

Unit: 2411 - HANOVER TWP
Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/22/2025

Frontages:
Frontage 'C': Description: 'BUCKLEY ' FF Rate: 370
Standard Frontage: 0 Standard Depth : 0
Frontage 'J': Description: 'BUCKLEY INDUSTR' FF Rate: 370
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 13,500	3 Acre: 29,100	10 Acre: 64,000	30 Acre: 129,000
1.5 Acre: 16,450	4 Acre: 34,800	15 Acre: 64,500	40 Acre: 172,000
2 Acre: 19,400	5 Acre: 40,500	20 Acre: 86,000	50 Acre: 236,000
2.5 Acre: 24,250	7 Acre: 44,800	25 Acre: 107,500	100 Acre: 300,000

Unit: 2411 - HANOVER TWP
Rates/Values for Neighborhood 4010.HANOVER ACREAGES, Last Edited: 01/24/2025

Frontages:
Frontage 'A': Description: 'LAKE GITCHEGUME' FF Rate: 548'
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'VB-OLD ' FF Rate: 127'
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'MANISTEE RIV-HI' FF Rate: 290
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'FF LOTS ' FF Rate: 123'
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'LAKE GITCH PARK' FF Rate: 548'
Standard Frontage: 0 Standard Depth : 0
Frontage 'G': Description: 'LG4 ' FF Rate: 145'
Standard Frontage: 0 Standard Depth : 0
Frontage 'H': Description: 'MANISTEE RI LB ' FF Rate: 290'
Standard Frontage: 0 Standard Depth : 0
Frontage 'I': Description: 'RIVERVIEW PLATT' FF Rate: 290'
Standard Frontage: 0 Standard Depth : 0
Frontage 'J': Description: 'OFF WATER LGSUB' FF Rate: 170'
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 8,500	3 Acre: 18,000	10 Acre: 37,000	30 Acre: 93,000
1.5 Acre: 12,750	4 Acre: 20,000	15 Acre: 55,500	40 Acre: 120,000
2 Acre: 13,875	5 Acre: 22,500	20 Acre: 68,000	50 Acre: 135,000
2.5 Acre: 15,000	7 Acre: 31,500	25 Acre: 80,000	100 Acre: 270,000

Unit: 2411 - HANOVER TWP
Rates/Values for Neighborhood 4020.NEW DEV VILLAGE, Last Edited: 01/24/2025

Frontages:
Frontage 'A': Description: 'LAKE GITCHUMEE ' FF Rate: 548
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'TABINOON VILLAG' FF Rate: 125
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'WOOD MEADOWS ' FF Rate: 125
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 8,500	3 Acre: 18,000	10 Acre: 37,000	30 Acre: 93,000
1.5 Acre: 12,750	4 Acre: 20,000	15 Acre: 55,500	40 Acre: 120,000
2 Acre: 13,875	5 Acre: 22,500	20 Acre: 68,000	50 Acre: 135,000
2.5 Acre: 15,000	7 Acre: 31,500	25 Acre: 80,000	100 Acre: 270,000

Unit: -
Rates/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 Water													
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$30,600	\$37,000	\$30,600	9.0	0.0	0.00	\$4,111
2411-LG4-517	10/27/22	\$6,000	WD	\$6,000	\$1,600	26.67	\$3,200	\$6,000	\$3,200	287.0	0.0	0.89	\$21
Totals:		\$43,000		\$43,000	\$16,900		\$33,800	\$43,000	\$33,800	296.0	0.89	0.00	
					Sale. Ratio =>	39.30			Average		Average		
					Std. Dev. =>	10.38			per FF=>	\$145	per Net Acres=>	48,260.38	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Old Village Buckley														
2411B-LW-21-01	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$45,735	\$15,000	\$15,000	169.0	135.0	0.31	0.31	\$89
2411B-LW-22	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$25,350	\$15,000	\$25,350	100.0	135.0	0.52	0.52	\$150
2411B-VB-077	07/08/22	\$11,900	WD	\$11,900	\$9,600	80.67	\$12,492	\$11,900	\$12,492	83.3	0.0	0.00	0.00	\$143
2411B-VB-085	11/10/22	\$18,000	WD	\$18,000	\$17,300	96.11	\$22,650	\$18,000	\$22,650	151.0	99.2	0.34	0.34	\$119
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	0.00	\$151
Totals:		\$86,900		\$86,900	\$39,400		\$131,287	\$86,900	\$100,552	682.3		1.18	1.18	
					Sale. Ratio =>	45.34			Average	\$127		Average	73,769.10	
					Std. Dev. =>	44.54			per FF=>			per Net Acre=>		

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
Off Water															
2411-08-3203	07/18/22	\$30,000	WD	\$30,000	\$19,800	66.00	\$39,600	\$30,000	\$39,600	140.0	0.0	1.20	1.84	\$214	\$25,000
2411-LG1-193-01	02/27/24	\$37,500	WD	\$37,500	\$14,700	39.20	\$31,500	\$37,500	\$31,500	210.0	0.0	0.00	0.00	\$179	#DIV/0!
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	0.00	0.00	\$175	#DIV/0!
2411-LG1-211	11/16/23	\$18,000	WD	\$18,000	\$7,200	40.00	\$14,420	\$18,000	\$14,420	103.0	0.0	0.00	0.00	\$175	#DIV/0!
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	0.00	\$160	#DIV/0!
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$30,600	\$37,000	\$30,600	9.0	0.0	0.00	0.00	\$4,111	#DIV/0!
2411-LG4-517	10/27/22	\$6,000	WD	\$6,000	\$1,600	26.67	\$3,200	\$6,000	\$3,200	287.0	0.0	0.89	0.00	\$21	\$6,734
Totals:		\$174,500		\$174,500	\$79,600		\$161,320	\$174,500	\$161,320			2.09	1.84		
					Sale. Ratio =>	45.62		Average	\$161,320	1,029.0		Average			Average
					Std. Dev. =>	11.81		per FF=>		\$170		per Net Acre=>	83,452.89		per SqFt=>

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
LK Git FF														
2411-LG1-025	08/29/22	\$275,000	WD	\$275,000	\$81,500	29.64	\$263,470	\$37,150	\$25,620	70.0	0.0	0.00	0.00	\$531
2411-LG1-032	05/10/24	\$25,000	QC	\$25,000	\$11,900	47.60	\$23,790	\$25,000	\$23,790	65.0	0.0	0.00	0.00	\$385
2411-LG1-085-01	07/21/22	\$255,000	WD	\$255,000	\$79,500	31.18	\$235,446	\$74,088	\$54,534	149.0	0.0	0.00	0.00	\$497
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:		\$820,000		\$820,000	\$280,000	34.15	\$731,847	\$265,297	\$177,144	484.0		0.69	0.69	
					Sale. Ratio =>	34.15			Average			Average		
					Std. Dev. =>	8.41			per FF=>	\$548		per Net Acre=>	385,046.44	

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre
 1AC

2111-29-1206	09/12/22	\$8,000	WD	\$8,000	\$9,900	123.75	\$6,080	\$8,000	165.0	230.9	0.87	0.87	\$48	\$9,195
2309-06-4403	07/22/22	\$11,000	WD	\$11,000	\$7,500	68.18	\$8,252	\$11,000	160.0	288.0	1.06	1.06	\$69	\$10,377
2112-24-3405	03/14/23	\$7,500	WD	\$7,500	\$5,000	66.67	\$8,252	\$7,500	215.0	215.0	1.06	1.22	\$35	\$7,075
Totals:		\$26,500		\$26,500	\$22,400		\$22,584	\$26,500	540.0		2.99	3.15		
					Sale. Ratio =>	84.53								
					Std. Dev. =>	32.53								
								Average				Average		
								per FF=>	\$49			per Net Acre=>	8,862.88	

Use 8,500.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
10 AC														
2311-08-1105	04/05/23	\$40,000	WD	\$40,000	\$12,300	30.75	\$32,850	\$40,000	138.0	2074.6	8.36	8.36	\$290	\$4,785
2309-30-1103	04/07/22	\$30,000	WD	\$30,000	\$11,200	37.33	\$32,250	\$30,000	330.0	1320.0	9.75	10.00	\$91	\$3,077
2410-36-3104	06/15/22	\$30,000	WD	\$30,000	\$11,900	39.67	\$32,250	\$30,000	330.0	1287.0	9.75	10.00	\$91	\$3,077
2412-30-1302	02/08/23	\$29,000	WD	\$29,000	\$11,900	41.03	\$32,220	\$29,000	330.0	1291.0	9.78	10.03	\$88	\$2,965
2209-16-2406	05/04/23	\$30,000	WD	\$30,000	\$14,100	47.00	\$32,140	\$30,000	410.0	1047.0	9.86	9.86	\$73	\$3,043
2211-33-3315	12/14/22	\$50,000	WD	\$50,000	\$31,600	63.20	\$32,540	\$50,000	456.0	1488.0	9.94	9.70	\$110	\$5,030
2212-04-1201	04/21/22	\$45,000	WD	\$45,000	\$13,700	30.44	\$32,250	\$45,000	330.0	1320.0	10.00	10.00	\$136	\$4,500
2212-20-1405	03/01/24	\$30,000	MLC	\$30,000	\$14,900	49.67	\$32,250	\$30,000	335.0	1316.0	10.00	10.00	\$90	\$3,000
2309-27-1209	12/06/22	\$29,000	WD	\$29,000	\$10,900	37.59	\$32,500	\$29,000	657.7	663.1	10.00	10.00	\$44	\$2,900
2310-12-4304	08/22/22	\$20,000	WD	\$20,000	\$12,500	62.50	\$32,000	\$20,000	330.0	1320.0	10.00	10.00	\$61	\$2,000
2311-23-1102	03/24/23	\$49,900	WD	\$49,900	\$11,900	23.85	\$32,000	\$49,900	346.0	1266.2	10.00	10.00	\$144	\$4,990
2312-17-4103	07/08/22	\$52,500	WD	\$52,500	\$11,800	22.48	\$32,250	\$52,500	602.0	725.4	10.20	10.20	\$87	\$5,147
2409-28-4212	09/13/23	\$38,500	WD	\$38,500	\$12,000	31.17	\$32,035	\$38,500	329.0	1359.0	10.20	10.20	\$117	\$3,775
2209-01-1125	02/08/23	\$22,000	WD	\$22,000	\$11,900	54.09	\$32,806	\$22,000	500.0	898.0	10.31	10.31	\$44	\$2,134
2109-18-4301	02/17/23	\$47,900	WD	\$47,900	\$15,800	32.99	\$32,310	\$47,900	1,000.0	455.0	10.45	10.45	\$48	\$4,584
2109-01-4104	03/29/23	\$50,000	WD	\$50,000	\$13,700	27.40	\$34,158	\$50,000	215.0	2628.0	10.97	10.97	\$233	\$4,558
2210-36-2101-04	12/21/22	\$40,000	WD	\$40,000	\$14,500	36.25	\$32,100	\$40,000	657.0	749.0	11.30	11.30	\$61	\$3,540
2309-27-3101	11/10/22	\$38,000	WD	\$38,000	\$12,700	33.42	\$35,250	\$38,000	497.0	1849.0	12.64	11.25	\$76	\$3,006
Totals:		\$671,800		\$671,800	\$249,300	37.11	\$586,159	\$671,800	7,792.7	\$86	183.51	182.63	3,660.84	
					Sale. Ratio =>	12.05			Average				Average	
					Std. Dev. =>				per FF=>				per Net Acre=>	
										use		3,700.00		

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

15 AC

2111-15-4407	04/05/23	\$47,000	WD	\$47,000	\$17,400	37.02	\$33,046	\$47,000	363.4	1513.2	12.71	12.71	\$129	\$3,698
2411-11-4309	06/13/22	\$50,000	WD	\$50,000	\$16,800	33.60	\$43,804	\$50,000	660.0	960.0	14.54	15.04	\$76	\$3,439
2110-07-4405	03/24/23	\$56,000	WD	\$56,000	\$13,700	24.46	\$46,980	\$56,000	495.0	1378.0	15.66	16.04	\$113	\$3,576
Totals:		\$153,000		\$153,000	\$47,900		\$123,830	\$153,000	Average	1,518.4	42.91	Average	43.79	
					Sale. Ratio =>	31.31			per FF=>	\$101		per Net Acre=>	3,565.60	
					Std. Dev. =>	6.49								

Use 3,500.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
20 AC														
2109-31-1101-01	08/22/22	\$67,500	WD	\$67,500	\$21,900	32.44	\$55,290	\$67,500	1,980.0	405.0	18.43	19.93	\$34	\$3,663
2309-27-3101	07/14/22	\$45,000	WD	\$45,000	\$17,200	38.22	\$35,250	\$45,000	891.0	3871.0	18.81	11.25	\$51	\$2,392
2110-07-1401	04/21/23	\$43,000	WD	\$43,000	\$21,000	48.84	\$55,260	\$43,000	627.0	1320.0	18.90	18.90	\$69	\$2,275
2310-04-3104	07/28/22	\$54,750	WD	\$54,750	\$18,900	34.52	\$56,700	\$54,750	825.0	998.0	18.90	18.90	\$66	\$2,897
2209-14-2203	10/12/23	\$53,000	WD	\$53,000	\$35,500	66.98	\$56,344	\$53,000	1,315.0	1882.0	19.20	10.00	\$40	\$2,760
2110-25-1102	07/18/22	\$55,000	WD	\$55,000	\$23,200	42.18	\$58,500	\$55,000	660.0	1287.0	19.50	20.00	\$83	\$2,821
2310-33-4401-02	08/16/22	\$87,500	WD	\$87,500	\$19,300	22.06	\$57,750	\$87,500	657.0	1309.0	19.75	19.75	\$133	\$4,430
2309-01-3404	07/22/22	\$80,000	WD	\$80,000	\$20,900	26.13	\$59,610	\$80,000	165.0	5245.0	19.87	20.00	\$485	\$4,026
2311-23-1107	02/17/23	\$114,900	WD	\$114,900	\$29,100	25.33	\$90,985	\$114,900	2,142.0	1538.0	20.54	20.54	\$54	\$5,594
2309-17-3201	08/10/23	\$65,000	WD	\$65,000	\$25,900	39.85	\$61,380	\$65,000	1,539.0	667.0	23.56	23.56	\$42	\$2,759
Totals:		\$665,650		\$665,650	\$232,900	34.99	\$587,069	\$665,650	Average 10,801.0	\$62	197.46	Average 182.83	3,371.06	
					Sale. Ratio =>	13.23			per FF=>		Use	3,400.00		

40 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
2412-04-4301	02/28/23	\$150,000	WD	\$150,000	\$40,000	26.67	\$114,000	\$150,000	2,640.0	627.0	38.00	40.00	\$57	\$3,947
2211-23-4101	12/22/23	\$90,000	MLC	\$90,000	\$50,700	56.33	\$112,392	\$90,000	1,122.0	1477.0	38.05	38.05	\$80	\$2,365
2211-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$118,770	\$92,500	1,320.0	1320.0	39.59	39.59	\$70	\$2,336
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$107,163	\$135,000	1,320.0	1320.0	39.69	39.69	\$102	\$3,401
2210-21-3202-04	05/05/23	\$105,000	WD	\$105,000	\$49,900	47.52	\$116,850	\$105,000	1,320.0	1320.0	39.95	39.95	\$80	\$2,628
2412-08-1102-02	10/20/22	\$120,000	WD	\$120,000	\$38,000	31.67	\$120,000	\$120,000	1,320.0	1320.0	40.00	40.00	\$91	\$3,000
2112-30-2201	10/02/23	\$140,000	WD	\$140,000	\$38,700	27.64	\$113,805	\$140,000	1,320.0	1440.0	42.15	42.15	\$106	\$3,321
Totals:		\$832,500		\$832,500	\$305,900	36.74	\$802,980	\$832,500	Average 10,362.0	\$80	277.43	Average 279.43	3,000.76	
					Std. Dev. =>	11.31			Average per FF=>			Average per Net Acre=>	3,000.00	

use

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
50 PLUS AC														
2411-33-4201-02	07/13/23	\$207,500	WD	\$207,500	\$89,100	42.94	\$186,950	\$207,500	330.0	1320.0	70.00	60.00	\$629	\$2,964
2310-10-1201	12/20/23	\$188,500	WD	\$188,500	\$66,000	35.01	\$73,670	\$188,500	495.0	6482.0	73.67	73.67	\$381	\$2,559
2312-06-2201-02	02/23/23	\$232,000	LC	\$232,000	\$66,400	28.62	\$195,468	\$232,000	647.0	5062.0	75.18	75.67	\$359	\$3,086
2209-14-4201	01/09/23	\$160,000	WD	\$160,000	\$63,200	39.50	\$206,518	\$160,000	2,618.0	1331.0	80.00	80.00	\$61	\$2,000
2411-12-1102	03/28/23	\$250,000	WD	\$250,000	\$68,000	27.20	\$205,400	\$250,000	1,320.0	2607.0	80.00	80.00	\$189	\$3,125
Totals:		\$1,038,000		\$1,038,000	\$352,700	33.98	\$868,006	\$1,038,000	Average	\$192	378.85	369.34	Average	2,739.87
						6.79			per FF=>				per Net Acre=>	2,700.00
													using	

Comm AC

Sites	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	2023	2024	Per Acre
002-013-001-0065	May-22		\$18,900	\$50,000	0.3780	\$21,670	1.88			\$11,527
003-541-101-0000	Aug-22		\$25,800	\$105,000	0.2457	\$23,556	1.89			\$12,463
009-033-006-85	8/28/2023		\$7,500	\$20,500	0.3659	\$20,500	1.09			\$18,807
						\$65,726	4.86			\$13,524
								2023		\$15,000
								2024		\$13,500
2-4 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF			Per Acre
03-005-017-35	4/12/2022			\$30,000		\$30,000	2.20			\$13,636
008-005-002-0062	Jun-22		\$50,100	\$100,000	0.5010	\$21,389	2.78			\$7,694
011-211-003-0065	Jun-22		\$61,400	\$130,000	0.4723	\$23,130	3.13			\$7,390
10-032-124-00	1/3/2023		\$17,700	\$42,000	0.4214	\$42,000	4.00			\$10,500
14-022-053-00	5/11/2023		\$8,000	\$35,000	0.2286	\$35,000	2.80			\$12,500
16-034-009-00	8/11/2023		\$6,600	\$22,500	0.2933	\$22,500	3.10			\$7,258
						\$174,019	18.01			\$9,662
								2023		\$8,200
								2024		\$9,700
4-6 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF
10-022-007-10	8/6/2022		\$10,300	\$15,000	0.6867	\$15,000	5			\$3,000
004-001-022-0020	Oct-22		\$217,600	\$349,222	0.6231	\$25,250	6.11			\$4,133
003-005-014-90	5/15/2023		\$91,700	\$303,000	0.3026	\$111,438	4.255			\$26,190
13-006-010-40	2/13/2024		\$16,600	\$20,000	0.8300	\$20,000	5.87			\$3,407
						\$171,688	21.24			\$8,085
								2023		\$7,000
								2024		\$8,100
7-14 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF
007-035-005-00	8/19/2022		\$28,300	\$80,000	0.3538	\$80,000.00	9.06			\$8,828
13-022-007-00	3/17/2023		\$7,200	\$27,000	0.2667	\$27,000.00	7.30			\$3,699
009-032-011-95	5/9/2023		\$10,700	\$75,000	0.1427	\$75,000.00	7.14			\$10,504
009-025-015-00	11/27/2023		\$84,200	\$280,000	0.3007	\$9,513.00	10.06			\$946
012-002-011-20	10/31/2023	X	\$139,200	\$340,000	0.4094	\$83,380.00	9.35			\$8,920
012-002-011-60						\$274,893	42.91			\$6,406
								2023		\$6,400
								2024		\$6,400
15-29 acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF
09-028-420-50	Mar-22		\$24,200	\$60,000	0.4033	\$60,000	21.00			\$2,857

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
2112-07-4402	07/18/22	\$90,000	WD	\$75,000	\$26,300	35.07	\$83,343	\$15,057	\$23,400	100.0	300.0	0.75	0.69	\$151
2112-07-4411	09/20/22	\$20,000	WD	\$20,000	\$16,100	80.50	\$49,140	\$20,000	\$49,140	150.0	300.0	1.03	1.03	\$133
2409-28-4301	07/07/23	\$650,000	LC	\$325,000	\$112,200	34.52	\$298,616	\$42,275	\$15,891	170.0	350.0	1.68	1.68	\$249
MN-RAL-R-17	04/19/23	\$197,000	MLC	\$115,000	\$38,200	33.22	\$63,431	\$6,751	\$5,640	77.5	120.0	0.08	0.08	\$87
MN-RAL-R-22A	01/29/24	\$800,000	WD	\$305,000	\$159,300	52.23	\$302,656	\$32,179	\$29,835	185.0	322.0	0.49	0.12	\$174
003-005-014-90	05/15/23	\$303,000	WD	\$303,000	\$91,700	30.26	\$175,126	\$163,092	\$35,218	330.0	660.0	5.03	5.03	\$494
004-036-078-00	09/26/22	\$425,000	WD	\$425,000	\$135,900	31.98	\$266,289	\$216,817	\$58,106	550.0	729.0	9.21	9.21	\$394
02-511-009-00	12/09/22	\$80,000	WD	\$80,000	\$38,800	48.50	\$80,700	\$16,300	\$17,000	330.0	1340.0	9.75	9.92	\$49
43-101-002-00	12/04/24	\$200,000	WD	\$200,000	\$42,000	21.00	\$81,188	\$134,494	\$15,682	264.0	132.0	0.80	0.80	\$509
43-207-002-00	03/08/24	\$1,150,000	WD	\$1,150,000	\$259,500	22.57	\$569,062	\$605,918	\$24,980	330.0	132.0	1.22	1.22	\$1,836
007-600-004-01	02/16/24	\$143,400	MLC	\$142,400	\$0	0.00	\$0	\$16,040	\$0	135.0	0.0	0.52	0.52	\$119
009-033-006-85	08/28/23	\$20,500	WD	\$20,500	\$7,500	36.59	\$12,500	\$20,500	\$12,500	120.0	0.0	1.09	1.09	\$171
012-002-011-60	10/31/23	\$340,000	MLC	\$340,000	\$133,400	39.24	\$299,346	\$83,380	\$42,726	436.0	0.0	7.01	7.01	\$191
051-120-033-00	11/01/22	\$90,000	WD	\$90,000	\$59,700	66.33	\$145,715	\$19,285	\$75,000	200.0	225.0	1.03	1.03	\$96
051-120-042-50	06/21/22	\$112,000	MLC	\$112,000	\$58,400	52.14	\$110,153	\$26,847	\$25,000	200.0	0.0	0.69	0.69	\$134
052-100-015-00	06/05/23	\$165,000	WD	\$165,000	\$81,700	49.52	\$169,644	\$8,556	\$13,200	33.0	150.0	0.11	0.11	\$259
052-119-008-00	05/05/22	\$347,500	WD	\$347,500	\$184,300	53.04	\$447,016	\$7,464	\$106,980	228.0	518.0	0.65	0.00	\$33
Totals:		\$5,133,400		\$4,215,400	\$1,445,000	34.28	\$3,153,925	\$1,434,955	\$550,298	3,838.5		41.14	40.24	
					Sale. Ratio =>	18.54			Average			Average		
					Std. Dev. =>				per FF=>	374		per Net Acre=>	34,882.34	
									using					