

E.C.F.s for Neighborhood: ''

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2020 'COMMERCIAL/INDUSTRIAL'

Residential : 0.740
Town Homes/Duplexes: 1.592
Mobile Homes : 1.817
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.740
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL'

Residential : 1.592
Town Homes/Duplexes: 1.592
Mobile Homes : 1.817
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.740
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4030 'SUBDIVISIONS/VILLAGE'

Residential : 1.592
Town Homes/Duplexes: 1.592
Mobile Homes : 1.817
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.740
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailer ECF												
2411-10-3205	10350 N 19 RD	04/15/24	\$100,000	LC	\$100,000	\$33,200	33.20	\$73,809	\$10,320	\$89,680	\$33,610	2.668
2411-32-2401-01	6610 N 15 1/2 RD	07/07/23	\$135,000	WD	\$135,000	\$88,900	65.85	\$184,343	\$70,564	\$64,436	\$79,677	0.809
2411-1G3-292	122 PUEBLO TRL	11/17/24	\$100,000	PTA	\$100,000	\$52,600	52.60	\$113,477	\$18,608	\$81,392	\$50,382	1.616
2411-1G3-313	111 CHIPPEWA	08/04/23	\$130,000	WD	\$130,000	\$45,300	34.85	\$96,371	\$14,000	\$116,000	\$57,683	2.011
2411-1G4-486	1196 GITCHEGUMEE DR	04/17/24	\$265,000	WD	\$265,000	\$107,100	40.42	\$319,607	\$179,636	\$85,364	\$74,334	1.148
2411B-5-1432	119 S WOOD MEADOWS DR	10/03/23	\$165,000	WD	\$165,000	\$47,800	28.97	\$96,596	\$24,933	\$140,067	\$50,184	2.791
2411B-5-3307-01		08/05/24	\$89,900	LC	\$89,900	\$34,800	38.71	\$88,227	\$24,779	\$65,121	\$33,695	1.933
2411B-5-3320	4702 W 4 RD	11/03/23	\$135,000	WD	\$135,000	\$32,900	24.37	\$70,133	\$6,300	\$128,700	\$44,701	2.879
Totals:			\$1,119,900		\$1,119,900	\$442,600	39.52	\$1,042,563		\$770,760	\$424,266	1.817
						Sale. Ratio =>	13.46				Ave. E.C.F. =>	1.982
						Std. Dev. =>						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj	Sale Cur.	Appraisal	Land + Yard	Bldg.	Residual	Cost Man.	\$	E.C.F.
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	03-ARMS LENGTH	\$420,000	\$340,500	81.07	\$733,173	\$12,732	\$407,268	\$782,238	\$407,268	\$782,238		0.521
2309-16-1407	3571 N MACKINAW TRL	04/24/24	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$43,200	50.82	\$110,105	\$43,148	\$41,852	\$52,078	\$41,852	\$52,078		0.804
2312-11-2202	7980 W M-115 HWY	02/28/25	\$600,000	MLC	03-ARMS LENGTH	\$600,000	\$162,400	27.07	\$526,110	\$130,310	\$469,690	\$429,750	\$469,690	\$429,750		1.093
MN-CC-01-05	124 W MAIN ST	10/15/24	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$28,600	40.86	\$65,840	\$2,472	\$67,528	\$68,803	\$67,528	\$68,803		0.981
Totals:						\$1,175,000	\$574,700	48.91	\$1,435,228		\$986,338	\$1,332,870		\$1,332,870		0.740
							Sale. Ratio =>	22.92						E.C.F. =>		0.850
							Std. Dev. =>							Ave. E.C.F. =>		

nit: 2411 - HANOVER TWP
ates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/22/2026

ontages:
ontage 'C': Description: 'BUCKLEY ' FF Rate: 278
Standard Frontage: 0 Standard Depth : 0
ontage 'J': Description: 'BUCKLEY INDUSTR' FF Rate: 278
Standard Frontage: 0 Standard Depth : 0

ues for Acreage Table 1: 'ACREAGE'
Acre: 12,800 3 Acre: 53,700 10 Acre: 54,000 30 Acre: 129,000
.5 Acre: 19,200 4 Acre: 42,600 15 Acre: 66,000 40 Acre: 172,000
Acre: 35,800 5 Acre: 31,500 20 Acre: 88,000 50 Acre: 211,000
.5 Acre: 44,750 7 Acre: 37,800 25 Acre: 110,000 100 Acre: 250,000

nit: 2411 - HANOVER TWP
ates/Values for Neighborhood 4010.HANOVER ACREAGES, Last Edited: 01/23/2026

ontages:
ontage 'A': Description: 'LAKE GITCHEGUME' FF Rate: 884
Standard Frontage: 0 Standard Depth : 0
ontage 'B': Description: 'VB-OLD ' FF Rate: 114
Standard Frontage: 0 Standard Depth : 0
ontage 'C': Description: 'MANISTEE RIV-HI' FF Rate: 316
Standard Frontage: 0 Standard Depth : 0
ontage 'D': Description: 'FF LOTS ' FF Rate: 114
Standard Frontage: 0 Standard Depth : 0
ontage 'F': Description: 'LAKE GITCH PARK' FF Rate: 884
Standard Frontage: 0 Standard Depth : 0
ontage 'G': Description: 'LG4 ' FF Rate: 114
Standard Frontage: 0 Standard Depth : 0
ontage 'H': Description: 'MANISTEE RI LB ' FF Rate: 316
Standard Frontage: 0 Standard Depth : 0
ontage 'I': Description: 'RIVERVIEW PLATT' FF Rate: 316
Standard Frontage: 0 Standard Depth : 0
ontage 'J': Description: 'OFF WATER LGSUB' FF Rate: 171
Standard Frontage: 0 Standard Depth : 0

ues for Acreage Table 1: 'ACREAGE'
1 Acre: 8,800 3 Acre: 18,900 10 Acre: 40,000 30 Acre: 105,000
1.5 Acre: 10,700 4 Acre: 25,200 15 Acre: 60,000 40 Acre: 128,000
2 Acre: 12,600 5 Acre: 26,500 20 Acre: 80,000 50 Acre: 130,000
2.5 Acre: 15,750 7 Acre: 37,100 25 Acre: 100,000 100 Acre: 260,000

nit: 2411 - HANOVER TWP
ates/Values for Neighborhood 4020.NEW DEV VILLAGE, Last Edited: 01/21/2026

rontages:
rontage 'A': Description: 'LAKE GITCHUMEE ' FF Rate: 884
Standard Frontage: 0 Standard Depth : 0
rontage 'B': Description: 'TABINOOON VILLAG' FF Rate: 114
Standard Frontage: 0 Standard Depth : 0
rontage 'C': Description: 'WOOD MEADOWS ' FF Rate: 114
Standard Frontage: 0 Standard Depth : 0

ues for Acreage Table 1: 'ACREAGE'
1 Acre: 8,800 3 Acre: 18,900 10 Acre: 40,000 30 Acre: 105,000
1.5 Acre: 10,700 4 Acre: 25,200 15 Acre: 60,000 40 Acre: 128,000
2 Acre: 12,600 5 Acre: 26,500 20 Acre: 80,000 50 Acre: 130,000
2.5 Acre: 15,750 7 Acre: 37,100 25 Acre: 100,000 100 Acre: 260,000

nit: -
ates/Values for Neighborhood -----, Last Edited: / /

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Off Lake Git														
2411-LG1-032	05/10/24	\$25,000	QC	\$25,000	\$11,900	47.60	\$35,620	\$25,000	\$35,620	65.0	182.0	0.27	0.27	\$385
2411-LG1-193-01	02/27/24	\$37,500	WD	\$37,500	\$14,700	39.20	\$35,910	\$37,500	\$35,910	210.0	95.0	0.46	0.46	\$179
2411-LG1-204	04/23/24	\$14,000	WD	\$14,000	\$6,000	42.86	\$12,000	\$14,000	\$12,000	80.0	0.0	0.25	0.25	\$175
2411-LG1-211	11/16/23	\$18,000	WD	\$18,000	\$7,200	40.00	\$17,613	\$18,000	\$17,613	103.0	148.0	0.35	0.35	\$175
2411-LG2-239	02/23/24	\$8,500	WD	\$8,500	\$7,200	84.71	\$15,450	\$8,500	\$15,450	103.0	0.0	0.41	0.41	\$83
2411-LG2-239	12/05/23	\$4,464	WD	\$4,464	\$7,200	161.29	\$15,450	\$4,464	\$15,450	103.0	0.0	0.41	0.41	\$43
2411-LG3-261	04/04/24	\$32,000	WD	\$32,000	\$15,000	46.88	\$30,000	\$32,000	\$30,000	200.0	0.0	0.00	0.46	\$160
2411-LG3-278	11/22/24	\$13,400	WD	\$13,400	\$34,100	254.48	\$77,350	\$13,400	\$77,350	455.0	0.0	0.00	0.00	\$29
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$43,500	\$37,000	\$43,500	300.0	450.0	3.10	3.10	\$123
Totals:		\$189,864		\$189,864	\$118,600	62.47	\$282,893	\$189,864	\$282,893	1,619.0	Average	5.25	5.71	
					Sale. Ratio =>	75.16			Average	\$117	Average	per Net Acre=>	36,171.46	
					Std. Dev. =>				per FF=>					

Rural, Falmouth & MCBain

PARCEL #	SALE DATE	Assessed Value	Sale Price	Ratio	Building Value	Land Value	Acreage/FF	Per Acre/FF	County
009-025-015-00	Nov-23	\$84,200	\$280,000	0.3007	\$219,796	60,204.00	330.000 FF	\$182 FF	Missaukee
2312-01-4409	06/17/24	\$25,000	\$25,000	0.00		\$25,000	146.0 FF	\$171	Wexford
2312M-122311	11/10/23	\$17,000	\$17,000	0.00		\$17,000	168.8 FF	\$101	Wexford
2112-18-1203	12/27/23	\$200,000	\$200,000	31.05		\$118,828	180.0 FF	\$660	Wexford
2112-29-3404	08/08/23	\$333,000	\$333,000	30.84		\$127,712	429.0 FF	\$298	Wexford
2312M-V1115	04/15/24	\$85,000	\$85,000	0.00		\$15,578	48.0 FF	\$325 FF	Wexford
005-006-018-00	Sep-24	\$55,700	\$95,000	0.5863	\$81,522	13,478.00	55.000 FF	\$245 FF	Missaukee
					Total	377,800.00	1356.760 FF	\$278 FF	

Commercial FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake Git.														
2411B-8-2307	11/19/24	\$320,000	WD	\$320,000	\$138,400	43.25	\$271,029	\$85,040	\$36,069	135.0	0.0	0.00	0.00	\$630
2411-LG1-012	01/03/24	\$70,000	LC	\$70,000	\$14,200	20.29	\$33,191	\$58,769	\$21,960	60.0	0.0	0.00	0.00	\$979
2411-LG1-027	12/08/23	\$340,000	WD	\$340,000	\$109,800	32.29	\$238,847	\$141,413	\$40,260	110.0	0.0	0.00	0.00	\$1,286
2411-LG1-077	12/06/24	\$535,000	WD	\$535,000	\$225,200	42.09	\$440,469	\$138,451	\$43,920	120.0	0.0	0.00	0.00	\$1,154
2411-LG4-486	04/17/24	\$265,000	WD	\$265,000	\$107,100	40.42	\$209,141	\$129,059	\$73,200	200.0	150.0	0.69	0.69	\$645
Totals:		\$1,530,000		\$1,530,000	\$594,700		\$1,192,677	\$552,732	\$215,409	625.0		0.69	0.69	
					Sale. Ratio =>				Average					
					Std. Dev. =>				per FF=>	\$884			Average	
													per Net Acre=>	802,223.51

Parcel Number Front Foot	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2412-01-4105	07/10/23	\$10,000	WD	\$10,000	\$21,500	215.00	\$20,750	\$10,000	\$20,750	166.0	0.0	0.00	1.01	\$60
2210-CS-40	05/31/24	\$12,000	WD	\$12,000	\$4,500	37.50	\$8,902	\$12,000	\$8,902	193.5	240.0	1.01	1.01	\$62
2210-SOS-38	11/16/23	\$5,600	WD	\$5,600	\$5,600	100.00	\$11,160	\$5,600	\$11,160	90.0	135.0	0.28	0.28	\$62
2210-TL-80	05/12/23	\$6,000	WD	\$6,000	\$2,400	40.00	\$4,848	\$6,000	\$4,848	95.1	145.0	0.30	0.30	\$63
2210-CS-16	05/15/23	\$12,500	WD	\$12,500	\$8,600	68.80	\$17,220	\$12,500	\$17,220	193.5	275.0	1.04	1.04	\$65
2411-MM-02	01/30/25	\$13,000	PTA	\$13,000	\$15,000	115.38	\$24,600	\$13,000	\$24,600	200.0	164.0	0.75	0.74	\$65
2210-TL-72	06/12/23	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,643	\$6,000	\$4,643	91.0	133.0	0.28	0.28	\$66
2312-04-4304	06/29/23	\$7,000	WD	\$7,000	\$1,800	25.71	\$3,600	\$7,000	\$3,600	99.0	264.0	0.60	0.60	\$71
2411B-AGE-09	03/11/24	\$20,000	WD	\$20,000	\$19,600	98.00	\$42,000	\$20,000	\$42,000	280.0	0.0	0.00	0.48	\$71
2112-22-3410	01/12/24	\$15,000	WD	\$15,000	\$6,300	42.00	\$34,285	\$15,000	\$34,285	205.0	340.0	1.60	1.60	\$73
2312M-PG-18	02/12/25	\$9,000	PTA	\$9,000	\$8,300	92.22	\$16,500	\$9,000	\$16,500	110.0	0.0	0.00	0.38	\$82
2411-LG2-239	02/23/24	\$8,500	WD	\$8,500	\$7,200	84.71	\$15,450	\$8,500	\$15,450	103.0	0.0	0.41	0.41	\$83
2411B-5-3318	06/09/23	\$33,000	PTA	\$33,000	\$6,500	19.70	\$28,471	\$33,000	\$28,471	397.0	489.0	2.14	0.99	\$83
2210-BR2-24	08/05/24	\$6,000	WD	\$6,000	\$6,000	100.00	\$11,900	\$6,000	\$11,900	70.0	150.0	0.24	0.24	\$86
2411-LG3-280	02/25/25	\$28,000	QC	\$28,000	\$24,200	86.43	\$54,910	\$28,000	\$54,910	323.0	0.0	0.00	0.57	\$87
2411B-AGE-08	05/24/23	\$10,750	WD	\$10,750	\$8,500	79.07	\$14,963	\$10,750	\$14,963	121.7	0.0	0.39	0.39	\$88
2210-FW0403	06/12/24	\$11,000	WD	\$11,000	\$15,400	140.00	\$30,720	\$11,000	\$30,720	120.0	120.5	0.33	0.33	\$92
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$43,500	\$37,000	\$43,500	300.0	450.0	3.10	3.10	\$123
2311-MW-17	06/26/24	\$14,000	WD	\$14,000	\$10,300	73.57	\$20,676	\$14,000	\$20,676	112.0	156.0	1.03	0.40	\$125
007-600-057-00	10/23/23	\$10,000	WD	\$10,000	\$7,900	79.00	\$10,323	\$10,000	\$10,323	78.8	140.0	0.25	0.25	\$127
2312-HD-04	10/20/23	\$14,900	LC	\$14,900	\$7,700	51.68	\$15,400	\$14,900	\$15,400	110.0	232.0	0.59	0.59	\$135
2411B-VB-116	09/29/23	\$27,000	WD	\$27,000	\$12,500	46.30	\$25,060	\$27,000	\$25,060	179.0	0.0	0.00	0.42	\$151
2210-BAV-40	04/28/23	\$14,155	WD	\$14,155	\$5,900	41.68	\$11,160	\$14,155	\$11,160	90.0	135.0	0.28	0.28	\$157
2411-LG3-261	04/04/24	\$32,000	WD	\$32,000	\$15,000	46.88	\$30,000	\$32,000	\$30,000	200.0	0.0	0.00	0.46	\$160
2411B-TAB-40	03/28/24	\$12,000	WD	\$12,000	\$5,300	44.17	\$11,250	\$12,000	\$11,250	75.0	0.0	0.00	0.34	\$160
2411B-TAB-42	10/17/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.36	\$160
2411B-TAB-43	08/01/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.43	\$160
2112-17-1202	08/06/24	\$8,500	WD	\$8,500	\$10,700	125.88	\$9,950	\$12,000	\$10,500	50.0	200.0	0.23	0.23	\$170
2411-LG1-211	11/16/23	\$18,000	WD	\$18,000	\$7,200	40.00	\$17,613	\$18,000	\$17,613	103.0	148.0	0.35	0.35	\$175
2411-LG1-204	04/23/24	\$14,000	WD	\$14,000	\$6,000	42.86	\$12,000	\$14,000	\$12,000	80.0	0.0	0.25	0.25	\$175
2411-LG1-193-01	02/27/24	\$37,500	WD	\$37,500	\$14,700	39.20	\$35,910	\$37,500	\$35,910	210.0	95.0	0.46	0.46	\$179
2411B-5-4101-04	10/04/23	\$55,000	MLC	\$55,000	\$0	0.00	\$56,108	\$55,000	\$56,108	286.0	660.0	11.16	4.41	\$192
2312-MA2-072	05/29/24	\$35,000	WD	\$35,000	\$8,100	23.14	\$12,000	\$35,000	\$12,000	80.0	0.0	0.00	0.00	\$438
Totals:		\$566,405		\$566,405	\$300,900	53.12	\$676,872	\$566,405	\$676,872	4,961.5	27.07	22.96		
					Sale. Ratio =>	42.28			Average					
					Std. Dev. =>				per FF=>					
										\$114		Average		
												per Net Acre=>	20,923.72	

1 and under AC

Parcel Number	Sale Date	Sale Price	Instr.	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	
2310-21-3202-02	06/07/23	\$1,000	WD	\$1,000	\$700	70.00	\$4,664	\$1,000	\$4,664	462.0	0.0	0.53	0.53	\$2	\$1,887	\$0.04
2111-11-3302	11/07/23	\$247,000	WD	\$247,000	\$65,500	26.52	\$247,734	\$7,010	\$7,744	165.0	264.0	1.00	1.00	\$42	\$7,010	\$0.16
2311-15-4202	10/10/23	\$64,000	WD	\$64,000	\$26,000	40.63	\$59,210	\$13,590	\$8,800	209.0	209.0	1.00	1.00	\$65	\$13,590	\$0.31
2209-28-4108	05/02/24	\$130,000	WD	\$130,000	\$59,300	45.62	\$119,928	\$19,464	\$9,392	165.0	364.0	1.37	1.37	\$118	\$14,207	\$0.33
2211-23-4106	10/12/23	\$85,225	CD	\$85,225	\$34,000	39.89	\$85,186	\$10,279	\$10,240	313.5	264.0	1.90	1.90	\$33	\$5,410	\$0.12
Totals:		\$527,225		\$527,225	\$185,500	35.18	\$516,722	\$51,343	\$40,840	1,314.5	5.80	5.80	Average	Average	Average	\$0.20
					Sale. Ratio =>	35.18							per FF=>	per Net Acre=>	per SqFt=>	
						15.90				\$39		8,852.24				

2 to 3 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	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
2112-34-2105-01	08/12/24	\$3,000	WD	\$3,000	\$0	0.00	\$15,600	\$3,000	\$15,600	360.0	363.0	3.00	3.00	\$8	\$1,000	\$0.02	
2111-24-1101	07/14/23	\$291,500	WD	\$291,500	\$74,100	25.42	\$302,815	\$4,875	\$16,190	300.0	495.0	3.42	3.42	\$16	\$1,425	\$0.03	
2110-15-3101	10/11/24	\$230,000	WD	\$230,000	\$68,800	29.91	\$211,508	\$35,007	\$16,515	469.9	339.7	3.66	3.66	\$75	\$9,565	\$0.22	
2212-10-3306	10/16/23	\$130,000	WD	\$130,000	\$47,100	36.23	\$103,834	\$43,743	\$17,577	320.0	500.0	3.67	3.67	\$137	\$11,919	\$0.27	
Totals:		\$654,500		\$654,500	\$190,000	29.03	\$633,757	\$86,625	\$65,882	1,449.9	13.75	13.75	\$60	6,300.00	Average per FF=>	Average per Net Acre=>	Average per SqFt=>

Use 6,300.00

\$0.14

Parcel Number	Sale Date	Sale Price	Instr.	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	
2409-27-2204	01/31/25	\$25,000	WD	\$25,000	\$23,700	94.80	\$29,354	\$25,000	\$29,354	\$29,354	660.0	479.0	7.25	7.25	\$38	\$3,448	
2309-06-1102	05/19/23	\$115,000	WD	\$115,000	\$50,200	43.65	\$116,030	\$19,880	\$19,880	\$20,910	376.0	644.0	5.56	5.56	\$53	\$3,576	
2210-20-4103	03/21/25	\$170,000	WD	\$170,000	\$105,200	61.88	\$171,222	\$19,570	\$19,570	\$20,792	330.0	660.0	5.01	5.01	\$59	\$3,906	
2310-29-2104	08/19/23	\$30,000	WD	\$30,000	\$12,100	40.33	\$51,609	\$30,000	\$30,000	\$35,006	604.0	1100.0	7.49	7.49	\$50	\$4,005	
2310-18-2201	04/19/24	\$120,000	WD	\$120,000	\$48,000	40.00	\$117,098	\$31,676	\$31,676	\$28,774	252.0	1260.0	7.20	7.20	\$126	\$4,399	
2212-21-2101-04	05/31/23	\$145,500	WD	\$145,500	\$54,500	37.46	\$143,456	\$22,069	\$22,069	\$20,025	660.0	330.0	5.00	5.00	\$33	\$4,414	
2310-33-2305	07/24/23	\$99,900	WD	\$99,900	\$26,800	26.83	\$97,985	\$21,822	\$21,822	\$19,907	330.0	622.0	4.71	4.71	\$66	\$4,633	
2312-14-2201-06	05/28/24	\$20,000	WD	\$20,000	\$0	0.00	\$18,550	\$20,000	\$20,000	\$18,550	254.0	686.0	4.00	4.00	\$79	\$5,000	
2311-05-4403	04/19/23	\$25,000	WD	\$25,000	\$10,800	43.20	\$20,763	\$25,000	\$25,000	\$20,763	325.0	670.0	5.00	5.00	\$77	\$5,000	
2311-15-2202	07/12/23	\$267,500	WD	\$267,500	\$105,000	39.25	\$262,843	\$25,420	\$25,420	\$20,763	330.0	660.0	5.00	5.00	\$77	\$5,084	
2209-09-4302	08/18/23	\$370,000	WD	\$370,000	\$134,000	36.22	\$360,638	\$29,771	\$29,771	\$20,409	736.0	346.0	5.85	5.85	\$40	\$5,089	
2310-16-2202	07/18/24	\$62,600	WD	\$62,600	\$49,100	78.43	\$57,817	\$26,254	\$26,254	\$21,471	165.0	1320.0	5.00	5.00	\$88	\$5,251	
2111-14-3403	08/16/24	\$227,500	WD	\$227,500	\$96,400	42.37	\$219,342	\$28,921	\$28,921	\$20,763	330.0	661.0	5.00	5.00	\$99	\$6,225	
2312-14-2201-07	06/06/24	\$24,900	WD	\$24,900	\$0	0.00	\$18,550	\$24,900	\$24,900	\$18,550	252.0	691.0	4.00	4.00	\$71	\$6,989	
2311-11-2201-01	03/10/25	\$155,500	WD	\$155,500	\$64,800	41.67	\$142,056	\$34,944	\$34,944	\$21,500	495.0	440.0	5.00	5.00	\$71	\$6,989	
2210-28-2202	11/30/23	\$165,000	WD	\$165,000	\$52,600	31.88	\$148,552	\$37,240	\$37,240	\$20,792	330.0	660.0	5.01	5.01	\$113	\$7,433	
2210-17-3301-05	04/18/23	\$37,500	WD	\$37,500	\$22,800	60.80	\$24,593	\$37,500	\$37,500	\$20,763	331.0	658.0	5.00	5.00	\$113	\$7,500	
2209-24-2405	12/08/23	\$70,500	WD	\$70,500	\$18,100	25.67	\$52,855	\$37,936	\$37,936	\$20,291	540.0	403.0	5.00	5.00	\$70	\$7,587	
2210-08-1106	07/26/24	\$305,000	WD	\$305,000	\$130,200	42.69	\$283,077	\$42,686	\$42,686	\$20,763	330.0	660.0	5.00	5.00	\$129	\$8,537	
Totals:		\$2,436,400		\$2,436,400	\$1,004,300	41.22	\$2,336,390	\$540,589	\$540,589	\$420,146	7,630.0	7,630.0	101.08	101.08	Average per FF=>	Average per Net Acre=>	Average per SqFt=>
					Std. Dev. =>	22.43					\$71		Use	5,348.13		5,300.00	

10 AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2210-11-3304	09/26/24	\$489,900	WD	\$489,900	\$230,400	47.03	\$489,844	\$20,760	\$20,704	660.0	1280.0	9.96	9.96	\$31	\$2,084	
2210-16-3205	09/22/23	\$335,000	WD	\$335,000	\$138,200	41.25	\$345,369	\$21,378	\$31,747	611.0	716.0	8.54	8.54	\$35	\$2,503	
2209-01-1138	01/19/24	\$120,000	WD	\$120,000	\$56,000	46.67	\$127,528	\$27,820	\$35,348	380.0	1147.0	10.01	10.01	\$73	\$2,779	
2412-35-4102	11/05/24	\$35,000	WD	\$35,000	\$31,300	89.43	\$42,009	\$32,456	\$39,465	600.0	835.0	11.50	11.50	\$54	\$2,822	
2210-02-3403	11/01/24	\$315,000	WD	\$315,000	\$166,900	52.98	\$319,843	\$30,553	\$35,396	330.0	1320.0	10.00	10.00	\$93	\$3,055	
2309-24-1203	07/07/23	\$228,000	WD	\$228,000	\$87,000	38.16	\$229,977	\$32,186	\$34,163	710.0	600.0	9.78	9.78	\$45	\$3,291	
2412-22-4404	03/01/24	\$190,000	WD	\$190,000	\$55,100	29.00	\$190,794	\$34,602	\$35,396	330.0	1320.0	10.00	10.00	\$105	\$3,460	
2310-03-2302	03/21/24	\$35,000	WD	\$35,000	\$23,000	65.71	\$35,420	\$35,000	\$35,420	332.0	1314.0	10.01	10.01	\$105	\$3,497	
2312-08-3401	08/02/23	\$69,900	WD	\$69,900	\$20,400	29.18	\$68,248	\$36,178	\$34,526	969.0	453.0	10.09	10.09	\$37	\$3,586	
2309-05-2301	08/11/23	\$285,000	WD	\$285,000	\$78,200	27.44	\$284,179	\$36,217	\$35,396	330.0	1320.0	10.00	10.00	\$110	\$3,622	
2409-28-4212	09/13/23	\$38,500	WD	\$38,500	\$12,000	31.17	\$35,928	\$38,500	\$35,928	329.0	1359.0	10.20	10.20	\$117	\$3,775	
2211-36-4304	05/31/24	\$389,000	WD	\$389,000	\$171,700	44.14	\$388,747	\$31,710	\$31,457	118.0	3027.0	8.21	8.21	\$269	\$3,862	
2209-36-4102	10/05/23	\$200,000	WD	\$200,000	\$51,400	25.70	\$195,731	\$40,500	\$36,231	175.0	2539.0	10.20	10.20	\$231	\$3,971	
2311-24-1103	11/07/24	\$58,000	WD	\$58,000	\$21,800	37.59	\$53,128	\$40,244	\$35,372	347.0	1255.0	10.00	10.00	\$116	\$4,024	
2211-16-2201	10/02/24	\$250,000	WD	\$250,000	\$65,200	26.08	\$243,017	\$42,258	\$35,275	545.0	800.0	10.04	10.04	\$78	\$4,209	
2311-23-1108	05/02/23	\$70,000	WD	\$70,000	\$18,700	26.71	\$63,872	\$42,128	\$36,000	352.0	1237.0	10.00	10.00	\$120	\$4,213	
2110-08-3206	07/18/23	\$285,000	WD	\$285,000	\$104,100	36.53	\$275,751	\$47,196	\$37,947	435.6	1100.0	10.92	10.92	\$108	\$4,322	
2311-14-1402-01	01/03/24	\$289,900	WD	\$289,900	\$75,500	26.04	\$280,219	\$43,264	\$33,583	656.0	661.0	10.00	10.00	\$66	\$4,326	
2212-04-1204	04/05/24	\$160,000	WD	\$160,000	\$64,400	40.25	\$151,653	\$43,743	\$35,396	330.0	1271.0	10.00	10.00	\$133	\$4,374	
2112-22-3102	03/28/25	\$116,500	WD	\$116,500	\$61,700	52.96	\$110,218	\$38,270	\$31,988	335.0	1120.0	8.59	8.59	\$114	\$4,455	
2212-27-1202	06/20/24	\$210,000	WD	\$210,000	\$59,300	28.24	\$199,296	\$45,834	\$35,130	327.0	1317.0	9.89	9.89	\$140	\$4,634	
2311-08-1105	04/05/23	\$40,000	WD	\$40,000	\$12,300	30.75	\$27,191	\$40,000	\$27,191	138.0	2638.0	8.36	8.36	\$290	\$4,785	
2111-01-1302	08/02/24	\$250,000	WD	\$250,000	\$109,800	43.92	\$230,368	\$55,028	\$35,396	330.0	1320.0	10.00	10.00	\$167	\$5,503	
2311-13-2402	09/20/24	\$275,000	WD	\$275,000	\$121,900	44.33	\$253,270	\$57,126	\$35,396	330.0	1320.0	10.00	10.00	\$173	\$5,713	
2309-14-2103	05/15/24	\$105,000	WD	\$105,000	\$30,000	28.57	\$78,883	\$61,513	\$35,396	330.0	1320.0	10.00	10.00	\$186	\$6,151	
2309-13-4303	10/26/23	\$190,000	WD	\$190,000	\$44,900	23.63	\$159,090	\$66,306	\$35,396	330.0	1320.0	10.00	10.00	\$201	\$6,631	
Totals:		\$5,029,700		\$5,029,700	\$1,911,200	38.00	\$4,879,573	\$1,040,770	\$890,643	10,659.6	\$98	Average per FF=>	256.30	256.30	Average per Net Acre=>	Average per SqFt=>

Sale Ratio => 38.00
Std. Dev. => 14.76

Use 4,000

Parcel Number	Sale Date	Sale Price	Instr.	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
2110-06-1104	11/08/24	\$85,000	WD	\$85,000	\$23,000		27.06	\$83,248	\$49,698	\$47,946	429.0	1415.0	13.94	13.94	\$116	\$3,565
2110-10-1401	03/19/25	\$275,000	WD	\$275,000	\$119,200		43.35	\$253,316	\$78,393	\$56,709	556.0	1415.0	18.07	18.07	\$141	\$4,338
2110-17-2104	08/11/23	\$195,000	WD	\$195,000	\$88,900		45.59	\$217,957	\$22,877	\$45,834	330.0	0.0	12.98	12.98	\$69	\$1,762
2111-15-4407	04/05/23	\$47,000	WD	\$47,000	\$17,400		37.02	\$44,019	\$47,000	\$44,019	370.0	0.0	12.71	12.71	\$127	\$3,698
2112-29-3304	08/30/24	\$69,000	WD	\$69,000	\$38,400		55.65	\$55,083	\$62,127	\$48,210	452.0	1320.0	13.70	13.70	\$137	\$4,535
2209-01-1126	01/31/25	\$75,500	WD	\$75,500	\$20,800		27.55	\$48,276	\$75,500	\$48,276	265.0	2255.0	13.72	13.72	\$285	\$5,503
2310-03-4301-01	08/27/24	\$85,100	WD	\$85,100	\$27,700		32.55	\$83,186	\$55,150	\$53,236	121.0	5515.0	15.32	15.32	\$456	\$3,600
2312-28-4101-04	01/18/24	\$45,000	MLC	\$45,000	\$0		0.00	\$49,080	\$45,000	\$49,080	0.0	0.0	16.36	16.36	#DIV/0!	\$2,751
2410-24-3201	10/23/24	\$149,900	WD	\$149,900	\$56,300		37.56	\$139,846	\$60,079	\$50,025	990.0	660.0	15.00	15.00	\$61	\$4,005
2411-11-4309	02/28/25	\$65,000	WD	\$65,000	\$21,900		33.69	\$53,798	\$65,000	\$53,798	0.0	0.0	15.04	15.04	#DIV/0!	\$4,322
2412-18-2302	05/12/23	\$250,000	WD	\$250,000	\$78,000		31.20	\$210,869	\$90,311	\$51,180	660.0	990.0	15.10	15.10	\$137	\$5,981
Totals:		\$1,341,500		\$1,341,500	\$491,600		36.65	\$1,238,678	\$651,135	\$548,313	4,173.0	Average	161.94	161.94	Average	Average
					Sale. Ratio =>		14.03				\$156		Average	4,020.84		Average
					Std. Dev. =>								Use	4,000.00		Average
																per FF=>
																per SqFt=>

20 AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2109-21-3401	02/03/25	\$400,000	WD	\$400,000	\$260,000	65.00	\$422,693	\$40,157	\$62,850	990.0	1980.0	25.00	25.00	\$41	\$1,606	
2109-28-3103	07/19/24	\$399,900	WD	\$399,900	\$214,300	53.59	\$373,717	\$89,355	\$63,172	485.0	1795.0	20.00	20.00	\$184	\$4,468	
2110-07-2404-01	05/26/23	\$245,000	WD	\$245,000	\$83,400	34.04	\$205,393	\$102,457	\$62,850	660.0	1320.0	20.00	20.00	\$155	\$5,123	
2112-31-3302	05/22/24	\$92,500	WD	\$92,500	\$53,700	58.05	\$107,370	\$92,500	\$107,370	741.0	1322.7	22.50	22.50	\$125	\$4,111	
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135	
2210-12-1201	02/29/24	\$230,000	WD	\$230,000	\$82,700	35.96	\$230,032	\$63,301	\$63,333	330.0	0.0	19.96	19.96	\$192	\$3,171	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2309-27-1402	03/14/24	\$125,000	WD	\$125,000	\$34,800	27.84	\$114,016	\$73,857	\$62,873	660.0	1320.0	20.00	20.00	\$112	\$3,693	
2310-03-4306	02/06/25	\$173,000	WD	\$173,000	\$52,000	30.06	\$91,886	\$117,114	\$36,000	660.0	2640.0	20.00	20.00	\$177	\$5,856	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2311-12-2103	05/02/23	\$70,000	WD	\$70,000	\$25,400	36.29	\$66,775	\$70,000	\$66,775	0.0	0.0	20.00	20.00	#DIV/0!	\$3,500	
2411-11-4302-01	05/28/24	\$365,000	WD	\$365,000	\$153,600	42.08	\$314,643	\$112,172	\$61,815	664.0	1315.0	20.05	20.05	\$169	\$5,595	
2412-22-3301-01	08/20/24	\$110,000	LC	\$110,000	\$32,300	29.36	\$64,000	\$110,000	\$64,000	684.0	1324.0	20.80	20.80	\$161	\$5,288	
Totals:		\$2,880,400		\$2,880,400	\$1,236,200	42.92	\$2,586,966	\$1,108,163	\$814,729	8,019.0	13.36	273.43	273.43	Average	Average	Average
					Sale. Ratio =>	42.92			per FF=>	\$138		Average	273.43	4,052.79	per SqFt=>	
					Std. Dev. =>	13.36						use	4,000.00			

Parcel Number	Sale Date	Sale Price	Instr.	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
2110-14-4301	02/03/25	\$300,000	WD	\$300,000	\$112,700	37.57	\$242,970	\$147,855	\$90,825	990.0	1320.0	30.00	30.00	\$149	\$4,929
2209-06-2208	06/26/23	\$475,000	WD	\$475,000	\$212,100	44.65	\$491,219	\$76,549	\$92,768	108.0	12100.0	30.00	30.00	\$709	\$2,552
2209-30-1404	07/27/23	\$100,000	WD	\$100,000	\$35,600	35.60	\$91,550	\$100,000	\$91,550	660.0	1980.0	30.00	30.00	\$152	\$3,333
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135
2210-21-3202-04	05/05/23	\$105,000	WD	\$105,000	\$49,900	47.52	\$99,875	\$105,000	\$99,875	0.0	0.0	39.95	39.95	#DIV/0!	\$2,628
2211-01-1101	05/26/23	\$470,000	WD	\$470,000	\$135,300	28.79	\$392,999	\$188,064	\$111,063	610.0	2635.0	36.90	36.90	\$308	\$5,097
2309-04-2101	03/08/24	\$350,000	WD	\$350,000	\$101,300	28.94	\$328,466	\$114,157	\$92,623	1,320.0	1043.0	31.62	31.62	\$86	\$3,610
2309-27-2402	10/07/24	\$389,000	WD	\$389,000	\$172,500	44.34	\$384,567	\$80,033	\$75,600	1,072.0	2189.0	26.83	26.83	\$75	\$2,983
2311-13-3302-01	01/09/24	\$120,000	WD	\$120,000	\$43,200	36.00	\$107,661	\$120,000	\$107,661	0.0	0.0	35.90	35.90	#DIV/0!	\$3,343
2311-16-2102-01	09/29/23	\$325,000	WD	\$325,000	\$105,700	32.52	\$287,747	\$128,020	\$90,767	1,018.0	1320.0	30.86	30.86	\$126	\$4,148
2312-05-1101-02	09/27/24	\$150,000	WD	\$150,000	\$43,400	28.93	\$83,894	\$150,000	\$83,894	839.0	1434.0	27.62	27.62	\$179	\$5,431
2312-06-3102-01	08/03/23	\$80,000	WD	\$80,000	\$44,100	55.13	\$88,188	\$80,000	\$88,188	0.0	0.0	36.28	36.28	#DIV/0!	\$2,205
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	0.0	0.0	39.69	39.69	#DIV/0!	\$3,401
Totals:		\$3,409,000		\$3,409,000	\$1,286,400	37.74	\$3,107,652	\$1,478,316	\$1,176,968	7,442.0	Average per FF=>	420.77	420.77	Average per Net Acre=>	Average per SqFt=>
						8.24				\$199		Use	3,500.00		

Parcel Number	Sale Date	Sale Price	Instr.	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
2111-28-2202	08/04/23	\$175,000	WD	\$175,000	\$52,500	30.00	\$172,287	\$119,500	\$116,787	\$116,787	1,320.0	1320.0	40.00	40.00	\$91	\$2,988
2112-29-2101	08/21/23	\$290,000	WD	\$290,000	\$98,600	34.00	\$294,829	\$113,821	\$118,650	\$118,650	660.0	2640.0	40.00	40.00	\$172	\$2,846
2112-29-3202-01	02/07/25	\$300,000	WD	\$300,000	\$176,100	58.70	\$293,693	\$121,285	\$114,978	\$114,978	1,155.0	1469.0	38.95	38.95	\$105	\$3,114
2112-30-2201	10/02/23	\$140,000	WD	\$140,000	\$38,700	27.64	\$123,090	\$140,000	\$123,090	\$123,090	1,320.0	1440.0	43.06	43.06	\$106	\$3,251
2210-08-1201	09/16/24	\$555,000	WD	\$555,000	\$267,300	48.16	\$527,554	\$146,096	\$118,650	\$118,650	660.0	2640.0	40.00	40.00	\$221	\$3,652
2211-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$120,000	\$92,500	\$120,000	\$120,000	1,320.0	1320.0	40.00	40.00	\$70	\$2,313
2309-18-2105	01/31/25	\$539,900	WD	\$539,900	\$239,000	44.27	\$401,637	\$179,183	\$40,920	\$40,920	2,664.0	3948.0	40.18	40.18	\$67	\$4,460
2309-31-2201-01	09/29/23	\$167,200	WD	\$167,200	\$46,300	27.69	\$114,627	\$167,200	\$114,627	\$114,627	1,584.0	2074.0	43.97	43.97	\$106	\$3,803
2310-17-1102	09/18/23	\$115,000	WD	\$115,000	\$49,100	42.70	\$145,989	\$95,716	\$126,705	\$126,705	1,312.0	1476.0	44.47	44.47	\$73	\$2,152
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	\$133,350	0.0	0.0	49.50	49.50	#DIV/0!	\$2,929
2312-05-1201	01/18/24	\$135,000	WD	\$135,000	\$46,400	34.37	\$115,452	\$135,000	\$115,452	\$115,452	0.0	0.0	40.31	40.31	#DIV/0!	\$3,349
2312-06-4201	11/04/24	\$140,000	PTA	\$140,000	\$59,300	42.36	\$118,500	\$140,000	\$118,500	\$118,500	0.0	0.0	40.00	40.00	#DIV/0!	\$3,500
2410-24-2302-01	03/07/25	\$255,000	WD	\$255,000	\$101,900	39.96	\$248,091	\$119,808	\$112,899	\$112,899	380.0	4317.0	37.66	37.66	\$315	\$3,181
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	\$116,463	1,320.0	1320.0	39.69	39.69	\$102	\$3,401
Totals:		\$3,184,600		\$3,184,600	\$1,332,700	41.85	\$2,925,562	\$1,850,109	\$1,591,071	\$1,591,071	13,695.0	13,695.0	577.79	577.79	Average	Average
					Sale. Ratio =>	8.92			per FF=>		\$135		per Net Acre=>	3,202.04	Average	per SqFt=>
												use		3,200.00		

50 Plus AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2109-30-2202	06/13/24	\$250,000	WD	\$250,000	\$133,100	53.24	\$232,126	\$211,896	\$194,022	1,090.0	3037.0	76.00	76.00	\$194	\$2,788	
2110-16-4101	12/18/23	\$255,000	WD	\$255,000	\$101,400	39.76	\$262,696	\$129,356	\$137,052	990.0	2319.0	52.72	52.72	\$131	\$2,454	
2110-21-1202	05/30/24	\$380,000	WD	\$380,000	\$134,200	35.32	\$298,045	\$295,255	\$213,300	1,320.0	2640.0	80.00	80.00	\$224	\$3,691	
2112-35-2201	11/08/24	\$150,000	WD	\$150,000	\$104,500	69.67	\$216,000	\$150,000	\$216,000	1,320.0	2640.0	80.00	80.00	\$114	\$1,875	
2112-29-4101	08/26/24	\$187,900	WD	\$187,900	\$100,500	53.49	\$201,080	\$187,900	\$201,080	6,960.0	438.1	70.00	70.00	\$27	\$2,684	
2210-18-4101	05/15/24	\$350,000	WD	\$350,000	\$158,600	45.31	\$354,336	\$182,612	\$186,948	903.0	3376.0	69.92	69.92	\$202	\$2,612	
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	0.0	0.0	49.50	49.50	#DIV/0!	\$2,929	
2312-14-1101	01/31/24	\$500,000	WD	\$500,000	\$255,100	51.02	\$412,521	\$297,566	\$210,087	3,960.0	5280.0	158.34	158.34	\$75	\$1,879	
2411-32-4202	09/14/23	\$170,000	WD	\$170,000	\$68,300	40.18	\$85,819	\$147,744	\$63,563	825.0	7934.0	50.12	50.12	\$179	\$2,948	
2411-33-4201-02	07/13/23	\$207,500	WD	\$207,500	\$89,100	42.94	\$196,046	\$207,500	\$196,046	990.0	5280.0	70.00	70.00	\$210	\$2,964	
Totals:		\$2,595,400		\$2,595,400	\$1,213,700	46.76	\$2,392,019	\$1,954,829	\$1,751,448	18,358.0	\$106	Average	756.60	756.60	Average	Average

Sale Ratio =>
Std. Dev. =>

Average per FF=>

Average per Net Acre=>

Average per SqFt=>

Use 2,600.00

Dollars/Acre

#DIV/0!

#DIV/0!

#DIV/0!

#DIV/0!

\$187,313

Average

per SqFt=>

Hanover Commercial/Industrial Land Values										
Rural										
4-1-2022 through 3-31-2024										
Sites	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre	Type of Sale	County
008-020-100-04	Apr-23			\$7,000		\$7,000	1.37	\$5,109	Vacant	Clare
009-033-006-85	Aug-23		\$7,500	\$20,500	0.3659	\$20,500	1.09	\$18,807	Vacant	Missaukee
2309-16-1407	Apr-26		\$43,200	\$85,000	0.5082	\$36,940	1.84	\$20,076	Vacant	wexford
52-016-058-15	Dec-23			\$9,000		\$9,000	1.24	\$7,258	Vacant	Osceola
						\$73,440	5.54	\$12,813		
								\$15,000		
								\$12,800		
2-4 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre	Type of Sale	County
14-022-053-00	May-23			\$35,000		\$35,000	2.80	\$12,500	Vacant	Lake
09 033 011 00	Jun-23			\$15,000		\$15,000	2.50	\$6,000	Vacant	Osceola
2112-29-3404	Aug-24		\$102,700	\$333,000	0.3084	\$127,712	2.76	\$46,272	Vacant	Wexford
16 034 009 00	Aug-23			\$22,500		\$22,500	3.10	\$7,258	Vacant	Osceola
						\$200,212	11.16	\$17,940		
								\$8,200		
								\$17,900		
4-6 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF	Type of Sale	County
009-024-016-40	May-23			\$35,000		\$29,815	5.20	\$5,734	Vacant	Missaukee
13 006 010 40	Feb-24			\$20,000		\$20,000	5.87	\$3,407	Vacant	Osceola
14-022-022-04	May-24			\$50,000		\$50,000	4.90	\$10,204	Vacant	Lake
						\$99,815	15.97	\$6,250		
								\$7,000		
								\$6,300		
7-14 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF	Type of Sale	County
009-025-015-00	Nov-23		\$84,200	\$280,000	0.3007	\$60,204	10.06	\$5,984	Improved	Missaukee
008-006-007-0006	Apr-24		\$42,000	\$130,500	0.3218	\$95,300	14.00	\$6,807	Vacant	Missaukee
007-400-021-00										
007-400-022-00	May-24		\$165,700	\$197,500	0.8390	\$62,222	14.81	\$4,200	Improved	Missaukee
007-400-023-00										
007-400-024-00										
2312-01-4409	Jun-24		\$14,900	\$25,000	0.5960	\$25,000	8.50	\$2,941		
2312-01-4409	May-25		\$15,100	\$65,000	0.2323	\$65,000	8.50	\$7,647		
005-007-015-60	May-24			\$36,990		\$36,990	7.93	\$4,667	Vacant	Missaukee
						\$344,716	63.80	\$5,403		
								\$6,400		
								\$5,400		
15-29 acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF	Type of Sale	County

