

Morton Township

Land Sales Studies for 2024 Base Rates

As prepared by Precise Tax Assessment LLC

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Morton Township Land Sales Studies 2024

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Residential Acreage
Residential Acreage West Ag Acre Table Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/A cre	Liber/Pag e	Land Table
11 055 040 000	90TH AVE	04/27/23	\$19,900	WD	\$19,900	\$1,300	6.53	\$2,579	\$19,900	\$2,579	0.45	0.45	\$19,900	0923-5560	TBLL
11 033 007 000	9891 7 MILE RD	06/25/21	\$18,000	WD	\$18,000	\$3,300	18.33	\$7,958	\$18,000	\$7,958	0.75	0.75	\$24,000	0912-2952	TRAW
													\$21,950		
11 030 010 100	11743 PIERCE RI	10/04/21	\$4,500	WD	\$4,500	\$4,400	97.78	\$10,610	\$4,500	\$10,610	1.00	1.00	\$4,500	914--3795	TRAW
11 022 013 502	8257 BUCHANA	08/17/20	\$55,000	WD	\$55,000	\$18,300	33.27	\$45,652	\$23,969	\$14,621	1.38	1.38	\$17,394	0905-4339	TRA
11 009 034 550	9270 10 MILE RI	06/01/21	\$163,000	WD	\$163,000	\$69,600	42.70	\$164,283	\$16,542	\$17,825	1.68	1.68	\$9,846	0911-4856	TRAW
11 012 016 200	6589 GRANT RD	09/01/22	\$165,000	WD	\$165,000	\$34,500	20.91	\$113,286	\$48,000	\$19,384	1.83	1.83	\$26,273	0921-1086	TRA
													\$14,503		
11 001 001 700	11579 60TH AVE	09/25/20	\$98,000	WD	\$98,000	\$33,900	34.59	\$92,124	\$27,096	\$21,220	2.00	2.00	\$13,548	0906-2998	TRA
11 001 001 700	11579 60TH AVE	01/20/23	\$147,872	WD	\$147,872	\$41,400	28.00	\$138,289	\$30,803	\$21,220	2.00	2.00	\$15,402	0922-4006	TRA
11 033 008 004	9999 7 MILE RD	04/16/21	\$19,250	WD	\$19,250	\$7,200	37.40	\$21,066	\$19,250	\$21,066	2.20	2.20	\$8,750	0910-5895	TRAW
11 033 008 004	9999 7 MILE RD	07/15/21	\$26,900	WD	\$26,900	\$7,200	26.77	\$21,066	\$26,900	\$21,066	2.20	2.20	\$12,227	0912-4658	TRAW
													\$13,605		
11 015 005 500	9800 90TH AVE	11/12/21	\$165,000	WD	\$165,000	\$68,600	41.58	\$167,740	\$14,455	\$17,195	3.73	3.73	\$3,875	0915-4791	TRA
11 036 003 100	6713 60TH AVE	12/07/20	\$150,000	QC	\$150,000	\$31,200	20.80	\$110,063	\$57,225	\$17,288	3.75	3.75	\$15,260	0908-1546	TRA
11 010 022 100	85TH AVE	10/03/22	\$10,000	WD	\$10,000	\$0	0.00	\$23,244	\$10,000	\$23,244	4.00	4.00	\$2,500	0921-1511	TRA
													\$7,212		
11 023 010 002	8350 80TH AVE	02/24/23	\$168,000	WD	\$168,000	\$57,600	34.29	\$121,293	\$68,420	\$21,713	4.71	4.71	\$14,527	0922-5890	TRAW
11 002 013 000	11015 75TH AVE	03/15/22	\$175,000	WD	\$175,000	\$59,300	33.89	\$161,883	\$31,634	\$18,517	5.68	5.68	\$5,569	9175-612	TRA
11 016 011 750	W SCHOOL SECT	12/23/21	\$23,000	WD	\$23,000	\$11,300	49.13	\$29,340	\$23,000	\$29,340	9.00	9.00	\$2,556	0916-2081	TRAW
													\$7,550		
11 010 003 300	11 MILE RD	11/20/20	\$32,000	WD	\$32,000	\$13,000	40.63	\$32,600	\$32,000	\$32,600	10.00	10.00	\$3,200	0907-4375	TRA
11 010 003 300	11 MILE RD	11/19/21	\$35,000	WD	\$35,000	\$13,400	38.29	\$32,600	\$35,000	\$32,600	10.00	10.00	\$3,500	0915-3413	TRA
11 025 002 001	7645 60TH AVE	04/15/22	\$260,000	WD	\$260,000	\$80,200	30.85	\$175,035	\$66,500	\$32,340	11.00	11.00	\$6,045	0918-1619	TRA
													\$4,248		
11 016 001 001	9367 10 MILE RI	04/16/21	\$260,000	WD	\$260,000	\$69,400	26.69	\$178,000	\$78,200	\$58,506	19.90	19.90	\$3,930	0910-5782	TRAW
11 010 001 100	80TH AVE	12/29/21	\$39,900	WD	\$39,900	\$24,800	62.16	\$51,200	\$39,900	\$51,200	20.00	20.00	\$1,995	0916-2650	TRA
11 015 005 701	9810 90TH AVE	12/15/20	\$100,000	WD	\$100,000	\$31,400	31.40	\$78,671	\$77,956	\$56,627	22.12	22.12	\$3,524	0908-281	TRA
11 003 025 000	8636 11 MILE RI	12/09/21	\$85,000	MLC	\$85,000	\$33,400	39.29	\$69,043	\$85,000	\$69,043	26.97	26.97	\$3,152	0916-0841	TRA
													\$3,150		
11 014 014 000	9 MILE RD	07/19/22	\$134,000	WD	\$134,000	\$50,200	37.46	\$100,350	\$134,000	\$100,350	35.00	35.00	\$3,829	0919-5635	TAA

Residential Acreage
Residential Acreage West Ag Acre Table Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/A cre	Liber/Pag e	Land Table	
11 022 001 000	8849 80TH AVE	12/29/21	\$234,900	WD	\$234,900	\$99,600	42.40	\$223,358	\$107,542	\$96,000	37.50	37.50	\$2,868	0916-2658	TRA	
11 001 011 000	6750 11 MILE RI	04/05/23	\$75,000	WD	\$75,000	\$49,900	66.53	\$99,840	\$75,000	\$99,840	39.00	39.00	\$1,923	0923-3823	TRA	
11 021 028 000	9432 8 MILE RD	06/16/21	\$135,000	WD	\$135,000	\$42,900	31.78	\$91,120	\$135,000	\$91,120	39.00	39.00	\$3,462	0912-1037	TRA	
11 021 028 000	9432 8 MILE RD	05/26/22	\$135,000	MLC	\$135,000	\$44,000	32.59	\$91,120	\$135,000	\$91,120	39.00	39.00	\$3,462	0919-0312	TRA	
11 012 016 100	6589 GRANT RD	08/12/21	\$100,000	WD	\$100,000	\$0	0.00	\$95,207	\$100,000	\$95,207	39.09	39.09	\$2,558	0913-3207	TRA	
													\$3,017			
11 011 002 001	75TH AVE	11/17/21	\$380,000	WD	\$380,000	\$95,400	25.11	\$204,510	\$380,000	\$204,510	77.38	77.38	\$4,911	0915-5401	TAA	
11 022 015 000	8225 80TH AVE	01/28/22	\$570,000	WD	\$570,000	\$143,000	25.09	\$332,288	\$478,243	\$240,531	94.71	67.20	\$5,050	0916-5188	TRA	
													\$3,453			
Totals:			\$3,984,222		\$3,984,222	\$1,239,700		\$3,085,418	\$2,399,035	\$1,636,440	567.03	539.52				
							Sale. Ratio =>	31.12	Average		Average	Average				
							Std. Dev. =>	18.66	per FF=>		per Net Acre	4,230.92	per SqFt=>			

Values are applied from Land Terpulation table that factors historic values and blends with new price per acre. Values throughout middle are autocalculatd to adjuste for acreage between even acre values,

Land Table - TOWNSHIP BACK LAKE LOTS = TBLL; TOWNSHIP RESIDENTIAL ACREAGE WEST = TRAW; TOWNSHIP RESIDENTIAL ACREAGE = TRA; TOWNSHIP AGRICULTURAL ACREAGE = TAA

Residential Acreage
Residential Acreage West Ag Acre Table Values
Terpulation

	Study Per Acre	Terpulation	Historic Per Acre	Historic Value	Value	Rounded Table Value	% Change
1	17974	15732	13490	13490	15732	15730	14%
1.5	14978	13435.66667	11893.33333	17840	20154	20150	11%
2	13605	12015	10425	20850	24030	24030	13%
2.5	10408	9482	8556	21390	23705	23700	10%
3	8810	8120	7430	22290	24360	24360	8%
4	7212	6591	5970	23880	26364	26360	9%
5	5730	5426	5122	25610	27130	27130	6%
7	4989	4620.928571	4252.857143	29770	32347	32340	8%
10	4248	3931.5	3615	36150	39315	39310	8%
15	3766	3480.666667	3195.333333	47930	52210	52210	8%
20	3150	3064.25	2978.5	59570	61285	61280	3%
25	3083	2908.3	2733.6	68340	72708	72700	6%
30	3050	2818.666667	2587.333333	77620	84560	84560	8%
40	3017	2666.25	2315.5	92620	106650	106650	13%
50	2750	2453.5	2157	107850	122675	122670	12%
100	2750	2453.5	2157	215700	245350	245350	12%

Rate Table	Study Rates	Historic Rates	Terpulation	Rounded Value	% Change
< 2 Acres	13605	10610	12107.5	12100	12%
2 - 5 Acres	5730	4610	5170	5170	11%
5-10 Acres	4248	3260	3754	3750	13%
10-20 Acres	3766	2940	3353	3350	12%
20-40 Acres	3150	2560	2855	2850	10%
40-80 Acres	3017	2340	2678.5	2670	12%
80 and Over	2750	2210	2480	2480	11%

Township Agricultural Land

Parcel Code	Class	Sale Date	Sale Price	Total Acres	Rd R/W	Net Acres	Flat Price/Acre	Ave	Woods/Fallow	Open
<u>Prime Full-Till</u>										
10 031 010 000/015	102	1/29/2021	250,000	78.00	1.53	76.47	3,269		9.00%	91.00%
16 013 021 001	102	1/29/2021	120,000	36.24	1.38	34.87	3,442		11.00%	89.00%
14 010 008 500	402	6/11/2020	125,000	40	1	39	3,205		1.00%	99.00%
16 013 021 001	102	1/29/2021	120,000	36.24	1.38	34.87	3,442		11.00%	89.00%
			615,000	190.486						
							Prime Till AVE			3,229
<u>Non Tillable / Woods</u>										
16 018 002 000	102	1/14/2020	117,000	39.01	1.84	37.17	3,148		50.20%	49.80%
15 034 006 500	102	6/18/2020	100,000	40	1	39	2,564		40.00%	60.00%
10 021 009 000	102	12/6/2019	132,000	40.00	2	38.00	3,474		40.00%	60.00%
10 021 014 000/015 000	102	4/24/2019	336,000	120.00	5	115.00	2,922		22.00%	78.00%
14 034 006 002	101	1/31/2020	80,000	34.72	1.2	33.52	2,387		43.00%	57.00%
12 034 001 000	102	1/19/2021	60,000	19.306	0.79	18.52	3,240		100.00%	
			825,000	293.04						
							Non-Till / Woods AVE			2,815
<u>Mixed Use</u>										
10 021 009 000	102	12/6/2019	132,000	40.00	2	38.00	3,474		40.00%	60.00%
10 021 014 000/015 000	102	4/24/2019	336,000	120.00	5	115.00	2,922		22.00%	78.00%
15 001 004 550	102	10/28/2019	72,000	24.28	0.6	23.68	3,041			100.00%
16 018 002 000	102	1/14/2020	117,000	39.01	1.84	37.17	3,148		50.20%	49.80%
10 031 010 000/015	102	1/29/2021	250,000	78.00	1.53	76.47	3,269		9.00%	91.00%
14 025 006 000	102	5/21/2019	110,000	40	1	39	2,821		30.00%	70.00%
16 013 021 001	102	1/29/2021	120,000	36.24	1.38	34.87	3,442		11.00%	89.00%
			1,137,000	377.533						
							Mixed Ag AVE			3,012

**** All sales are verified vacant sales, within Morton or Neighboring townships.**

**** Acreage table value are set from Res Acreage table, studied with Res Acreage**

**** Prime till applied at \$3,220, Non-Till/ Woods applied at 2,800 and Mixed Ag applied at 3,000 for 2024.**

****These values did not change from 2023 values.**

Township Back Lake Lots

Rate						Asd. when		Asd/Adj.		Cur.		Land		Est. Land		Effec.		Net		Actual	
Parcel Number	Group	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Sold	Sale	Appraisal	Residual	Value	Front	Depth	Acres	Total Acres	\$/FF	Front	ECF Area	Liber/Page		
11 055 022 000	90TH AVE	10254 90TH AVE	03/12/21	\$198,000	WD	\$198,000	\$42,900	21.67	\$125,570	\$89,081	\$16,651	210.5	150.0	1.65	0.83	\$423	240.00	TRA	0909-5273		
11 055 040 000	90TH AVE	90TH AVE	04/27/23	\$19,900	WD	\$19,900	\$1,300	6.53	\$2,579	\$19,900	\$2,579	120.0	150.0	0.21	0.21	\$166	120.00	TRA	0923-5560		
11 058 013 000	90TH AVE	9185 FOREST PINES	09/16/22	\$259,000	WD	\$259,000	\$90,300	34.86	\$226,709	\$40,161	\$7,870	160.6	157.0	0.65	0.65	\$250	179.00	FP	0920-4993		
90TH AVE SUBS																\$280	Average				
11 016 013 000	BACK LOT	9795 AVENUE C	02/18/21	\$75,000	WD	\$75,000	\$30,200	40.27	\$72,198	\$21,175	\$18,373	81.3	119.0	0.33	0.33	\$260	120.00	TBLL	0909-1117		
11 017 056 100	BACK LOT	9370 MARYWOOD	08/21/20	\$290,000	WD	\$290,000	\$125,200	43.17	\$277,812	\$33,658	\$21,470	348.9	642.0	1.90	1.35	\$96	246.00	TBLL	0906-565		
11 038 006 000	BACK LOT	10457 SLEEPY HOLL	10/28/21	\$156,000	WD	\$156,000	\$52,900	33.91	\$123,982	\$143,401	\$111,383	704.1	621.0	4.29	4.29	\$204	301.00	TBLL	0915-2141		
11 053 162 000	BACK LOT	9205 MARYWOOD	10/28/22	\$125,000	WD	\$125,000	\$35,800	28.64	\$77,259	\$80,624	\$32,883	145.5	317.0	0.75	0.75	\$554	103.00	TBLL	0921-3319		
11 053 163 000	BACK LOT	9185 MARYWOOD	11/06/20	\$187,500	WD	\$187,500	\$72,100	38.45	\$178,843	\$40,214	\$31,557	139.6	304.0	0.71	0.71	\$288	102.00	TBLL	0907-1124		
11 053 181 000	BACK LOT	9211 ST IVES DR	11/01/21	\$165,000	WD	\$165,000	\$74,600	45.21	\$164,400	\$41,077	\$40,477	119.4	250.0	0.58	0.58	\$344	101.00	TBLL	915--1121		
11 053 183 000	BACK LOT	9171 ST IVES DR	09/07/21	\$127,000	WD	\$127,000	\$55,300	43.54	\$132,050	\$35,427	\$40,477	119.4	250.0	0.58	0.58	\$297	101.00	TBLL	0913-5635		
11 065 060 000	BACK LOT	9718 E SCHOOL SEC	10/17/20	\$3,000	QC	\$3,000	\$4,000	133.33	\$8,549	\$3,000	\$8,549	36.2	101.8	0.14	0.14	\$83	60.00	TBLL	0910-2302		
11 067 103 000	BACK LOT	9417 W SCHOOL SE	09/22/21	\$65,000	WD	\$65,000	\$30,700	47.23	\$70,815	\$12,146	\$17,961	77.8	196.0	0.36	0.36	\$156	79.00	TBLL	914--1880		
11 073 021 000	BACK LOT	8508 WOOD ST	02/04/22	\$179,900	WD	\$179,900	\$82,500	45.86	\$181,822	\$16,757	\$18,679	82.7	119.0	0.33	0.33	\$203	122.00	TBLL	0916-5505		
11 073 041 000	BACK LOT	8740 WOOD ST	01/14/21	\$113,950	WD	\$113,950	\$60,600	53.18	\$131,594	\$845	\$18,489	81.8	120.0	0.33	0.33	\$10	120.00	TBLL	0908-3952		
11 077 006 000	BACK LOT	10626 ROUND LAKE	08/30/21	\$95,001	WD	\$95,001	\$28,300	29.79	\$87,047	\$24,080	\$16,126	71.4	100.0	0.28	0.28	\$337	120.00	TBLL	0913-5004		
11 077 039 000	BACK LOT	10780 ROUND LAKE	06/07/21	\$17,000	WD	\$17,000	\$9,700	57.06	\$20,930	\$9,926	\$13,856	76.6	110.0	0.30	0.30	\$130	120.00	TBLL	0912-587		
11 084 023 000	BACK LOT	9047 W SCHOOL SE	07/10/20	\$75,000	WD	\$75,000	\$25,400	33.87	\$62,284	\$22,095	\$9,379	41.5	156.0	0.18	0.18	\$532	50.00	TBLL	0904-2714		
11 084 028 000	BACK LOT	9103 W SCHOOL SE	10/16/20	\$45,000	WD	\$45,000	\$19,100	42.44	\$51,161	\$946	\$7,107	31.4	161.0	0.14	0.14	\$30	37.00	TBLL	0907-0007		
11 084 033 000	BACK LOT	9149 W SCHOOL SE	10/14/21	\$115,000	WD	\$115,000	\$40,900	35.57	\$103,395	\$20,984	\$9,379	41.5	156.0	0.18	0.18	\$506	50.00	TBLL	915--1479		
BACK LOT																\$252	Average				
11 166 024 000	OAKLEIGH	9224 BRIARSTONE	01/27/23	\$3,900	WD	\$3,900	\$2,600	66.67	\$6,910	\$3,900	\$6,910	115.2	260.0	0.66	0.66	\$34	111.00	TBLL	0922-4311		
11 166 025 000	OAKLEIGH	9236 BRIARSTONE	11/23/21	\$2,200	WD	\$2,200	\$2,200	100.00	\$6,837	\$2,200	\$6,837	113.9	251.0	0.64	0.64	\$19	111.00	TBLL	0915-3897		
OAKLEIGH																\$27	Average				
11 070 020 000	PANGBOR HILL ST		02/22/23	\$5,000	WD	\$5,000	\$2,000	40.00	\$3,900	\$5,000	\$3,900	100.0	100.0	0.23	0.23	\$50	100.00	TBLL	0923-0747		
PANGBORN PARK																					
11 074 031 000	RED OAK I	10598 LAKE DR	07/01/20	\$12,000	WD	\$12,000	\$6,800	56.67	\$17,300	\$12,000	\$16,800	60.0	100.0	0.14	0.14	\$200	60.00	TBLL	0904-4634		
11 074 032 000	RED OAK F	10580 LAKE DR	09/25/20	\$74,900	WD	\$74,900	\$23,200	30.97	\$79,154	\$12,546	\$16,800	60.0	100.0	0.14	0.14	\$209	60.00	TBLL	906--1503		
11 074 040 000	RED OAK F	10547 SLEEPY HOLL	08/03/22	\$77,000	WD	\$77,000	\$47,200	61.30	\$104,958	\$22,442	\$50,400	180.0	100.0	0.41	0.41	\$125	180.00	TBLL	0920-2595		
11 074 043 000	RED OAK F	10567 SLEEPY HOLL	11/04/21	\$123,600	WD	\$123,600	\$55,300	44.74	\$131,272	\$9,128	\$16,800	60.0	100.0	0.14	0.14	\$152	60.00	TBLL	0915-2102		
RED OAK PT BL																\$171	Average				
11 070 025 000	RIVER	9991 HILL ST	01/17/23	\$120,000	WD	\$120,000	\$73,400	61.17	\$147,329	\$33,835	\$61,164	209.1	281.0	1.29	1.29	\$162	200.00	TBLL	0922-3631		
11 070 029 000	RIVER	9911 HILL ST	04/01/21	\$10,000	WD	\$10,000	\$3,600	36.00	\$10,730	\$10,000	\$10,730	220.1	469.5	2.16	2.16	\$45	200.00	TBLL	0910-2882		
RIVER																\$104	Average				

Township Back Lake Lots

Parcel Number	Rate Group	Street Address	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	\$/FF	Actual Front	ECF Area	Liber/Page
			Totals:	\$2,739,851		\$2,739,851	\$1,098,100		\$2,607,389	\$766,548	\$633,586	3,808.5		19.67	18.31				
							Sale. Ratio =>		40.08		Average			Average					
							Std. Dev. =>		23.47		per FF=>	\$201		per Net /	38,962.49				

****Backlot is blended for 2024 and applied at \$239.**

****90th Ave Subs had a average of \$280 w/ vacant at \$166. Historic value is \$49. This large change will max the blended out w/ 10% trended value at \$54 for 2024.**

****Oakleigh is showing two vacant sales at \$27, historic is \$60. Reduction factor to historic of 10% will be applied and \$54 will be used for 2024. Again if Abstraction method was used sales would be much higher.**

****River lots was inconclusive for change, historic \$325 per FF applied for 2024.**

****Red Oak Pt average was \$171 with allocation method. But sales ratio was 48.2%, indicating historic near value. No change for 2024.**

****All rate table calculations will be increased the 10% as indicated in the sale ratio study.**

Township Lakefront

Parcel Number	Rate Group	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/F F	Actual Front	Liber / Page
11 009 011 000	BLUE LAKE	9771 DOYLE DR	03/25/22	\$300,000	WD	\$300,000	\$103,600	34.53	\$242,616	\$171,160	\$113,776	93.3	95.0	\$1,835	87.00	0917-5352
11 009 015 600	BLUE LAKE	9837 DOYLE DR	12/30/20	\$464,900	WD	\$464,900	\$164,100	35.30	\$428,839	\$159,996	\$123,935	101.6	231.0	\$1,575	67.00	0908-3798
11 009 016 200	BLUE LAKE	9935 DOYLE DR	07/26/22	\$535,000	WD	\$530,000	\$145,800	27.51	\$335,767	\$264,623	\$120,390	98.7	199.0	\$2,682	80.00	0920-0565
11 037 009 000	BLUE LAKE	9808 POINT DR	12/21/20	\$369,900	OTH	\$369,900	\$100,700	27.22	\$236,649	\$239,320	\$106,069	170.5	352.0	\$1,404	154.00	0908-3940
11 037 053 000	BLUE LAKE	9655 E BLUE LAKE I	04/22/21	\$70,000	WD	\$70,000	\$49,200	70.29	\$98,344	\$70,000	\$98,344	100.8	254.0	\$695	68.00	0910-5372
11 037 060 000	BLUE LAKE	9781 MIDSHORE D	08/09/23	\$385,000	WD	\$385,000	\$96,300	25.01	\$192,601	\$242,375	\$109,976	90.1	89.0	\$2,689	75.00	0925-2229
11 051 000 100	BLUE LAKE	10790 W BLUE LAK	06/30/21	\$489,000	WD	\$489,000	\$150,700	30.82	\$370,879	\$238,414	\$120,293	98.6	152.0	\$2,418	100.00	0912-3001
								35.81		\$1,385,888		753.5		\$1,839		
								14.19% UnderAssessed								
11 054 202 000	CHANNEL	9461 LAKE DR	08/31/20	\$231,000	WD	\$231,000	\$84,400	36.54	\$222,555	\$44,392	\$35,947	104.2	156.0	\$426	135.00	0905-5506
11 072 002 000	CHANNEL	11414 PHOEBE LN	05/25/21	\$175,000	WD	\$175,000	\$53,900	30.80	\$126,172	\$74,997	\$26,169	93.5	120.0	\$802	50.00	0911-5624
11 072 011 000	CHANNEL	11460 PHOEBE LN	06/12/20	\$150,000	QC	\$150,000	\$35,300	23.53	\$115,900	\$64,301	\$30,201	87.5	74.0	\$735	50.00	
11 072 011 000	CHANNEL	11460 PHOEBE LN	08/27/21	\$182,500	WD	\$182,500	\$41,100	22.52	\$96,152	\$110,859	\$24,511	87.5	74.0	\$1,266	50.00	0914--215
11 078 008 000	CHANNEL	10541 E BLUE LAKE	04/13/22	\$295,000	WD	\$295,000	\$99,800	33.83	\$225,363	\$104,427	\$34,790	100.8	196.0	\$1,036	75.00	0918-1524
								29.44		\$398,976		473.6		\$842		
								20.56 % UnderAssessed								
11 017 035 000	LAKE MECOS	9898 S PRITCHARD	12/22/21	\$367,200	WD	\$367,200	\$126,200	34.37	\$326,685	\$165,466	\$124,951	102.4	225.0	\$1,616	137.00	0916-1317
11 017 046 000	LAKE MECOS	10980 N MARYWO	06/11/20	\$360,000	WD	\$360,000	\$108,200	30.06	\$299,284	\$183,037	\$122,321	100.3	220.0	\$1,826	105.00	0904-4668
11 017 063 000	LAKE MECOS	9002 ST IVES DR	04/26/23	\$385,000	WD	\$385,000	\$164,900	42.83	\$329,876	\$178,927	\$123,803	101.5	323.0	\$1,763	96.00	0923-5734
11 017 063 100	LAKE MECOS	9002 ST IVES DR	04/26/23	\$385,000	WD	\$385,000	\$164,900	42.83	\$329,876	\$178,927	\$123,803	101.5	323.0	\$1,763	96.00	0923-5734
11 017 066 000	LAKE MECOS	9037 105TH AVE	01/13/21	\$477,000	WD	\$477,000	\$154,400	32.37	\$468,494	\$130,711	\$122,205	100.2	220.0	\$1,305	106.00	0908-3880
11 049 027 000	LAKE MECOS	10503 COLMUR DR	06/29/23	\$595,000	WD	\$595,000	\$262,400	44.10	\$524,743	\$143,835	\$73,578	100.5	218.0	\$1,431	98.00	0924-5453
11 050 046 000	LAKE MECOS	9625 LAKE DR	06/14/21	\$245,000	WD	\$245,000	\$85,900	35.06	\$221,132	\$94,503	\$70,635	96.5	125.0	\$979	127.00	0912-1004
11 050 058 000	LAKE MECOS	9789 ISLAND DR	10/16/20	\$415,000	WD	\$415,000	\$138,200	33.30	\$393,721	\$138,176	\$116,897	95.8	170.0	\$1,442	112.00	0907-3050
11 050 058 000	LAKE MECOS	9789 ISLAND DR	08/17/22	\$589,948	WD	\$589,948	\$164,200	27.83	\$393,721	\$313,124	\$116,897	95.8	170.0	\$3,268	112.00	0920-2430
11 052 120 000	LAKE MECOS	9220 MARYWOOD	04/26/23	\$790,000	WD	\$790,000	\$261,000	33.04	\$521,928	\$289,107	\$121,035	99.2	218.0	\$2,914	100.00	0923-5276
11 052 123 000	LAKE MECOS	9230 ST IVES DR	10/28/21	\$348,500	WD	\$348,500	\$164,900	47.32	\$375,289	\$100,451	\$127,240	104.3	337.0	\$963	102.00	0916-4377
11 052 133 000	LAKE MECOS	9030 ST IVES DR	07/14/23	\$585,000	WD	\$585,000	\$199,800	34.15	\$399,574	\$312,770	\$127,344	104.4	315.0	\$2,996	108.00	0925-0010
11 053 135 000	LAKE MECOS	10830 MARYWOOL	06/15/21	\$350,000	WD	\$350,000	\$113,800	32.51	\$286,259	\$188,614	\$124,873	102.4	219.0	\$1,843	83.00	0912-1083
11 054 204 000	LAKE MECOS	9521 PENINSULA D	06/29/22	\$505,000	WD	\$505,000	\$163,200	32.32	\$375,011	\$284,421	\$154,432	101.3	151.0	\$2,809	174.00	0919-4449
								35.86		\$2,702,069		1,406.0		\$1,922		

Township Lakefront

Parcel Number	Rate Group	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/F F	Actual Front	Liber / Page	
14.14% UnderAssessed																	
11 007 020 000	OAK DR ROU	11330 OAK DR	10/28/21	\$275,000	WD	\$275,000	\$54,200	19.71	\$172,144	\$193,072	\$90,216	102.6	234.0	\$1,881	48.00	915--1334	
11 063 007 000	OAK DR ROU	11240 OAK DR	06/02/23	\$409,250	WD	\$409,250	\$118,200	28.88	\$246,388	\$248,359	\$85,497	97.7	93.7	\$2,542	75.00	0924-2577	
11 074 013 000	RED OAK POI	10549 PINE ST	05/24/21	\$180,000	WD	\$180,000	\$79,600	44.22	\$171,085	\$92,600	\$83,685	123.0	200.0	\$753	100.00	0911-4024	
11 077 021 000	RED OAK POI	10793 ROUND LAK	05/04/22	\$328,000	WD	\$328,000	\$103,000	31.40	\$249,224	\$169,374	\$90,598	103.1	205.0	\$1,643	66.00	0918-3961	
11 057 012 000	ROUND LAKE	10874 STEVENS LN	07/30/21	\$435,000	MLC	\$435,000	\$159,000	36.55	\$362,327	\$174,022	\$101,349	177.7	229.0	\$980	180.00	0913-1453	
11 057 013 000	ROUND LAKE	10866 STEVENS LN	09/07/21	\$349,900	WD	\$349,900	\$93,500	26.72	\$229,457	\$203,614	\$83,171	95.9	110.0	\$2,123	60.00	914--1265	
11 076 005 000	ROUND LAKE	10881 ROUND LAK	06/12/20	\$295,000	WD	\$295,000	\$80,200	27.19	\$326,650	\$63,176	\$94,826	109.4	181.0	\$578	107.00	0904-0733	
								30.67	\$1,144,217		809.4		\$1,414				
19.33% UnderAssessed																	
Totals:				\$12,317,098		\$12,312,098	\$4,084,600		\$9,694,705	\$10,118,083	\$3,223,757	6,075.5					
								Sale. Ratio			Average						
								=>	33.18								
								Std. Dev. =>	8.83		per FF=>		\$1,665				

****All land values used several factors to establish land values for 2024 including the ratio to equalize, the historic, the average as well as the range of sales per FF.**

****Blue Lake applied at 1390 for 2024.**

****Channel Lots applied at 410 for 2024.**

****Lake Mecosta applied at 1390 for 2024.**

**** Oak Dr Point, Round Lake, Red Oak Point applied at 1,040 for 2024.**

****16.82% increase applied to Rate table parcels for 2024. Including parcels labeled as piece, acreage, back lot, lake no access.**

School Section Lake Waterfront

Parcel Number	Rate Group	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when	Asd/Adj.	Cur. Appraisal	Land Residual	Est. Land	Effec.	Depth	Net	Actual			Land Table	
						Sold	Sale			Value	Front		Acres	Dollars/FF	FF	Liber/Page		
11 065 036 000	SS EAST	9741 E SCHOOL SECTION LAI	07/29/22	OTH	\$276,000	\$75,100	27.21	\$194,294	\$187,784	\$106,078	97.6	155.0	0.21	\$1,924	60.00	0921-1125	SS Lakefront	
11 071 012 000	SS EAST	9351 E SCHOOL SECTION LAI	06/05/23	WD	\$365,000	\$125,400	34.36	\$250,853	\$229,780	\$115,633	106.8	155.0	0.33	\$2,152	94.00	0924-2676	SS Lakefront	
11 064 017 000	SS WEST	9444 W SCHOOL SECTION LA	10/21/20	WD	\$387,100	\$120,900	31.23	\$354,136	\$145,932	\$112,968	103.8	140.0	0.29	\$1,406	90.00	0906-5594	SS Lakefront	
11 075 024 000	SS WEST	8740 W SCHOOL SECTION LA	10/21/21	WD	\$107,000	\$48,300	45.14	\$104,660	\$107,000	\$104,660	96.6	177.0	0.20	\$1,107	50.00	9154--475	SS Lakefront	
11 075 028 000	SS WEST	8776 W SCHOOL SECTION LA	05/11/22	WD	\$144,000	\$74,300	51.60	\$165,086	\$82,854	\$103,940	96.0	171.0	0.20	\$863	50.00	0918-5526	SS Lakefront	
11 084 007 000	SS WEST	9084 W SCHOOL SECTION LA	09/08/22	WD	\$150,000	\$80,600	53.73	\$117,894	\$150,000	\$115,187	106.4	221.0	0.30	\$1,410	74.00	0920-4186	SS Lakefront	
11 073 004 000	SS WOOD ST	8711 WOOD ST	07/07/20	WD	\$235,000	\$91,800	39.06	\$243,288	\$97,848	\$106,136	98.0	113.0	0.25	\$998	62.00	0904-2174	SS Lakefront	
11 073 012 000	SS WOOD ST	8621 WOOD ST	10/13/22	WD	\$325,000	\$124,300	38.25	\$273,698	\$166,103	\$114,801	106.0	155.0	0.32	\$1,567	91.00	0921-1963	SS Lakefront	
														\$1,429 Average				
11 065 020 000	SS NORTH CI	9645 E SCHOOL SECTION LAI	11/07/22	WD	\$235,000	\$81,600	34.72	\$180,260	\$120,103	\$65,363	105.1	112.0	0.31	\$1,143	120.00	0921-4192	SS Lakefront	
11 065 025 000	SS NORTH CI	9851 E SCHOOL SECTION LAI	05/28/21	WD	\$190,000	\$92,600	48.74	\$187,391	\$135,244	\$132,635	219.8	379.0	0.73	\$615	225.00	912--965	SS Lakefront	
11 065 029 000	SS NORTH CI	9811 E SCHOOL SECTION LAI	09/07/21	WD	\$250,000	\$99,200	39.68	\$227,509	\$83,065	\$60,574	97.9	153.0	0.22	\$849	62.00	0913-5275	SS Lakefront	
11 066 062 000	SS NORTH CI	9464 W SCHOOL SECTION LA	05/13/21	WD	\$45,000	\$31,900	70.89	\$65,328	\$45,000	\$65,328	105.6	208.0	0.31	\$426	68.00	0911-2172	SS Lakefront	
11 066 084 000	SS NORTH CI	9638 W SCHOOL SECTION LA	06/30/20	WD	\$117,000	\$63,200	54.02	\$139,803	\$43,726	\$66,529	107.6	215.0	0.31	\$406	85.00	0905-3466	SS Lakefront	
														\$688 Average				
Totals:					\$2,826,100	\$1,109,200		\$2,504,200	\$1,594,439	\$1,269,832	1,447.1		3.99					
						Sale. Ratio =>	39.25			Average				Average				
						Std. Dev. =>	11.90			per FF=>	\$1,102			per Net Acre=>				

****SS West, SS East, and Wood St applied at blended rate historic value was \$1,083, current average \$1,429. \$1,250 applied for 2024, 15.4% increase.**

**** SS North Chanel lots applied at \$688 for 2024 an increase of 11.8%**

****Backlots also applied at 11.8% increase for 2024, no sales were present. Applied at \$194**

****Lot 5 valued at 45K, 117 owners applied at \$384 per interest share**

Blue Lake Backlots

Parcel Number	Street Address	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	Dollars / FF	Liber/Page	Land Table
11 009 015 200	9810 DOYLE DR	04/30/21	\$300,000	WD	\$300,000	\$85,000	28.33	\$226,520	\$20,484	\$17,004	109.0	119.0	0.30	\$188	0911-4758	BLUE LAKE BACK LOTS
11 009 019 500	10536 E BLUE LAKE DR	06/11/21	\$49,000	WD	\$49,000	\$17,800	36.33	\$43,267	\$19,500	\$13,767	353.0	343.0	2.78	\$55	0912-2185	BLUE LAKE BACK LOTS
11 037 082 000	10166 E BLUE LAKE DR	04/05/22	\$227,000	WD	\$227,000	\$69,700	30.70	\$156,412	\$25,564	\$14,976	96.0	331.0	0.73	\$266	0918-1167	BLUE LAKE BACK LOTS
11 037 103 000	9614 10 MILE RD	08/24/20	\$10,000	WD	\$10,000	\$5,600	56.00	\$11,700	\$10,000	\$11,700	75.0	133.0	0.23	\$133	905--2738	BLUE LAKE BACK LOTS
11 050 080 000	10980 W BLUE LAKE DR	07/13/20	\$10,000	WD	\$10,000	\$4,000	40.00	\$8,268	\$10,000	\$8,268	53.0	108.0	0.13	\$189	0904-430	BLUE LAKE BACK LOTS
														\$166		
11 083 014 000	10976 BLUE RIDGE LN	02/12/21	\$130,000	WD	\$130,000	\$44,900	34.54	\$136,274	\$18,720	\$24,994	247.0	281.0	1.29	\$76	0909-4312	BLUE LAKE BACK LOTS
11 083 024 000	9683 BLUE SPRINGS CT	08/30/21	\$280,500	WD	\$280,500	\$89,000	31.73	\$221,785	\$5,832	\$7,117	93.7	217.0	0.48	\$62	0913-4388	BLUE LAKE BACK LOTS
														\$69		
Totals:			\$1,006,500		\$1,006,500	\$316,000		\$804,226	\$110,100	\$97,826	1,026.7		5.94			
						Sale. Ratio				Average			Average			
						=>	31.40			per FF=>			per Net			
						Std. Dev.							per Net			
						=>	9.30				\$107		Acre=>			

****Blue Lake backlots applied at \$166 per FF up 6.4%.**

****Blue Springs applied at \$69 per FF, same as historic.**

****Blue Springs site value increased 8% and applied at \$3,660 for 2024.**

****1/40 Outlot A&B applied at \$650 (total lot valuation of 26K/40 owners)**

****1/4 Shared interest applied at \$2,500. (10K/4)**

****Access to lake valued at 1,130, up 8% for 2024**

****All properties in this table were subject and increases were warranted by the 31.4 sale ratio. Possibly one of the lowest in the township.**

Canadian Lakes Backlots

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars / FF	Liber/Pag e	Land Table
11 147 836 000	11527 PINECREST DR	03/30/21	WD	\$1,400	\$500	35.71	\$1,600	\$1,400	\$1,600	60.0	120.0	0.17	\$23	0911-1137	CANADIAN LAKES BACK LOT
11 147 868 000	11546 S LOOKOUT RDG	08/04/22	QC	\$2,000	\$700	35.00	\$1,600	\$2,000	\$1,600	100.0	150.0	0.34	\$20	0920-1417	CANADIAN LAKES BACK LOT
				\$1,700	Average Site Value										
11 162 343 000	11960 BELLE ISLE DR	10/17/22	WD	\$4,000	\$800	20.00	\$1,893	\$4,000	\$1,893	99.6	123.0	0.31	\$40	0921-3134	CANADIAN LAKES BACK LOT
11 188 009 000	10320 PENINSULA DR N	09/27/22	WD	\$1,165	\$900	77.25	\$2,023	\$1,165	\$2,023	106.5	170.0	0.39	\$11	0921-1007	CANADIAN LAKES BACK LOT
11 188 029 000	10298 PENINSULA DR	05/22/23	PTA	\$8,000	\$1,000	12.50	\$2,073	\$8,000	\$2,073	109.1	162.0	0.39	\$73		CANADIAN LAKES BACK LOT
11 188 033 000	10311 PENINSULA DR N	02/19/21	WD	\$2,750	\$800	29.09	\$2,052	\$2,750	\$2,052	108.0	175.0	0.40	\$25	0909-5219	CANADIAN LAKES BACK LOT
11 188 034 000	10331 PENINSULA DR N	03/31/22	QC	\$3,000	\$900	30.00	\$2,052	\$3,000	\$2,052	108.0	175.0	0.40	\$28	0918-0574	CANADIAN LAKES BACK LOT
11 192 366 000	6712 SUNSET LN	05/18/22	WD	\$1,750	\$1,300	74.29	\$2,800	\$1,750	\$2,800	147.3	171.0	0.54	\$12	0918-5523	CANADIAN LAKES BACK LOT
													\$32		
11 179 085 000	9372 CENTER LN	08/15/22	WD	\$1,900	\$700	36.84	\$1,600	\$1,900	\$1,600	87.0	202.0	0.40	\$22	0920-2830	CANADIAN LAKES BACK LOT
				\$1,900	Average Site Value										
11 147 834 000	11507 PINECREST DR	09/20/22	WD	\$12,000	\$800	6.67	\$1,600	\$12,000	\$1,600	32.0	120.0	0.17	\$375	0920-5254	CANADIAN LAKES BACK LOT
													\$375		
11 180 025 000	11209 HEATHER LN	05/28/21	WD	\$1,500	\$800	53.33	\$1,752	\$1,500	\$1,752	92.2	170.0	0.39	\$16	0911-4841	CANADIAN LAKES BACK LOT
11 180 031 000	11329 HEATHER	08/13/21	WD	\$1,000	\$800	80.00	\$1,752	\$1,000	\$1,752	92.2	170.0	0.39	\$11	0913-2731	CANADIAN LAKES BACK LOT
11 180 032 000	11349 HEATHER LN	08/02/21	WD	\$1,500	\$800	53.33	\$1,752	\$1,500	\$1,752	92.2	170.0	0.39	\$16	0913-883	CANADIAN LAKES BACK LOT
11 180 045 000	11252 BIRWOOD DR	05/02/23	QC	\$3,951	\$1,000	25.31	\$1,933	\$3,951	\$1,933	101.8	203.0	0.47	\$39	0923-5847	CANADIAN LAKES BACK LOT
11 180 048 000	11210 BIRWOOD DR	04/06/23	WD	\$1,800	\$900	50.00	\$1,734	\$1,800	\$1,734	91.3	170.0	0.39	\$20	0923-3998	CANADIAN LAKES BACK LOT
11 180 173 000	8820 JENNY LN	05/20/21	WD	\$1,500	\$1,000	66.67	\$2,196	\$1,500	\$2,196	115.6	202.0	0.53	\$13	0911-4031	CANADIAN LAKES BACK LOT
11 180 183 000	10870 SHAWNEE TRL	03/31/22	QC	\$3,000	\$1,100	36.67	\$2,462	\$3,000	\$2,462	129.6	187.0	0.58	\$23	0917-5804	CANADIAN LAKES BACK LOT
11 180 192 000	10933 SHAWNEE TRL	08/30/22	QC	\$3,406	\$600	17.62	\$1,371	\$3,406	\$1,371	72.1	185.0	0.32	\$47	0920-3619	CANADIAN LAKES BACK LOT
11 180 203 000	10904 THORNAPPLE DR	03/03/21	WD	\$1,500	\$900	60.00	\$2,250	\$1,500	\$2,250	118.4	212.0	0.56	\$13	0909-4724	CANADIAN LAKES BACK LOT
11 180 222 000	8919 RAMBLING WAY	10/18/21	QC	\$700	\$900	128.57	\$1,988	\$700	\$1,988	104.6	219.0	0.50	\$7	0916-2895	CANADIAN LAKES BACK LOT
													\$20		
11 157 007 000	8478 HIGHLAND TRL	11/11/22	WD	\$1,500	\$800	53.33	\$1,806	\$1,500	\$1,806	95.1	207.0	0.48	\$16	0921-4547	CANADIAN LAKES BACK LOT
11 158 065 000	8372 WHITE TAIL LN	06/13/22	WD	\$1,000	\$700	70.00	\$1,646	\$1,000	\$1,646	86.7	216.0	0.39	\$12	0919-2787	CANADIAN LAKES BACK LOT
11 158 106 000	8317 W RIDGE BLVD	05/05/23	PTA	\$1,500	\$700	46.67	\$1,363	\$1,500	\$1,363	71.7	213.0	0.32	\$21		CANADIAN LAKES BACK LOT
11 158 131 000	8196 PINE TREE TRL	04/08/22	WD	\$1,250	\$600	48.00	\$1,343	\$1,250	\$1,343	70.7	207.0	0.31	\$18	0918-1435	CANADIAN LAKES BACK LOT
11 158 178 000	8195 PINE TREE TRL	08/31/22	WD	\$800	\$600	75.00	\$1,270	\$800	\$1,270	66.8	185.0	0.28	\$12	0920-3632	CANADIAN LAKES BACK LOT
													\$16		
11 161 071 000	11475 ALPINE RD	04/18/22	WD	\$1,900	\$700	36.84	\$1,600	\$1,900	\$1,600	60.0	120.0	0.17	\$32	0918-1921	CANADIAN LAKES BACK LOT
11 161 086 000	11291 ALPINE RD	12/30/21	QC	\$5,000	\$500	10.00	\$1,600	\$5,000	\$1,600	70.0	120.0	0.19	\$71	0916-1784	CANADIAN LAKES BACK LOT
11 162 108 000	11984 WALES DR	08/25/21	QC	\$1,000	\$500	50.00	\$1,600	\$1,000	\$1,600	145.0	110.0	0.37	\$7	914--750	CANADIAN LAKES BACK LOT

Canadian Lakes Backlots

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars / FF	Liber/Pag e	Land Table
				\$2,633	Average Site						\$37				
11 156 152 000	9030 BOGGIE DR	03/21/23	WD	\$1,500	\$700	46.67	\$1,506	\$1,500	\$1,506	79.3	195.0	0.33	\$19	0923-2087	CANADIAN LAKES BACK LOT
11 156 157 000	9080 BOGGIE DR	08/20/21	WD	\$2,200	\$600	27.27	\$1,323	\$2,200	\$1,323	69.6	195.0	0.29	\$32	0913-3362	CANADIAN LAKES BACK LOT
11 156 157 000	9080 BOGGIE DR	08/19/22	WD	\$750	\$600	80.00	\$1,323	\$750	\$1,323	69.6	195.0	0.29	\$11	0920-2847	CANADIAN LAKES BACK LOT
11 156 189 000	9416 GOLF PORT DR	09/28/22	QC	\$3,635	\$900	24.76	\$1,993	\$3,635	\$1,993	104.9	221.0	0.47	\$35	0920-5922	CANADIAN LAKES BACK LOT
11 156 196 000	9490 GOLF PORT DR	07/27/22	QC	\$3,000	\$700	23.33	\$1,465	\$3,000	\$1,465	77.1	195.0	0.32	\$39	0920-0308	CANADIAN LAKES BACK LOT
										\$27					
11 184 032 000	10496 VALLEY CT	04/16/21	WD	\$1,500	\$500	33.33	\$1,600	\$1,500	\$1,600	130.0	186.0	0.56	\$12	0910-5893	CANADIAN LAKES BACK LOT
11 184 033 000	10480 VALLEY CT	04/16/21	WD	\$1,500	\$500	33.33	\$1,600	\$1,500	\$1,600	100.0	170.0	1.39	\$15	0911-2571	CANADIAN LAKES BACK LOT
11 184 033 000	10480 VALLEY CT	05/25/23	PTA	\$5,000	\$800	16.00	\$1,600	\$5,000	\$1,600	100.0	170.0	1.39	\$50		CANADIAN LAKES BACK LOT
11 184 041 000	10331 105TH AVE	11/23/22	QC	\$3,950	\$700	17.72	\$1,600	\$3,950	\$1,600	135.0	130.0	0.40	\$29	0921-5809	CANADIAN LAKES BACK LOT
11 184 043 000	10371 105TH AVE	02/23/23	WD	\$500	\$700	140.00	\$1,600	\$500	\$1,600	102.0	205.0	0.48	\$5	0923-1064	CANADIAN LAKES BACK LOT
				\$2,490	Average Site						\$22				
11 186 088 000	10107 HAWTHORN LN	03/30/22	QC	\$3,000	\$500	16.67	\$1,600	\$3,000	\$1,600	100.0	170.0	0.39	\$30	0917-5693	CANADIAN LAKES BACK LOT
11 186 095 000	10140 HAWTHORN LN	05/12/23	WD	\$1,300	\$800	61.54	\$1,600	\$1,300	\$1,600	100.0	170.0	0.39	\$13	0924-0927	CANADIAN LAKES BACK LOT
11 186 105 000	10083 EVERGREEN LN	03/13/23	WD	\$1,875	\$700	37.33	\$1,600	\$1,875	\$1,600	100.0	170.0	0.39	\$19	0923-1743	CANADIAN LAKES BACK LOT
11 186 124 000	10093 E ROYAL RD	04/14/21	WD	\$1,000	\$500	50.00	\$1,600	\$1,000	\$1,600	100.0	170.0	0.39	\$10	0910-4412	CANADIAN LAKES BACK LOT
11 186 143 000	10032 MALLARD DR	10/14/21	WD	\$1,300	\$500	38.46	\$1,600	\$1,300	\$1,600	110.0	155.0	0.39	\$12	914--5540	CANADIAN LAKES BACK LOT
				\$1,695	Average Site										
11 186 019 000	7781 LAKE VIEW DR	01/15/21	WD	\$1,799	\$500	27.79	\$1,600	\$1,799	\$1,600	100.0	182.0	0.42	\$18	0909-114	CANADIAN LAKES BACK LOT
11 186 021 000	7745 LAKE VIEW DR	04/08/22	WD	\$2,750	\$700	25.45	\$1,600	\$2,750	\$1,600	100.0	181.0	0.42	\$28	0918-0860	CANADIAN LAKES BACK LOT
				\$2,275	Average Site										
11 185 005 000	11608 PIERCE RD	05/11/22	WD	\$2,500	\$1,200	48.00	\$2,346	\$2,500	\$2,346	138.0	288.0	1.76	\$18	0918-4728	CANADIAN LAKES BACK LOT
				\$2,500	Average Site										
11 185 015 000	11579 KNOLL DR	06/10/21	QC	\$1,200	\$1,100	91.67	\$2,390	\$1,200	\$2,390	125.8	117.0	1.42	\$10	0915-4740	CANADIAN LAKES BACK LOT
11 185 036 000	11783 TANGLEWOOD TI	05/20/21	WD	\$1,250	\$900	72.00	\$1,900	\$1,250	\$1,900	100.0	180.0	0.41	\$13	0911-4071	CANADIAN LAKES BACK LOT
										\$13					
11 154 034 000	6362 CEDAR TRACE	07/18/22	WD	\$5,000	\$700	14.00	\$1,400	\$5,000	\$1,400	137.0	227.0	0.71	\$36	0919-5642	CANADIAN LAKES BACK LOT
11 154 035 000	6388 CEDAR TRACE	06/25/21	WD	\$4,000	\$500	12.50	\$4,626	\$4,000	\$1,400	150.0	223.0	0.77	\$27	0912-4670	CANADIAN LAKES BACK LOT
11 154 039 000	6504 CEDAR TRACE	06/20/22	WD	\$1,950	\$700	35.90	\$1,400	\$1,950	\$1,400	130.0	290.0	0.87	\$15	0919-2843	CANADIAN LAKES BACK LOT
11 154 044 000	6186 CEDAR TRACE	05/19/23	PTA	\$5,000	\$700	14.00	\$1,400	\$5,000	\$1,400	238.0	201.0	1.10	\$21		CANADIAN LAKES BACK LOT
11 198 053 000	10974 DOBBYN DR	02/22/21	WD	\$1,500	\$500	33.33	\$1,400	\$1,500	\$1,400	0.0	0.0	0.00	#DIV/0!	0909-3603	CANADIAN LAKES BACK LOT
11 198 038 000	6249 ABBEY LN	09/09/22	WD	\$2,850	\$1,400	49.12	\$2,800	\$2,850	\$2,800	0.0	0.0	0.00	#DIV/0!	0920-4485	CANADIAN LAKES BACK LOT
11 198 038 000	6249 ABBEY LN	03/31/23	WD	\$3,750	\$1,400	37.33	\$2,800	\$3,750	\$2,800	0.0	0.0	0.00	#DIV/0!	0923-3054	CANADIAN LAKES BACK LOT
11 164 027 000	6257 KILKENNY DR	09/27/21	WD	\$1,500	\$500	33.33	\$1,200	\$1,500	\$1,200	0.0	0.0	0.62	#DIV/0!	914--3066	CANADIAN LAKES BACK LOT

Canadian Lakes Backlots

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when		Cur. Appraisal	Land	Est. Land	Effec.	Depth	Net Acres	Dollars / FF	Liber/Pag	Land Table
					Sold	Asd/Adj. Sale		Residual	Value	Front				e	
11 198 049 000	10907 DOBBYN DR	09/28/21	WD	\$1,500	\$500	33.33	\$1,400	\$1,500	\$1,400	0.0	0.0	0.00	#DIV/0!	915--598	CANADIAN LAKES BACK LOT
11 198 054 000	10952 DOBBYN DR	11/18/22	WD	\$3,700	\$700	18.92	\$1,400	\$3,700	\$1,400	0.0	0.0	0.00	#DIV/0!	0921-5457	CANADIAN LAKES BACK LOT
11 198 101 000	6891 ABBEY LN	09/10/21	WD	\$2,000	\$500	25.00	\$1,400	\$2,000	\$1,400	0.0	0.0	0.00	#DIV/0!	0914--553	CANADIAN LAKES BACK LOT
				\$2,977	Average Site	27.89									
Totals:				\$161,224	\$44,500		\$105,383	\$146,031	\$102,157	5,329.7		26.88			
					Sale. Ratio =:	27.60		Average				Average			
					Std. Dev. =>	26.74		per FF=>		\$27		per Net Site=>			

Front Foot Values

- Frontage A- CLBL historic is \$19 per FF, if large sale is excluded study shows \$23 for average. When blended \$21 per FF is applied for 2024.
- Frontage B - Golf park had lone sale at \$375 when historic was \$50. Trending frontage B for 2024 and increasing to \$56 for 2024
- Frontage C- Highland Woods, no change applied at \$19
- Frontage D -North Buchanan study shows \$27, historic was \$19. Trending 12% applied at \$21 for 2024.
- Frontage E- Rolling Meadows was blended with historic and applied at \$15 per FF, reduction of 17%
- Frontage F- Pines applied as calculated \$1,695
- Frontage G- Trended 12% to \$56 for 2024
- Frontage H- Trended 12% to \$21
- Frontage I- Trended 12% to \$112
- Frontage J- Applied at the \$20 per FF as the study average

Site Values

- Site A- CL #10 site value up from \$1,600 to \$1,700 for 2024
- Site B- Fawn Ridge historic value was \$1,600, one comp in study at \$1,900. Applied at \$1,700 for 2024.
- Site C- Trended 12% to \$1,340
- Site D- Trended 12% to \$1,790
- Site E- Wateford site value blended \$2,440. Major increase
- Site F- Applied as calculated at \$1,695
- Site G- Trended applied at \$1,790
- Site H- Lake of the Clouds average was high but study didn't present enough data to make large increase. Trended the 12% to \$1,790
- Site I- Open Valley applied at \$1,860 which was the average excluding the 5k sale
- Site J- Pines Lake View applied as blended \$1,940

Quick Notes

- **The average vacant sale ratio was 27.10. This needed to trend 23% to get to desired ratio. The assessor attempted to max out at 12%
- **The average vacant lot was \$2,450 across all subs

Canadian Lakes Golf Front

Parcel Number	Street Address	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 / sq ft	Actual Front	Liber/Page	Land Table	
11 148 015 000	9070 OLD HICKORY L	10/22/21	\$12,000	WD	\$12,000	\$10,600	88.33	\$21,210	\$12,000	\$21,210	101.0	283.0	0.66	0.66	\$119	\$18,293	\$0.42	101.00	915--139	GOLF	
															Golf	\$119 Average					
11 156 060 000	9785 GOLF PORT DR	08/04/22	\$6,000	QC	\$6,000	\$2,400	40.00	\$4,731	\$6,000	\$4,731	57.0	202.0	0.26	0.26	\$105	\$22,727	\$0.52	57.00	0920-1418	HIGHLANDS	
11 179 069 000	9289 W CIRCLE DR	10/20/22	\$3,500	WD	\$3,500	\$3,300	94.29	\$5,920	\$3,500	\$5,920	80.0	207.0	0.38	0.38	\$44	\$9,211	\$0.21	80.00	0921-2449	HIGHLANDS	
11 180 228 000	11028 SHAWNEE TRI	05/17/21	\$5,500	WD	\$5,500	\$3,900	70.91	\$8,300	\$5,500	\$8,300	100.0	200.0	0.46	0.46	\$55	\$11,983	\$0.28	100.00	0911-2568	HIGHLANDS	
															Highlands	\$68 Average					
11 190 227 000	6747 LITTLE HEMLOCK	04/30/23	\$5,000	QC	\$5,000	\$4,100	82.00	\$8,100	\$5,000	\$8,100	100.0	175.0	0.40	0.40	\$50	\$12,438	\$0.29	100.00	0923-5864	ROYAL	
11 190 242 000	6748 BEECHNUT RDC	08/06/21	\$4,000	WD	\$4,000	\$3,900	97.50	\$8,100	\$4,000	\$8,100	100.0	175.0	0.40	0.40	\$40	\$9,950	\$0.23	100.00	0913-1699	ROYAL	
11 192 278 000	9429 SUNSET DR	08/31/22	\$4,200	QC	\$4,200	\$4,100	97.62	\$8,100	\$4,200	\$8,100	100.0	175.0	0.40	0.40	\$42	\$10,448	\$0.24	100.00	0920-3805	ROYAL	
11 192 280 000	9461 SUNSET DR	11/16/22	\$5,035	QC	\$5,035	\$4,700	93.35	\$9,315	\$5,035	\$9,315	115.0	177.0	0.47	0.47	\$44	\$10,782	\$0.25	115.00	0921-4943	ROYAL	
11 192 322 000	9950 SUNSET DR	10/15/21	\$4,700	WD	\$4,700	\$3,900	82.98	\$8,100	\$4,700	\$8,100	100.0	175.0	0.40	0.40	\$47	\$11,692	\$0.27	100.00	0915-4788	ROYAL	
11 192 362 000	6684 SUNSET LN	09/09/22	\$11,500	PTA	\$11,500	\$5,100	44.35	\$9,398	\$11,500	\$9,398	127.0	184.0	0.54	0.54	\$91	\$21,455	\$0.49	127.00	0920-5917	ROYAL	
11 194 536 000	9264 CLUBHOUSE DF	09/16/22	\$7,000	WD	\$7,000	\$5,600	80.00	\$11,259	\$7,000	\$11,259	139.0	139.0	0.44	0.44	\$50	\$15,766	\$0.36	139.00	0920-4865	ROYAL	
11 194 540 000	9296 CLUBHOUSE DF	11/21/22	\$6,800	WD	\$6,800	\$6,200	91.18	\$12,312	\$6,800	\$12,312	152.0	173.0	0.60	0.60	\$45	\$11,258	\$0.26	152.00	0921-5125	ROYAL	
11 194 566 000	9472 CLUBHOUSE DF	06/17/22	\$5,600	WD	\$5,600	\$4,100	73.21	\$8,100	\$5,600	\$8,100	100.0	205.0	0.47	0.47	\$56	\$11,890	\$0.27	100.00	0919-2791	ROYAL	
11 194 567 000	9478 CLUBHOUSE DF	09/01/22	\$4,000	QC	\$4,000	\$4,100	102.50	\$8,100	\$4,000	\$8,100	100.0	208.0	0.48	0.48	\$40	\$8,368	\$0.19	100.00	0920-3789	ROYAL	
															Royal	\$50 Average					
Totals:			\$84,835		\$84,835	\$66,000		\$131,045	\$84,835	\$131,045	1,471.0		6.37	6.37							
							Sale. Ratio =>	77.80					Average			Average per Net Acre=>			Average per SqFt=>		
							Std. Dev. =>	18.99					per FF=>	\$58	13,324.17			\$0.31			

****All parcels within this study are slightly below historic values. Historic values will be used for 2023.**
**** I do expect ECF to grow as these are the vacant parcels and ratios of improved properties show much greater residuals. lands,**
****Improved properties using abstraction method show much higher residual land values than analysis of vacant**
****All historic applied values are within range of current sales prices, except golf who only presented one vacant sale.**

Canadian Lakes Park Frontage

Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars / FF	Dollars / acre	Actual Front	Liber/Page	Land Table
11 148 046 000	8986 N ROYAL RD	02/17/22	WD	\$40,000	\$16,300	40.75	\$36,301	\$40,000	\$36,301	138.6	146.0	0.58	\$289	\$69,444	172.00	0917-3296	CL Parkfrontage
11 180 135 000	10722 SHAWNEE TRL	06/15/20	WD	\$140,000	\$67,600	48.29	\$157,632	\$18,053	\$35,685	136.2	176.0	0.62	\$133	\$29,024	154.00	0904-1214	CL Parkfrontage
11 180 247 000	10910 BOXWOOD DR	11/02/20	WD	\$50,000	\$12,900	25.80	\$30,010	\$50,000	\$30,010	114.5	205.0	0.57	\$437	\$88,496	120.00	0907-1941	CL Parkfrontage
\$286 Average																	
11 197 003 000	7889 SUNSET SHORES DR	07/10/20	WD	\$50,000	\$20,000	40.00	\$55,900	\$50,000	\$55,900	107.9	188.0	0.00	\$464	#DIV/0!	118.00	0904-2683	CL Parkfrontage
11 197 004 000	7867 SUNSET SHORES DR	05/11/22	WD	\$65,000	\$26,000	40.00	\$55,900	\$65,000	\$55,900	96.9	220.0	0.00	\$671	#DIV/0!	98.00	0918-4543	CL Parkfrontage
11 197 006 000	7811 SUNSET SHORES DR	04/16/21	WD	\$45,500	\$21,000	46.15	\$55,900	\$45,500	\$55,900	94.9	220.0	0.00	\$479	#DIV/0!	96.00	0911-1132	CL Parkfrontage
11 197 007 000	7791 SUNSET SHORES DR	05/20/21	WD	\$69,000	\$21,000	30.43	\$55,900	\$69,000	\$55,900	91.9	206.0	0.00	\$751	#DIV/0!	96.00	0911-4073	CL Parkfrontage
11 197 009 000	10399 MAPLE CROSSING	11/30/20	WD	\$52,000	\$20,000	38.46	\$55,900	\$52,000	\$55,900	92.3	323.0	0.00	\$564	#DIV/0!	77.00	0907-4337	CL Parkfrontage
11 197 009 000	10399 MAPLE CROSSING	05/25/22	WD	\$67,000	\$26,000	38.81	\$55,900	\$67,000	\$55,900	92.3	323.0	0.00	\$726	#DIV/0!	77.00	0919-0341	CL Parkfrontage
11 197 011 000	10425 MAPLE CROSSING	02/25/21	WD	\$67,000	\$20,000	29.85	\$55,900	\$67,000	\$55,900	123.3	342.0	0.00	\$543	#DIV/0!	100.00	0909-4726	CL Parkfrontage

\$59,357 Average Site Value for Sunset Beach

Totals:	\$645,500	\$250,800		\$615,243	\$523,553	\$493,296	1,088.7		1.76
		Sale. Ratio :	38.85			Average		Average	Average
		Std. Dev. =>	7.16			per FF=>	\$481	per Net Acre=>	per SqFt=>

****Site Value for Sunset Beach applied at \$59,350 for 2024. Up 6% for 2024**

****Waterview lots applied at \$286 for 2024. Up 9% for 2024**

Canadian Lakes Subdivision

Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars / FF	Dollars / acre	Dollars / sq ft	Actual Front	Liber/Page	Land Table	
11 138 018 000	7880 SEVENTH ST	03/23/23	QC	\$11,816	\$2,200	18.62	\$4,407	\$11,816	\$4,407	113.0	133.0	\$105	\$34,249	\$0.79	113.00	0923-2206	CANADIAN LAKES SUBDIVISION	
11 138 071 000	10855 THIRD ST	07/06/22	WD	\$15,000	\$1,200	8.00	\$2,340	\$15,000	\$2,340	60.0	120.0	\$250	\$90,909	\$2.09	60.00	0919-4467	CANADIAN LAKES SUBDIVISION	
11 140 330 000	11350 PIERCE RD	10/19/21	WD	\$14,000	\$2,200	15.71	\$4,680	\$14,000	\$4,680	120.0	120.0	\$117	\$42,296	\$0.97	120.00	915--44	CANADIAN LAKES SUBDIVISION	
11 143 637 000	7693 W ROYAL RD	06/17/20	WD	\$7,400	\$1,100	14.86	\$2,340	\$7,400	\$2,340	60.0	120.0	\$123	\$44,848	\$1.03	60.00	0904-113	CANADIAN LAKES SUBDIVISION	
												\$149						
11 138 100 000	10935 SECOND ST	05/12/23	WD	\$3,500	\$2,300	65.71	\$4,563	\$3,500	\$4,563	117.0	126.0	\$30	\$10,355	\$0.24	117.00	0924-1475	CANADIAN LAKES SUBDIVISION	
11 140 223 000	11649 THIRTEENTH ST	12/22/22	WD	\$1,550	\$1,200	77.42	\$2,340	\$1,550	\$2,340	60.0	170.0	\$26	\$6,624	\$0.15	60.00	0922-2428	CANADIAN LAKES SUBDIVISION	
11 140 323 000	7602 NINTH ST	02/28/22	WD	\$3,500	\$1,100	31.43	\$2,340	\$3,500	\$2,340	60.0	120.0	\$58	\$21,212	\$0.49	60.00	0917-1490	CANADIAN LAKES SUBDIVISION	
11 141 379 000	11002 E ROYAL RD	11/16/20	WD	\$2,800	\$1,300	46.43	\$2,847	\$2,800	\$2,847	73.0	140.0	\$38	\$11,915	\$0.27	73.00	0908-1537	CANADIAN LAKES SUBDIVISION	
11 141 428 000	8421 MONTREAL ST	09/16/22	WD	\$3,850	\$1,400	36.36	\$2,730	\$3,850	\$2,730	70.0	125.0	\$55	\$19,154	\$0.44	70.00	0920-4861	CANADIAN LAKES SUBDIVISION	
11 141 436 000	8434 TORONTO ST	04/08/22	WD	\$1,950	\$1,400	71.79	\$2,730	\$1,950	\$2,730	70.0	125.0	\$28	\$9,701	\$0.22	70.00	0918-1522	CANADIAN LAKES SUBDIVISION	
11 147 922 000	11455 S LOOKOUT RD	08/15/22	QC	\$3,500	\$2,100	60.00	\$4,212	\$3,500	\$4,212	108.0	197.0	\$32	\$7,172	\$0.16	108.00	0920-2634	CANADIAN LAKES SUBDIVISION	
11 147 930 000	7273 SOUTHWEST CT	08/06/21	WD	\$4,000	\$1,100	27.50	\$2,340	\$4,000	\$2,340	60.0	130.0	\$67	\$22,346	\$0.51	60.00	0913-2244	CANADIAN LAKES SUBDIVISION	
11 187 004 000	8301 ARLENE AVE	04/13/22	QC	\$3,000	\$2,000	66.67	\$3,900	\$3,000	\$3,900	100.0	180.0	\$30	\$7,264	\$0.17	100.00	0918-1634	CANADIAN LAKES SUBDIVISION	
11 187 023 000	8299 PENINSULA DR	09/16/22	WD	\$3,000	\$2,300	76.67	\$4,641	\$3,000	\$4,641	119.0	149.0	\$25	\$7,371	\$0.17	119.00	0920-4908	CANADIAN LAKES SUBDIVISION	
11 187 053 000	10736 SMALL AVE W	02/23/22	QC	\$4,000	\$2,200	55.00	\$4,680	\$4,000	\$4,680	120.0	163.0	\$33	\$8,909	\$0.20	120.00	0917-1172	CANADIAN LAKES SUBDIVISION	
												\$38						
Totals:				\$82,866	\$25,100		\$51,090	\$82,866	\$51,090	1,310.0								
				=>		30.29		Average					Average					
					Std. Dev.								per					
				=>		24.48		per FF=>	\$63				SqFt=>	\$0.44				

****Sale Average was exact on historic value, no change for 2024. Applied at \$38 per FF for 2024.**

****Lakeview parcels applied at blended value for 2024 historic was \$78, average was \$149, applied at \$113 for 2024. This is within range of averages**

**Canadian Lakes
Cedar Trace**

Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars / FF	Dollars / acre	Dollars / sq ft	Actual Front	Liber/Page	Land Table	
11 154 001 000	6873 CEDAR TRACE	11/10/21	WD	\$20,000	\$6,000	30.00	\$14,365	\$20,000	\$14,365	161.4	452.0	\$124	\$13,624	\$0.31	170.00	0915-2532	CANADIAN LAKES CEDAR TRACE	
11 154 006 000	6763 CEDAR TRACE	03/28/22	WD	\$20,000	\$4,200	21.00	\$10,190	\$20,000	\$10,190	114.5	340.0	\$175	\$22,883	\$0.53	126.00	0917-5364	CANADIAN LAKES CEDAR TRACE	
11 154 010 000	6685 CEDAR TRACE	06/05/20	WD	\$8,000	\$4,700	58.75	\$10,512	\$8,000	\$10,512	118.1	297.0	\$68	\$9,662	\$0.22	133.00	0904-2663	CANADIAN LAKES CEDAR TRACE	
11 154 017 000	6533 CEDAR TRACE	04/25/22	WD	\$17,500	\$4,800	27.43	\$10,720	\$17,500	\$10,720	120.4	395.0	\$145	\$16,011	\$0.37	111.00	0918-2576	CANADIAN LAKES CEDAR TRACE	
11 154 023 000	6033 CEDAR TRACE	06/23/21	WD	\$19,000	\$5,100	26.84	\$12,183	\$19,000	\$12,183	136.9	344.0	\$139	\$17,625	\$0.40	144.00	0913-4974	CANADIAN LAKES CEDAR TRACE	
11 154 024 000	6143 CEDAR TRACE	04/05/21	WD	\$7,000	\$6,100	87.14	\$14,698	\$7,000	\$14,698	165.2	386.0	\$42	\$5,162	\$0.12	180.00	0910-2845	CANADIAN LAKES CEDAR TRACE	
11 194 594 000	9575 CLUBHOUSE D	09/25/20	WD	\$27,000	\$9,200	34.07	\$18,935	\$27,000	\$18,935	322.0	702.0	\$84	\$10,421	\$0.24	322.00	0907-97	CANADIAN LAKES CEDAR TRACE	
Totals:				\$118,500	\$40,100		\$91,603	\$118,500	\$91,603	1,138.5								
						Sale. Ratio =>	33.84	Average				Average per SqFt=>						
						Std. Dev. =>	23.80	per FF=>				\$104	\$0.29					

****Cedar Trace FF applied as calculated for 2024 at \$104 per FF. Up 16.8%**

Canadian Lakes Waterfront

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Pag e	Land Table
11 135 003 000	6878 BANTRY BAY CT	12/17/21	WD	\$19,500	\$15,400	78.97	\$27,228	\$19,500	\$27,228	0.59	0.59	\$194	143.00	0916-0646	CANADIAN LAKES WATERFRONT
11 135 004 000	6916 BANTRY BAY CT	05/03/22	WD	\$32,500	\$12,600	38.77	\$26,765	\$32,500	\$26,765	0.54	0.54	\$329	123.00	0918-4669	CANADIAN LAKES WATERFRONT
11 135 005 000	6938 BANTRY BAY CT	04/29/22	WD	\$35,000	\$12,700	36.29	\$27,013	\$35,000	\$27,013	0.57	1.13	\$351	123.00	0918-4599	CANADIAN LAKES WATERFRONT
11 136 001 000	11537 PORTSTEWART D	08/14/20	WD	\$25,000	\$12,300	49.20	\$33,410	\$25,000	\$33,410	1.65	1.65	\$203	257.00	0905-5531	CANADIAN LAKES WATERFRONT
11 136 003 000	11557 PORTSTEWART D	01/12/23	PTA	\$66,000	\$15,700	23.79	\$33,440	\$66,000	\$33,440	1.65	1.65	\$535	273.00	0922-3143	CANADIAN LAKES WATERFRONT
11 136 008 000	11637 PORTSTEWART D	11/24/21	WD	\$21,500	\$11,100	51.63	\$29,331	\$21,500	\$29,331	0.85	0.85	\$199	136.00	0915-3972	CANADIAN LAKES WATERFRONT
11 136 011 000	11693 PORTSTEWART D	02/07/22	WD	\$25,000	\$11,200	44.80	\$29,712	\$25,000	\$29,712	0.91	0.91	\$228	161.00	0916-5670	CANADIAN LAKES WATERFRONT
11 136 015 000	11787 NEWCASTLE DR	11/18/21	WD	\$33,000	\$10,000	30.30	\$26,349	\$33,000	\$26,349	0.50	0.50	\$339	107.00	0915-3419	CANADIAN LAKES WATERFRONT
\$297 Average															
11 138 038 000	10960 FIFTH ST	07/10/20	WD	\$85,000	\$44,200	52.00	\$101,864	\$85,000	\$101,864	0.20	0.20	\$914	62.00	0904-2669	CANADIAN LAKES WATERFRONT
11 138 039 000	10950 FIFTH ST	07/07/20	WD	\$293,000	\$136,600	46.62	\$335,694	\$58,395	\$101,089	0.18	0.18	\$633	61.00	0904-2265	CANADIAN LAKES WATERFRONT
11 138 063 000	7806 COURT B	09/17/21	WD	\$200,000	\$93,100	46.55	\$107,965	\$190,900	\$98,865	0.15	0.15	\$2,114	60.00	914--3197	CANADIAN LAKES WATERFRONT
11 138 091 000	10844 SECOND ST	08/11/20	WD	\$327,500	\$106,100	32.40	\$263,346	\$167,591	\$103,437	0.23	0.23	\$1,774	60.00	0905-692	CANADIAN LAKES WATERFRONT
11 138 092 000	10847 SECOND ST	07/06/21	WD	\$363,000	\$98,000	27.00	\$244,636	\$217,229	\$98,865	0.15	0.15	\$2,406	60.00	0912-4794	CANADIAN LAKES WATERFRONT
11 138 110 000	10849 FIRST ST	09/30/22	WD	\$315,000	\$133,500	42.38	\$332,592	\$86,748	\$104,340	0.25	0.25	\$910	60.00	0921-0242	CANADIAN LAKES WATERFRONT
11 140 207 000	8240 W ROYAL RD	03/30/21	WD	\$121,250	\$33,500	27.63	\$103,119	\$121,250	\$103,119	0.22	0.22	\$1,288	60.00	0910-4479	CANADIAN LAKES WATERFRONT
11 140 268 000	8062 W ROYAL RD	08/14/20	WD	\$73,000	\$44,500	60.96	\$102,658	\$73,000	\$102,658	0.21	0.21	\$779	60.00	0905-5304	CANADIAN LAKES WATERFRONT
11 140 275 000	8002 W ROYAL RD	06/24/20	WD	\$294,000	\$93,000	31.63	\$307,259	\$92,854	\$106,113	0.29	0.29	\$958	77.00	9049-999	CANADIAN LAKES WATERFRONT
11 141 488 000	11277 E ROYAL RD	06/01/20	WD	\$190,000	\$48,100	25.32	\$110,962	\$190,000	\$110,962	0.46	0.46	\$1,875	103.00	0903-5736	CANADIAN LAKES WATERFRONT
11 141 496 000	11341 E ROYAL RD	04/26/22	WD	\$65,000	\$50,900	78.31	\$103,255	\$65,000	\$103,255	0.22	0.22	\$689	64.00	918--2630	CANADIAN LAKES WATERFRONT
11 141 502 000	11393 E ROYAL RD	04/06/23	WD	\$446,000	\$182,300	40.87	\$364,686	\$189,369	\$108,055	0.35	0.35	\$1,919	77.00	0923-3459	CANADIAN LAKES WATERFRONT
11 142 583 000	11237 LAKE RD	05/22/23	WD	\$414,500	\$185,500	44.75	\$386,199	\$152,823	\$124,522	0.28	0.28	\$1,344	87.00	0924-1544	CANADIAN LAKES WATERFRONT
11 142 584 000	11259 LAKE RD	08/31/21	WD	\$425,000	\$180,400	42.45	\$438,142	\$88,012	\$101,154	0.18	0.18	\$953	60.00	0913-5136	CANADIAN LAKES WATERFRONT
11 142 592 000	7360 HOLIDAY DR	03/12/21	WD	\$398,000	\$117,700	29.57	\$304,695	\$193,499	\$100,194	0.17	0.17	\$2,115	60.00	0909-5296	CANADIAN LAKES WATERFRONT
11 142 606 000	7230 HOLIDAY DR	04/28/23	WD	\$525,000	\$181,800	34.63	\$383,142	\$270,572	\$128,714	0.39	0.39	\$2,302	78.00	0924-1112	CANADIAN LAKES WATERFRONT
11 142 625 000	7126 HOLIDAY DR	12/10/21	WD	\$310,000	\$100,600	32.45	\$236,953	\$123,310	\$50,263	0.17	0.17	\$1,343	61.00	0915-5907	CANADIAN LAKES WATERFRONT
11 143 636 000	7685 W ROYAL RD	07/26/20	WD	\$451,500	\$233,300	51.67	\$481,576	\$75,370	\$105,446	0.28	0.28	\$783	60.00	0905-3796	CANADIAN LAKES WATERFRONT
11 143 660 000	7789 W LAKE DR	03/31/21	WD	\$91,500	\$42,900	46.89	\$98,908	\$91,500	\$98,908	0.15	0.15	\$1,013	57.00	0910-2852	CANADIAN LAKES WATERFRONT
11 143 661 000	7781 W LAKE DR	03/30/21	WD	\$222,000	\$126,400	56.94	\$287,901	\$32,644	\$98,545	0.14	0.14	\$363	57.00	0911-1276	CANADIAN LAKES WATERFRONT
11 143 662 000	7765 W LAKE DR	10/15/21	WD	\$457,000	\$142,000	31.07	\$338,023	\$220,451	\$101,474	0.19	0.19	\$2,379	61.00	914--4908	CANADIAN LAKES WATERFRONT
11 143 673 000	7691 W LAKE DR	12/31/20	MLC	\$80,000	\$31,500	39.38	\$97,635	\$80,000	\$72,635	0.19	0.19	\$1,206	0.00	0910-4391	CANADIAN LAKES WATERFRONT
11 145 695 000	11096 HIDDEN PT	09/23/20	WD	\$395,000	\$143,000	36.20	\$379,368	\$119,718	\$104,086	0.24	0.24	\$1,259	62.00	0905-5910	CANADIAN LAKES WATERFRONT
11 187 101 000	8113 SUE DR	09/28/20	WD	\$550,000	\$244,200	44.40	\$602,249	\$57,879	\$110,128	0.43	0.43	\$575	109.00	0906-519	CANADIAN LAKES WATERFRONT
11 196 002 000	10463 E ROYAL RD	10/09/20	WD	\$575,000	\$169,400	29.46	\$441,685	\$249,330	\$116,015	0.72	0.72	\$2,353	111.00	0906-3186	CANADIAN LAKES WATERFRONT
\$1,370 Average															
11 139 164 000	10536 MAPLE CROSSING	08/25/21	WD	\$280,000	\$117,600	42.00	\$273,229	\$109,425	\$102,654	0.21	0.21	\$1,167	74.00	914--1222	CANADIAN LAKES WATERFRONT
11 139 165 000	10520 MAPLE CROSSING	11/30/20	WD	\$378,000	\$109,600	28.99	\$284,099	\$192,672	\$98,771	0.14	0.14	\$2,136	60.00	0907-4398	CANADIAN LAKES WATERFRONT
11 140 183 000	8040 ISLAND CT	07/29/22	WD	\$525,000	\$232,900	44.36	\$503,873	\$125,233	\$104,106	0.24	0.24	\$1,317	58.00	0920-0633	CANADIAN LAKES WATERFRONT
11 140 188 000	7996 ISLAND CT	06/24/20	WD	\$372,000	\$115,100	30.94	\$310,152	\$171,082	\$109,234	0.35	0.35	\$1,715	115.00	0904-954	CANADIAN LAKES WATERFRONT
11 140 193 000	7956 ISLAND CT	09/29/21	WD	\$465,000	\$143,900	30.95	\$345,114	\$236,521	\$116,635	0.65	0.65	\$2,221	180.00	914--3978	CANADIAN LAKES WATERFRONT

Canadian Lakes Waterfront

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Pag e	Land Table
11 141 475 000	11101 E ROYAL RD	05/21/21	WD	\$660,000	\$237,300	35.95	\$574,553	\$191,964	\$106,517	0.31	0.31	\$1,973	71.00	0912-2220	CANADIAN LAKES WATERFRONT
11 141 479 000	11141 E ROYAL RD	06/03/21	WD	\$575,000	\$210,600	36.63	\$513,251	\$167,041	\$105,292	0.27	0.27	\$1,737	81.00	0911-5018	CANADIAN LAKES WATERFRONT
\$1,752 Average															
11 186 129 000	10090 E ROYAL RD	08/14/20	WD	\$62,900	\$48,500	77.11	\$79,399	\$62,900	\$79,399	0.50	0.50	\$616	102.00	0908-1451	CANADIAN LAKES WATERFRONT
11 186 180 000	10088 QUAIL LN	07/31/20	WD	\$280,000	\$176,700	63.11	\$360,712	\$22,552	\$103,264	0.39	0.39	\$226	77.00	0905-765	CANADIAN LAKES WATERFRONT
11 187 076 000	10725 PENINSULA DR	10/03/22	WD	\$460,000	\$146,900	31.93	\$369,750	\$191,690	\$101,440	0.33	0.33	\$1,958	75.00	0921-0751	CANADIAN LAKES WATERFRONT
11 187 087 000	10800 E ROYAL RD	07/06/21	WD	\$469,000	\$153,400	32.71	\$351,435	\$220,931	\$103,366	0.39	0.39	\$2,214	91.00	0912-3860	CANADIAN LAKES WATERFRONT
11 188 012 000	8438 PENINSULA DR E	06/28/21	WD	\$75,000	\$38,300	51.07	\$79,343	\$75,000	\$79,343	0.50	0.50	\$734	134.00	0912-3363	CANADIAN LAKES WATERFRONT
11 188 019 000	10251 PENINSULA DR	09/17/21	WD	\$425,250	\$146,100	34.36	\$330,995	\$200,348	\$106,093	0.51	0.51	\$1,956	147.00	914--1180	CANADIAN LAKES WATERFRONT
\$1,284 Average															
11 190 158 000	9380 TAYLORS TURN	04/14/21	WD	\$34,900	\$9,300	26.65	\$30,047	\$34,900	\$30,047	0.39	0.39	\$361	100.00	0910-4414	CANADIAN LAKES WATERFRONT
11 190 164 000	9375 TAYLORS TURN	05/11/21	WD	\$29,000	\$19,100	65.86	\$38,323	\$29,000	\$38,323	0.43	0.43	\$294	100.00	0911-2540	CANADIAN LAKES WATERFRONT
11 190 164 000	9375 TAYLORS TURN	03/09/23	WD	\$40,000	\$19,200	48.00	\$38,323	\$40,000	\$38,323	0.43	0.43	\$405	100.00	0923-1021	CANADIAN LAKES WATERFRONT
11 190 166 000	9335 TAYLORS TURN	10/08/21	WD	\$37,000	\$19,300	52.16	\$38,761	\$37,000	\$38,761	0.46	0.46	\$370	100.00	614--5026	CANADIAN LAKES WATERFRONT
11 190 169 000	9478 ELMWOOD CT	11/06/20	WD	\$35,000	\$17,700	50.57	\$37,041	\$35,000	\$37,041	0.36	0.36	\$367	122.00	0907-4418	CANADIAN LAKES WATERFRONT
11 190 177 000	9318 ELMWOOD CT	11/10/21	WD	\$36,200	\$18,800	51.93	\$37,778	\$36,200	\$37,778	0.40	0.40	\$372	100.00	0915-2535	CANADIAN LAKES WATERFRONT
11 190 182 000	9218 ELMWOOD CT	05/28/21	WD	\$27,500	\$18,800	68.36	\$37,778	\$27,500	\$37,778	0.40	0.40	\$282	100.00	0912-1991	CANADIAN LAKES WATERFRONT
11 192 342 000	9606 SUNSET DR	04/27/21	WD	\$20,000	\$19,200	96.00	\$38,601	\$20,000	\$38,601	0.45	0.45	\$201	101.00	0911-682	CANADIAN LAKES WATERFRONT
11 192 342 000	9606 SUNSET DR	07/22/22	WD	\$24,500	\$19,300	78.78	\$38,601	\$24,500	\$38,601	0.45	0.45	\$246	101.00	0919-5790	CANADIAN LAKES WATERFRONT
11 193 383 000	9130 EDGEWATER DR	11/12/20	WD	\$37,500	\$17,600	46.93	\$54,698	\$37,500	\$38,898	0.47	0.47	\$374	129.00	0907-2061	CANADIAN LAKES WATERFRONT
11 193 391 000	8930 EDGEWATER DR	04/26/22	WD	\$39,000	\$9,600	24.62	\$19,252	\$39,000	\$19,252	0.44	0.44	\$393	110.00	0918-2649	CANADIAN LAKES WATERFRONT
11 193 393 000	8890 EDGEWATER DR	02/17/21	WD	\$22,900	\$18,000	78.60	\$37,778	\$22,900	\$37,778	0.40	0.40	\$235	100.00	0909-3512	CANADIAN LAKES WATERFRONT
11 193 398 000	8778 EDGEWATER DR	07/21/22	WD	\$20,000	\$9,600	48.00	\$19,252	\$20,000	\$19,252	0.44	0.44	\$202	110.00	0919-5614	CANADIAN LAKES WATERFRONT
11 193 468 000	6741 CLUBHOUSE DR E	07/23/21	WD	\$44,000	\$21,700	49.32	\$43,542	\$44,000	\$43,542	0.82	0.82	\$392	105.00	914--3696	CANADIAN LAKES WATERFRONT
11 193 476 000	9067 LONGVIEW DR	06/10/21	WD	\$40,000	\$19,700	49.25	\$39,680	\$40,000	\$39,680	0.51	0.51	\$391	113.00	0912-1040	CANADIAN LAKES WATERFRONT
11 193 491 000	8837 LONGVIEW DR	06/02/23	PTA	\$33,000	\$18,800	56.97	\$37,647	\$33,000	\$37,647	0.40	0.40	\$340	100.00		CANADIAN LAKES WATERFRONT
11 194 658 000	9523 FAWN RIDGE RD	07/15/21	WD	\$24,000	\$19,800	82.50	\$39,725	\$24,000	\$39,725	0.52	0.52	\$234	100.00	0912-5501	CANADIAN LAKES WATERFRONT

Canadian Lakes Waterfront

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Pag e	Land Table
11 194 678 000	9892 FAWN LAKE DR	02/15/22	WD	\$36,000	\$20,100	55.83	\$40,374	\$36,000	\$40,374	0.56	0.56	\$346	100.00	0917-0720	CANADIAN LAKES WATERFRONT
11 194 682 000	9812 FAWN LAKE	11/30/21	WD	\$35,000	\$20,600	58.86	\$41,471	\$35,000	\$41,471	0.64	0.64	\$327	100.00	0915-4600	CANADIAN LAKES WATERFRONT
11 194 688 000	9692 FAWN LAKE DR	05/22/23	WD	\$34,500	\$20,600	59.71	\$41,200	\$34,500	\$41,200	0.62	0.62	\$325	100.00	0924-2167	CANADIAN LAKES WATERFRONT
\$323 Average															
11 018 004 000	11571 N ROYAL RD	08/27/20	WD	\$450,000	\$159,500	35.44	\$473,626	\$24,120	\$47,746	1.23	1.23	\$189	137.50	0907-1847	CANADIAN LAKES WATERFRONT
11 161 001 000	8655 ISLAND DR	08/21/20	WD	\$244,000	\$92,300	37.83	\$236,549	\$42,085	\$34,634	0.23	0.23	\$456	70.00	0906-4334	CANADIAN LAKES WATERFRONT
11 161 013 000	8751 A STREET	03/15/22	WD	\$400,000	\$169,100	42.28	\$394,726	\$38,810	\$33,536	0.20	0.20	\$434	78.00	0917-3882	CANADIAN LAKES WATERFRONT
11 161 025 000	8750 N ISLAND DR	11/06/20	WD	\$395,000	\$133,200	33.72	\$335,070	\$100,663	\$40,733	0.52	0.52	\$927	135.00	0907-1253	CANADIAN LAKES WATERFRONT
11 161 032 000	8680 N ISLAND DR	09/27/21	WD	\$49,000	\$27,500	56.12	\$55,203	\$49,000	\$55,203	0.53	0.25	\$258	122.00	914--2556	CANADIAN LAKES WATERFRONT
11 161 033 000	8670 ISLAND DR	09/27/21	WD	\$49,000	\$27,500	56.12	\$55,203	\$49,000	\$55,203	0.53	0.50	\$258	122.00	914--2556	CANADIAN LAKES WATERFRONT
11 161 050 000	11430 ALPINE RD	09/09/20	WD	\$240,000	\$127,000	52.92	\$276,277	\$40,486	\$76,763	0.67	0.32	\$204	116.00	0905-5321	CANADIAN LAKES WATERFRONT
11 180 147 000	8631 MOHAWK CT	09/17/21	WD	\$380,000	\$141,300	37.18	\$332,716	\$88,321	\$41,037	0.54	0.54	\$807	133.00	914--1551	CANADIAN LAKES WATERFRONT
11 180 245 000	10870 BOXWOOD DR	07/01/22	WD	\$440,000	\$181,200	41.18	\$383,327	\$99,634	\$42,961	0.68	0.68	\$870	100.00	0919-3873	CANADIAN LAKES WATERFRONT
11 180 246 000	10890 BOXWOOD DR	10/12/20	WD	\$412,500	\$176,700	42.84	\$449,600	\$5,968	\$43,068	0.69	0.69	\$52	111.00	0906-4447	CANADIAN LAKES WATERFRONT
11 184 009 000	10141 105TH AVE	07/13/20	WD	\$45,000	\$20,900	46.44	\$41,703	\$45,000	\$41,703	0.59	0.59	\$405	105.00	0904-4244	CANADIAN LAKES WATERFRONT
11 184 025 000	10481 VALLEY CT	06/15/21	WD	\$425,000	\$162,900	38.33	\$415,788	\$49,442	\$40,230	0.49	0.49	\$461	105.00	0912-1086	CANADIAN LAKES WATERFRONT
11 184 026 000	10493 VALLEY CT	11/15/21	WD	\$90,000	\$20,100	22.33	\$39,013	\$90,000	\$39,013	0.42	0.42	\$865	101.00	0915-4608	CANADIAN LAKES WATERFRONT
\$476 Average															
11 163 012 000	7501 MADISON AVE	02/05/21	WD	\$14,000	\$8,200	58.57	\$18,793	\$14,000	\$18,793	0.68	0.68	\$85	168.00	0909-1758	CANADIAN LAKES WATERFRONT
11 165 006 000	10330 KINGS CT	01/13/22	WD	\$46,500	\$5,600	12.04	\$14,554	\$44,105	\$12,159	0.65	0.68	\$206	106.00	0916-3916	CANADIAN LAKES WATERFRONT
11 189 264 000	7286 RIVER RIDGE RD	08/11/20	WD	\$10,000	\$6,100	61.00	\$11,045	\$10,000	\$11,045	0.38	0.38	\$103	101.00	0905-3789	CANADIAN LAKES WATERFRONT
\$131 Average															
11 160 017 000	7827 JEFFERSON AVE	12/17/21	WD	\$10,000	\$5,300	53.00	\$11,472	\$10,000	\$11,472	0.65	0.65	\$99	105.00	0916-3703	CANADIAN LAKES WATERFRONT
11 189 223 000	9677 SNOWSHOE CT	02/02/22	WD	\$13,000	\$5,400	41.54	\$11,765	\$13,000	\$11,765	0.74	0.74	\$126	161.00	0917-0330	CANADIAN LAKES WATERFRONT
11 189 237 000	9609 WHIPPOORWILL C	03/28/22	WD	\$8,500	\$5,000	58.82	\$10,838	\$8,500	\$10,838	0.49	0.49	\$89	178.00	0917-5980	CANADIAN LAKES WATERFRONT
11 189 237 000	9609 WHIPPOORWILL C	09/20/22	WD	\$12,500	\$5,400	43.20	\$10,838	\$12,500	\$10,838	0.49	0.49	\$131	178.00	0920-4724	CANADIAN LAKES WATERFRONT
11 189 245 000	9585 KELLYS CT	12/11/20	WD	\$17,000	\$5,900	34.71	\$13,520	\$17,000	\$13,520	1.48	1.48	\$143	252.00	0908-1444	CANADIAN LAKES WATERFRONT
11 189 245 000	9585 KELLYS CT	08/19/22	WD	\$10,500	\$6,800	64.76	\$13,520	\$10,500	\$13,520	1.48	1.48	\$89	252.00	0920-2644	CANADIAN LAKES WATERFRONT
11 189 252 000	9555 SLEEPY HOLLOW C	09/15/22	WD	\$10,000	\$5,600	56.00	\$11,164	\$10,000	\$11,164	0.57	0.57	\$102	172.00	0920-4864	CANADIAN LAKES WATERFRONT
11 189 259 000	9557 OTTER CT	08/27/21	WD	\$10,500	\$4,900	46.67	\$10,552	\$10,500	\$10,552	0.43	0.43	\$113	157.00	0913-4651	CANADIAN LAKES WATERFRONT
\$112 Average															
11 198 007 000	6790 ABBEY LN	10/07/21	WD	\$8,500	\$2,800	32.94	\$6,600	\$8,500	\$6,600	0.99	2.17	\$45	104.00	914--5016	CANADIAN LAKES WATERFRONT
Site Values															
11 164 001 000	6532 KILKENNY DR	11/19/21	WD	\$14,000	\$9,300	66.43	\$17,000	\$14,000	\$17,000	0.71	0.71	\$14,000	0.00	0915-3428	CANADIAN LAKES WATERFRONT
11 164 004 000	6480 KILKENNY DR	10/04/21	WD	\$12,495	\$9,300	74.43	\$17,000	\$12,495	\$17,000	0.83	0.83	\$12,495	0.00	915--87	CANADIAN LAKES WATERFRONT
11 164 004 000	6480 KILKENNY DR	09/06/22	WD	\$17,000	\$8,300	48.82	\$17,000	\$17,000	\$17,000	0.83	0.83	\$17,000	0.00	0920-3977	CANADIAN LAKES WATERFRONT

Canadian Lakes Waterfront

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Pag e	Land Table	
11 164 005 000	6452 KILKENNY DR	05/12/22	WD	\$21,500	\$8,300	38.60	\$17,000	\$21,500	\$17,000	0.62	0.62	\$21,500	0.00	0918-4724	CANADIAN LAKES WATERFRONT	
11 164 006 000	6422 KILKENNY DR	02/10/21	WD	\$16,500	\$9,000	54.55	\$17,000	\$16,500	\$17,000	0.62	0.62	\$16,500	0.00	0909-2963	CANADIAN LAKES WATERFRONT	
11 164 009 000	6310 KILKENNY DR	08/12/22	MLC	\$23,900	\$8,300	34.73	\$17,000	\$23,900	\$17,000	0.70	0.70	\$23,900	0.00	0920-2041	CANADIAN LAKES WATERFRONT	
11 164 012 000	6280 KILKENNY DR	05/24/23	WD	\$18,000	\$8,500	47.22	\$17,000	\$18,000	\$17,000	0.62	0.62	\$18,000	0.00	0924-1687	CANADIAN LAKES WATERFRONT	
11 164 018 000	6158 KILKENNY DR	08/10/22	WD	\$12,000	\$8,300	69.17	\$17,000	\$12,000	\$17,000	0.76	0.76	\$12,000	0.00	0920-2234	CANADIAN LAKES WATERFRONT	
												Site	\$16,924	Average		
11 164 033 000	6341 KILKENNY DR	08/18/22	WD	\$4,000	\$4,200	105.00	\$8,400	\$4,000	\$8,400	0.76	0.76	\$4,000	0.00	0920-2440	CANADIAN LAKES WATERFRONT	
11 164 035 000	6359 KILKENNY DR	06/08/23	WD	\$4,200	\$4,200	100.00	\$8,400	\$4,200	\$8,400	1.45	1.45	\$4,200	0.00	0924-3458	CANADIAN LAKES WATERFRONT	
												Site	\$4,100	Average		
11 198 019 000	6446 ABBEY LN	08/31/22	WD	\$18,000	\$3,100	17.22	\$6,600	\$18,000	\$6,600	0.00	0.00	\$18,000	0.00	0920-4626	CANADIAN LAKES WATERFRONT	
11 198 022 000	6378 ABBEY LN	08/13/20	WD	\$7,000	\$3,400	48.57	\$6,600	\$7,000	\$6,600	0.00	0.00	\$7,000	0.00	0905-4714	CANADIAN LAKES WATERFRONT	
11 198 028 000	6254 ABBEY LN	01/29/21	WD	\$5,000	\$3,400	68.00	\$6,600	\$5,000	\$6,600	0.00	0.00	\$5,000	0.00	0909-103	CANADIAN LAKES WATERFRONT	
11 198 029 000	6232 ABBEY LN	11/24/20	WD	\$6,800	\$3,400	50.00	\$6,600	\$6,800	\$6,600	0.00	0.00	\$6,800	0.00	0907-4334	CANADIAN LAKES WATERFRONT	
11 198 032 000	6160 ABBEY LN	08/28/20	WD	\$5,999	\$3,400	56.68	\$6,600	\$5,999	\$6,600	0.00	0.00	\$5,999	0.00	0905-3820	CANADIAN LAKES WATERFRONT	
												Site	\$8,560	Average		
11 198 043 000	10724 DOBBYN DR	05/12/21	WD	\$17,500	\$10,300	58.86	\$19,000	\$17,500	\$19,000	0.00	0.00	\$17,500	0.00	0911-2517	CANADIAN LAKES WATERFRONT	
11 198 068 000	6531 DUNHILL DR	06/07/21	WD	\$16,000	\$10,300	64.38	\$19,000	\$16,000	\$19,000	0.00	0.00	\$16,000	0.00	0912-1108	CANADIAN LAKES WATERFRONT	
11 198 068 000	6531 DUNHILL DR	12/31/21	WD	\$25,000	\$10,300	41.20	\$19,000	\$25,000	\$19,000	0.00	0.00	\$25,000	0.00	916--2292	CANADIAN LAKES WATERFRONT	
11 198 043 000	10724 DOBBYN DR	07/10/23	WD	\$40,000	\$9,500							\$40,000				
11 198 091 000	6679 DUNHILL DR	01/18/22	WD	\$9,000	\$10,300	114.44	\$19,000	\$9,000	\$19,000	0.00	0.00	\$9,000	0.00	0916-3935	CANADIAN LAKES WATERFRONT	
												Site	\$21,500	Average		
11 087 147 000	11573 WELLINGTON CT	09/17/21	WD	\$458,070	\$205,800	44.93	\$454,269	\$55,601	\$51,800	0.59	0.59	\$55,601	107.00	914--2105	CANADIAN LAKES WATERFRONT	
11 087 191 100	6231 DUBLIN DR	04/23/21	WD	\$62,000	\$25,800	41.61	\$51,500	\$62,000	\$51,500	0.51	0.53	\$62,000	85.00	0911-2174	CANADIAN LAKES WATERFRONT	
												Site	\$58,801	Average		
Totals:				\$17,686,294	\$6,948,500		\$16,208,799	\$7,312,331	\$5,834,036	52.25	53.38					
					Sale. Ratio					Average	Average					
					=>	39.29				per FF=>	per Net					
					Std. Dev. =>	18.08					Acre=>	139,938.21				

Front Values

****Bantry Bay applied at \$297 for 2024, up 9.5%. Waterford riverfront site also increase 9.5% to 7,230 for 2024.**

****CL Waterfront are using the blended values, historic value applied was \$1,095, current average of \$1,370 is well documented, blended value of \$1,230 applied. Excluded many values above 2,400**

****E Royal Waterfront also using blended values, historic value applied was \$1,095, current average of \$1,752 is well documented. Blended value of 1,420 applied very large mover up 29%**

****East Candian also applied blended value. \$1,160 applied for 2024.**

****Lesser lakefront had vacant sales all over the board, historic value used as it falls with range of sales. \$388 applied**

****N Buchanan Waterfront also had blended values applied of \$425. Historic \$375, current average \$475.**

Canadian Lakes Waterfront

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Page	Land Table
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****River applied at \$114 historic value, average shows \$131 but study was not enough to make change**

****River 2 applied at historic \$114.**

Site Values

****Killkenny WF site and River site applied at historic values of \$17,000 and \$8,400 for 2024**

****Hamlet WF Site value applied at \$58,800 for 2024 up 13.5%**

****Waterford RiverFront site applied w/ blended average \$8,560, historic \$6,600. \$7,580 applied 14.8% increase**

****Waterford Lakefront applied at historic \$19,000, well within range of sales, average was 21,500 but included one large sale**

****Waterfront Acreages applied at historic values.**

Golf Course Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Pag e	Rate Group 1	Rate Group 2	
11 087 018 000	11320 KILLARNEY DR	06/18/20	\$442,500	LC	\$442,500	\$98,400	22.24	\$415,847	\$36,653	\$10,000	119.0	220.0	\$308	119.00	TUL	904--2382	HAMLET BACK LOT		
11 087 035 000	11269 TROON DR	11/12/21	\$380,000	WD	\$380,000	\$148,500	39.08	\$337,995	\$52,005	\$10,000	108.0	202.0	\$482	108.00	TUL	0915-3209	HAMLET BACK LOT		
11 087 036 000	11281 TROON DR	02/07/22	\$374,000	WD	\$374,000	\$122,000	32.62	\$294,636	\$89,364	\$10,000	108.0	202.0	\$827	108.00	TUL	0916-5451	HAMLET BACK LOT		
11 087 036 000	11281 TROON DR	02/17/23	\$425,000	WD	\$425,000	\$136,100	32.02	\$374,519	\$60,481	\$10,000	108.0	202.0	\$560	108.00	TUL	0922-5870	HAMLET BACK LOT		
11 087 042 000	11347 HAMPTON CT	12/29/20	\$270,000	WD	\$270,000	\$91,000	33.70	\$266,455	\$13,545	\$10,000	111.0	181.0	\$122	111.00	TUL	0908-1927	HAMLET BACK LOT		
11 087 046 000	11391 HAMPTON CT	11/06/20	\$340,000	WD	\$340,000	\$114,900	33.79	\$339,111	\$10,889	\$10,000	156.0	171.0	\$70	156.00	TUL	0907-2471	HAMLET BACK LOT		
11 087 055 000	11475 FOX ROW CT	06/24/22	\$585,000	WD	\$585,000	\$208,300	35.61	\$511,961	\$83,039	\$10,000	176.0	208.0	\$472	176.00	TUL	0919-3301	HAMLET BACK LOT		
11 087 056 000	11479 FOX ROW CT	07/22/21	\$560,000	WD	\$560,000	\$225,100	40.20	\$545,869	\$24,131	\$10,000	140.0	285.0	\$172	140.00	TUL	0912-5573	HAMLET BACK LOT		
11 087 145 000	11589 WELLINGTON CT	03/30/23	\$400,000	WD	\$400,000	\$160,900	40.23	\$367,948	\$42,052	\$10,000	126.0	197.0	\$334	126.00	TUL	0923-2812	HAMLET BACK LOT		
Totals:			\$3,776,500		\$3,776,500	\$1,305,200		\$3,454,341	\$412,159	\$90,000	1,152.0								
							Sale. Ratio =>	34.56											Average
							Std. Dev. =>	5.57					per FF=>	\$358					

****Zero vacant sales for analysis, all improved sales used by abstraction show historical value of \$180 is applied within range as indicated \$70-\$827.**
****Historical value of \$180 applied for 2024.**
****Site value applied at historical \$10,000 for 2024.**

Lost Canyon Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/ FF	Actual Front	Liber/Pag e	Rate Group 1	Rate Group 2
11 181 203 000	11997 BROKEN ARROW LN	08/04/22	\$3,000	QC	\$3,000	\$500	16.67	\$3,000	\$1,400	116.0	152.0	\$26	116.00	0920-1419	LOST CANYON B L	
11 181 207 000	11885 BROKEN ARROW LN	01/21/22	\$1,000	WD	\$1,000	\$500	50.00	\$1,000	\$1,400	110.0	150.0	\$9	110.00	0917-0191	LOST CANYON B L	
11 181 218 000	9854 CADDIE DR	10/08/21	\$900	WD	\$900	\$500	55.56	\$900	\$1,400	130.0	160.0	\$7	130.00	914--4343	LOST CANYON B L	
11 181 254 000	10185 LOST CANYON DR	03/13/23	\$3,000	WD	\$3,000	\$1,700	56.67	\$3,000	\$3,400	111.0	167.0	\$27	111.00	0923-1315	WATER VIEW	
11 181 338 000	11992 CHEYENNE WELLS T	08/22/22	\$2,777	WD	\$2,777	\$1,700	61.22	\$2,777	\$3,400	117.0	165.0	\$24	117.00	0920-5856	WATER VIEW	
11 182 582 000	9728 CALGARY DR S	07/29/22	\$1,400	WD	\$1,400	\$500	35.71	\$1,400	\$1,400	130.0	166.0	\$11	130.00	0920-1879	LOST CANYON B L	
11 182 620 000	11260 SHORTHORN CT	07/27/22	\$1,500	QC	\$1,500	\$500	33.33	\$1,500	\$1,400	100.0	278.0	\$15	100.00	0920-0271	LOST CANYON B L	
11 182 625 000	9236 LOST CANYON DR	04/26/21	\$2,000	WD	\$2,000	\$500	25.00	\$2,000	\$1,400	135.0	180.0	\$15	135.00	0910-5788	LOST CANYON B L	
11 182 632 000	9329 LOST CANYON DR	03/14/23	\$4,059	QC	\$4,059	\$500	12.32	\$4,059	\$1,400	90.0	200.0	\$45	90.00	0922-5286	LOST CANYON B L	
11 182 641 000	9583 CALGARY DR S	02/14/23	\$5,035	QC	\$5,035	\$500	9.93	\$5,035	\$1,400	101.0	170.0	\$50	101.00	0922-5291	LOST CANYON B L	
11 182 664 000	9814 SWEET TREE LN	05/06/22	\$900	WD	\$900	\$500	55.56	\$900	\$1,400	115.0	150.0	\$8	115.00	0918-5305	LOST CANYON B L	
11 182 674 000	9780 LOST CANYON DR	05/12/23	\$1,500	WD	\$1,500	\$700	46.67	\$1,500	\$1,400	101.0	182.0	\$15	101.00	0924-0764	LOST CANYON B L	
11 182 690 000	9815 LOST CANYON DR	09/07/22	\$1,500	WD	\$1,500	\$500	33.33	\$1,500	\$1,400	106.0	202.0	\$14	106.00	0920-5128	LOST CANYON B L	
11 182 698 000	9881 LOST CANYON DR	08/31/22	\$900	WD	\$900	\$500	55.56	\$900	\$1,400	175.0	119.0	\$5	175.00	0920-3857	LOST CANYON B L	
11 182 728 000	11796 STRAIGHT ARROW	06/10/21	\$2,000	WD	\$2,000	\$500	25.00	\$2,000	\$1,400	95.0	167.0	\$21	95.00	0911-5878	LOST CANYON B L	
11 182 737 000	9935 LOST CANYON DR	10/31/22	\$1,100	WD	\$1,100	\$500	45.45	\$1,100	\$1,400	100.0	150.0	\$11	100.00	0921-3307	LOST CANYON B L	
11 182 741 000	10040 LOST CANYON DR	03/26/21	\$1,500	WD	\$1,500	\$500	33.33	\$1,500	\$1,400	119.0	173.0	\$13	119.00	0910-2879	LOST CANYON B L	
11 182 765 000	10033 SWEET TREE LN	09/09/22	\$1,000	WD	\$1,000	\$500	50.00	\$1,000	\$1,400	108.0	167.0	\$9	108.00	0920-4303	LOST CANYON B L	
11 182 770 000	10089 CRAZY HORSE TRL	01/27/22	\$4,000	QC	\$4,000	\$500	12.50	\$4,000	\$1,400	110.0	159.0	\$36	110.00	0916-4653	LOST CANYON B L	
11 182 777 000	10189 CRAZY HORSE TRL	08/04/22	\$3,000	QC	\$3,000	\$1,100	36.67	\$3,000	\$2,800	238.0	164.0	\$13	238.00	0920-1151	LOST CANYON B L	
Totals:			\$42,071		\$42,071	\$13,200		\$42,071	\$33,400	2,407.0						
							Sale. Ratio =>	31.38	Average							
							Std. Dev. =>	16.53	per FF=>	\$17						

**Good Sale Excluded as outlier

11 181 340 000	11956 CHEYENNE WELLS T	04/05/23	\$7,205	QC	\$7,205	\$1,700	23.59	\$7,205	\$3,400	116.0	150.0	\$62	116.00	0923-3886	WATER VIEW	
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****\$17 per FF applied, same as historic FF**

****Lost Canyon Backlot applied at 1400, Waterview applied at 3,400**

West Canadian Waterfront

Parcel Number	Street Address	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	Liber/Pag e	Rate Group 1		
11 146 726 000	11080 SOUTHLAWN DR	09/13/21	\$127,500	WD	\$127,500	\$37,000	29.02	\$74,327	\$127,500	\$74,327	102.5	171.0	0.35	914--1155	FAR WEST CL		
11 147 982 000	11369 OAK RIDGE DR	07/25/22	\$35,000	WD	\$35,000	\$25,900	74.00	\$51,795	\$35,000	\$51,795	95.3	123.0	0.17	0920-0092	FAR WEST CL		
11 147 934 000	11492 N LOOKOUT RDG	02/11/22	\$25,000	WD	\$25,000	\$25,900	103.60	\$24,748	\$25,000	\$24,748	63.8	123.0	0.18	0917-0369	LESSER LAKEFRON		
Totals:			\$162,500		\$162,500	\$62,900		\$126,122	\$162,500	\$126,122	197.8		0.52				
							Sale. Ratio =>	38.71				Average					
							Std. Dev. =>	31.81				per FF=>	\$822	Average per Net Acre=>			

***Not a very strong test but was very near historic values. Applied as average calculated for 2024 Lesser Lakefront \$392 and Far West \$806*

Ranger Lake Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Land Table	
11 156 128 000	9135 N TRAP DR	07/16/21	\$425,000	WD	\$425,000	\$155,100	36.49	\$402,013	\$42,355	\$19,368	88.8	178.3	\$477	75.00	RLWF 0912-5823	RANGER LAKE WATERFRONT		
11 156 130 000	9115 S TRAP DR	11/10/22	\$68,000	WD	\$68,000	\$16,900	24.85	\$35,042	\$68,000	\$35,042	183.8	191.0	\$370	60.00	RLWF 0921-4323	RANGER LAKE WATERFRONT		
Totals:			\$493,000		\$493,000	\$172,000		\$437,055	\$110,355	\$54,410	272.6							
							Sale. Ratio =>	34.89			Average							
							Std. Dev. =>	8.23			per FF=>	\$405						

****Allocation sale and good vacant sale, applied as calculated for 2024 at \$405**

Royal Canadian Backlots 189

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/ FF	Actual Front	Liber/Pag e	Land Table	
11 189 134 000	7256 RYANS RUN RD	01/19/22	\$3,600	QC	\$3,600	\$1,200	33.33	\$2,990	\$3,600	\$2,990	119.6	207.0	\$30	104.00	0916-3929	ROYAL CANADIAN BACKLOTS 189	
11 189 150 000	7433 REGENCY LN	10/03/22	\$2,250	WD	\$2,250	\$900	40.00	\$2,222	\$2,250	\$2,222	88.9	160.0	\$25	100.00	0921-2566	ROYAL CANADIAN BACKLOTS 189	
11 189 227 000	9670 KILLDEER CT	08/14/20	\$209,000	WD	\$209,000	\$76,600	36.65	\$208,693	\$2,349	\$2,042	81.7	140.0	\$29	105.00	0905-5344	ROYAL CANADIAN BACKLOTS 189	
11 189 240 000	9671 WHIPPOORWILL C	10/04/21	\$1,800	WD	\$1,800	\$900	50.00	\$2,352	\$1,800	\$2,352	94.1	146.0	\$19	116.00	914--3669	ROYAL CANADIAN BACKLOTS 189	
Totals:			\$216,650		\$216,650	\$79,600		\$216,257	\$9,999	\$9,606	384.2						
							Sale. Ratio =	36.74			Average						
							Std. Dev. =>	7.20			per FF=>	\$26					

****Historic average is \$25, applied \$26 for 2024.**

***Riverfront did not have any sales for analysis and will be applied at historic \$200 per FF.**

**Royal Canadian
Golffront 189**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Liber/Pag e	Rate Group 1	
11 159 002 000	7173 MADISON AVE	11/21/22	\$5,000	WD	\$5,000	\$4,100	82.00	\$8,160	\$5,000	\$8,160	102.0	300.0	\$49	102.00	0921-5143	INDIAN BRIDGE 1	
11 189 030 000	7882 RED FOX RD	10/15/21	\$3,000	WD	\$3,000	\$4,200	140.00	\$8,800	\$3,000	\$8,800	110.0	168.0	\$27	110.00	914--5231	SOUTH SECTION	
11 189 034 000	7792 RED FOX RD	08/15/22	\$19,900	WD	\$19,900	\$8,500	42.71	\$16,960	\$19,900	\$16,960	422.0	398.0	\$47	212.00	0920-2840	SOUTH SECTION	
11 189 037 000	7734 RED FOX RD	09/02/21	\$7,000	WD	\$7,000	\$5,000	71.43	\$10,320	\$7,000	\$10,320	129.0	213.0	\$54	129.00	0913-4971	SOUTH SECTION	
11 189 038 000	7720 RED FOX RD	08/24/22	\$3,500	QC	\$3,500	\$5,000	142.86	\$10,000	\$3,500	\$10,000	125.0	216.0	\$28	125.00	0920-3113	SOUTH SECTION	
11 189 041 000	7660 RED FOX RD	06/28/22	\$6,900	WD	\$6,900	\$4,000	57.97	\$8,000	\$6,900	\$8,000	100.0	195.0	\$69	100.00	0919-3584	SOUTH SECTION	
11 189 043 000	7618 RED FOX RD	08/26/22	\$7,700	WD	\$7,700	\$4,800	62.34	\$9,520	\$7,700	\$9,520	119.0	122.0	\$65	119.00	0920-3194	SOUTH SECTION	
11 189 063 000	9868 LITTLE RIVER CT	05/18/22	\$4,000	QC	\$4,000	\$4,400	110.00	\$8,800	\$4,000	\$8,800	110.0	167.0	\$36	110.00	0918-5478	SOUTH SECTION	
11 189 079 000	7995 CARRIAGE LN	05/11/22	\$3,000	QC	\$3,000	\$5,100	170.00	\$10,240	\$3,000	\$10,240	128.0	178.0	\$23	128.00	0918-5266	ROYAL	
11 189 091 000	7791 CARRIAGE LN	03/29/22	\$3,800	WD	\$3,800	\$3,900	102.63	\$8,000	\$3,800	\$8,000	100.0	175.0	\$38	100.00	0917-5451	ROYAL	
11 189 092 000	7773 CARRIAGE LN	05/05/22	\$3,500	WD	\$3,500	\$4,000	114.29	\$8,000	\$3,500	\$8,000	100.0	175.0	\$35	100.00	0918-4219	ROYAL	
11 189 096 000	9772 KELLYS CT	09/30/22	\$4,500	WD	\$4,500	\$4,600	102.22	\$9,120	\$4,500	\$9,120	114.0	272.0	\$39	114.00	0921-0209	ROYAL	
11 189 100 000	7643 RYANS RUN RD	11/11/22	\$3,500	WD	\$3,500	\$4,000	114.29	\$8,000	\$3,500	\$8,000	100.0	150.0	\$35	100.00	0921-4795	ROYAL	
11 189 111 000	7443 RYANS RUN RD	07/12/22	\$3,000	QC	\$3,000	\$4,000	133.33	\$8,000	\$3,000	\$8,000	100.0	150.0	\$30	100.00	0919-4894	ROYAL	
11 189 122 000	7237 RYANS RUN RD	05/15/23	\$5,000	WD	\$5,000	\$3,700	74.00	\$7,360	\$5,000	\$7,360	92.0	153.0	\$54	92.00	0924-1116	ROYAL	
11 189 128 000	7151 RYANS RUN RD	07/11/22	\$4,000	WD	\$4,000	\$4,500	112.50	\$9,040	\$4,000	\$9,040	113.0	162.0	\$35	113.00	0919-5090	ROYAL	
11 189 175 000	7586 REGENCY LN	03/03/23	\$5,500	WD	\$5,500	\$4,000	72.73	\$8,000	\$5,500	\$8,000	100.0	150.0	\$55	100.00	0923-0620	ROYAL	
11 189 183 000	7404 REGENCY LN	07/16/21	\$3,500	WD	\$3,500	\$3,500	100.00	\$7,200	\$3,500	\$7,200	90.0	154.0	\$39	90.00	0913-844	ROYAL	
11 189 184 000	7380 REGENCY LN	12/08/22	\$3,000	WD	\$3,000	\$4,000	133.33	\$8,000	\$3,000	\$8,000	100.0	158.0	\$30	100.00	0922-0668	ROYAL	
11 189 186 000	7344 REGENCY LN	02/23/23	\$6,100	QC	\$6,100	\$4,000	65.57	\$8,000	\$6,100	\$8,000	100.0	161.0	\$61	100.00	0923-0256	ROYAL	
11 189 057 000	7190 CESSNA LN	07/31/23	\$16,500	WD	\$16,500	\$4,200	25.45	\$6,440	\$16,500	\$6,440	132.0	132.0	\$125				
11 189 195 000	7605 RIVER RIDGE RD	11/15/21	\$2,200	WD	\$2,200	\$3,600	163.64	\$7,520	\$2,200	\$7,520	94.0	189.0	\$23	94.00	0915-3069	ROYAL	
Totals:			\$124,100		\$124,100	\$97,100		\$193,480	\$124,100	\$193,480	2,680.0						
							Sale. Ratio :	78.24			Average						
							Std. Dev. =>	38.45			per FF=>	\$46					

****Historic Value was \$80 across all Frontages, study clearly states this average is \$46. Assessor intends to blend the historic and current average and apply \$63 per FF for 2024.**

****Applied value is well within range of sales from \$23 - \$125 very broad based values**

Royal South
190 / 193 / 194

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Liber/Pag e	Rate Group 1
11 190 103 000	9124 WALNUT GF	01/22/21	\$2,800	WD	\$2,800	\$1,100	39.29	\$2,420	\$2,800	\$2,420	110.0	155.0	\$25	110.00	0909-110	ROYAL SOUTH
11 190 104 000	9100 WALNUT GF	02/21/22	\$2,800	WD	\$2,800	\$1,200	42.86	\$2,574	\$2,800	\$2,574	117.0	148.0	\$24	117.00	0917-0978	ROYAL SOUTH
11 190 105 000	9082 WALNUT GF	04/28/23	\$3,998	WD	\$3,998	\$1,300	32.52	\$2,662	\$3,998	\$2,662	121.0	166.0	\$33	121.00	0924-2618	ROYAL SOUTH
11 190 114 000	6760 WALNUT GF	08/13/21	\$2,000	WD	\$2,000	\$1,000	50.00	\$2,200	\$2,000	\$2,200	100.0	175.0	\$20	100.00	0913-3844	ROYAL SOUTH
11 190 120 000	9187 WALNUT GF	11/17/21	\$1,500	WD	\$1,500	\$1,000	66.67	\$2,200	\$1,500	\$2,200	100.0	175.0	\$15	100.00	0915-3424	ROYAL SOUTH
11 190 124 000	9208 WHITE BIRC	10/27/21	\$1,500	WD	\$1,500	\$1,000	66.67	\$2,200	\$1,500	\$2,200	100.0	175.0	\$15	100.00	915--912	ROYAL SOUTH
11 190 134 000	9149 WHITE BIRC	10/06/21	\$1,900	WD	\$1,900	\$1,000	52.63	\$2,200	\$1,900	\$2,200	100.0	187.0	\$19	100.00	914--3353	ROYAL SOUTH
11 190 240 000	6728 BEECHNUT I	11/17/21	\$1,500	WD	\$1,500	\$1,000	66.67	\$2,200	\$1,500	\$2,200	100.0	175.0	\$15	100.00	0915-3426	ROYAL SOUTH
11 190 252 000	6833 BEECHNUT I	03/18/22	\$1,900	PTA	\$1,900	\$1,200	63.16	\$2,662	\$1,900	\$2,662	121.0	180.0	\$16	121.00	0917-5391	ROYAL SOUTH
11 190 253 000	6823 BEECHNUT I	03/18/22	\$1,900	WD	\$1,900	\$1,200	63.16	\$2,706	\$1,900	\$2,706	123.0	182.0	\$15	123.00	0917-5391	ROYAL SOUTH
11 190 257 000	6743 BEECHNUT I	01/18/22	\$3,000	QC	\$3,000	\$1,700	56.67	\$3,806	\$3,000	\$3,806	173.0	181.0	\$17	173.00	0916-3934	ROYAL SOUTH
11 193 507 000	8888 LONGVIEW	05/30/23	\$3,980	QC	\$3,980	\$1,200	30.15	\$2,464	\$3,980	\$2,464	112.0	182.0	\$36	112.00	0924-1845	ROYAL SOUTH
11 193 516 000	9090 LONGVIEW	12/03/21	\$3,200	WD	\$3,200	\$1,100	34.38	\$2,486	\$3,200	\$2,486	113.0	221.0	\$28	113.00	0915-5798	ROYAL SOUTH
11 194 599 000	6231 FOX RUN CII	05/03/23	\$3,000	WD	\$3,000	\$1,300	43.33	\$2,640	\$3,000	\$2,640	120.0	180.0	\$25	120.00	0924-0930	ROYAL SOUTH
11 194 646 000	9720 FAWN RIDG	07/20/22	\$3,000	QC	\$3,000	\$1,100	36.67	\$2,420	\$3,000	\$2,420	110.0	211.0	\$27	110.00	0919-5496	ROYAL SOUTH
11 194 699 000	9251 FAWN LAKE	12/16/21	\$5,000	QC	\$5,000	\$1,300	26.00	\$2,750	\$5,000	\$2,750	125.0	147.0	\$40	125.00	0916-1781	ROYAL SOUTH
11 194 699 000	9251 FAWN LAKE	07/18/22	\$3,000	QC	\$3,000	\$1,300	43.33	\$2,750	\$3,000	\$2,750	125.0	147.0	\$24	125.00	0919-5494	ROYAL SOUTH
11 194 699 000	9251 FAWN LAKE	11/07/22	\$2,865	QC	\$2,865	\$1,300	45.38	\$2,750	\$2,865	\$2,750	125.0	147.0	\$23	125.00	0921-4091	ROYAL SOUTH
11 194 712 000	9031 MAIN ST	04/12/23	\$6,900	WD	\$6,900	\$2,300	33.33	\$4,620	\$6,900	\$4,620	210.0	279.0	\$33	210.00	0923-4452	ROYAL SOUTH
11 194 713 000	9020 FAWN LAKE	03/02/21	\$3,000	WD	\$3,000	\$2,000	66.67	\$4,290	\$3,000	\$4,290	195.0	240.0	\$15	195.00	0909-4734	ROYAL SOUTH
11 194 714 000	6040 DEERFIELD F	04/03/23	\$2,600	QC	\$2,600	\$1,800	69.23	\$3,520	\$2,600	\$3,520	160.0	174.0	\$16	160.00	0923-3397	ROYAL SOUTH
11 194 737 000	9191 DEERFIELD C	04/21/22	\$7,000	QC	\$7,000	\$2,000	28.57	\$4,444	\$7,000	\$4,444	202.0	262.0	\$35	202.00	0918-2255	ROYAL SOUTH
11 190 002 000	9228 WHITE PINE	03/14/22	\$1,000	PTA	\$1,000	\$1,000	100.00	\$2,288	\$1,000	\$2,288	104.0	205.0	\$10	100.00	0917-4486	ROYAL SOUTH #1
11 190 019 000	6842 WHITE PINE	12/09/22	\$2,500	WD	\$2,500	\$1,000	40.00	\$2,260	\$2,500	\$2,260	102.7	197.0	\$24	100.00	0922-0414	ROYAL SOUTH #1
11 190 031 000	6793 MAPLE CT	07/15/22	\$1,800	WD	\$1,800	\$1,000	55.56	\$2,232	\$1,800	\$2,232	101.5	189.0	\$18	100.00	0920-0161	ROYAL SOUTH #1
11 190 037 000	6824 MAPLE CT	05/12/23	\$2,400	WD	\$2,400	\$1,200	50.00	\$2,478	\$2,400	\$2,478	112.6	168.0	\$21	115.00	0924-1170	ROYAL SOUTH #1
11 190 041 000	6784 MAPLE CT	05/16/22	\$1,600	WD	\$1,600	\$1,000	62.50	\$2,218	\$1,600	\$2,218	100.8	185.0	\$16	100.00	0919-0264	ROYAL SOUTH #1
11 190 044 000	6765 CHERRY CT	04/03/23	\$2,600	QC	\$2,600	\$1,100	42.31	\$2,218	\$2,600	\$2,218	100.8	185.0	\$26	100.00	0923-3398	ROYAL SOUTH #1
11 190 054 000	6816 CHERRY CT	08/03/20	\$1,999	WD	\$1,999	\$1,000	50.03	\$2,251	\$1,999	\$2,251	102.3	176.0	\$20	103.00	0904-5593	ROYAL SOUTH #1
11 193 403 000	8855 EDGEWATEI	03/26/21	\$1,999	WD	\$1,999	\$1,400	70.04	\$2,997	\$1,999	\$2,997	136.2	260.0	\$15	124.00	0910-4363	ROYAL SOUTH #3
11 193 408 000	9005 EDGEWATEI	03/08/23	\$2,557	QC	\$2,557	\$1,300	50.84	\$2,944	\$2,557	\$2,944	133.8	194.0	\$19	133.00	0923-1048	ROYAL SOUTH #3
11 193 432 000	6405 CLUBHOUSE	11/11/21	\$2,000	WD	\$2,000	\$1,300	65.00	\$2,922	\$2,000	\$2,922	132.8	180.0	\$15	135.00	0915-3673	ROYAL SOUTH #3
11 193 437 000	6349 CLUBHOUSE	05/27/22	\$1,500	WD	\$1,500	\$1,300	86.67	\$2,922	\$1,500	\$2,922	132.8	180.0	\$11	135.00	0919-0785	ROYAL SOUTH #3

\$22

Royal South
190 / 193 / 194

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Liber/Page	Rate Group 1
11 033 002 000	6854 CLUBHOUSE	05/04/21	\$7,500	WD	\$7,500	\$2,700	36.00	\$5,700	\$7,500	\$5,700	107.0	165.0	\$70	107.00	0911-2577	WATERVIEW
11 033 002 100	6842 CLUBHOUSE	10/31/22	\$15,000	WD	\$15,000	\$2,900	19.33	\$5,700	\$15,000	\$5,700	115.0	174.0	\$130	115.00	0921-4109	WATERVIEW
11 137 002 000	6952 CLUBHOUSE	01/21/22	\$3,900	WD	\$3,900	\$2,700	69.23	\$5,700	\$3,900	\$5,700	102.0	200.0	\$38	102.00	0916-4389	WATERVIEW
						\$8,800 Waterview Lot average										
11 194 593 000	9591 CLUBHOUSE	09/25/20	\$27,000	WD	\$27,000	\$11,000	40.74	\$22,435	\$27,000	\$22,435	497.0	1048.0	\$54	497.00	0907-97	RiverFront
11 194 603 000	6207 FOX RUN CII	11/05/21	\$6,500	WD	\$6,500	\$2,000	30.77	\$2,112	\$6,500	\$2,112	96.0	190.0	\$68	96.00	0916-5349	RiverFront
						\$72 Riverfront										
Totals:			\$116,698		\$116,698	\$50,300		\$107,794	\$116,698	\$107,794	4,446.5					
							Sale. Ratio =>	43.10	Average							
							Std. Dev. =>	17.59	per FF=>		\$26					

****Royal South, Royal South #1 and Royal South #3 applied at average \$22 per FF for 2024**
****Waterview Site valued at \$8,800**
****Parkfront and Waterfront had no test of the market, historic value remains at \$35 per FF for 2023**
****Riverfront average applied at historic \$75 per FF**

Golf Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj . Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/A cre	Liber/Pag e	Rate Group 1	
11 136 019 000	11907 PORTSTEWART DR	05/16/22	\$8,000	WD	\$8,000	\$5,300	66.25	\$10,500	\$8,000	\$10,500	0.0	0.0	\$9,132	0918-5503	Bantry Bay Golf	
Bantry Bay Site													\$9,132			
11 166 012 000	9253 CANDLESTONE DR	04/16/21	\$20,000	WD	\$20,000	\$10,100	50.50	\$20,125	\$20,000	\$20,125	95.8	358.0	\$209	\$28,612	0910-4370 GOLF	
11 175 001 000	9222 STONEBRIDGE DR	10/27/21	\$25,000	WD	\$25,000	\$10,900	43.60	\$21,779	\$25,000	\$21,779	103.7	271.0	\$241	\$40,193	0915-3729 GOLF	
11 175 003 000	9268 STONEBRIDGE DR	05/07/21	\$22,000	WD	\$22,000	\$11,600	52.73	\$23,238	\$22,000	\$23,238	110.7	277.0	\$199	\$32,641	0911-2547 GOLF	
11 175 004 000	9274 STONEBRIDGE DR	05/07/21	\$18,000	WD	\$18,000	\$12,500	69.44	\$25,022	\$18,000	\$25,022	119.2	295.0	\$151	\$23,747	0911-2564 GOLF	
\$200 Average																
11 031 004 003	6543 DUBLIN DR	08/24/20	\$25,000	WD	\$25,000	\$12,400	49.60	\$26,250	\$25,000	\$26,250	0.0	0.0	\$36,232	0906-4329	Metes	
Metes Site													\$36,232			
11 153 001 000	10086 ST IVES DR	03/12/21	\$17,000	WD	\$17,000	\$11,200	65.88	\$23,394	\$17,000	\$23,394	99.5	126.0	\$171	\$41,063	0909-4971 ST. IVES GF 2	
11 175 012 000	9444 STONEBRIDGE DR	05/21/21	\$27,000	WD	\$27,000	\$11,300	41.85	\$22,661	\$27,000	\$22,661	96.4	237.0	\$280	\$49,091	0911-5901 ST. IVES GF 2	
\$225 Average																
11 195 001 000	11641 TULLYMORE DR	07/16/20	\$22,500	WD	\$22,500	\$16,500	73.33	\$34,216	\$22,500	\$34,216	131.6	206.0	\$171	\$34,992	0904-4683 TULLYMORE	
11 195 003 000	11715 TULLYMORE DR	07/16/20	\$22,500	WD	\$22,500	\$18,800	83.56	\$39,164	\$22,500	\$39,164	150.6	231.0	\$149	\$28,846	0904-4683 TULLYMORE	
\$160 Average																
Totals:			\$207,000		\$207,000	\$120,600		\$246,349	\$207,000	\$246,349	907.6					
							Sale. Ratio =>	58.26					Average			
							Std. Dev. =>	13.92					per FF=>	\$228	Average per SqFt=>	

****Sale ratio indicates value increases are not warranted, if the allocation method was applied it would likely tell a different story with neighborhood values with ratios much lower.**

****Average per FF calculated at \$228 per FF, historic \$210 will be applied for 2024.**

****Bantry Bay, Metes and Bounds site values averaged very close to historic values. Historic values applied of \$36,400, \$10,500, \$35,000 for 2024**

Village of Mecosta

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Rate Group 1
11 893 028 700	7840 POPLAR ST	01/15/21	\$20,000	WD	\$20,000	\$16,300	81.50	\$12,603	\$17,256	\$9,859	0.0	0.0	\$0	0.00	VML 0908-3652	Acreage	
11 893 049 000	MAIN ST	08/12/21	\$100,000	WD	\$100,000	\$8,700	8.70	\$95,207	\$100,000	\$95,207	0.0	0.0	\$0	0.00	VML	Acreage	
11 893 049 200	MAIN ST	09/01/22	\$165,000	WD	\$165,000	\$2,400	1.45	\$19,384	\$165,000	\$19,384	0.0	0.0	\$0	0.00	VML 0921-1086	Acreage	
11 893 064 000	177 N WEBBER ST	08/05/22	\$116,000	WD	\$116,000	\$34,700	29.91	\$83,479	\$39,603	\$7,082	0.0	0.0	\$0	0.00	VML 0920-1805	Acreage	
11 896 001 000	POPLAR ST	04/24/23	\$27,500	WD	\$27,500	\$5,400	19.64	\$10,754	\$27,500	\$10,754	0.0	0.0	\$0	0.00	VML 0923-5466	Acreage	
11 896 010 000	855 MAPLE ST	01/28/21	\$132,000	WD	\$132,000	\$43,400	32.88	\$107,094	\$29,865	\$4,959	0.0	0.0	\$0	0.00	VML 0908-5776	Acreage	
11 891 043 000	699 W MAIN ST	04/06/23	\$65,000	WD	\$65,000	\$30,100	46.31	\$60,294	\$6,818	\$2,112	96.0	145.0	\$71	96.00	VML 0923-3789	VOM LOTS	
11 892 001 000	201 S WEBBER ST	02/02/23	\$82,000	WD	\$82,000	\$14,500	17.68	\$53,693	\$29,627	\$1,320	66.0	132.0	\$449	66.00	VML 0922-4785	VOM 2 LOTS	
11 892 005 000	199 W THOMAS	02/01/22	\$55,000	WD	\$55,000	\$11,700	21.27	\$26,830	\$30,510	\$2,340	117.0	132.0	\$261	117.00	VML 0916-5596	VOM 2 LOTS	
11 895 019 000	701 W MOORE ST	09/14/22	\$50,000	WD	\$50,000	\$13,900	27.80	\$33,230	\$18,090	\$1,320	66.0	132.0	\$274	66.00	VML 0920-4709	VOM 2 LOTS	
11 895 024 000	455 S FRANKLIN ST	01/26/22	\$157,000	WD	\$157,000	\$36,800	23.44	\$93,666	\$65,974	\$2,640	132.0	132.0	\$500	132.00	VML 0916-4811	VOM 2 LOTS	
11 895 026 000	425 S FRANKLIN ST	05/31/22	\$1,400	PTA	\$1,400	\$700	50.00	\$1,320	\$1,400	\$1,320	66.0	130.0	\$21	66.00	VML 0919-3296	VOM 2 LOTS	
11 895 004 000	878 W MAIN ST	09/03/21	\$55,900	WD	\$55,900	\$19,200	34.35	\$45,135	\$12,909	\$2,144	134.0	227.0	\$96	134.00	VML 914--1080	VOM 4 LOTS	
Totals:			\$1,026,800		\$1,026,800	\$237,800		\$642,689	\$544,552	\$160,441	677.0						
							Sale. Ratio =>	23.16	Average								
							Std. Dev. =>	20.40	per FF=>		\$804						

****Only had one vacant land sale to analyze and it fell at \$21 per FF, historic for 2 Village lots was \$20 per FF. This is a 5% increase.**

****Sale Ratio did fall well below acceptable range and a flat 5% increase will be applied to the entire land table.**

****Using the allocation method within this analysis led to this very skewed sale ratio and the ECF will carry the large amount of change for this neighborhood in 2024.**

Commercial - Industrial

Acreage Analysis

Parcel Number	Street Address	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	Dollars/FF	Dollars/Acre	Liber/Page	
11 895 003 000	860 W MAIN ST	10/04/21	\$50,000	WD	\$50,000	\$19,200	38.40	\$43,034	\$14,622	\$7,656	0.0	0.0	0.60	\$24,370	\$0.56	914--4368	
11 014 016 500	7230 9 MILE RD	09/15/21	\$338,000	WD	\$338,000	\$133,600	39.53	\$316,324	\$27,576	\$5,900	0.0	0.0	0.67	\$41,158	\$0.94	914--5040	
11 014 015 900	9081 70TH AVE	10/24/18	\$120,000	WD	\$120,000	\$57,300	47.75	\$117,957	\$7,243	\$5,200	150.0	250.0	0.86	\$8,422	\$0.19	892 -2143	
11 004 020 000	9020 11 MILE RD	06/15/18	\$150,000	LC	\$150,000	\$86,000	57.33	\$126,199	\$29,157	\$5,356	180.0	250.0	1.03	\$28,308	\$0.65	888 -1072	
11 010 005 200	8725 11 MILE RD	12/21/18	\$50,500	WD	\$50,500	\$24,000	47.52	\$56,565	\$9,595	\$15,660	0.0	0.0	1.98	\$4,846	\$0.11	894 -2073	
11 061 000 200	7217 9 MILE RD	10/16/19	\$6,000	WD	\$6,000	\$4,000	66.67	\$10,488	\$6,000	\$10,488	0.0	0.0	2.28	\$2,632	\$0.06	0900-2097	
11 004 019 100	11059 90TH AVE	08/15/19	\$109,900	WD	\$109,900	\$56,500	51.41	\$100,881	\$22,019	\$13,000	0.0	0.0	2.50	\$8,808	\$0.20	0899-881	
11 006 003 400	11334 120TH AVE	12/15/20	\$300,000	WD	\$300,000	\$144,500	48.17	\$316,245	\$75,379	\$91,624	0.0	0.0	17.62	\$4,278	\$0.10	0908-1193	
Totals:			\$1,124,400		\$1,124,400	\$525,100		\$1,087,693	\$191,591	\$154,884	330.0		27.54	\$15,353			
							Sale. Ratio =>	46.70				Average			Average		
							Std. Dev. =>	9.19				per FF=>	\$581	per Net Acre=>	\$15,352.66		

****Historic 5,900**

****Blended Land Value Used of 6,400**

****Site Vale of 6,950 Applied**

Industrial Park

Parcel Number	Street Address	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	Dollars/FF	Dollars/Acre	Liber/Page
11 061 003 500	8865 MIDSTATE DR	05/13/22	\$49,900	WD	\$49,900	\$10,700	21.44	\$26,391	\$26,361	\$2,852	0.0	0.0	0.62	27000	\$42,518	0918-5188
11 061 008 000	8900 MIDSTATE DR	12/22/21	\$12,000	QC	\$12,000	\$4,600	38.33	\$11,918	\$12,000	\$11,918	0.0	0.0	2.02	64500	\$5,941	0916-1142
11 061 000 008	8650 MIDSTATE DR	07/31/20	\$240,000	WD	\$240,000	\$101,900	42.46	\$207,885	\$39,659	\$7,544	0.0	0.0	1.64	59230	\$24,182	904--5380
11 061 000 150	8498 MIDSTATE DR	04/05/22	\$12,384	WD	\$12,384	Exempt	0.00	\$10,355	\$12,384	\$10,355			2.25	98040		
									\$19,584				140325			
									\$109,988							
													PER SQ FT			
													Avg:	0.28		

Commercial - Industrial

****Commercial and Industrial within Industrial Park area applied at .15 per SQ ft for 2024.**

M-20 Including Village

Parcel Number	Street Address	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	Dollars/FF	Dollars/Acre	Liber/Page	
11 895 003 000	860 W MAIN ST	10/04/21	\$50,000	WD	\$50,000	\$19,200	38.40	\$43,034	\$14,622	\$7,656	132.0	0.0	0.60	\$111	\$0.56	914--4368	
11 004 020 000	9020 11 MILE RD	06/15/18	\$150,000	LC	\$150,000	\$86,000	57.33	\$126,199	\$29,157	\$5,356	180.0	250.0	1.03	\$162	\$0.65	888 -1072	
11 010 005 200	8725 11 MILE RD	12/21/18	\$50,500	WD	\$50,500	\$24,000	47.52	\$56,565	\$9,595	\$15,660	150.0	0.0	1.98	\$64	\$0.11	894 -2073	
11 006 003 400	11334 120TH AVE	12/15/20	\$300,000	WD	\$300,000	\$144,500	48.17	\$316,245	\$75,379	\$91,624	825.0	0.0	17.62	\$91	\$0.10	0908-1193	
									\$128,753		1,287.0						
												PER FF					
												Avg:	100.04				

****\$60 is the historic value blended w/ current 100 to be applied as \$80 a front foot for M-20 Values**

90th Ave

Parcel Number	Street Address	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	Dollars/FF	Dollars/Acre	Liber/Page		
11 004 019 100	11059 90TH AVE	08/15/19	\$109,900	WD	\$109,900	\$56,500	51.41	\$100,881	\$22,019	\$13,000	286.5	380.0	2.50	\$77	\$8,808	0899-881		
11 010 008 000	10812 90TH AVE	03/17/22	\$55,000	WD	\$55,000	\$7,800	14.18	\$17,700	\$55,000	\$17,700	623.0	209.0	3.00	\$88	\$18,333	0918-0120		
11 021 002 501	8701 90TH AVE	03/05/19	\$185,000	LC	\$185,000	\$0	0.00	\$142,973	\$71,469	\$29,442	434.0	528.0	11.32	\$165	\$6,311	897 -358		
11 021 002 502	8701 90TH AVE	08/15/22	\$80,000	WD	\$80,000	\$7,300	9.13	\$14,632	\$80,000	\$14,632	190.0	640.0	2.48	\$421	\$32,258	0920-2211		
Totals:			\$429,900		\$429,900	\$71,600		\$276,186	\$228,488	\$74,774	1,533.5		19.30					
							Sale. Ratio =>	16.66					Average					
							Std. Dev. =>	22.60					per FF=>	\$149				
												Average						
												per SqFt=>						

****This is the first time 90th Ave has ever been analyzed as a stand alone, going with M-20 Value of \$80 until data can be collected into future valuations.**