

2024 Fort Gratiot Industrial Land  
Multi Unit

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$68,512	\$36,000	\$68,512	225.0	358.0
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$64,960	\$55,000	\$64,960	297.0	601.3
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$9,400	107.43	\$19,995	\$8,750	\$19,995	64.1	1320.0
28-020-1020-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$6,600	75.43	\$14,139	\$8,750	\$14,139	45.3	660.0
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$22,000	220.00	\$27,845	\$10,000	\$27,845	89.2	640.0
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$74,365	\$50,000	\$74,365	184.4	239.0
<b>Totals:</b>			<b>\$186,000</b>			<b>\$168,500</b>	<b>\$135,200</b>		<b>\$269,816</b>	<b>\$168,500</b>	<b>\$269,816</b>	<b>905.0</b>	
								<b>Sale. Ratio =&gt;</b>	<b>80.24</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>60.84</b>	<b>per FF=&gt;</b>		<b>\$186</b>	

Land Value Determinations	
FF	\$200.00
0-.99	\$16,000.00
1-4.99	\$21,700.00
5-9.99	\$21,500.00
10-14.99	\$19,500.00
15+	\$6,600.00

2024 Fort Gratiot Industrial Land  
Multi Unit

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code
1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5541/896		3000N IND NORTH OF RR	8/14/2014	IND VAC
4.10	4.10	\$185	\$13,415	\$0.31	297.00	3000S	5538/381		3000S IND SOUTH OF RR	NOT INSPECTED	IND VAC
1.00	1.00	\$137	\$8,750	\$0.20	33.00	3000S	5530/740		3000S IND SOUTH OF RR	NOT INSPECTED	IND VAC
0.50	0.50	\$193	\$17,500	\$0.40	33.00	3000S	5530/740		3000S IND SOUTH OF RR	NOT INSPECTED	IND VAC
0.97	0.97	\$112	\$10,309	\$0.24	66.00	3000S	5425/037		3000S IND SOUTH OF RR	1/8/2020	IND VAC
1.51	1.51	\$271	\$33,025	\$0.76	184.38	3700	5547/663		3700 INTERNATIONAL WAY DR CONDO	7/24/2013	IND CONDO
<b>9.93</b>	<b>9.93</b>										
<b>Average</b>			<b>Average</b>								
<b>per Net Acre=&gt;</b>	<b>16,961.95</b>		<b>per SqFt=&gt;</b>	<b>\$0.39</b>							

2024 Fort Gratiot Industrial Land  
Multi Unit

Class	Rate Group 1	UNIT OF GOV'T.
302	FF VAL NOT USED	PORT HURON TWP
302	FF VAL NOT USED	PORT HURON TWP
001	MAIN ROADS	PORT HURON TWP
001	MAIN ROADS	PORT HURON TWP
302	MAIN ROADS	PORT HURON TWP
307	FF VAL NOT USED	PORT HURON TWP

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2024 Fort Gratiot Front Foot Determination 2nd Running  
4005 Section East

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
1.52	1.52	\$398	\$52,645	\$1.21	200.00	4005	5446/0335		SECTION (EAST)	0	0	6/16/2017		401	A' FRONTAGE	
0.76	0.76	\$480	\$66,726	\$1.53	110.00	4005	5413/0069		SECTION (EAST)	0	0	12/19/2023		401	A' FRONTAGE	
0.75	0.75	\$1,010	\$134,731	\$3.09	100.00	4005	5576/0194		SECTION (EAST)	1	0	8/22/2017		401	B' FRONTAGE	
0.68	0.68	\$705	\$97,633	\$2.24	90.00	4005	5546/0044		SECTION (EAST)	1	0	11/21/2022		401	B' FRONTAGE	
0.65	0.65	\$459	\$76,543	\$1.76	120.00	4005	5533/0508		SECTION (EAST)	0	1	7/15/2022		401	B' FRONTAGE	
1.25	1.25	\$569	\$76,672	\$1.76	170.00	4005	5545/0062		SECTION (EAST)	1	0	11/14/2023		401	A' FRONTAGE	
0.80	0.80	\$745	\$108,657	\$2.49	117.43	4005	5607/0358		SECTION (EAST)	0	0	8/23/2023	RES RENTAL	401	B' FRONTAGE	
0.72	0.72	\$710	\$88,359	\$2.03	100.00	4005	5396/0751		SECTION (EAST)	1	0	1/12/2021	RES RENTAL	401	D' FRONTAGE	
0.30	0.30	\$991	\$207,848	\$4.77	100.00	4005	5578/0456		SECTION (EAST)	1	0	6/14/2018		401	A' FRONTAGE	
0.49	0.49	\$772	\$111,813	\$2.57	70.95	4005	5557/0958		SECTION (EAST)	1	0	11/14/2022		401	B' FRONTAGE	
0.30	0.30	\$472	\$99,010	\$2.27	100.00	4005	5515/0679		SECTION (EAST)	0	1	8/23/2023		402	A' FRONTAGE	
0.30	0.30	\$837	\$175,502	\$4.03	100.00	4005	5607/0362		SECTION (EAST)	0	1	8/23/2023		401	A' FRONTAGE	
<b>8.53</b>	<b>8.53</b>															
<b>Average</b>			<b>Average</b>													
<b>per Net Acre=&gt;</b>	<b>93,246.69</b>		<b>per SqFt=&gt;</b>	<b>\$2.14</b>												

5.38	5.38	#DIV/0!	\$32,540	\$0.75	0.00	4005	5544/0687		SECTION (EAST)	0	1	7/27/2020		001		
5.38	2.61	#DIV/0!	\$32,540	\$0.75	0.00	4005	5544/0687		SECTION (EAST)	0	0	NOT INSPECTED		402		
5.98	2.99	\$203	\$6,684	\$0.15	158.00	4005	5544/0917	20-016-1013-000	SECTION (EAST)	1	0	8/30/2018		402	C' FRONTAGE	
20.00	20.00	#DIV/0!	\$1,887	\$0.04	0.00	4005	5580/0367	20-016-4009-000	SECTION (EAST)	0	1	12/14/2023		401		
0.52	0.43	(\$124)	(\$15,624)	(\$0.36)	70.95	4005	5525/0370		SECTION (EAST)	1	0	8/14/2014		401	B' FRONTAGE	
9.50	9.50	#DIV/0!	\$6,917	\$0.16	0.00	4005	5382/0208		SECTION (EAST)	1	0	10/21/2008	RES RENTAL	401		
8.79	8.79	#DIV/0!	\$6,499	\$0.15	148.50	4005	5527/0139		SECTION (EAST)	0	1	7/31/2020		401	B' FRONTAGE	
0.40	0.40	\$1,968	\$252,952	\$5.81	80.00	4005	5476/0824		SECTION (EAST)	0	1	8/5/2009		401	C' FRONTAGE	



2024 Fort Gratiot Front Foot Determination 2nd Running  
4020 North River North

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
20-029-3012-000	3674 NORTH RIVER RD	12/10/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,600	38.55	\$120,607	\$85,822	\$54,429	108.9	316.0	0.54
20-090-0044-000	3236 NORTH RIVER RD	04/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,700	36.73	\$130,560	\$81,721	\$44,281	88.6	385.0	0.72
20-090-0068-000	3423 NORTH RIVER RD	09/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,400	41.20	\$184,389	\$60,525	\$44,914	89.8	283.0	0.63
20-090-0069-000	3451 NORTH RIVER RD	06/27/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,800	32.64	\$205,209	\$72,065	\$57,274	114.5	433.0	0.99
20-090-0071-000	3469 NORTH RIVER RD	05/20/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,100	35.05	\$235,535	\$79,384	\$55,019	110.0	399.6	0.92
20-090-0090-200	NORTHWOOD DR	09/23/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$23,000	76.67	\$46,080	\$30,000	\$46,080	196.2	975.3	2.56
20-090-0093-000	3522 NORTH RIVER RD	05/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$43,400	28.00	\$101,949	\$94,395	\$41,344	82.7	399.0	0.69
20-090-0097-000	3631 PARKER RD	03/15/23	\$120,750	WD	03-ARM'S LENGTH	\$120,750	\$35,600	29.48	\$78,446	\$77,927	\$35,623	64.8	138.4	0.32
20-091-0095-000	4300 NORTH RIVER RD	08/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,200	55.88	\$195,305	\$96,292	\$126,597	253.2	733.3	3.07
20-091-0109-000	4490 NORTH RIVER RD	07/08/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,100	36.45	\$194,870	\$102,221	\$47,191	94.4	286.6	0.67
20-165-0015-000	4134 NORTH RIVER RD	09/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,900	55.27	\$172,749	\$62,990	\$85,739	171.5	517.0	1.63
20-166-0017-000	3625 ANGUS RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$227,958	\$90,669	\$88,627	177.3	628.4	1.44
20-166-0018-000	3641 ANGUS RD	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$96,300	58.36	\$197,607	\$56,018	\$88,625	177.2	628.3	1.44
20-166-0019-000	3645 ANGUS RD	01/27/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,100	41.27	\$212,828	\$120,793	\$88,621	177.2	628.3	1.44
20-320-0022-000	3611 MILTON RD	03/21/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,000	41.40	\$204,877	\$46,681	\$36,558	66.5	180.0	0.37
20-328-0004-000	3684 PARKER RD	06/22/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$72,600	34.59	\$151,549	\$110,647	\$52,296	104.6	400.0	0.87
20-328-0025-000	3320 NORTH RIVER RD	12/07/21	\$181,700	WD	03-ARM'S LENGTH	\$181,700	\$66,200	36.43	\$171,060	\$68,695	\$58,055	116.1	333.5	0.85
20-496-0002-000	3370 LOMAR DR	08/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,800	40.38	\$206,737	\$40,342	\$37,079	74.2	90.0	0.29
20-578-0010-000	3590 STATE RD	03/28/23	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$47,800	17.84	\$206,899	\$113,179	\$52,178	94.9	297.0	0.68
20-578-0011-001	3580 STATE RD	08/25/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$53,700	25.69	\$171,468	\$84,966	\$47,434	94.9	297.0	0.68
20-578-0018-000	3974 NORTH RIVER RD	11/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,500	44.32	\$198,433	\$63,212	\$41,645	83.3	228.9	0.53
20-578-0023-000	3520 TEEPLE AVE	09/24/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$82,300	48.44	\$170,628	\$56,718	\$57,446	114.9	198.0	0.46
20-578-0024-000	3956 NORTH RIVER RD	12/09/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$90,000	50.28	\$197,861	\$24,894	\$43,755	87.5	257.8	0.59
20-579-0038-000	3596 TEEPLE AVE	12/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$65,000	36.11	\$139,633	\$77,905	\$37,538	75.1	186.0	0.43
20-579-0041-000	3630 TEEPLE AVE	02/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,800	66.18	\$158,812	\$12,433	\$61,245	111.4	186.0	0.43
20-579-0042-000	3640 TEEPLE	05/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$130,836	\$84,842	\$55,678	111.4	186.0	0.43
20-579-0050-000	3669 TEEPLE AVE	06/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$69,700	26.81	\$191,640	\$115,794	\$47,434	94.9	297.0	0.68
20-730-0017-000	3048 NORTH RIVER RD	08/26/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$77,700	33.21	\$193,249	\$87,357	\$46,606	93.2	244.0	0.60
<b>Totals:</b>			<b>\$5,316,950</b>			<b>\$5,316,950</b>	<b>\$2,061,100</b>		<b>\$4,797,774</b>	<b>\$2,098,487</b>	<b>\$1,579,311</b>	<b>3,228.9</b>		<b>24.94</b>
								<b>Sale. Ratio =&gt;</b>	<b>38.76</b>	<b>Average</b>				<b>Average</b>
								<b>Std. Dev. =&gt;</b>	<b>12.73</b>	<b>per FF=&gt;</b>		<b>\$650</b>	<b>per Net Acre=&gt;</b>	

Front Foot Determination  
\$650 Use \$650

20-328-0014-000	3456 NORTH RIVER RD	08/12/21	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$74,200	67.45	\$166,649	(\$3,005)	\$53,644	107.3	400.0	0.90
20-579-0024-000	3635 GRANT AVE	06/22/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$86,500	67.05	\$180,811	(\$14,273)	\$37,538	75.1	186.0	0.43
20-090-0080-000	3573 NORTH RIVER RD	08/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,300	36.30	\$177,449	\$101,958	\$44,407	88.8	211.5	0.57
	High Land Residual													
20-091-0074-000	3800 NORTH RIVER RD	05/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,900	38.41	\$306,516	\$137,614	\$124,130	248.3	385.8	2.30
	High Land Residual													
20-630-0007-000	3596 POLLINA AVE	09/03/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900	27.96	\$192,915	\$141,897	\$59,812	119.6	583.0	1.21

2024 Fort Gratiot Front Foot Determination 2nd Running  
4020 North River North

20-166-0009-000	High Land Residual 3636 ANGUS RD Not a Good Sale	03/15/22	\$250,001	OTH	03-ARM'S LENGTH	\$250,001	\$103,200	41.28	\$225,459	\$113,309	\$88,767	177.5	630.4	1.45
20-578-0002-000	3712 STATE RD Not a Good Sale	08/15/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$61,700	33.35	\$133,629	\$98,805	\$47,434	94.9	297.0	0.68
20-029-3009-001	3644 NORTH RIVER RD OUTLIER	07/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$94,100	62.73	\$195,790	\$2,110	\$47,900	95.8	320.5	0.72
20-495-0015-000	3391 LOMAR DR OUTLIER	06/03/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$185,098	\$79,290	\$29,388	58.8	114.0	0.26



2024 Fort Gratiot Front Foot Determination 2nd Running  
4020 North River North

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.54	\$788	\$157,761	\$3.62	75.00	4020	5478/0927		NORTH RIVER (NORTH)	0	1	12/14/2023		401	C' FRONTAGE	
0.72	\$923	\$113,976	\$2.62	83.74	4020	5524/0551		NORTH RIVER (NORTH)	0	1	11/1/2022		401	A' FRONTAGE	
0.63	\$674	\$96,071	\$2.21	97.00	4020	5572/0976		NORTH RIVER (NORTH)	0	1	11/11/2022		401	A' FRONTAGE	
0.99	\$629	\$72,500	\$1.66	100.00	4020	5544/0335		NORTH RIVER (NORTH)	0	0	11/2/2022		401	A' FRONTAGE	
0.92	\$721	\$86,569	\$1.99	100.00	4020	5378/0003		NORTH RIVER (NORTH)	0	1	11/30/2021		401	A' FRONTAGE	
2.56	\$153	\$11,719	\$0.27	114.14	4020	5567/0278		NORTH RIVER (NORTH)	0	0	NOT INSPECTED		402	A' FRONTAGE	
0.69	\$1,142	\$137,003	\$3.15	75.20	4020	5385/0116		NORTH RIVER (NORTH)	0	1	12/14/2023		401	A' FRONTAGE	
0.32	\$1,203	\$245,053	\$5.63	100.00	4020	5615/0004		NORTH RIVER (NORTH)	0	1	8/23/2023		401	A' FRONTAGE	
3.07	\$380	\$31,365	\$0.72	75.73	4020	5452/0087		NORTH RIVER (NORTH)	0	1	8/6/2010		401	B' FRONTAGE	
0.67	\$1,083	\$153,485	\$3.52	101.27	4020	5547/0836		NORTH RIVER (NORTH)	0	1	12/14/2023		401	A' FRONTAGE	
1.63	\$367	\$38,739	\$0.89	137.00	4020	5570/0103		NORTH RIVER (NORTH)	0	1	12/14/2023		401	A' FRONTAGE	
1.44	\$512	\$62,834	\$1.44	100.00	4020	5534/0967		NORTH RIVER (NORTH)	1	0	11/1/2022		401	B' FRONTAGE	
1.44	\$316	\$38,847	\$0.89	100.00	4020	5355/0850		NORTH RIVER (NORTH)	1	0	11/23/2021		401	B' FRONTAGE	
1.44	\$682	\$83,768	\$1.92	100.00	4020	5600/0813		NORTH RIVER (NORTH)	1	0	6/3/2020		401	B' FRONTAGE	
0.37	\$702	\$125,487	\$2.88	90.00	4020	5613/0135		NORTH RIVER (NORTH)	0	1	8/23/2023		401	A' FRONTAGE	
0.87	\$1,058	\$126,889	\$2.91	95.00	4020	5394/0290		NORTH RIVER (NORTH)	0	1	7/3/2018		401	A' FRONTAGE	
0.85	\$592	\$80,818	\$1.86	124.50	4020	5479/0641		NORTH RIVER (NORTH)	0	1	11/1/2022		401	A' FRONTAGE	
0.29	\$544	\$137,686	\$3.16	142.00	4020	5553/0060		NORTH RIVER (NORTH)	0	1	11/11/2022		401	A' FRONTAGE	
0.68	\$1,193	\$165,952	\$3.81	100.00	4020	5616/0844		NORTH RIVER (NORTH)	0	1	8/23/2023		401	A' FRONTAGE	
0.68	\$896	\$124,584	\$2.86	100.00	4020	5439/0682		NORTH RIVER (NORTH)	0	0	10/5/2022		401	A' FRONTAGE	
0.53	\$759	\$120,175	\$2.76	100.00	4020	5580/0595		NORTH RIVER (NORTH)	0	1	12/19/2022		401	A' FRONTAGE	
0.46	\$494	\$124,655	\$2.86	100.00	4020	5442/0142		NORTH RIVER (NORTH)	0	1	7/16/2020		401	C' FRONTAGE	
0.59	\$284	\$42,481	\$0.98	99.00	4020	5594/0724		NORTH RIVER (NORTH)	0	1	12/19/2022		401	A' FRONTAGE	
0.43	\$1,038	\$182,447	\$4.19	100.00	4020	5481/0730		NORTH RIVER (NORTH)	0	1	11/1/2022		401	A' FRONTAGE	
0.43	\$112	\$29,117	\$0.67	100.00	4020	5606/0107		NORTH RIVER (NORTH)	0	1	7/16/2020		401	C' FRONTAGE	
0.43	\$762	\$198,693	\$4.56	100.00	4020	5373/0851		NORTH RIVER (NORTH)	0	1	10/3/2017		401	C' FRONTAGE	
0.68	\$1,221	\$169,786	\$3.90	100.00	4020	5432/0591		NORTH RIVER (NORTH)	0	1	7/16/2020		401	A' FRONTAGE	
0.60	\$937	\$145,353	\$3.34	110.75	4020	5563/0369		NORTH RIVER (NORTH)	0	1	11/11/2022		401	A' FRONTAGE	
<hr/>															
<b>24.94</b>															
		<b>Average</b>													
<b>84,141.42</b>		<b>per SqFt=&gt;</b>	<b>\$1.93</b>												
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0.90	(\$28)	(\$3,358)	(\$0.08)	97.45	4020	5408/0567		NORTH RIVER (NORTH)	0	1	8/4/2015	RESIDENTIAL	401	A' FRONTAGE	
0.43	(\$190)	(\$33,426)	(\$0.77)	100.00	4020	5399/0644		NORTH RIVER (NORTH)	0	1	7/21/2020		401	A' FRONTAGE	
0.57	\$1,148	\$180,457	\$4.14	100.00	4020	5411/0901		NORTH RIVER (NORTH)	0	1	12/8/2011		401	A' FRONTAGE	
2.30	\$554	\$59,832	\$1.37	169.43	4020	5382/0242		NORTH RIVER (NORTH)	0	1	8/6/2015	RES 1 FAMILY	401	A' FRONTAGE	
1.21	\$1,186	\$117,757	\$2.70	90.00	4020	5428/0457		NORTH RIVER (NORTH)	0	0	11/18/2022		401	A' FRONTAGE	

2024 Fort Gratiot Front Foot Determination 2nd Running  
4020 North River North

1.45	\$638	\$78,306	\$1.80	100.00	4020 55070799	NORTH RIVER (NORTH)	1	0	11/1/2022	401	B' FRONTAGE
0.68	\$1,041	\$144,875	\$3.33	100.00	4020 5555/0683	NORTH RIVER (NORTH)	0	1	11/11/2022	401	A' FRONTAGE
0.72	\$22	\$2,951	\$0.07	97.21	4020 5400/0596	NORTH RIVER (NORTH)	0	0	11/30/2021	401	A' FRONTAGE
0.26	\$1,349	\$302,634	\$6.95	100.00	4020 5536/0709	NORTH RIVER (NORTH)	0	1	11/2/2022	401	A' FRONTAGE





2024 Fort Gratiot Front Foot Determination 2nd Running  
4035 Shoreview / Old Farm

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.33	\$770	\$225,039	\$5.17	87.55	4035	5391/0354		SHOREVIEW - OLD FARMS	0	1	11/23/2021		401	A FRONTAGE	
0.36	\$396	\$119,781	\$2.75	100.00	4035	5549/0454		SHOREVIEW - OLD FARMS	0	1	11/11/2022		401	A FRONTAGE	
0.25	\$915	\$293,328	\$6.73	78.00	4035	5372/0576		SHOREVIEW - OLD FARMS	0	1	11/24/2021		401	A FRONTAGE	
0.39	\$809	\$248,301	\$5.70	112.00	4035	5446/0002		SHOREVIEW - OLD FARMS	0	1	11/1/2022		401	A FRONTAGE	
2.04	\$91	\$7,113	\$0.16	0.00	4035	5569/0546		SHOREVIEW - OLD FARMS	0	1	8/26/2022		401	A FRONTAGE	
0.39	\$356	\$109,599	\$2.52	112.50	4035	5590/0608		SHOREVIEW - OLD FARMS	0	1	12/19/2023		401	A FRONTAGE	
0.26	\$256	\$78,643	\$1.81	75.00	4035	5412/0613		SHOREVIEW - OLD FARMS	0	1	10/14/2022		401	A FRONTAGE	
0.25	\$692	\$218,053	\$5.01	75.00	4035	5378/0802		SHOREVIEW - OLD FARMS	0	1	5/15/2008		401	A FRONTAGE	
0.23	\$961	\$311,913	\$7.16	75.00	4035	5439/0517		SHOREVIEW - OLD FARMS	0	1	4/24/2006		401	A FRONTAGE	
0.23	\$703	\$228,186	\$5.24	75.00	4035	5385/0256		SHOREVIEW - OLD FARMS	0	1	6/27/2014		401	A FRONTAGE	
0.23	\$882	\$286,234	\$6.57	75.00	4035	5518/0763		SHOREVIEW - OLD FARMS	0	1	12/19/2023		401	A FRONTAGE	
0.23	\$577	\$187,359	\$4.30	75.00	4035	5536/0350		SHOREVIEW - OLD FARMS	0	1	11/2/2022		401	A FRONTAGE	
0.23	\$826	\$268,268	\$6.16	75.00	4035	5391/0286		SHOREVIEW - OLD FARMS	0	1	8/1/2007		401	A FRONTAGE	
0.23	\$927	\$300,913	\$6.91	75.00	4035	5410/0976		SHOREVIEW - OLD FARMS	0	1	8/9/2007		401	A FRONTAGE	
0.51	\$351	\$116,891	\$2.68	174.45	4035	5395/0775		SHOREVIEW - OLD FARMS	0	1	10/4/2017		401	A FRONTAGE	A FRONTAGE
0.24	\$1,181	\$381,774	\$8.76	78.00	4035	5541/0946		SHOREVIEW - OLD FARMS	1	0	11/2/2022	RES RENTAL	401	A FRONTAGE	
0.36	\$647	\$210,446	\$4.83	117.50	4035	5411/0467		SHOREVIEW - OLD FARMS	0	1	12/19/2023		401	A FRONTAGE	
0.48	\$632	\$208,280	\$4.78	158.71	4035	5416/0885		SHOREVIEW - OLD FARMS	0	1	12/19/2023		401	A FRONTAGE	
0.23	\$1,140	\$372,185	\$8.54	76.00	4035	5479/0219		SHOREVIEW - OLD FARMS	0	1	11/1/2022		401	A FRONTAGE	
0.25	\$802	\$252,279	\$5.79	75.00	4035	5493/0635		SHOREVIEW - OLD FARMS	0	1	11/1/2022		401	A FRONTAGE	
0.23	\$1,092	\$340,803	\$7.82	68.49	4035	5583/0539		SHOREVIEW - OLD FARMS	0	1	12/19/2022		401	A FRONTAGE	
0.60	\$268	\$70,617	\$1.62	100.00	4035	5354/0720		SHOREVIEW - OLD FARMS	0	1	5/10/2022		401	A FRONTAGE	
0.31	\$896	\$290,537	\$6.67	100.00	4035	5562/0554		SHOREVIEW - OLD FARMS	0	1	11/14/2022		401	A FRONTAGE	
0.31	\$763	\$247,485	\$5.68	100.00	4035	5445/0573		SHOREVIEW - OLD FARMS	0	1	7/21/2020		401	A FRONTAGE	
0.31	\$903	\$291,862	\$6.70	100.00	4035	5439/0881		SHOREVIEW - OLD FARMS	0	1	7/21/2020		401	A FRONTAGE	
0.52	\$776	\$194,542	\$4.47	100.00	4035	5416/0788		SHOREVIEW - OLD FARMS	0	0	12/21/2021		401	A FRONTAGE	

9.99

<b>173,940.31</b>		<b>Average per SqFt=&gt;</b>	<b>\$3.99</b>												
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0.35	\$880	\$293,147	\$6.73	118.89	4035	5570/0506		SHOREVIEW - OLD FARMS	0	1	12/19/2022		401	A FRONTAGE	
0.25	\$1,488	\$466,044	\$10.70	75.00	4035	5425/0881		SHOREVIEW - OLD FARMS	0	1	9/20/2007		401	A FRONTAGE	
0.24	\$1,476	\$471,686	\$10.83	75.00	4035	5546/0138		SHOREVIEW - OLD FARMS	0	1	9/13/2007		401	A FRONTAGE	
0.41	\$377	\$100,262	\$2.30	90.00	4035	5603/0028		SHOREVIEW - OLD FARMS	0	1	8/23/2023		401	A FRONTAGE	
0.23	\$1,241	\$402,823	\$9.25	75.00	4035	5595/0662		SHOREVIEW - OLD FARMS	0	1	12/27/2022		401	A FRONTAGE	

2024 Fort Gratiot Front Foot Determination 2nd Running  
4035 Shoreview / Old Farm

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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[Redacted]

[Redacted]

[Redacted]

[Redacted]

A FRONTAGE

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

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[Redacted]

2024 Fort Gratiot Front Foot Determination  
4040 Section South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
20-017-3015-000	3614 KEEWAHDIN RD	07/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$70,600	32.09	\$171,069	\$93,931	\$45,000	189.6
20-017-3015-000	3614 KEEWAHDIN RD	06/20/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$85,500	32.28	\$210,142	\$99,758	\$45,000	189.6
20-020-4003-300	3764 KRAFFT RD	06/28/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,900	42.52	\$137,026	\$55,391	\$37,417	74.8
20-021-1014-500	4272 PARKER RD	05/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,300	29.10	\$196,054	\$108,382	\$59,436	118.9
20-021-4008-400	3386 KRAFFT RD	11/19/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$154,719	\$59,963	\$34,682	69.4
20-021-4015-000	4010 PARKER RD	10/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,400	49.11	\$187,549	\$53,830	\$61,379	122.8
20-028-1005-000	3453 KRAFFT RD	04/20/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$89,500	38.58	\$176,559	\$111,964	\$56,523	113.0
20-028-2011-000	3151 KRAFFT RD	10/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,400	32.00	\$137,783	\$70,131	\$37,914	75.8
20-028-2017-000	3955 PINE GROVE RD	06/29/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,100	37.91	\$124,805	\$90,585	\$59,490	119.0
20-029-1004-000	3947 KRAFFT RD	01/11/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$51,600	52.65	\$109,765	\$21,374	\$33,139	66.3
20-029-1010-000	3845 KRAFFT RD	04/20/21	\$230,999	WD	03-ARM'S LENGTH	\$230,999	\$95,300	41.26	\$198,885	\$78,644	\$46,530	93.1
20-029-1017-000	3691 POLLINA AVE	12/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,300	30.87	\$108,525	\$86,196	\$44,721	89.4
20-029-1027-001	3940 STATE RD	10/27/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$78,000	32.51	\$166,558	\$94,222	\$20,880	115.5
20-030-2004-000	3853 STATE RD	04/28/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$15,100	65.65	\$30,233	\$23,000	\$30,233	60.5
20-030-2007-000	3809 STATE RD	01/11/22	\$146,200	WD	03-ARM'S LENGTH	\$146,200	\$56,800	38.85	\$136,957	\$78,363	\$69,120	272.7
20-150-0014-000	4091 BONISTEEL RD	02/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,700	43.24	\$145,754	\$78,332	\$79,086	158.2
20-150-0047-000	4141 PINE GROVE RD	05/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,200	31.64	\$184,001	\$111,435	\$70,436	140.9
20-150-0048-000	4131 PINE GROVE RD	07/09/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$56,800	62.42	\$117,142	\$37,208	\$63,350	126.7
20-150-0049-002	4127 PINE GROVE RD	01/28/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$213,414	\$87,308	\$65,722	131.4
20-150-0049-011	4117 PINE GROVE RD	07/09/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$94,600	45.92	\$197,105	\$66,764	\$57,869	115.7
20-160-0035-000	4082 JAMES COURT	06/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,500	42.24	\$266,735	\$83,031	\$59,766	119.5
20-230-0004-000	3505 DYKEMAN RD	04/29/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$73,200	36.62	\$144,907	\$114,154	\$59,161	118.3
20-230-0007-000	3797 PARKER RD	02/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$141,021	\$76,997	\$53,018	106.0
20-230-0011-000	3574 DYKEMAN RD	11/24/21	\$112,900	WD	03-ARM'S LENGTH	\$112,900	\$55,200	48.89	\$126,728	\$43,618	\$57,446	114.9
20-230-0012-000	3580 DYKEMAN RD	12/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,700	41.13	\$126,548	\$85,685	\$62,233	124.5
20-230-0020-000	3577 DYKEMAN RD	01/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,400	32.20	\$151,715	\$110,426	\$62,141	124.3
20-300-0002-000	4040 JAMES COURT	03/10/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$144,200	41.81	\$324,342	\$117,884	\$97,326	194.7
20-326-0011-000	KEEWAHDIN RD	11/18/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$46,100	80.88	\$54,095	\$57,000	\$51,552	180.1
20-326-0032-011	3908 SPARTAN DR	10/15/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$170,900	33.18	\$452,090	\$122,640	\$59,730	119.5
20-326-0034-220	3772 SPARTAN DR	08/13/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$250,100	51.04	\$526,615	\$16,753	\$53,368	106.7
20-326-0034-310	3787 SPARTAN DR	09/17/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$152,100	31.10	\$427,350	\$113,673	\$52,023	104.0
20-718-0021-500	3959 BEDFORD RD	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,000	36.52	\$197,383	\$77,063	\$44,446	88.9
20-730-0048-000	3050 SIMPSON RD	01/11/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,800	36.85	\$216,178	\$87,544	\$43,722	87.4
20-737-0012-000	3259 KRAFFT RD	09/10/21	\$172,900	WD	03-ARM'S LENGTH	\$172,900	\$76,000	43.96	\$158,900	\$45,869	\$31,869	63.7
20-738-0033-000	3357 SAPPHIRE LANE	03/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,600	51.35	\$165,620	\$12,751	\$23,371	46.7
20-753-0012-000	4356 ABEL DR	05/21/21	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$67,900	48.33	\$139,877	\$77,911	\$77,288	154.6
20-759-0003-000	4515 STATE RD	08/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$139,203	\$15,462	\$29,665	59.3
20-759-0015-000	4056 KEEWAHDIN RD	06/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,600	36.28	\$119,573	\$54,893	\$29,466	111.1
20-759-0019-000	4110 KEEWAHDIN RD	05/06/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$95,200	42.79	\$203,693	\$70,107	\$51,300	146.6
20-768-0030-000	4366 PINE GROVE RD	12/30/21	\$256,800	WD	03-ARM'S LENGTH	\$256,800	\$97,500	37.97	\$222,175	\$126,973	\$92,348	184.7
20-768-0035-000	4395 PARKER RD	11/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$163,194	\$71,351	\$59,545	119.1
20-888-0008-000	3710 LOTON DR	11/15/21	\$42,900	WD	03-ARM'S LENGTH	\$42,900	\$21,200	49.42	\$42,416	\$42,900	\$42,416	84.8
20-888-0016-000	3769 LOTON DR	10/05/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,100	47.71	\$491,495	\$54,980	\$91,475	182.9
20-888-0028-000	3720 ESTATES DR	05/28/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$155,700	42.08	\$339,474	\$81,866	\$51,340	102.7
20-888-0036-000	3708 WOODDED TWIGS DR	05/16/22	\$395,900	WD	03-ARM'S LENGTH	\$395,900	\$163,400	41.27	\$376,071	\$71,715	\$51,886	103.8

2024 Fort Gratiot Front Foot Determination  
4040 Section South

<b>Totals:</b>	<b>\$9,753,099</b>					<b>\$9,753,099</b>	<b>\$3,950,500</b>		<b>\$8,821,443</b>	<b>\$3,340,027</b>	<b>\$2,405,828</b>	<b>5,392.2</b>
							Sale. Ratio =>		40.51		Average	
							Std. Dev. =>		10.13		per FF=>	<b>\$619</b>

	Front Foot Determination				Front Foot Dtermination								
	<b>\$619</b>		<b>\$600</b>		<b>\$619</b>	<b>Use \$600</b>							
20-021-1002-000	KEEWAHDIN RD	11/29/22	\$205,000	MLC	19-MULTI PARCEL ARM'S LENGTH		\$205,000	\$40,800	19.90	\$69,230	\$205,000	\$69,230	976.5
	Incorrect Codeing												
20-030-1001-210	3796 CAMPBELL RD	03/04/22	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH		\$55,000	\$15,800	28.73	\$31,623	\$55,000	\$31,623	63.2
	Incorrect Codeing												
20-030-1001-220	3788 CAMPBELL RD	03/04/22	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH		\$55,000	\$15,800	28.73	\$31,623	\$55,000	\$31,623	63.2
	Incorrect Codeing												
20-030-1005-000	4395 KRAFFT RD RET	06/23/21	\$93,000	CD	11-FROM LENDING INSTITUTION EXPOSED		\$93,000	\$73,300	78.82	\$150,648	\$32,712	\$90,360	0.0
	Incorrect Codeing												
20-030-1009-000	4332 OLD FORGE DR	03/30/23	\$391,000	WD	19-MULTI PARCEL ARM'S LENGTH		\$391,000	\$139,100	35.58	\$345,981	\$87,182	\$42,163	0.0
	Incorrect Codeing												
20-737-0002-000	3331 KRAFFT RD	04/06/22	\$174,900	CD	11-FROM LENDING INSTITUTION EXPOSED		\$174,900	\$57,300	32.76	\$123,715	\$70,814	\$19,629	39.3
	Incorrect Codeing												
20-326-0030-151	3970 HITCHINGS ST	05/13/22	\$477,000	WD	03-ARM'S LENGTH		\$477,000	\$265,900	55.74	\$585,806	(\$36,898)	\$71,908	143.8
	Red #												
20-738-0033-000	3357 SAPPHIRE LANE	07/28/21	\$100,000	WD	03-ARM'S LENGTH		\$100,000	\$79,600	79.60	\$167,315	(\$43,944)	\$23,371	46.7
	Red #												
20-030-2010-000	3757 STATE RD	07/11/22	\$155,000	LC	03-ARM'S LENGTH		\$155,000	\$56,300	36.32	\$120,029	\$78,846	\$43,875	87.7
	Not Verified LC												
20-019-3002-000	4291 STATE RD	01/03/23	\$115,000	MLC	03-ARM'S LENGTH		\$115,000	\$37,500	32.61	\$78,767	\$73,650	\$37,417	74.8
	Not Verified LC												
20-753-0032-000	4455 ABEL DR	02/02/23	\$118,800	LC	03-ARM'S LENGTH		\$118,800	\$63,600	53.54	\$139,317	\$17,114	\$37,631	75.3
	Not Verified LC												
20-150-0006-000	4181 PINE GROVE RD	08/11/22	\$171,000	OTH	03-ARM'S LENGTH		\$171,000	\$72,300	42.28	\$159,577	\$80,874	\$69,451	138.9
	Incorrect Codeing												
20-019-4002-002	KRAFFT RD	03/11/22	\$359,000	WD	03-ARM'S LENGTH		\$359,000	\$164,700	45.88	\$329,400	\$359,000	\$329,400	0.0
	High Land Residule												
20-130-0004-000	3440 BIRCH GROVE TRAIL	05/17/22	\$320,000	WD	03-ARM'S LENGTH		\$320,000	\$87,300	27.28	\$185,013	\$199,982	\$64,995	130.0
	High Land Residule												
20-030-1001-300	3840 CAMPBELL RD	10/12/21	\$692,000	WD	03-ARM'S LENGTH		\$692,000	\$298,600	43.15	\$627,421	\$134,506	\$69,927	0.0
	#												
20-768-0003-000	4104 PINE GROVE RD	01/24/22	\$100,000	WD	03-ARM'S LENGTH		\$100,000	\$37,200	37.20	\$20,000	\$100,000	\$20,000	0.0
	#												
20-768-0029-000	4310 PINE GROVE RD	05/09/22	\$326,000	WD	03-ARM'S LENGTH		\$326,000	\$101,800	31.23	\$216,014	\$149,244	\$39,258	166.1
	High Land Residule												
20-029-2014-000	3775 PARKER RD	07/29/22	\$300,000	WD	03-ARM'S LENGTH		\$300,000	\$107,000	35.67	\$254,893	\$135,107	\$90,000	0.0
	#												
20-160-0025-000	4094 TERRANCE COURT	06/28/22	\$257,500	WD	03-ARM'S LENGTH		\$257,500	\$82,400	32.00	\$182,627	\$100,486	\$25,613	51.2
	High Land Residule												
20-020-3003-200	4211 PARKER RD	06/21/21	\$330,000	WD	03-ARM'S LENGTH		\$330,000	\$125,100	37.91	\$261,322	\$122,858	\$54,180	161.9



2024 Fort Gratiot Front Foot Determination  
4040 Section South

20-150-0048-000	High Land Residual 4131 PINE GROVE RD	07/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$143,162	\$120,188	\$63,350	126.7
20-160-0012-000	High land Residual 4103 BUCKLEY DR	07/21/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$82,000	31.55	\$172,185	\$112,407	\$24,692	49.4
20-019-3017-000	OUTLIER 4034 KRAFFT RD RET OUTLIER	08/05/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,900	56.41	\$203,045	\$24,973	\$58,018	382.2

2024 Fort Gratiot Front Foot Determination  
4040 Section South

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
660.0	2.50	2.50	\$495	\$37,572	\$0.86	165.00	4040	5431/0653		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE
660.0	2.50	2.50	\$526	\$39,903	\$0.92	165.00	4040			SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE
280.0	0.64	0.64	\$740	\$86,145	\$1.98	100.00	4040	5393/0348		SECTION (SOUTH)	0	1	7/3/2014		401	A' FRONTAGE
155.0	1.25	0.76	\$912	\$86,845	\$1.99	213.50	4040	5530/0060		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
297.0	0.68	0.68	\$864	\$87,922	\$2.02	90.00	4040	5457/0447		SECTION (SOUTH)	1	0	11/7/2023		401	A' FRONTAGE
175.0	0.83	0.83	\$439	\$64,544	\$1.48	207.50	4040	5572/0380		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE
326.0	1.05	1.05	\$990	\$106,836	\$2.45	140.00	4040	5528/0487		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE
660.0	1.00	1.00	\$925	\$70,131	\$1.61	66.00	4040	5578/0035		SECTION (SOUTH)	0	1	11/14/2022		401	A' FRONTAGE
453.0	1.30	1.30	\$761	\$69,681	\$1.60	125.00	4040	5546/0386		SECTION (SOUTH)	0	1	8/10/2020		401	A' FRONTAGE
219.6	0.58	0.58	\$322	\$36,852	\$0.85	100.00	4040	5488/0083		SECTION (SOUTH)	0	1	11/11/2022		401	A' FRONTAGE
433.0	0.99	0.99	\$845	\$79,119	\$1.82	100.00	4040	5366/0464		SECTION (SOUTH)	0	0	12/14/2023		401	A' FRONTAGE
400.0	0.92	0.92	\$964	\$93,895	\$2.16	100.00	4040	5591/0981		SECTION (SOUTH)	1	0	12/19/2022		401	A' FRONTAGE
383.0	1.16	1.16	\$816	\$81,226	\$1.86	131.94	4040	5480/0700		SECTION (SOUTH)	0	0	11/1/2022		401	A' FRONTAGE
325.0	0.56	0.56	\$380	\$41,071	\$0.94	75.00	4040	5530/0501		SECTION (SOUTH)	0	1	11/14/2023		402	A' FRONTAGE
588.0	3.96	3.96	\$287	\$19,789	\$0.45	160.00	4040	5488/0086		SECTION (SOUTH)	0	1	8/9/2018		401	A' FRONTAGE
630.4	2.04	2.04	\$495	\$38,417	\$0.88	140.87	4040	5493/0790		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
289.9	1.23	1.23	\$791	\$90,524	\$2.08	185.00	4040	5529/0872		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE
267.5	0.55	0.55	\$294	\$67,284	\$1.54	90.00	4040	5397/0101		SECTION (SOUTH)	0	1	11/11/2022		401	B' FRONTAGE
205.0	0.57	0.49	\$664	\$154,527	\$3.55	110.00	4040	5493/0882		SECTION (SOUTH)	0	0	6/12/2006		401	B' FRONTAGE
156.0	0.36	0.36	\$577	\$187,539	\$4.31	124.20	4040	5405/0480		SECTION (SOUTH)	0	0	6/12/2006		401	B' FRONTAGE
205.0	0.46	0.46	\$695	\$182,086	\$4.18	97.00	4040	5397/0748		SECTION (SOUTH)	0	1	11/24/2021		401	B' FRONTAGE
105.0	0.48	0.48	\$965	\$236,834	\$5.44	200.00	4040	5536/0424		SECTION (SOUTH)	0	0	8/10/2020		401	E' FRONTAGE
303.1	0.73	0.73	\$726	\$105,044	\$2.41	105.69	4040	5601/0562		SECTION (SOUTH)	0	1	8/23/2023		401	E' FRONTAGE
275.0	0.76	0.76	\$380	\$57,544	\$1.32	120.00	4040	5457/0136		SECTION (SOUTH)	0	0	11/1/2022		401	E' FRONTAGE
275.0	0.82	0.82	\$688	\$104,367	\$2.40	130.00	4040	5476/0822		SECTION (SOUTH)	1	0	11/14/2023		401	E' FRONTAGE
321.8	0.89	0.89	\$889	\$124,634	\$2.86	120.00	4040	5488/0033		SECTION (SOUTH)	0	0	11/14/2023		401	E' FRONTAGE
225.3	1.50	1.50	\$606	\$78,589	\$1.80	289.95	4040	5612/0110		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE
959.5	2.86	2.86	\$317	\$19,902	\$0.46	130.00	4040	5464/0282		SECTION (SOUTH)	0	1	7/27/2020		402	A' FRONTAGE
297.0	1.06	1.06	\$1,027	\$116,026	\$2.66	155.00	4040	5445/0561		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
330.3	1.41	1.41	\$157	\$11,882	\$0.27	22.00	4040	5419/0259		SECTION (SOUTH)	0	1	7/20/2017		401	A' FRONTAGE
297.0	0.92	0.92	\$1,093	\$123,558	\$2.84	135.00	4040	5487/0064		SECTION (SOUTH)	0	1	10/5/2022		401	A' FRONTAGE
153.6	0.29	0.29	\$867	\$262,119	\$6.02	83.33	4040	5550/0910		SECTION (SOUTH)	0	1	11/11/2022		401	B' FRONTAGE
472.0	0.98	0.98	\$1,001	\$89,789	\$2.06	90.00	4040	5594/0247		SECTION (SOUTH)	0	1	12/27/2022		401	A' FRONTAGE
130.0	0.37	0.37	\$720	\$122,973	\$2.82	125.00	4040	5432/0801		SECTION (SOUTH)	0	1	12/29/2020		401	A' FRONTAGE
130.0	0.28	0.28	\$273	\$44,898	\$1.03	85.00	4040	5505/0553		SECTION (SOUTH)	0	1	10/10/2022		401	A' FRONTAGE
302.1	0.93	0.93	\$504	\$84,228	\$1.93	133.40	4040	5377/0527		SECTION (SOUTH)	0	0	10/5/2017		401	C' FRONTAGE
275.0	0.51	0.51	\$261	\$30,618	\$0.70	80.00	4040	5415/0410		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
823.5	1.64	1.64	\$494	\$33,533	\$0.77	86.60	4040	5537/0229		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
1433.5	2.85	2.85	\$478	\$24,599	\$0.56	86.60	4040	5527/0667		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE
553.5	2.08	2.08	\$687	\$61,133	\$1.40	199.75	4040	5479/0129		SECTION (SOUTH)	0	1	11/1/2022	RES 1 FAMILY	401	A' FRONTAGE
81.2	0.74	0.74	\$599	\$96,682	\$2.22	269.10	4040	5582/0130		SECTION (SOUTH)	0	1	11/18/2022	RES RENTAL	401	A' FRONTAGE
266.5	0.34	0.34	\$506	\$127,679	\$2.93	55.00	4040	5456/0722		SECTION (SOUTH)	0	1	10/31/2017		402	D' FRONTAGE
705.0	1.43	1.43	\$301	\$38,448	\$0.88	72.92	4040	5572/0025		SECTION (SOUTH)	0	1	11/14/2022		401	D' FRONTAGE
579.8	0.60	0.60	\$797	\$136,216	\$3.13	45.13	4040	5383/0380		SECTION (SOUTH)	0	1	6/8/2020		401	D' FRONTAGE
461.2	0.54	0.54	\$691	\$132,560	\$3.04	51.14	4040	5530/0519		SECTION (SOUTH)	0	1	11/14/2023		401	D' FRONTAGE

2024 Fort Gratiot Front Foot Determination  
4040 Section South

	50.12	49.57												
Average per Net Acre=>	66,635.28		Average per SqFt=>	\$1.53										
1089.0	6.02	16.50	\$210	\$34,053	\$0.78	661.65	4040 5587/0767	20-021-1001-000	SECTION (SOUTH)	0	1	NOT INSPECTED	402	A' FRONTAGE
200.0	0.46	0.46	\$870	\$119,826	\$2.75	100.00	4040 5524/0089	20-030-1001-220	SECTION (SOUTH)	0	1	8/23/2023	402	A' FRONTAGE
200.0	0.46	0.46	\$870	\$119,826	\$2.75	100.00	4040 5524/0089	20-030-1001-210	SECTION (SOUTH)	0	1	8/23/2023	402	A' FRONTAGE
0.0	5.02	5.00	#DIV/0!	\$6,516	\$0.15	0.00	4040 5393/0300		SECTION (SOUTH)	0	1	11/15/2006	001	A' FRONTAGE
0.0	0.24	6.15	#DIV/0!	\$361,751	\$8.30	330.00	4040 5611/0093	20-589-0093-000	SECTION (SOUTH)	0	0	11/11/2022	401	A' FRONTAGE
137.0	0.24	0.24	\$1,804	\$300,059	\$6.89	75.00	4040 5523/0370		SECTION (SOUTH)	0	1	8/23/2023	401	A' FRONTAGE
297.0	1.27	1.27	(\$257)	(\$29,008)	(\$0.67)	186.60	4040 5530/0980		SECTION (SOUTH)	0	0	11/1/2022	401	A' FRONTAGE
130.0	0.28	0.28	(\$940)	(\$154,732)	(\$3.55)	85.00	4040 5399/0750		SECTION (SOUTH)	0	1	10/10/2022	401	A' FRONTAGE
385.0	0.88	0.88	\$899	\$89,192	\$2.05	100.00	4040 5549/0287		SECTION (SOUTH)	0	1	10/18/2010	401	A' FRONTAGE
280.0	0.64	0.64	\$984	\$114,541	\$2.63	100.00	4040 5589/0807		SECTION (SOUTH)	0	1	8/7/2018	401	A' FRONTAGE
301.7	0.45	0.45	\$227	\$38,031	\$0.87	65.00	4040 5601/0442		SECTION (SOUTH)	0	0	6/30/2017	401	C' FRONTAGE
283.8	0.81	0.81	\$582	\$100,340	\$2.30	123.69	4040 5555/0691		SECTION (SOUTH)	0	1	11/11/2022	401	C' FRONTAGE
0.0	82.35	82.35	#DIV/0!	\$4,359	\$0.10	0.00	4040 5505/0539		SECTION (SOUTH)	0	0	NOT INSPECTED	402	
223.5	0.52	0.52	\$1,538	\$386,812	\$8.88	101.54	4040 5529/0008		SECTION (SOUTH)	0	0	11/2/2022	401	B' FRONTAGE
0.0	10.10	10.10	#DIV/0!	\$13,317	\$0.31	0.00	4040 5450/0816		SECTION (SOUTH)	0	1	9/20/2018	401	
0.0	14.88	14.88	#DIV/0!	\$6,720	\$0.15	78.91	4040 5488/0256		SECTION (SOUTH)	0	0	7/20/2020	402	A' FRONTAGE
613.0	4.15	2.18	\$899	\$35,954	\$0.83	140.00	4040 5529/0864		SECTION (SOUTH)	0	1	11/2/2022	401	A' FRONTAGE
0.0	5.00	5.00	#DIV/0!	\$27,021	\$0.62	0.00	4040 5552/0076		SECTION (SOUTH)	0	0	11/12/2022	401	
205.0	0.38	0.38	\$1,962	\$267,250	\$6.14	80.00	4040 5542/0364		SECTION (SOUTH)	0	0	12/14/2023	401	A' FRONTAGE
1310.0	3.01	3.01	\$759	\$40,817	\$0.94	100.00	4040 5389/0295		SECTION (SOUTH)	0	1	6/8/2018	401	A' FRONTAGE

2024 Fort Gratiot Front Foot Determination  
4040 Section South

267.5	0.55	0.55	\$949	\$217,338	\$4.99	90.00	4040 5552/0867	SECTION (SOUTH)	0	1	11/11/2022	401	B' FRONTAGE
177.0	0.34	0.34	\$2,276	\$333,552	\$7.66	83.00	4040 5405/0546	SECTION (SOUTH)	0	1	6/3/2020	401	A' FRONTAGE
660.0	5.05	5.05	\$65	\$4,950	\$0.11	332.62	4040 5416/0301	SECTION (SOUTH)	0	1	6/14/2011	001	A' FRONTAGE



2024 Fort Gratiot Front Foot Determination  
4040 Section South



2024 Fort Gratiot Front Foot Determination  
4040 Section South







2024 Fort Gratiot Front Foot Determination  
4040 Section South





2024 Fort Gratiot Front Foot Determination  
4050 Section West

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0.86	\$270	\$42,891	\$0.98	125.00	4050	5437/0727		SECTION (WEST)	0	1	7/26/2018		401	A' FRONTAGE		
2.00	\$385	\$46,184	\$1.06	165.00	4050	5355/0389		SECTION (WEST)	0	0	1/4/2022		401	A' FRONTAGE		
10.01	\$269	\$11,305	\$0.26	165.00	4050	5541/0959		SECTION (WEST)	0	1	11/2/2022		401	A' FRONTAGE		
1.42	\$442	\$78,894	\$1.81	309.85	4050	5412/0627		SECTION (WEST)	0	1	5/16/2016		401	A' FRONTAGE		
6.00	\$289	\$21,930	\$0.50	198.00	4050	5432/0014		SECTION (WEST)	1	0	6/14/2018		401	A' FRONTAGE		
0.34	\$172	\$37,167	\$0.85	90.00	4050	5549/0458		SECTION (WEST)	0	1	11/11/2022		401	A' FRONTAGE		
0.63	\$793	\$79,571	\$1.83	100.00	4050	5579/0727		SECTION (WEST)	0	1	11/14/2022		401	A' FRONTAGE		
0.42	\$771	\$143,566	\$3.30	83.94	4050	5407/0482		SECTION (WEST)	0	1	5/26/2017		401	A' FRONTAGE		

**21.68**

**28,448.08**      **Average**  
**per SqFt=>**      **\$0.65**

2.08	\$836	\$58,632	\$1.35	165.00	4050	5432/0746		SECTION (WEST)	0	0	7/26/2018		401	B' FRONTAGE		
4.39	\$75	\$5,063	\$0.12	301.89	4050	5491/0112		SECTION (WEST)	1	0	7/15/2020		401	B' FRONTAGE		
0.49	\$912	\$153,924	\$3.53	80.00	4050	5412/0460		SECTION (WEST)	0	1	10/30/2017		401	A' FRONTAGE		
7.10	#DIV/0!	\$12,320	\$0.28	0.00	4050	5479/0332		SECTION (WEST)	1	0	10/30/2020		401			
4.00	#DIV/0!	\$20,359	\$0.47	0.00	4050	5554/0806		SECTION (WEST)	0	0	11/14/2022	RESIDENTIAL	401			

2024 Fort Gratiot Front Foot Determination

4050 Section West

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	
20-009-3013-000	5075 24TH AVE	09/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,200	37.93	\$280,356	\$90,559	\$90,915	158.1	500.0	
20-015-1003-000	4897 LAKESHORE RD	09/03/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,900	35.89	\$211,416	\$120,897	\$62,313	108.4	367.0	
20-015-4019-000	4689 LAKESHORE TERRACE	09/22/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$138,500	50.83	\$302,243	\$61,071	\$90,814	157.9	343.5	
20-015-4026-000	4543 LAKESHORE RD	11/10/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$110,300	42.44	\$247,071	\$83,455	\$70,626	122.8	334.0	
20-078-0011-000	4787 LAKESHORE RD	05/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,900	56.36	\$156,121	\$47,484	\$63,605	110.6	373.0	
20-263-0003-000	5988 E MONTEVISTA DR	07/26/22	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$59,400	38.85	\$125,312	\$75,836	\$48,248	83.9	145.6	
20-264-0002-000	5964 E MONTEVISTA DR	07/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,800	50.38	\$226,293	\$61,061	\$77,354	134.5	165.3	
20-294-0006-000	4906 FORMAN DR	12/30/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,400	38.01	\$269,093	\$101,950	\$70,043	121.8	184.0	
20-335-0001-000	5851 LAKESHORE RD	09/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$79,900	63.92	\$165,786	\$13,186	\$53,972	93.9	197.7	
20-450-0004-000	4470 WILLIAM COURT	05/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$68,600	34.47	\$162,923	\$70,255	\$34,178	59.4	116.5	
20-450-0007-000	4450 WILLIAM COURT	05/20/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$53,300	28.50	\$138,696	\$81,367	\$33,063	57.5	109.0	
20-450-0009-000	4457 WILLIAM COURT	05/24/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,000	42.50	\$141,609	\$51,872	\$33,481	58.2	111.8	
20-450-0014-000	4485 WILLIAM COURT	06/29/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$73,800	36.02	\$158,222	\$82,232	\$35,554	61.8	122.0	
20-468-0093-000	3220 ELMWOOD DR	04/28/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$72,100	38.99	\$149,155	\$89,814	\$54,069	94.0	97.0	
20-468-0108-000	5895 LAKESHORE RD	01/14/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$84,600	36.80	\$197,291	\$75,491	\$42,882	74.6	131.4	
20-505-0009-000	4092 FAIRWAY DR	10/08/21	\$184,000	OTH	03-ARM'S LENGTH	\$184,000	\$67,200	36.52	\$151,959	\$55,486	\$23,445	40.8	133.0	
20-505-0012-000	4120 FAIRWAY DR	11/10/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,400	43.76	\$155,487	\$37,958	\$23,445	40.8	133.0	
20-505-0012-000	4120 FAIRWAY DR	04/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$152,617	\$55,828	\$23,445	40.8	133.0	
20-505-0025-000	4251 FAIRWAY DR	08/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,600	47.10	\$313,431	\$53,447	\$76,878	99.2	123.0	
20-505-0026-000	4255 FAIRWAY DR	09/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$112,700	33.15	\$320,865	\$96,013	\$76,878	99.2	123.0	
20-615-0013-000	3166 WASHINGTON AVE	07/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,400	37.81	\$173,063	\$81,703	\$44,766	77.9	130.0	
20-615-0031-000	3159 LINCOLN AVE	11/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,700	44.47	\$138,052	\$61,087	\$49,139	85.5	130.0	
20-744-0014-000	5527 LAKESHORE RD	06/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$116,829	\$80,988	\$52,817	91.9	300.0	
20-750-0039-000	5058 LAKESHORE RD	05/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,300	31.77	\$163,646	\$103,056	\$51,702	89.9	330.0	
20-756-0011-000	4460 FAIRWAY DR	11/12/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,600	43.79	\$85,837	\$43,256	\$34,093	59.3	125.0	
20-756-0024-500	4395 GRATIOT AVE	12/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,000	37.00	\$184,535	\$40,363	\$24,898	43.3	150.0	
20-756-0040-200	4309 GRATIOT AVE	12/10/21	\$172,400	WD	03-ARM'S LENGTH	\$172,400	\$51,000	29.58	\$129,580	\$67,718	\$24,898	43.3	150.0	
20-756-0052-000	4250 FAIRWAY DR	01/04/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,000	31.15	\$232,047	\$67,360	\$39,407	68.5	167.0	
20-756-0055-000	4231 GRATIOT AVE	12/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,300	34.20	\$109,443	\$68,941	\$28,384	49.4	150.0	
20-756-0057-000	4225 GRATIOT AVE	11/15/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$41,800	39.07	\$86,513	\$45,385	\$24,898	43.3	150.0	
20-756-0058-000	4238 FAIRWAY DR	06/23/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$166,700	52.92	\$349,773	\$21,565	\$56,338	98.0	300.0	
20-756-0064-000	4216 FAIRWAY DR	04/22/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$110,300	41.00	\$231,111	\$77,296	\$39,407	68.5	167.0	
20-756-0065-000	4205 GRATIOT AVE	06/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,000	45.71	\$224,897	\$14,981	\$29,878	52.0	150.0	
20-756-0076-000	4129 GRATIOT AVE	03/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,500	46.94	\$184,495	\$50,986	\$55,481	96.5	291.9	
20-756-0104-000	4461 FAIRWAY DR	12/26/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$51,400	31.93	\$121,472	\$73,908	\$34,380	59.8	286.0	
20-756-0123-000	4451 FAIRWAY DR	03/02/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,900	31.90	\$191,395	\$60,480	\$35,875	59.8	286.0	
20-870-0004-000	4579 LAKESHORE RD	09/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$214,187	\$97,053	\$71,240	123.9	307.0	
20-870-0009-000	4631 LAKESHORE RD	08/06/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$124,000	38.51	\$257,891	\$135,349	\$71,240	123.9	307.0	
<b>Totals:</b>			<b>\$7,963,400</b>			<b>\$7,963,400</b>	<b>\$3,181,300</b>		<b>\$7,220,712</b>	<b>\$2,596,737</b>	<b>\$1,854,049</b>	<b>3,152.8</b>		
								<b>Sale. Ratio =&gt;</b>	<b>39.95</b>	<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>7.61</b>	<b>per FF=&gt;</b>		<b>\$824</b>		

Front Foot Determination  
\$824

Use \$800

2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West

20-615-0023-000	3152 LINCOLN AVE Incorrect Codeing	11/02/21	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$37,900	29.84	\$82,228	\$72,587	\$27,815	48.4	130.0
20-615-0023-001	3152 LINCOLN AVE Incorrect Codeing	11/02/21	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$37,900	29.84	\$82,228	\$72,587	\$27,815	48.4	130.0
20-762-0001-000	5263 S LOCUSTWOOD AVE High FF OUTLIER	04/11/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$69,200	25.63	\$138,419	\$151,422	\$19,841	34.5	123.0
20-756-0055-000	4231 GRATIOT AVE High FF OUTLIER	03/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,300	25.65	\$120,945	\$108,673	\$29,618	49.4	150.0
20-756-0008-500	4474 FAIRWAY DR High FF OUTLIER	06/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$180,641	\$95,630	\$26,271	45.7	167.0
20-505-0006-000	1175 WATSON DR OUTLIER	08/01/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$112,100	31.85	\$240,527	\$165,549	\$54,076	94.0	100.0
20-756-0046-000	4281 GRATIOT AVE High FF OUTLIER	04/07/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$68,900	33.61	\$143,838	\$88,208	\$27,046	47.0	177.0
20-756-0057-000	4225 GRATIOT AVE High FF OUTLIER	03/09/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$41,800	21.44	\$105,554	\$114,344	\$24,898	43.3	150.0
20-505-0019-000	4121 FAIRWAY DR High FF OUTLIER	09/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,900	37.97	\$236,814	\$140,064	\$76,878	99.2	123.0
20-615-0034-000	3108 ROOSEVELT AVE High FF OUTLIER	05/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,700	27.47	\$112,272	\$85,543	\$27,815	48.4	130.0
20-756-0146-000	2705 GRACE RD OUTLIER	05/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$53,700	24.41	\$143,322	\$119,803	\$43,125	75.0	200.0
20-450-0001-500	4480 WILLIAM COURT	08/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,400	36.86	\$161,962	\$76,331	\$28,293	49.2	112.5



2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West

0.18	0.18	\$1,501	\$405,514	\$9.31	60.00	4070 5459/0391	20-615-0024-000	LAKESHORE WEST	1	0	5/22/2014 RETIRED	001	A' FRONTAGE
0.18	0.36	\$1,501	\$405,514	\$9.31	60.00	4070 5459/0391	20-615-0024-000	LAKESHORE WEST	0	0	NOT INSPECTED	401	A' FRONTAGE
0.12	0.12	\$4,388	\$1,221,145	\$28.03	44.00	4070 5519/0284		LAKESHORE WEST	0	0	11/1/2022	401	A' FRONTAGE
0.20	0.20	\$2,201	\$554,454	\$12.73	57.00	4070 5606/0502		LAKESHORE WEST	0	1	6/16/2011	401	A' FRONTAGE
0.19	0.19	\$2,093	\$498,073	\$11.43	50.00	4070 5537/0208		LAKESHORE WEST	0	1	5/23/2013	401	A' FRONTAGE
0.31	0.31	\$1,760	\$542,784	\$12.46	133.00	4070 5553/0901		LAKESHORE WEST	0	1	11/14/2022	401	A' FRONTAGE
0.20	0.20	\$1,875	\$434,522	\$9.98	50.00	4070 5358/0105		LAKESHORE WEST	0	1	5/18/2015	401	A' FRONTAGE
0.17	0.17	\$2,641	\$664,791	\$15.26	50.00	4070 5505/0712		LAKESHORE WEST	0	1	11/1/2022	401	A' FRONTAGE
0.28	0.28	\$1,412	\$496,681	\$11.40	100.00	4070 5565/0176		LAKESHORE WEST	0	1	11/14/2022	401	ON GOLF COURSE
0.18	0.18	\$1,768	\$477,894	\$10.97	60.00	4070 5531/0446		LAKESHORE WEST	1	0	11/2/2022	401	A' FRONTAGE
0.34	0.34	\$1,597	\$348,265	\$8.00	75.00	4070 5383/0415		LAKESHORE WEST	0	0	6/9/2014	401	A' FRONTAGE
0.21	0.21	\$1,551	\$372,346	\$8.55	94.31	4070 5414/0611		LAKESHORE WEST	0	0	7/23/2014	401	B' FRONTAGE



2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West

Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfront Name	Waterfront Ownership	Waterfront Influences
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A' FRONTAGE

2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West


2024 Fort Gratiot Front Foot Determination  
4070 Lake Shore West

Bottom Character





2024 Fort Gratiot Front Foot Determination  
4095 Desmond Beach -Manor Forest

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.22	\$1,265	\$516,472	\$11.86	100.00	4095	5526/0635		DESMOND BEACH-MANOR/FORREST	0	1	11/1/2022		401	4090 - 4095	
0.11	\$2,067	\$850,393	\$19.52	50.00	4095	5492/0519		DESMOND BEACH-MANOR/FORREST	0	1	11/14/2023		401	4090 - 4095	
0.10	\$2,036	\$831,837	\$19.10	45.00	4095	5479/0199		DESMOND BEACH-MANOR/FORREST	0	1	6/13/2014		401	4090 - 4095	
0.23	\$1,392	\$547,556	\$12.57	100.00	4095	5600/0879		DESMOND BEACH-MANOR/FORREST	0	1	8/23/2023		401	4090 - 4095	4090 - 4095
0.10	\$2,570	\$1,049,949	\$24.10	45.00	4095	5561/0447		DESMOND BEACH-MANOR/FORREST	0	1	6/7/2017		401	4090 - 4095	
0.25	\$1,086	\$443,959	\$10.19	113.00	4095	5570/0502		DESMOND BEACH-MANOR/FORREST	0	0	11/14/2022		401	4090 - 4095	4090 - 4095
0.10	\$1,595	\$639,225	\$14.67	45.00	4095	5416/0793		DESMOND BEACH-MANOR/FORREST	0	1	5/22/2017		401	4090 - 4095	
0.19	\$752	\$314,935	\$7.23	90.04	4095	5487/0570		DESMOND BEACH-MANOR/FORREST	0	0	11/1/2022		401	4090 - 4095	
0.14	\$1,423	\$605,733	\$13.91	90.00	4095	5418/0497		DESMOND BEACH-MANOR/FORREST	0	0	12/19/2023		401	4090 - 4095	
0.17	\$358	\$151,229	\$3.47	82.00	4095	5583/0649		DESMOND BEACH-MANOR/FORREST	0	1	11/14/2023		401	4090 - 4095	
0.06	\$1,738	\$1,016,281	\$23.33	50.00	4095	5554/0071		DESMOND BEACH-MANOR/FORREST	0	0	11/18/2022	RES 1 FAMILY	401	4095-4100	
0.06	\$668	\$354,797	\$8.15	50.02	4095	5599/0278		DESMOND BEACH-MANOR/FORREST	0	1	8/16/2023		401	4090 - 4095	

**1.72**

<b>550,768.01</b>	<b>Average</b>														
	<b>per SqFt=&gt;</b>		<b>\$12.64</b>												

0.09	(\$337)	(\$144,129)	(\$3.31)	47.00	4095	5553/0052		DESMOND BEACH-MANOR/FORREST	0	1	8/23/2023		401	4090 - 4095	
0.18	\$1,358	\$577,956	\$13.27	90.00	4095	5404/0768		DESMOND BEACH-MANOR/FORREST	0	1	11/21/2022		001	4090 - 4095	
0.18	\$1,423	\$605,733	\$13.91	90.00	4095	5418/0497		DESMOND BEACH-MANOR/FORREST	0	1	11/21/2022		001	4090 - 4095	
0.08	\$1,047	\$557,026	\$12.79	50.50	4095	5531/0441		DESMOND BEACH-MANOR/FORREST	0	1	11/2/2022	RES RENTAL	401	4095-4100	
0.13	\$2,933	\$1,503,756	\$34.52	95.00	4095	5397/0033		DESMOND BEACH-MANOR/FORREST	0	1	4/8/2022		401	4090 - 4095	

2024 Fort Gratiot Front Foot Determination

4095 Desmond Beach -Manor Forest

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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2024 Fort Gratiot Front Foot Determination  
4217 Condo Not On Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
20-950-0008-000	4076 PINE RIDGE DR	12/22/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$148,500	40.57	\$325,019	\$125,644	\$84,663	141.1	223.0	0.51
20-965-0015-000	4282 GREENVIEW CIRCLE	07/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$146,900	38.66	\$320,842	\$118,664	\$59,506	125.3	150.0	0.37
20-966-0013-000	2710 WHITNEY PL	06/18/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$153,200	32.25	\$352,792	\$200,666	\$78,458	165.2	160.8	0.50
20-966-0013-000	2710 WHITNEY PL	11/03/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$193,600	40.76	\$429,848	\$144,257	\$99,105	165.2	160.8	0.50
20-966-0016-000	2680 WHITNEY PL	09/16/21	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$235,700	44.22	\$496,320	\$118,000	\$81,320	171.2	180.7	0.53
20-966-0018-000	2656 WHITNEY PL	08/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,200	45.77	\$369,000	\$62,909	\$81,909	136.5	172.5	0.44
20-966-0024-000	2596 WHITNEY PL	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,400	47.61	\$370,366	\$56,037	\$66,403	139.8	152.0	0.42
20-967-0008-000	3810 GRANT AVE	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,000	46.07	\$270,058	\$69,188	\$59,246	124.7	144.0	0.53
20-977-0028-000	3681 S ATHANASIA WAY	10/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$284,401	\$58,436	\$42,837	90.2	110.0	0.23
20-985-0044-000	5387 SHOREWOOD DR	08/27/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$195,900	47.90	\$413,905	\$79,959	\$84,864	178.7	357.0	1.00
20-985-0072-000	5350 SHOREWOOD DR	06/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,600	45.33	\$397,428	\$120,135	\$112,563	187.6	142.3	0.56
20-986-0001-000	3308 SHOREWOOD AVE	11/04/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$176,800	41.90	\$418,344	\$89,451	\$85,795	143.0	229.0	0.53
20-986-0008-000	5453 BAYWOOD DR	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$191,500	46.14	\$410,508	\$110,959	\$106,467	177.4	349.5	0.81
20-986-0021-000	5396 BAYWOOD DR	08/06/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,200	48.29	\$343,773	\$67,264	\$71,037	149.6	249.5	0.57
20-986-0034-000	WEDGEWOOD DR	08/24/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$42,400	65.23	\$84,762	\$65,000	\$84,762	178.4	216.0	0.47
20-990-0006-000	4056 STONEY CREEK DR	09/24/21	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$102,700	38.39	\$215,163	\$95,773	\$43,436	91.4	166.5	0.29
20-990-0013-000	4077 STONEY CREEK DR	04/14/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$105,100	38.23	\$226,614	\$93,986	\$45,700	96.2	184.3	0.32
20-990-0022-000	4114 STONEY CREEK DR	09/17/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$113,200	39.72	\$240,206	\$88,230	\$43,436	91.4	166.5	0.29
20-990-0023-000	4115 STONEY CREEK DR	12/09/22	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$150,500	48.01	\$325,392	\$45,835	\$57,727	96.2	184.3	0.32
20-990-0040-000	3819 CEDAR RIDGE DR	06/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,400	40.84	\$243,578	\$89,840	\$48,418	101.9	141.5	0.30
20-990-0043-000	4110 PARK AVE WEST	01/11/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$135,700	42.81	\$284,909	\$73,235	\$41,144	86.6	149.4	0.26
20-990-0046-000	4088 PARK AVE WEST	05/13/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$107,400	37.03	\$225,080	\$106,064	\$41,144	86.6	149.4	0.26
20-990-0047-000	4133 PARK AVE WEST	04/16/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$136,300	44.54	\$284,549	\$91,514	\$70,063	147.5	175.0	0.47
20-990-0056-000	3815 ARLINGTON AVE	11/10/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,900	33.94	\$271,394	\$85,863	\$42,257	89.0	157.5	0.27
20-990-0058-000	3799 ARLINGTON AVE	06/08/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$99,300	34.24	\$207,844	\$124,603	\$42,447	89.4	159.0	0.27
20-990-0061-000	3773 ARLINGTON AVE	09/27/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$110,100	32.87	\$266,368	\$130,306	\$61,674	129.8	159.0	0.40
20-990-0063-000	4138 LANCASTER DR	11/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,200	50.21	\$386,074	\$3,755	\$54,829	91.4	166.3	0.29
20-990-0074-000	3846 ARLINGTON AVE	04/29/21	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$118,200	39.60	\$247,994	\$93,230	\$42,724	89.9	161.0	0.28
20-991-0024-000	3906 ESSEX PLACE	05/19/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,000	48.48	\$346,206	\$38,908	\$55,114	91.9	168.0	0.29
20-991-0028-000	3938 ESSEX PLACE	08/12/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600	34.14	\$314,299	\$105,815	\$55,114	91.9	168.0	0.29
20-991-0045-000	3934 ARLINGTON AVE	10/12/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$117,800	36.13	\$308,677	\$63,479	\$46,156	97.2	188.0	0.32
20-991-0047-000	3948 ARLINGTON AVE	08/16/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,300	33.23	\$317,494	\$94,150	\$46,644	98.2	192.0	0.33
20-991-0052-000	3979 ARLINGTON AVE	02/15/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$156,500	45.38	\$356,814	\$76,556	\$88,470	136.1	156.0	0.51
20-991-0058-000	3933 ARLINGTON AVE	07/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$152,700	46.27	\$320,863	\$55,415	\$46,278	97.4	189.0	0.33
20-991-0062-000	3909 ARLINGTON AVE	03/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$107,000	35.79	\$243,497	\$115,032	\$59,529	99.2	196.0	0.34
20-991-0116-000	4176 WELLINGTON COURT	05/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$30,800	61.60	\$61,546	\$50,000	\$61,546	102.6	209.0	0.36
20-991-0116-000	4176 WELLINGTON COURT	09/15/22	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$30,800	57.57	\$61,546	\$53,500	\$61,546	102.6	209.0	0.36
20-993-0010-000	4260 JANICE COURT	06/30/21	\$246,900	WD	03-ARM'S LENGTH	\$246,900	\$118,000	47.79	\$246,685	\$60,649	\$60,434	83.4	133.0	0.40
20-993-0018-000	4196 JANICE COURT	12/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$99,900	36.33	\$213,643	\$100,228	\$38,871	81.8	133.3	0.23
20-996-0005-000	4048 JANICE AVE	07/18/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,400	35.50	\$227,018	\$103,182	\$50,200	83.7	131.4	0.23
20-996-0007-000	4060 JANICE AVE	09/16/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$107,200	37.09	\$225,117	\$103,611	\$39,728	83.6	131.3	0.23
20-996-0021-000	4144 JANICE AVE	07/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,600	34.46	\$187,457	\$114,217	\$41,674	87.7	171.5	0.27
<b>Totals:</b>			<b>\$13,301,700</b>			<b>\$13,301,700</b>	<b>\$5,513,800</b>		<b>\$12,143,393</b>	<b>\$3,743,545</b>	<b>\$2,585,238</b>	<b>4,898.5</b>		<b>16.45</b>
								Sale. Ratio =>		<b>41.45</b>	Average			
								Std. Dev. =>		<b>7.66</b>	per FF=>		<b>\$764</b>	Average
													per Net Acre=>	

2024 Fort Gratiot Front Foot Determination  
4217 Condo Not On Water

Front Foot Determination  
\$764

Use \$650 (INTERPOLATED)

20-995-0008-000	5960 W MONTEVISTA DR OUTLIER	06/25/21	\$198,850	WD	03-ARM'S LENGTH	\$198,850	\$70,400	35.40	\$146,743	\$93,927	\$41,820	88.0	111.5	0.25
20-961-0030-000	3657 GUIZAR AVE OUTLIER	07/16/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$80,100	34.53	\$167,478	\$105,146	\$40,624	85.5	128.0	0.24
20-925-0011-000	3677 CONNIE LANE OUTLIER	07/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,100	38.95	\$312,132	\$142,214	\$84,346	140.6	305.1	0.60
20-935-0004-000	2625 FAIRWAY LANE OUTLIER	05/06/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,600	35.19	\$242,721	\$132,653	\$55,374	71.5	134.3	0.29
20-961-0003-000	4019 LACEY LANE OUTLIER	05/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,100	39.05	\$162,719	\$85,875	\$48,594	102.3	105.5	0.26
20-977-0002-000	3688 N ATHANASIA WAY High Land Residual	09/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$86,200	21.02	\$184,211	\$278,697	\$52,908	88.2	115.1	0.23
20-985-0049-000	5429 SHOREWOOD DR High Land Residual	09/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$184,100	40.91	\$384,868	\$151,199	\$86,067	181.2	365.0	1.04
20-990-0021-000	4107 STONEY CREEK DR High Land Residual	06/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,700	32.75	\$235,294	\$157,433	\$57,727	96.2	184.3	0.32
20-991-0082-000	4098 LANCASTER DR High Land Residual	04/13/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$116,700	33.83	\$246,558	\$141,813	\$43,371	91.3	166.0	0.29



2024 Fort Gratiot Front Foot Determination  
4217 Condo Not On Water

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.51	\$890	\$245,398	\$5.63	100.00	4217	5590/0974		CONDOS NOT ON WATER	0	1	11/2/2022		407	RATE TABLE	
0.37	\$947	\$318,134	\$7.30	108.25	4217	5397/0091		CONDOS NOT ON WATER	0	1	11/14/2023		407	RATE TABLE	
0.50	\$1,215	\$399,733	\$9.18	131.79	4217	5388/0069		CONDOS NOT ON WATER	0	1	11/18/2022		407	RATE TABLE	
0.50	\$873	\$287,365	\$6.60	131.79	4217	5579/0408		CONDOS NOT ON WATER	0	1	11/18/2022		407	RATE TABLE	
0.53	\$689	\$222,222	\$5.10	121.69	4217	5438/0334		CONDOS NOT ON WATER	0	1	1/3/2017		407	RATE TABLE	
0.44	\$461	\$144,287	\$3.31	110.00	4217	5553/0792		CONDOS NOT ON WATER	0	1	11/14/2022		407	RATE TABLE	
0.42	\$401	\$133,740	\$3.07	120.00	4217	5397/0797		CONDOS NOT ON WATER	0	1	10/5/2022		407	RATE TABLE	
0.53	\$555	\$131,787	\$3.03	110.00	4217	5469/0459		CONDOS NOT ON WATER	0	1	11/14/2023		407	RATE TABLE	
0.23	\$648	\$254,070	\$5.83	91.00	4217	5450/0922		CONDOS NOT ON WATER	0	1	10/10/2022		407	RATE TABLE	
1.00	\$448	\$79,640	\$1.83	100.07	4217	5421/0606		CONDOS NOT ON WATER	0	1	11/14/2023		407	RATE TABLE	
0.56	\$640	\$214,527	\$4.92	156.25	4217	5544/0195		CONDOS NOT ON WATER	0	1	11/2/2022		407	RATE TABLE	
0.53	\$626	\$170,059	\$3.90	100.00	4217	5580/0001		CONDOS NOT ON WATER	0	1	11/18/2022		407	RATE TABLE	
0.81	\$625	\$137,666	\$3.16	100.45	4217	5554/0155		CONDOS NOT ON WATER	0	1	10/10/2022		407	RATE TABLE	
0.57	\$450	\$117,185	\$2.69	100.20	4217	5416/0980		CONDOS NOT ON WATER	0	1	6/18/2020		407	RATE TABLE	
0.70	\$364	\$138,889	\$3.19	102.03	4217	5416/0884		CONDOS NOT ON WATER	0	1	6/18/2020	RES VAC	407	RATE TABLE	
0.29	\$1,047	\$333,704	\$7.66	75.00	4217	5435/0818		CONDOS NOT ON WATER	0	1	6/18/2020	RES CONDO	407	RATE TABLE	
0.32	\$977	\$296,486	\$6.81	75.00	4217	5361/0225		CONDOS NOT ON WATER	0	1	1/10/2023	RES CONDO	407	RATE TABLE	
0.29	\$965	\$307,422	\$7.06	75.00	4217	5444/0156		CONDOS NOT ON WATER	0	1	10/30/2020	RES CONDO	407	RATE TABLE	
0.32	\$476	\$144,590	\$3.32	75.00	4217	5590/0288		CONDOS NOT ON WATER	0	1	7/12/2022	RES CONDO	407	RATE TABLE	
0.30	\$881	\$304,542	\$6.99	90.68	4217	5384/0342		CONDOS NOT ON WATER	0	1	12/21/2021	RES CONDO	407	RATE TABLE	
0.26	\$845	\$284,961	\$6.54	75.00	4217	5486/0053		CONDOS NOT ON WATER	0	1	7/12/2022	RES CONDO	407	RATE TABLE	
0.26	\$1,224	\$412,700	\$9.47	75.00	4217	5373/0843		CONDOS NOT ON WATER	0	1	11/18/2022	RES CONDO	407	RATE TABLE	
0.47	\$620	\$193,068	\$4.43	118.00	4217	5357/0082		CONDOS NOT ON WATER	0	1	8/11/2020	RES CONDO	407	RATE TABLE	
0.27	\$965	\$316,838	\$7.27	75.02	4217	5464/0206		CONDOS NOT ON WATER	0	1	7/15/2013	RES CONDO	407	RATE TABLE	
0.27	\$1,394	\$454,755	\$10.44	75.00	4217	5391/0617		CONDOS NOT ON WATER	0	1	12/2/2015	RES CONDO	407	RATE TABLE	
0.40	\$1,004	\$327,402	\$7.52	108.76	4217	5435/0234		CONDOS NOT ON WATER	0	1	7/11/2013	RES CONDO	407	RATE TABLE	
0.29	\$41	\$13,129	\$0.30	75.00	4217	5584/0683		CONDOS NOT ON WATER	0	1	11/14/2023	RES CONDO	407	RATE TABLE	
0.28	\$1,037	\$336,570	\$7.73	75.02	4217	5366/0535		CONDOS NOT ON WATER	0	1	6/18/2020	RES CONDO	407	RATE TABLE	
0.29	\$424	\$134,630	\$3.09	75.00	4217	5532/0448		CONDOS NOT ON WATER	0	1	9/19/2017	RES CONDO	407	RATE TABLE	
0.29	\$1,152	\$366,142	\$8.41	75.00	4217	5556/0490		CONDOS NOT ON WATER	0	1	11/11/2022	RES CONDO	407	RATE TABLE	
0.32	\$653	\$195,923	\$4.50	75.00	4217	5445/0275		CONDOS NOT ON WATER	0	1	8/26/2014	RES CONDO	407	RATE TABLE	
0.33	\$959	\$284,441	\$6.53	75.00	4217	5418/0369		CONDOS NOT ON WATER	0	1	7/15/2013	RES CONDO	407	RATE TABLE	
0.51	\$562	\$150,998	\$3.47	63.09	4217	5607/0643		CONDOS NOT ON WATER	0	1	7/15/2013	RES CONDO	407	RATE TABLE	
0.33	\$569	\$170,508	\$3.91	75.00	4217	5400/0428		CONDOS NOT ON WATER	0	1	12/19/2022	RES CONDO	407	RATE TABLE	
0.34	\$1,159	\$341,341	\$7.84	75.00	4217	5501/0609		CONDOS NOT ON WATER	0	1	11/14/2023	RES CONDO	407	RATE TABLE	
0.36	\$487	\$138,889	\$3.19	75.09	4217	5529/0840		CONDOS NOT ON WATER	0	1	NOT INSPECTED	RES VAC	407	RATE TABLE	
0.36	\$522	\$148,611	\$3.41	75.09	4217	5565/0444		CONDOS NOT ON WATER	0	1	NOT INSPECTED	RES VAC	407	RATE TABLE	
0.40	\$728	\$152,384	\$3.50	46.13	4217	5397/0544		CONDOS NOT ON WATER	0	1	11/14/2023		407	CUL DE SAC	
0.23	\$1,225	\$435,774	\$10.00	75.00	4217	5486/0898		CONDOS NOT ON WATER	0	1	10/15/2020	RES CONDO	407	RATE TABLE	
0.23	\$1,233	\$442,841	\$10.17	77.25	4217	5551/0484		CONDOS NOT ON WATER	0	1	11/14/2023		407	RATE TABLE	
0.23	\$1,239	\$444,682	\$10.21	77.25	4217	5434/0466		CONDOS NOT ON WATER	0	1	10/28/2020	RES VAC	407	RATE TABLE	
0.27	\$1,302	\$424,599	\$9.75	76.00	4217	5406/0239		CONDOS NOT ON WATER	0	1	6/9/2014		407	RATE TABLE	

16.69

**227,571.12**      **Average**  
**per SqFt=>**      **\$5.22**

2024 Fort Gratiot Front Foot Determination  
4217 Condo Not On Water

0.25	\$1,067	\$381,817	\$8.77	72.36	4217 5396/0736	CONDOS NOT ON WATER	0	1	6/4/2014	407	RATE TABLE
0.24	\$1,229	\$447,430	\$10.27	80.00	4217 5411/0217	CONDOS NOT ON WATER	0	1	11/14/2023	407	RATE TABLE
0.60	\$1,012	\$238,214	\$5.47	85.17	4217 5548/0179	CONDOS NOT ON WATER	0	1	11/2/2022	407	RATE TABLE
0.29	\$1,857	\$465,449	\$10.69	92.50	4217 5373/0857	CONDOS NOT ON WATER	0	1	10/13/2022	407	ON GOLF COURSE
0.26	\$839	\$336,765	\$7.73	105.43	4217 5372/0806	CONDOS NOT ON WATER	0	1	6/4/2020	407	RATE TABLE RATE TABLE
0.23	\$3,161	\$1,211,726	\$27.82	87.00	4217 5562/0803	CONDOS NOT ON WATER	0	1	12/22/2022 RES VAC	407	RATE TABLE
1.04	\$834	\$145,945	\$3.35	100.37	4217 5436/0151	CONDOS NOT ON WATER	0	1	10/10/2022	407	RATE TABLE
0.32	\$1,636	\$496,634	\$11.40	75.00	4217 5541/0883	CONDOS NOT ON WATER	0	1	11/11/2022 RES CONDO	407	RATE TABLE
0.29	\$1,553	\$495,850	\$11.38	75.00	4217 5354/0703	CONDOS NOT ON WATER	0	1	11/14/2023 RES CONDO	407	RATE TABLE



2024 Fort Gratiot Front Foot Determination

4227 407 All Left

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres		
20-962-0002-000	4086 TRISTEN AVE	06/08/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$73,800	38.24	\$167,874	\$59,307	\$34,181	76.0	131.9	0.23	0.23		
20-962-0005-000	4110 TRISTEN AVE	07/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,700	37.74	\$154,314	\$69,607	\$33,921	75.4	133.3	0.23	0.23		
20-962-0006-000	4118 TRISTEN AVE	07/01/22	\$195,250	WD	03-ARM'S LENGTH	\$195,250	\$72,900	37.34	\$165,092	\$64,079	\$33,921	75.4	133.3	0.23	0.23		
20-962-0007-000	4126 TRISTEN AVE	11/15/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$71,300	37.55	\$160,185	\$63,636	\$33,921	75.4	133.3	0.23	0.23		
20-962-0022-000	4246 TRISTEN AVE	09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,400	35.66	\$130,751	\$70,632	\$26,383	75.4	133.3	0.23	0.23		
20-962-0026-000	4245 TRISTEN AVE	09/12/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000	38.07	\$162,898	\$68,023	\$33,921	75.4	133.3	0.23	0.23		
20-962-0034-000	4177 TRISTEN AVE	04/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,000	39.41	\$140,529	\$55,854	\$26,383	75.4	133.3	0.23	0.23		
20-962-0041-000	4115 TRISTEN AVE	05/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,700	37.47	\$138,017	\$58,366	\$26,383	75.4	133.3	0.23	0.23		
<b>Totals:</b>			<b>\$1,480,150</b>			<b>\$1,480,150</b>	<b>\$557,800</b>		<b>\$1,219,660</b>	<b>\$509,504</b>	<b>\$249,014</b>	<b>603.6</b>		<b>1.84</b>	<b>1.84</b>		
								<b>Sale. Ratio =&gt;</b>	<b>37.69</b>	<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>1.05</b>	<b>per FF=&gt;</b>			<b>\$844</b>	<b>per Net Acre=&gt; 276,904.35</b>			

Front Foot Determination

\$844

Use \$800

Use \$750

( INTERPOLATED )

2024 Fort Gratiot Front Foot Determination

4227 407 All Left

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
\$781	\$257,857	\$5.92	76.00	4227	5537/0502		407'S ALL LEFT	0	1	7/20/2023		407	RATE TABLE			
\$923	\$302,639	\$6.95	75.00	4227	5551/0147		407'S ALL LEFT	0	1	8/16/2023	RES 1 FAMILY	407	RATE TABLE			
\$850	\$278,604	\$6.40	75.00	4227	5546/0689		407'S ALL LEFT	0	1	7/20/2023	RES RENTAL	407	RATE TABLE			
\$844	\$276,678	\$6.35	75.00	4227	5584/0522		407'S ALL LEFT	0	1	7/20/2023	RES RENTAL	407	RATE TABLE			
\$937	\$307,096	\$7.05	75.00	4227	5442/0146		407'S ALL LEFT	0	1	7/20/2023		407	RATE TABLE			
\$902	\$295,752	\$6.79	75.00	4227	5565/0409		407'S ALL LEFT	0	1	7/20/2023	RES RENTAL	407	RATE TABLE			
\$741	\$242,843	\$5.57	75.00	4227	5358/0121		407'S ALL LEFT	0	1	7/20/2023		407	RATE TABLE			
\$774	\$253,765	\$5.83	75.00	4227	5382/0373		407'S ALL LEFT	0	1	7/20/2023	RES CONDO	407	RATE TABLE			

Average  
per SqFt=> \$6.36



2024 Fort Gratiot Front Foot Determination

4310 North River Rd South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
20-091-0025-000	4253 NORTH RIVER RD	05/14/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$91,100	58.03	\$188,247	\$67,563	\$98,810	123.5	511.5	1.20	1.20	
20-091-0026-000	4247 NORTH RIVER RD	07/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,100	46.83	\$259,329	\$97,119	\$91,448	114.3	448.5	1.04	1.04	
20-091-0035-000	NORTH RIVER RD	12/30/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$25,200	84.28	\$50,331	\$29,900	\$50,331	83.9	132.7	0.42	0.42	
20-695-0002-000	2925 NORTH RIVER RD	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$222,715	\$74,254	\$46,969	78.3	253.4	0.54	0.54	
<b>Totals:</b>			<b>\$701,900</b>			<b>\$701,900</b>	<b>\$352,800</b>		<b>\$720,622</b>	<b>\$268,836</b>	<b>\$287,558</b>	<b>400.0</b>		<b>3.19</b>	<b>3.19</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.26</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>18.11</b>	<b>per FF=&gt;</b>			<b>\$672</b>	<b>per Net Acre=&gt;</b>		
														<b>84,248.20</b>		

Front Foot Determination  
 \$672      Use \$650

20-091-0051-000	3957 NORTH RIVER RD High Land Residual	07/02/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$99,200	40.82	\$203,205	\$137,307	\$97,512	121.9	520.0	1.19	1.19
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2024 Fort Gratiot Front Foot Determination  
4310 North River Rd South

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
\$547	\$56,303	\$1.29	102.17	4310	5371/0294		NORTH RIVER (SOUTH)	0	1	8/8/2019		401	A FRONTAGE 350		
\$850	\$93,384	\$2.14	100.98	4310	5401/0893		NORTH RIVER (SOUTH)	0	1	NOT INSPECTED		401	A FRONTAGE 350		
\$356	\$71,875	\$1.65	135.85	4310	5603/0040		NORTH RIVER (SOUTH)	0	0	2/6/2015		402	A FRONTAGE 350		
\$949	\$138,793	\$3.19	92.00	4310	5527/0762		NORTH RIVER (SOUTH)	0	1	10/31/2022		401	A FRONTAGE 350		

**Average  
per SqFt=> \$1.93**

\$1,126	\$114,997	\$2.64	100.00	4310	5399/0603		NORTH RIVER (SOUTH)	0	1	12/14/2023	RES RENTAL	401	A FRONTAGE 350		
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2024 Fort Gratiot Front Foot Determination  
4310 North River Rd South

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character

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2024 Fort Gratiot Front Foot Determination  
4517 Lake Miriam

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres		
20-465-0005-000	LAKE DR	05/21/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$11,700	22.50	\$23,446	\$52,000	\$23,446	85.3	172.0	0.34	0.34		
20-465-0006-000	3309 LAKE DR	05/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,200	44.43	\$133,738	\$32,062	\$25,800	86.0	172.0	0.34	0.34		
20-685-0002-000	3892 LOTON DR	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,800	40.33	\$209,304	\$64,850	\$34,154	97.6	237.0	0.41	0.41		
<b>Totals:</b>			<b>\$432,000</b>			<b>\$432,000</b>	<b>\$170,700</b>		<b>\$366,488</b>	<b>\$148,912</b>	<b>\$83,400</b>	<b>268.8</b>		<b>1.09</b>	<b>1.09</b>		
								<b>Sale. Ratio =&gt;</b>	<b>39.51</b>	<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>11.66</b>	<b>per FF=&gt;</b>			<b>\$554</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>136,867.65</b>

Front Foot Determination  
\$554      \$600      Used \$600 ( INTERPOLATED )

20-465-0011-000	3269 LAKE DR High Land Residual	08/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,700	29.85	\$124,741	\$98,659	\$23,400	78.0	172.0	0.31	0.31
20-465-0017-000	3260 SIMPSON RD High Land Residual	07/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,700	30.11	\$119,687	\$97,231	\$31,918	106.4	150.5	0.39	0.39

2024 Fort Gratiot Front Foot Determination

4517 Lake Miriam

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
\$610	\$152,941	\$3.51	86.00	4517	5372/0249		LAKE MIRIAM	0	1	6/29/2015		402	C FRONT			
\$373	\$94,300	\$2.16	86.00	4517	5384/0447		LAKE MIRIAM	0	1	9/6/2017		401	B' LAKE SIDE			
\$665	\$158,946	\$3.65	75.00	4517	5536/0578		LAKE MIRIAM	0	1	11/2/2022		401	A' NON WATER			

Average  
per SqFt=> **\$3.14**

\$1,265 \$320,321 \$7.35 78.00 4517 5407/0965 LAKE MIRIAM 0 1 9/6/2017 401 B' LAKE SIDE

\$914 \$247,407 \$5.68 113.74 4517 5416/0151 LAKE MIRIAM 0 1 8/31/2017 401 B' LAKE SIDE

2024 Fort Gratiot Front Foot Determination

4517 Lake Miriam

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot Front Foot Determination  
4570 Lake Huron Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres		
20-981-0013-000	4500 LAKESHORE RD	10/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$97,192	\$86,641	\$33,833	8.3	330.0	0.06		
20-981-0018-000	4500 LAKESHORE RD	01/03/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$74,600	29.14	\$197,962	\$114,923	\$56,885	9.5	330.0	0.06		
20-981-0020-000	4500 LAKESHORE RD	08/31/21	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$32,700	33.20	\$70,546	\$61,787	\$33,833	8.3	330.0	0.06		
<b>Totals:</b>			<b>\$504,500</b>			<b>\$504,500</b>	<b>\$152,800</b>		<b>\$365,700</b>	<b>\$263,351</b>	<b>\$124,551</b>	<b>26.0</b>		<b>0.19</b>		
								<b>Sale. Ratio =&gt;</b>	<b>30.29</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>2.09</b>	<b>per FF=&gt;</b>			<b>\$10,135</b>	<b>per Net Acre=&gt;</b>		

Front foot Determination  
\$10,135      Use 10,000

20-981-0012-000	4500 LAKESHORE RD	05/31/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$102,400	31.51	\$218,122	\$163,763	\$56,885	9.5	330.0	0.06
	Sale not verified													
20-980-0002-000	4510 LAKESHORE RD	04/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$123,000	33.24	\$242,933	\$208,974	\$81,907	13.7	342.5	0.09
	Sale not verified													

2024 Fort Gratiot Front Foot Determination  
4570 Lake Huron Condo

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.06	\$10,499	\$1,375,254	\$31.57	8.25		4570 5455/0069		LAKE HURON CONDOS	0	0	10/21/2015		407	FF RATE CONDOS	
0.06	\$12,122	\$1,824,175	\$41.88	8.25		4570 5478/0169		LAKE HURON CONDOS	0	0	8/16/2011		407	FF RATE CONDOS	
0.06	\$7,488	\$980,746	\$22.51	8.25		4570 5424/0818		LAKE HURON CONDOS	0	0	8/23/2023		407	FF RATE CONDOS	
<b>0.19</b>															
<b>1,393,391.53</b>	<b>Average per SqFt=&gt;</b>		<b>\$31.99</b>												
0.06	\$17,273	\$2,599,413	\$59.67	8.25		4570 5533/0506		LAKE HURON CONDOS	0	0	7/20/2022		407	FF RATE CONDOS	
0.09	\$15,308	\$2,271,457	\$52.15	11.66		4570 5525/0194		LAKE HURON CONDOS	0	0	8/16/2011		001	FF RATE CONDOS	

2024 Fort Gratiot Front Foot Determination  
4570 Lake Huron Condo

Rate Group 3 Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character



2024 Fort Gratiot Front Foot Determination  
4580 Lakeshore East Lake Huron

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres		
20-015-3003-000	4550 LAKESHORE RD	12/16/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$194,900	70.36	\$390,241	\$59,900	\$173,141	192.4	85.3	0.39	0.34		
20-175-0032-000	5342 LAKESHORE RD	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,700	33.22	\$174,638	\$253,362	\$173,000	40.0	200.0	0.18	0.18		
20-175-0039-000	5324 LAKESHORE RD	09/06/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,500	38.03	\$309,147	\$237,853	\$167,000	40.0	200.0	0.18	0.18		
20-175-0047-000	5298 LAKESHORE RD	08/18/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$146,300	30.48	\$381,545	\$265,455	\$167,000	40.0	200.0	0.18	0.18		
20-297-0037-000	5834 CAMPFIRE DR	04/28/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$117,400	23.48	\$387,502	\$338,136	\$225,638	80.6	90.9	0.22	0.22		
20-715-0006-000	4860 LAKESHORE RD	01/03/23	\$691,000	WD	03-ARM'S LENGTH	\$691,000	\$194,000	28.08	\$408,887	\$469,237	\$187,124	44.6	560.0	0.56	0.56		
20-715-0019-000	4784 LAKESHORE RD	10/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$394,100	54.36	\$850,298	\$46,398	\$171,696	40.9	342.0	0.32	0.32		
20-750-0017-000	5150 LAKESHORE RD	06/30/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$699,200	46.61	\$1,510,319	\$241,681	\$252,000	60.0	580.0	0.80	0.80		
20-750-0032-000	5076 LAKESHORE RD	06/22/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$290,100	36.26	\$644,007	\$565,993	\$410,000	100.0	664.3	1.53	1.53		
20-750-0043-000	4916 LAKESHORE RD	10/15/21	\$1,140,000	WD	03-ARM'S LENGTH	\$1,140,000	\$357,100	31.32	\$893,718	\$594,085	\$347,803	84.8	704.0	1.37	1.37		
20-980-0005-000	4510 LAKESHORE RD	09/21/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$93,900	35.43	\$195,511	\$117,307	\$47,818	11.7	342.5	0.09	0.09		
<b>Totals:</b>			<b>\$7,013,000</b>			<b>\$7,013,000</b>	<b>\$2,716,200</b>		<b>\$6,145,813</b>	<b>\$3,189,407</b>	<b>\$2,322,220</b>	<b>734.9</b>		<b>5.83</b>	<b>5.78</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.73</b>	<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>13.50</b>	<b>per FF=&gt;</b>			<b>\$4,340</b>	<b>per Net Acre=&gt;</b>			
													<b>547,068.10</b>				

Front Foot Determination

\$4,340

Use \$ 4300

( INTERPOLATED )

20-675-0002-010	HURON COURT	08/05/21	\$103,000	MLC	03-ARM'S LENGTH	\$103,000	\$28,100	27.28	\$59,372	\$103,000	\$59,372	31.2	168.9	0.13	0.13
	LC														
20-175-0012-000	5432 LAKESHORE RD	08/16/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,100	37.92	\$298,051	\$248,949	\$167,000	40.0	200.0	0.18	0.18



2024 Fort Gratiot Front Foot Determination  
4580 Lakeshore East Lake Huron

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
\$311	\$153,590	\$3.53	206.42	4580	5605/0318		LAKE HURON	0	1	12/19/2022		401	BEACH ACCESS			
\$6,334	\$1,376,967	\$31.61	40.00	4580	5542/0541		LAKE HURON	0	0	8/23/2023		401	A' FRONTAGE			
\$5,946	\$1,292,679	\$29.68	40.00	4580	5426/0857		LAKE HURON	0	0	12/22/2022		401	A' FRONTAGE			
\$6,636	\$1,442,690	\$33.12	40.00	4580	5419/0341		LAKE HURON	0	0	12/19/2023		401	A' FRONTAGE			
\$4,196	\$1,565,444	\$35.94	103.49	4580	5365/0558		LAKE HURON	0	1	11/14/2023		401	PARK VIEW			
\$10,532	\$831,980	\$19.10	45.98	4580	5589/0265		LAKE HURON	0	1	8/23/2023		401	A' FRONTAGE			
\$1,135	\$144,542	\$3.32	40.88	4580	5569/0977		LAKE HURON	0	1	5/17/2017		401	A' FRONTAGE			
\$4,028	\$302,479	\$6.94	60.00	4580	5544/0365		LAKE HURON	0	1	11/1/2022		401	A' FRONTAGE			
\$5,660	\$371,143	\$8.52	100.00	4580	5392/0681		LAKE HURON	0	1	12/14/2023		401	A' FRONTAGE			
\$7,003	\$433,322	\$9.95	84.83	4580	5435/0170		LAKE HURON	0	1	1/17/2022		401	A' FRONTAGE			
\$10,058	\$1,275,076	\$29.27	11.66	4580	5434/0943		LAKE HURON	0	0	8/23/2023		407				

**Average  
per SqFt=> \$12.56**

\$3,296	\$780,303	\$17.91	34.00	4580	5416/0584		LAKE HURON	0	0	1/25/2021		402	C' FRONTAGE			
\$6,224	\$1,352,984	\$31.06	40.00	4580	5418/0371		LAKE HURON	0	0	9/20/2010		401	A' FRONTAGE			



2024 Fort Gratiot Front Foot Determinations  
4207, 407's Multi Not On Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
20-956-0001-000	4010 FAIRWAY DR	06/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$61,900	29.48	\$159,813	\$56,915	\$6,728	134.6	251.0	0.57
20-968-0001-000	3875 KRAFFT RD	05/27/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$59,900	28.54	\$167,798	\$61,698	\$19,596	98.0	433.0	0.54
20-968-0002-000	3877 KRAFFT RD	05/06/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$57,700	27.61	\$148,661	\$79,935	\$19,596	98.0	433.0	0.54
20-968-0004-000	3857 KRAFFT RD	05/20/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$73,500	35.02	\$159,695	\$69,801	\$19,596	98.0	433.0	0.54
20-968-0004-000	3857 KRAFFT RD	11/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,500	35.00	\$159,695	\$69,901	\$19,596	98.0	433.0	0.54
20-968-0005-000	3865 KRAFFT RD	06/22/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$73,500	35.17	\$159,695	\$68,901	\$19,596	98.0	433.0	0.54
20-968-0006-000	3867 KRAFFT RD	09/13/22	\$209,900	MLC	03-ARM'S LENGTH	\$209,900	\$57,300	27.30	\$162,125	\$67,371	\$19,596	98.0	433.0	0.54
20-968-0010-000	3815 KRAFFT RD	07/21/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$70,300	34.63	\$153,151	\$63,181	\$13,332	66.7	233.0	0.27
20-975-0002-000	2636 KEEWAHDIN RD	01/23/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$39,000	33.62	\$89,145	\$30,230	\$3,375	16.9	336.5	1.32
20-975-0004-000	2636 KEEWAHDIN RD	12/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$30,800	26.78	\$85,708	\$32,667	\$3,375	16.9	336.5	0.08
20-975-0010-000	2636 KEEWAHDIN RD	02/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,800	29.83	\$91,941	\$31,434	\$3,375	16.9	336.5	0.08
<b>Totals:</b>			<b>\$2,021,700</b>			<b>\$2,021,700</b>	<b>\$633,200</b>		<b>\$1,537,427</b>	<b>\$632,034</b>	<b>\$147,761</b>	<b>839.7</b>		<b>5.59</b>
								<b>Sale. Ratio =&gt;</b>	<b>31.32</b>	<b>Average</b>				<b>Average</b>
								<b>Std. Dev. =&gt;</b>	<b>3.49</b>	<b>per FF=&gt;</b>		<b>\$753</b>	<b>per Net Acre=&gt;</b>	

Front Foot Determinations

\$753

Use \$750

20-968-0008-000	3819 KRAFFT RD LC	11/28/22	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$69,800	33.24	\$152,115	\$71,217	\$13,332	66.7	233.0	0.27
20-264-0016-000	5977 E MONTEVISTA DR OUTLIER	01/30/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$67,900	34.47	\$171,111	\$46,141	\$20,252	101.3	137.2	0.32
20-968-0003-000	3855 KRAFFT RD High Land Residual	02/04/22	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$39,600	20.47	\$107,596	\$120,198	\$34,294	98.0	433.0	0.54
20-956-0004-000	4010 FAIRWAY DR High Land Residual	09/09/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$60,600	25.80	\$132,046	\$109,582	\$6,728	134.6	251.0	0.57

2024 Fort Gratiot Front Foot Determinations  
4207, 407's Multi Not On Water

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.57	\$423	\$100,202	\$2.30	98.88	4207	5533/0212		407'S MULTI NOT ON WATER	0	0	7/15/2022	MULTIPLE RESIDENCES	407	RATE TABLE
0.54	\$630	\$113,415	\$2.60	54.71	4207	5531/0933		407'S MULTI NOT ON WATER	0	0	7/15/2022	RES RENTAL	407	RATE TABLE
0.54	\$816	\$146,939	\$3.37	54.71	4207	5525/0740		407'S MULTI NOT ON WATER	0	0	7/15/2022	RES RENTAL	407	RATE TABLE
0.54	\$712	\$128,311	\$2.95	54.71	4207	5530/0755		407'S MULTI NOT ON WATER	0	0	7/12/2022	RES RENTAL	407	RATE TABLE
0.54	\$713	\$128,494	\$2.95	54.71	4207	5587/0806		407'S MULTI NOT ON WATER	0	0	7/12/2022	RES RENTAL	407	RATE TABLE
0.54	\$703	\$126,656	\$2.91	54.71	4207	5537/0408		407'S MULTI NOT ON WATER	0	0	7/12/2022	RES RENTAL	407	RATE TABLE
0.54	\$688	\$123,844	\$2.84	54.71	4207	5562/0183		407'S MULTI NOT ON WATER	0	0	7/15/2022	RES RENTAL	407	RATE TABLE
0.27	\$948	\$233,140	\$5.35	50.74	4207	5548/0825		407'S MULTI NOT ON WATER	0	0	7/12/2022	RES RENTAL	407	RATE TABLE
0.08	\$1,791	\$22,884	\$0.53	10.69	4207	5609/0438		407'S MULTI NOT ON WATER	0	0	8/23/2023		407	RATE TABLE
0.08	\$1,936	\$393,578	\$9.04	10.69	4207	5471/0999		407'S MULTI NOT ON WATER	0	0	8/13/2020		407	RATE TABLE
0.08	\$1,863	\$378,723	\$8.69	10.69	4207	5496/0185		407'S MULTI NOT ON WATER	0	0	8/13/2020		407	RATE TABLE

**4.35**

<b>113,065.12</b>	<b>Average per SqFt=&gt;</b>		<b>\$2.60</b>											
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0.27	\$1,068	\$262,793	\$6.03	50.74	4207	5582/0957		407'S MULTI NOT ON WATER	0	0	7/12/2022	RES RENTAL	407	RATE TABLE
0.32	\$456	\$146,016	\$3.35	100.45	4207	5600/0693		407'S MULTI NOT ON WATER	1	1	8/23/2023		401	
0.54	\$1,227	\$220,952	\$5.07	54.71	4207	5491/0247		407'S MULTI NOT ON WATER	0	0	8/13/2020	RES RENTAL	407	RATE TABLE
0.57	\$814	\$192,926	\$4.43	98.88	4207	5565/0174		407'S MULTI NOT ON WATER	0	0	11/14/2022		407	RATE TABLE



2024 Fort Gratiot Front Foot Determinations  
4207, 407's Multi Not On Water

Bottom Character



2024 Fort Gratiot Industrial ECF

Multi Unit

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44	\$158,721	\$60,080	\$234,920	\$140,916	1.667	5,019
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$111,568	\$688,432	\$799,061	0.862	9,600
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33	\$179,883	\$26,706	\$333,294	\$218,824	1.523	5,889
<b>Totals:</b>			<b>\$1,455,000</b>			<b>\$1,455,000</b>	<b>\$462,000</b>		<b>\$1,009,515</b>		<b>\$1,256,646</b>	<b>\$1,158,801</b>		
								<b>Sale. Ratio =&gt;</b>	<b>31.75</b>			<b>E.C.F. =&gt;</b>	<b>1.084</b>	
								<b>Std. Dev. =&gt;</b>	<b>11.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.351</b>	

ECF Dererminaiton 1.084

2024 Fort Gratiot Industrial ECF  
Multi Unit

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$46.81	AUTO	\$56,271	215 INDUSTRIAL		301						
\$71.71	IND LIGHT	\$81,824	215 INDUSTRIAL		301						
\$56.60	IND LIGHT	\$26,706	215 INDUSTRIAL		301						

**\$58.37**                      **26.6150**

Std. Deviation=> **0.429592**

Ave. Variance=> ##### Coefficient of Var=> **40673.93845**



2024 Fort Gratiot Industrial ECF  
Multi Unit

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
[Redacted]											

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2024 Fort Gratiot Industrial ECF  
Multi Unit

CLAY  
CLAY  
CLAY

2024 Fort Gratiot Land  
Industrial 3000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
30-001-1023-000	S ALLEN RD	04/16/21	\$143,900	WD	03-ARM'S LENGTH	\$143,900	\$111,400	77.41	\$222,720	\$143,900	\$222,720	1,810.6	1600.0
07-405-0009-000	1900 SINCLAIR ST	03/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900	27.96	\$165,647	\$131,664	\$22,311	139.6	167.0
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44	\$158,721	\$192,550	\$56,271	118.5	305.0
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$210,913	\$81,824	172.3	265.6
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33	\$179,883	\$206,823	\$26,706	56.2	175.0
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$68,512	\$36,000	\$68,512	225.0	358.0
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$70,070	\$45,000	\$70,070	238.2	945.5
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$64,960	\$55,000	\$64,960	297.0	601.3
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$9,400	107.43	\$19,995	\$8,750	\$19,995	64.1	1320.0
28-020-1020-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$6,600	75.43	\$14,139	\$8,750	\$14,139	45.3	660.0
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$22,000	220.00	\$27,845	\$10,000	\$27,845	89.2	640.0
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$74,365	\$50,000	\$74,365	184.4	239.0
<b>Totals:</b>			<b>\$2,104,900</b>			<b>\$2,087,400</b>	<b>\$816,300</b>		<b>\$1,737,768</b>	<b>\$1,099,350</b>	<b>\$749,718</b>	<b>3,440.3</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.11</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>54.22</b>	<b>per FF=&gt;</b>		<b>\$320</b>	

Front Foot Determination  
\$320



2024 Fort Gratiot Land  
Industrial 3000

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	UNIT OF GOV'T.
IND VAC	302				ST CLAIR TWP
	301				CITY OF ST CLAIR
					CLAY
					CLAY
					CLAY
IND VAC	302	FF VAL NOT USED			PORT HURON TWP
IND VAC	301	FF VAL NOT USED	FF VAL NOT USED		PORT HURON TWP
IND VAC	302	FF VAL NOT USED			PORT HURON TWP
IND VAC	001	MAIN ROADS			PORT HURON TWP
IND VAC	001	MAIN ROADS			PORT HURON TWP
IND VAC	302	MAIN ROADS			PORT HURON TWP
IND CONDO	307	FF VAL NOT USED			PORT HURON TWP

2024 Fort Gratiot Agricultural Land 20+AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
10-024-4002-100	7201 EMMETT RD	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$284,533	\$213,067	
10-032-2003-500	VAC LOT NORMAN RD	08/16/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,700	41.10	\$67,300	\$82,000	
15-014-1001-200	VINCENT RD	09/20/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$39,300	53.84	\$97,200	\$73,000	
19-007-1003-000	13286 FOLEY	05/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$458,509	\$106,091	
19-024-4002-500	EMMETT RD	01/28/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,700	36.76	\$170,064	\$225,000	
19-025-1003-000	3745 EMMETT RD	11/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$107,300	34.06	\$227,500	\$315,000	
19-027-3003-000	KEEGAN RD	01/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$104,900	32.78	\$200,200	\$320,000	
19-033-2001-000	RYNN RD	04/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$78,200	28.44	\$156,442	\$275,000	
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$158,861	
26-006-1002-010	HULL RD	12/21/22	\$256,872	WD	03-ARM'S LENGTH	\$256,872	\$107,500	41.85	\$208,608	\$256,872	
26-007-4001-000	DUDLEY RD V/L	05/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,600	39.36	\$173,152	\$220,000	
26-008-4004-000	15773 DUDLEY RD	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$102,400	44.72	\$202,669	\$114,095	
26-013-1001-000	YALE RD V/L	04/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,300	31.52	\$198,567	\$315,000	
26-017-4004-000	MARTIN RD V/L	04/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$171,638	\$260,000	
26-021-3004-010	CAPAC RD	02/08/22	\$175,750	WD	03-ARM'S LENGTH	\$175,750	\$70,400	40.06	\$145,442	\$175,750	
26-027-4001-000	CAPAC RD V/L	10/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$100,100	83.42	\$200,253	\$120,000	
31-009-2004-020	SPARLING RD VAC	02/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,300	34.37	\$138,450	\$190,000	
31-009-4002-301	SPARLING RD VAC	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$86,400	\$130,000	
31-013-1001-500	EMERSON RD VAC	04/27/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$36,500	41.95	\$72,972	\$87,000	
31-022-2007-000	LASHBROOK RD VAC	05/05/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$62,600	33.30	\$125,156	\$188,000	
31-027-4002-001	WALES CENTER RD VAC	04/23/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$57,300	32.74	\$114,594	\$175,000	
31-031-3001-000	WALES RIDGE RD VAC	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,600	52.60	\$103,649	\$100,000	
30-020-1002-000	HYSLOP RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$262,500	\$255,300	97.26	\$510,620	\$262,500	
30-021-3001-000	6208 RATTLE RUN RD	10/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,400	45.88	\$224,799	\$232,283	
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$545,927	\$155,353	
<b>Totals:</b>			<b>\$5,946,622</b>			<b>\$5,684,122</b>	<b>\$2,371,100</b>		<b>\$5,072,483</b>	<b>\$4,749,872</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.71</b>		
								<b>Std. Dev. =&gt;</b>	<b>15.77</b>		

<b>Per Acre</b>
<b>\$3,900</b>

2024 Fort Gratiot Agricultural Land 20+AC

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Use Code	Class	UNIT OF GOVT
\$132,600	0.0	0.0	40.00	40.00	\$5,327	4000	5546/941	4000 AGRICULTURE/RESIDENTIAL		101	BROCKWAY
\$67,300	0.0	0.0	20.00	20.00	\$4,100	BWAY	5648/154	CD/D HOMES		102	BROCKWAY
\$97,200	0.0	0.0	20.00	20.00	\$3,650	AG	5432/991	AGRICULTURAL		102	CLYDE TWP
\$174,600	0.0	0.0	60.00	60.00	\$1,768	101AG	5385/4	AGRICULTURAL		101	EMMETT TWP
\$170,064	0.0	0.0	50.00	50.00	\$4,500	101AG		AGRICULTURAL		102	EMMETT TWP
\$227,500	0.0	0.0	70.00	70.00	\$4,500	101AG	5457/812	AGRICULTURAL		102	EMMETT TWP
\$200,200	0.0	0.0	80.00	80.00	\$4,000	101AG		AGRICULTURAL		102	EMMETT TWP
\$156,442	0.0	0.0	62.80	62.80	\$4,379	101AG		AGRICULTURAL		102	EMMETT TWP
\$161,700	0.0	0.0	40.00	40.00	\$3,972	LYNN	5589/780	LYNN TOWNSHIP		402	LYNN
\$208,608	0.0	0.0	57.38	57.38	\$4,477	LYNN	5593/67	LYNN TOWNSHIP		102	LYNN
\$173,152	0.0	0.0	57.99	57.99	\$3,794	LYNN	5388/169	LYNN TOWNSHIP		102	LYNN
\$87,764	0.0	0.0	22.73	22.73	\$5,020	LYNN	5430/901	LYNN TOWNSHIP		401	LYNN
\$198,567	0.0	0.0	56.00	56.00	\$5,625	LYNN	5619/933	LYNN TOWNSHIP		102	LYNN
\$171,638	0.0	0.0	40.00	40.00	\$6,500	LYNN	5626/456	LYNN TOWNSHIP		102	LYNN
\$145,442	0.0	0.0	37.00	37.00	\$4,750	LYNN		LYNN TOWNSHIP		102	LYNN
\$200,253	0.0	0.0	57.73	57.73	\$2,079	LYNN	5578/790	LYNN TOWNSHIP		102	LYNN
\$138,450	0.0	0.0	40.18	40.18	\$4,729	AG	5597/502	AG	AG VAC	102	WALES
\$86,400	0.0	0.0	25.33	25.93	\$5,133	AG	5423/114	AG		102	WALES
\$72,972	0.0	0.0	20.73	20.50	\$4,197	AG		AG	AG VAC	102	WALES
\$125,156	0.0	0.0	38.04	38.04	\$4,942	AG	5527/416	AG	AG VAC	102	WALES
\$114,594	0.0	0.0	35.01	35.01	\$4,998	AG	5357/268	AG	AG VAC	102	WALES
\$103,649	0.0	0.0	31.23	31.23	\$3,202	AG	5509/54	AG		102	WALES
\$510,620	0.0	0.0	160.00	40.00	\$1,641	RU AG	5425/521		AG IMP	101	ST CLAIR TWP
\$212,082	0.0	0.0	55.00	55.00	\$4,223	RU AG	5461/068		AG VAC	102	ST CLAIR TWP
\$201,280	0.0	0.0	60.00	60.00	\$2,589	RU AG			AG IMP	101	ST CLAIR TWP
<b>\$4,138,233</b>	<b>0.0</b>		<b>1,237.15</b>	<b>1,117.52</b>							
<b>Average</b>			<b>Average</b>		<b>Average</b>						
<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>		<b>3,839.37</b>						<b>per SqFt=&gt;</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
20-017-1002-000	3825 CARRIGAN RD	01/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$93,700	62.47
20-017-3015-000	3614 KEEWAHDIN RD	07/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$70,600	32.09
20-017-3015-000	3614 KEEWAHDIN RD	06/20/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$85,500	32.28
20-020-3003-200	4211 PARKER RD	06/21/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,100	37.91
20-030-2007-000	3809 STATE RD	01/11/22	\$146,200	WD	03-ARM'S LENGTH	\$146,200	\$56,800	38.85
20-090-0090-200	NORTHWOOD DR	09/23/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$23,000	76.67
20-091-0095-000	4300 NORTH RIVER RD	08/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,200	55.88
20-326-0011-000	KEEWAHDIN RD	11/18/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$46,100	80.88
20-759-0019-000	4110 KEEWAHDIN RD	05/06/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$95,200	42.79
20-768-0029-000	4310 PINE GROVE RD	05/09/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$101,800	31.23
<b>Totals:</b>			<b>\$1,911,600</b>			<b>\$1,911,600</b>	<b>\$790,000</b>	
							<b>Sale. Ratio =&gt;</b>	<b>41.33</b>
							<b>Std. Dev. =&gt;</b>	<b>18.73</b>



Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$194,118	\$22,227	\$66,345	296.4	636.0	4.39	4.39	\$75	\$5,063	\$0.12
\$171,069	\$93,931	\$45,000	189.6	660.0	2.50	2.50	\$495	\$37,572	\$0.86
\$210,142	\$99,758	\$45,000	189.6	660.0	2.50	2.50	\$526	\$39,903	\$0.92
\$261,322	\$122,858	\$54,180	161.9	1310.0	3.01	3.01	\$759	\$40,817	\$0.94
\$136,957	\$78,363	\$69,120	272.7	588.0	3.96	3.96	\$287	\$19,789	\$0.45
\$46,080	\$30,000	\$46,080	196.2	975.3	2.56	2.56	\$153	\$11,719	\$0.27
\$195,305	\$96,292	\$126,597	253.2	733.3	3.07	3.07	\$380	\$31,365	\$0.72
\$54,095	\$57,000	\$51,552	180.1	959.5	2.86	2.86	\$317	\$19,902	\$0.46
\$203,693	\$70,107	\$51,300	146.6	1433.5	2.85	2.85	\$478	\$24,599	\$0.56
\$216,014	\$149,244	\$39,258	166.1	613.0	4.15	2.18	\$899	\$35,954	\$0.83
<b>\$1,688,795</b>	<b>\$819,780</b>	<b>\$594,432</b>	<b>2,052.3</b>		<b>31.86</b>	<b>29.89</b>			
		<b>Average</b>			<b>Average</b>		<b>Average</b>		
		<b>per FF=&gt;</b>	<b>\$399</b>		<b>per Net Acre=&gt;</b>	<b>25,734.74</b>	<b>per SqFt=&gt;</b>	<b>\$0.59</b>	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
301.89	4050	5491/0112		SECTION (WEST)	1	0	7/15/2020		401
165.00	4040	5431/0653		SECTION (SOUTH)	0	1	11/2/2022		401
165.00	4040			SECTION (SOUTH)	0	1	11/2/2022		401
100.00	4040	5389/0295		SECTION (SOUTH)	0	1	6/8/2018		401
160.00	4040	5488/0086		SECTION (SOUTH)	0	1	8/9/2018		401
114.14	4020	5567/0278		NORTH RIVER (NORTH)	0	0	NOT INSPECTED		402
75.73	4020	5452/0087		NORTH RIVER (NORTH)	0	1	8/6/2010		401
130.00	4040	5464/0282		SECTION (SOUTH)	0	1	7/27/2020		402
86.60	4040	5527/0667		SECTION (SOUTH)	0	1	11/1/2022		401
140.00	4040	5529/0864		SECTION (SOUTH)	0	1	11/2/2022		401

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Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
20-016-1012-000	3345 CARRIGAN RD	06/30/22	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000
20-019-3017-000	4034 KRAFFT RD RET	08/05/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
20-019-4011-001	4190 CAMPBELL RD	09/09/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
<b>Totals:</b>			<b>\$460,000</b>			<b>\$460,000</b>

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$26,900	67.25	\$53,856	\$40,000	\$53,856	197.5	825.0	5.98	2.99	\$203
\$95,900	56.41	\$203,045	\$24,973	\$58,018	382.2	660.0	5.05	5.05	\$65
\$70,700	28.28	\$187,418	\$131,582	\$69,000	455.0	1320.0	6.00	6.00	\$289
<b>\$193,500</b>		<b>\$444,319</b>	<b>\$196,555</b>	<b>\$180,874</b>	<b>1,034.6</b>		<b>17.03</b>	<b>14.04</b>	
<b>Sale. Ratio =&gt;</b>	<b>42.07</b>			<b>Average</b>			<b>Average</b>		
<b>Std. Dev. =&gt;</b>	<b>20.11</b>			<b>per FF=&gt;</b>	<b>\$190</b>		<b>per Net Acre=&gt;</b>	<b>11,542.37</b>	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$6,684	\$0.15	158.00	4005	5544/0917	20-016-1013-000	SECTION (EAST)	1	0	8/30/2018
\$4,950	\$0.11	332.62	4040	5416/0301		SECTION (SOUTH)	0	1	6/14/2011
\$21,930	\$0.50	198.00	4050	5432/0014		SECTION (WEST)	1	0	6/14/2018

**Average  
per SqFt=>**

**\$0.26**





Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
20-016-1016-000	3285 CARRIGAN RD	06/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,400	42.75
20-021-1003-000	KEEWAHDIN RD	04/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,300	40.40
<b>Totals:</b>			<b>\$235,000</b>			<b>\$235,000</b>	<b>\$98,700</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.00</b>
							<b>Std. Dev. =&gt;</b>	<b>1.66</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$141,790	\$65,710	\$47,500	0.0	0.0	9.50	9.50	#DIV/0!	\$6,917	\$0.16
\$61,827	\$57,123	\$43,950	0.0	0.0	8.79	8.79	#DIV/0!	\$6,499	\$0.15
<b>\$203,617</b>	<b>\$122,833</b>	<b>\$91,450</b>	<b>0.0</b>		<b>18.29</b>	<b>18.29</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>6,715.86</b>		<b>per SqFt=&gt;</b>	<b>\$0.15</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	4005	5382/0208		SECTION (EAST)	1	0	10/21/2008	RES RENTAL	401	
148.50	4005	5527/0139		SECTION (EAST)	0	1	7/31/2020		401	B' FRONTAGE

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Rate Group 2 Rate Group 3 Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
20-008-1003-050	5336 STATE RD	03/03/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$65,200	32.28
20-008-1003-100	5328 STATE RD	06/17/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$160,200	33.44
20-768-0003-000	4104 PINE GROVE RD	01/24/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,200	37.20
<b>Totals:</b>			<b>\$781,000</b>			<b>\$781,000</b>	<b>\$262,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>33.62</b>
							<b>Std. Dev. =&gt;</b>	<b>2.57</b>

20-030-1001-300	3840 CAMPBELL RD	10/12/21	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$298,600	43.15
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$135,796	\$110,394	\$44,190	410.1	1743.0	10.01	10.01	\$269	\$11,028	\$0.25
\$415,890	\$113,160	\$50,050	420.5	1624.0	10.01	10.01	\$269	\$11,305	\$0.26
\$20,000	\$100,000	\$20,000	0.0	0.0	14.88	14.88	#DIV/0!	\$6,720	\$0.15
<b>\$571,686</b>	<b>\$323,554</b>	<b>\$114,240</b>	<b>830.6</b>		<b>34.90</b>	<b>34.90</b>			
		<b>Average per FF=&gt;</b>	<b>\$390</b>		<b>Average per Net Acre=&gt;</b>	<b>9,270.89</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.21</b>

\$627,421	\$134,506	\$69,927	0.0	0.0	10.10	10.10	#DIV/0!	\$13,317	\$0.31
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Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
252.35	4000	5608/0967		AG	0	1	8/23/2023	AGRICULTURAL	401
165.00	4050	5541/0959		SECTION (WEST)	0	1	11/2/2022		401
78.91	4040	5488/0256		SECTION (SOUTH)	0	0	7/20/2020		402

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0.00	4040	5450/0816		SECTION (SOUTH)	0	1	9/20/2018		401
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Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
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A' FRONTAGE

A' FRONTAGE

A' FRONTAGE

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Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
20-016-4002-000	3380 KEEWAHDIN RD	11/21/22	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$106,900
20-019-4002-002	KRAFFT RD	03/11/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$164,700
<b>Totals:</b>			<b>\$549,000</b>			<b>\$549,000</b>	<b>\$271,600</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
56.26	\$226,833	\$37,731	\$74,564	0.0	0.0	20.00	20.00	#DIV/0!	\$1,887
45.88	\$329,400	\$359,000	\$329,400	0.0	0.0	82.35	82.35	#DIV/0!	\$4,359
	<b>\$556,233</b>	<b>\$396,731</b>	<b>\$403,964</b>	<b>0.0</b>		<b>102.35</b>	<b>102.35</b>		
<b>49.47</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>7.34</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>3,876.22</b>		<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
\$0.04	0.00	4005	5580/0367	20-016-4009-000	SECTION (EAST)	0	1	12/14/2023		401
\$0.10	0.00	4040	5505/0539		SECTION (SOUTH)	0	0	NOT INSPECTED		402

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**\$0.09**

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Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
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Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-028-1028-000	301 GRATIOT	01/21/22	\$2,050,000	CD	33-TO BE DETERMINED	\$2,050,000	\$1,004,700	49.01
07-405-0009-000	1900 SINCLAIR ST	03/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900	27.96
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33
03-052-0039-341	2700 WILLS	05/16/22	\$6,100,000	CD	33-TO BE DETERMINED	\$6,100,000	\$1,957,800	32.10
03-053-0004-000	2900 BUSHA	01/07/22	\$28,600,000	CD	33-TO BE DETERMINED	\$28,600,000	\$12,897,100	45.09
03-092-0018-100	CARLETON	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
03-092-0030-001	317 KENDALL	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
03-998-5010-000	317 KENDALL	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
<b>Totals:</b>			<b>\$80,654,555</b>			<b>\$80,654,555</b>	<b>\$22,025,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>27.31</b>
							<b>Std. Dev. =&gt;</b>	<b>13.59</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$2,043,911	\$2,043,911	\$6,089	\$0	#DIV/0!	0	#DIV/0!	3000	#DIV/0!
\$165,647	\$31,787	\$243,213	\$196,853	1.236	6,217	\$39.12	3001	28.7606
\$158,721	\$60,080	\$234,920	\$140,916	1.667	5,019	\$46.81	AUTO	\$56,271
\$670,911	\$111,568	\$688,432	\$799,061	0.862	9,600	\$71.71	IND LIGHT	\$81,824
\$179,883	\$26,706	\$333,294	\$218,824	1.523	5,889	\$56.60	IND LIGHT	\$26,706
\$4,605,558	\$297,801	\$5,802,199	\$6,536,809	0.888	108,767	\$53.35	3000	#DIV/0!
\$31,201,672	\$6,109,746	\$22,490,254	\$38,075,760	0.591	682,515	\$32.95	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
<b>\$52,022,543</b>		<b>\$70,567,357</b>	<b>\$63,556,450</b>			<b>#DIV/0!</b>		<b>#DIV/0!</b>
		E.C.F. =>	<b>1.110</b>			Std. Deviation=>	<b>#DIV/0!</b>	
		Ave. E.C.F. =>	<b>#DIV/0!</b>			Ave. Variance=>	<b>#DIV/0!</b>	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
	IND LIGHT	\$2,043,911	No	/ /	03-090-0010-000	INDUSTRIAL
		\$22,311	No	/ /	07-405-0010-000	INDUSTRIAL
215 INDUSTRIAL		301				
215 INDUSTRIAL		301				
215 INDUSTRIAL		301				
	IND VAC	\$233,390	No	/ /	03-052-0039-350	INDUSTRIAL
	IND HEAVY	\$3,615,795	No	/ /		INDUSTRIAL
	VACANT PROPERTY	\$231,690	No	/ /	03-092-0030-001, 03-998-5010-000	INDUSTRIAL
		\$231,690	No	/ /	03-092-0018-100, 03-998-5010-000	INDUSTRIAL
	BUILDINGS ON LEASED LAND	\$231,690	No	/ /	03-092-0018-100, 03-092-0030-001	INDUSTRIAL

#DIV/0!

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Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
301		0 EDISON PLANT PROPERTY & PARK					
301		0					
301		0 PREGIS PERFORMANCE PRODUCTS- INCL EQUIPMENT, CANNOT GET BREAKDOWN					
301		0 ZF/CHRYSLER AXLE PLANT					
301		0 TAPE COMPANY, INCL ALL PERS PROP, NO BREAKDOWN					
301		0					
301		0					

Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
					MARYSVILLE
					CITY OF ST CLAIR
					CLAY
					CLAY
					CLAY
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE

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Parcel Number	Street Address	Sale Date
03-028-1005-000	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-028-1011-000	10 GRATIOT	02/17/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-051-0041-600	BUSHA	05/05/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-766-0066-000	GRATIOT	12/20/21
03-766-0067-000	GRATIOT	12/20/21
03-766-0068-000	GRATIOT	12/20/21
03-766-0069-000	GRATIOT	12/20/21
03-766-0076-000	ST CLAIR	03/17/23
03-767-0107-000	GRATIOT	12/20/21
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-011-1002-120	1500 VACANT LOT 03RD ST	12/29/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-106-0029-000	3404 24TH ST	11/21/22

06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22
06-298-0146-000	520 SUPERIOR ST	06/21/22
06-298-0189-000	621 VACANT LOT SUPERIOR ST	08/30/22
06-342-0037-000	2500 VACANT LOT CONNER ST	11/10/22
06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22

06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-019-4001-000	YANKEE ROAD	07/21/21
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21
07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-002-4001-010	11477 JEDDO RD	03/03/23
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22



14-442-0107-000	2206 PTE TREMBLE RD	07/18/22
14-442-0130-000	PTE TREMBLE RD	07/18/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
14-865-0053-000	7858 MIDDLE CHANNEL DR	11/04/21
15-031-4009-000	LAPEER RD	01/16/23
19-025-4001-200	10980 DUNNIGAN RD	04/20/22
19-029-1010-000	3864 BREEN RD	04/05/21
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4043-000	4744 24TH AVE	05/26/21
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-000	24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23
20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23

20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
21-021-3005-002	6047 BURTCH RD	04/21/22
28-190-0086-000	MICHIGAN	05/07/22
28-761-0019-000	N RANGE	08/11/21
31-740-0026-001/ 0027-000	2674 GOODELLS RD	02/25/22
30-001-1032-000	4797 GRATIOT RD	10/20/21
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$0	QC	33-TO BE DETERMINED	\$0	\$58,000
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$26,500
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$2,700	WD	03-ARM'S LENGTH	\$2,700	\$900
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$637,588	WD	03-ARM'S LENGTH	\$637,588	\$0
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,100

\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900
\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$155,200
\$2,250	QC	03-ARM'S LENGTH	\$2,250	\$800
\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,800
\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700

\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,900
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300
\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400

\$25,600	WD	03-ARM'S LENGTH	\$25,600	\$12,800
\$20,400	WD	03-ARM'S LENGTH	\$20,400	\$10,200
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$950,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$145,700
\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$36,500
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$126,900
\$1,441,000	WD	03-ARM'S LENGTH	\$1,441,000	\$426,100
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$83,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$106,000
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$106,000
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800
\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700

\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$26,900
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300
\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$22,600
\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$126,500
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
<b>\$85,073,641</b>			<b>\$90,861,141</b>	<b>\$35,915,020</b>
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
44.00	\$221,654	\$127,401	\$109,055	109.1	267.0	0.61
59.32	\$294,274	\$72,715	\$131,989	132.0	267.0	0.74
#DIV/0!	\$120,429	(\$80,480)	\$39,949	156.7	117.0	0.49
28.31	\$886,962	\$735,890	\$275,167	275.2	920.0	3.84
53.34	\$539,105	\$197,096	\$221,201	755.3	681.0	10.90
27.08	\$126,717	\$160,069	\$36,786	144.3	221.0	0.71
294.44	\$37,537	\$9,000	\$37,537	294.4	129.0	0.99
16.62	\$726,742	\$716,032	\$242,774	242.8	360.8	2.08
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
33.33	\$2,248	\$2,700	\$2,248	46.5	150.0	0.17
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
16.55	\$798,771	\$1,776,790	\$328,561	193.3	322.7	1.21
73.48	\$476,203	(\$32,629)	\$78,574	261.9	170.0	1.07
64.40	\$463,487	\$156,180	\$269,667	158.6	100.0	0.43
67.40	\$106,517	\$26,411	\$32,928	82.3	110.0	0.20
56.79	\$305,281	(\$3,822)	\$33,459	111.5	120.0	0.36
21.18	\$94,716	\$172,215	\$21,931	73.1	100.0	0.21
58.31	\$359,757	\$70,052	\$104,809	104.8	130.0	0.39
115.38	\$311,718	(\$120,123)	\$31,595	105.3	173.0	0.44
84.11	\$144,624	(\$15,522)	\$39,102	97.8	110.0	0.24
59.30	\$28,649	\$52,291	\$9,940	24.8	98.0	0.06
57.45	\$252,009	\$29,731	\$61,740	154.4	110.0	0.38
123.96	\$716,162	(\$224,227)	\$216,935	291.3	393.0	1.18
123.96	\$716,162	(\$224,227)	\$216,935	291.3	393.0	1.18
33.75	\$270,095	\$151,905	\$22,000	0.0	0.0	0.00
33.75	\$270,095	\$151,905	\$22,000	0.0	0.0	0.00
0.00	\$444,051	\$637,588	\$444,051	0.0	0.0	1.70
82.40	\$811,416	(\$188,737)	\$180,208	128.0	179.4	1.18
46.07	\$600,354	\$18,972	\$69,326	110.0	420.0	1.06
46.89	\$52,807	(\$775)	\$7,032	70.3	130.0	0.19



35.85	\$5,776,031	\$1,103,369	\$129,400	736.7	153.1	6.47
36.78	\$2,485,050	\$365,950	\$51,000	0.0	0.0	2.55
31.71	\$2,905,132	\$966,727	\$121,859	0.0	0.0	3.73
33.48	\$159,900	\$76,038	\$25,938	0.0	0.0	0.10
30.24	\$159,900	\$98,538	\$25,938	0.0	0.0	0.10
54.43	\$320,041	(\$45,141)	\$32,400	56.9	90.0	0.12
24.21	\$197,747	\$151,345	\$19,092	45.6	41.9	0.15
43.57	\$212,873	\$47,570	\$50,443	0.0	0.0	0.19
41.12	\$269,998	\$2,212	\$12,210	20.2	101.8	0.05
51.73	\$332,116	\$10,034	\$42,150	59.3	140.5	0.16
35.56	\$3,145	\$2,250	\$3,145	31.4	70.0	0.06
68.57	\$9,542	\$7,000	\$9,542	0.0	0.0	0.15
42.24	\$117,077	\$38,553	\$30,630	0.0	0.0	0.47
29.82	\$5,568,885	\$2,336,575	\$155,460	1,303.5	502.0	7.77
41.07	\$73,483	\$12,767	\$11,250	75.0	100.0	0.17
44.70	\$120,219	\$10,381	\$15,600	0.0	0.0	0.09
40.33	\$396,450	\$52,902	\$49,352	0.0	0.0	0.76
52.71	\$176,450	(\$25,410)	\$11,040	0.0	0.0	0.17
43.79	\$176,450	\$3,590	\$11,040	0.0	0.0	0.17
98.57	\$871,802	(\$372,457)	\$123,362	0.0	0.0	0.71
33.41	\$235,455	\$49,545	\$15,000	0.0	0.0	0.23
45.10	\$235,455	(\$20,455)	\$15,000	0.0	0.0	0.23
0.00	\$474,403	\$218,207	\$232,610	0.0	0.0	0.89
51.15	\$265,784	\$42,235	\$85,519	0.0	0.0	0.49
88.80	\$94,297	(\$38,520)	\$5,777	23.7	90.4	0.09
31.76	\$198,380	\$162,951	\$24,706	10.0	100.0	0.38
40.00	\$105,320	\$13,214	\$9,534	0.0	0.0	0.06
56.49	\$254,417	\$92,287	\$101,704	0.0	0.0	0.58
85.76	\$385,243	(\$89,913)	\$85,330	0.0	0.0	0.49
19.71	\$134,959	\$14,501	\$9,460	0.0	0.0	0.05
75.82	\$65,944	\$5,518	\$16,462	0.0	0.0	0.25
37.08	\$1,091,765	\$202,633	\$94,398	185.4	72.0	0.36
50.24	\$132,399	\$28,146	\$35,545	87.5	101.5	0.20
33.84	\$115,217	\$34,773	\$11,990	18.5	123.7	0.05

37.73	\$208,245	\$41,075	\$24,320	0.0	0.0	0.14
40.97	\$366,938	\$17,478	\$14,416	49.5	53.0	0.08
30.59	\$229,837	\$172,103	\$81,940	100.0	170.0	0.47
52.45	\$84,464	\$5,836	\$10,800	75.8	100.0	0.17
66.00	\$131,093	(\$24,531)	\$21,562	0.0	0.0	0.33
20.45	\$256,652	\$200,000	\$256,652	759.0	578.3	4.60
47.55	\$215,258	\$94,969	\$110,227	110.2	180.0	0.37
54.70	\$408,091	\$41,909	\$150,000	150.0	150.0	0.52
38.58	\$762,186	\$392,861	\$245,047	275.3	268.0	0.70
66.89	\$258,156	\$84,051	\$162,207	162.2	193.0	0.63
47.04	\$271,234	\$121,308	\$152,542	152.5	329.0	0.78
67.33	\$511,425	\$26,903	\$268,328	268.3	200.0	0.83
31.39	\$215,634	\$156,308	\$77,942	77.9	90.0	0.19
25.64	\$214,977	\$186,751	\$64,728	64.7	84.0	0.13
47.50	\$367,686	\$24,682	\$76,368	76.4	180.0	0.22
20.70	\$2,569,604	\$2,057,171	\$601,775	410.0	378.8	4.42
18.58	\$281,918	\$261,082	\$93,000	93.0	150.0	0.32
34.95	\$758,878	\$109,203	\$93,081	93.1	80.0	0.21
48.65	\$218,240	\$14,194	\$47,434	47.4	75.0	0.10
36.43	\$188,489	\$114,641	\$73,130	73.1	82.8	0.19
19.58	\$59,660	\$73,803	\$13,463	0.0	0.0	0.09
26.51	\$80,328	\$67,145	\$19,973	0.0	0.0	0.13
0.00	\$10,123	\$160,000	\$10,123	0.0	0.0	3.40
27.13	\$210,797	\$214,053	\$44,850	0.0	0.0	6.50
37.90	\$292,304	\$154,626	\$46,930	130.0	240.7	0.92
50.70	\$153,474	\$27,977	\$31,551	52.6	191.8	0.31
59.79	\$173,389	\$4,611	\$33,000	55.0	250.0	0.36
32.20	\$4,710,879	\$2,993,526	\$1,049,305	525.0	535.0	6.45
50.82	\$204,180	\$89,016	\$80,696	70.2	110.0	0.18
38.70	\$228,075	\$117,355	\$45,430	75.7	130.0	0.31
78.77	\$197,179	\$78,851	\$121,030	226.9	487.7	1.45
29.06	\$184,591	\$120,467	\$38,058	63.4	299.0	0.40
19.28	\$1,001,726	\$1,647,277	\$224,003	322.6	836.6	5.57
71.55	\$278,090	\$19,941	\$85,031	141.7	190.2	0.78

50.00	\$27,036	\$25,600	\$27,036	45.1	141.0	0.19
50.00	\$20,440	\$20,400	\$20,440	125.2	50.0	6.21
34.06	\$312,672	\$138,105	\$110,777	124.1	330.0	2.47
61.93	\$288,712	\$196,288	\$210,000	100.0	120.0	0.28
47.04	\$258,672	\$129,118	\$127,790	98.3	100.0	0.23
41.36	\$210,120	\$88,344	\$55,964	93.3	178.0	0.51
47.27	\$1,064,813	\$221,856	\$186,669	266.7	314.3	1.77
32.41	\$243,123	\$262,956	\$131,079	161.3	85.6	0.39
32.33	\$215,019	\$236,339	\$151,358	226.4	397.8	0.54
46.91	\$549,946	\$331,983	\$282,929	169.5	112.4	0.41
15.34	\$401,434	\$733,566	\$185,000	100.0	388.0	0.89
69.52	\$74,880	\$52,500	\$74,880	0.0	0.0	5.00
61.90	\$279,656	(\$28,546)	\$46,110	0.0	0.0	5.74
29.57	\$983,921	\$551,079	\$94,000	0.0	0.0	39.00
72.11	\$514,045	\$65,077	\$199,122	306.3	461.0	3.20
48.03	\$315,499	\$85,326	\$100,825	91.7	108.3	0.52
27.55	\$261,525	\$221,180	\$82,705	75.2	107.0	0.53
18.49	\$166,456	\$450,000	\$164,640	106.2	270.0	0.73
36.06	\$326,561	\$429,486	\$206,147	55.7	269.0	0.47
19.28	\$206,147	\$549,900	\$206,147	53.0	269.0	0.47
19.28	\$206,147	\$549,900	\$206,147	53.0	269.0	0.47
42.79	\$607,899	\$517,837	\$427,455	179.1	330.0	1.36
51.88	\$4,193,040	\$1,815,175	\$2,008,215	557.8	322.1	4.97
16.15	\$756,113	\$1,773,096	\$243,495	222.5	600.0	1.00
57.45	\$7,093,690	\$1,416,860	\$2,510,550	0.0	0.0	8.76
57.45	\$7,093,690	\$1,416,860	\$2,510,550	0.0	0.0	8.76
58.21	\$836,683	\$384,025	\$495,708	123.9	213.7	1.11
80.97	\$3,901,273	(\$738,793)	\$741,480	0.0	0.0	5.01
30.65	\$95,732	\$127,494	\$68,226	65.0	124.0	0.30
58.11	\$938,336	\$47,001	\$185,337	195.1	314.0	1.44
47.23	\$359,196	\$229,196	\$238,392	136.2	134.2	0.82
44.91	\$560,297	\$388,892	\$354,189	88.5	210.0	0.69
75.48	\$209,400	\$10,250	\$84,650	26.0	392.6	0.21
59.70	\$121,706	\$53,779	\$75,485	79.5	125.2	0.37

43.91	\$222,427	\$99,715	\$87,142	116.2	150.0	0.52
51.47	\$364,569	\$79,885	\$84,454	112.6	317.0	0.73
25.78	\$1,067,481	\$1,093,879	\$171,360	0.0	0.0	0.59
42.40	\$90,397	\$15,431	\$5,828	0.0	0.0	4.72
38.45	\$269,862	\$158,836	\$98,698	30.8	208.3	0.19
16.71	\$101,660	\$92,996	\$33,656	0.0	0.0	6.05
234.60	\$109,472	\$50,000	\$109,472	274.4	348.2	2.30
90.40	\$52,724	\$25,000	\$52,724	149.4	462.0	1.38
32.86	\$264,332	\$385,000	\$241,332	0.0	0.0	88.95
15.71	\$196,566	\$204,121	\$20,687	200.0	300.0	1.37
32.35	\$420,674	\$374,739	\$145,413	0.0	0.0	10.00
30.63	\$238,560	\$219,355	\$57,915	117.0	149.0	0.40
76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08
51.61	\$786,395	(\$82,553)	\$28,842	0.0	0.0	3.82
	<b>\$80,446,847</b>	<b>\$31,394,846</b>	<b>\$20,913,265</b>	<b>12,828.8</b>		<b>302.74</b>
<b>39.53</b>			<b>Average</b>			<b>Average</b>
<b>25.84</b>			<b>per FF=&gt;</b>	<b>\$2,447</b>		<b>per Net Acre=&gt;</b>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.61	\$1,168	\$207,832	\$4.77	100.00	2000
0.74	\$551	\$97,999	\$2.25	121.03	2000
0.49	(\$514)	(\$162,915)	(\$3.74)	184.00	2000
3.84	\$2,674	\$191,488	\$4.40	188.18	2000
10.90	\$261	\$18,089	\$0.42	523.00	2000
0.71	\$1,110	\$225,449	\$5.18	140.00	2000
0.99	\$31	\$9,054	\$0.21	335.80	2000
2.08	\$2,949	\$344,081	\$7.90	135.80	2000
0.20	\$79	\$20,855	\$0.48	515.00	2000
0.10	\$79	\$20,855	\$0.48	515.00	2000
0.09	\$79	\$20,855	\$0.48	515.00	2000
0.09	\$79	\$20,855	\$0.48	515.00	2000
0.17	\$58	\$15,698	\$0.36	50.00	2000
0.65	\$79	\$20,855	\$0.48	515.00	2000
1.21	\$9,193	\$1,472,071	\$33.79	162.91	2000
1.07	(\$125)	(\$30,409)	(\$0.70)	275.00	2000
0.43	\$985	\$367,482	\$8.44	185.00	2000
0.20	\$321	\$130,748	\$3.00	80.00	2000
0.36	(\$34)	(\$10,676)	(\$0.25)	130.00	2000
0.21	\$2,356	\$831,957	\$19.10	90.00	2000
0.39	\$668	\$180,546	\$4.14	130.00	2000
0.44	(\$1,141)	(\$274,881)	(\$6.31)	110.00	2001
0.24	(\$159)	(\$64,675)	(\$1.48)	95.00	2000
0.06	\$2,104	\$933,768	\$21.44	25.00	2000
0.38	\$193	\$78,446	\$1.80	150.00	2000
0.49	(\$770)	(\$190,669)	(\$4.38)	268.48	2000
0.69	(\$770)	(\$190,669)	(\$4.38)	268.48	2000
0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	2001
0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	2001
1.70	#DIV/0!	\$375,273	\$8.62	0.00	5-01
0.53	(\$1,475)	(\$160,354)	(\$3.68)	128.00	2-02
1.06	\$172	\$17,881	\$0.41	110.00	2-02
0.19	(\$11)	(\$3,995)	(\$0.09)	65.00	5-05

6.47	\$1,498	\$170,536	\$3.91	595.40	5-05
2.55	#DIV/0!	\$143,510	\$3.29	0.00	4-02
3.73	#DIV/0!	\$259,176	\$5.95	0.00	3-02
0.10	#DIV/0!	\$768,061	\$17.63	0.00	2-05
0.10	#DIV/0!	\$995,333	\$22.85	0.00	2-05
0.12	(\$793)	(\$364,040)	(\$8.36)	60.00	5-01
0.07	\$3,318	\$1,036,610	\$23.80	76.00	5-01
0.19	#DIV/0!	\$246,477	\$5.66	0.00	5-01
0.05	\$110	\$47,064	\$1.08	20.00	5-01
0.16	\$169	\$62,323	\$1.43	50.00	5-01
0.06	\$72	\$40,179	\$0.92	35.00	5-01
0.15	#DIV/0!	\$47,945	\$1.10	0.00	5-05
0.14	#DIV/0!	\$82,203	\$1.89	0.00	5-05
7.77	\$1,792	\$300,601	\$6.90	581.80	5-05
0.17	\$170	\$74,227	\$1.70	75.00	2-05
0.09	#DIV/0!	\$115,344	\$2.65	0.00	2-06
0.76	#DIV/0!	\$70,069	\$1.61	0.00	2-05
0.17	#DIV/0!	(\$150,355)	(\$3.45)	0.00	2-05
0.17	#DIV/0!	\$21,243	\$0.49	0.00	2-05
0.71	#DIV/0!	(\$526,069)	(\$12.08)	0.00	1-01
0.23	#DIV/0!	\$215,413	\$4.95	0.00	2-05
0.23	#DIV/0!	(\$88,935)	(\$2.04)	0.00	2-05
0.89	#DIV/0!	\$245,176	\$5.63	0.00	5-01
0.49	#DIV/0!	\$86,018	\$1.97	0.00	4-02
0.09	(\$1,626)	(\$437,727)	(\$10.05)	28.40	1-02
0.19	\$16,295	\$431,087	\$9.90	10.00	2-05
0.06	#DIV/0!	\$240,255	\$5.52	0.00	4-02
0.58	#DIV/0!	\$158,026	\$3.63	0.00	2-05
0.13	#DIV/0!	(\$183,871)	(\$4.22)	0.00	4-02
0.05	#DIV/0!	\$268,537	\$6.16	0.00	4-02
0.25	#DIV/0!	\$21,897	\$0.50	0.00	2-03
0.36	\$1,093	\$561,310	\$12.89	218.52	5-01
0.20	\$322	\$137,971	\$3.17	87.50	4-02
0.05	\$1,883	\$755,935	\$17.35	16.60	5-01

0.14	#DIV/0!	\$293,393	\$6.74	0.00	4-02
0.08	\$353	\$210,578	\$4.83	68.00	4-02
0.47	\$1,721	\$366,177	\$8.41	100.00	1-01
0.17	\$77	\$35,370	\$0.81	75.80	3-02
0.33	#DIV/0!	(\$74,336)	(\$1.71)	0.00	2-02
4.59	\$263	\$43,478	\$1.00	345.77	2001
0.37	\$862	\$255,293	\$5.86	90.00	2001
0.52	\$279	\$81,062	\$1.86	150.00	2003
0.27	\$1,427	\$563,646	\$12.94	225.00	2100
0.63	\$518	\$132,573	\$3.04	143.00	2003
0.78	\$795	\$155,923	\$3.58	103.00	2003
0.83	\$100	\$32,570	\$0.75	180.00	2001
0.19	\$2,005	\$840,366	\$19.29	90.00	2001
0.13	\$2,885	\$1,447,682	\$33.23	67.00	2001
0.22	\$323	\$110,682	\$2.54	54.00	2001
4.42	\$5,017	\$465,423	\$10.68	258.00	2003
0.32	\$2,807	\$815,881	\$18.73	93.00	2003
0.21	\$1,173	\$522,502	\$12.00	114.00	2001
0.10	\$299	\$137,806	\$3.16	60.00	2001
0.19	\$1,568	\$603,374	\$13.85	65.00	2001
0.09	#DIV/0!	\$848,310	\$19.47	0.00	2002
0.13	#DIV/0!	\$516,500	\$11.86	0.00	2002
3.40	#DIV/0!	\$47,017	\$1.08	0.00	2000
6.50	#DIV/0!	\$32,931	\$0.76	0.00	2000
0.92	\$1,189	\$168,438	\$3.87	130.00	2000
0.31	\$532	\$90,248	\$2.07	60.00	
0.30	\$84	\$12,738	\$0.29	55.00	
24.28	\$5,702	\$464,257	\$10.66	525.00	14-273-0002-000
0.18	\$1,269	\$502,915	\$11.55	70.17	14-199-0091-000, 14-199
0.31	\$1,550	\$374,936	\$8.61	105.00	
0.28	\$348	\$54,268	\$1.25	238.00	14-424-0111-500, 14-424
0.40	\$1,899	\$302,681	\$6.95	58.00	
3.62	\$5,107	\$295,582	\$6.79	322.55	14-442-0037-000
0.76	\$141	\$25,598	\$0.59	140.00	

0.19	\$568	\$131,959	\$3.03	60.00	
6.21	\$163	\$3,287	\$0.08	354.00	
2.47	\$1,113	\$55,958	\$1.28	108.04	
0.28	\$1,963	\$713,775	\$16.39	100.00	
0.23	\$1,314	\$571,319	\$13.12	98.30	
0.51	\$947	\$172,211	\$3.95	130.00	
1.77	\$832	\$125,484	\$2.88	310.00	
0.39	\$1,630	\$675,979	\$15.52	198.00	14-775-0012-000
0.12	\$1,044	\$434,447	\$9.97	226.43	14-847-0168-000, 14-847
0.44	\$1,958	\$809,715	\$18.59	169.42	14-847-0296-000
0.89	\$7,336	\$823,306	\$18.90	100.00	14-865-0055-000
5.00	#DIV/0!	\$10,500	\$0.24	0.00	COMM
5.74	#DIV/0!	(\$4,973)	(\$0.11)	0.00	201CM
39.00	#DIV/0!	\$14,130	\$0.32	0.00	201CM
2.82	\$212	\$20,349	\$0.47	259.20	2000
0.52	\$931	\$164,722	\$3.78	160.00	2000
0.32	\$2,942	\$419,696	\$9.63	132.04	2000
0.73	\$4,237	\$618,132	\$14.19	117.43	2000
0.47	\$7,709	\$921,644	\$21.16	61.71	2000
0.44	\$10,373	\$1,180,043	\$27.09	58.72	2000
1.36	\$10,373	\$1,180,043	\$27.09	58.72	2000
1.36	\$2,891	\$381,604	\$8.76	179.14	2000
4.97	\$3,254	\$365,226	\$8.38	580.75	2000
1.00	\$7,969	\$1,773,096	\$40.70	165.00	2000
8.76	#DIV/0!	\$161,742	\$3.71	577.00	2000
7.24	#DIV/0!	\$161,742	\$3.71	577.00	2000
1.05	\$3,099	\$345,968	\$7.94	154.00	2000
5.01	#DIV/0!	(\$147,464)	(\$3.39)	0.00	2000
0.30	\$1,962	\$422,166	\$9.69	106.00	2000
1.44	\$241	\$32,594	\$0.75	200.00	2000
0.82	\$1,682	\$279,507	\$6.42	213.60	2000
0.69	\$4,392	\$563,612	\$12.94	111.00	2000
0.21	\$394	\$48,810	\$1.12	25.71	2000
0.37	\$677	\$144,957	\$3.33	129.00	2000



0.52	\$858	\$192,872	\$4.43	150.00	2000
0.73	\$709	\$109,732	\$2.52	100.00	2000
0.59	#DIV/0!	\$1,860,338	\$42.71	0.00	2000
0.32	#DIV/0!	\$3,269	\$0.08	0.00	2000
0.19	\$5,150	\$853,957	\$19.60	38.83	2000
6.05	#DIV/0!	\$15,371	\$0.35	0.00	2000
2.30	\$182	\$21,739	\$0.50	274.36	2000M
1.38	\$167	\$18,129	\$0.42	130.00	2000S
88.95	#DIV/0!	\$4,328	\$0.10	0.00	201
1.37	\$1,021	\$148,993	\$3.42	200.00	COM
10.00	#DIV/0!	\$37,474	\$0.86	0.00	COM
0.40	\$1,875	\$548,388	\$12.59	117.00	RVR
0.76	\$145	\$16,655	\$0.38	240.00	OFCOM
1.91	#DIV/0!	(\$21,611)	(\$0.50)	0.00	COM
<hr/>					
<b>305.99</b>					
		<b>Average</b>			
<b>103,702.68</b>		<b>per SqFt=&gt;</b>	<b>\$2.38</b>		
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Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
5587/444		COMMERCIAL	0	0
5509/923		COMMERCIAL	0	0
5488/990		COMMERCIAL	0	0
PTA		COMMERCIAL	0	0
5462/661		COMMERCIAL	0	0
5546/042		COMMERCIAL	0	0
5528/115		COMMERCIAL	0	0
5476/868		COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0066-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0066-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0066-	COMMERCIAL	0	0
5608/969		COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5388/289		COMMERCIAL	0	0
5491/245		COMMERCIAL	0	0
5533/512		COMMERCIAL	0	1
5479/651		COMMERCIAL	0	0
5355/983		COMMERCIAL	0	0
5593/398		COMMERCIAL	0	0
5347/050		COMMERCIAL	0	0
5366/617		COMMERCIAL	0	0
PTA		COMMERCIAL	0	0
5546/276		COMMERCIAL	0	0
5579/457		COMMERCIAL	0	0
5424/977	03-773-0179-000	COMMERCIAL	0	0
5424/977	03-773-0178-000	COMMERCIAL	0	0
5367/899	03-958-0003-000	HURON AVE COND(	0	0
5367/899	03-958-0002-000	HURON AVE COND(	0	0
5469-856		5-01 DOWNTOWN	0	0
5525-375	06-027-1001-007	2-02 SANBORN NOI	0	1
5607-355		2-02 SANBORN NOI	0	1
5594-788		5-05 DOVE/32ND/R	0	1

5421-917		5-05 DOVE/32ND/R	0	1
5543-169		4-02 LAPR/6/MILY/	0	1
5590-746		3-02 LAPEER N/7TH	0	1
5537-423		2-05 GARFIELD/SEC	0	1
5537-424		2-05 GARFIELD/SEC	0	1
5555-679		5-01 DOWNTOWN	0	1
5597-521		5-01 DOWNTOWN	0	1
5382-720		5-01 DOWNTOWN	0	1
5548-800		5-01 DOWNTOWN	0	1
5537-427		5-01 DOWNTOWN	0	1
5563-255		5-01 DOWNTOWN	0	1
5588-308		5-05 DOVE/32ND/R	0	1
5416-811	06-342-0038-000	5-05 DOVE/32ND/R	0	1
5421-912		5-05 DOVE/32ND/R	0	1
5541-880		2-05 GARFIELD/SEC	0	1
5590-13		2-06 WASHINGTON	0	1
5499-254		2-05 GARFIELD/SEC	0	1
5473-900		2-05 GARFIELD/SEC	0	1
5602-333		2-05 GARFIELD/SEC	0	1
5606-394		1-01 BLACK RIVER F	0	0
5451-881		2-05 GARFIELD/SEC	0	1
5426-856		2-05 GARFIELD/SEC	0	1
5551-144		5-01 DOWNTOWN	0	0
5559-830		4-02 LAPR/6/MILY/	0	1
5425-407		1-02 COLONIAL VILI	0	1
5489-211	06-515-0137-000	2-05 GARFIELD/SEC	0	1
5530-753		4-02 LAPR/6/MILY/	0	1
5537-416		2-05 GARFIELD/SEC	0	1
5442-675	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/	0	1
5443-34		4-02 LAPR/6/MILY/	0	1
5447-616		2-03 12TH AVE E/H	0	1
5603-498		5-01 DOWNTOWN	0	1
5511-332		4-02 LAPR/6/MILY/	0	1
5548-821		5-01 DOWNTOWN	0	1

5587-828		4-02 LAPR/6/MILY/	0	0
5446-391		4-02 LAPR/6/MILY/	0	1
5528-102		1-01 BLACK RIVER F	0	1
		3-02 LAPEER N/7TH	0	1
5569-942		2-02 SANBORN NOI	0	1
5403/315		COMM	0	1
5407/917		COMM	0	0
5352/647		SW COMMERCIAL	0	0
5579/43	07-103-0025-000		0	0
5515/643		SW COMMERCIAL	0	0
5561/433		SW COMMERCIAL	0	0
5451/879		COMM	0	0
5355/120		COMM	0	0
5500/21		COMM	0	0
5482/820		COMM	0	1
5595/303		SW COMMERCIAL	0	0
5618/1		SW COMMERCIAL	0	0
5476/143		COMM	0	1
5506/135		COMM	0	1
5593/603		COMM	0	1
5441/520		RIVERVIEW PLAZA	0	1
5527/967		RIVERVIEW PLAZA	0	1
5610/036		2000 COMMERCIAL	0	0
5489/953		2000 COMMERCIAL	0	1
5546/279		2000 COMMERCIAL	0	1
201 COMM NON-WATERF CPA OFFICE		201		
201 COMM NON-WATERF CONST OFFICE		201		
207 COMM WATERFRONT MARINA		201		
207 COMM WATERFRONT WATERSPORTS RENTAL		201		
201 COMM NON-WATERF GAR STG		201		
201 COMM NON-WATERF RESTAURANTS		201		
201 COMM NON-WATERF OFFICE BUILDINGS		201		
201 COMM NON-WATERF WHS MINI		001		
201 COMM NON-WATERF MED OFC		201		

201 COMM NON-WATERFRONT COM VAC		202		
201 COMM NON-WATERFRONT COM VAC		202		
201 COMM NON-WATERFRONT RENTAL COTTAGES		201		
071 COMMERCIAL HARSEBAR		201		
207 COMM WATERFRONT OFFICE BUILDINGS		201		
071 COMMERCIAL HARSEMISC COMM		201		
071 COMMERCIAL HARSEWAREHOUSES		201		
071 COMMERCIAL HARSE RESTAURANTS		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
5594/222		COMMERCIAL	0	0
		COMMERCIAL	1	0
5364/210		COMMERCIAL	1	0
5598/0637		COMMERCIAL	0	1
5595/0960		COMMERCIAL	0	1
5566/0435		COMMERCIAL	0	1
5404/0385	20-015-4057-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4050-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4046-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4046-000	COMMERCIAL	0	0
0000/0000		COMMERCIAL	0	0
5633/0933		COMMERCIAL	0	0
5392/0611	20-021-2027-010	COMMERCIAL	0	0
5374/0450		COMMERCIAL	0	0
5374/0450		COMMERCIAL	0	0
5528/0593		COMMERCIAL	0	1
5483/0777		COMMERCIAL	0	0
5364/0564		COMMERCIAL	0	0
5610/0648		COMMERCIAL	0	0
5511/0336		COMMERCIAL	0	1
5541/0943		COMMERCIAL	0	0
5369/0127		COMMERCIAL	0	0
5623/0084		COMMERCIAL	0	1

5577/0065		COMMERCIAL	0	1
5523/0531		COMMERCIAL	0	1
5391/0672		COMMERCIAL	0	0
5627/0795		COMMERCIAL	0	0
5567/0270		COMMERCIAL	0	0
5532/82		COMMERCIAL	0	0
5550/543		2000M COM MAJO	0	0
5408/846		2000S COMMERCIA	0	1
5499/250	31-740-0027-000	COMMERCIAL/ IND	0	0
5448/932		COMMERCIAL	0	1
5511/442		COMMERCIAL	0	1
		COMMERCIAL	0	1
5646/048	30-900-0025-000, 30-900-0026-000	COMMERCIAL	0	1
5609/467	30-994-0002-000	COMMERCIAL	0	1

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Inspected Date	Use Code	Class
12/5/2018	AUTO	201
1/1/1991	WHS STG	201
1/1/1991	MARKET CONV	201
11/3/2014		201
5/4/2022	WHS TRAN	201
9/22/2010	WHS STG	201
NOT INSPECTED	VACANT PROPERTY	202
5/4/2022	CARWSH DRIVE THRU	201
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
NOT INSPECTED	VACANT PROPERTY	202
NOT INSPECTED	VACANT PROPERTY	202
11/7/2016	REST FAST	201
5/6/2022	WHS DIST	001
10/14/2009	MARKET CONV	201
4/28/2022	STORE RETAIL	201
5/6/2022	MEDICAL	201
9/23/2016	BARBER/BEAUTY	201
5/6/2022	BARBER/BEAUTY	201
5/4/2022	OFFICE BUILDINGS	201
9/7/2022	REST FAST	201
9/6/2022	STORE RETAIL	201
10/1/1990	OFFICE BUILDINGS	201
8/25/2022	STORE RETAIL	201
5/4/2022	STORE RETAIL	201
NOT INSPECTED	OFC CONDO	207
NOT INSPECTED	OFC CONDO	207
NOT INSPECTED	VACANT LAND	202
5/9/2012	COMMERCIAL	201
5/9/2012	COMMERCIAL	201
3/30/2016	INSTITUTIONAL	201

1/17/1990	MULTI-FAMILY	201
NOT INSPECTED	COMMERCIAL	201
5/15/2012	COMMERCIAL	201
8/7/2018	VACANT LAND	202
8/7/2018	VACANT LAND	202
5/21/2012	COMMERCIAL	201
5/21/2012	COMMERCIAL WITH APT	201
11/3/2021	COMMERCIAL	201
12/16/2009	COMMERCIAL	201
5/23/2012	COMMERCIAL	201
NOT INSPECTED	VACANT LAND	202
NOT INSPECTED	VACANT LAND	202
NOT INSPECTED	COMMERCIAL	201
10/17/2017	MULTI-FAMILY	201
5/29/2012	COMMERCIAL	201
5/29/2012	COMMERCIAL WITH APT	201
6/5/2012	INDUSTRIAL	201
6/5/2012	COMMERCIAL	201
6/5/2012	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/13/2012	COMMERCIAL	201
6/13/2012	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/18/2012	COMMERCIAL	201
6/18/2012	COMMERCIAL	201
8/17/2012	COMMERCIAL	201
6/26/2012	COMMERCIAL WITH APT	201
6/27/2012	COMMERCIAL	201
NOT INSPECTED	VACANT LAND	202
6/28/2012	COMMERCIAL	201
10/5/2022	COMMERCIAL	201
7/3/2012	COMMERCIAL WITH APT	201
NOT INSPECTED	INSTITUTIONAL	201
7/19/2012	COMMERCIAL	201



NOT INSPECTED	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/12/2013	COMMERCIAL	201
6/12/2013	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	207
NOT INSPECTED		202
12/6/2022		201
NOT INSPECTED		201
NOT INSPECTED		201
12/5/2007		201
12/5/2007		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
12/5/2007		201
NOT INSPECTED		201
NOT INSPECTED		201
10/10/2016		207
6/1/1989		207
NOT INSPECTED		202
7/5/1991		201
7/5/1991		201
		201
		201
		201
		201
		201
		201
		001
		201



6/30/2011 MARKET CONV	201
8/17/2017 APARTMENTS	201
11/29/2022	207
NOT INSPECTED WHS CONDO	207
NOT INSPECTED OFC CONDO	207
12/22/2022	201
1/22/2020 COM VAC	202
6/30/2014 COM VAC	202
12/4/2022 COM VAC	302
4/20/2016	201
6/28/1991 KEVINS LAWN CARE	201
6/6/1991 4 UNIT APT. BUILDING	201
8/15/2017 USED AUTO PARTS/JUNK YARD	201
11/15/2019 OFFICE BUILDING	207

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Rate Group 1	Rate Group 2	Rate Group 3
RAVENSWOOD	MARYSVILLE	
RAVENSWOOD	MARYSVILLE	
NORTH GRATIOT	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
BUSHA	MARYSVILLE	
BUSHA	MARYSVILLE	
BUSHA	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
HURON	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
MICHIGAN	MARYSVILLE	
HURON	MARYSVILLE	
HURON	MARYSVILLE	
GRAT GEORG-MICH	MARYSVILLE	
HURON	MARYSVILLE	
MICHIGAN	MARYSVILLE	
MICHIGAN	MARYSVILLE	
MICHIGAN	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
	MARYSVILLE	
	CITY OF PORT HURON	Parking/Blue Water Walkway
	CITY OF PORT HURON	Resturant
	CITY OF PORT HURON	Office Building
	CITY OF PORT HURON	Former Church

CITY OF PORT HURON	Apartments
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Bank/Office Building
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Office Building/Vacant
CITY OF PORT HURON	Commercial with Lofts
CITY OF PORT HURON	Commercial Salon
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Counseling Office
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Apartments
CITY OF PORT HURON	Commercial Storage
CITY OF PORT HURON	Commercial With Apartments
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Urgent Care
CITY OF PORT HURON	Commercial Urgent Care
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Offices/ Vacant
CITY OF PORT HURON	Commercial Office/Medical
CITY OF PORT HURON	Commercial Office
CITY OF PORT HURON	Commercial Office
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Office/Real Estate
CITY OF PORT HURON	Commercial Parking Lot
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Coffee House
CITY OF PORT HURON	Commercial Collage Dorms
CITY OF PORT HURON	Commercial Offices/Vacant
CITY OF PORT HURON	Commercial Office



CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY

CLYDE TWP  
EMMETT TWP

EMMETT TWP

M-25 N/CARRIGAN

FORT GRATIOT

CHERRY HILL

FORT GRATIOT

CHERRY HILL

FORT GRATIOT

KRAFFT ROAD

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

MEIJER AREA

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

KRAFFT ROAD

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

PINE GROVE

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

GRATIOT	FORT GRATIOT
GRATIOT	FORT GRATIOT
	FORT GRATIOT
	FORT GRATIOT
PINE GROVE	FORT GRATIOT
	GRANT TWP
FF VAL NOT USED	PORT HURON TWP
MAIN ROADS	PORT HURON TWP
	WALES TWP
A'FRONTAGE	ST CLAIR TWP
	ST CLAIR TWP
A'FRONTAGE	ST CLAIR TWP
B' FRONTAGE	ST CLAIR TWP
	ST CLAIR TWP

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Parcel Number	Street Address	Sale Date
03-028-1005-000	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-028-1011-000	10 GRATIOT	02/17/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-051-0041-600	BUSHA	05/05/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-766-0066-000	GRATIOT	12/20/21
03-766-0067-000	GRATIOT	12/20/21
03-766-0068-000	GRATIOT	12/20/21
03-766-0069-000	GRATIOT	12/20/21
03-766-0076-000	ST CLAIR	03/17/23
03-767-0107-000	GRATIOT	12/20/21
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-011-1002-120	1500 VACANT LOT 03RD ST	12/29/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-106-0029-000	3404 24TH ST	11/21/22

06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22
06-298-0146-000	520 SUPERIOR ST	06/21/22
06-298-0189-000	621 VACANT LOT SUPERIOR ST	08/30/22
06-342-0037-000	2500 VACANT LOT CONNER ST	11/10/22
06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22

06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-019-4001-000	YANKEE ROAD	07/21/21
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21
07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-002-4001-010	11477 JEDDO RD	03/03/23
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22

14-442-0107-000	2206 PTE TREMBLE RD	07/18/22
14-442-0130-000	PTE TREMBLE RD	07/18/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
14-865-0053-000	7858 MIDDLE CHANNEL DR	11/04/21
15-031-4009-000	LAPEER RD	01/16/23
19-025-4001-200	10980 DUNNIGAN RD	04/20/22
19-029-1010-000	3864 BREEN RD	04/05/21
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4043-000	4744 24TH AVE	05/26/21
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-000	24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23
20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23

20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
21-021-3005-002	6047 BURTCH RD	04/21/22
28-190-0086-000	MICHIGAN	05/07/22
28-761-0019-000	N RANGE	08/11/21
31-740-0026-001/ 0027-000	2674 GOODELLS RD	02/25/22
30-001-1032-000	4797 GRATIOT RD	10/20/21
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

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**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$0	QC	33-TO BE DETERMINED	\$0	\$58,000
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$26,500
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$2,700	WD	03-ARM'S LENGTH	\$2,700	\$900
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$351,800
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$637,588	WD	03-ARM'S LENGTH	\$637,588	\$0
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,100

\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900
\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$155,200
\$2,250	QC	03-ARM'S LENGTH	\$2,250	\$800
\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,800
\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700

\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,900
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300
\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400



\$25,600	WD	03-ARM'S LENGTH	\$25,600	\$12,800
\$20,400	WD	03-ARM'S LENGTH	\$20,400	\$10,200
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$950,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$145,700
\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$36,500
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$126,900
\$1,441,000	WD	03-ARM'S LENGTH	\$1,441,000	\$426,100
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$83,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$106,000
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$106,000
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800
\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700

\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$26,900
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300
\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$22,600
\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$126,500
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
<b>\$85,073,641</b>			<b>\$90,861,141</b>	<b>\$35,915,020</b>
				<b>Sale. Ratio =&gt;</b>
				<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
44.00	\$221,654	\$127,401	\$109,055	109.1	267.0	0.61
59.32	\$294,274	\$72,715	\$131,989	132.0	267.0	0.74
#DIV/0!	\$120,429	(\$80,480)	\$39,949	156.7	117.0	0.49
28.31	\$886,962	\$735,890	\$275,167	275.2	920.0	3.84
53.34	\$539,105	\$197,096	\$221,201	755.3	681.0	10.90
27.08	\$126,717	\$160,069	\$36,786	144.3	221.0	0.71
294.44	\$37,537	\$9,000	\$37,537	294.4	129.0	0.99
16.62	\$726,742	\$716,032	\$242,774	242.8	360.8	2.08
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
33.33	\$2,248	\$2,700	\$2,248	46.5	150.0	0.17
879.50	\$703,441	\$40,000	\$703,441	505.1	625.0	1.92
16.55	\$798,771	\$1,776,790	\$328,561	193.3	322.7	1.21
73.48	\$476,203	(\$32,629)	\$78,574	261.9	170.0	1.07
64.40	\$463,487	\$156,180	\$269,667	158.6	100.0	0.43
67.40	\$106,517	\$26,411	\$32,928	82.3	110.0	0.20
56.79	\$305,281	(\$3,822)	\$33,459	111.5	120.0	0.36
21.18	\$94,716	\$172,215	\$21,931	73.1	100.0	0.21
58.31	\$359,757	\$70,052	\$104,809	104.8	130.0	0.39
115.38	\$311,718	(\$120,123)	\$31,595	105.3	173.0	0.44
84.11	\$144,624	(\$15,522)	\$39,102	97.8	110.0	0.24
59.30	\$28,649	\$52,291	\$9,940	24.8	98.0	0.06
57.45	\$252,009	\$29,731	\$61,740	154.4	110.0	0.38
123.96	\$716,162	(\$224,227)	\$216,935	291.3	393.0	1.18
123.96	\$716,162	(\$224,227)	\$216,935	291.3	393.0	1.18
33.75	\$270,095	\$151,905	\$22,000	0.0	0.0	0.00
33.75	\$270,095	\$151,905	\$22,000	0.0	0.0	0.00
0.00	\$444,051	\$637,588	\$444,051	0.0	0.0	1.70
82.40	\$811,416	(\$188,737)	\$180,208	128.0	179.4	1.18
46.07	\$600,354	\$18,972	\$69,326	110.0	420.0	1.06
46.89	\$52,807	(\$775)	\$7,032	70.3	130.0	0.19

35.85	\$5,776,031	\$1,103,369	\$129,400	736.7	153.1	6.47
36.78	\$2,485,050	\$365,950	\$51,000	0.0	0.0	2.55
31.71	\$2,905,132	\$966,727	\$121,859	0.0	0.0	3.73
33.48	\$159,900	\$76,038	\$25,938	0.0	0.0	0.10
30.24	\$159,900	\$98,538	\$25,938	0.0	0.0	0.10
54.43	\$320,041	(\$45,141)	\$32,400	56.9	90.0	0.12
24.21	\$197,747	\$151,345	\$19,092	45.6	41.9	0.15
43.57	\$212,873	\$47,570	\$50,443	0.0	0.0	0.19
41.12	\$269,998	\$2,212	\$12,210	20.2	101.8	0.05
51.73	\$332,116	\$10,034	\$42,150	59.3	140.5	0.16
35.56	\$3,145	\$2,250	\$3,145	31.4	70.0	0.06
68.57	\$9,542	\$7,000	\$9,542	0.0	0.0	0.15
42.24	\$117,077	\$38,553	\$30,630	0.0	0.0	0.47
29.82	\$5,568,885	\$2,336,575	\$155,460	1,303.5	502.0	7.77
41.07	\$73,483	\$12,767	\$11,250	75.0	100.0	0.17
44.70	\$120,219	\$10,381	\$15,600	0.0	0.0	0.09
40.33	\$396,450	\$52,902	\$49,352	0.0	0.0	0.76
52.71	\$176,450	(\$25,410)	\$11,040	0.0	0.0	0.17
43.79	\$176,450	\$3,590	\$11,040	0.0	0.0	0.17
98.57	\$871,802	(\$372,457)	\$123,362	0.0	0.0	0.71
33.41	\$235,455	\$49,545	\$15,000	0.0	0.0	0.23
45.10	\$235,455	(\$20,455)	\$15,000	0.0	0.0	0.23
0.00	\$474,403	\$218,207	\$232,610	0.0	0.0	0.89
51.15	\$265,784	\$42,235	\$85,519	0.0	0.0	0.49
88.80	\$94,297	(\$38,520)	\$5,777	23.7	90.4	0.09
31.76	\$198,380	\$162,951	\$24,706	10.0	100.0	0.38
40.00	\$105,320	\$13,214	\$9,534	0.0	0.0	0.06
56.49	\$254,417	\$92,287	\$101,704	0.0	0.0	0.58
85.76	\$385,243	(\$89,913)	\$85,330	0.0	0.0	0.49
19.71	\$134,959	\$14,501	\$9,460	0.0	0.0	0.05
75.82	\$65,944	\$5,518	\$16,462	0.0	0.0	0.25
37.08	\$1,091,765	\$202,633	\$94,398	185.4	72.0	0.36
50.24	\$132,399	\$28,146	\$35,545	87.5	101.5	0.20
33.84	\$115,217	\$34,773	\$11,990	18.5	123.7	0.05

37.73	\$208,245	\$41,075	\$24,320	0.0	0.0	0.14
40.97	\$366,938	\$17,478	\$14,416	49.5	53.0	0.08
30.59	\$229,837	\$172,103	\$81,940	100.0	170.0	0.47
52.45	\$84,464	\$5,836	\$10,800	75.8	100.0	0.17
66.00	\$131,093	(\$24,531)	\$21,562	0.0	0.0	0.33
20.45	\$256,652	\$200,000	\$256,652	759.0	578.3	4.60
47.55	\$215,258	\$94,969	\$110,227	110.2	180.0	0.37
54.70	\$408,091	\$41,909	\$150,000	150.0	150.0	0.52
38.58	\$762,186	\$392,861	\$245,047	275.3	268.0	0.70
66.89	\$258,156	\$84,051	\$162,207	162.2	193.0	0.63
47.04	\$271,234	\$121,308	\$152,542	152.5	329.0	0.78
67.33	\$511,425	\$26,903	\$268,328	268.3	200.0	0.83
31.39	\$215,634	\$156,308	\$77,942	77.9	90.0	0.19
25.64	\$214,977	\$186,751	\$64,728	64.7	84.0	0.13
47.50	\$367,686	\$24,682	\$76,368	76.4	180.0	0.22
20.70	\$2,569,604	\$2,057,171	\$601,775	410.0	378.8	4.42
18.58	\$281,918	\$261,082	\$93,000	93.0	150.0	0.32
34.95	\$758,878	\$109,203	\$93,081	93.1	80.0	0.21
48.65	\$218,240	\$14,194	\$47,434	47.4	75.0	0.10
36.43	\$188,489	\$114,641	\$73,130	73.1	82.8	0.19
19.58	\$59,660	\$73,803	\$13,463	0.0	0.0	0.09
26.51	\$80,328	\$67,145	\$19,973	0.0	0.0	0.13
0.00	\$10,123	\$160,000	\$10,123	0.0	0.0	3.40
27.13	\$210,797	\$214,053	\$44,850	0.0	0.0	6.50
37.90	\$292,304	\$154,626	\$46,930	130.0	240.7	0.92
50.70	\$153,474	\$27,977	\$31,551	52.6	191.8	0.31
59.79	\$173,389	\$4,611	\$33,000	55.0	250.0	0.36
32.20	\$4,710,879	\$2,993,526	\$1,049,305	525.0	535.0	6.45
50.82	\$204,180	\$89,016	\$80,696	70.2	110.0	0.18
38.70	\$228,075	\$117,355	\$45,430	75.7	130.0	0.31
78.77	\$197,179	\$78,851	\$121,030	226.9	487.7	1.45
29.06	\$184,591	\$120,467	\$38,058	63.4	299.0	0.40
19.28	\$1,001,726	\$1,647,277	\$224,003	322.6	836.6	5.57
71.55	\$278,090	\$19,941	\$85,031	141.7	190.2	0.78

50.00	\$27,036	\$25,600	\$27,036	45.1	141.0	0.19
50.00	\$20,440	\$20,400	\$20,440	125.2	50.0	6.21
34.06	\$312,672	\$138,105	\$110,777	124.1	330.0	2.47
61.93	\$288,712	\$196,288	\$210,000	100.0	120.0	0.28
47.04	\$258,672	\$129,118	\$127,790	98.3	100.0	0.23
41.36	\$210,120	\$88,344	\$55,964	93.3	178.0	0.51
47.27	\$1,064,813	\$221,856	\$186,669	266.7	314.3	1.77
32.41	\$243,123	\$262,956	\$131,079	161.3	85.6	0.39
32.33	\$215,019	\$236,339	\$151,358	226.4	397.8	0.54
46.91	\$549,946	\$331,983	\$282,929	169.5	112.4	0.41
15.34	\$401,434	\$733,566	\$185,000	100.0	388.0	0.89
69.52	\$74,880	\$52,500	\$74,880	0.0	0.0	5.00
61.90	\$279,656	(\$28,546)	\$46,110	0.0	0.0	5.74
29.57	\$983,921	\$551,079	\$94,000	0.0	0.0	39.00
72.11	\$514,045	\$65,077	\$199,122	306.3	461.0	3.20
48.03	\$315,499	\$85,326	\$100,825	91.7	108.3	0.52
27.55	\$261,525	\$221,180	\$82,705	75.2	107.0	0.53
18.49	\$166,456	\$450,000	\$164,640	106.2	270.0	0.73
36.06	\$326,561	\$429,486	\$206,147	55.7	269.0	0.47
19.28	\$206,147	\$549,900	\$206,147	53.0	269.0	0.47
19.28	\$206,147	\$549,900	\$206,147	53.0	269.0	0.47
42.79	\$607,899	\$517,837	\$427,455	179.1	330.0	1.36
51.88	\$4,193,040	\$1,815,175	\$2,008,215	557.8	322.1	4.97
16.15	\$756,113	\$1,773,096	\$243,495	222.5	600.0	1.00
57.45	\$7,093,690	\$1,416,860	\$2,510,550	0.0	0.0	8.76
57.45	\$7,093,690	\$1,416,860	\$2,510,550	0.0	0.0	8.76
58.21	\$836,683	\$384,025	\$495,708	123.9	213.7	1.11
80.97	\$3,901,273	(\$738,793)	\$741,480	0.0	0.0	5.01
30.65	\$95,732	\$127,494	\$68,226	65.0	124.0	0.30
58.11	\$938,336	\$47,001	\$185,337	195.1	314.0	1.44
47.23	\$359,196	\$229,196	\$238,392	136.2	134.2	0.82
44.91	\$560,297	\$388,892	\$354,189	88.5	210.0	0.69
75.48	\$209,400	\$10,250	\$84,650	26.0	392.6	0.21
59.70	\$121,706	\$53,779	\$75,485	79.5	125.2	0.37

43.91	\$222,427	\$99,715	\$87,142	116.2	150.0	0.52
51.47	\$364,569	\$79,885	\$84,454	112.6	317.0	0.73
25.78	\$1,067,481	\$1,093,879	\$171,360	0.0	0.0	0.59
42.40	\$90,397	\$15,431	\$5,828	0.0	0.0	4.72
38.45	\$269,862	\$158,836	\$98,698	30.8	208.3	0.19
16.71	\$101,660	\$92,996	\$33,656	0.0	0.0	6.05
234.60	\$109,472	\$50,000	\$109,472	274.4	348.2	2.30
90.40	\$52,724	\$25,000	\$52,724	149.4	462.0	1.38
32.86	\$264,332	\$385,000	\$241,332	0.0	0.0	88.95
15.71	\$196,566	\$204,121	\$20,687	200.0	300.0	1.37
32.35	\$420,674	\$374,739	\$145,413	0.0	0.0	10.00
30.63	\$238,560	\$219,355	\$57,915	117.0	149.0	0.40
76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08
51.61	\$786,395	(\$82,553)	\$28,842	0.0	0.0	3.82
	<b>\$80,446,847</b>	<b>\$31,394,846</b>	<b>\$20,913,265</b>	<b>12,828.8</b>		<b>302.74</b>
<b>39.53</b>			<b>Average</b>			<b>Average</b>
<b>25.84</b>			<b>per FF=&gt;</b>	<b>\$2,447</b>		<b>per Net Acre=&gt;</b>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.61	\$1,168	\$207,832	\$4.77	100.00	2000
0.74	\$551	\$97,999	\$2.25	121.03	2000
0.49	(\$514)	(\$162,915)	(\$3.74)	184.00	2000
3.84	\$2,674	\$191,488	\$4.40	188.18	2000
10.90	\$261	\$18,089	\$0.42	523.00	2000
0.71	\$1,110	\$225,449	\$5.18	140.00	2000
0.99	\$31	\$9,054	\$0.21	335.80	2000
2.08	\$2,949	\$344,081	\$7.90	135.80	2000
0.20	\$79	\$20,855	\$0.48	515.00	2000
0.10	\$79	\$20,855	\$0.48	515.00	2000
0.09	\$79	\$20,855	\$0.48	515.00	2000
0.09	\$79	\$20,855	\$0.48	515.00	2000
0.17	\$58	\$15,698	\$0.36	50.00	2000
0.65	\$79	\$20,855	\$0.48	515.00	2000
1.21	\$9,193	\$1,472,071	\$33.79	162.91	2000
1.07	(\$125)	(\$30,409)	(\$0.70)	275.00	2000
0.43	\$985	\$367,482	\$8.44	185.00	2000
0.20	\$321	\$130,748	\$3.00	80.00	2000
0.36	(\$34)	(\$10,676)	(\$0.25)	130.00	2000
0.21	\$2,356	\$831,957	\$19.10	90.00	2000
0.39	\$668	\$180,546	\$4.14	130.00	2000
0.44	(\$1,141)	(\$274,881)	(\$6.31)	110.00	2001
0.24	(\$159)	(\$64,675)	(\$1.48)	95.00	2000
0.06	\$2,104	\$933,768	\$21.44	25.00	2000
0.38	\$193	\$78,446	\$1.80	150.00	2000
0.49	(\$770)	(\$190,669)	(\$4.38)	268.48	2000
0.69	(\$770)	(\$190,669)	(\$4.38)	268.48	2000
0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	2001
0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	2001
1.70	#DIV/0!	\$375,273	\$8.62	0.00	5-01
0.53	(\$1,475)	(\$160,354)	(\$3.68)	128.00	2-02
1.06	\$172	\$17,881	\$0.41	110.00	2-02
0.19	(\$11)	(\$3,995)	(\$0.09)	65.00	5-05



6.47	\$1,498	\$170,536	\$3.91	595.40	5-05
2.55	#DIV/0!	\$143,510	\$3.29	0.00	4-02
3.73	#DIV/0!	\$259,176	\$5.95	0.00	3-02
0.10	#DIV/0!	\$768,061	\$17.63	0.00	2-05
0.10	#DIV/0!	\$995,333	\$22.85	0.00	2-05
0.12	(\$793)	(\$364,040)	(\$8.36)	60.00	5-01
0.07	\$3,318	\$1,036,610	\$23.80	76.00	5-01
0.19	#DIV/0!	\$246,477	\$5.66	0.00	5-01
0.05	\$110	\$47,064	\$1.08	20.00	5-01
0.16	\$169	\$62,323	\$1.43	50.00	5-01
0.06	\$72	\$40,179	\$0.92	35.00	5-01
0.15	#DIV/0!	\$47,945	\$1.10	0.00	5-05
0.14	#DIV/0!	\$82,203	\$1.89	0.00	5-05
7.77	\$1,792	\$300,601	\$6.90	581.80	5-05
0.17	\$170	\$74,227	\$1.70	75.00	2-05
0.09	#DIV/0!	\$115,344	\$2.65	0.00	2-06
0.76	#DIV/0!	\$70,069	\$1.61	0.00	2-05
0.17	#DIV/0!	(\$150,355)	(\$3.45)	0.00	2-05
0.17	#DIV/0!	\$21,243	\$0.49	0.00	2-05
0.71	#DIV/0!	(\$526,069)	(\$12.08)	0.00	1-01
0.23	#DIV/0!	\$215,413	\$4.95	0.00	2-05
0.23	#DIV/0!	(\$88,935)	(\$2.04)	0.00	2-05
0.89	#DIV/0!	\$245,176	\$5.63	0.00	5-01
0.49	#DIV/0!	\$86,018	\$1.97	0.00	4-02
0.09	(\$1,626)	(\$437,727)	(\$10.05)	28.40	1-02
0.19	\$16,295	\$431,087	\$9.90	10.00	2-05
0.06	#DIV/0!	\$240,255	\$5.52	0.00	4-02
0.58	#DIV/0!	\$158,026	\$3.63	0.00	2-05
0.13	#DIV/0!	(\$183,871)	(\$4.22)	0.00	4-02
0.05	#DIV/0!	\$268,537	\$6.16	0.00	4-02
0.25	#DIV/0!	\$21,897	\$0.50	0.00	2-03
0.36	\$1,093	\$561,310	\$12.89	218.52	5-01
0.20	\$322	\$137,971	\$3.17	87.50	4-02
0.05	\$1,883	\$755,935	\$17.35	16.60	5-01

0.14	#DIV/0!	\$293,393	\$6.74	0.00	4-02
0.08	\$353	\$210,578	\$4.83	68.00	4-02
0.47	\$1,721	\$366,177	\$8.41	100.00	1-01
0.17	\$77	\$35,370	\$0.81	75.80	3-02
0.33	#DIV/0!	(\$74,336)	(\$1.71)	0.00	2-02
4.59	\$263	\$43,478	\$1.00	345.77	2001
0.37	\$862	\$255,293	\$5.86	90.00	2001
0.52	\$279	\$81,062	\$1.86	150.00	2003
0.27	\$1,427	\$563,646	\$12.94	225.00	2100
0.63	\$518	\$132,573	\$3.04	143.00	2003
0.78	\$795	\$155,923	\$3.58	103.00	2003
0.83	\$100	\$32,570	\$0.75	180.00	2001
0.19	\$2,005	\$840,366	\$19.29	90.00	2001
0.13	\$2,885	\$1,447,682	\$33.23	67.00	2001
0.22	\$323	\$110,682	\$2.54	54.00	2001
4.42	\$5,017	\$465,423	\$10.68	258.00	2003
0.32	\$2,807	\$815,881	\$18.73	93.00	2003
0.21	\$1,173	\$522,502	\$12.00	114.00	2001
0.10	\$299	\$137,806	\$3.16	60.00	2001
0.19	\$1,568	\$603,374	\$13.85	65.00	2001
0.09	#DIV/0!	\$848,310	\$19.47	0.00	2002
0.13	#DIV/0!	\$516,500	\$11.86	0.00	2002
3.40	#DIV/0!	\$47,017	\$1.08	0.00	2000
6.50	#DIV/0!	\$32,931	\$0.76	0.00	2000
0.92	\$1,189	\$168,438	\$3.87	130.00	2000
0.31	\$532	\$90,248	\$2.07	60.00	
0.30	\$84	\$12,738	\$0.29	55.00	
24.28	\$5,702	\$464,257	\$10.66	525.00	14-273-0002-000
0.18	\$1,269	\$502,915	\$11.55	70.17	14-199-0091-000, 14-199
0.31	\$1,550	\$374,936	\$8.61	105.00	
0.28	\$348	\$54,268	\$1.25	238.00	14-424-0111-500, 14-424
0.40	\$1,899	\$302,681	\$6.95	58.00	
3.62	\$5,107	\$295,582	\$6.79	322.55	14-442-0037-000
0.76	\$141	\$25,598	\$0.59	140.00	

0.19	\$568	\$131,959	\$3.03	60.00	
6.21	\$163	\$3,287	\$0.08	354.00	
2.47	\$1,113	\$55,958	\$1.28	108.04	
0.28	\$1,963	\$713,775	\$16.39	100.00	
0.23	\$1,314	\$571,319	\$13.12	98.30	
0.51	\$947	\$172,211	\$3.95	130.00	
1.77	\$832	\$125,484	\$2.88	310.00	
0.39	\$1,630	\$675,979	\$15.52	198.00	14-775-0012-000
0.12	\$1,044	\$434,447	\$9.97	226.43	14-847-0168-000, 14-847
0.44	\$1,958	\$809,715	\$18.59	169.42	14-847-0296-000
0.89	\$7,336	\$823,306	\$18.90	100.00	14-865-0055-000
5.00	#DIV/0!	\$10,500	\$0.24	0.00	COMM
5.74	#DIV/0!	(\$4,973)	(\$0.11)	0.00	201CM
39.00	#DIV/0!	\$14,130	\$0.32	0.00	201CM
2.82	\$212	\$20,349	\$0.47	259.20	2000
0.52	\$931	\$164,722	\$3.78	160.00	2000
0.32	\$2,942	\$419,696	\$9.63	132.04	2000
0.73	\$4,237	\$618,132	\$14.19	117.43	2000
0.47	\$7,709	\$921,644	\$21.16	61.71	2000
0.44	\$10,373	\$1,180,043	\$27.09	58.72	2000
1.36	\$10,373	\$1,180,043	\$27.09	58.72	2000
1.36	\$2,891	\$381,604	\$8.76	179.14	2000
4.97	\$3,254	\$365,226	\$8.38	580.75	2000
1.00	\$7,969	\$1,773,096	\$40.70	165.00	2000
8.76	#DIV/0!	\$161,742	\$3.71	577.00	2000
7.24	#DIV/0!	\$161,742	\$3.71	577.00	2000
1.05	\$3,099	\$345,968	\$7.94	154.00	2000
5.01	#DIV/0!	(\$147,464)	(\$3.39)	0.00	2000
0.30	\$1,962	\$422,166	\$9.69	106.00	2000
1.44	\$241	\$32,594	\$0.75	200.00	2000
0.82	\$1,682	\$279,507	\$6.42	213.60	2000
0.69	\$4,392	\$563,612	\$12.94	111.00	2000
0.21	\$394	\$48,810	\$1.12	25.71	2000
0.37	\$677	\$144,957	\$3.33	129.00	2000

0.52	\$858	\$192,872	\$4.43	150.00	2000
0.73	\$709	\$109,732	\$2.52	100.00	2000
0.59	#DIV/0!	\$1,860,338	\$42.71	0.00	2000
0.32	#DIV/0!	\$3,269	\$0.08	0.00	2000
0.19	\$5,150	\$853,957	\$19.60	38.83	2000
6.05	#DIV/0!	\$15,371	\$0.35	0.00	2000
2.30	\$182	\$21,739	\$0.50	274.36	2000M
1.38	\$167	\$18,129	\$0.42	130.00	2000S
88.95	#DIV/0!	\$4,328	\$0.10	0.00	201
1.37	\$1,021	\$148,993	\$3.42	200.00	COM
10.00	#DIV/0!	\$37,474	\$0.86	0.00	COM
0.40	\$1,875	\$548,388	\$12.59	117.00	RVR
0.76	\$145	\$16,655	\$0.38	240.00	OFCOM
1.91	#DIV/0!	(\$21,611)	(\$0.50)	0.00	COM
<hr/>					
<b>305.99</b>					
		<b>Average</b>			
<b>103,702.68</b>		<b>per SqFt=&gt;</b>	<b>\$2.38</b>		
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Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
5587/444		COMMERCIAL	0	0
5509/923		COMMERCIAL	0	0
5488/990		COMMERCIAL	0	0
PTA		COMMERCIAL	0	0
5462/661		COMMERCIAL	0	0
5546/042		COMMERCIAL	0	0
5528/115		COMMERCIAL	0	0
5476/868		COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0066-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0066-000, 03-766-0069-	COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0066-	COMMERCIAL	0	0
5608/969		COMMERCIAL	0	0
5474/108	03-766-0067-000, 03-766-0068-000, 03-766-0069-	COMMERCIAL	0	0
5388/289		COMMERCIAL	0	0
5491/245		COMMERCIAL	0	0
5533/512		COMMERCIAL	0	1
5479/651		COMMERCIAL	0	0
5355/983		COMMERCIAL	0	0
5593/398		COMMERCIAL	0	0
5347/050		COMMERCIAL	0	0
5366/617		COMMERCIAL	0	0
PTA		COMMERCIAL	0	0
5546/276		COMMERCIAL	0	0
5579/457		COMMERCIAL	0	0
5424/977	03-773-0179-000	COMMERCIAL	0	0
5424/977	03-773-0178-000	COMMERCIAL	0	0
5367/899	03-958-0003-000	HURON AVE COND(	0	0
5367/899	03-958-0002-000	HURON AVE COND(	0	0
5469-856		5-01 DOWNTOWN	0	0
5525-375	06-027-1001-007	2-02 SANBORN NOI	0	1
5607-355		2-02 SANBORN NOI	0	1
5594-788		5-05 DOVE/32ND/R	0	1

5421-917		5-05 DOVE/32ND/R	0	1
5543-169		4-02 LAPR/6/MILY/	0	1
5590-746		3-02 LAPEER N/7TH	0	1
5537-423		2-05 GARFIELD/SEC	0	1
5537-424		2-05 GARFIELD/SEC	0	1
5555-679		5-01 DOWNTOWN	0	1
5597-521		5-01 DOWNTOWN	0	1
5382-720		5-01 DOWNTOWN	0	1
5548-800		5-01 DOWNTOWN	0	1
5537-427		5-01 DOWNTOWN	0	1
5563-255		5-01 DOWNTOWN	0	1
5588-308		5-05 DOVE/32ND/R	0	1
5416-811	06-342-0038-000	5-05 DOVE/32ND/R	0	1
5421-912		5-05 DOVE/32ND/R	0	1
5541-880		2-05 GARFIELD/SEC	0	1
5590-13		2-06 WASHINGTON	0	1
5499-254		2-05 GARFIELD/SEC	0	1
5473-900		2-05 GARFIELD/SEC	0	1
5602-333		2-05 GARFIELD/SEC	0	1
5606-394		1-01 BLACK RIVER F	0	0
5451-881		2-05 GARFIELD/SEC	0	1
5426-856		2-05 GARFIELD/SEC	0	1
5551-144		5-01 DOWNTOWN	0	0
5559-830		4-02 LAPR/6/MILY/	0	1
5425-407		1-02 COLONIAL VILI	0	1
5489-211	06-515-0137-000	2-05 GARFIELD/SEC	0	1
5530-753		4-02 LAPR/6/MILY/	0	1
5537-416		2-05 GARFIELD/SEC	0	1
5442-675	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/	0	1
5443-34		4-02 LAPR/6/MILY/	0	1
5447-616		2-03 12TH AVE E/H	0	1
5603-498		5-01 DOWNTOWN	0	1
5511-332		4-02 LAPR/6/MILY/	0	1
5548-821		5-01 DOWNTOWN	0	1

5587-828		4-02 LAPR/6/MILY/	0	0
5446-391		4-02 LAPR/6/MILY/	0	1
5528-102		1-01 BLACK RIVER F	0	1
		3-02 LAPEER N/7TH	0	1
5569-942		2-02 SANBORN NOI	0	1
5403/315		COMM	0	1
5407/917		COMM	0	0
5352/647		SW COMMERCIAL	0	0
5579/43	07-103-0025-000		0	0
5515/643		SW COMMERCIAL	0	0
5561/433		SW COMMERCIAL	0	0
5451/879		COMM	0	0
5355/120		COMM	0	0
5500/21		COMM	0	0
5482/820		COMM	0	1
5595/303		SW COMMERCIAL	0	0
5618/1		SW COMMERCIAL	0	0
5476/143		COMM	0	1
5506/135		COMM	0	1
5593/603		COMM	0	1
5441/520		RIVERVIEW PLAZA	0	1
5527/967		RIVERVIEW PLAZA	0	1
5610/036		2000 COMMERCIAL	0	0
5489/953		2000 COMMERCIAL	0	1
5546/279		2000 COMMERCIAL	0	1
201 COMM NON-WATERF CPA OFFICE		201		
201 COMM NON-WATERF CONST OFFICE		201		
207 COMM WATERFRONT MARINA		201		
207 COMM WATERFRONT WATERSPORTS RENTAL		201		
201 COMM NON-WATERF GAR STG		201		
201 COMM NON-WATERF RESTAURANTS		201		
201 COMM NON-WATERF OFFICE BUILDINGS		201		
201 COMM NON-WATERF WHS MINI		001		
201 COMM NON-WATERF MED OFC		201		

201 COMM NON-WATERFRONT COM VAC		202		
201 COMM NON-WATERFRONT COM VAC		202		
201 COMM NON-WATERFRONT RENTAL COTTAGES		201		
071 COMMERCIAL HARSEBAR		201		
207 COMM WATERFRONT OFFICE BUILDINGS		201		
071 COMMERCIAL HARSEMISC COMM		201		
071 COMMERCIAL HARSEWAREHOUSES		201		
071 COMMERCIAL HARSE RESTAURANTS		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
071 COMMERCIAL HARSE MARINE GAS/MARKET		201		
5594/222		COMMERCIAL	0	0
		COMMERCIAL	1	0
5364/210		COMMERCIAL	1	0
5598/0637		COMMERCIAL	0	1
5595/0960		COMMERCIAL	0	1
5566/0435		COMMERCIAL	0	1
5404/0385	20-015-4057-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4050-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4046-000	COMMERCIAL	0	1
5603/0017	20-015-4048-000, 20-015-4046-000	COMMERCIAL	0	0
0000/0000		COMMERCIAL	0	0
5633/0933		COMMERCIAL	0	0
5392/0611	20-021-2027-010	COMMERCIAL	0	0
5374/0450		COMMERCIAL	0	0
5374/0450		COMMERCIAL	0	0
5528/0593		COMMERCIAL	0	1
5483/0777		COMMERCIAL	0	0
5364/0564		COMMERCIAL	0	0
5610/0648		COMMERCIAL	0	0
5511/0336		COMMERCIAL	0	1
5541/0943		COMMERCIAL	0	0
5369/0127		COMMERCIAL	0	0
5623/0084		COMMERCIAL	0	1



5577/0065		COMMERCIAL	0	1
5523/0531		COMMERCIAL	0	1
5391/0672		COMMERCIAL	0	0
5627/0795		COMMERCIAL	0	0
5567/0270		COMMERCIAL	0	0
5532/82		COMMERCIAL	0	0
5550/543		2000M COM MAJO	0	0
5408/846		2000S COMMERCIA	0	1
5499/250	31-740-0027-000	COMMERCIAL/ IND	0	0
5448/932		COMMERCIAL	0	1
5511/442		COMMERCIAL	0	1
		COMMERCIAL	0	1
5646/048	30-900-0025-000, 30-900-0026-000	COMMERCIAL	0	1
5609/467	30-994-0002-000	COMMERCIAL	0	1

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Inspected Date	Use Code	Class
12/5/2018	AUTO	201
1/1/1991	WHS STG	201
1/1/1991	MARKET CONV	201
11/3/2014		201
5/4/2022	WHS TRAN	201
9/22/2010	WHS STG	201
NOT INSPECTED	VACANT PROPERTY	202
5/4/2022	CARWSH DRIVE THRU	201
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
5/4/2022	VACANT PROPERTY	202
NOT INSPECTED	VACANT PROPERTY	202
NOT INSPECTED	VACANT PROPERTY	202
11/7/2016	REST FAST	201
5/6/2022	WHS DIST	001
10/14/2009	MARKET CONV	201
4/28/2022	STORE RETAIL	201
5/6/2022	MEDICAL	201
9/23/2016	BARBER/BEAUTY	201
5/6/2022	BARBER/BEAUTY	201
5/4/2022	OFFICE BUILDINGS	201
9/7/2022	REST FAST	201
9/6/2022	STORE RETAIL	201
10/1/1990	OFFICE BUILDINGS	201
8/25/2022	STORE RETAIL	201
5/4/2022	STORE RETAIL	201
NOT INSPECTED	OFC CONDO	207
NOT INSPECTED	OFC CONDO	207
NOT INSPECTED	VACANT LAND	202
5/9/2012	COMMERCIAL	201
5/9/2012	COMMERCIAL	201
3/30/2016	INSTITUTIONAL	201

1/17/1990	MULTI-FAMILY	201
NOT INSPECTED	COMMERCIAL	201
5/15/2012	COMMERCIAL	201
8/7/2018	VACANT LAND	202
8/7/2018	VACANT LAND	202
5/21/2012	COMMERCIAL	201
5/21/2012	COMMERCIAL WITH APT	201
11/3/2021	COMMERCIAL	201
12/16/2009	COMMERCIAL	201
5/23/2012	COMMERCIAL	201
NOT INSPECTED	VACANT LAND	202
NOT INSPECTED	VACANT LAND	202
NOT INSPECTED	COMMERCIAL	201
10/17/2017	MULTI-FAMILY	201
5/29/2012	COMMERCIAL	201
5/29/2012	COMMERCIAL WITH APT	201
6/5/2012	INDUSTRIAL	201
6/5/2012	COMMERCIAL	201
6/5/2012	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/13/2012	COMMERCIAL	201
6/13/2012	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/18/2012	COMMERCIAL	201
6/18/2012	COMMERCIAL	201
8/17/2012	COMMERCIAL	201
6/26/2012	COMMERCIAL WITH APT	201
6/27/2012	COMMERCIAL	201
NOT INSPECTED	VACANT LAND	202
6/28/2012	COMMERCIAL	201
10/5/2022	COMMERCIAL	201
7/3/2012	COMMERCIAL WITH APT	201
NOT INSPECTED	INSTITUTIONAL	201
7/19/2012	COMMERCIAL	201

NOT INSPECTED	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	201
6/12/2013	COMMERCIAL	201
6/12/2013	COMMERCIAL	201
NOT INSPECTED	COMMERCIAL	207
NOT INSPECTED		202
12/6/2022		201
NOT INSPECTED		201
NOT INSPECTED		201
12/5/2007		201
12/5/2007		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
NOT INSPECTED		201
12/5/2007		201
NOT INSPECTED		201
NOT INSPECTED		201
10/10/2016		207
6/1/1989		207
NOT INSPECTED		202
7/5/1991		201
7/5/1991		201
		201
		201
		201
		201
		201
		201
		001
		201



6/30/2011 MARKET CONV	201
8/17/2017 APARTMENTS	201
11/29/2022	207
NOT INSPECTED WHS CONDO	207
NOT INSPECTED OFC CONDO	207
12/22/2022	201
1/22/2020 COM VAC	202
6/30/2014 COM VAC	202
12/4/2022 COM VAC	302
4/20/2016	201
6/28/1991 KEVINS LAWN CARE	201
6/6/1991 4 UNIT APT. BUILDING	201
8/15/2017 USED AUTO PARTS/JUNK YARD	201
11/15/2019 OFFICE BUILDING	207

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Rate Group 1	Rate Group 2	Rate Group 3
RAVENSWOOD	MARYSVILLE	
RAVENSWOOD	MARYSVILLE	
NORTH GRATIOT	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
BUSHA	MARYSVILLE	
BUSHA	MARYSVILLE	
BUSHA	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
HURON	MARYSVILLE	
PRIME GRATIOT	MARYSVILLE	
MICHIGAN	MARYSVILLE	
HURON	MARYSVILLE	
HURON	MARYSVILLE	
GRAT GEORG-MICH	MARYSVILLE	
HURON	MARYSVILLE	
MICHIGAN	MARYSVILLE	
MICHIGAN	MARYSVILLE	
MICHIGAN	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
GRATIOT MI-M29	MARYSVILLE	
	MARYSVILLE	
	CITY OF PORT HURON	Parking/Blue Water Walkway
	CITY OF PORT HURON	Resturant
	CITY OF PORT HURON	Office Building
	CITY OF PORT HURON	Former Church

CITY OF PORT HURON	Apartments
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Bank/Office Building
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Office Building/Vacant
CITY OF PORT HURON	Commercial with Lofts
CITY OF PORT HURON	Commercial Salon
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Counseling Office
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Vacant Land
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Apartments
CITY OF PORT HURON	Commercial Storage
CITY OF PORT HURON	Commercial With Apartments
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Urgent Care
CITY OF PORT HURON	Commercial Urgent Care
CITY OF PORT HURON	Commercial Offices
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Warehouse
CITY OF PORT HURON	Commercial Offices/ Vacant
CITY OF PORT HURON	Commercial Office/Medical
CITY OF PORT HURON	Commercial Office
CITY OF PORT HURON	Commercial Office
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Office/Real Estate
CITY OF PORT HURON	Commercial Parking Lot
CITY OF PORT HURON	Commercial Retail
CITY OF PORT HURON	Commercial Coffee House
CITY OF PORT HURON	Commercial Collage Dorms
CITY OF PORT HURON	Commercial Offices/Vacant
CITY OF PORT HURON	Commercial Office





CLAY  
CLAY  
CLAY  
CLAY  
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CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY  
CLAY

CLYDE TWP  
EMMETT TWP

EMMETT TWP

M-25 N/CARRIGAN

FORT GRATIOT

CHERRY HILL

FORT GRATIOT

CHERRY HILL

FORT GRATIOT

KRAFFT ROAD

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

FORT GRATIOT

MEIJER AREA

MEIJER AREA

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

KRAFFT ROAD

FORT GRATIOT

M-25 PRIME

FORT GRATIOT

PINE GROVE

FORT GRATIOT

M-136/N RIVER

FORT GRATIOT

GRATIOT	FORT GRATIOT
GRATIOT	FORT GRATIOT
	FORT GRATIOT
	FORT GRATIOT
PINE GROVE	FORT GRATIOT
	GRANT TWP
FF VAL NOT USED	PORT HURON TWP
MAIN ROADS	PORT HURON TWP
	WALES TWP
A'FRONTAGE	ST CLAIR TWP
	ST CLAIR TWP
A'FRONTAGE	ST CLAIR TWP
B' FRONTAGE	ST CLAIR TWP
	ST CLAIR TWP

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Parcel Number	Street Address	Sale Date
30-001-1032-000	4797 GRATIOT RD	10/20/21
03-223-028-1005	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22

06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22
06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21

07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
10-015-1008-000	11777 YALE RD	06/18/21
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23

20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23
20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
28-018-3002-300	4180 DOVE	01/13/22
28-018-4006-001	4280 DOVE	01/04/23
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21
28-020-4034-200	BROOKSTONE PLACE	07/28/21
28-168-0002-001	2301 WATER	05/17/22
28-190-0029-000	3600 LAPEER	02/28/23
28-190-0030-000	3550 LAPEER	02/07/22
28-190-0032-000	3500 LAPEER	07/13/21
28-190-0035-000	3450 LAPEER	01/26/22
28-190-0120-001	3860 GRISWOLD	02/01/23
28-253-0008-000	2422 GRISWOLD	11/16/22
28-360-0032-000	1409 24TH	07/12/22
28-360-0045-000	2403 GRISWOLD	01/05/23
28-664-0004-010	LAPEER	08/30/22
28-750-0005-000	815 24TH	11/22/21
28-750-0042-000	2436 HOWARD	08/12/22
28-750-0063-000	982 25TH	10/25/22

28-750-0073-001	1215 24TH	10/24/22
28-800-0005-000	1632 MICHIGAN	03/09/22
28-840-0005-002	3319 DOVE	09/15/22
31-034-2001-000	8801 SMITHS CREEK RD	08/18/22
31-740-0043-000	8532 MORRIS RD	02/23/23
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

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**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900

\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700
\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300

\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800

\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$1,636,910	WD	03-ARM'S LENGTH	\$1,636,910	\$345,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500
\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700
\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0
\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500
\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600
\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800
\$0	MLC	03-ARM'S LENGTH	\$400,000	\$0
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600
\$1,303,141	OTH	03-ARM'S LENGTH	\$1,303,141	\$271,600
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100
\$0	MLC	03-ARM'S LENGTH	\$280,000	\$77,000
\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100
\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800
\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200

\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,033,700
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100
\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$121,300
\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$72,400
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
<b>\$113,109,739</b>			<b>\$125,494,239</b>	<b>\$47,640,620</b>
				<b>Sale. Ratio =&gt;</b>
				<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
15.71	\$196,566	\$79,931	\$300,069	\$142,760	2.102	4,000
44.00	\$221,654	\$110,260	\$129,740	\$153,859	0.843	4,200
59.32	\$294,274	\$141,162	\$93,838	\$211,481	0.444	3,296
28.31	\$886,962	\$343,636	\$1,004,049	\$750,450	1.338	9,100
53.34	\$539,105	\$301,218	\$213,782	\$328,573	0.651	9,132
27.08	\$126,717	\$36,786	\$213,214	\$124,214	1.717	2,768
16.62	\$726,742	\$286,887	\$913,113	\$607,535	1.503	5,516
16.55	\$798,771	\$407,268	\$1,839,732	\$540,750	3.402	2,187
73.48	\$476,203	\$92,637	\$272,363	\$529,787	0.514	5,200
64.40	\$463,487	\$281,721	\$68,279	\$251,058	0.272	3,694
67.40	\$106,517	\$35,442	\$64,558	\$98,170	0.658	2,615
56.79	\$305,281	\$43,676	\$224,324	\$361,333	0.621	2,180
21.18	\$94,716	\$27,533	\$217,467	\$92,794	2.344	960
58.31	\$359,757	\$133,081	\$191,919	\$311,049	0.617	3,116
115.38	\$311,718	\$52,884	\$107,116	\$330,567	0.324	6,400
84.11	\$144,624	\$47,738	\$42,262	\$133,820	0.316	940
59.30	\$28,649	\$9,940	\$61,060	\$25,841	2.363	3,036
57.45	\$252,009	\$77,300	\$142,700	\$241,311	0.591	1,736
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
82.40	\$811,416	\$255,153	\$144,847	\$879,781	0.165	3,231
46.07	\$600,354	\$99,407	\$450,593	\$857,786	0.525	8,358
35.85	\$5,776,031	\$640,216	\$6,109,784	\$9,801,174	0.623	109,097
36.78	\$2,485,050	\$207,306	\$2,592,694	\$4,346,840	0.596	55,950
31.71	\$2,905,132	\$121,859	\$3,628,141	\$5,311,590	0.683	22,184
33.48	\$159,900	\$33,498	\$176,502	\$216,442	0.815	1,329
30.24	\$159,900	\$33,498	\$199,002	\$216,442	0.919	1,329
54.43	\$320,041	\$44,352	\$198,148	\$338,269	0.586	3,636
24.21	\$197,747	\$19,092	\$310,908	\$219,209	1.418	3,114
43.57	\$212,873	\$50,443	\$159,557	\$199,301	0.801	1,500
41.12	\$269,998	\$12,210	\$247,790	\$316,304	0.783	3,320

42.24	\$117,077	\$30,630	\$94,370	\$164,975	0.572	5,000
29.82	\$5,568,885	\$624,366	\$7,125,634	\$9,436,105	0.755	114,452
41.07	\$73,483	\$11,250	\$63,750	\$106,563	0.598	2,310
44.70	\$120,219	\$15,600	\$99,400	\$179,142	0.555	3,255
40.33	\$396,450	\$49,352	\$350,648	\$594,346	0.590	40,500
52.71	\$176,450	\$20,227	\$119,773	\$267,505	0.448	1,581
43.79	\$176,450	\$20,227	\$148,773	\$267,505	0.556	1,581
98.57	\$871,802	\$203,978	\$172,005	\$1,143,534	0.150	4,348
33.41	\$235,455	\$32,500	\$237,500	\$347,526	0.683	4,000
45.10	\$235,455	\$32,500	\$167,500	\$347,526	0.482	4,000
0.00	\$474,403	\$234,469	\$225,531	\$294,398	0.766	2,407
51.15	\$265,784	\$106,057	\$116,443	\$304,823	0.382	1,945
88.80	\$94,297	\$13,698	\$36,302	\$138,012	0.263	960
31.76	\$198,380	\$45,995	\$290,630	\$260,933	1.114	1,500
40.00	\$105,320	\$9,534	\$99,466	\$182,798	0.544	2,263
56.49	\$254,417	\$133,650	\$111,350	\$206,793	0.538	576
85.76	\$385,243	\$103,783	\$106,217	\$537,137	0.198	9,416
19.71	\$134,959	\$9,460	\$130,540	\$239,502	0.545	4,400
75.82	\$65,944	\$21,278	\$33,722	\$76,483	0.441	1,040
37.08	\$1,091,765	\$94,398	\$1,105,602	\$1,223,763	0.903	11,700
50.24	\$132,399	\$35,545	\$89,455	\$184,836	0.484	3,220
33.84	\$115,217	\$11,990	\$126,010	\$126,659	0.995	1,510
37.73	\$208,245	\$24,320	\$200,680	\$351,002	0.572	8,160
40.97	\$366,938	\$21,416	\$348,584	\$659,393	0.529	2,500
30.59	\$229,837	\$114,928	\$205,072	\$196,762	1.042	4,480
52.45	\$84,464	\$10,800	\$68,700	\$140,580	0.489	1,000
66.00	\$131,093	\$45,984	\$39,016	\$145,735	0.268	1,559
47.55	\$215,258	\$124,819	\$75,181	\$102,772	0.732	2,028
54.70	\$408,091	\$154,125	\$145,875	\$288,598	0.505	2,900
38.58	\$762,186	\$272,892	\$637,108	\$589,511	1.081	12,762
66.89	\$258,156	\$177,017	\$2,983	\$92,203	0.032	1,502
47.04	\$271,234	\$173,342	\$66,658	\$111,241	0.599	3,072
67.33	\$511,425	\$268,328	\$1,672	\$276,247	0.006	8,703
31.39	\$215,634	\$90,666	\$203,334	\$142,009	1.432	2,434

25.64	\$214,977	\$75,986	\$261,014	\$157,944	1.653	4,180
47.50	\$367,686	\$85,771	\$230,229	\$320,358	0.719	2,360
20.70	\$2,569,604	\$652,472	\$3,372,528	\$2,178,559	1.548	24,261
18.58	\$281,918	\$115,844	\$334,156	\$188,720	1.771	1,889
34.95	\$758,878	\$94,543	\$680,457	\$754,926	0.901	8,061
48.65	\$218,240	\$66,800	\$118,200	\$172,091	0.687	1,885
36.43	\$188,489	\$79,247	\$150,753	\$124,139	1.214	2,000
19.58	\$59,660	\$13,463	\$106,537	\$62,428	1.707	978
26.51	\$80,328	\$19,973	\$107,527	\$81,561	1.318	1,459
27.13	\$210,797	\$49,393	\$330,607	\$208,802	1.583	15,040
37.90	\$292,304	\$52,538	\$347,462	\$310,176	1.120	3,000
47.75	\$153,107	\$146,759	\$15,741	\$7,896	1.994	0
50.70	\$153,474	\$31,551	\$118,349	\$156,312	0.757	1,800
59.79	\$173,389	\$40,618	\$104,382	\$170,219	0.613	2,200
32.20	\$4,710,879	\$1,065,813	\$5,589,287	\$4,556,333	1.227	233,611
50.82	\$204,180	\$81,287	\$131,213	\$136,554	0.961	2,168
38.70	\$228,075	\$54,422	\$245,578	\$206,126	1.191	4,380
78.77	\$197,179	\$123,236	\$31,764	\$94,799	0.335	1,959
29.06	\$184,591	\$42,193	\$224,807	\$182,562	1.231	2,844
19.28	\$1,001,726	\$341,155	\$2,083,845	\$821,128	2.538	44,995
71.55	\$278,090	\$90,053	\$122,947	\$241,073	0.510	3,767
34.06	\$312,672	\$112,503	\$227,497	\$242,715	0.937	4,652
61.93	\$288,712	\$224,844	\$50,156	\$77,888	0.644	2,855
47.04	\$258,672	\$134,672	\$125,328	\$155,000	0.809	3,505
41.36	\$210,120	\$114,333	\$128,167	\$116,813	1.097	1,200
47.27	\$1,064,813	\$207,873	\$892,127	\$1,045,049	0.854	37,550
32.41	\$243,123	\$131,079	\$243,921	\$136,639	1.785	4,500
32.33	\$215,019	\$170,039	\$129,961	\$53,461	2.431	1,730
46.91	\$549,946	\$316,779	\$282,221	\$249,078	1.133	2,584
72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040
48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415
27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914
36.06	\$326,561	\$213,282	\$336,618	\$109,237	3.082	5,496
42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496



51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542
16.15	\$756,113	\$289,423	\$1,996,291	\$453,097	4.406	2,496
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696
80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121
30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400
58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261
47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512
44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488
75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760
59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317
43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830
51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550
25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106
42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235
38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089
21.12	\$754,782	\$191,652	\$1,445,258	\$745,868	1.938	27,000
37.46	\$186,680	\$65,192	\$174,808	\$165,977	1.053	5,240
34.51	\$5,322,135	\$295,716	\$5,704,284	\$5,591,122	1.020	77,868
29.68	\$7,672,701	\$522,930	\$9,477,070	\$7,953,027	1.192	134,379
0.00	\$837,977	\$569,314	\$1,130,686	\$355,845	3.177	2,776
85.00	\$258,049	\$145,765	\$4,235	\$148,721	0.028	4,331
46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361
45.37	\$416,828	\$166,192	\$183,808	\$330,944	0.555	14,040
48.27	\$301,261	\$83,502	\$216,498	\$288,423	0.751	10,640
0.00	\$286,104	\$165,355	\$234,645	\$159,932	1.467	4,118
32.24	\$162,013	\$53,448	\$196,552	\$143,795	1.367	5,419
20.84	\$545,388	\$109,220	\$1,193,921	\$577,706	2.067	6,831
60.08	\$145,371	\$77,363	\$42,637	\$90,077	0.473	1,950
27.50	\$164,323	\$88,397	\$191,603	\$91,477	2.095	2,844
43.39	\$427,454	\$179,723	\$295,277	\$328,121	0.900	9,627
20.00	\$124,374	\$23,536	\$245,464	\$122,669	2.001	5,780
27.50	\$115,366	\$20,415	\$147,585	\$125,597	1.175	2,324

35.37	\$4,116,855	\$911,956	\$4,838,044	\$4,244,899	1.140	94,537
52.33	\$379,241	\$75,389	\$254,611	\$402,453	0.633	7,798
20.88	\$101,441	\$36,211	\$203,789	\$86,397	2.359	4,100
19.89	\$238,086	\$44,384	\$565,616	\$305,524	1.851	18,197
48.27	\$144,698	\$16,150	\$133,850	\$147,080	0.910	3,441
32.35	\$420,674	\$145,413	\$504,587	\$339,828	1.485	7,360
30.63	\$238,560	\$63,614	\$336,386	\$214,132	1.571	1,238
76.00	\$234,092	\$154,912	(\$4,912)	\$96,916	(0.051)	1,296
51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697	10,486
	<b>\$107,771,919</b>		<b>\$95,880,597</b>	<b>\$104,380,839</b>		
<b>37.96</b>				<b>E.C.F. =&gt;</b>	<b>0.919</b>	
<b>21.47</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.033</b>	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$75.02	COM	106.9336			\$20,687
\$30.89	2000	18.9336		AUTO	\$109,055
\$28.47	2000	58.8856		WHS STG	\$131,989
\$110.34	2000	30.5354			\$275,167
\$23.41	2000	38.1937		WHS TRAN	\$221,201
\$77.03	2000	68.3929		WHS STG	\$36,786
\$165.54	2000	47.0406		CARWSH DRIVE THRU	\$242,774
\$841.21	2000	236.9611		REST FAST	\$328,561
\$52.38	2000	51.8476		WHS DIST	\$78,574
\$18.48	2000	76.0610		MARKET CONV	\$269,667
\$24.69	2000	37.4960		STORE RETAIL	\$32,928
\$102.90	2000	41.1751		MEDICAL	\$33,459
\$226.53	2000	131.0966		BARBER/BEAUTY	\$21,931
\$61.59	2000	41.5570	COLONIAL	BARBER/BEAUTY	\$104,809
\$16.74	2001	70.8538		OFFICE BUILDINGS	\$31,595
\$44.96	2000	71.6764		REST FAST	\$39,102
\$20.11	2000	133.0322		STORE RETAIL	\$9,940
\$82.20	2000	44.1221		OFFICE BUILDINGS	\$61,740
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$44.83	2-02	91.6100		COMMERCIAL	\$180,208
\$53.91	2-02	55.5442		COMMERCIAL	\$69,326
\$56.00	5-05	45.7367	1 STORY	MULTI-FAMILY	\$129,400
\$46.34	4-02	48.4285		COMMERCIAL	\$51,000
\$163.55	3-02	39.7679		COMMERCIAL	\$121,859
\$132.81	2-05	26.5269		VACANT LAND	\$25,938
\$149.74	2-05	16.1315		VACANT LAND	\$25,938
\$54.50	5-01	49.4969		COMMERCIAL	\$32,400
\$99.84	5-01	33.7580		COMMERCIAL WITH APT	\$19,092
\$106.37	5-01	28.0155		COMMERCIAL	\$50,443
\$74.64	5-01	29.7349		COMMERCIAL	\$12,210

\$18.87	5-05	50.8715		COMMERCIAL	\$30,630
\$62.26	5-05	32.5594	1 STORY	MULTI-FAMILY	\$155,460
\$27.60	2-05	48.2504		COMMERCIAL	\$11,250
\$30.54	2-06	52.5873		COMMERCIAL WITH APT	\$15,600
\$8.66	2-05	49.0767		INDUSTRIAL	\$49,352
\$75.76	2-05	63.2999		COMMERCIAL	\$11,040
\$94.10	2-05	52.4590		COMMERCIAL	\$11,040
\$39.56	1-01	93.0325		COMMERCIAL	\$123,362
\$59.38	2-05	39.7337		COMMERCIAL	\$15,000
\$41.88	2-05	59.8761		COMMERCIAL	\$15,000
\$93.70	5-01	31.4664		COMMERCIAL	\$232,610
\$59.87	4-02	69.8737		COMMERCIAL	\$85,519
\$37.81	1-02	81.7705		COMMERCIAL	\$5,777
\$193.75	2-05	3.3070		COMMERCIAL	\$24,706
\$43.95	4-02	53.6609		COMMERCIAL WITH APT	\$9,534
\$193.32	2-05	54.2278		COMMERCIAL	\$101,704
\$11.28	4-02	88.2994		VACANT LAND	\$85,330
\$29.67	4-02	53.5692		COMMERCIAL	\$9,460
\$32.43	2-03	63.9831		COMMERCIAL	\$16,462
\$94.50	5-01	17.7296		COMMERCIAL WITH APT	\$94,398
\$27.78	4-02	59.6770		INSTITUTIONAL	\$35,545
\$83.45	5-01	8.5863		COMMERCIAL	\$11,990
\$24.59	4-02	50.9005		COMMERCIAL	\$24,320
\$139.43	4-02	55.2096		COMMERCIAL	\$14,416
\$45.78	1-01	3.8506		COMMERCIAL	\$81,940
\$68.70	3-02	59.2051		COMMERCIAL	\$10,800
\$25.03	2-02	81.3021		COMMERCIAL	\$21,562
\$37.07	2001	49.5173			\$110,227
\$50.30	2003	72.1246			\$150,000
\$49.92	2100	14.5967	1 STORY		\$245,047
\$1.99	2003	119.4355			\$162,207
\$21.70	2003	62.7485			\$152,542
\$0.19	2001	122.0655			\$268,328
\$83.54	2001	20.5130			\$77,942

\$62.44	2001	42.5862	1 STORY		\$64,728
\$97.55	2001	50.8046			\$76,368
\$139.01	2003	32.1347			\$601,775
\$176.90	2003	54.3933			\$93,000
\$84.41	2001	32.5352			\$93,081
\$62.71	2001	53.9861			\$47,434
\$75.38	2001	1.2315			\$73,130
\$108.93	2002	47.9840			\$13,463
\$73.70	2002	9.1659			\$19,973
\$21.98	2000	35.6644			\$44,850
\$115.82	2000	10.6498			\$46,930
#DIV/0!	C-BC	76.6954	1 STORY		\$19,272
\$65.75		121.4721		CPA OFFICE	\$31,551
\$47.45		135.8635		CONST OFFICE	\$33,000
\$23.93		74.5149		MARINA	\$1,049,305
\$60.52		101.0965		WATERSPORTS RENTAL	\$80,696
\$56.07		78.0461		GAR STG	\$45,430
\$16.21		163.6788		RESTAURANTS	\$121,030
\$79.05		74.0452		OFFICE BUILDINGS	\$38,058
\$46.31		56.5927		WHS MINI	\$224,003
\$32.64		146.1857		MED OFC	\$85,031
\$48.90		103.4557		RENTAL COTTAGES	\$110,777
\$17.57		132.7904		BAR	\$210,000
\$35.76		116.3288		OFFICE BUILDINGS	\$127,790
\$106.81		87.4662		MISC COMM	\$55,964
\$23.76		111.8186		MARINE STORAGE/GAS	\$186,669
\$54.20		18.6707		MARINE GAS/STORE	\$131,079
\$75.12		45.9110		MARINE GAS/STORE	\$151,358
\$109.22		83.8795		MARINE GAS/STORE	\$282,929
\$10.58	2000	39.2184	TRACT/RANCH	STORE WHS SHOW	\$199,122
\$59.28	2000	98.6384	RANCH/RAISED	OFFICE BUILDINGS	\$100,825
\$100.23	2000	202.2539		STORE RETAIL	\$82,705
\$61.25	2000	313.2215		RETIRED	\$206,147
\$49.28	2000	148.7032			\$427,455

\$40.06	2000	91.7893		STORE RETAIL	\$2,008,215
\$799.80	2000	445.6562			\$243,495
\$34.04	2000	81.1475		SHOP MIXED	\$2,510,550
\$34.04	2000	81.1475			\$2,510,550
\$72.60	2000	71.0944		BANK BRANCH	\$495,708
\$21.78	2000	57.7224		STORE MALL ANCHOR	\$741,480
\$34.11	2000	378.3749		THEATER LIVE	\$68,226
\$36.64	2000	82.7370		STORE RETAIL	\$185,337
\$68.56	2000	100.3183		GAR MINILUBE	\$238,392
\$48.70	2000	128.3388		GAR SERVICE	\$354,189
\$24.25	2000	42.6140		MEDICAL	\$84,650
\$18.61	2000	55.8263		SHOP NBHD	\$75,485
\$43.12	2000	128.4243	2.00-STORY	MARKET CONV	\$87,142
\$59.19	2000	107.0383		APARTMENTS	\$84,454
\$343.13	2000	222.6199			\$171,360
\$73.27	2000	112.1305		WHS CONDO	\$5,828
\$110.72	2000	145.2030		OFC CONDO	\$98,698
\$53.53	2000S	45.2858		WAREHOUSES	\$158,223
\$33.36	2000S	43.1625	1 STORY	MISC COMM	\$59,235
\$73.26	2200	46.4589		MULTIPLE RESIDENCES	\$248,466
\$70.52	2200	29.3198		MULTIPLE RESIDENCES	\$377,820
\$407.31	2800W	169.2639		MISC COMM	\$530,490
\$0.98	2000M	145.6353		MOTEL EXT STAY	\$141,369
\$30.12	2000M	54.0942		AUTO	\$145,202
\$13.09	2000M	92.9424		WHS STG	\$140,622
\$20.35	2000M	73.4201		STORES	\$71,194
\$56.98	2000N	1.7678			\$133,828
\$36.27	2000M	11.7936		GARAGE	\$51,487
\$174.78	2000M	58.1830		STORE RETAIL	\$82,765
\$21.87	2000M	101.1488		GAR SERVICE	\$73,130
\$67.37	2000M	60.9717			\$86,509
\$30.67	2000M	58.4925		MISC COMM	\$156,622
\$42.47	2000N	51.6200	MULTI-LEVEL	WHS MINI	\$19,375
\$63.50	2000N	30.9757	DUPLEX +	MULTIPLE RESIDENCES	\$20,415

\$51.18	2000M	34.5098	SHOPPING CENTERS	\$878,656
\$32.65	2000S	85.2181	WHS TRAN	\$69,147
\$49.70	2000S	87.3912		\$27,089
\$31.08	201	190.1983	AUTO	\$38,400
\$38.90	201	96.0732	MARKET CONV	\$15,103
\$68.56	COM	45.2254	LAWN CARE SERV.	\$145,413
\$271.72	RVR	53.8352	4 UNIT APART. BUILD.	\$57,915
(\$3.79)	OFCOM	108.3258	USED AUTO PARTS/JUNK YARD	\$118,800
\$61.43	COM	33.6029	OFFICE BUILDINGS	\$28,842

#DIV/0!

11.4010

Std. Deviation=> 0.746330986

Ave. Variance=> 75.4394 Coefficient of Var=>

73.05950498



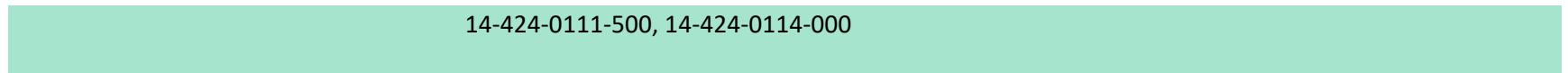


No	//	06-342-0038-000	5-05 DOVE/32ND/RAVEN:	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-06 WASHINGTON/12TH	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-02 COLONIAL VILLAGE/1	201
No	//	06-515-0137-000	2-05 GARFIELD/SEDGWIC	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/BEAR	202
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-03 12TH AVE E/HOLLAN	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-02 SANBORN NORTH/H	207
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//	07-103-0025-000		201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201

No	//		COMM	201
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201
No	//		COMM	201
No	//		RIVERVIEW PLAZA	207
No	//		RIVERVIEW PLAZA	207
No	//		2000 COMMERCIAL	201
No	//		2000 COMMERCIAL	201
No	//		CLASS C/BC	401



14-199-0091-000, 14-199-0092-000



14-424-0111-500, 14-424-0114-000

14-442-0037-000



14-775-0012-000

14-847-0168-000, 14-847-0170-000

14-847-0296-000

No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	20-015-4048-000, 20-015-4050-000	COMMERCIAL	201
No	//		COMMERCIAL	202

No	//		COMMERCIAL	201
No	//	20-021-2027-010	COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	207
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		2200 COM APARTMENT/I	201
No	//		2200 COM APARTMENT/I	201
No	//		2800W COM WATERFRON	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-190-0031-000	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-664-0004-001	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000N COM NORTH NON	201

No	//	28-360-0011-000, 28-360-0010-000	2000M COM MAJOR BUSI	201
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		COMMERCIAL/ INDUSTRI	301
No	//		COMMERCIAL/ INDUSTRI	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	30-900-0025-000, 30-900-0026-000	COMMERCIAL	201
No	//	30-994-0002-000	COMMERCIAL	207

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51		CITY OF ST CLAIR
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0		BROCKWAY
70		BROCKWAY
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		CLAY
		CLAY
		CLAY
		CLAY
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49		FORT GRATIOT
45		FORT GRATIOT
0		FORT GRATIOT
0		FORT GRATIOT
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45	FORT GRATIOT
0	FORT GRATIOT
0	FORT GRATIOT
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0	FORT GRATIOT
48	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
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45	PORT HURON TWP
48	PORT HURON TWP



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- PORT HURON TWP
- PORT HURON TWP
- PORT HURON TWP
- WALES
- WALES
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- CITY OF ST CLAIR
- CITY OF ST CLAIR

Resturant

Office Building

Apartments

Commercial Offices

Bank/Office Building

Vacant Land

Vacant Land

Office Building/Vacant

Commercial With Lofts

Commercial Salon

Commercial Retail

Commercial Offices  
Apartments  
Commercial Storage  
Commercial With Apartments  
Commercial Warehouse  
Commercial Urgent Care  
Commercial Urgent Care  
Commercial Offices  
Commercial Warehouse  
Commercial Warehouse  
Commercial Offices/Vacant  
Commercial Office/Medical  
Commercial Office  
Commercial Office  
Commercial Retail  
Commercial Office/Real Estate  
Commercial Parking Lot  
Commercial Retail  
Commercial Coffee House  
Commercial Collage Dorms  
Commercial Offices/Vacant  
Commercial Office  
Commercial Retail  
Commercial Offices  
Commercial Retail  
Commercial Coffe House  
Commercial Dentist Office

Parcel Number	Street Address	Sale Date
30-001-1032-000	4797 GRATIOT RD	10/20/21
03-223-028-1005	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22

06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22
06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21

07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
10-015-1008-000	11777 YALE RD	06/18/21
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23

20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23
20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
28-018-3002-300	4180 DOVE	01/13/22
28-018-4006-001	4280 DOVE	01/04/23
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21
28-020-4034-200	BROOKSTONE PLACE	07/28/21
28-168-0002-001	2301 WATER	05/17/22
28-190-0029-000	3600 LAPEER	02/28/23
28-190-0030-000	3550 LAPEER	02/07/22
28-190-0032-000	3500 LAPEER	07/13/21
28-190-0035-000	3450 LAPEER	01/26/22
28-190-0120-001	3860 GRISWOLD	02/01/23
28-253-0008-000	2422 GRISWOLD	11/16/22
28-360-0032-000	1409 24TH	07/12/22
28-360-0045-000	2403 GRISWOLD	01/05/23
28-664-0004-010	LAPEER	08/30/22
28-750-0005-000	815 24TH	11/22/21
28-750-0042-000	2436 HOWARD	08/12/22
28-750-0063-000	982 25TH	10/25/22

28-750-0073-001	1215 24TH	10/24/22
28-800-0005-000	1632 MICHIGAN	03/09/22
28-840-0005-002	3319 DOVE	09/15/22
31-034-2001-000	8801 SMITHS CREEK RD	08/18/22
31-740-0043-000	8532 MORRIS RD	02/23/23
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

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**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900

\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700
\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300

\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800

\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$1,636,910	WD	03-ARM'S LENGTH	\$1,636,910	\$345,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500
\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700
\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0
\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500
\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600
\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800
\$0	MLC	03-ARM'S LENGTH	\$400,000	\$0
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600
\$1,303,141	OTH	03-ARM'S LENGTH	\$1,303,141	\$271,600
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100
\$0	MLC	03-ARM'S LENGTH	\$280,000	\$77,000
\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100
\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800
\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200

\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,033,700
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100
\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$121,300
\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$72,400
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
<b>\$113,109,739</b>			<b>\$125,494,239</b>	<b>\$47,640,620</b>
				<b>Sale. Ratio =&gt;</b>
				<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
15.71	\$196,566	\$79,931	\$300,069	\$142,760	2.102	4,000
44.00	\$221,654	\$110,260	\$129,740	\$153,859	0.843	4,200
59.32	\$294,274	\$141,162	\$93,838	\$211,481	0.444	3,296
28.31	\$886,962	\$343,636	\$1,004,049	\$750,450	1.338	9,100
53.34	\$539,105	\$301,218	\$213,782	\$328,573	0.651	9,132
27.08	\$126,717	\$36,786	\$213,214	\$124,214	1.717	2,768
16.62	\$726,742	\$286,887	\$913,113	\$607,535	1.503	5,516
16.55	\$798,771	\$407,268	\$1,839,732	\$540,750	3.402	2,187
73.48	\$476,203	\$92,637	\$272,363	\$529,787	0.514	5,200
64.40	\$463,487	\$281,721	\$68,279	\$251,058	0.272	3,694
67.40	\$106,517	\$35,442	\$64,558	\$98,170	0.658	2,615
56.79	\$305,281	\$43,676	\$224,324	\$361,333	0.621	2,180
21.18	\$94,716	\$27,533	\$217,467	\$92,794	2.344	960
58.31	\$359,757	\$133,081	\$191,919	\$311,049	0.617	3,116
115.38	\$311,718	\$52,884	\$107,116	\$330,567	0.324	6,400
84.11	\$144,624	\$47,738	\$42,262	\$133,820	0.316	940
59.30	\$28,649	\$9,940	\$61,060	\$25,841	2.363	3,036
57.45	\$252,009	\$77,300	\$142,700	\$241,311	0.591	1,736
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
82.40	\$811,416	\$255,153	\$144,847	\$879,781	0.165	3,231
46.07	\$600,354	\$99,407	\$450,593	\$857,786	0.525	8,358
35.85	\$5,776,031	\$640,216	\$6,109,784	\$9,801,174	0.623	109,097
36.78	\$2,485,050	\$207,306	\$2,592,694	\$4,346,840	0.596	55,950
31.71	\$2,905,132	\$121,859	\$3,628,141	\$5,311,590	0.683	22,184
33.48	\$159,900	\$33,498	\$176,502	\$216,442	0.815	1,329
30.24	\$159,900	\$33,498	\$199,002	\$216,442	0.919	1,329
54.43	\$320,041	\$44,352	\$198,148	\$338,269	0.586	3,636
24.21	\$197,747	\$19,092	\$310,908	\$219,209	1.418	3,114
43.57	\$212,873	\$50,443	\$159,557	\$199,301	0.801	1,500
41.12	\$269,998	\$12,210	\$247,790	\$316,304	0.783	3,320

42.24	\$117,077	\$30,630	\$94,370	\$164,975	0.572	5,000
29.82	\$5,568,885	\$624,366	\$7,125,634	\$9,436,105	0.755	114,452
41.07	\$73,483	\$11,250	\$63,750	\$106,563	0.598	2,310
44.70	\$120,219	\$15,600	\$99,400	\$179,142	0.555	3,255
40.33	\$396,450	\$49,352	\$350,648	\$594,346	0.590	40,500
52.71	\$176,450	\$20,227	\$119,773	\$267,505	0.448	1,581
43.79	\$176,450	\$20,227	\$148,773	\$267,505	0.556	1,581
98.57	\$871,802	\$203,978	\$172,005	\$1,143,534	0.150	4,348
33.41	\$235,455	\$32,500	\$237,500	\$347,526	0.683	4,000
45.10	\$235,455	\$32,500	\$167,500	\$347,526	0.482	4,000
0.00	\$474,403	\$234,469	\$225,531	\$294,398	0.766	2,407
51.15	\$265,784	\$106,057	\$116,443	\$304,823	0.382	1,945
88.80	\$94,297	\$13,698	\$36,302	\$138,012	0.263	960
31.76	\$198,380	\$45,995	\$290,630	\$260,933	1.114	1,500
40.00	\$105,320	\$9,534	\$99,466	\$182,798	0.544	2,263
56.49	\$254,417	\$133,650	\$111,350	\$206,793	0.538	576
85.76	\$385,243	\$103,783	\$106,217	\$537,137	0.198	9,416
19.71	\$134,959	\$9,460	\$130,540	\$239,502	0.545	4,400
75.82	\$65,944	\$21,278	\$33,722	\$76,483	0.441	1,040
37.08	\$1,091,765	\$94,398	\$1,105,602	\$1,223,763	0.903	11,700
50.24	\$132,399	\$35,545	\$89,455	\$184,836	0.484	3,220
33.84	\$115,217	\$11,990	\$126,010	\$126,659	0.995	1,510
37.73	\$208,245	\$24,320	\$200,680	\$351,002	0.572	8,160
40.97	\$366,938	\$21,416	\$348,584	\$659,393	0.529	2,500
30.59	\$229,837	\$114,928	\$205,072	\$196,762	1.042	4,480
52.45	\$84,464	\$10,800	\$68,700	\$140,580	0.489	1,000
66.00	\$131,093	\$45,984	\$39,016	\$145,735	0.268	1,559
47.55	\$215,258	\$124,819	\$75,181	\$102,772	0.732	2,028
54.70	\$408,091	\$154,125	\$145,875	\$288,598	0.505	2,900
38.58	\$762,186	\$272,892	\$637,108	\$589,511	1.081	12,762
66.89	\$258,156	\$177,017	\$2,983	\$92,203	0.032	1,502
47.04	\$271,234	\$173,342	\$66,658	\$111,241	0.599	3,072
67.33	\$511,425	\$268,328	\$1,672	\$276,247	0.006	8,703
31.39	\$215,634	\$90,666	\$203,334	\$142,009	1.432	2,434

25.64	\$214,977	\$75,986	\$261,014	\$157,944	1.653	4,180
47.50	\$367,686	\$85,771	\$230,229	\$320,358	0.719	2,360
20.70	\$2,569,604	\$652,472	\$3,372,528	\$2,178,559	1.548	24,261
18.58	\$281,918	\$115,844	\$334,156	\$188,720	1.771	1,889
34.95	\$758,878	\$94,543	\$680,457	\$754,926	0.901	8,061
48.65	\$218,240	\$66,800	\$118,200	\$172,091	0.687	1,885
36.43	\$188,489	\$79,247	\$150,753	\$124,139	1.214	2,000
19.58	\$59,660	\$13,463	\$106,537	\$62,428	1.707	978
26.51	\$80,328	\$19,973	\$107,527	\$81,561	1.318	1,459
27.13	\$210,797	\$49,393	\$330,607	\$208,802	1.583	15,040
37.90	\$292,304	\$52,538	\$347,462	\$310,176	1.120	3,000
47.75	\$153,107	\$146,759	\$15,741	\$7,896	1.994	0
50.70	\$153,474	\$31,551	\$118,349	\$156,312	0.757	1,800
59.79	\$173,389	\$40,618	\$104,382	\$170,219	0.613	2,200
32.20	\$4,710,879	\$1,065,813	\$5,589,287	\$4,556,333	1.227	233,611
50.82	\$204,180	\$81,287	\$131,213	\$136,554	0.961	2,168
38.70	\$228,075	\$54,422	\$245,578	\$206,126	1.191	4,380
78.77	\$197,179	\$123,236	\$31,764	\$94,799	0.335	1,959
29.06	\$184,591	\$42,193	\$224,807	\$182,562	1.231	2,844
19.28	\$1,001,726	\$341,155	\$2,083,845	\$821,128	2.538	44,995
71.55	\$278,090	\$90,053	\$122,947	\$241,073	0.510	3,767
34.06	\$312,672	\$112,503	\$227,497	\$242,715	0.937	4,652
61.93	\$288,712	\$224,844	\$50,156	\$77,888	0.644	2,855
47.04	\$258,672	\$134,672	\$125,328	\$155,000	0.809	3,505
41.36	\$210,120	\$114,333	\$128,167	\$116,813	1.097	1,200
47.27	\$1,064,813	\$207,873	\$892,127	\$1,045,049	0.854	37,550
32.41	\$243,123	\$131,079	\$243,921	\$136,639	1.785	4,500
32.33	\$215,019	\$170,039	\$129,961	\$53,461	2.431	1,730
46.91	\$549,946	\$316,779	\$282,221	\$249,078	1.133	2,584
72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040
48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415
27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914
36.06	\$326,561	\$213,282	\$336,618	\$109,237	3.082	5,496
42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496



51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542
16.15	\$756,113	\$289,423	\$1,996,291	\$453,097	4.406	2,496
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696
80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121
30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400
58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261
47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512
44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488
75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760
59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317
43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830
51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550
25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106
42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235
38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089
21.12	\$754,782	\$191,652	\$1,445,258	\$745,868	1.938	27,000
37.46	\$186,680	\$65,192	\$174,808	\$165,977	1.053	5,240
34.51	\$5,322,135	\$295,716	\$5,704,284	\$5,591,122	1.020	77,868
29.68	\$7,672,701	\$522,930	\$9,477,070	\$7,953,027	1.192	134,379
0.00	\$837,977	\$569,314	\$1,130,686	\$355,845	3.177	2,776
85.00	\$258,049	\$145,765	\$4,235	\$148,721	0.028	4,331
46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361
45.37	\$416,828	\$166,192	\$183,808	\$330,944	0.555	14,040
48.27	\$301,261	\$83,502	\$216,498	\$288,423	0.751	10,640
0.00	\$286,104	\$165,355	\$234,645	\$159,932	1.467	4,118
32.24	\$162,013	\$53,448	\$196,552	\$143,795	1.367	5,419
20.84	\$545,388	\$109,220	\$1,193,921	\$577,706	2.067	6,831
60.08	\$145,371	\$77,363	\$42,637	\$90,077	0.473	1,950
27.50	\$164,323	\$88,397	\$191,603	\$91,477	2.095	2,844
43.39	\$427,454	\$179,723	\$295,277	\$328,121	0.900	9,627
20.00	\$124,374	\$23,536	\$245,464	\$122,669	2.001	5,780
27.50	\$115,366	\$20,415	\$147,585	\$125,597	1.175	2,324

35.37	\$4,116,855	\$911,956	\$4,838,044	\$4,244,899	1.140	94,537
52.33	\$379,241	\$75,389	\$254,611	\$402,453	0.633	7,798
20.88	\$101,441	\$36,211	\$203,789	\$86,397	2.359	4,100
19.89	\$238,086	\$44,384	\$565,616	\$305,524	1.851	18,197
48.27	\$144,698	\$16,150	\$133,850	\$147,080	0.910	3,441
32.35	\$420,674	\$145,413	\$504,587	\$339,828	1.485	7,360
30.63	\$238,560	\$63,614	\$336,386	\$214,132	1.571	1,238
76.00	\$234,092	\$154,912	(\$4,912)	\$96,916	(0.051)	1,296
51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697	10,486
	<b>\$107,771,919</b>		<b>\$95,880,597</b>	<b>\$104,380,839</b>		
<b>37.96</b>				<b>E.C.F. =&gt;</b>	<b>0.919</b>	
<b>21.47</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.033</b>	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$75.02	COM	106.9336			\$20,687
\$30.89	2000	18.9336		AUTO	\$109,055
\$28.47	2000	58.8856		WHS STG	\$131,989
\$110.34	2000	30.5354			\$275,167
\$23.41	2000	38.1937		WHS TRAN	\$221,201
\$77.03	2000	68.3929		WHS STG	\$36,786
\$165.54	2000	47.0406		CARWSH DRIVE THRU	\$242,774
\$841.21	2000	236.9611		REST FAST	\$328,561
\$52.38	2000	51.8476		WHS DIST	\$78,574
\$18.48	2000	76.0610		MARKET CONV	\$269,667
\$24.69	2000	37.4960		STORE RETAIL	\$32,928
\$102.90	2000	41.1751		MEDICAL	\$33,459
\$226.53	2000	131.0966		BARBER/BEAUTY	\$21,931
\$61.59	2000	41.5570	COLONIAL	BARBER/BEAUTY	\$104,809
\$16.74	2001	70.8538		OFFICE BUILDINGS	\$31,595
\$44.96	2000	71.6764		REST FAST	\$39,102
\$20.11	2000	133.0322		STORE RETAIL	\$9,940
\$82.20	2000	44.1221		OFFICE BUILDINGS	\$61,740
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$44.83	2-02	91.6100		COMMERCIAL	\$180,208
\$53.91	2-02	55.5442		COMMERCIAL	\$69,326
\$56.00	5-05	45.7367	1 STORY	MULTI-FAMILY	\$129,400
\$46.34	4-02	48.4285		COMMERCIAL	\$51,000
\$163.55	3-02	39.7679		COMMERCIAL	\$121,859
\$132.81	2-05	26.5269		VACANT LAND	\$25,938
\$149.74	2-05	16.1315		VACANT LAND	\$25,938
\$54.50	5-01	49.4969		COMMERCIAL	\$32,400
\$99.84	5-01	33.7580		COMMERCIAL WITH APT	\$19,092
\$106.37	5-01	28.0155		COMMERCIAL	\$50,443
\$74.64	5-01	29.7349		COMMERCIAL	\$12,210

\$18.87	5-05	50.8715		COMMERCIAL	\$30,630
\$62.26	5-05	32.5594	1 STORY	MULTI-FAMILY	\$155,460
\$27.60	2-05	48.2504		COMMERCIAL	\$11,250
\$30.54	2-06	52.5873		COMMERCIAL WITH APT	\$15,600
\$8.66	2-05	49.0767		INDUSTRIAL	\$49,352
\$75.76	2-05	63.2999		COMMERCIAL	\$11,040
\$94.10	2-05	52.4590		COMMERCIAL	\$11,040
\$39.56	1-01	93.0325		COMMERCIAL	\$123,362
\$59.38	2-05	39.7337		COMMERCIAL	\$15,000
\$41.88	2-05	59.8761		COMMERCIAL	\$15,000
\$93.70	5-01	31.4664		COMMERCIAL	\$232,610
\$59.87	4-02	69.8737		COMMERCIAL	\$85,519
\$37.81	1-02	81.7705		COMMERCIAL	\$5,777
\$193.75	2-05	3.3070		COMMERCIAL	\$24,706
\$43.95	4-02	53.6609		COMMERCIAL WITH APT	\$9,534
\$193.32	2-05	54.2278		COMMERCIAL	\$101,704
\$11.28	4-02	88.2994		VACANT LAND	\$85,330
\$29.67	4-02	53.5692		COMMERCIAL	\$9,460
\$32.43	2-03	63.9831		COMMERCIAL	\$16,462
\$94.50	5-01	17.7296		COMMERCIAL WITH APT	\$94,398
\$27.78	4-02	59.6770		INSTITUTIONAL	\$35,545
\$83.45	5-01	8.5863		COMMERCIAL	\$11,990
\$24.59	4-02	50.9005		COMMERCIAL	\$24,320
\$139.43	4-02	55.2096		COMMERCIAL	\$14,416
\$45.78	1-01	3.8506		COMMERCIAL	\$81,940
\$68.70	3-02	59.2051		COMMERCIAL	\$10,800
\$25.03	2-02	81.3021		COMMERCIAL	\$21,562
\$37.07	2001	49.5173			\$110,227
\$50.30	2003	72.1246			\$150,000
\$49.92	2100	14.5967	1 STORY		\$245,047
\$1.99	2003	119.4355			\$162,207
\$21.70	2003	62.7485			\$152,542
\$0.19	2001	122.0655			\$268,328
\$83.54	2001	20.5130			\$77,942

\$62.44	2001	42.5862	1 STORY		\$64,728
\$97.55	2001	50.8046			\$76,368
\$139.01	2003	32.1347			\$601,775
\$176.90	2003	54.3933			\$93,000
\$84.41	2001	32.5352			\$93,081
\$62.71	2001	53.9861			\$47,434
\$75.38	2001	1.2315			\$73,130
\$108.93	2002	47.9840			\$13,463
\$73.70	2002	9.1659			\$19,973
\$21.98	2000	35.6644			\$44,850
\$115.82	2000	10.6498			\$46,930
#DIV/0!	C-BC	76.6954	1 STORY		\$19,272
\$65.75		121.4721		CPA OFFICE	\$31,551
\$47.45		135.8635		CONST OFFICE	\$33,000
\$23.93		74.5149		MARINA	\$1,049,305
\$60.52		101.0965		WATERSPORTS RENTAL	\$80,696
\$56.07		78.0461		GAR STG	\$45,430
\$16.21		163.6788		RESTAURANTS	\$121,030
\$79.05		74.0452		OFFICE BUILDINGS	\$38,058
\$46.31		56.5927		WHS MINI	\$224,003
\$32.64		146.1857		MED OFC	\$85,031
\$48.90		103.4557		RENTAL COTTAGES	\$110,777
\$17.57		132.7904		BAR	\$210,000
\$35.76		116.3288		OFFICE BUILDINGS	\$127,790
\$106.81		87.4662		MISC COMM	\$55,964
\$23.76		111.8186		MARINE STORAGE/GAS	\$186,669
\$54.20		18.6707		MARINE GAS/STORE	\$131,079
\$75.12		45.9110		MARINE GAS/STORE	\$151,358
\$109.22		83.8795		MARINE GAS/STORE	\$282,929
\$10.58	2000	39.2184	TRACT/RANCH	STORE WHS SHOW	\$199,122
\$59.28	2000	98.6384	RANCH/RAISED	OFFICE BUILDINGS	\$100,825
\$100.23	2000	202.2539		STORE RETAIL	\$82,705
\$61.25	2000	313.2215		RETIRED	\$206,147
\$49.28	2000	148.7032			\$427,455

\$40.06	2000	91.7893		STORE RETAIL	\$2,008,215
\$799.80	2000	445.6562			\$243,495
\$34.04	2000	81.1475		SHOP MIXED	\$2,510,550
\$34.04	2000	81.1475			\$2,510,550
\$72.60	2000	71.0944		BANK BRANCH	\$495,708
\$21.78	2000	57.7224		STORE MALL ANCHOR	\$741,480
\$34.11	2000	378.3749		THEATER LIVE	\$68,226
\$36.64	2000	82.7370		STORE RETAIL	\$185,337
\$68.56	2000	100.3183		GAR MINILUBE	\$238,392
\$48.70	2000	128.3388		GAR SERVICE	\$354,189
\$24.25	2000	42.6140		MEDICAL	\$84,650
\$18.61	2000	55.8263		SHOP NBHD	\$75,485
\$43.12	2000	128.4243	2.00-STORY	MARKET CONV	\$87,142
\$59.19	2000	107.0383		APARTMENTS	\$84,454
\$343.13	2000	222.6199			\$171,360
\$73.27	2000	112.1305		WHS CONDO	\$5,828
\$110.72	2000	145.2030		OFC CONDO	\$98,698
\$53.53	2000S	45.2858		WAREHOUSES	\$158,223
\$33.36	2000S	43.1625	1 STORY	MISC COMM	\$59,235
\$73.26	2200	46.4589		MULTIPLE RESIDENCES	\$248,466
\$70.52	2200	29.3198		MULTIPLE RESIDENCES	\$377,820
\$407.31	2800W	169.2639		MISC COMM	\$530,490
\$0.98	2000M	145.6353		MOTEL EXT STAY	\$141,369
\$30.12	2000M	54.0942		AUTO	\$145,202
\$13.09	2000M	92.9424		WHS STG	\$140,622
\$20.35	2000M	73.4201		STORES	\$71,194
\$56.98	2000N	1.7678			\$133,828
\$36.27	2000M	11.7936		GARAGE	\$51,487
\$174.78	2000M	58.1830		STORE RETAIL	\$82,765
\$21.87	2000M	101.1488		GAR SERVICE	\$73,130
\$67.37	2000M	60.9717			\$86,509
\$30.67	2000M	58.4925		MISC COMM	\$156,622
\$42.47	2000N	51.6200	MULTI-LEVEL	WHS MINI	\$19,375
\$63.50	2000N	30.9757	DUPLEX +	MULTIPLE RESIDENCES	\$20,415

\$51.18	2000M	34.5098	SHOPPING CENTERS	\$878,656
\$32.65	2000S	85.2181	WHS TRAN	\$69,147
\$49.70	2000S	87.3912		\$27,089
\$31.08	201	190.1983	AUTO	\$38,400
\$38.90	201	96.0732	MARKET CONV	\$15,103
\$68.56	COM	45.2254	LAWN CARE SERV.	\$145,413
\$271.72	RVR	53.8352	4 UNIT APART. BUILD.	\$57,915
(\$3.79)	OFCOM	108.3258	USED AUTO PARTS/JUNK YARD	\$118,800
\$61.43	COM	33.6029	OFFICE BUILDINGS	\$28,842

#DIV/0!

11.4010

Std. Deviation=> 0.746330986

Ave. Variance=> 75.4394 Coefficient of Var=>

73.05950498

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	03-773-0179-000	COMMERCIAL	201
No	//	03-773-0178-000	COMMERCIAL	201
No	//	03-958-0003-000	HURON AVE CONDOMINI	207
No	//	03-958-0002-000	HURON AVE CONDOMINI	207
No	//	06-027-1001-007	2-02 SANBORN NORTH/H	201
No	//		2-02 SANBORN NORTH/H	201
No	//		5-05 DOVE/32ND/RAVEN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201

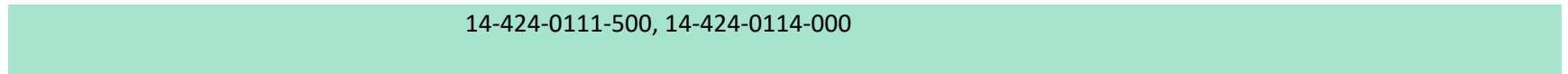


No	//	06-342-0038-000	5-05 DOVE/32ND/RAVEN:	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-06 WASHINGTON/12TH	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-02 COLONIAL VILLAGE/1	201
No	//	06-515-0137-000	2-05 GARFIELD/SEDGWIC	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/BEAR	202
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-03 12TH AVE E/HOLLAN	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-02 SANBORN NORTH/H	207
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//	07-103-0025-000		201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201

No	//		COMM	201
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
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No	//		COMM	201
No	//		COMM	201
No	//		RIVERVIEW PLAZA	207
No	//		RIVERVIEW PLAZA	207
No	//		2000 COMMERCIAL	201
No	//		2000 COMMERCIAL	201
No	//		CLASS C/BC	401



14-199-0091-000, 14-199-0092-000



14-424-0111-500, 14-424-0114-000

14-442-0037-000



14-775-0012-000

14-847-0168-000, 14-847-0170-000

14-847-0296-000

No	//		COMMERCIAL	201
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No	//		COMMERCIAL	201
No	//	20-015-4048-000, 20-015-4050-000	COMMERCIAL	201
No	//		COMMERCIAL	202

No	//		COMMERCIAL	201
No	//	20-021-2027-010	COMMERCIAL	201
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No	//		COMMERCIAL	207
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		2200 COM APARTMENT/I	201
No	//		2200 COM APARTMENT/I	201
No	//		2800W COM WATERFRON	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-190-0031-000	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-664-0004-001	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000N COM NORTH NON	201

No	//	28-360-0011-000, 28-360-0010-000	2000M COM MAJOR BUSI	201
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		COMMERCIAL/ INDUSTRI	301
No	//		COMMERCIAL/ INDUSTRI	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	30-900-0025-000, 30-900-0026-000	COMMERCIAL	201
No	//	30-994-0002-000	COMMERCIAL	207

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51		CITY OF ST CLAIR
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0		BROCKWAY
0		BROCKWAY
70		BROCKWAY
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49		FORT GRATIOT
45		FORT GRATIOT
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45	FORT GRATIOT
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48	PORT HURON TWP
0	PORT HURON TWP
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45	PORT HURON TWP
48	PORT HURON TWP



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- PORT HURON TWP
- PORT HURON TWP
- PORT HURON TWP
- WALES
- WALES
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- CITY OF ST CLAIR
- CITY OF ST CLAIR

Resturant

Office Building

Apartments

Commercial Offices

Bank/Office Building

Vacant Land

Vacant Land

Office Building/Vacant

Commercial With Lofts

Commercial Salon

Commercial Retail

Commercial Offices  
Apartments  
Commercial Storage  
Commercial With Apartments  
Commercial Warehouse  
Commercial Urgent Care  
Commercial Urgent Care  
Commercial Offices  
Commercial Warehouse  
Commercial Warehouse  
Commercial Offices/Vacant  
Commercial Office/Medical  
Commercial Office  
Commercial Office  
Commercial Retail  
Commercial Office/Real Estate  
Commercial Parking Lot  
Commercial Retail  
Commercial Coffee House  
Commercial Collage Dorms  
Commercial Offices/Vacant  
Commercial Office  
Commercial Retail  
Commercial Offices  
Commercial Retail  
Commercial Coffe House  
Commercial Dentist Office

2024 Fort Gratiot Land  
Industrial 3000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
30-001-1023-000	S ALLEN RD	04/16/21	\$143,900	WD	03-ARM'S LENGTH	\$143,900	\$111,400
07-405-0009-000	1900 SINCLAIR ST	03/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$9,400
28-020-1020-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$6,600
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$22,000
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100
		<b>Totals:</b>	<b>\$2,104,900</b>			<b>\$2,087,400</b>	<b>\$816,300</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Front Foot Determination

\$320

2024 Fort Gratiot Land  
Industrial 3000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
77.41	\$222,720	\$143,900	\$222,720	1,810.6	1600.0	37.12	37.12	\$79	\$3,877
27.96	\$165,647	\$131,664	\$22,311	139.6	167.0	0.53	0.53	\$943	\$248,423
22.44	\$158,721	\$192,550	\$56,271	118.5	305.0	0.97	0.97	\$1,625	\$197,893
40.78	\$670,911	\$210,913	\$81,824	172.3	265.6	2.24	2.24	\$1,224	\$93,990
19.33	\$179,883	\$206,823	\$26,706	56.2	175.0	0.34	0.34	\$3,679	\$606,519
83.61	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459
68.44	\$70,070	\$45,000	\$70,070	238.2	945.5	5.11	5.11	\$189	\$8,806
45.45	\$64,960	\$55,000	\$64,960	297.0	601.3	4.10	4.10	\$185	\$13,415
107.43	\$19,995	\$8,750	\$19,995	64.1	1320.0	1.00	1.00	\$137	\$8,750
75.43	\$14,139	\$8,750	\$14,139	45.3	660.0	0.50	0.50	\$193	\$17,500
220.00	\$27,845	\$10,000	\$27,845	89.2	640.0	0.97	0.97	\$112	\$10,309
84.20	\$74,365	\$50,000	\$74,365	184.4	239.0	1.51	1.51	\$271	\$33,025
	<b>\$1,737,768</b>	<b>\$1,099,350</b>	<b>\$749,718</b>	<b>3,440.3</b>		<b>56.25</b>	<b>56.25</b>		
<b>39.11</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>54.22</b>			<b>per FF=&gt;</b>		<b>\$320</b>	<b>per Net Acre=&gt;</b>	<b>19,543.31</b>		<b>per SqFt=&gt;</b>

2024 Fort Gratiot Land  
Industrial 3000

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
\$0.09	1,810.55	IND	5363/912		INDUSTRIAL	0
\$5.70	139.61	3001	5616/888	07-405-0010-000	INDUSTRIAL	0
\$4.54	129.00					
\$2.16	57.00					
\$13.92	85.00					
\$0.45	225.00	3000N	5541/896		3000N IND NORTH OF RR	0
\$0.20	208.17	3000N	5530/738		3000N IND NORTH OF RR	0
\$0.31	297.00	3000S	5538/381		3000S IND SOUTH OF RR	0
\$0.20	33.00	3000S	5530/740		3000S IND SOUTH OF RR	0
\$0.40	33.00	3000S	5530/740		3000S IND SOUTH OF RR	0
\$0.24	66.00	3000S	5425/037		3000S IND SOUTH OF RR	0
\$0.76	184.38	3700	5547/663		3700 INTERNATIONAL WAY DR CONDO	0

**\$0.45**

2024 Fort Gratiot Land  
Industrial 3000

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	UNIT OF GOV'T.
1	5/14/2021	IND VAC	302				ST CLAIR TWP
0	11/5/2007		301				CITY OF ST CLAIR
							CLAY
							CLAY
							CLAY
1	8/14/2014	IND VAC	302	FF VAL NOT USED			PORT HURON TWP
1	9/15/2016	IND VAC	301	FF VAL NOT USED	FF VAL NOT USED		PORT HURON TWP
1	NOT INSPECTED	IND VAC	302	FF VAL NOT USED			PORT HURON TWP
0	NOT INSPECTED	IND VAC	001	MAIN ROADS			PORT HURON TWP
0	NOT INSPECTED	IND VAC	001	MAIN ROADS			PORT HURON TWP
0	1/8/2020	IND VAC	302	MAIN ROADS			PORT HURON TWP
0	7/24/2013	IND CONDO	307	FF VAL NOT USED			PORT HURON TWP

Parcel Number	Street Address	Sale Date
19-025-4001-200	10980 DUNNIGAN RD	04/20/22
19-029-1010-000	3864 BREEN RD	04/05/21

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**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$126,900
\$1,441,000	WD	03-ARM'S LENGTH	\$1,441,000	\$426,100
<b>\$1,646,000</b>			<b>\$1,646,000</b>	<b>\$553,000</b>
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
61.90	\$279,656	(\$28,546)	\$46,110	0.0	0.0	5.74
29.57	\$983,921	\$551,079	\$94,000	0.0	0.0	39.00
	<b>\$1,263,577</b>	<b>\$522,533</b>	<b>\$140,110</b>	<b>0.0</b>		<b>44.74</b>
<b>33.60</b>			<b>Average</b>			<b>Average</b>
<b>22.86</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
5.74	#DIV/0!	(\$4,973)	(\$0.11)	0.00	201CM
39.00	#DIV/0!	\$14,130	\$0.32	0.00	201CM
<b>44.74</b>					
<b>11,679.32</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.27</b>		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
5364/210		COMMERCIAL	1	0
		COMMERCIAL	1	0

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
11/3/2022		201			
2/7/2018		201			

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2024 Fort Gratiot Agricultural Land- 1-9.99AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
20-006-3004-100	4086 COLE RD VAC	08/15/22	\$36,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$36,000</b>		

Average  
Per Net Acre=> \$10,800

2024 Fort Gratiot Agricultural Land- 1-9.99AC

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$36,000	\$27,900	77.50	\$55,794	\$36,000	\$55,794	214.7	690.0	3.33	3.33	\$168
<b>\$36,000</b>	<b>\$27,900</b>		<b>\$55,794</b>	<b>\$36,000</b>	<b>\$55,794</b>	<b>214.7</b>		<b>3.33</b>	<b>3.33</b>	
	Sale. Ratio =>	77.50						Average		
	Std. Dev. =>	#DIV/0!						per Net Acre=>	10,823.81	

2024 Fort Gratiot Agricultural Land- 1-9.99AC

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$10,824	\$0.25	210.00	4000	5562/0823		AG	102	A' FRONTAGE

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2024 Fort Gatiot Agricultural Land 10-14.99AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
30-016-4003-400	1465 STEIN RD	07/01/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$31,600	50.56	\$63,104	\$62,500	\$63,104	0.0	0.0
31-017-2001-000	1935 COVE RD	03/24/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,400	36.21	\$80,518	\$61,057	\$46,575	0.0	0.0
31-007-3001-600	10171 SPARLING RD	04/08/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$19,800	24.75	\$39,690	\$80,000	\$39,690	0.0	0.0
26-022-1004-000	SPEAKER RD V/L	01/14/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$32,500	55.08	\$65,016	\$59,000	\$65,016	0.0	0.0
20-006-3004-100	4086 COLE RD VAC	08/15/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$27,900	77.50	\$55,794	\$36,000	\$55,794	214.7	690.0
20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65	\$130,496	\$80,748	\$41,244	410.1	1743.0
<b>Totals:</b>			<b>\$502,500</b>			<b>\$502,500</b>	<b>\$184,700</b>		<b>\$434,618</b>	<b>\$379,305</b>	<b>\$311,423</b>	<b>624.8</b>	
								<b>Sale. Ratio =&gt;</b>	<b>36.76</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>38.79</b>	<b>per FF=&gt;</b>		<b>\$607</b>	

<b>Per Acre</b>
<b>6,000.00</b>

2024 Fort Gatiot Agricultural Land 10-14.99AC

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
10.11	10.11	#DIV/0!	\$6,182	\$0.14	0.00	RU AG 5545/301			
10.59	10.60	#DIV/0!	\$5,766	\$0.13	0.00	AG 5613/200			AG
11.28	11.28	#DIV/0!	\$7,092	\$0.16	0.00	AG 5523/593			AG
14.74	14.74	#DIV/0!	\$4,003	\$0.09	0.00	LYNN 5494/440			LYNN TOWNSHIP
3.33	3.33	\$168	\$10,824	\$0.25	210.00	4000 5562/0823			AG
10.01	10.01	\$197	\$8,067	\$0.19	252.35	4000 5412/0890			AG
<b>60.06</b>	<b>60.07</b>								
<b>Average</b>									
<b>per Net Acre=&gt;</b>			<b>6,315.86</b>						

2024 Fort Gatiot Agricultural Land 10-14.99AC

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply
AG VAC	102		ST CLAIR TWP					
GREEN DRAIN ASSESSME	102		WALES					
AG VAC	402		WALES					
	102		LYNN					
NOT INSPECTED	AG VAC	102	A' FRONTAGE					
8/23/2023	AGRICULTURAL	401	A' FRONTAGE					





2024 Fort Gratiot Agricultural Land 15-19.99AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
31-011-4009-000	2154 GOODELLS RD	03/03/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$31,700	30.19	\$61,704	\$105,000	\$61,704	0.0	0.0	17.43	17.43
31-002-4001-000	2562 GOODELLS RD	08/19/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$36,600	44.10	\$73,260	\$83,000	\$73,260	0.0	0.0	19.83	19.83
20-006-4001-200	COLE RD	04/11/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$35,500	31.70	\$71,004	\$112,000	\$69,424	0.0	0.0	17.08	17.08
<b>Totals:</b>			<b>\$300,000</b>			<b>\$300,000</b>	<b>\$103,800</b>		<b>\$205,968</b>	<b>\$300,000</b>	<b>\$204,388</b>	<b>0.0</b>		<b>54.34</b>	<b>54.34</b>
								<b>Sale. Ratio =&gt;</b>	<b>34.60</b>						
								<b>Std. Dev. =&gt;</b>	<b>7.63</b>						
													<b>Average</b>		
													<b>per Net Acre=&gt;</b>	<b>5,520.79</b>	

**Per Net Acre=>**  
**\$5,500**



2024 Fort Gratiot Agricultural Land 15-19.99AC

Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class	Rate Group 1
\$6,024	0.00		AG 5505/997		AG	AG VAC	102		WALES
\$4,186	0.00		AG 5416/47		AG	AG VAC	102		WALES
\$6,557	333.45	4000	5522/0733		AG	7/26/2017	AGRICULTURAL	102	A' FRONTAGE

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2024 Fort Gratiot Agricultural Land 20+AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
10-024-4002-100	7201 EMMETT RD	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$284,533	\$213,067	
10-032-2003-500	VAC LOT NORMAN RD	08/16/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,700	41.10	\$67,300	\$82,000	
10-034-1002-001	11849 NORMAN RD	08/01/22	\$289,206	WD	03-ARM'S LENGTH	\$289,206	\$0	0.00	\$170,817	\$264,042	
12-031-1004-020	SPRINGBORN ROAD	09/30/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$101,800	12.73	\$203,561	\$800,000	
15-014-1001-200	VINCENT RD	09/20/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$39,300	53.84	\$97,200	\$73,000	
19-007-1003-000	13286 FOLEY	05/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$458,509	\$106,091	
19-024-4002-500	EMMETT RD	01/28/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,700	36.76	\$170,064	\$225,000	
19-025-1003-000	3745 EMMETT RD	11/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$107,300	34.06	\$227,500	\$315,000	
19-027-3003-000	KEEGAN RD	01/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$104,900	32.78	\$200,200	\$320,000	
19-027-4003-000	SHERIDAN RD	04/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,400	20.58	\$98,800	\$240,000	
19-033-2001-000	RYNN RD	04/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$78,200	28.44	\$156,442	\$275,000	
21-007-4001-000	7450 COMSTOCK RD	10/01/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,500	49.00	\$468,053	\$294,168	
21-015-2001-010	5697 HARRIS RD	01/25/23	\$189,648	WD	03-ARM'S LENGTH	\$189,648	\$74,700	39.39	\$149,410	\$189,648	
45-035-2001-002	11132 BRANDON RD	11/03/21	\$528,367	WD	19-MULTI PARCEL ARM'S LE	\$528,367	\$97,700	18.49	\$495,801	\$346,394	
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$158,861	
26-006-1002-010	HULL RD	12/21/22	\$256,872	WD	03-ARM'S LENGTH	\$256,872	\$107,500	41.85	\$208,608	\$256,872	
26-007-4001-000	DUDLEY RD V/L	05/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,600	39.36	\$173,152	\$220,000	
26-008-4004-000	15773 DUDLEY RD	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$102,400	44.72	\$202,669	\$114,095	
26-013-1001-000	YALE RD V/L	04/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,300	31.52	\$198,567	\$315,000	
26-017-4004-000	MARTIN RD V/L	04/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$171,638	\$260,000	
26-021-3004-010	CAPAC RD	02/08/22	\$175,750	WD	03-ARM'S LENGTH	\$175,750	\$70,400	40.06	\$145,442	\$175,750	
26-027-4001-000	CAPAC RD V/L	10/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$100,100	83.42	\$200,253	\$120,000	
31-009-2004-020	SPARLING RD VAC	02/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,300	34.37	\$138,450	\$190,000	
31-009-4002-301	SPARLING RD VAC	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$86,400	\$130,000	
31-013-1001-500	EMERSON RD VAC	04/27/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$36,500	41.95	\$72,972	\$87,000	
31-022-2007-000	LASHBROOK RD VAC	05/05/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$62,600	33.30	\$125,156	\$188,000	
31-027-4002-001	WALES CENTER RD VAC	04/23/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$57,300	32.74	\$114,594	\$175,000	
31-031-3001-000	WALES RIDGE RD VAC	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,600	52.60	\$103,649	\$100,000	
31-032-3002-000	ALPINE RD VAC	03/03/23	\$91,000	LC	03-ARM'S LENGTH	\$91,000	\$43,300	47.58	\$99,753	\$90,047	
30-017-4001-000	RATTLE RUN RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$131,250	\$255,300	194.51	\$510,620	\$131,250	
30-017-4001-000	RATTLE RUN RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$131,250	\$255,300	194.51	\$510,620	\$131,250	
30-019-2001-000	HYSLOP RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$131,250	\$255,300	194.51	\$510,620	\$131,250	
30-020-1002-000	HYSLOP RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$262,500	\$255,300	97.26	\$510,620	\$262,500	
30-021-3001-000	6208 RATTLE RUN RD	10/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,400	45.88	\$224,799	\$232,283	
30-021-4003-200	BRIGGEMAN RD	08/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,200	30.13	\$93,480	\$150,000	
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$545,927	\$155,353	
<b>Totals:</b>			<b>\$10,259,843</b>			<b>\$8,816,093</b>	<b>\$3,769,600</b>		<b>\$8,384,018</b>	<b>\$7,517,921</b>	
								<b>Sale. Ratio =&gt;</b>	<b>42.76</b>		
								<b>Std. Dev. =&gt;</b>	<b>46.55</b>		

<b>Per Acre</b>
<b>\$3,500</b>

2024 Fort Gratiot Agricultural Land 20+AC

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$132,600	0.0	0.0	40.00	40.00	\$5,327	4000	5546/941		4000 AGRICULTURE
\$67,300	0.0	0.0	20.00	20.00	\$4,100	BWAY	5648/154		CD/D HOMES
\$145,653	0.0	0.0	52.58	52.58	\$5,021	4000	5547/493		4000 AGRICULTURE
\$203,561	0.0	0.0	45.65	45.65	\$17,525	101AG	5571/516		AGRICULTURAL LAND
\$97,200	0.0	0.0	20.00	20.00	\$3,650	AG	5432/991		AGRICULTURAL
\$174,600	0.0	0.0	60.00	60.00	\$1,768	101AG	5385/4		AGRICULTURAL
\$170,064	0.0	0.0	50.00	50.00	\$4,500	101AG			AGRICULTURAL
\$227,500	0.0	0.0	70.00	70.00	\$4,500	101AG	5457/812		AGRICULTURAL
\$200,200	0.0	0.0	80.00	80.00	\$4,000	101AG			AGRICULTURAL
\$98,800	0.0	0.0	40.00	40.00	\$6,000	101AG	5505/139		AGRICULTURAL
\$156,442	0.0	0.0	62.80	62.80	\$4,379	101AG			AGRICULTURAL
\$312,221	0.0	0.0	104.45	104.45	\$2,816	1000	5437/852		AGRICULTURAL
\$149,410	0.0	0.0	31.60	31.60	\$6,002	1000			AGRICULTURAL
\$313,828	0.0	0.0	103.44	47.60	\$3,349	101AG		45-035-3005-100, 45-035-3003-000	
\$161,700	0.0	0.0	40.00	40.00	\$3,972	LYNN	5589/780		LYNN TOWNSHIP
\$208,608	0.0	0.0	57.38	57.38	\$4,477	LYNN	5593/67		LYNN TOWNSHIP
\$173,152	0.0	0.0	57.99	57.99	\$3,794	LYNN	5388/169		LYNN TOWNSHIP
\$87,764	0.0	0.0	22.73	22.73	\$5,020	LYNN	5430/901		LYNN TOWNSHIP
\$198,567	0.0	0.0	56.00	56.00	\$5,625	LYNN	5619/933		LYNN TOWNSHIP
\$171,638	0.0	0.0	40.00	40.00	\$6,500	LYNN	5626/456		LYNN TOWNSHIP
\$145,442	0.0	0.0	37.00	37.00	\$4,750	LYNN			LYNN TOWNSHIP
\$200,253	0.0	0.0	57.73	57.73	\$2,079	LYNN	5578/790		LYNN TOWNSHIP
\$138,450	0.0	0.0	40.18	40.18	\$4,729	AG	5597/502		AG
\$86,400	0.0	0.0	25.33	25.93	\$5,133	AG	5423/114		AG
\$72,972	0.0	0.0	20.73	20.50	\$4,197	AG			AG
\$125,156	0.0	0.0	38.04	38.04	\$4,942	AG	5527/416		AG
\$114,594	0.0	0.0	35.01	35.01	\$4,998	AG	5357/268		AG
\$103,649	0.0	0.0	31.23	31.23	\$3,202	AG	5509/54		AG
\$98,800	0.0	0.0	26.65	26.65	\$3,379	AG	5607/427		AG
\$510,620	0.0	0.0	160.00	40.00	\$820	RU AG		30-019-2001-000, 30-020-1002-000	
\$510,620	0.0	0.0	160.00	40.00	\$820	RU AG	5425/521	30-019-2001-000, 30-020-1002-000	
\$510,620	0.0	0.0	160.00	80.00	\$820	RU AG	5417/521	30-017-4001-000, 30-020-1002-000	
\$510,620	0.0	0.0	160.00	40.00	\$1,641	RU AG	5425/521	30-017-4001-000, 30-019-2001-000	
\$212,082	0.0	0.0	55.00	55.00	\$4,223	RU AG	5461/068		
\$90,360	0.0	0.0	22.98	22.98	\$6,527	RU AG	5649/659		
\$201,280	0.0	0.0	60.00	60.00	\$2,589	RU AG			
<b>\$7,082,726</b>	<b>0.0</b>		<b>2,144.50</b>	<b>1,649.03</b>					
<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>		<b>Average per Net Acre=&gt;</b>	<b>3,505.67</b>	<b>Average per SqFt=&gt;</b>				

2024 Fort Gratiot Agricultural Land 20+AC

Use Code	Class	UNIT OF GOVT
/RESIDENTIAL	101	BROCKWAY
	102	BROCKWAY
/RESIDENTIAL	101	BROCKWAY
0 RATES 2023	102	CASCO TWP
	102	CLYDE TWP
	101	EMMETT TWP
	102	EMMETT TWP
	102	EMMETT TWP
	102	EMMETT TWP
	102	EMMETT TWP
	102	EMMETT TWP
	101	GRANT TWP
	101	GRANT TWP
	101	VILLAGE OF EMMETT
	402	LYNN
	102	LYNN
	102	LYNN
	401	LYNN
	102	LYNN
	102	LYNN
	102	LYNN
	102	LYNN
AG VAC	102	WALES
	102	WALES
AG VAC	102	WALES
AG VAC	102	WALES
AG VAC	102	WALES
	102	WALES
AG VAC	102	ST CLAIR TWP
AG VAC	102	ST CLAIR TWP
AG IMP	101	ST CLAIR TWP
AG IMP	101	ST CLAIR TWP
AG VAC	102	ST CLAIR TWP
AG VAC	102	ST CLAIR TWP
AG IMP	101	ST CLAIR TWP

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2024 Fort Gratiot Agricultural Land 20+AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
10-024-4002-100	7201 EMMETT RD	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$284,533	\$213,067	
10-032-2003-500	VAC LOT NORMAN RD	08/16/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,700	41.10	\$67,300	\$82,000	
10-034-1002-001	11849 NORMAN RD	08/01/22	\$289,206	WD	03-ARM'S LENGTH	\$289,206	\$0	0.00	\$170,817	\$264,042	
15-014-1001-200	VINCENT RD	09/20/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$39,300	53.84	\$97,200	\$73,000	
19-007-1003-000	13286 FOLEY	05/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$458,509	\$106,091	
19-024-4002-500	EMMETT RD	01/28/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,700	36.76	\$170,064	\$225,000	
19-025-1003-000	3745 EMMETT RD	11/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$107,300	34.06	\$227,500	\$315,000	
19-027-3003-000	KEEGAN RD	01/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$104,900	32.78	\$200,200	\$320,000	
19-027-4003-000	SHERIDAN RD	04/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,400	20.58	\$98,800	\$240,000	
19-033-2001-000	RYNN RD	04/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$78,200	28.44	\$156,442	\$275,000	
21-015-2001-010	5697 HARRIS RD	01/25/23	\$189,648	WD	03-ARM'S LENGTH	\$189,648	\$74,700	39.39	\$149,410	\$189,648	
45-035-2001-002	11132 BRANDON RD	11/03/21	\$528,367	WD	19-MULTI PARCEL ARM'S LE	\$528,367	\$97,700	18.49	\$495,801	\$346,394	
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$158,861	
26-006-1002-010	HULL RD	12/21/22	\$256,872	WD	03-ARM'S LENGTH	\$256,872	\$107,500	41.85	\$208,608	\$256,872	
26-007-4001-000	DUDLEY RD V/L	05/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,600	39.36	\$173,152	\$220,000	
26-008-4004-000	15773 DUDLEY RD	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$102,400	44.72	\$202,669	\$114,095	
26-013-1001-000	YALE RD V/L	04/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,300	31.52	\$198,567	\$315,000	
26-017-4004-000	MARTIN RD V/L	04/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$171,638	\$260,000	
26-021-3004-010	CAPAC RD	02/08/22	\$175,750	WD	03-ARM'S LENGTH	\$175,750	\$70,400	40.06	\$145,442	\$175,750	
26-027-4001-000	CAPAC RD V/L	10/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$100,100	83.42	\$200,253	\$120,000	
31-009-2004-020	SPARLING RD VAC	02/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,300	34.37	\$138,450	\$190,000	
31-009-4002-301	SPARLING RD VAC	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$86,400	\$130,000	
31-013-1001-500	EMERSON RD VAC	04/27/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$36,500	41.95	\$72,972	\$87,000	
31-022-2007-000	LASHBROOK RD VAC	05/05/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$62,600	33.30	\$125,156	\$188,000	
31-027-4002-001	WALES CENTER RD VAC	04/23/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$57,300	32.74	\$114,594	\$175,000	
31-031-3001-000	WALES RIDGE RD VAC	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,600	52.60	\$103,649	\$100,000	
30-020-1002-000	HYSLOP RD	08/12/21	\$525,000	WD	03-ARM'S LENGTH	\$262,500	\$255,300	97.26	\$510,620	\$262,500	
30-021-3001-000	6208 RATTLE RUN RD	10/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,400	45.88	\$224,799	\$232,283	
30-021-4003-200	BRIGGEMAN RD	08/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,200	30.13	\$93,480	\$150,000	
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$545,927	\$155,353	
<b>Totals:</b>			<b>\$7,343,843</b>			<b>\$7,081,343</b>	<b>\$2,638,100</b>		<b>\$6,080,791</b>	<b>\$5,939,956</b>	
								<b>Sale. Ratio =&gt;</b>	<b>37.25</b>		
								<b>Std. Dev. =&gt;</b>	<b>17.39</b>		

<b>Per Acre</b>
<b>\$3,900</b>



2024 Fort Gratiot Agricultural Land-FF

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O		
1	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres		
2	20-006-3004-100	4086 COLE RD VAC	08/15/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$27,900	77.50	\$55,794	\$36,000	\$55,794	214.7	690.0	3.33		
3	20-006-4001-200	COLE RD	04/11/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$35,500	31.70	\$71,004	\$112,000	\$69,424	333.5	1200.0	17.08		
4	20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65	\$130,496	\$80,748	\$41,244	410.1	1743.0	10.01		
5	<b>Totals:</b>			<b>\$318,000</b>			<b>\$318,000</b>	<b>\$101,900</b>		<b>\$257,294</b>	<b>\$228,748</b>	<b>\$166,462</b>	<b>958.3</b>		<b>30.42</b>		
6									<b>Sale. Ratio =&gt;</b>	<b>32.04</b>	<b>Average</b>			<b>Average</b>			
7									<b>Std. Dev. =&gt;</b>	<b>29.41</b>	<b>per FF=&gt;</b>			<b>\$239</b>	<b>per Net Acre=&gt;</b>		
8																	
9	<b>Average Per FF= \$240.00</b>																





2024 Fort Gratiot Agricultural Land-FF

	AG	AH	AI
1			
2			
3			
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9			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
20-006-3004-100	4086 COLE RD VAC	08/15/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$27,900	77.50
20-006-4001-200	COLE RD	04/11/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$35,500	31.70
20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65
<b>Totals:</b>			<b>\$318,000</b>			<b>\$318,000</b>	<b>\$101,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>32.04</b>
							<b>Std. Dev. =&gt;</b>	<b>29.41</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$55,794	\$36,000	\$55,794	214.7	690.0	3.33	3.33	\$168	\$10,824	\$0.25
\$71,004	\$112,000	\$69,424	0.0	0.0	17.08	17.08	#DIV/0!	\$6,557	\$0.15
\$130,496	\$80,748	\$41,244	410.1	1743.0	10.01	10.01	\$197	\$8,067	\$0.19
<b>\$257,294</b>	<b>\$228,748</b>	<b>\$166,462</b>	<b>624.8</b>		<b>30.42</b>	<b>30.42</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>\$366</b>		<b>per Net Acre=&gt;</b>	<b>7,520.65</b>		<b>per SqFt=&gt;</b>	<b>\$0.17</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
210.00	4000	5562/0823		AG	0	0	NOT INSPECTED	AG VAC	102	A' FRONTAGE
333.45	4000	5522/0733		AG	0	1	7/26/2017	AGRICULTURAL	102	A' FRONTAGE
252.35	4000	5412/0890		AG	0	1	8/23/2023	AGRICULTURAL	401	A' FRONTAGE

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Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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2024 Fort Gratiot Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65	\$130,496	\$93,043	\$76,957	\$38,611	1.993	0
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$161,700	\$23,300	\$24,659	0.945	0
31-005-3002-000	2536 COVE RD	08/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,300	44.11	\$242,681	\$173,910	\$101,090	\$78,506	1.288	1,258
31-021-2006-000	9250 LAMBS RD	10/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$223,186	\$98,274	\$121,726	\$156,140	0.780	1,215
<b>Totals:</b>			<b>\$850,000</b>			<b>\$850,000</b>	<b>\$366,800</b>		<b>\$784,202</b>		<b>\$323,073</b>	<b>\$297,916</b>		
								<b>Sale. Ratio =&gt;</b>	<b>43.15</b>			<b>E.C.F. =&gt;</b>	<b>1.084</b>	
								<b>Std. Dev. =&gt;</b>	<b>10.68</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.321</b>	

ECF Determination .978



2024 Fort Gratiot Agricultural ECF

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	UNITS OF GOVT
#DIV/0!	4000	0.0000	MANUFACTURED	AGRICULTURAL	\$41,244	AG	101	59	FORT GRATIOT TWP
#DIV/0!	LYNN	#REF!			\$161,700	LYNN TOWNSHIP	101	0	LYNN
\$80.36	AG	#REF!	1 STY	AGRICULTURAL	\$173,910	AG	101	45	WALES
\$100.19	AG	#REF!	1 STY	RES 1 FAMILY	\$98,274	AG	101	48	WALES
#DIV/0!		34.2775							
Std. Deviation=>	0.9200735								
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!						

2024 Fort Gratiot Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
20-004-1044-000	5805 LAKESHORE RD	02/10/23	\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000	72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040
20-015-1002-000	4943 LAKESHORE RD	01/27/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415
20-015-4032-000	4505 LAKESHORE RD	09/23/22	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200	27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914
20-015-4050-001	4758 24TH AVE	08/10/23	\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800	42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496
20-016-3011-000	4611 24TH AVE	05/20/23	\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100	51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542
20-021-3004-000	4025 24TH AVE	06/02/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900	57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
20-021-3004-001	4025 24TH AVE	06/02/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900	57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
20-021-3005-500	4145 24TH AVE	04/29/22	\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000	58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696
20-022-1001-300	4450 24TH AVE	02/04/22	\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200	80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121
20-028-2019-100	3939 PINE GROVE RD	05/07/21	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500	30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400
20-028-2022-000	3950 PINE GROVE RD	03/31/23	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900	58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261
20-028-2028-000	3041 KRAFFT RD	03/16/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300	47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512
20-028-2029-500	3991 24TH AVE	06/27/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200	44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488
20-090-0008-250	3851 PINE GROVE RD	04/02/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900	75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760
20-730-0055-000	3871 PINE GROVE RD	05/17/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700	59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317
20-756-0007-100	4473 GRATIOT AVE	10/24/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200	43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830
20-756-0049-000	4259 GRATIOT AVE	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550
20-909-0001-000	4216 24TH AVE	06/08/21	\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100	25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106
20-944-0009-000	3290 KEWAHDIN RD	05/18/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400	42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235
20-978-0008-000	3953 24TH AVE	09/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900	38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089
<b>Totals:</b>			<b>\$26,074,281</b>			<b>\$26,074,281</b>	<b>\$14,255,600</b>		<b>\$29,116,747</b>		<b>\$14,038,399</b>	<b>\$16,799,492</b>		
								<b>Sale. Ratio =&gt;</b>	<b>54.67</b>			<b>E.C.F. =&gt;</b>	<b>0.836</b>	
								<b>Std. Dev. =&gt;</b>	<b>14.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.137</b>	

ECF Determination 0.836

2024 Fort Gratiot Commercial ECF

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$10.58	2000	79.5486	TRACT/RANCH	STORE WHS SHOW	\$199,122		COMMERCIAL	201	49
\$59.28	2000	20.1286	RANCH/RAISED	OFFICE BUILDINGS	\$100,825		COMMERCIAL	201	45
\$100.23	2000	83.4869		STORE RETAIL	\$82,705		COMMERCIAL	201	0
\$49.28	2000	29.9362			\$427,455		COMMERCIAL	202	0
\$40.06	2000	26.9778		STORE RETAIL	\$2,008,215		COMMERCIAL	201	0
\$34.04	2000	37.6195		SHOP MIXED	\$2,510,550		COMMERCIAL	201	0
\$34.04	2000	37.6195			\$2,510,550		COMMERCIAL	201	0
\$72.60	2000	47.6726		BANK BRANCH	\$495,708		COMMERCIAL	201	0
\$21.78	2000	61.0446		STORE MALL ANCHOR	\$741,480		COMMERCIAL	201	0
\$34.11	2000	259.6079		THEATER LIVE	\$68,226		COMMERCIAL	201	0
\$36.64	2000	36.0300		STORE RETAIL	\$185,337		COMMERCIAL	201	0
\$68.56	2000	18.4487		GAR MINILUBE	\$238,392		COMMERCIAL	201	0
\$48.70	2000	9.5718		GAR SERVICE	\$354,189		COMMERCIAL	201	0
\$24.25	2000	76.1531		MEDICAL	\$84,650		COMMERCIAL	201	0
\$18.61	2000	62.9407		SHOP NBHD	\$75,485		COMMERCIAL	201	0
\$43.12	2000	9.6573	2.00-STORY	MARKET CONV	\$87,142		COMMERCIAL	201	45
\$59.19	2000	11.7287		APARTMENTS	\$84,454		COMMERCIAL	201	0
\$343.13	2000	103.8528			\$171,360		COMMERCIAL	207	0
\$73.27	2000	6.6365		WHS CONDO	\$5,828		COMMERCIAL	207	0
\$110.72	2000	26.4360		OFC CONDO	\$98,698		COMMERCIAL	207	0
<b>\$64.11</b>		<b>30.1343</b>							
<b>Std. Deviation=&gt;</b>	<b>0.7773203</b>								
<b>Ave. Variance=&gt;</b>	<b>52.2549</b>	<b>Coefficient of Var=&gt;</b>	<b>45.959095</b>						

2024 Fort Gratiot Commercial Land  
Krafft Rd.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-015-4043-000	4744 24TH AVE	05/26/21	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$217,600	48.36	\$449,727	\$450,000	\$447,911	182.0	539.8
20-028-2028-000	3041 KRAFFT RD	03/16/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300	47.23	\$359,196	\$229,196	\$238,392	136.2	134.2
<b>Totals:</b>			<b>\$800,000</b>			<b>\$800,000</b>	<b>\$382,900</b>		<b>\$808,923</b>	<b>\$679,196</b>	<b>\$686,303</b>	<b>318.2</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.86</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>0.80</b>	<b>per FF=&gt;</b>		<b>\$2,135</b>	

Front Foot Determination  
\$2,100.00



2024 Fort Gratiot Commercial Land  
Off Prime

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
20-004-1044-000	5805 LAKESHORE RD	02/10/23	\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000	72.11	\$514,045	\$65,077	\$199,122	306.3	461.0	3.20	
20-015-1002-000	4943 LAKESHORE RD	01/27/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$315,499	\$85,326	\$100,825	91.7	108.3	0.52	
20-015-4032-000	4505 LAKESHORE RD	09/23/22	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200	27.55	\$261,525	\$221,180	\$82,705	75.2	107.0	0.53	
20-028-2019-100	3939 PINE GROVE RD	05/07/21	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500	30.65	\$95,732	\$127,494	\$68,226	65.0	124.0	0.30	
20-028-2022-000	3950 PINE GROVE RD	03/31/23	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900	58.11	\$938,336	\$47,001	\$185,337	195.1	314.0	1.44	
20-730-0055-000	3871 PINE GROVE RD	05/17/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700	59.70	\$121,706	\$53,779	\$75,485	79.5	125.2	0.37	
20-756-0007-100	4473 GRATIOT AVE	10/24/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200	43.91	\$222,427	\$99,715	\$87,142	116.2	150.0	0.52	
20-756-0049-000	4259 GRATIOT AVE	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$364,569	\$79,885	\$84,454	112.6	317.0	0.73	
<b>Totals:</b>			<b>\$2,730,000</b>			<b>\$2,730,000</b>	<b>\$1,388,900</b>		<b>\$2,833,839</b>	<b>\$779,457</b>	<b>\$883,296</b>	<b>1,041.5</b>		<b>7.60</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.88</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>14.93</b>			<b>per FF=&gt;</b>	<b>\$748</b>	<b>Average per Net Acre=&gt;</b>	

Front Foot Determination  
Off Prime \$800



2024 Fort Gratiot Commercial Land  
Off Prime

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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2024 Fort Gratiot Commercial Land  
 Prime - M-25, Meijer, Pine Grove

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
1.36	1.36	\$2,891	\$381,604	\$8.76	179.14	2000	5662/0295		COMMERCIAL	NOT INSPECTED		202	MEIJER AREA	
0.69	0.69	\$4,392	\$563,612	\$12.94	111.00	2000	5541/0943		COMMERCIAL	11/30/2022	GAR SERVICE	201	M-25 PRIME	
4.97	4.97	\$3,254	\$365,226	\$8.38	580.75	2000	5633/0933		COMMERCIAL	11/7/2023	STORE RETAIL	201	MEIJER AREA	MEIJER AREA

**8.83**      **7.33**

**Average**  
**per Net Acre=> 461,394.47**      **Average**  
**per SqFt=> \$10.59**

0.47	1.36	\$10,373	\$1,180,043	\$27.09	58.72	2000	5603/0017	20-015-4048-000, 20-015-4046-000	COMMERCIAL	NOT INSPECTED		202	MEIJER AREA	
2.50	1.00	\$7,819	\$695,887	\$15.98	165.00	2000	5392/0611	20-021-2027-010	COMMERCIAL	NOT INSPECTED		201	MEIJER AREA	

2024 Fort Gratiot Commercial Land  
Prime - M-25, Meijer, Pine Grove

Rate Group 3



MEIJER AREA



Parcel Number	Street Address	Sale Date
21-021-3005-002	6047 BURTCH RD	04/21/22

**Totals:**

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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$26,900
<b>\$161,000</b>			<b>\$161,000</b>	<b>\$26,900</b>
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
16.71	\$101,660	\$92,996	\$33,656	0.0	0.0	6.05
	<b>\$101,660</b>	<b>\$92,996</b>	<b>\$33,656</b>	<b>0.0</b>		<b>6.05</b>
16.71		Average				Average
#DIV/0!		per FF=>		#DIV/0!		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
6.05	#DIV/0!	\$15,371	\$0.35	0.00	2000
<b>6.05</b>					
<b>15,371.24</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.35</b>		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
5532/82		COMMERCIAL	0	0

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
12/22/2022	201				

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