKEFRONT

2026 LAKEVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
011-203-003-0040	2121 HEIGHTSVIEW	08/15/24	$326,000	WD	19-MULTI PARCEL ARM'S LENGTH	$326,000	$148,400	45.52	$149,613	$140,888	63.1	154.0	$2,372
011-432-182-0000	104 HALL	03/04/24	$274,000	WD	19-MULTI PARCEL ARM'S LENGTH	$274,000	$102,000	37.23	$202,323	$198,699	90.0	125.0	$2,248
011-600-005-0000	4860 W HOUGHTON LAKE DR	12/18/23	$475,000	WD	03-ARM'S LENGTH	$475,000	$180,200	37.94	($51,891)	$19,856	9.8	164.3	($5,292)
011-600-005-0000	4860 W HOUGHTON LAKE DR	11/07/24	$599,000	WD	03-ARM'S LENGTH	$599,000	$225,600	37.66	$72,109	$19,856	9.8	164.3	$7,354
		Totals:	**$1,674,000**			**$1,674,000**	**$656,200**		**$372,154**	**$379,299**	**172.7**		
							Sale. Ratio =>	**39.20**		**Average**			
							Std. Dev. =>	**3.97**		**per FF=>**	**$2,155**		
APPLIED $2,155 PER FRONT FOOT													

Liber/Page	Other Parcels in Sale
1188/38	011-203-003-0026
L1186/1248	011-432-154-0000
1186/167	
1188/2047	

2026 LAKEVIEW

2026 OAKMARR, PINEVIEW QUEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Other Parcels in Sale
011-487-005-0000	101 OAK MARR	08/14/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$134,900	39.68	$76,545	$18,000	1187/2592	
011-487-027-1000	6052 EMERY	07/28/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$173,200	43.85	$14,800	$36,000	1184/2502	
011-487-037-0000	130 OAK MARR	03/20/25	$422,500	WD	03-ARM'S LENGTH	$422,500	$263,700	62.41	($91,398)	$18,000	1189/2328	
011-487-049-0000	6222 EMERY	11/03/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$168,100	50.94	($18,442)	$18,000	1185/2022	
011-496-002-2000	2790 S TOWNLINE	06/10/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$133,900	50.53	$8,942	$18,000	1187/1277	
011-499-013-0000	133 QUESTVIEW DR	03/26/25	$375,000	WD	19-MULTI PARCEL ARM'S	$375,000	$341,000	90.93	$91,051	$388,698	1189/2227	011-203-005-0135
011-499-023-0000	QUESTVIEW DR	05/22/23	$20,000	WD	03-ARM'S LENGTH	$20,000	$6,300	31.50	$20,000	$12,500	L1184/0925	011-203-005-0135
011-499-030-0000	106 QUESTVIEW DR	09/08/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$129,200	45.33	$23,750	$18,000	1185/780	
011-499-056-0000	KNAPP RD	10/09/23	$7,500	WD	03-ARM'S LENGTH	$7,500	$6,300	84.00	$7,500	$388,698	1185/1547	011-203-005-0135
011-499-056-0000	KNAPP RD	07/15/24	$11,000	WD	03-ARM'S LENGTH	$11,000	$6,300	57.27	$11,000	$388,698	1187/1862	011-203-005-0135
011-499-060-0000	8714 KNAPP RD	09/25/24	$297,500	WD	03-ARM'S LENGTH	$297,500	$109,200	36.71	$82,960	$18,000	1188/823	
		Totals:	**$2,748,500**			**$2,748,500**	**$1,472,100**		**$226,708**	**$1,322,594**		
							Sale. Ratio =>	**53.56**		**Average**		
							Std. Dev. =>	**18.86**		**per FF=>**		
APPLIED $20,160 PER LOT												
								MEAN	$20,610			

2026 OAKMARR, PINEVIEW QUEST

2026 OAKMARR, PINEVIEW QUEST

2026 SUBDIVISION LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Other Parcels in Sale
011-204-004-0060	WELCH	08/01/24	$8,000	WD	19-MULTI PARCEL ARM'S LEN	$8,000	$5,000	62.50	$8,000	$10,870	1187/2253	011-204-004-0050
011-340-002-0000	REILLY RD	05/29/24	$4,000	WD	03-ARM'S LENGTH	$4,000	$2,500	62.50	$4,000	$5,435	1187/986	
011-340-033-0000	HIGHLAND TR	12/04/24	$14,000	WD	03-ARM'S LENGTH	$14,000	$2,500	17.86	$14,000	$5,435	1188/2318	
011-380-014-0000	HOME ACRES	10/15/24	$10,000	WD	19-MULTI PARCEL ARM'S LEN	$10,000	$5,000	50.00	$10,000	$10,870	1188/1502	011-380-015-0000
011-420-021-0000	KNOLLSIDE	09/27/23	$16,900	WD	03-ARM'S LENGTH	$16,900	$11,300	66.86	$16,900	$25,000	1185/1268	
011-420-029-0000	KNOLLSIDE	05/30/24	$12,500	WD	03-ARM'S LENGTH	$12,500	$5,000	40.00	$12,500	$10,870	1187/1050	
011-420-065-0000	OAKLEAF	10/13/23	$15,000	WD	03-ARM'S LENGTH	$15,000	$9,000	60.00	$15,000	$21,740	1185/1697	
011-425-010-0000	TRAVELO	12/22/23	$4,000	WD	03-ARM'S LENGTH	$4,000	$2,300	57.50	$4,000	$5,435	1186/183	
011-471-003-0000	KENNEDY	08/01/24	$8,000	WD	03-ARM'S LENGTH	$8,000	$7,500	93.75	$8,000	$16,305	1187/2250	
011-473-080-0000	218 KENNEDY	11/08/23	$15,000	WD	19-MULTI PARCEL ARM'S LEN	$15,000	$4,600	30.67	$15,000	$10,870	1185/2122	011-473-081-0000
011-500-152-0000	ELM	06/01/23	$11,000	WD	03-ARM'S LENGTH	$11,000	$6,800	61.82	$11,000	$16,305	1184/1196	
011-541-113-0000	GOLDENROD	05/16/24	$10,000	WD	03-ARM'S LENGTH	$10,000	$2,500	25.00	$10,000	$5,885	1187/869	
011-541-140-0000	SNOWFLAKE	06/29/23	$10,000	WD	19-MULTI PARCEL ARM'S LEN	$10,000	$4,600	46.00	$10,000	$11,770	1184/1754	011-541-141-0000
011-541-150-0000	TOWER HILL RD	08/16/24	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,500	41.67	$6,000	$5,885	1187/2669	
011-541-168-0000	EMERY	06/29/23	$9,500	WD	19-MULTI PARCEL ARM'S LEN	$9,500	$4,600	48.42	$9,500	$11,770	1184/1788	011-541-172-0000
011-541-237-0000	GOLDENROD	12/30/24	$6,100	WD	03-ARM'S LENGTH	$6,100	$2,500	40.98	$6,100	$5,885	WAGNER TYLER & THERA	
011-541-286-0000	S WHITEBIRCH DR VACANT	02/15/24	$6,900	LC	03-ARM'S LENGTH	$6,900	$2,300	33.33	$6,900	$5,885	1186/986	
011-541-348-0000	CLARISSA	08/01/23	$6,000	MLC	19-MULTI PARCEL ARM'S LEN	$6,000	$4,600	76.67	$6,000	$11,770	1184/2515	011-541-349-0000
011-541-399-0000	FORESTVILLE	05/14/24	$22,000	WD	03-ARM'S LENGTH	$22,000	$7,500	34.09	$22,000	$17,655	1187/569	
011-541-454-0000	PEPPERELL	07/16/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,500	50.00	$5,000	$5,885	1187/1887	
011-541-533-0000	WINDING DR	02/26/25	$7,000	WD	03-ARM'S LENGTH	$7,000	$2,500	35.71	$7,000	$5,885	1189/1351	
011-541-541-0000	WINDING DR	11/07/24	$8,550	WD	03-ARM'S LENGTH	$8,550	$2,500	29.24	$8,550	$5,885	1188/2001	
011-541-542-0000	WINDING DR	09/18/24	$7,500	WD	03-ARM'S LENGTH	$7,500	$2,500	33.33	$7,500	$5,885	1188/804	
011-541-626-0000	TEABERRY	04/28/23	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,300	38.33	$6,000	$5,885	1184/421	
011-541-647-0000	TEABERRY	06/28/24	$7,300	WD	03-ARM'S LENGTH	$7,300	$2,500	34.25	$7,300	$5,885	1188/513	
011-541-660-0000	TEABERRY	02/09/24	$7,200	WD	03-ARM'S LENGTH	$7,200	$2,300	31.94	$7,200	$5,885	1186/942	
011-541-757-0000	TOWER HILL RD	01/30/25	$6,500	WD	03-ARM'S LENGTH	$6,500	$2,500	38.46	$6,500	$5,885	1189/545	
011-560-032-0000	HUDSON	02/13/24	$4,500	WD	03-ARM'S LENGTH	$4,500	$2,300	51.11	$4,500	$5,435	1186/948	
011-570-084-0000	SUPERIOR	06/07/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,500	50.00	$5,000	$5,435	1187/1364	
		Totals:	$259,450			$259,450	$117,000		$259,450	$273,590		
							Sale. Ratio =>	45.10		Average		
							Std. Dev. =>	16.59		per FF=>		

APPLIED $5,640 PER LOT													
APPLIED $11,280 PER DOUBLE LOT													
APPLIED $16,921 FOR 3 LOTS													
APPLIED $28,201 FOR 5 LOTS													
APPLIED $56402 FOR 10 LOTS							$5,640						
							$5,640	2820.00	$28,201	$16,921			
							$11,280						
							$28,201	56402.17					
							$16,921						

2026 SUBDIVISION LOTS

2026 SUBDIVISION LOTS

2026 WET LAND 20 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-215-001-0010	2160 S LOXLEY	11/03/23	$56,750	WD	19-MULTI PARCEL ARM'S LENGTH	$56,750	$15,200	26.78	$56,750	$35,083	21.44	21.44	$2,647
011-215-002-0080	FEDERAL	09/21/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$29,000	22.31	$130,000	$79,145	43.14	40.14	$3,013
011-233-013-0060	5768 S DEADSTREAM	06/06/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$21,500	15.93	$135,000	$53,176	34.00	34.00	$3,971
011-235-002-0027	349 COUNTRY CT	07/10/23	$131,309	WD	19-MULTI PARCEL ARM'S LENGTH	$131,309	$37,900	28.86	$95,349	$64,765	20.17	10.05	$4,727
		Totals:	**$453,059**			**$453,059**	**$103,600**		**$417,099**	**$232,169**	**118.75**	**105.63**	
							Sale. Ratio =>	**22.87**		**Average**	**Average**		**Average**
							Std. Dev. =>	**5.73**		**per FF=>**	**per Net Acre=>**	**3,512.41**	**per SqFt=>**
APPLIED $3,512 FOR 20 ACRES													

2026 WET LAND 20 ACRES

Liber/Page	Other Parcels in Sale
1185/2076	011-215-001-0018
1185/1370	011-215-001-0016
1184/1257	
1184/2120	011-235-002-0026

2026 WET LAND 20 ACRES

2026 WET LAND 20 ACRES

2026 WET LAND 40 ACRES

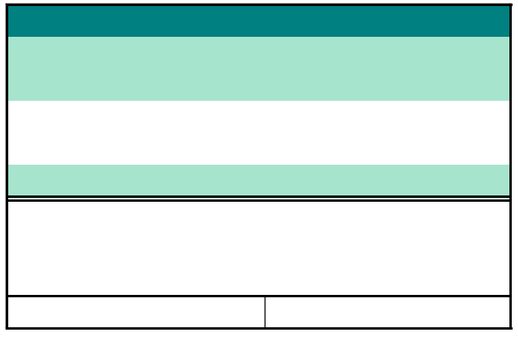
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
011-215-001-0010	2160 S LOXLEY	11/03/23	$56,750	WD	19-MULTI PARCEL ARM'S LENGTH	$56,750	$15,200	26.78	$56,750	$35,083	21.44	21.44	$2,647	1185/2076
011-215-002-0080	FEDERAL	09/21/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$29,000	22.31	$130,000	$79,145	43.14	40.14	$3,013	1185/1370
011-220-003-0020	HEAVEN ON EARTH	12/16/24	$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	$210,000	$166,800	79.43	$210,000	$375,360	240.00	80.00	$875	L1189/P0470
011-233-013-0060	5768 S DEADSTREAM	06/06/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$21,500	15.93	$135,000	$53,176	34.00	34.00	$3,971	1184/1257
011-235-002-0027	349 COUNTRY CT	07/10/23	$131,309	WD	19-MULTI PARCEL ARM'S LENGTH	$131,309	$37,900	28.86	$95,349	$64,765	20.17	10.05	$4,727	1184/2120
		Totals:	**$663,059**			**$663,059**	**$270,400**		**$627,099**	**$607,529**	**358.75**	**185.63**		
							Sale. Ratio =>	**40.78**		**Average**	**Average**		**Average**	
							Std. Dev. =>	**25.51**		**per FF=>**	**per Net Acre=>**	**1,748.01**	**per SqFt=>**	
APPLIED $1,748														

2026 WET LAND 40 ACRES

Other Parcels in Sale
011-215-001-0018
011-215-001-0016
011-221-005-0020
011-235-002-0026

2026 WET LAND 40 ACRES

2026 WET LAND 40 ACRES



2026 SOUTH HOUGHTON LAKE FOREST ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/SqFt	Liber/Page
011-541-113-0000	GOLDENROD	05/16/24	$10,000	WD	03-ARM'S LENGTH	$10,000	$2,500	25.00	$10,000	$5,000	80.0	161.2	$125	$0.76	1187/869
011-541-140-0000	SNOWFLAKE	06/29/23	$10,000	WD	19-MULTI PARCEL ARM	$10,000	$4,600	46.00	$10,000	$9,000	185.5	148.0	$54	$0.37	1184/1754
011-541-150-0000	TOWER HILL RD	08/16/24	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,500	41.67	$6,000	$5,885	100.0	121.8	$60	$0.47	1187/2669
011-541-168-0000	EMERY	06/29/23	$9,500	WD	19-MULTI PARCEL ARM	$9,500	$4,600	48.42	$9,500	$9,000	174.0	288.0	$55	$0.38	1184/1788
011-541-237-0000	GOLDENROD	12/30/24	$6,100	WD	03-ARM'S LENGTH	$6,100	$2,500	40.98	$6,100	$5,885	82.7	179.2	$74	$0.21	WAGNER TYLER & THERA
011-541-248-0000	205 FORESTVILLE	10/16/24	$12,000	PTA	03-ARM'S LENGTH	$12,000	$5,000	41.67	$12,000	$11,770	202.1	131.9	$59	$0.49	
011-541-286-0000	S WHITEBIRCH DR VACA	02/15/24	$6,900	LC	03-ARM'S LENGTH	$6,900	$2,300	33.33	$6,900	$5,000	102.0	152.9	$68	$0.45	1186/986
011-541-399-0000	FORESTVILLE	05/14/24	$22,000	WD	03-ARM'S LENGTH	$22,000	$7,500	34.09	$22,000	$15,000	207.0	223.0	$106	$0.54	1187/569
011-541-454-0000	PEPPERELL	07/16/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,500	50.00	$5,000	$5,000	80.0	209.0	$63	$0.30	1187/1887
011-541-533-0000	WINDING DR	02/26/25	$7,000	WD	03-ARM'S LENGTH	$7,000	$2,500	35.71	$7,000	$5,885	70.0	195.5	$100	$0.35	1189/1351
011-541-541-0000	WINDING DR	11/07/24	$8,550	WD	03-ARM'S LENGTH	$8,550	$2,500	29.24	$8,550	$5,885	85.0	197.9	$101	$0.56	1188/2001
011-541-542-0000	WINDING DR	09/18/24	$7,500	WD	03-ARM'S LENGTH	$7,500	$2,500	33.33	$7,500	$5,885	100.0	168.5	$75	$0.50	1188/804
011-541-626-0000	TEABERRY	04/28/23	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,300	38.33	$6,000	$4,500	141.0	122.0	$43	$0.36	1184/421
011-541-647-0000	TEABERRY	06/28/24	$7,300	WD	03-ARM'S LENGTH	$7,300	$2,500	34.25	$7,300	$5,885	100.0	168.5	$73	$0.40	1188/513
011-541-660-0000	TEABERRY	02/09/24	$7,200	WD	03-ARM'S LENGTH	$7,200	$2,300	31.94	$7,200	$5,000	126.0	229.5	$57	$0.28	1186/942
011-541-757-0000	TOWER HILL RD	01/30/25	$6,500	WD	03-ARM'S LENGTH	$6,500	$2,500	38.46	$6,500	$5,885	80.0	168.0	$81	$0.48	1189/545
		Totals:	$137,550			$137,550	$51,100		$137,550	$110,465	1,915.3				
							Sale. Ratio =>	37.15		Average					
							Std. Dev. =>	6.89		per FF=>	$72			$0.42	

APPLIED $6,550 PER LOT															
			$4,750		84	$141									
			$4,750		90	$147		189.36							
			$5,000		174	$288		267.90							
			$5,000					457.26							
MEAN	6550		$5,000					228.63							
MEDIAN	6500		$6,000												
MODE	6000		$6,000		2025 - 5885										
			$6,000												
			$6,000												
			$6,100												
			$6,500				$3,275								
			$6,900				$13,100								
			$7,000												
			$7,200												
			$7,300												
			$7,333												
			$7,333												
			$7,333												
			$7,500												
			$8,550												
			$10,000												
			$137,549												
			$6,550												

Other Parcels in Sale
011-541-141-0000
011-541-172-0000