

Gerrish Township

Acreage-all classes

2023 Land Value Analysis & Determination

Property Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Dollars/Acre	Value as applied
004-022-011-0285	CHANEY POINT DRIVE	01/07/22	\$10,000	\$10,000	0.50	\$20,000	\$0.46			
004-015-011-0105	E HIGGINS LAKE DRIVE	08/06/21	\$40,000	\$40,000	0.77	\$51,948	\$1.19	004-015-011-0115		
008-004-006-0120		03/03/21	\$10,000	\$10,000	1.00	\$10,000	\$0.23			
008-018-006-0100		10/02/20	\$9,000	\$9,000	1.00	\$9,000	\$0.21			
004-019-010-0050	N TOWNLINE ROAD	10/19/20	\$10,000	\$10,000	1.00	\$10,000	\$0.23			
004-019-010-0070	8372 N TOWNLINE ROAD	10/26/20	\$18,000	\$18,000	1.00	\$18,000	\$0.41			
008-019-005-0250	VAN-Y	11/12/20	\$10,000	\$10,000	1.01	\$9,901	\$0.23			
007-022-013-0080	N LOXLEY	10/13/21	\$10,000	\$10,000	1.08	\$9,302	\$0.21			
008-019-005-0290	VAN-Y	07/09/20	\$9,500	\$9,500	1.10	\$8,636	\$0.20		1 acre-\$13,250	\$13,250
008-006-005-0040		07/08/21	\$6,000	\$6,000	1.15	\$5,204	\$0.12			
004-032-014-0462	W HIGGINS LAKE DRIVE	01/08/21	\$13,500	\$13,500	1.20	\$11,250	\$0.26			
007-025-005-0064	HILLCREST RD	09/04/20	\$13,000	\$13,000	1.20	\$10,797	\$0.25			
004-022-011-0018	CHANEY POINT DRIVE	08/09/21	\$40,000	\$40,000	1.84	\$21,739	\$0.50		1.5 acres-\$11,100	\$16,650
004-009-005-2101	E HIGGINS LAKE DRIVE	09/04/20	\$25,000	\$25,000	2.24	\$11,161	\$0.26		2 acres-\$10,000	\$20,000
004-002-015-0015	OLD ORCHARD COURT	02/22/21	\$15,000	\$15,000	2.54	\$5,906	\$0.14			
004-010-014-0200	POTAWATOMI TRAIL	12/13/21	\$36,900	\$36,900	2.61	\$14,138	\$0.32		2.5 acres-\$9,800	\$24,500
004-010-014-0220	POTAWATOMI TRAIL	08/10/21	\$22,500	\$22,500	2.65	\$8,491	\$0.19			
008-017-003-0140		09/30/20	\$9,500	\$9,500	3.04	\$3,130	\$0.07		3 acres-\$9,700	\$29,100
004-002-015-0121	W SUNSET DRIVE	07/08/20	\$21,800	\$21,800	3.10	\$7,032	\$0.16			
008-005-002-0081		06/18/21	\$10,000	\$10,000	3.26	\$3,067	\$0.07			
007-024-010-0200	W BIRCH RD	09/11/20	\$12,000	\$12,000	3.32	\$3,614	\$0.08	007-024-010-0210, 007-024-010-0220		
004-003-008-0280	IVY/PINEWOOD	07/27/21	\$22,500	\$22,500	3.33	\$6,757	\$0.16			
007-023-010-0075	N LOXLEY RD	01/19/22	\$29,000	\$29,000	3.60	\$8,056	\$0.18			
004-009-005-0040	6459 E HIGGINS LAKE DRIVE	12/08/21	\$42,000	\$42,000	3.90	\$10,769	\$0.25			
004-002-013-0038	FAIRWAY DRIVE	11/17/20	\$15,900	\$15,900	4.53	\$3,510	\$0.08		4 acres-\$8,750	\$35,000
007-022-016-0021	N LOXLEY RD	06/10/20	\$13,000	\$13,000	4.55	\$2,855	\$0.07			
007-022-016-0021	N LOXLEY RD	10/15/21	\$29,900	\$29,900	4.55	\$6,567	\$0.15			
007-025-005-0500	W BIRCH RD	07/07/20	\$20,000	\$20,000	4.79	\$4,174	\$0.10			
008-009-011-2001		12/26/20	\$35,700	\$35,700	4.99	\$7,157	\$0.16			
004-012-003-0082	W MAPLEHURST DRIVE	05/15/20	\$14,500	\$14,500	5.00	\$2,900	\$0.07			
004-010-003-0050	N CUT ROAD	04/05/21	\$25,000	\$25,000	5.00	\$5,000	\$0.11			
004-015-008-0120	MEADOWLARK DRIVE	06/09/21	\$44,000	\$44,000	5.00	\$8,800	\$0.20			
007-024-015-0100	HILLCREST RD	07/30/21	\$25,000	\$25,000	5.00	\$5,000	\$0.11			
004-004-007-0040	E HIGGINS LAKE DRIVE	01/18/21	\$25,000	\$25,000	5.00	\$5,000	\$0.11			
007-025-006-0020	W BIRCH RD	07/07/20	\$20,000	\$20,000	5.01	\$3,994	\$0.09		5 acres-\$7,900	\$39,500
004-010-013-0080	ARNES COURT	10/26/21	\$35,000	\$35,000	5.48	\$6,387	\$0.15			

2023 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Restitua	Effec. front	Depth	# Of Units	Dollars/FF	Dollars/Unit	Other Parcels in Sale	Land Table	Rate Group 1	Condo Name
004-162-003-0000	HITCHCOCK AVE	10/02/20	\$37,000	\$37,000	89.0	264.0	1.00	\$416	\$37,000		CONDOMINIUMS	OFF WATER UNIT	CORRADO
004-162-004-0000	HITCHCOCK/KENWOOD	08/10/20	\$35,000	\$35,000	87.6	264.0	1.00	\$400	\$35,000		CONDOMINIUMS	OFF WATER UNIT	CORRADO
004-162-006-0000	HAWTHORN/KENWOOD	06/24/21	\$90,000	\$90,000	167.5	758.0	2.00	\$537	\$45,000	004-162-005-0000	CONDOMINIUMS	PLA UNIT	CORRADO
004-162-009-0000	HAWTHORN/KENWOOD	06/08/21	\$90,000	\$90,000	124.0	874.0	2.00	\$726	\$45,000	004-162-010-0000	CONDOMINIUMS	PLA UNIT	CORRADO
004-162-012-0000	205 PIETRO DRIVE	06/24/21	\$80,000	\$80,000	274.7	448.4	2.00	\$291	\$40,000	004-162-011-0000	CONDOMINIUMS	OFF WATER UNIT	CORRADO
004-162-015-0000	227 HAWTHORN TRAIL	08/06/21	\$675,000	\$675,000	70.0	369.0	1.00	\$9,643	\$675,000		CONDOMINIUMS	CORRADO-WATER	CORRADO
004-177-001-0000	3272 E HIGGINS LAKE DRIVE	03/02/21	\$15,500	\$7,556			1.00		\$7,556		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-177-005-0000	3272 E HIGGINS LAKE DRIVE	09/22/21	\$17,900	\$9,956			1.00		\$9,956		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-177-007-0000	3272 E HIGGINS LAKE DRIVE	09/29/21	\$17,900	\$9,956			1.00		\$9,956		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-177-021-0000	3272 E HIGGINS LAKE DRIVE	08/06/21	\$18,000	\$10,056			1.00		\$10,056		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-177-027-0000	3272 E HIGGINS LAKE DRIVE	09/03/21	\$56,000	\$21,194			1.00		\$21,194	004-177-029-0000	CONDOMINIUMS	GARAGE CONDOS	EAST SIED STORAGE
004-177-027-0000	3272 E HIGGINS LAKE DRIVE	11/02/21	\$35,500	\$18,097			1.00		\$18,097		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-177-031-0000	3272 E HIGGINS LAKE DRIVE	12/15/21	\$25,000	\$7,597			1.00		\$7,597		CONDOMINIUMS	GARAGE CONDOS	EAST SIDE STORAGE
004-331-002-0000	130 FLAG POINT DRIVE	09/10/21	\$285,000	\$155,945			1.00		\$155,945		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-331-006-0000	130 FLAG POINT DRIVE	09/01/21	\$297,000	\$186,048			1.00		\$186,048		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-333-002-0000	126 FLAG POINT DRIVE	08/26/21	\$289,900	\$153,160			1.00		\$153,160		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-335-001-0000	122 FLAG POINT DRIVE	11/20/20	\$237,500	\$124,963			1.00		\$124,963		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-335-002-0000	122 FLAG POINT DRIVE	10/14/20	\$250,000	\$136,184			1.00		\$136,184		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-336-006-0000	120 FLAG POINT DRIVE	02/11/21	\$240,000	\$136,133			1.00		\$136,133		CONDOMINIUMS	PER UNIT LAND	LAKESHORE EAST
004-515-001-0000	PINE LODGE TRAIL	03/15/21	\$9,000	\$9,000			1.00		\$9,000		CONDOMINIUMS	GARAGE CONDOS	PINE LODGE GARAGE
004-515-004-0000	PINE LODGE TRAIL	09/30/21	\$9,600	\$9,600			1.00		\$9,600		CONDOMINIUMS	GARAGE CONDOS	PINE LODGE GARAGE
004-515-005-0000	PINE LODGE TRAIL	12/17/21	\$9,600	\$9,600			1.00		\$9,600		CONDOMINIUMS	GARAGE CONDOS	PINE LODGE GARAGE
004-515-006-0000	PINE LODGE TRAIL	03/12/21	\$9,600	\$9,600			1.00		\$9,600		CONDOMINIUMS	GARAGE CONDOS	PINE LODGE GARAGE
004-686-001-0000	134 FLAG POINT DRIVE	09/16/20	\$389,900	\$220,651			1.00		\$220,651		CONDOMINIUMS	THREE FLAGS	THREE FLAGS
004-686-004-0000	134 FLAG POINT DRIVE	09/17/21	\$769,900	\$541,417			1.00		\$541,417		CONDOMINIUMS	THREE FLAGS	THREE FLAGS
004-725-006-0000	SCOTCH PINE DRIVE	04/23/20	\$13,300	\$13,300	98.0	627.0	1.00	\$136	\$13,300		CONDOMINIUMS	PER UNIT LAND	WHITTINTON WOODS
004-725-007-0000	SCOTCH PINE DRIVE	07/20/20	\$13,000	\$13,000	125.0	629.0	1.00	\$104	\$13,000		CONDOMINIUMS	PER UNIT LAND	WHITTINTON WOODS

As applied	\$/unit	\$/ff
Corrado off water unit	\$37,300	
Corrado PLA unit	\$45,000	
Corrado Lkfrt unit		\$6,700
East Side Storage	\$10,000	
Lakeshore east	\$149,000	
Pine Lodge Garage	\$9,600	
Three Flags	\$380,000	
Whittington Woods	\$13,150	

Gerrish Township

Mobile Home Subs

2023 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
004-122-042-0000	PONTCHARTRAIN LANE	03/23/22	\$6,000	\$6,000	70.0	187.0	0.30	\$86	\$19,934	\$0.46	MOBILE HOME SUBDIVISION
004-223-157-0000	MARYWOOD DRIVE	10/09/20	\$1,000	\$1,000	63.5	164.0	0.24	\$16	\$4,184	\$0.10	MOBILE HOME SUBDIVISION
004-223-158-0000	MARYWOOD DRIVE	10/09/20	\$1,000	\$1,000	63.6	186.0	0.27	\$16	\$3,676	\$0.08	MOBILE HOME SUBDIVISION
004-223-172-0000	MARYWOOD DRIVE	10/09/20	\$1,000	\$1,000	83.0	138.0	0.26	\$12	\$3,802	\$0.09	MOBILE HOME SUBDIVISION
Totals:			\$9,000	\$9,000	280.0		1.08	\$32	\$3,802	\$0.09	

(as applied)

Private Lake Access/Share of Lakefront

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Risk/Val	Effic. Front	Depth	Net Acres	Dollars/FF	Dollars/Asre	Dollars/SqFt	ECF Area	Land Table	Role Group 1
004-620-004-0000	OSPREY AVE	02/03/21	\$100,000	\$100,000	105.0	103.7	0.25	\$952	\$400,000	\$9.18	PLA	PRIVATE LAKE ACCESS	SUNSET SHORES
004-620-012-0000	122 OSPREY AVE	10/14/21	\$415,000	\$273,554	70.0	103.7	0.17	\$3,908	\$1,638,048	\$37.60	PLA	PRIVATE LAKE ACCESS	SUNSET SHORES
004-170-033-1000	6236 N FLINT ROAD	05/14/21	\$249,000	\$167,365	101.0	280.0	0.65	\$1,657	\$257,485	\$5.91	PLA	PRIVATE LAKE ACCESS	DAYTONA OT LAKE
004-445-001-0010	2886 W HIGGINS LAKE DRIVE	10/29/20	\$385,000	\$224,250	201.1	145.9	0.52	\$1,115	\$432,081	\$9.92	PLA	PRIVATE LAKE ACCESS	OAK BLUFFS
004-611-004-0000	107 FROSTIE LANE	07/20/20	\$66,000	\$65,920	61.5	125.0	0.17	\$1,072	\$383,256	\$8.80	PLA	PRIVATE LAKE ACCESS	SUNRISE HEIGHTS
004-611-028-0000	101 HOLLY LANE	09/24/20	\$170,000	\$59,500	62.5	125.0	0.18	\$952	\$332,402	\$7.63	PLA	PRIVATE LAKE ACCESS	SUNRISE HEIGHTS
004-612-050-0000	W HIGGINS LAKE DRIVE	09/18/20	\$74,500	\$74,500	96.7	122.7	0.27	\$771	\$273,897	\$6.29	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-612-053-0000	W HIGGINS LAKE DRIVE	08/09/21	\$100,000	\$99,914	83.6	122.0	0.25	\$1,195	\$407,812	\$9.36	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-612-057-0000	SUNRISE/W HLD	06/21/21	\$94,900	\$94,900	85.1	128.8	0.27	\$1,115	\$354,104	\$8.13	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-613-051-0000	107 SUNRISE DRIVE	09/23/20	\$64,990	\$64,990	88.2	199.1	0.40	\$737	\$161,266	\$3.70	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-613-065-0000	108 SUNRISE DRIVE	05/05/20	\$225,000	\$60,271	88.3	151.0	0.31	\$682	\$196,964	\$4.52	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-613-073-0000	GARDNERS GROVE	01/21/22	\$150,000	\$149,911	78.0	290.0	0.52	\$1,923	\$288,846	\$6.63	PLA	PRIVATE LAKE ACCESS	SUNRISE HTS 2&3
004-625-001-0000	118 PLEASANT VIEW AVE	09/29/20	\$350,000	\$148,057	76.8	80.0	0.14	\$1,928	\$1,050,050	\$24.11	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW LK SD
004-625-004-0000	112 PLEASANT VIEW AVE	09/25/20	\$225,000	\$129,393	80.0	80.0	0.15	\$1,617	\$880,224	\$20.21	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW LK SD
004-625-017-0000	115 GRANDVIEW AVE	07/17/20	\$320,000	\$172,045	105.0	96.6	0.23	\$1,639	\$738,391	\$16.95	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW LK SD
004-625-031-0000	DUNLOP DRIVE	05/04/20	\$85,000	\$85,000	85.0	70.0	0.14	\$1,000	\$620,438	\$14.24	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW LK SD
004-625-039-0000	1691 W HIGGINS LAKE DRIVE	09/25/20	\$180,000	\$27,869	93.0	100.0	0.50	\$300	\$55,406	\$1.27	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW W SID
004-625-045-0000	214 DUNLOP DRIVE	04/07/21	\$182,000	\$98,693	70.0	100.0	0.16	\$1,410	\$613,000	\$14.07	PLA	PRIVATE LAKE ACCESS 2	SUPR VIEW W SID
004-630-032-0000	117 SURFSIDE DRIVE	11/12/21	\$630,000	\$304,746	96.7	145.3	0.37	\$3,153	\$830,371	\$19.06	PLA	PRIVATE LAKE ACCESS	SURFSIDE SHORES
004-440-020-0000	127 NORWALK DRIVE	11/15/21	\$145,000	\$93,621	50.0	97.0	0.11	\$1,872	\$843,432	\$19.36	PLA	PRIVATE LAKE ACCESS 2	THE NORWAYS
004-440-024-1000	115 NORWALK DRIVE	06/24/21	\$95,000	\$25,829	100.0	97.0	0.22	\$258	\$115,825	\$2.66	PLA	PRIVATE LAKE ACCESS 2	THE NORWAYS
				\$2,520,328	1,877.4			\$1,342					
								\$1,393					

				\$373,554	175.0			\$2,135		\$23.39			SUNSET SHORES
				\$167,365	101.0			\$1,657		\$5.91			DAYTONA OT LAKE
				\$224,250	201.1			\$1,115		\$9.92			OAK BLUFFS
				\$125,420	124.0			\$1,012		\$8.21			SUNRISE HEIGHTS
				\$544,486	519.9			\$1,047		\$6.44			SUNRISE HTS 2&3
				\$534,495	346.8			\$1,541		\$18.88			SUPR VIEW LK SD
				\$126,562	163.0			\$776		\$7.67			SUPR VIEW W SID
				\$304,746	96.7			\$3,153		\$19.06			SURFSIDE SHORES
				\$119,450	150.0			\$796		\$2.66			THE NORWAYS
AS APPLIED								\$/FF		\$/SF			
								\$1,100		\$12.00			DAYTONA OT LAKE
								\$800		\$12.00			MIKTO PT
								\$1,100		\$12.00			OAK BLUFFS
								\$1,100		\$12.00			SUNRISE HEIGHTS
								\$900		\$12.00	(USED VACANT ONLY)		SUNRISE HTS 2&3
								\$1,500		\$12.00			SUPR VIEW LK SD
								\$800		\$12.00			SUPR VIEW W SID
								\$950		\$12.00	(USED VACANT ONLY)		SUNSET SHORES
								\$3,200		\$12.00			SURFSIDE SHORES
								\$800		\$12.00			THE NORWAYS
(USE LAKEFRONT FF VALUES)								\$6,700		\$27.00			PT IN LKFR

Gerrish Township

Subdivision Lots-off water

2023 Land Value Analysis & Determination

Residential

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table
004-391-013-0000	ALFRED/KENWOOD	10/23/20	\$20,000	\$20,000	180.0	67.0	0.28	\$111	\$72,202	\$1.66		A SUBDIVISION LOTS
004-391-016-0000	ALFRED/KENWOOD	10/23/20	\$20,000	\$20,000	180.0	67.0	0.28	\$111	\$72,202	\$1.66		A SUBDIVISION LOTS
004-391-019-0000	ALFRED/KENWOOD	10/23/20	\$20,000	\$20,000	180.0	67.0	0.28	\$111	\$72,202	\$1.66		A SUBDIVISION LOTS
004-393-020-0000	GROUSE/PEAR/WOODLAWN	03/03/21	\$6,000	\$6,000	120.0	67.0	0.19	\$50	\$32,432	\$0.74		A SUBDIVISION LOTS
004-467-022-0000	POCAHONTAS AVE	12/20/21	\$32,000	\$32,000	75.0	150.0	0.26	\$427	\$124,031	\$2.85		A SUBDIVISION LOTS
004-556-010-0000	MADISON/SUMAC	05/27/21	\$19,900	\$19,900	120.0	67.0	0.09	\$166	\$216,304	\$4.97		A SUBDIVISION LOTS
004-585-013-0000	CLYDE/SWEET FERN	03/19/21	\$36,000	\$36,000	132.0	264.0	0.40	\$273	\$90,000	\$2.07	004-585-015-0000	A SUBDIVISION LOTS
004-740-045-0000	HOUGHTON/ST. LAWRENCE	12/07/20	\$7,500	\$7,500	150.0	100.0	0.34	\$50	\$21,802	\$0.50		A SUBDIVISION LOTS
004-741-024-0000	HARRISON/MUSKEGON	04/23/21	\$3,500	\$3,500	50.0	100.0	0.12	\$70	\$30,435	\$0.70		A SUBDIVISION LOTS
004-745-013-0000	MONROE BLVD	03/19/21	\$2,165	\$2,165	50.0	100.0	0.12	\$43	\$18,826	\$0.43		A SUBDIVISION LOTS
004-754-019-0000	502 ST LOUIS AVE	12/23/21	\$15,000	\$15,000	325.0	100.0	0.75	\$46	\$20,107	\$0.46		A SUBDIVISION LOTS
004-755-025-0000	NIXON BLVD	09/16/21	\$22,500	\$22,500	250.0	100.0	0.57	\$90	\$39,199	\$0.90		A SUBDIVISION LOTS
004-763-014-0000	ADAMS/HARRISON/WASHINGTON	12/10/21	\$16,000	\$16,000	600.0	100.0	1.38	\$27	\$11,619	\$0.27		A SUBDIVISION LOTS
004-775-001-0000	QUAIL/WASHINGTON	08/02/21	\$10,000	\$10,000	100.0	100.0	0.23	\$100	\$43,478	\$1.00		A SUBDIVISION LOTS
004-780-025-0000	CHICAGO/HARRISON	04/27/21	\$4,000	\$4,000	125.0	100.0	0.29	\$32	\$13,937	\$0.32		A SUBDIVISION LOTS
004-782-012-0000	GARFIELD/HOUGHTON	06/16/21	\$5,000	\$5,000	200.0	100.0	0.46	\$25	\$10,893	\$0.25		A SUBDIVISION LOTS
004-200-013-0000	N TOWNLINE ROAD	04/30/21	\$9,000	\$9,000	60.0	118.3	0.16	\$150	\$55,215	\$1.27		B SUBDIVISION LOTS
004-500-007-0000	E HIGGINS LAKE DRIVE	09/03/21	\$15,000	\$15,000	119.0	200.0	0.55	\$126	\$27,422	\$0.63		B SUBDIVISION LOTS
004-800-115-0000	W HIGGINS LAKE DRIVE	08/04/21	\$32,000	\$32,000	135.6	100.6	0.31	\$236	\$102,236	\$2.35		B SUBDIVISION LOTS
004-230-027-0000	E HIGGINS LAKE DRIVE	03/04/22	\$9,000	\$9,000	75.5	150.0	0.26	\$119	\$34,615	\$0.79		C SUBDIVISION LOTS
004-230-043-0000	DEER/PARTRIDGE	03/07/22	\$21,000	\$21,000	150.0	310.0	0.53	\$140	\$39,326	\$0.90	004-230-044-0000	C SUBDIVISION LOTS
004-251-005-1000	ARBUTUS LANE	05/29/20	\$25,000	\$25,000	105.0	150.0	0.36	\$238	\$69,061	\$1.59		C SUBDIVISION LOTS
004-252-056-0000	HILLSDALE DRIVE	07/13/21	\$10,000	\$10,000	100.0	200.0	0.46	\$100	\$21,786	\$0.50		C SUBDIVISION LOTS
004-252-070-0000	CARPENTER BLVD	07/01/21	\$30,000	\$30,000	130.3	197.2	0.59	\$230	\$50,505	\$1.16		C SUBDIVISION LOTS
004-252-070-0000	CARPENTER BLVD	03/25/22	\$30,000	\$30,000	130.3	197.2	0.59	\$230	\$50,505	\$1.16		C SUBDIVISION LOTS
004-275-005-1000	W PINEWOOD DRIVE	08/03/20	\$25,000	\$25,000	110.0	145.0	0.37	\$227	\$68,306	\$1.57		C SUBDIVISION LOTS
004-275-032-0000	SEMINOLE TRAIL	10/01/20	\$9,000	\$9,000	100.0	140.0	0.32	\$90	\$28,037	\$0.64		C SUBDIVISION LOTS
004-530-031-0000	JACK PINE/E HLD	10/15/20	\$25,000	\$25,000	198.0	500.0	1.14	\$126	\$22,007	\$0.51	004-530-032-0000	C SUBDIVISION LOTS
004-530-038-0000	E HIGGINS LAKE DRIVE	05/27/21	\$15,000	\$15,000	99.0	223.0	0.51	\$152	\$29,586	\$0.68		C SUBDIVISION LOTS
004-530-049-0000	BAYER/WHITE PINE	05/03/21	\$9,500	\$9,500	81.8	264.0	0.50	\$116	\$19,153	\$0.44		C SUBDIVISION LOTS
004-540-010-0000	310 BELGRAD ROAD	11/04/21	\$14,000	\$14,000	120.0	140.0	0.39	\$117	\$36,269	\$0.83		C SUBDIVISION LOTS
004-540-012-0000	BELGRAD ROAD	01/15/21	\$13,500	\$13,500	120.0	140.0	0.39	\$113	\$34,974	\$0.80		C SUBDIVISION LOTS
004-570-011-0000	SIESTA TRAIL	11/19/21	\$20,500	\$20,500	100.0	130.6	0.30	\$205	\$68,333	\$1.57		C SUBDIVISION LOTS
004-705-022-0000	WHISPERING PINES COURT	09/16/21	\$8,000	\$8,000	92.0	131.8	0.28	\$87	\$28,777	\$0.66		C SUBDIVISION LOTS
004-705-026-1000	3165 W MAPLEHURST DRIVE	03/12/21	\$20,000	\$20,000	202.0	131.8	0.61	\$99	\$32,733	\$0.75		C SUBDIVISION LOTS
004-131-023-0000	JAMES SQUARE DRIVE	08/10/21	\$32,000	\$32,000	191.1	203.7	0.91	\$167	\$35,281	\$0.81		D SUBDIVISION LOTS
004-131-025-0000	117 JAMES SQUARE	09/23/21	\$39,900	\$39,900	225.2	194.3	0.94	\$177	\$42,537	\$0.98		D SUBDIVISION LOTS
004-165-001-0000	FAIRWAY DRIVE	11/11/21	\$12,500	\$12,500	135.0	306.9	0.00	\$93	\$4,166,667	\$95.65		D SUBDIVISION LOTS
004-165-013-0000	FAIRWAY DRIVE	03/17/21	\$11,000	\$11,000	111.5	241.6	0.66	\$99	\$16,667	\$0.38		D SUBDIVISION LOTS
004-165-041-0000	FAIRWAY DRIVE	09/09/20	\$12,000	\$12,000	261.3	511.3	1.54	\$46	\$7,777	\$0.18	004-165-042-0000	D SUBDIVISION LOTS
004-165-045-0000	FAIRWAY DRIVE	09/15/20	\$20,000	\$20,000	128.6	229.0	0.68	\$156	\$29,586	\$0.68		D SUBDIVISION LOTS
004-525-002-0000	ROLLING OAK LANE	04/01/20	\$8,000	\$8,000	134.8	320.0	0.99	\$59	\$8,081	\$0.19		D SUBDIVISION LOTS

Totals:	\$715,465	\$715,465	6,253.1	20.34		
			\$114	Average per Net Acre=>	Average per Sqft=>	\$0.81

As applied:
A SUBS-\$85/ff
B SUBS-\$130/ff
C SUBS-\$149 ff
D SUBS-\$114/ff

WATER PARCELS

2022 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Rate Group 1
004-430-030-0000	136 STONEY TRAIL	10/23/20	03-ARM'S LENGTH	\$594,330	\$259,840	100.0	125.0	0.29	\$2,598	\$905,366	\$20.78		WATER PARCELS	LAKEFRONT MCP
004-009-011-0065	135 HAWTHORN TRAIL	07/19/21	19-MULTI PARCEL ARM'S LENGTH	\$1,945,000	\$991,390	270.5	1160.7	2.41	\$3,665	\$411,853	\$9.45	004-162-007-0000, 004-162-008-0000	WATER PARCELS	LAKEFRONT-NO RD
004-016-009-0100	146 FLAG POINT DRIVE	07/02/21	03-ARM'S LENGTH	\$1,949,999	\$1,148,560	132.7	316.4	4.04	\$8,655	\$284,277	\$6.52		WATER PARCELS	LAKEFRONT-NO RD
004-016-009-0355	168 FLAG POINT DRIVE	12/10/20	19-MULTI PARCEL ARM'S LENGTH	\$786,000	\$534,492	75.0	317.7	1.18	\$7,127	\$451,429	\$10.36	004-016-009-0390	WATER PARCELS	LAKEFRONT-NO RD
004-020-006-0122	3754 W HIGGINS LAKE DRIVE	08/18/20	03-ARM'S LENGTH	\$675,000	\$382,920	100.0	668.0	1.53	\$3,829	\$249,622	\$5.73		WATER PARCELS	LAKEFRONT-NO RD
004-020-007-0280	3504 W HIGGINS LAKE DRIVE	06/29/20	03-ARM'S LENGTH	\$525,000	\$353,501	60.0	140.4	0.19	\$5,892	\$1,831,611	\$42.05		WATER PARCELS	LAKEFRONT-NO RD
004-020-007-0280	3504 W HIGGINS LAKE DRIVE	10/25/21	03-ARM'S LENGTH	\$898,000	\$727,301	60.0	140.4	0.19	\$12,122	\$9,827,900	\$97.88		WATER PARCELS	LAKEFRONT-NO RD
004-022-007-0070	353 KENNEDY TRAIL	08/27/20	03-ARM'S LENGTH	\$1,595,000	\$555,528	96.0	573.3	1.24	\$6,203	\$480,265	\$11.03		WATER PARCELS	LAKEFRONT-NO RD
004-022-009-0102	351 CHANEY POINT DRIVE	11/10/20	03-ARM'S LENGTH	\$635,000	\$468,519	68.4	261.8	0.40	\$6,848	\$1,174,233	\$28.96		WATER PARCELS	LAKEFRONT-NO RD
004-022-009-0215	329 CHANEY POINT DRIVE	10/15/20	19-MULTI PARCEL ARM'S LENGTH	\$885,000	\$466,852	65.0	257.0	0.93	\$7,644	\$532,532	\$12.23	004-022-009-0277	WATER PARCELS	LAKEFRONT-NO RD
004-022-013-0049	315 CHANEY POINT DRIVE	08/09/21	03-ARM'S LENGTH	\$517,500	\$311,615	40.0	257.0	0.24	\$7,790	\$1,320,403	\$30.51		WATER PARCELS	LAKEFRONT-NO RD
004-032-005-0100	1828 W HIGGINS LAKE DRIVE	07/06/20	03-ARM'S LENGTH	\$479,999	\$301,942	50.0	242.0	0.28	\$6,039	\$1,086,122	\$24.93		WATER PARCELS	LAKEFRONT-NO RD
004-032-005-0120	1818 W HIGGINS LAKE DRIVE	07/02/20	03-ARM'S LENGTH	\$626,875	\$453,949	50.0	242.0	0.28	\$9,079	\$1,632,910	\$37.49		WATER PARCELS	LAKEFRONT-NO RD
004-032-005-0141	1796 W HIGGINS LAKE DRIVE	10/25/21	03-ARM'S LENGTH	\$1,100,000	\$446,351	100.0	641.0	1.47	\$4,464	\$938,228	\$6.96		WATER PARCELS	LAKEFRONT-NO RD
004-032-014-0291	1156 W HIGGINS LAKE DRIVE	06/24/20	03-ARM'S LENGTH	\$279,000	\$124,702	10.0	475.0	0.30	\$12,439	\$414,292	\$9.51		WATER PARCELS	LAKEFRONT-NO RD
004-105-104-0000	1929 E HIGGINS LAKE DRIVE	10/19/20	03-ARM'S LENGTH	\$550,000	\$441,164	60.0	379.0	0.52	\$7,353	\$845,142	\$18.40		WATER PARCELS	LAKEFRONT-NO RD
004-144-005-0000	104 SNOWBELL DRIVE	06/19/20	19-MULTI PARCEL ARM'S LENGTH	\$678,000	\$324,006	66.0	287.0	4.44	\$4,909	\$73,057	\$1.68	004-141-005-0000	WATER PARCELS	LAKEFRONT-NO RD
004-145-003-0000	690 W HIGGINS LAKE DRIVE	07/09/21	03-ARM'S LENGTH	\$1,100,000	\$689,311	66.0	574.0	0.87	\$10,444	\$792,311	\$18.19		WATER PARCELS	LAKEFRONT-NO RD
004-170-002-0000	102 ETHEL DRIVE	03/19/21	03-ARM'S LENGTH	\$644,000	\$534,905	107.3	476.0	1.15	\$4,984	\$464,327	\$10.66		WATER PARCELS	LAKEFRONT-NO RD
004-241-006-0900	127 CHANEY POINT DRIVE	10/15/20	03-ARM'S LENGTH	\$635,000	\$635,000	51.0	162.0	0.19	\$12,451	\$9,342,105	\$76.72		WATER PARCELS	LAKEFRONT-NO RD
004-241-008-1000	123 CHANEY POINT DRIVE	06/17/21	03-ARM'S LENGTH	\$660,000	\$456,692	100.0	185.0	0.43	\$4,567	\$1,074,569	\$24.67		WATER PARCELS	LAKEFRONT-NO RD
004-241-014-0000	111 CHANEY POINT DRIVE	07/20/21	03-ARM'S LENGTH	\$739,000	\$642,982	43.0	235.0	0.23	\$14,953	\$2,771,474	\$63.62		WATER PARCELS	LAKEFRONT-NO RD
004-255-014-0000	205 CHANEY POINT DRIVE	10/29/20	03-ARM'S LENGTH	\$719,000	\$560,742	74.0	137.0	0.23	\$7,578	\$2,406,618	\$55.25		WATER PARCELS	LAKEFRONT-NO RD
004-265-002-0000	102 LAKEWOOD AVE	11/01/21	03-ARM'S LENGTH	\$570,000	\$374,779	51.0	238.0	0.28	\$7,849	\$1,343,294	\$30.84		WATER PARCELS	LAKEFRONT-NO RD
004-265-003-0000	104 LAKEWOOD AVE	11/10/21	03-ARM'S LENGTH	\$649,900	\$531,788	51.0	235.0	0.28	\$10,427	\$1,933,775	\$44.39		WATER PARCELS	LAKEFRONT-NO RD
004-265-007-0000	200 LAKEWOOD AVE	10/09/20	03-ARM'S LENGTH	\$900,000	\$722,701	95.0	220.0	0.48	\$7,607	\$1,505,627	\$34.56		WATER PARCELS	LAKEFRONT-NO RD
004-440-003-0000	300 NORWALK DRIVE	07/07/20	03-ARM'S LENGTH	\$396,800	\$306,880	50.0	240.0	0.28	\$6,138	\$1,115,927	\$25.62		WATER PARCELS	LAKEFRONT-NO RD
004-480-007-0300	104 FLAG POINT DRIVE	10/27/20	03-ARM'S LENGTH	\$1,100,000	\$929,730	120.0	198.0	0.55	\$7,748	\$1,705,927	\$39.16		WATER PARCELS	LAKEFRONT-NO RD
004-480-041-0000	171 PINE BLUFFS ROAD	10/02/20	19-MULTI PARCEL ARM'S LENGTH	\$890,000	\$529,755	50.0	368.0	0.76	\$10,555	\$695,217	\$15.96	004-016-007-0220	WATER PARCELS	LAKEFRONT-NO RD
004-480-043-1000	175 PINE BLUFFS ROAD	12/14/20	19-MULTI PARCEL ARM'S LENGTH	\$745,000	\$559,962	50.0	368.0	0.90	\$11,199	\$624,261	\$14.33	004-016-007-0200	WATER PARCELS	LAKEFRONT-NO RD
004-480-044-0000	177 PINE BLUFFS ROAD	10/13/20	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$320,788	50.0	368.0	0.66	\$6,416	\$484,574	\$11.12	004-016-007-0160	WATER PARCELS	LAKEFRONT-NO RD
004-480-051-0000	193 PINE BLUFFS ROAD	04/20/21	03-ARM'S LENGTH	\$900,000	\$629,043	100.0	368.0	0.85	\$6,290	\$744,430	\$17.09		WATER PARCELS	LAKEFRONT-NO RD
004-593-016-5000	118 EARL AVE	11/19/21	03-ARM'S LENGTH	\$450,000	\$305,447	56.5	156.1	0.20	\$5,406	\$1,512,114	\$34.71		WATER PARCELS	LAKEFRONT-NO RD
004-625-012-0000	101 GRANDVIEW AVE	10/05/20	03-ARM'S LENGTH	\$388,000	\$310,645	49.5	141.0	0.16	\$6,276	\$1,941,531	\$44.57		WATER PARCELS	LAKEFRONT-NO RD
004-630-001-0000	146 SURFSIDE DRIVE	04/29/21	03-ARM'S LENGTH	\$880,000	\$621,073	68.0	192.0	0.30	\$9,133	\$2,070,243	\$47.53		WATER PARCELS	LAKEFRONT-NO RD
004-630-003-0000	142 SURFSIDE DRIVE	07/01/20	03-ARM'S LENGTH	\$535,000	\$195,150	68.0	200.0	0.31	\$2,870	\$625,481	\$14.36		WATER PARCELS	LAKEFRONT-NO RD
004-655-002-0000	1273 MICHIGAN BLVD	10/02/20	03-ARM'S LENGTH	\$300,000	\$227,843	60.0	220.0	0.30	\$3,797	\$751,957	\$17.26		WATER PARCELS	LAKEFRONT-NO RD
004-721-012-0000	219 BURROWS AVE	10/09/20	03-ARM'S LENGTH	\$540,000	\$445,171	75.0	125.0	0.22	\$5,956	\$2,070,563	\$47.53		WATER PARCELS	LAKEFRONT-NO RD
004-721-039-0000	205 GRAND BLVD	08/17/20	03-ARM'S LENGTH	\$550,000	\$293,035	97.5	107.0	0.24	\$3,371	\$1,370,979	\$31.47		WATER PARCELS	LAKEFRONT-NO RD
004-101-016-0000	100 ARBUTUS LANE	12/29/21	03-ARM'S LENGTH	\$708,000	\$561,432	32.0	174.0	0.37	\$6,103	\$1,529,787	\$35.12		WATER PARCELS	LAKEFRONT-ROAD
004-800-246-0000	104 WEBSTER BLVD	03/04/22	03-ARM'S LENGTH	\$875,000	\$732,142	122.7	145.0	0.39	\$5,967	\$1,877,287	\$43.10		WATER PARCELS	LAKEFRONT-ROAD
004-800-262-0000	232 JACKSON	10/26/20	03-ARM'S LENGTH	\$669,000	\$424,657	70.0	175.0	0.28	\$6,607	\$1,511,235	\$34.69		WATER PARCELS	LAKEFRONT-ROAD
004-800-281-0000	503 SHERIDAN DRIVE	10/20/20	03-ARM'S LENGTH	\$670,000	\$456,451	68.0	109.0	0.17	\$6,713	\$2,685,006	\$61.64		WATER PARCELS	LAKEFRONT-ROAD
004-685-006-1000	20 TREASURE ISLAND	09/15/21	31-SPLIT IMPROVED	\$555,000	\$417,563	193.0	148.7	0.53	\$2,164	\$789,344	\$18.12		WATER PARCELS	TREASURE ISLAND
004-685-006-2000	TREASURE ISLAND	09/15/21	32-SPLIT VACANT	\$120,000	\$120,000	90.0	122.0	0.25	\$1,333	\$476,190	\$10.93		WATER PARCELS	TREASURE ISLAND
004-685-007-1000	20 TREASURE ISLAND	09/15/21	31-SPLIT IMPROVED	\$555,000	\$417,563	103.0	172.0	0.41	\$4,054	\$1,025,953	\$28.55		WATER PARCELS	TREASURE ISLAND
004-685-008-0000	23 TREASURE ISLAND	10/22/21	03-ARM'S LENGTH	\$738,000	\$428,472	90.0	163.0	0.34	\$4,761	\$1,271,430	\$23.19		WATER PARCELS	TREASURE ISLAND
004-685-020-0000	59 TREASURE ISLAND	08/28/20	03-ARM'S LENGTH	\$349,000	\$194,780	99.9	94.8	0.22	\$1,990	\$893,486	\$20.51		WATER PARCELS	TREASURE ISLAND
004-685-021-0000	TREASURE ISLAND	02/12/21	03-ARM'S LENGTH	\$65,000	\$65,000	98.3	105.4	0.24	\$661	\$271,967	\$6.24		WATER PARCELS	TREASURE ISLAND
004-685-028-0000	83 TREASURE ISLAND	08/24/20	03-ARM'S LENGTH	\$408,000	\$203,672	100.0	161.0	0.37	\$2,037	\$550,465	\$12.64		WATER PARCELS	TREASURE ISLAND
004-685-030-0000	TREASURE ISLAND	07/17/20	03-ARM'S LENGTH	\$77,000	\$77,000	100.0	159.0	0.37	\$770	\$210,959	\$4.84		WATER PARCELS	TREASURE ISLAND
004-685-031-0000	TREASURE ISLAND	06/16/21	03-ARM'S LENGTH	\$145,000	\$145,000	100.0	158.0	0.36	\$1,450	\$399,449	\$9.17		WATER PARCELS	TREASURE ISLAND
004-685-037-0000	TREASURE ISLAND	03/12/21	03-ARM'S LENGTH	\$62,500	\$62,500	103.0	87.0	0.21	\$607	\$333,398	\$6.97		WATER PARCELS	TREASURE ISLAND
Totals-All parcels					\$23,528,226	4,366.4	13970.8	84.28	\$5,388	\$686,394	\$15.76			

Land Residual	Front Feet	\$/FF	Rate Group
\$259,840	100.0	\$2,598	LAKEFRONT MCP
\$18,062,154	2,836.5	\$6,685	LAKEFRONT NO RD

\$2,174,682 352.7
\$469,500 491.3

\$6,166
\$956

USED VACANT LAND SALES ONLY

LAKEFRONT ROAD
TREASURE ISLAND

\$/FF
As applied
\$2,600
\$6,700
\$6,200
\$1,000

\$/sq ft
As applied***
\$21.00
\$28.00
\$35.00
\$14.00

Rate Group
LAKEFRONT MCP
LAKEFRONT NO RD
LAKEFRONT ROAD
TREASURE ISLAND

*** \$/sq ft is used on odd shaped parcels and those parcels where it is not feasible to use the per front foot method