

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
06J Y -12-06-401-040	4570 BARBARA KAY CT	04/05/22	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$36,250	51.42	\$72,500	\$70,500	\$72,500	185.8	297.7	1.35	1.35	\$380	\$52,261	\$1.20	162.57		Pondview/Crosswinds/Phillips Meadow	
08C Y -12-08-251-024	4448 CLARE LN	05/07/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$27,580	40.56	\$55,155	\$68,000	\$55,155	0.0	0.0	2.47	2.47	#DIV/0!	\$27,519	\$0.63	0.00		Northwest Quarter	
08C Y -12-08-251-014	6220 BRENDEL RD	05/19/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$27,630	37.34	\$55,250	\$74,000	\$55,250	170.0	548.0	2.14	2.14	\$435	\$34,596	\$0.79	170.00		Northwest Quarter	
08C Y -12-08-251-017	6370 BRENDEL RD	06/29/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$27,630	37.85	\$55,250	\$73,000	\$55,250	170.0	548.0	2.14	2.14	\$429	\$34,128	\$0.78	170.00		Northwest Quarter	
08C Y -12-08-251-030	4401 CLARE LN	01/21/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,080	44.11	\$66,160	\$75,000	\$66,160	0.0	0.0	2.72	2.72	#DIV/0!	\$27,574	\$0.63	0.00		Northwest Quarter	
08C Y -12-09-176-032		02/08/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,590	31.59	\$63,184	\$100,000	\$63,184	0.0	0.0	2.78	2.78	#DIV/0!	\$35,958	\$0.83	0.00		Northwest Quarter	
08C Y -12-09-176-034		02/25/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,220	32.59	\$68,439	\$105,000	\$68,439	0.0	0.0	3.09	3.09	#DIV/0!	\$33,981	\$0.78	0.00		Northwest Quarter	
08C Y -12-08-251-014	6220 BRENDEL RD	10/31/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,630	32.51	\$55,250	\$85,000	\$55,250	170.0	548.0	2.14	2.14	\$500	\$39,738	\$0.91	170.00		Northwest Quarter	
08K Y -12-08-451-007	3831 MICHAEL CT	07/14/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$35,000	46.73	\$70,000	\$74,900	\$70,000	0.0	0.0	1.09	1.09	#DIV/0!	\$68,716	\$1.58	0.00		Ogden Woods/Marie Meadows	
11L Y -12-13-202-014		08/08/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,120	67.07	\$40,240	\$30,000	\$40,240	0.0	0.0	0.10	0.10	#DIV/0!	\$315,789	\$7.25	0.00		Pontiac Lake	
15C Y -12-15-426-034	1920 LAFLAMME CT	04/14/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$37,500	47.47	\$75,000	\$79,000	\$75,000	0.0	0.0	1.17	1.17	#DIV/0!	\$67,521	\$1.55	0.00		Northeast Quarter	
16B Y -12-20-451-005		11/05/21	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$52,200	58.00	\$104,400	\$90,000	\$104,400	0.0	0.0	11.60	11.60	#DIV/0!	\$7,759	\$0.18	0.00		Agricultural	
16C Y -12-19-276-008		06/07/21	\$65,000	WD	19-MULTI PARCEL ARM'S I	\$65,000	\$34,540	53.14	\$69,066	\$65,000	\$69,066	134.2	100.0	2.19	1.73	\$485	\$29,667	\$0.68	169.69	Y -12-19-276-009	Northwest Quarter	
22L Y -12-27-201-013		05/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,510	42.73	\$141,025	\$165,000	\$141,025	62.7	118.6	0.26	0.26	\$2,633	\$647,059	\$14.85	54.56		Oxbow Lake	
24J Y -12-23-427-001		05/31/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,640	44.16	\$247,279	\$280,000	\$247,279	0.0	0.0	0.52	0.52	#DIV/0!	\$538,462	\$12.36	0.00		Twin Lakes Site Condo Lakefront	
24K Y -12-24-302-021	9035 HURON BLUFFS DR	05/06/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$26,160	37.42	\$52,317	\$69,900	\$52,317	94.8	179.7	0.41	0.41	\$738	\$169,660	\$3.89	100.00		Twin Lakes Site Condo	
25A Y -12-31-200-001		05/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,000	50.77	\$264,000	\$260,000	\$264,000	0.0	0.0	40.00	40.00	#DIV/0!	\$6,500	\$0.15	0.00		Agricultural	
26E Y -12-26-177-017	9731 PORTAGE TRL	08/25/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$18,000	35.29	\$35,994	\$51,000	\$33,985	102.0	108.5	0.52	0.52	\$500	\$98,837	\$2.27	120.00		Cedar Crest/Sunset Park	
26F Y -12-26-159-006		11/18/22	\$9,000	WD	19-MULTI PARCEL ARM'S I	\$9,000	\$4,220	46.89	\$8,434	\$9,000	\$8,434	0.0	0.0	0.65	0.65	#DIV/0!	\$13,953	\$0.32	0.00	Y -12-26-107-029	Carlton Heights	
26L Y -12-26-377-001		06/16/21	\$47,500	WD	19-MULTI PARCEL ARM'S I	\$47,500	\$16,870	35.52	\$33,732	\$47,500	\$33,732	0.0	0.0	2.61	48.21	#DIV/0!	\$18,220	\$0.42	0.00	Y -12-26-338-003, Y -12-26-338-004	Cedar Crest/Cedar Lake	
26L Y -12-27-480-001		08/04/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$71,630	39.36	\$143,261	\$182,000	\$143,261	148.9	162.5	2.15	2.15	\$1,222	\$84,651	\$1.94	197.00		Cedar Island Lake	
34L Y -12-34-377-013		01/14/22	\$78,000	WD	19-MULTI PARCEL ARM'S I	\$78,000	\$33,970	43.55	\$67,930	\$78,000	\$67,930	0.0	0.0	0.53	0.42	#DIV/0!	\$147,727	\$3.39	0.00	Y -12-34-377-012	Sugden Lake	
34L Y -12-34-376-001	10760 BOGIE LAKE RD	12/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$62,820	69.80	\$125,636	\$90,000	\$125,636	79.0	215.0	0.38	0.75	\$1,139	\$239,362	\$5.49	66.00		Sugden Lake	
35E Y -12-35-230-007		11/24/21	\$150,000	WD	19-MULTI PARCEL ARM'S I	\$150,000	\$80,910	53.94	\$50,625	\$150,000	\$50,625	40.0	100.0	0.18	0.09	\$3,750	\$815,217	\$18.71	40.00	Y -12-35-230-006	Marjorie Vesta	
35E Y -12-35-284-033	9036 CEDAR ISLAND RD	12/02/22	\$50,000	WD	19-MULTI PARCEL ARM'S I	\$50,000	\$28,080	56.16	\$56,167	\$50,000	\$56,167	202.3	102.3	0.47	0.47	\$247	\$106,383	\$2.44	200.00	Y -12-35-284-032	Marjorie Vesta	
35F Y -12-35-403-040		12/06/21	\$38,000	WD	19-MULTI PARCEL ARM'S I	\$38,000	\$17,440	45.89	\$34,872	\$38,000	\$34,872	104.9	165.0	0.19	0.38	\$362	\$197,917	\$4.54	100.00	Y -12-35-403-034	35 Multiple Subdivisions	
36L Y -12-36-327-004	8795 COOLEY BEACH DR	08/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$82,850	57.14	\$165,703	\$145,000	\$165,703	73.8	160.0	0.26	0.26	\$1,965	\$549,242	\$12.61	70.00		Cooley Lake	
IND Y -12-01-127-002		04/21/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,580	32.23	\$161,168	\$250,000	\$161,168	0.0	0.0	2.00	2.00	#DIV/0!	\$125,000	\$2.87	0.00		INDUSTRIAL	
M59 Y -12-21-426-001		01/11/22	\$0	MLC	03-ARM'S LENGTH	\$140,000	\$89,630	64.02	\$179,266	\$140,000	\$179,266	0.0	0.0	3.04	3.04	#DIV/0!	\$46,053	\$1.06	0.00		M59 - COMMERCIAL	
M59 Y -12-13-451-011	8300 PONTIAC LAKE RD	05/19/22	\$0	MLC	03-ARM'S LENGTH	\$1,000,000	\$598,320	59.83	\$1,196,634	\$1,000,000	\$1,196,634	0.0	0.0	3.77	3.77	#DIV/0!	\$265,182	\$6.09	0.00		M59 - COMMERCIAL	
M59 Y -12-22-279-004	10193 HIGHLAND RD	08/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$158,540	62.17	\$317,070	\$255,000	\$314,231	0.0	0.0	1.00	1.00	#DIV/0!	\$256,281	\$5.88	0.00		M59 - COMMERCIAL	
M59 Y -12-20-276-034		11/30/22	\$1	OTH	03-ARM'S LENGTH	\$825,000	\$296,860	35.98	\$593,723	\$825,000	\$593,723	0.0	0.0	1.88	1.88	#DIV/0!	\$438,830	\$10.07	0.00		M59 - COMMERCIAL	
Totals:			\$3,109,801			\$5,074,800	\$2,418,000		\$4,724,730	\$5,074,800	\$4,719,882	1,738.3			95.78	141.28						
									Sale. Ratio =>	47.65	Average		Average		Average		Average					
									Std. Dev. =>	10.94	per FF=>		per Net Acre=>		per SqFt=>							
											\$2,919		52,984.47		\$1.22							