

Vacant Land Sales for 2025 Values Aloha, Benton, Hebron, Inverness and Mullett Townships

LITTLE CANADA ACRES

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACCESS LITTLE CANADA ACRES	140-L15-000-004-00	10/18/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,600	29.20	\$29,230	\$50,000	\$29,230	0.0	0.0	9.50	9.50	#DIV/0!	\$5,263
ACCESS LITTLE CANADA ACRES	140-L15-000-006-00	05/13/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,400	39.00	\$61,080	\$60,000	\$61,080	0.0	0.0	10.08	10.08	#DIV/0!	\$5,952
ACCESS LITTLE CANADA ACRES	140-L15-000-006-00	03/20/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$15,100	23.23	\$30,240	\$65,000	\$30,240	0.0	0.0	10.08	10.08	#DIV/0!	\$6,448
\$175,000															29.66	Average Used	\$5,900

ACREAGE SALES

Up to 2 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE BACKLAND HUNTING	104-003-416-160-00	09/26/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,600	43.33	\$7,000	\$6,000	\$7,000	0.0	0.0	2.00	2.00	#DIV/0!	\$3,000
ACREAGE RURAL TOWNSHIP	105-045-000-010-00	05/03/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$4,000	72.73	\$8,000	\$5,500	\$8,000	0.0	0.0	1.00	1.00	#DIV/0!	\$5,500
ACREAGE RURAL TOWNSHIP	030-036-300-002-04	02/02/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,500	30.00	\$9,000	\$15,000	\$9,000	0.0	0.0	1.10	1.10	#DIV/0!	\$13,636
ACREAGE RURAL TOWNSHIP	104-027-200-001-04	05/05/22	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$3,100	47.69	\$9,450	\$6,500	\$9,450	0.0	0.0	1.14	1.14	#DIV/0!	\$5,702
ACREAGE RURAL TOWNSHIP	104-017-300-009-10	05/19/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$0	0.00	\$9,450	\$25,000	\$9,450	0.0	0.0	1.20	1.20	#DIV/0!	\$20,833
ACREAGE RURAL TOWNSHIP	151-017-400-006-01	07/12/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$3,800	33.04	\$0	\$11,500	\$0	200.0	0.0	1.23	1.23	\$58	\$9,365
ACREAGE RURAL TOWNSHIP	151-017-400-006-02	09/21/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$5,300	40.77	\$0	\$13,000	\$0	200.0	0.0	1.35	1.35	\$65	\$9,630
ACREAGE RURAL TOWNSHIP	091-002-100-013-00	04/29/22	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$3,200	21.33	\$11,236	\$15,000	\$9,000	0.0	0.0	1.44	1.44	#DIV/0!	\$10,453
ACREAGE RURAL TOWNSHIP	151-018-200-003-03	08/02/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,100	27.33	\$0	\$15,000	\$0	0.0	0.0	1.45	1.45	#DIV/0!	\$10,345
ACREAGE RURAL TOWNSHIP	091-026-100-001-07	06/08/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$3,300	19.41	\$9,000	\$17,000	\$9,000	0.0	0.0	1.50	1.50	#DIV/0!	\$11,333
ACREAGE AGRICULTURAL	105-063-000-009-00	09/06/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,300	53.00	\$13,665	\$10,000	\$10,500	0.0	0.0	1.61	1.61	#DIV/0!	\$6,211
ACREAGE RURAL TOWNSHIP	011-027-400-006-00	10/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$12,100	121.00	\$0	\$10,000	\$0	339.0	0.0	1.66	1.66	\$29	\$6,013
\$143,500															14.68	Average Per Acre	\$9,778

2 to 3 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE RURAL TOWNSHIP	030-020-206-051-02	07/19/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$2,500	33.33	\$5,000	\$7,500	\$5,000	0.0	0.0	2.00	2.00	#DIV/0!	\$3,750
ACREAGE RURAL TOWNSHIP	151-017-400-006-03	07/27/22	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$4,600	27.88	\$0	\$16,500	\$0	320.0	0.0	2.04	2.04	\$52	\$8,080
ACREAGE RURAL TOWNSHIP	092-007-101-001-03	09/23/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$0	0.00	\$10,800	\$29,900	\$10,800	0.0	0.0	2.40	2.40	#DIV/0!	\$12,458
ACREAGE RURAL TOWNSHIP	091-003-200-003-06	01/05/24	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$5,500	45.83	\$10,500	\$12,000	\$10,500	0.0	0.0	2.50	2.50	#DIV/0!	\$4,800
ACREAGE RURAL TOWNSHIP	104-027-200-001-06	08/30/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,300	31.50	\$18,000	\$20,000	\$18,000	0.0	0.0	2.67	1.44	#DIV/0!	\$7,491
ACREAGE RURAL TOWNSHIP	041-036-300-001-02	08/30/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$7,000	127.27	\$0	\$5,500	\$0	245.0	0.0	2.69	2.69	\$22	\$2,048
ACREAGE RURAL TOWNSHIP	041-033-100-001-04	08/25/22	\$26,250	WD	03-ARM'S LENGTH	\$26,250	\$6,300	24.00	\$0	\$26,250	\$0	325.0	0.0	2.70	2.70	\$81	\$9,722
ACREAGE RURAL TOWNSHIP	011-020-100-007-00	01/21/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$6,000	8.28	\$0	\$72,500	\$0	0.0	0.0	2.77	2.77	#DIV/0!	\$26,145
ACREAGE RURAL TOWNSHIP	091-028-100-001-07	10/06/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$0	0.00	\$10,925	\$3,000	\$10,925	0.0	0.0	3.00	3.00	#DIV/0!	\$1,000
\$149,250															22.77	Average Per Acre	\$6,555

Mullett Township Small Acreage

ACREAGE RURAL TOWNSHIP	130-017-300-002-07	11/30/22	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$9,300	37.96	\$27,000	\$24,500	\$27,000	0.0	0.0	3.54	1.18	#DIV/0!	\$6,921
ACREAGE RURAL TOWNSHIP	130-020-300-001-02	08/21/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$4,500	24.32	\$9,450	\$18,500	\$9,450	0.0	0.0	1.07	1.07	#DIV/0!	\$17,290
ACREAGE RURAL TOWNSHIP	130-020-300-002-01	09/26/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$4,500	25.71	\$9,450	\$17,500	\$9,450	0.0	0.0	1.10	1.10	#DIV/0!	\$15,895
ACREAGE RURAL TOWNSHIP	130-023-400-004-02	01/30/24	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$4,500	34.62	\$9,450	\$13,000	\$9,450	0.0	0.0	1.00	1.00	#DIV/0!	\$13,000
\$73,500															4.35	Average	\$16,893

3.57 to 5 acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE RURAL TOWNSHIP	130-026-400-011-00	09/21/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,500	26.00	\$13,571	\$25,000	\$13,571	0.0	0.0	3.57	3.57	#DIV/0!	\$7,003
ACREAGE RURAL TOWNSHIP	104-015-200-001-01	04/07/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$1,800	60.00	\$4,410	\$3,000	\$4,410	0.0	0.0	4.00	4.00	#DIV/0!	\$750
ACREAGE RURAL TOWNSHIP	104-020-100-006-00	07/21/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$6,100	87.14	\$15,246	\$7,000	\$15,246	0.0	0.0	4.13	4.13	#DIV/0!	\$1,695
ACREAGE RURAL TOWNSHIP	105-040-000-013-00	10/05/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$5,500	24.44	\$17,682	\$22,500	\$17,682	0.0	0.0	4.71	4.71	#DIV/0!	\$4,777
ACREAGE RURAL TOWNSHIP	105-040-000-020-00	08/21/23	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$5,600	23.83	\$18,102	\$23,500	\$18,102	0.0	0.0	4.81	4.81	#DIV/0!	\$4,886
ACREAGE RURAL TOWNSHIP	041-009-300-002-04	03/21/24	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$7,900	35.11	\$0	\$22,500	\$0	228.0	0.0	4.89	4.89	\$99	\$4,599
ACREAGE RURAL TOWNSHIP	091-029-300-001-02	08/07/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,000	45.00	\$18,000	\$20,000	\$18,000	0.0	0.0	5.00	5.00	#DIV/0!	\$4,000
ACREAGE RURAL TOWNSHIP	130-020-100-001-08	12/22/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$0	0.00	\$18,900	\$36,000	\$18,900	0.0	0.0	5.00	5.00	#DIV/0!	\$7,200
ACREAGE RURAL TOWNSHIP	041-009-400-017-02	03/19/24	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$7,900	35.91	\$0	\$22,000	\$0	0.0	0.0	5.01	5.01	#DIV/0!	\$4,396
ACREAGE RURAL TOWNSHIP	104-014-101-002-02	05/13/22	\$39,500	LC	03-ARM'S LENGTH	\$39,500	\$6,800	17.22	\$18,916	\$39,500	\$18,916	0.0	0.0	5.01	5.01	#DIV/0!	\$7,884
ACREAGE RURAL TOWNSHIP	080-025-200-006-00	06/16/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$8,200	27.33	\$0	\$30,000	\$0	0.0	0.0	5.60	5.60	#DIV/0!	\$5,353
\$251,000															51.73	Average Per Acre	\$4,852

6 to 8 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE RURAL TOWNSHIP	091-010-216-160-0C	02/12/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,800	39.20	\$20,475	\$25,000	\$20,475	0.0	0.0	6.00	6.00	#DIV/0!	\$4,167
ACREAGE RURAL TOWNSHIP	091-014-300-002-02	11/08/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$9,800	65.33	\$20,475	\$15,000	\$20,475	0.0	0.0	6.00	6.00	#DIV/0!	\$2,500
ACREAGE RURAL TOWNSHIP	101-034-200-003-02	05/13/22	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$9,000	38.30	\$23,000	\$23,500	\$23,000	0.0	0.0	6.00	3.00	#DIV/0!	\$3,917
ACREAGE RURAL TOWNSHIP	091-019-400-010-02	04/17/23	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$10,500	42.86	\$20,925	\$24,500	\$20,925	0.0	0.0	6.95	6.95	#DIV/0!	\$3,525
ACREAGE RURAL TOWNSHIP	091-019-400-010-01	04/17/23	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,100	41.89	\$22,260	\$26,500	\$22,260	0.0	0.0	7.54	7.54	#DIV/0!	\$3,515
ACREAGE RURAL TOWNSHIP	091-019-400-010-03	04/17/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$11,300	43.46	\$22,657	\$26,000	\$22,657	0.0	0.0	7.71	7.71	#DIV/0!	\$3,372
ACREAGE RURAL TOWNSHIP	091-023-400-001-06	09/29/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$0	0.00	\$23,123	\$35,000	\$23,123	0.0	0.0	7.91	7.91	#DIV/0!	\$4,425
ACREAGE RURAL TOWNSHIP	104-010-300-004-07	03/15/24	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$11,700	34.41	\$24,500	\$34,000	\$24,500	0.0	0.0	8.00	8.00	#DIV/0!	\$4,250
ACREAGE RURAL TOWNSHIP	104-030-200-015-0C	11/29/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$8,900	98.89	\$26,264	\$9,000	\$26,264	0.0	0.0	8.72	8.72	#DIV/0!	\$1,032
			\$218,500											64.83		Average Per Acre	\$3,370

9 to 13 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE BACKLAND HUNTING	140-031-102-080-0C	02/10/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,800	52.00	\$20,000	\$15,000	\$20,000	0.0	0.0	10.00	10.00	#DIV/0!	\$1,500
ACREAGE BACKLAND HUNTING	140-031-102-080-0C	03/03/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$7,800	24.00	\$20,000	\$32,500	\$20,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,250
			\$47,500											20.00		Average	\$2,375

ACREAGE RURAL TOWNSHIP	102-035-200-006-08	08/10/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$12,900	47.78	\$27,097	\$27,000	\$27,097	0.0	0.0	9.06	9.06	#DIV/0!	\$2,980
ACREAGE RURAL TOWNSHIP	030-022-204-031-0C	01/05/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,300	44.33	\$26,600	\$30,000	\$26,600	0.0	0.0	9.40	9.40	#DIV/0!	\$3,191
ACREAGE RURAL TOWNSHIP	104-029-113-121-0C	01/31/23	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$6,000	24.10	\$28,420	\$24,900	\$28,420	0.0	0.0	9.60	9.60	#DIV/0!	\$2,594
ACREAGE RURAL TOWNSHIP	030-006-100-003-02	02/10/23	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$6,800	19.43	\$13,557	\$35,000	\$13,557	0.0	0.0	9.62	9.62	#DIV/0!	\$3,638
ACREAGE RURAL TOWNSHIP	120-025-200-007-09	06/02/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$15,000	53.57	\$31,204	\$28,000	\$31,204	0.0	0.0	9.83	9.83	#DIV/0!	\$2,848
ACREAGE RURAL TOWNSHIP	101-026-201-001-0C	11/11/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,000	50.00	\$29,400	\$20,000	\$29,400	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000
ACREAGE RURAL TOWNSHIP	041-027-100-001-07	08/18/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,600	38.86	\$0	\$35,000	\$0	0.0	0.0	10.05	10.05	#DIV/0!	\$3,483
ACREAGE RURAL TOWNSHIP	104-014-113-122-0C	08/04/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,100	44.06	\$29,652	\$32,000	\$29,652	0.0	0.0	10.20	10.20	#DIV/0!	\$3,137
ACREAGE RURAL TOWNSHIP	104-014-100-002-02	03/15/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$10,200	27.57	\$29,702	\$37,000	\$29,702	0.0	0.0	10.24	10.24	#DIV/0!	\$3,613
ACREAGE RURAL TOWNSHIP	104-010-300-004-08	10/20/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,500	29.00	\$30,408	\$50,000	\$30,408	0.0	0.0	10.80	10.80	#DIV/0!	\$4,630
ACREAGE RURAL TOWNSHIP	104-033-200-005-09	08/14/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,000	63.33	\$38,000	\$30,000	\$38,000	0.0	0.0	11.40	11.40	#DIV/0!	\$2,632
ACREAGE RURAL TOWNSHIP	104-004-400-014-0C	08/26/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$13,500	50.00	\$37,960	\$27,000	\$37,960	0.0	0.0	11.98	11.98	#DIV/0!	\$2,254
			\$375,900											122.18		Average Per Acre	\$3,077

14 to 27 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE AGRICULTURAL	041-036-100-003-02	08/22/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,300	40.75	\$0	\$40,000	\$0	0.0	0.0	14.18	14.18	#DIV/0!	\$2,822
ACREAGE AGRICULTURAL	092-007-300-003-0C	06/20/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$14,300	46.13	\$27,229	\$31,000	\$27,229	0.0	0.0	19.04	19.04	#DIV/0!	\$1,628
ACREAGE AGRICULTURAL	104-034-100-005-03	03/28/24	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$26,900	30.74	\$53,700	\$87,500	\$53,700	0.0	0.0	33.00	33.00	#DIV/0!	\$2,652
			\$158,500											66.21		Average Per Acre	\$2,394

ACREAGE RURAL TOWNSHIP	104-015-200-001-03	04/20/23	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$18,400	36.08	\$38,737	\$51,000	\$38,737	0.0	0.0	17.41	17.41	#DIV/0!	\$2,929
ACREAGE RURAL TOWNSHIP	030-013-100-003-01	01/05/24	\$44,500	WD	03-ARM'S LENGTH	\$44,500	\$19,400	43.60	\$38,800	\$44,500	\$38,800	0.0	0.0	19.00	19.00	#DIV/0!	\$2,342
ACREAGE RURAL TOWNSHIP	101-034-300-019-0C	01/04/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$19,400	194.00	\$40,740	\$10,000	\$40,740	0.0	0.0	19.00	19.00	#DIV/0!	\$526
ACREAGE RURAL TOWNSHIP	101-034-300-019-0C	02/29/24	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$19,400	52.43	\$40,740	\$37,000	\$40,740	0.0	0.0	19.00	19.00	#DIV/0!	\$1,947
ACREAGE RURAL TOWNSHIP	041-009-400-018-0C	07/29/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$13,100	21.83	\$0	\$60,000	\$0	0.0	0.0	19.14	19.14	#DIV/0!	\$3,134
ACREAGE RURAL TOWNSHIP	102-028-206-060-0C	03/08/23	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$20,000	45.45	\$56,000	\$44,000	\$56,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,200
ACREAGE RURAL TOWNSHIP	104-015-100-001-09	04/08/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,300	35.09	\$46,536	\$55,000	\$46,536	0.0	0.0	27.70	27.70	#DIV/0!	\$1,986
			\$301,500											141.25		Average Per Acre	\$2,134

Larger Acreage

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE AGRICULTURAL	104-026-100-004-0C	02/11/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$17,600	21.46	\$54,600	\$82,000	\$54,600	0.0	0.0	39.00	39.00	#DIV/0!	\$2,103
ACREAGE AGRICULTURAL	091-012-400-001-03	12/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$19,300	29.69	\$50,780	\$65,000	\$50,780	0.0	0.0	40.60	40.60	#DIV/0!	\$1,601
ACREAGE AGRICULTURAL	091-023-100-001-0C	08/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,000	28.33	\$86,670	\$120,000	\$86,670	0.0	0.0	72.76	72.76	#DIV/0!	\$1,649
ACREAGE AGRICULTURAL	140-016-100-012-02	10/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$176,245	\$240,000	\$170,170	0.0	0.0	100.10	100.10	#DIV/0!	\$2,398
ACREAGE AGRICULTURE	030-032-100-003-0C	09/21/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,600	58.25	\$93,160	\$80,000	\$93,160	0.0	0.0	79.00	79.00	#DIV/0!	\$1,013
			\$587,000											331.46		Average Per Acre	\$1,771

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE BACKLAND HUNTING	140-035-200-002-0C	05/19/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,100	33.48	\$44,202	\$66,000	\$44,202	0.0	0.0	38.27	38.27	#DIV/0!	\$1,725

ACREAGE BACKLAND HUNTING	140-021-400-012-0C	02/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$20,000	25.00	\$42,000	\$80,000	\$42,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,000
ACREAGE BACKLAND HUNTING	140-025-200-001-0C	12/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,000	51.25	\$81,900	\$80,000	\$81,900	0.0	0.0	78.00	78.00	#DIV/0!	\$1,026
ACREAGE BACKLAND HUNTING	140-035-101-001-0C	01/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$94,500	54.00	\$198,450	\$175,000	\$198,450	0.0	0.0	189.00	80.00	#DIV/0!	\$926
ACREAGE BACKLAND HUNTING	104-025-100-001-0C	06/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$259,000	\$175,000	\$259,000	0.0	0.0	190.00	70.00	#DIV/0!	\$921
			\$646,000											613.58		Average Per Acre	\$1,053

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE RURAL TOWNSHIP	104-025-300-002-02	01/14/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,200	33.56	\$84,420	\$90,000	\$84,420	0.0	0.0	40.20	40.20	#DIV/0!	\$2,239
ACREAGE RURAL TOWNSHIP	091-026-100-001-14	05/05/21	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$0	0.00	\$161,640	\$145,500	\$161,640	0.0	0.0	89.80	0.00	#DIV/0!	\$1,620
ACREAGE RURAL TOWNSHIP	030-003-100-002-0C	03/21/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$44,400	31.74	\$88,794	\$139,900	\$88,794	0.0	0.0	98.66	98.66	#DIV/0!	\$1,418
			\$375,400											228.66		Average Per Acre	\$1,642

MARGINAL PROPERTIES

7 to 10 Acres

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
MARGINAL	151-016-100-009-0C	07/19/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$10,800	90.00	\$0	\$12,000	\$0	0.0	0.0	7.62	7.62	#DIV/0!	\$1,575
MARGINAL	030-020-202-015-0C	11/18/22	\$7,700	WD	03-ARM'S LENGTH	\$7,700	\$7,000	90.91	\$14,000	\$7,700	\$14,000	0.0	0.0	10.00	10.00	#DIV/0!	\$770
MARGINAL	030-022-212-111-0C	12/19/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,200	56.00	\$22,400	\$20,000	\$22,400	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000
			\$39,700												27.62	Average	\$1,438

20 Acres + or -

MARGINAL	041-035-100-015-02	04/13/23	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$17,900	51.88	\$0	\$34,500	\$0	0.0	0.0	19.13	19.13	#DIV/0!	\$1,803
																Average	\$1,803

40 Acres + or -

MARGINAL	030-027-100-002-0C	07/29/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,500	78.00	\$39,000	\$25,000	\$39,000	0.0	0.0	39.00	39.00	#DIV/0!	\$641
MARGINAL	030-035-100-003-0C	09/23/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,000	53.33	\$16,000	\$15,000	\$16,000	0.0	0.0	40.00	40.00	#DIV/0!	\$375
MARGINAL	041-020-100-002-0C	12/16/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$19,300	96.50	\$0	\$20,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$500
MARGINAL	080-005-200-005-0C	09/13/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,000	40.00	\$0	\$50,000	\$0	0.0	0.0	38.61	38.61	#DIV/0!	\$1,295
MARGINAL	151-010-300-001-0C	03/06/24	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$25,000	24.15	\$0	\$103,500	\$0	0.0	0.0	38.17	38.17	#DIV/0!	\$2,711
MARGINAL	151-020-400-001-0C	12/08/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$30,000	600.00	\$0	\$5,000	\$0	0.0	0.0	39.56	39.56	#DIV/0!	\$126
MARGINAL	151-020-400-001-0C	10/06/23	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$30,000	400.00	\$0	\$7,500	\$0	0.0	0.0	39.56	39.56	#DIV/0!	\$190
			\$226,000												274.89	Average	\$822

Larger Acreage

MARGINAL	041-033-300-005-0C	07/29/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,200	49.00	\$0	\$80,000	\$0	0.0	0.0	76.49	76.49	#DIV/0!	\$1,046
																Average	\$1,046

WOODLAND DEVELOPMENT

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
ACREAGE WOODLAND DEVELOPEMENT	091-008-100-003-07	03/31/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,000	40.00	\$9,000	\$10,000	\$9,000	0.0	0.0	1.03	1.03	#DIV/0!	\$9,709

COMMERCIAL

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre	
COMMERCIAL	092-006-300-011-02	01/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$69,000	69.00	\$105,211	\$100,000	\$105,211	0.0	0.0	17.25	17.25	#DIV/0!	\$5,797	
COMMERCIAL	092-008-300-013-04	06/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$38,900	27.79	\$218,112	\$140,000	\$100,135	317.9	274.1	2.00	2.00	\$440	\$70,000	
COMMERCIAL	092-007-200-018-0C	04/14/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$51,520	\$35,000	\$51,520	112.0	113.0	0.29	0.29	\$313	\$119,863	
COMMERCIAL ACREAGE MACKINAW	011-019-300-003-0C	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$14,200	8.35	\$26,042	\$170,000	\$26,042	400.0	0.0	5.81	5.81	\$425	\$29,245	
COMMERCIAL M27 S OF TOWN LINE RD	091-026-300-001-02	06/13/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$0	0.00	\$20,900	\$54,000	\$20,900	0.0	0.0	3.30	3.30	#DIV/0!	\$16,364	
COMMERCIAL M27 S OF TOWN LINE RD	091-034-200-004-02	09/08/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$17,600	251.43	\$35,198	\$7,000	\$34,698	0.0	0.0	8.59	8.47	#DIV/0!	\$815	
COMMERCIAL M27 S OF TOWN LINE RD	091-035-100-005-0C	09/08/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$17,600	251.43	\$35,198	\$7,000	\$34,698	0.0	0.0	8.59	0.12	#DIV/0!	\$815	
			\$345,000													829.9	Aver US 27	\$416

Rural Land values were used for rural commercial properties located off US 27. The commercial influence for special use properties did not warrant the same per front or acreage value for 2025 values

SUBDIVISIONS

Cordwood View of Lake Huron Lots

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
SUB CORDWOOD POINT OFF WATER	105-C11-000-070-00	08/10/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$10,000	41.67	\$20,040	\$24,000	\$20,040	120.0	175.0	0.48	0.48	\$200	\$49,793
SUB CORDWOOD POINT OFF WATER	105-C11-000-074-00	04/22/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$5,000	55.56	\$10,020	\$9,000	\$10,020	60.0	175.0	0.24	0.24	\$150	\$37,344
SUB CORDWOOD POINT OFF WATER	105-C11-000-084-00	09/06/23	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,300	37.86	\$10,688	\$14,000	\$10,688	64.0	165.0	0.24	0.24	\$219	\$57,851
SUB CORDWOOD POINT OFF WATER	105-C11-000-090-00	08/24/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$5,000	38.46	\$10,085	\$13,000	\$10,085	60.4	176.1	0.24	0.24	\$215	\$53,279
SUB CORDWOOD POINT OFF WATER	105-C13-000-492-00	10/03/23	\$22,900	WD	03-ARM'S LENGTH	\$22,900	\$10,800	47.16	\$21,543	\$22,900	\$21,543	129.0	175.0	0.52	0.52	\$178	\$44,208
SUB CORDWOOD POINT OFF WATER	105-C11-000-062-00	09/30/22	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$10,000	54.05	\$20,040	\$18,500	\$20,040	120.0	350.0	0.48	0.48	\$154	\$38,382
			\$101,400									553.4			Average	\$183	

Cordwood Back Lots

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
SUB CORDWOOD POINT OFF WATER	105-C11-000-228-00	06/20/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$1,700	30.91	\$4,500	\$5,500	\$4,500	60.0	175.0	0.24	0.24	\$92	\$22,822
SUB CORDWOOD POINT OFF WATER	105-C11-000-382-00	06/07/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,500	30.00	\$3,477	\$5,000	\$3,477	61.0	200.0	0.28	0.28	\$82	\$17,857
SUB CORDWOOD POINT OFF WATER	105-C11-000-383-00	06/07/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,500	30.00	\$3,477	\$5,000	\$3,477	61.0	200.0	0.28	0.28	\$82	\$17,857
SUB CORDWOOD POINT OFF WATER	105-C11-000-401-00	11/07/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,600	43.33	\$6,750	\$6,000	\$6,750	90.0	175.0	0.36	0.36	\$67	\$16,575
SUB CORDWOOD POINT OFF WATER	105-C13-000-491-00	12/28/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$5,000	55.56	\$10,020	\$9,000	\$10,020	60.0	175.0	0.24	0.24	\$150	\$37,344
SUB CORDWOOD POINT OFF WATER	105-C13-000-593-00	07/15/22	\$4,850	WD	03-ARM'S LENGTH	\$4,850	\$1,500	30.93	\$4,500	\$4,850	\$4,500	60.0	175.0	0.24	0.24	\$81	\$20,124
SUB CORDWOOD POINT OFF WATER	105-C13-000-599-00	10/30/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$4,200	23.33	\$11,175	\$18,000	\$11,175	149.0	200.0	0.68	0.68	\$121	\$26,316
SUB CORDWOOD POINT OFF WATER	105-C13-000-615-00	01/03/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,500	30.00	\$4,500	\$5,000	\$4,500	60.0	175.0	0.24	0.24	\$83	\$20,747
SUB CORDWOOD POINT OFF WATER	105-C13-000-627-00	04/28/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$3,400	35.79	\$9,000	\$9,500	\$9,000	120.0	175.0	0.48	0.48	\$79	\$19,710
SUB CORDWOOD POINT OFF WATER	105-C13-000-695-00	03/28/24	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$1,900	27.14	\$5,025	\$7,000	\$5,025	67.0	168.0	0.26	0.26	\$104	\$27,132
			\$74,850									788.0			Average	\$95	

SUB MAPLE RIDGE ESTATES

	030-M10-000-015-00	10/05/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$7,600	30.40	\$15,000	\$25,000	\$15,000	0.0	0.0	2.92	1.47	#DIV/0!	\$8,562
			\$25,000											2.92		Average	\$8,562
																Typical	\$8,562

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-J03-004-004-02	09/09/22	\$4,800	WD	03-ARM'S LENGTH	\$4,800	\$0	0.00	\$2,040	\$4,800	\$2,040	40.0	120.0	0.11	0.00	\$120	\$43,636
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-J03-005-001-00	02/09/24	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$5,600	21.54	\$15,279	\$26,000	\$14,700	280.0	120.0	0.77	0.77	\$93	\$33,722
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-001-013-00	03/27/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$3,800	19.49	\$10,000	\$19,500	\$10,000	250.0	100.0	0.57	0.57	\$78	\$33,972
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-001-018-00	09/21/22	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$1,600	18.82	\$10,000	\$8,500	\$10,000	250.0	100.0	0.57	0.57	\$34	\$14,808
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-002-047-00	08/02/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$1,300	10.83	\$8,000	\$12,000	\$8,000	200.0	100.0	0.46	0.46	\$60	\$26,144
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-004-022-00	09/15/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$1,500	21.43	\$3,000	\$7,000	\$3,000	100.0	200.0	0.23	0.17	\$70	\$30,568
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-004-025-00	12/19/23	\$11,740	WD	03-ARM'S LENGTH	\$11,740	\$2,600	22.15	\$5,250	\$11,740	\$5,250	100.0	75.0	0.17	0.17	\$117	\$68,256
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-004-031-00	09/15/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$1,500	21.43	\$3,000	\$7,000	\$3,000	100.0	200.0	0.23	0.06	\$70	\$30,568
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-004-032-00	11/19/23	\$260	WD	03-ARM'S LENGTH	\$260	\$400	153.85	\$1,000	\$260	\$1,000	25.0	100.0	0.06	0.06	\$10	\$4,561
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-001-00	07/13/23	\$23,100	WD	03-ARM'S LENGTH	\$23,100	\$7,200	31.17	\$14,500	\$23,100	\$14,500	250.0	275.0	0.52	0.17	\$92	\$44,767
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-004-00	07/13/23	\$23,100	WD	03-ARM'S LENGTH	\$23,100	\$7,200	31.17	\$14,500	\$23,100	\$14,500	250.0	275.0	0.52	0.17	\$92	\$44,767
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-007-00	07/13/23	\$23,100	WD	03-ARM'S LENGTH	\$23,100	\$7,200	31.17	\$14,500	\$23,100	\$14,500	250.0	275.0	0.52	0.17	\$92	\$44,767
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-010-00	08/11/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$1,200	13.33	\$2,250	\$9,000	\$2,250	75.0	225.0	0.20	0.06	\$120	\$45,000
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-011-00	08/11/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$1,200	13.33	\$2,250	\$9,000	\$2,250	75.0	225.0	0.20	0.14	\$120	\$45,000
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-013-00	08/14/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$1,100	13.75	\$3,000	\$8,000	\$3,000	75.0	100.0	0.17	0.17	\$107	\$46,512
SUB NEW-PHEL-VAN / JEN U CLAIRE	130-N11-006-025-00	11/20/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$1,100	13.75	\$3,000	\$8,000	\$3,000	75.0	100.0	0.17	0.17	\$107	\$46,512
			\$200,100									2,395.0			Average	\$84	

SUB RURAL SUBDIVISIONS

SUB RURAL SUBDIVISIONS	140-D05-000-049-00	08/12/22	\$15,950	WD	03-ARM'S LENGTH	\$15,950	\$4,600	28.84	\$11,000	\$15,950	\$11,000	220.0	1288.9	6.51	6.51	\$73	\$2,450
SUB RURAL SUBDIVISIONS	140-D05-000-055-00	07/15/22	\$15,500	WD	03-ARM'S LENGTH	\$15,500	\$4,600	29.68	\$11,000	\$15,500	\$11,000	220.0	1288.4	6.51	6.51	\$70	\$2,382
			\$31,450											13.02	Average	\$2,416	

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
SUB SUBDIVISIONS	105-B09-000-022-00	07/29/22	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$3,400	30.91	\$10,500	\$11,000	\$10,500	150.0	501.9	1.73	1.73	\$73	\$6,366
SUB SUBDIVISIONS	105-M33-000-129-00	03/10/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$3,600	36.00	\$11,200	\$10,000	\$11,200	145.6	670.0	2.46	2.46	\$69	\$4,063
SUB SUBDIVISIONS	105-O40-000-001-00	12/28/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,000	40.00	\$7,956	\$10,000	\$7,956	0.0	0.0	2.13	0.00	#DIV/0!	\$4,695
SUB SUBDIVISIONS	105-O40-000-001-01	12/28/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,000	40.00	\$15,792	\$10,000	\$15,792	0.0	0.0	4.26	4.26	#DIV/0!	\$2,347
SUB SUBDIVISIONS	105-R46-000-005-00	11/04/22	\$5,000	WD	03-ARM'S LENGTH	\$10,000	\$9,900	99.00	\$19,839	\$10,000	\$19,839	0.0	0.0	4.61	2.21	#DIV/0!	\$2,169
SUB SUBDIVISIONS	105-R46-000-006-00	11/04/22	\$5,000	WD	03-ARM'S LENGTH	\$10,000	\$9,900	99.00	\$19,839	\$10,000	\$19,839	0.0	0.0	4.61	2.40	#DIV/0!	\$2,169
SUB SUBDIVISIONS	105-R46-000-010-00	01/23/24	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$5,300	48.18	\$12,000	\$11,000	\$12,000	0.0	0.0	2.59	2.59	#DIV/0!	\$4,247
SUB SUBDIVISIONS	105-R65-000-001-00	12/14/22	\$23,500	LC	03-ARM'S LENGTH	\$23,500	\$7,500	31.91	\$11,540	\$23,500	\$11,540	0.0	0.0	2.83	2.83	#DIV/0!	\$8,304
SUB SUBDIVISIONS	105-S60-000-038-00	02/27/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$3,500	23.33	\$7,000	\$15,000	\$7,000	0.0	0.0	1.00	1.00	#DIV/0!	\$15,000
SUB SUBDIVISIONS	105-S60-000-045-00	04/20/23	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$3,500	41.18	\$7,348	\$8,500	\$7,000	0.0	0.0	1.01	1.01	#DIV/0!	\$8,416
														27.23	Average	\$4,003	

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
SUB TOPINABEE AREA VALUES	130-L05-012-012-00	10/18/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,000	80.00	\$3,900	\$2,500	\$3,900	65.0	100.0	0.15	0.15	\$38	\$16,779
SUB TOPINABEE AREA VALUES	130-O13-001-004-00	11/21/23	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$0	0.00	\$5,080	\$1,000	\$5,080	63.5	156.0	0.23	0.23	\$16	\$4,405
SUB TOPINABEE AREA VALUES	130-O13-001-005-00	11/21/23	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$0	0.00	\$4,940	\$1,000	\$4,940	61.8	156.0	0.22	0.22	\$16	\$4,525
SUB TOPINABEE AREA VALUES	130-P15-012-008-00	05/08/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$2,000	12.50	\$4,000	\$16,000	\$4,000	50.0	100.0	0.12	0.00	\$320	\$139,130
SUB TOPINABEE AREA VALUES	130-W27-000-009-00	06/23/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$5,300	28.65	\$10,500	\$18,500	\$10,500	150.0	167.0	0.58	0.58	\$123	\$32,174

VIEW PROPERTIES

Acreage

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
VIEW LONG LAKE & BLACK RIVER	140-002-310-091-00	06/09/22	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$11,100	25.23	\$35,528	\$44,000	\$35,528	0.0	0.0	10.24	10.24	#DIV/0!	\$4,297

Lots

VIEW LONG LAKE & BLACK RIVER	140-011-200-002-00	09/12/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$3,400	22.67	\$15,000	\$15,000	\$15,000	100.0	150.0	0.34	0.34	\$150	\$43,605
VIEW LONG LAKE & BLACK RIVER	140-P13-000-031-00	09/12/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$3,400	22.67	\$19,800	\$15,000	\$19,800	100.0	150.0	0.46	0.46	\$150	\$32,967
												\$30,000	200.0	Average	\$150		

Frontage

VIEW LAKE HURON	105-L30-000-053-00	05/15/22	\$20,000	LC	03-ARM'S LENGTH	\$20,000	\$12,600	63.00	\$25,080	\$20,000	\$25,080	240.0	400.0	1.10	0.55	\$83	\$18,149
																Average	\$83

Acreage

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
VIEW LAKE HURON	103-032-100-021-04	05/27/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$7,000	11.29	\$19,900	\$62,000	\$19,900	0.0	0.0	3.95	2.30	#DIV/0!	\$15,696
VIEW BACK LOTS CHEBOYGAN RIVER	092-019-300-003-01	08/03/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$3,300	24.44	\$11,100	\$13,500	\$11,100	0.0	0.0	0.74	0.74	#DIV/0!	\$18,243
VIEW RIVER VIEW PROPERTIES	104-017-400-004-05	01/26/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$0	0.00	\$35,000	\$25,000	\$35,000	0.0	0.0	1.00	1.00	#DIV/0!	\$25,000
VIEW MULLETT LAKE PROP OFF WATER	091-024-400-008-02	07/14/23	\$14,980	WD	03-ARM'S LENGTH	\$14,980	\$0	0.00	\$91,200	\$14,980	\$91,200	0.0	0.0	4.56	2.24	#DIV/0!	\$3,285
VIEW MULLETT VIEW PROPERTIES	140-017-100-001-08	05/24/22	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$19,900	26.36	\$75,492	\$75,500	\$75,492	0.0	0.0	10.80	10.80	#DIV/0!	\$6,991
														\$90,480	15.36	Average	\$5,891

Acreage

WATER BLACK RIVER BELOW DAM	104-026-300-002-03	11/03/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$171,484	\$175,000	\$171,484	0.0	0.0	55.10	55.10	#DIV/0!	\$3,176
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LAKE HURON
Cordwood Point Area

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER LAKE HURON	105-C11-000-027-02	09/28/22	\$175,200	WD	03-ARM'S LENGTH	\$175,200	\$0	0.00	\$126,000	\$175,200	\$126,000	83.0	210.0	0.43	0.43	\$2,111	\$403,687
WATER LAKE HURON	105-C11-000-028-01	08/17/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$0	0.00	\$133,000	\$172,500	\$133,000	86.7	210.0	0.46	0.46	\$1,991	\$376,638
WATER LAKE HURON	105-C13-000-432-00	09/01/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$37,500	42.61	\$84,000	\$88,000	\$84,000	60.0	210.0	0.29	0.29	\$1,467	\$304,498
WATER LAKE HURON	105-C13-000-438-00	09/23/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,500	34.09	\$84,000	\$110,000	\$84,000	60.0	210.0	0.29	0.00	\$1,833	\$380,623
WATER LAKE HURON	105-C13-000-438-00	07/21/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,500	34.09	\$84,000	\$110,000	\$84,000	60.0	210.0	0.29	0.00	\$1,833	\$380,623
WATER LAKE HURON	105-C13-000-455-00	11/17/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,000	38.10	\$91,000	\$105,000	\$91,000	64.0	210.0	0.31	0.31	\$1,641	\$335,463
WATER LAKE HURON	105-C13-000-458-00	05/19/23	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$40,000	32.92	\$79,960	\$121,500	\$79,960	65.0	210.0	0.31	0.31	\$1,869	\$388,179
			\$882,200									478.6			Average	\$1,843	

Huron Trail subdivision

WATER LAKE HURON	105-H25-000-011-0C	08/24/22	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$35,800	56.38	\$71,520	\$63,500	\$71,520	60.0	344.0	0.47	0.47	\$1,058	\$133,966
WATER LAKE HURON	105-H25-000-011-0C	01/23/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,800	55.08	\$71,520	\$65,000	\$71,520	60.0	344.0	0.47	0.47	\$1,083	\$137,131
WATER LAKE HURON	105-H25-000-022-0C	08/25/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,800	39.78	\$71,520	\$90,000	\$71,520	60.0	323.0	0.45	0.45	\$1,500	\$202,247
			\$218,500									180.0			Average	\$1,214	

Lakeview Forest Subdivision

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER LAKE HURON	105-L30-000-029-00	07/25/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$32,500	23.72	\$70,564	\$137,000	\$65,000	100.0	163.0	0.37	0.37	\$1,370	\$366,310
															Average	\$1,370	

Mackinaw Straits

WATER LAKE HURON	105-M33-000-067-00	12/30/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$56,000	\$65,000	\$56,000	80.0	460.0	0.85	0.85	\$813	\$76,923
WATER LAKE HURON	105-M33-000-092-00	07/21/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$38,100	35.94	\$84,000	\$106,000	\$84,000	110.7	582.0	1.60	1.60	\$958	\$66,126
WATER LAKE HURON	105-M33-000-179-00	11/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,300	42.77	\$168,000	\$155,000	\$168,000	240.0	500.0	2.76	2.76	\$646	\$56,261
			\$326,000									430.7			Average	\$757	

Ninemile Point & Thirteen & 1/2 Mile

WATER LAKE HURON	105-N36-000-004-00	07/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,200	39.36	\$112,486	\$125,000	\$106,807	118.0	258.0	0.73	0.73	\$1,059	\$171,468
WATER LAKE HURON	105-T65-000-006-00	06/23/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,900	50.53	\$76,806	\$75,000	\$76,806	105.1	394.0	0.96	0.96	\$714	\$77,963
WATER LAKE HURON	105-T65-000-008-00	04/03/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$38,200	30.81	\$77,463	\$124,000	\$77,463	105.8	364.0	0.90	0.90	\$1,172	\$138,239
			\$324,000									328.9			Average	\$985	

BLACK RIVER ABOVE DAM

Large frontage

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER BLACK RIVER ABOVE DAM	140-001-300-001-0C	01/12/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$97,800	97.80	\$195,597	\$100,000	\$195,597	631.0	266.0	6.11	6.11	\$158	\$16,375
															Average	\$158	

Typical Frontage

WATER BLACK RIVER ABOVE DAM	140-012-200-003-01	10/16/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$22,000	61.11	\$43,977	\$36,000	\$43,977	141.9	532.5	1.73	1.73	\$254	\$20,761
WATER BLACK RIVER ABOVE DAM	140-012-200-003-02	12/05/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$20,000	58.82	\$39,974	\$34,000	\$39,974	128.9	547.0	1.73	1.73	\$264	\$19,699
WATER BLACK RIVER ABOVE DAM	151-007-400-009-01	03/14/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$16,700	25.69	\$0	\$65,000	\$0	170.0	0.0	0.00	0.00	\$382	#DIV/0!
			\$135,000									440.8			Average	\$306	

BLACK RIVER BELOW DAM

Typical

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER BLACK RIVER BELOW DAM	104-016-300-022-03	08/10/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,000	57.89	\$120,000	\$95,000	\$120,000	100.0	440.0	1.01	1.01	\$950	\$94,059
WATER BLACK RIVER BELOW DAM	104-017-200-002-00	08/19/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$57,000	35.65	\$124,311	\$159,900	\$124,311	103.6	530.0	1.27	1.27	\$1,544	\$126,403
WATER BLACK RIVER BELOW DAM	104-022-100-003-06	07/18/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,000	43.78	\$189,830	\$185,000	\$189,830	202.4	1806.4	10.01	10.01	\$914	\$18,482
WATER BLACK RIVER BELOW DAM	105-806-000-003-00	07/12/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$42,500	29.93	\$92,627	\$142,000	\$92,627	77.2	514.0	0.89	0.89	\$1,840	\$160,452
WATER BLACK RIVER BELOW DAM	105-B20-000-003-00	01/05/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,700	39.82	\$144,576	\$170,000	\$144,576	120.5	221.0	0.62	0.62	\$1,411	\$272,436
			\$751,900									603.6			Average	\$1,246	

BLACK RIVER NEARER DAM

WATER BLACK RIVER BELOW DAM	104-026-300-002-01	05/06/22	\$209,132	WD	03-ARM'S LENGTH	\$209,132	\$0	0.00	\$243,961	\$209,132	\$243,961	547.0	354.1	6.80	6.80	\$382	\$30,755
WATER BLACK RIVER BELOW DAM	104-027-200-010-07	08/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$124,700	80.45	\$272,087	\$155,000	\$272,087	226.7	666.6	3.80	3.80	\$684	\$40,789
			\$364,132									773.7			Average	\$471	

CHEBOYGAN RIVER

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER CHEBOYGAN RIVER	104-015-300-001-01	08/11/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$128,700	28.60	\$430,514	\$450,000	\$430,514	391.1	300.0	54.72	54.72	\$1,151	\$8,224
WATER CHEBOYGAN RIVER	104-017-300-015-11	04/21/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,600	34.92	\$140,892	\$185,000	\$138,844	115.7	367.0	1.01	1.01	\$1,599	\$182,987
WATER CHEBOYGAN RIVER	092-R20-000-005-00	08/30/23	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$63,100	37.58	\$126,108	\$167,900	\$126,108	105.1	276.0	0.67	0.67	\$1,598	\$252,102
WATER CHEBOYGAN RIVER	092-R20-000-006-00	09/08/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$26,500	17.79	\$53,035	\$149,000	\$53,035	129.0	270.0	0.80	0.80	\$1,155	\$186,250
			\$951,900									740.9			Average	\$1,285	

LONG LAKE

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER LONG LAKE	140-002-300-021-00	07/23/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$35,000	39.33	\$86,000	\$89,000	\$86,000	100.0	205.0	0.47	0.47	\$890	\$188,960
WATER LONG LAKE	140-002-300-021-00	02/09/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$40,000	22.23	\$86,000	\$179,900	\$86,000	100.0	205.0	0.47	0.47	\$1,799	\$381,953
WATER LONG LAKE	140-003-400-010-00	06/18/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$24,500	41.53	\$60,156	\$59,000	\$60,156	69.9	362.0	0.53	0.53	\$843	\$110,902
WATER LONG LAKE	140-N20-000-003-00	04/09/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$41,800	29.88	\$103,347	\$139,900	\$103,347	119.5	237.0	0.69	0.69	\$1,170	\$203,936
			\$467,800									389.5			Average	\$1,201	

MICHEKEWA CONDOMINIUM

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER LONG LAKE	140-M25-000-002-00	07/27/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,100	29.65	\$68,145	\$115,000	\$68,145	105.0	307.3	0.74	0.74	\$1,095	\$155,196
WATER LONG LAKE	140-M25-000-003-00	11/10/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,600	37.47	\$71,174	\$95,000	\$71,174	109.7	305.9	0.77	0.77	\$866	\$123,377
WATER LONG LAKE	140-M25-000-003-00	07/25/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$35,600	32.39	\$71,174	\$109,900	\$71,174	109.7	305.9	0.77	0.77	\$1,002	\$142,727
WATER LONG LAKE	140-M25-000-015-00	06/10/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$32,500	36.15	\$64,900	\$89,900	\$64,900	100.0	348.5	0.80	0.80	\$899	\$112,375
WATER LONG LAKE	140-M25-000-026-00	07/20/22	\$65,750	WD	03-ARM'S LENGTH	\$65,750	\$37,600	57.19	\$75,284	\$65,750	\$75,284	116.0	270.4	0.72	0.72	\$567	\$91,319
			\$475,550									540.3			Average	\$880	

MULLETT LAKE

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER MULLETT LAKE	091-035-100-019-04	07/20/23	\$364,004	WD	03-ARM'S LENGTH	\$364,004	\$178,400	49.01	\$356,708	\$364,004	\$356,708	132.1	110.0	0.36	0.36	\$2,755	\$1,016,771
WATER MULLETT LAKE	130-027-300-013-00	12/30/22	\$263,200	WD	03-ARM'S LENGTH	\$263,200	\$105,000	39.89	\$300,000	\$263,200	\$280,000	100.0	512.0	1.18	1.18	\$2,632	\$224,000
WATER MULLETT LAKE EAST	104-029-100-044-00	08/24/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$125,400	32.15	\$470,097	\$390,000	\$470,097	174.1	400.0	1.84	1.84	\$2,240	\$212,303
			\$1,017,204									406.2			Average	\$2,504	

BURT LAKE

BURT LAKE FRONT	161-001-300-003-00	02/02/23	\$427,900	WD	03-ARM'S LENGTH	\$427,900	\$148,200	34.63	\$296,400	\$427,900	\$296,400	78.0	1100.0	1.97	1.97	\$5,486	\$217,208
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MULLETT LAKE ACCESS SITES

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER MULLETT LAKE	130-L60-000-001-00	02/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$17,400	23.20	\$75,000	\$75,000	\$75,000	0.0	0.0	1.00	1.00	#DIV/0!	\$75,000
WATER MULLETT LAKE EAST	104-030-200-008-07	05/31/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$0	0.00	\$17,327	\$45,000	\$17,327	0.0	0.0	1.20	1.20	#DIV/0!	\$37,500
			\$120,000											2.20		Average	\$54,545

Mullett Lake View Acreage

WATER MULLETT LAKE EAST	104-032-200-002-17	02/22/24	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$8,700	64.44	\$17,327	\$13,500	\$17,327	0.0	0.0	1.25	1.25	#DIV/0!	\$10,800
			\$13,500														

RIVERS RIDGE CONDO**Canal Lots**

WATER RIVERS RIDGE CONDO	092-R20-000-007-00	08/23/23	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$13,800	25.79	\$27,543	\$53,500	\$27,543	111.7	244.0	0.63	0.63	\$479	\$85,463
WATER RIVERS RIDGE CONDO	092-R20-000-009-01	05/23/22	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$24,100	83.39	\$52,874	\$28,900	\$52,874	214.4	192.5	0.95	0.95	\$135	\$30,485
WATER RIVERS RIDGE CONDO	092-R20-000-009-01	09/22/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$26,400	55.00	\$52,874	\$48,000	\$52,874	214.4	192.5	0.95	0.95	\$224	\$50,633
			\$130,400									540.5			Average	\$241	

Back Lots

Land Table	Parcel Number	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	Dollars/FF	Dollars/Acre
WATER RIVERS RIDGE CONDO	092-R20-000-010-02	09/20/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$35,800	198.89	\$18,640	\$18,000	\$18,640	290.4	186.5	1.24	1.24	\$62	\$14,481
WATER RIVERS RIDGE CONDO	092-R20-000-010-02	09/19/22	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$32,700	164.32	\$18,640	\$19,900	\$18,640	290.4	186.5	1.24	1.24	\$69	\$16,010
WATER RIVERS RIDGE CONDO	092-R20-000-012-02	09/19/22	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$9,600	48.24	\$34,133	\$19,900	\$34,133	319.0	193.8	1.42	1.42	\$62	\$14,024
WATER RIVERS RIDGE CONDO	092-R20-000-013-01	09/23/22	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$7,600	38.19	\$27,071	\$19,900	\$27,071	253.0	122.8	0.71	0.71	\$79	\$27,910
WATER RIVERS RIDGE CONDO	092-R20-000-021-02	10/20/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$16,300	135.83	\$32,694	\$12,000	\$32,694	305.6	130.3	0.91	0.91	\$39	\$13,129
			\$89,700									1,458.3			Average	\$62	