

LAND RESIDENTIAL SUBS IN FLAT AND SOR - FF RATE FOR 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre			
019-011-300-1400-00	4826 COTTRELL	08/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,400	50.27	\$150,774	\$20,346	\$21,120	165.0	165.0	0.63	0.63	\$123	\$32,554			
019-012-251-3400-00	1120 WILLIAMS	08/19/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,900	50.97	\$147,852	\$5,596	\$8,448	66.0	132.0	0.20	0.20	\$85	\$27,980			
019-012-255-0800-00	MARILYN	07/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,200	48.50	\$15,098	\$120,000	\$15,098	264.4	132.4	0.40	0.80	\$454	\$299,252			
019-012-258-0900-00	DAY	09/29/22	\$35,194	WD	03-ARM'S LENGTH	\$35,194	\$3,800	10.80	\$7,537	\$35,194	\$7,537	198.3	132.4	0.20	0.20	\$177	\$175,095			
019-021-000-2900-00	7695 FRANKENMUTH	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,800	45.57	\$127,519	\$18,181	\$5,700	130.0	202.0	0.20	0.20	\$140	\$90,453			
010-004-200-365-00	NORTHVIEW RD	01/25/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,450	98.89	\$9,756	\$4,500	\$9,756	137.4	190.4	0.20	0.20	\$33	\$22,388			
010-004-400-035-00	3430 PATTERSON RD	05/21/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$96,798	\$29,936	\$16,734	117.8	217.0	0.20	0.20	\$254	\$148,935			
010-009-400-230-00	3980 PATTERSON RD	07/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,200	47.11	\$46,800	\$7,585	\$9,385	66.1	202.0	0.25	0.25	\$115	\$30,340			
010-J05-000-017-00	4415 JEAN RD	08/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$69,551	\$50,202	\$14,753	103.9	150.0	0.34	0.34	\$483	\$147,653			
010-031-400-315-00	3397 BOY SCOUT RD	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,150	47.24	\$90,006	\$15,286	\$20,292	104.5	313.5	1.00	1.00	\$146	\$15,286			
010-033-400-020-09	ZIMMER RD	02/10/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$23,550	294.38	\$55,808	\$8,000	\$55,808	188.5	237.0	1.21	1.21	\$42	\$6,612			
010-033-400-020-03	RICHARDS RD	06/22/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$6,700	44.97	\$13,546	\$14,900	\$13,546	234.2	296.0	1.05	1.05	\$64	\$14,190			
010-008-400-275-00	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$100,118	\$12,688	\$35,806	143.2	586.6	1.37	1.37	\$89	\$9,261			
Totals:			\$1,039,594			\$1,039,594	\$489,300		\$931,163	\$342,414	\$233,983	1,919.3		7.25	7.65					
								Sale. Ratio =>	47.07					Average			Average			
								Std. Dev. =>	71.15					per FF=>	\$178	Average	per Net Acre=>	47,229.52	Average	per SqFt=>

Note: Sales from Tuscola Twp. and similar subs in Bangor Twp. Sales period used 4-1-20 to 3-31-23.

USED \$178 FOR 2024