

Condo Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
102-520-000-002-00	673 LOGMARK TRL	10/12/21	\$225,000	\$225,000	\$17,525	\$1,500	25.2	\$695	1520	123.CONDOMINIUM
103-120-000-006-00	1125 TED DR	03/01/23	\$79,000	\$79,000	\$23,650	\$1,500	33.3	\$711	1120	123.CONDOMINIUM
103-120-000-015-00	1163 TED DR	03/01/23	\$79,000	\$79,000	\$23,650	\$1,500	31.0	\$762	1120	123.CONDOMINIUM
103-120-000-011-00	1163 TED DR	03/23/23	\$85,000	\$85,000	\$29,650	\$1,500	31.0	\$956	1120	123.CONDOMINIUM
103-120-000-028-00	1177 TED DR	03/01/23	\$79,000	\$79,000	\$23,650	\$1,500	23.0	\$1,029	1120	123.CONDOMINIUM
102-530-000-013-00		03/22/23	\$110,000	\$110,000	\$21,705	\$3,000	17.1	\$1,268	2054	123.CONDOMINIUM
102-520-000-005-00	683 LOGMARK TRL	04/04/22	\$269,900	\$269,900	\$44,775	\$1,500	24.5	\$1,825	1520	123.CONDOMINIUM
102-530-000-003-00	761 LOGMARK TRL	10/15/21	\$105,300	\$105,300	\$47,362	\$1,500	17.3	\$2,736	2052	123.CONDOMINIUM
102-520-000-026-00	657 LOGMARK TRL	10/21/22	\$370,000	\$370,000	\$44,817	\$1,500	13.7	\$3,264	1520	123.CONDOMINIUM
103-120-000-003-00	1125 TED DR	11/29/22	\$171,000	\$171,000	\$115,650	\$1,500	32.7	\$3,537	1120	123.CONDOMINIUM
102-520-000-005-00	683 LOGMARK TRL	08/26/22	\$324,000	\$324,000	\$98,875	\$1,500	24.5	\$4,029	1520	123.CONDOMINIUM
103-120-000-008-00	1125 TED DR	11/29/22	\$171,000	\$171,000	\$115,650	\$1,500	23.0	\$5,039	1120	123.CONDOMINIUM
<b>Totals:</b>			<b>\$2,068,200</b>	<b>\$2,068,200</b>	<b>\$606,959</b>	<b>\$19,500</b>	<b>296.4</b>			

Average

per FF=> \$2,048

Used

2,000.0

Site values are being used for the condominium's due to common grounds and land not separately owned.

Outliers

103-120-000-013-00	1163 TED DR	04/27/22	\$57,000	\$57,000	\$1,650	\$1,500	18.1	\$91	1120	123.CONDOMINIUM
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C01 Medium Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
101-104-000-240-01	926 VAN TYLE RD	10/06/21	\$400,000	\$400,000	\$266,088	\$34,254	237.0	\$1,123	\$338,534	\$7.77	2001	C-01.MEDIUM
101-104-000-185-02	499 DICKERSON RD	10/15/21	\$1,400,000	\$1,400,000	\$736,018	\$500,825	695.6	\$1,058	\$474,850	\$10.90	2001	C-01.MEDIUM
101-104-000-220-02	610 S WISCONSIN	08/09/22	\$650,000	\$650,000	\$381,757	\$274,253	391.8	\$974	\$105,458	\$2.42	2001	C-01.MEDIUM
100-000-001-018-00	150 N OTSEGO AVE	12/30/22	\$315,960	\$315,960	\$127,394	\$93,982	134.3	\$949	\$636,970	\$14.62	2001	C-01.MEDIUM
102-033-100-010-01		03/03/22	\$110,000	\$110,000	\$110,000	\$112,500	225.0	\$489	\$29,170	\$0.67	2001	C-01.MEDIUM
102-110-000-685-01	1852 S OTSEGO AVE	12/27/21	\$260,000	\$260,000	\$128,337	\$253,017	281.1	\$457	\$30,084	\$0.69	2001	C-01.MEDIUM
103-250-001-005-00	611 N CENTER AVE	01/28/22	\$172,000	\$172,000	\$48,971	\$75,691	108.1	\$453	\$306,069	\$7.03	2001	C-01.MEDIUM
100-000-002-005-00	125 N OTSEGO AVE	12/20/22	\$105,000	\$105,000	\$32,461	\$52,360	74.8	\$434	\$141,135	\$3.24	2001	C-01.MEDIUM
102-033-100-010-02	955 N CENTER AVE	03/24/22	\$135,000	\$135,000	\$49,335	\$75,000	150.0	\$329	\$57,300	\$1.32	2001	C-01.MEDIUM
103-180-007-003-03		07/20/22	\$35,000	\$35,000	\$27,734	\$66,250	132.5	\$209	\$33,822	\$0.78	2001	C-01.MEDIUM
<b>Totals:</b>			<b>\$3,582,960</b>	<b>\$3,582,960</b>	<b>\$1,908,095</b>	<b>\$1,538,132</b>	<b>2,430.2</b>			<b>Average per SqFt=&gt;</b>		
							<b>\$785</b>			<b>Average per SqFt=&gt;</b>		

Average	Used
Highest	1,026.0 Prime
Medium	458.1 Off Main
Low	269.1 Low
	Busy

Calculated and applied using the two years sales study market analysis.

Outlies												
103-510-000-001-00	918 N CENTER AVE	11/23/22	\$3,200,000	\$3,200,000	\$1,518,873	\$102,102	180.2	\$8,430	\$12,657,275	\$290.57	2001	C-01.MEDIUM
103-250-002-001-01	503 N CENTER AVE	03/03/22	\$1,782,430	\$1,782,430	\$1,160,315	\$175,329	250.5	\$4,633	\$1,008,970	\$23.16	2001	C-01.MEDIUM
102-110-000-500-03	1989 WALDEN DR	12/08/22	\$1,210,000	\$1,210,000	\$491,794	\$57,888	160.8	\$3,058	\$512,285	\$11.76	2001	C-01.MEDIUM
101-104-000-220-10	650 S WISCONSIN	08/09/22	\$650,000	\$650,000	\$650,000	\$153,720	219.6	\$2,960	\$268,595	\$6.17	2001	C-01.MEDIUM
100-000-010-006-00	200 S COURT AVE	03/07/22	\$900,000	\$900,000	\$299,155	\$64,125	128.3	\$2,333	\$1,994,367	\$45.78	2001	C-01.MEDIUM
101-104-000-220-03	610 S WISCONSIN	08/09/22	\$650,000	\$650,000	\$381,757	\$126,476	180.7	\$2,113	\$257,075	\$5.90	2001	C-01.MEDIUM
102-110-000-145-01	230 DICKERSON RD	12/07/21	\$6,500,000	\$6,500,000	\$1,117,009	\$488,835	543.2	\$2,057	\$459,674	\$10.55	2001	C-01.MEDIUM
103-210-004-001-00	702 N CENTER AVE	04/14/22	\$275,000	\$275,000	\$156,395	\$65,513	93.6	\$1,671	\$539,293	\$12.38	2001	C-01.MEDIUM

C-02 Main Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Dollars/SqFt	ECF Area	Land Table
101-104-000-160-00	833 W MAIN ST	11/12/21	\$1,650,000	\$1,650,000	\$553,746	\$244,871	151.2	\$3,662	\$2.03	2002	C-02, MAIN
101-033-000-270-00	400 W MAIN ST	01/18/22	\$1,085,000	\$1,085,000	\$529,562	\$235,438	239.0	\$2,216	\$5.40	2002	C-02, MAIN
103-300-001-016-00	104 W MAIN ST	09/29/22	\$575,000	\$575,000	\$111,826	\$137,800	55.1	\$2,029	\$13.51	2002	C-02, MAIN
100-000-002-008-00	302 W MAIN ST	03/17/23	\$266,000	\$266,000	\$35,981	\$54,775	21.9	\$1,642	\$13.77	2002	C-02, MAIN
100-000-009-002-00	311 W MAIN ST	10/01/21	\$365,000	\$365,000	\$75,635	\$139,920	70.0	\$1,081	\$12.40	2002	C-02, MAIN
<b>Totals:</b>						<b>\$1,306,750</b>	<b>\$812,804</b>	<b>537.2</b>			

Average

per FF=> **\$2,433** **\$3.37**

Prime 2,500.0 SF \$4.00

Med 1,000.0

Low/Res 500.0

Used as calculated using 2 year sales analysis

Outliers

101-104-000-135-00	737 W MAIN ST	11/24/21	\$1,600,000	\$1,600,000	\$1,005,903	\$518,500	207.4	\$4,850	\$13.66	2002	C-02, MAIN
103-300-001-017-00	110 W MAIN ST	02/06/23	\$300,000	\$300,000	\$117,319	\$62,725	25.1	\$4,676	\$33.67	2002	C-02, MAIN

C-03 M32 Blended Analysis Land Values for 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Dollars/SqFt	ECF Area	Land Table
103-300-001-017-00	110 W MAIN ST	02/06/23	\$300,000	\$300,000	\$117,319	\$62,725	25.1	\$4,676	\$33.67	2002 C-02.MAIN	
101-104-000-695-01	1509 W MAIN ST	07/01/22	\$900,000	\$900,000	\$560,799	\$352,456	135.6	\$4,137	\$14.30	2001 C-03.M32 W OF I 75	
101-104-000-160-00	833 W MAIN ST	11/12/21	\$1,650,000	\$1,650,000	\$553,746	\$244,871	151.2	\$3,662	\$2.03	2002 C-02.MAIN	
101-104-000-685-00	1354 W MAIN ST	07/30/21	\$1,425,000	\$1,425,000	\$653,682	\$367,302	188.4	\$3,470	\$11.46	2001 C-03.M32 W OF I 75	
101-033-000-270-00	400 W MAIN ST	01/18/22	\$1,085,000	\$1,085,000	\$529,562	\$235,438	239.0	\$2,216	\$5.40	2002 C-02.MAIN	
101-032-000-025-05	1366 W MAIN ST	02/04/22	\$2,000,000	\$2,000,000	\$363,393	\$464,152	178.5	\$2,036	\$9.88	2002 C-03.M32 W OF I 75	
103-300-001-016-00	104 W MAIN ST	09/29/22	\$575,000	\$575,000	\$111,826	\$137,800	55.1	\$2,029	\$13.51	2002 C-02.MAIN	
100-000-002-008-00	302 W MAIN ST	03/17/23	\$266,000	\$266,000	\$35,981	\$54,775	21.9	\$1,642	\$13.77	2002 C-02.MAIN	
100-000-009-001-00	303 W MAIN ST	10/01/21	\$365,000	\$365,000	\$75,635	\$139,920	70.0	\$1,081	\$12.40	2002 C-02.MAIN	
103-180-004-003-01	820 W MAIN ST	07/30/21	\$475,000	\$475,000	\$139,235	\$332,125	132.9	\$1,048	\$3.98	2002 C-02.MAIN	
<b>Totals:</b>					<b>\$3,141,178</b>	<b>\$2,391,564</b>	<b>1,197.6</b>	<b>\$2,623</b>	<b>\$5.62</b>		

Average per FF=>

Prime	2,600.0	
Medium	2,200.0	SF Used
Low	1,200.0	
Res	500.0	

Due to lack of sales and range of deviation felt a blended analysis with like properties was appropriate for C-03 land values.

Felt an adjustment to SF rate was appropriate due to range of sales

Outliers

101-032-000-025-07	1386 W MAIN ST	09/01/21	\$1,820,000	\$1,820,000	\$1,361,424	\$281,762	108.4	\$12,563	\$32.49	2002 C-03.M32 W OF I 75	
101-104-000-580-02	1397 W MAIN ST	11/01/22	\$2,500,000	\$2,500,000	\$1,854,372	\$448,318	172.4	\$10,754	\$35.18	2001 C-03.M32 W OF I 75	
101-032-000-030-02	1388 W MAIN ST	09/15/22	\$925,000	\$925,000	\$925,000	\$193,314	87.9	\$10,527	\$43.34	2002 C-03.M32 W OF I 75	
101-032-000-030-00	1390 W MAIN ST	11/30/21	\$750,000	\$750,000	\$750,000	\$212,784	96.7	\$7,754	\$34.44	2002 C-03.M32 W OF I 75	
100-000-002-010-02	340 W MAIN ST	09/09/21	\$373,000	\$373,000	\$159,515	\$60,950	24.4	\$6,543	\$61.03	2002 C-02.MAIN	
103-180-003-001-00	137 WEST ST	04/18/22	\$2,200,000	\$2,200,000	\$121,554	\$156,264	195.3	\$622	\$0.78	2001 C-02.MAIN	
102-110-000-135-00	1385 W MAIN ST	01/07/22	\$775,000	\$775,000	\$648,017	\$347,308	133.6	\$4,851	\$10.80	2001 C-03.M32 W OF I 75	
101-104-000-135-00	737 W MAIN ST	11/24/21	\$1,600,000	\$1,600,000	\$1,005,903	\$518,500	207.4	\$4,850	\$13.66	2002 C-02.MAIN	

Commercial, Edelweiss and Industrial Acreage Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
102-750-000-004-00	2437 GREY WOLF TRL	07/28/21	\$35,000	\$35,000	\$35,000	\$26,208	129.3	2.85	2.85	\$12,281	\$0.28	I-01.IND-LRG COM
102-750-000-018-00	1835 WOLVERINE PKWY	07/28/21	\$85,400	\$85,400	\$85,400	\$63,656	413.1	6.98	6.98	\$12,235	\$0.28	I-01.IND-LRG COM
102-750-000-006-00	2361 GREY WOLF TRL	07/28/21	\$35,000	\$35,000	\$35,000	\$26,208	130.0	2.87	2.87	\$12,195	\$0.28	I-01.IND-LRG COM
102-750-000-003-00	2449 GREY WOLF TRL	06/25/21	\$57,750	\$57,750	\$57,750	\$43,247	191.3	4.74	4.74	\$12,178	\$0.28	I-01.IND-LRG COM
102-750-000-008-00	2309 GREY WOLF TRL	08/11/21	\$35,000	\$35,000	\$35,000	\$26,208	164.0	3.36	3.36	\$10,407	\$0.24	I-01.IND-LRG COM
102-750-000-009-00	2275 GREY WOLF TRL	07/02/21	\$35,000	\$35,000	\$35,000	\$26,397	174.4	3.49	3.49	\$10,029	\$0.23	I-01.IND-LRG COM
102-750-000-008-00	2309 GREY WOLF TRL	01/20/23	\$28,000	\$28,000	\$28,000	\$26,208	164.0	3.36	3.36	\$8,326	\$0.19	I-01.IND-LRG COM
<b>Totals:</b>			<b>\$311,150</b>	<b>\$311,150</b>	<b>\$311,150</b>	<b>\$238,132</b>	<b>1,366.2</b>	<b>27.66</b>	<b>27.66</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per SqFt=&gt;</b>	
										<b>\$228</b>	<b>\$0.26</b>	
										<b>Used</b>	<b>Used</b>	
										<b>11,249.91</b>	<b>11,000.00</b>	<b>SF for Ind Park</b>

Used a blended analysis for Commercial, Edelweiss and Industrial vacant acreage due to lack of sales and properties are alike.  
Edelweiss SF rates calculated separately

Outliers

101-032-000-030-02	1388 W MAIN ST	09/15/22	\$925,000	\$925,000	\$925,000	\$193,314	87.9	0.49	0.49	\$1,887,755	\$43.34	C-03.M32.W OF I75
101-032-000-030-00	1390 W MAIN ST	11/30/21	\$750,000	\$750,000	\$750,000	\$212,784	96.7	0.50	1.09	\$1,500,000	\$34.44	C-03.M32.W OF I75
100-000-006-015-00	121 S WISCONSIN	09/02/21	\$250,000	\$250,000	\$250,000	\$50,127	71.6	0.22	0.44	\$1,136,364	\$26.09	C-01.MEDIUM
102-110-000-465-01	1361 PINEVIEW ST	12/10/21	\$595,000	\$595,000	\$595,000	\$52,542	87.6	0.86	0.86	\$691,860	\$15.88	C-06.GRNDVW-MCCOY
102-110-000-160-14	650 S WISCONSIN	08/03/21	\$750,000	\$750,000	\$750,000	\$298,332	331.5	2.16	2.16	\$347,222	\$7.97	C-01.MEDIUM
101-104-000-220-10	407 S OTSEGO AVE	08/09/22	\$650,000	\$650,000	\$650,000	\$153,720	219.6	2.42	2.42	\$268,595	\$6.17	C-01.MEDIUM
100-000-011-009-01	402 S OTSEGO AVE	02/22/21	\$23,000	\$23,000	\$23,000	\$17,973	59.9	0.18	0.36	\$127,778	\$2.93	C-05.GRNDVW-M32
100-000-012-007-00	408 S OTSEGO AVE	11/22/22	\$50,000	\$50,000	\$50,000	\$36,208	126.6	0.53	0.26	\$93,809	\$2.15	C-05.GRNDVW-M32
100-000-012-008-00	408 S OTSEGO AVE	11/22/22	\$50,000	\$50,000	\$50,000	\$36,208	126.6	0.53	0.28	\$93,809	\$2.15	C-05.GRNDVW-M32
101-104-000-630-01	745 S ILLINOIS AVE	08/19/21	\$70,000	\$70,000	\$70,000	\$55,034	219.8	1.26	1.26	\$55,424	\$1.27	C-01.MEDIUM
101-104-000-375-03	745 S ILLINOIS AVE	02/25/21	\$50,000	\$50,000	\$50,000	\$83,851	232.9	1.62	1.62	\$30,864	\$0.71	C-01.MEDIUM
102-033-100-010-01		03/03/22	\$110,000	\$110,000	\$110,000	\$112,500	225.0	3.77	3.77	\$29,170	\$0.67	C-01.MEDIUM

Edelweiss SF Rate Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
102-110-000-160-15	1349 PINEVIEW ST	12/03/21	\$225,000	\$225,000	\$211,977	\$44,327	188.3	\$1,126	\$199,978	\$4.59	C-04.EDEWEISS VILLAGE
102-110-000-225-00	1129 MANKOWSKI RD	07/29/22	\$165,000	\$165,000	\$92,656	\$32,174	99.3	\$933	\$123,541	\$2.84	C-04.EDEWEISS VILLAGE
102-110-000-230-00	1031 MANKOWSKI RD	07/22/22	\$120,000	\$120,000	\$76,391	\$21,669	67.1	\$1,138	\$152,782	\$3.51	C-04.EDEWEISS VILLAGE
<b>Totals:</b>			<b>\$510,000</b>	<b>\$510,000</b>	<b>\$381,024</b>	<b>\$98,170</b>	<b>354.7</b>				
					<b>Average</b>	<b>Average</b>			<b>per SqFt=&gt;</b>		
					<b>per FF=&gt;</b>	<b>per FF=&gt;</b>	<b>\$1,074</b>	<b>Used</b>	<b>Prime</b>	<b>\$3.79</b>	
								<b>Other</b>		<b>\$4.00</b>	
										<b>\$2.50</b>	

A separate analysis was done for SF rates in Edelweiss using a 2 year market analysis

C-05, C-06 and C-07 Old 27 South Blended Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Dollars/SqFt	Actual Front	ECF Area	Land Table
102-110-000-785-00	2455 S OTSEGO AVE	02/11/21	\$350,000	\$350,000	\$189,895	\$79,992	100.0	\$1,899	\$7.93	99.99	2001 C-07,MCCOY-I75	
102-110-000-465-02	1681 S OTSEGO AVE	12/18/20	\$320,000	\$320,000	\$134,918	\$57,024	95.0	\$1,420	\$2.87	95.04	2001 C-06.GRNDVW-MCCOY	
100-000-012-002-01	325 W SECOND ST	11/22/22	\$925,000	\$925,000	\$477,931	\$140,740	351.9	\$1,358	\$9.80	351.85	2001 C-05.GRNDVW-M32	
102-110-000-440-00	1523 S OTSEGO AVE	09/03/21	\$295,000	\$295,000	\$213,852	\$129,040	161.3	\$1,326	\$4.42	161.30	2001 C-06.GRNDVW-MCCOY	
103-130-000-145-03	1050 S WISCONSIN	08/25/21	\$350,000	\$350,000	\$193,204	\$49,080	163.6	\$1,181	\$5.91	163.60	2001 C-06.GRNDVW-MCCOY	
100-000-011-012-00	403 S OTSEGO AVE	08/22/22	\$250,000	\$250,000	\$112,029	\$30,630	102.1	\$1,097	\$5.25	102.10	2001 C-05.GRNDVW-M32	
101-104-000-450-00	304 GRANDVIEW BLVD	01/05/23	\$89,000	\$89,000	\$49,337	\$15,564	51.9	\$951	\$11.33	51.88	2001 C-05.GRNDVW-M32	
100-000-009-004-02	118 S OTSEGO AVE	03/25/22	\$83,000	\$83,000	\$15,262	\$5,211	17.4	\$879	\$8.76	17.37	2001 C-05.GRNDVW-M32	
102-110-000-905-04	2418 S OTSEGO AVE	11/19/20	\$435,000	\$435,000	\$261,452	\$239,648	299.6	\$873	\$1.19	299.56	2001 C-07,MCCOY-I75	
103-380-001-011-00	541 S OTSEGO AVE	02/10/21	\$115,000	\$115,000	\$108,996	\$59,346	131.9	\$826	\$4.31	131.88	2001 C-05.GRNDVW-M32	
102-110-000-460-00	1641 S OTSEGO AVE	12/10/21	\$595,000	\$595,000	\$113,098	\$84,380	168.8	\$670	\$1.45	168.76	2001 C-06.GRNDVW-MCCOY	
102-110-000-595-02	1412 S OTSEGO AVE	07/15/21	\$213,650	\$213,650	\$49,244	\$62,190	103.7	\$475	\$1.51	103.65	2001 C-06.GRNDVW-MCCOY	
100-000-012-007-00	402 S OTSEGO AVE	11/22/22	\$50,000	\$50,000	\$50,000	\$36,208	126.6	\$395	\$2.15	126.55	2001 C-05.GRNDVW-M32	
102-110-000-920-00	2484 S OTSEGO AVE	06/15/22	\$295,000	\$295,000	\$47,234	\$95,856	119.8	\$394	\$1.31	119.82	2001 C-07,MCCOY-I75	
100-000-011-009-01	407 S OTSEGO AVE	02/22/21	\$23,000	\$23,000	\$23,000	\$17,973	59.9	\$384	\$2.93	59.91	2001 C-05.GRNDVW-M32	
102-110-000-455-02	1599 S OTSEGO AVE	04/23/21	\$185,000	\$185,000	\$55,115	\$54,558	181.9	\$303	\$0.71	181.86	2001 C-06.GRNDVW-MCCOY	
<b>Totals:</b>			<b>\$4,573,650</b>	<b>\$4,573,650</b>	<b>\$2,094,567</b>	<b>\$1,157,440</b>	<b>2,235.1</b>	<b>\$937</b>	<b>\$2.88</b>			
Average per FF=>												
Highest 1,300.0												
High 900.0												
Medium 600.0												
Low 400.0												

Used a blended analysis for Old 27 South using like properties due to lack of sales for each table.

Outliers

102-110-000-760-00	2307 S OTSEGO AVE	05/25/21	\$150,000	\$150,000	\$5,474	\$117,984	147.5	\$37	\$0.18	147.48	2001 C-07,MCCOY-I75
101-104-000-450-00	304 GRANDVIEW BLVD	02/25/21	\$50,000	\$50,000	\$10,337	\$15,564	51.9	\$199	\$2.37	51.88	2001 C-05.GRNDVW-M32
102-110-000-465-01		12/10/21	\$595,000	\$595,000	\$595,000	\$52,542	87.6	\$6,795	\$15.88	87.57	2001 C-06.GRNDVW-MCCOY
102-110-000-905-03	2376 S OTSEGO AVE	11/19/20	\$435,000	\$435,000	\$412,114	\$91,008	113.8	\$3,623	\$17.62	113.76	2001 C-07,MCCOY-I75
100-000-012-010-00	420 S OTSEGO AVE	07/11/22	\$210,000	\$210,000	\$164,016	\$18,717	62.4	\$2,629	\$18.83	62.39	2001 C-05.GRNDVW-M32
103-380-001-012-00	547 S OTSEGO AVE	08/03/21	\$229,000	\$229,000	\$169,475	\$39,564	65.9	\$2,570	\$13.42	65.94	2001 C-05.GRNDVW-M32
102-110-000-935-01	2572 S OTSEGO AVE	01/15/21	\$1,050,000	\$1,050,000	\$777,293	\$251,992	315.0	\$2,468	\$10.69	314.99	2001 C-07,MCCOY-I75

R-01 NE Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table
103-270-003-001-00	124 N ELM AVE	06/30/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,900	\$59,666	132.6	65.7	\$889	1003	R-01.NE
103-420-000-009-00	548 FELSHAW ST	01/05/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,439	\$46,296	102.9	148.2	\$704	1003	R-01.NE
101-034-000-195-00	226 N HAZEL AVE	04/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,112	\$59,346	131.9	148.6	\$668	1003	R-01.NE
103-270-003-001-00	124 N ELM AVE	10/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,900	\$59,666	132.6	65.7	\$625	1003	R-01.NE
101-034-000-120-00	420 N HAZEL AVE	07/25/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,907	\$60,417	134.3	84.4	\$521	1003	R-01.NE
101-034-000-050-00	565 E PETOSKEY ST	10/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,141	\$44,361	98.6	212.1	\$468	1003	R-01.NE
101-034-000-260-00	501 E MAIN ST	02/10/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$52,032	\$59,184	131.5	82.8	\$396	1003	R-01.NE
103-200-001-015-00	119 E SHELDON ST	07/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,557	\$57,078	126.8	68.7	\$375	1003	R-01.NE
101-034-000-090-00	516 FELSHAW ST	03/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$46,556	\$65,345	145.2	144.0	\$321	1003	R-01.NE
101-034-000-255-00	429 E MAIN ST	01/21/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,023	\$52,470	116.6	119.5	\$318	1003	R-01.NE
<b>Totals:</b>							<b>\$1,909,000</b>	<b>\$660,567</b>	<b>\$563,829</b>	<b>1,253.0</b>			
							<b>Average</b>						
							<b>per FF=&gt;</b>				<b>\$527</b>		
							<b>Used</b>				<b>500.0</b>		

Not enough vacant land sales to do a separate analysis. Used a blended analysis for vacant with comparable residential properties.

Outliers

103-320-004-005-00	326 E SHELDON ST	07/12/22	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$20,107	\$68,369	151.9	129.0	\$132	1003	R-01.NE
103-270-004-003-00	115 HURON ST	10/13/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$17,148	\$29,574	65.7	132.6	\$261	1003	R-01.NE
101-034-000-055-01	547 E PETOSKEY ST	10/17/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$138,232	\$49,446	109.9	182.4	\$1,258	1003	R-01.NE
103-160-003-060-02	337 E MAIN ST	09/02/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$66,675	\$29,732	66.1	125.3	\$1,009	1003	R-01.NE



R-02 NW Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
103-170-000-006-00	1022 STRAWBERRY LN	01/28/22	\$185,000	\$185,000	\$80,122	\$40,556	101.4	\$790	1001	R-02.NW
103-260-000-008-00	501 N OTSEGO AVE	10/28/21	\$145,400	\$145,400	\$51,217	\$26,232	65.6	\$781	1001	R-02.NW
103-352-000-036-00	804 WEST ST	12/01/21	\$253,000	\$253,000	\$80,410	\$42,256	105.6	\$761	1001	R-02.NW
103-171-000-026-00	1013 STRAWBERRY LN	04/29/22	\$240,000	\$240,000	\$82,808	\$44,260	110.7	\$748	1001	R-02.NW
103-205-005-008-00	209 N INDIANA AVE	05/13/22	\$172,000	\$172,000	\$43,211	\$24,672	61.7	\$701	1001	R-02.NW
103-171-000-037-00	909 SCHREUR ST	05/17/22	\$207,000	\$207,000	\$71,594	\$40,988	102.5	\$699	1001	R-02.NW
103-220-000-001-00	1034 WEST ST	04/22/22	\$185,000	\$185,000	\$77,853	\$47,488	118.7	\$656	1001	R-02.NW
103-400-000-007-00	123 W PETOSKEY ST	10/15/21	\$180,000	\$180,000	\$38,220	\$23,600	59.0	\$648	1001	R-02.NW
100-000-005-004-00	133 N ILLINOIS AVE	04/18/22	\$85,000	\$85,000	\$42,009	\$25,948	64.9	\$648	1001	R-02.NW
103-351-000-019-00	427 N OHIO AVE	12/23/21	\$160,000	\$160,000	\$55,224	\$39,420	98.6	\$560	1001	R-02.NW
103-205-006-004-00	220 N WISCONSIN AVE	11/12/21	\$106,500	\$106,500	\$50,498	\$37,012	92.5	\$546	1001	R-02.NW
103-170-000-014-00	906 STRAWBERRY LN	04/29/22	\$240,000	\$240,000	\$44,926	\$39,564	98.9	\$454	1001	R-02.NW
103-171-000-042-00	913 TIMBERLINE TRL	01/17/22	\$159,000	\$159,000	\$39,602	\$39,648	99.1	\$400	1001	R-02.NW
103-205-010-006-00	325 N INDIANA AVE	10/01/21	\$120,000	\$120,000	\$47,151	\$56,672	141.7	\$333	1001	R-02.NW
103-430-000-023-00	805 CLOVER DR	11/04/21	\$109,900	\$109,900	\$31,670	\$40,276	100.7	\$315	1001	R-02.NW
103-180-006-013-00	818 W MITCHELL ST	05/05/22	\$20,000	\$20,000	\$20,000	\$6,643	66.4	\$301	1001	R-02.NW
103-205-005-002-00	209 N ILLINOIS AVE	02/07/22	\$107,000	\$107,000	\$36,097	\$56,296	140.7	\$256	1001	R-02.NW
103-351-000-013-00	607 N OHIO AVE	12/28/21	\$185,000	\$185,000	\$24,758	\$49,916	124.8	\$198	1001	R-02.NW
103-290-000-033-00	713 STEWART ST	10/27/21	\$124,178	\$124,178	\$18,504	\$41,128	102.8	\$180	1001	R-02.NW
101-033-000-120-00	310 N OTSEGO AVE	03/10/22	\$109,000	\$109,000	\$10,851	\$27,224	68.1	\$159	1001	R-02.NW
<b>Totals:</b>			<b>\$3,092,978</b>	<b>\$3,092,978</b>	<b>\$946,725</b>	<b>\$749,799</b>	<b>1,924.3</b>	<b>Average per FF=&gt; \$492</b>		

Used 500.0

Not enough vacant land sales to do a separate analysis. Used a blended analysis for vacant with comparable residential properties.

Outliers

103-250-003-005-00	405 N CENTER AVE	06/10/22	\$222,500	\$222,500	\$15,232	\$79,144	197.9	\$77	1001	R-02.NW
103-171-000-036-00	900 TIMBERLINE TRL	07/07/22	\$260,000	\$260,000	\$96,566	\$26,652	66.6	\$1,449	1001	R-02.NW
103-171-000-050-00	1015 TIMBERLINE TRL	06/17/22	\$265,174	\$265,174	\$103,765	\$30,492	76.2	\$1,361	1001	R-02.NW
103-220-000-019-00	1001 WEST ST	04/18/22	\$227,000	\$227,000	\$125,395	\$39,848	99.6	\$1,259	1001	R-02.NW
103-352-000-030-00	704 WEST ST	08/10/22	\$225,000	\$225,000	\$113,785	\$40,980	102.5	\$1,111	1001	R-02.NW
103-220-000-008-00	924 WEST ST	08/22/22	\$209,000	\$209,000	\$104,546	\$39,136	97.8	\$1,069	1001	R-02.NW
103-352-000-051-00	705 WEST ST	09/29/22	\$255,000	\$255,000	\$116,383	\$45,092	112.7	\$1,032	1001	R-02.NW
103-171-000-028-00	1014 TIMBERLINE TRL	07/12/22	\$260,000	\$260,000	\$99,488	\$41,964	104.9	\$948	1001	R-02.NW
103-290-000-037-00	609 STEWART ST	03/30/22	\$211,000	\$211,000	\$92,057	\$42,116	105.3	\$874	1001	R-02.NW
103-290-000-036-00	617 STEWART ST	10/17/22	\$205,000	\$205,000	\$83,069	\$39,148	97.9	\$849	1001	R-02.NW

R-03 South Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
103-360-002-002-00	414 E MAIN ST	01/10/23	\$221,900	\$221,900	\$49,087	\$24,360	69.6	\$705	1004	R-03.SOUTH
103-360-002-007-00	118 S MAPLE AVE	11/03/21	\$145,000	\$145,000	\$46,025	\$23,100	66.0	\$697	1004	R-03.SOUTH
103-380-003-006-00	561 S CENTER AVE	02/28/23	\$134,000	\$134,000	\$68,475	\$34,622	98.9	\$692	1004	R-03.SOUTH
103-360-004-018-00	341 E SECOND ST	10/28/22	\$160,000	\$160,000	\$87,977	\$48,405	138.3	\$636	1004	R-03.SOUTH
103-380-002-011-00	100 W FIFTH ST	02/25/22	\$195,000	\$195,000	\$68,574	\$50,082	143.1	\$479	1004	R-03.SOUTH
103-360-001-008-00	303 E FIRST ST	04/22/22	\$130,000	\$130,000	\$57,907	\$48,514	138.6	\$418	1004	R-03.SOUTH
103-360-008-007-01	420 S ELM AVE	11/17/21	\$129,100	\$129,100	\$52,041	\$48,356	138.2	\$377	1004	R-03.SOUTH
103-361-001-002-00	414 E SECOND ST	03/01/22	\$125,000	\$125,000	\$34,233	\$46,869	133.9	\$256	1004	R-03.SOUTH
<b>Totals:</b>			<b>\$1,240,000</b>	<b>\$1,240,000</b>	<b>\$464,319</b>	<b>\$324,308</b>	<b>926.6</b>			

Average  
per FF=> \$501  
Used 500.0

Not enough vacant land sales to do a separate analysis. Used a blended analysis for vacant with comparable residential properties.

Outliers

101-104-000-055-00	421 S COURT AVE	04/20/22	\$100,000	\$100,000	\$7,224	\$42,046	120.1	\$60	1004	R-03.SOUTH
103-380-002-007-00	525 S COURT AVE	04/14/22	\$140,000	\$140,000	\$5,866	\$21,963	62.8	\$93	1004	R-03.SOUTH
103-380-003-006-02	111 E FIFTH ST	10/05/21	\$11,500	\$11,500	\$11,500	\$23,125	66.1	\$174	1004	R-03.SOUTH
103-370-002-008-00	134 W SECOND ST	07/28/22	\$160,000	\$160,000	\$160,000	\$24,318	69.5	\$2,303	1004	R-03.SOUTH
103-340-000-007-00	307 S MAPLE AVE	04/15/22	\$289,000	\$289,000	\$114,519	\$24,346	69.6	\$1,646	1004	R-03.SOUTH
103-360-007-003-00	208 E THIRD ST	07/01/22	\$235,000	\$235,000	\$105,069	\$22,880	65.4	\$1,607	1004	R-03.SOUTH
103-370-003-004-00	123 W SECOND ST	01/31/22	\$192,000	\$192,000	\$90,446	\$21,273	60.8	\$1,488	1004	R-03.SOUTH
103-380-003-006-03	117 E FIFTH ST	11/21/22	\$185,000	\$185,000	\$90,089	\$23,125	66.1	\$1,364	1004	R-03.SOUTH
103-390-002-003-00	122 W SEVENTH ST	10/11/21	\$130,000	\$130,000	\$84,062	\$22,631	64.7	\$1,300	1004	R-03.SOUTH
103-230-000-004-00	844 S COURT AVE	08/13/22	\$190,000	\$190,000	\$101,253	\$28,539	81.5	\$1,242	1004	R-03.SOUTH
103-361-001-008-00	320 S MAPLE AVE	12/22/21	\$300,000	\$300,000	\$106,476	\$32,151	91.9	\$1,159	1004	R-03.SOUTH
103-360-006-005-00	309 S ELM AVE	05/17/22	\$135,000	\$135,000	\$75,570	\$23,079	65.9	\$1,146	1004	R-03.SOUTH
103-390-001-010-00	716 S COURT AVE	02/14/23	\$140,000	\$140,000	\$73,630	\$23,954	68.4	\$1,076	1004	R-03.SOUTH
103-360-007-006-00	416 S OAK AVE	08/18/22	\$289,100	\$289,100	\$142,029	\$46,407	132.6	\$1,071	1004	R-03.SOUTH
101-104-000-505-02	821 S COURT AVE	04/18/22	\$162,500	\$162,500	\$58,193	\$23,079	65.9	\$883	1004	R-03.SOUTH
101-104-000-250-02	524 S ILLINOIS AVE	09/12/22	\$243,000	\$243,000	\$107,816	\$42,809	122.3	\$881	1004	R-03.SOUTH
103-310-002-001-02	614 S CENTER AVE	10/01/21	\$150,000	\$150,000	\$70,957	\$28,291	80.8	\$878	1004	R-03.SOUTH

Blended Residential Vacant Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
100-000-014-011-00	524 W FOURTH ST	11/05/20	\$65,000	\$65,000	\$65,000	\$45,042	128.7	\$505	1004	R-03.SOUTH
103-180-006-013-00	818 W MITCHELL ST	05/05/22	\$20,000	\$20,000	\$20,000	\$6,643	66.4	\$301	1001	R-02.NW
103-380-003-006-02	111 E FIFTH ST	10/05/21	\$11,500	\$11,500	\$11,500	\$23,125	66.1	\$174	1004	R-03.SOUTH
103-190-000-006-00	231 E PETOSKEY ST	02/22/21	\$10,000	\$10,000	\$10,000	\$29,417	65.4	\$153	1003	R-01.NE
103-240-000-009-00	917 N OHIO AVE	01/22/21	\$10,000	\$10,000	\$10,000	\$9,926	99.3	\$101	1001	R-02.NW
100-000-004-016-00	138 N ILLINOIS AVE	12/09/20	\$7,000	\$7,000	\$7,000	\$7,019	70.2	\$100	1001	R-02.NW
<b>Totals:</b>			<b>\$123,500</b>	<b>\$123,500</b>	<b>\$123,500</b>	<b>\$121,172</b>	<b>496.0</b>			

Average  
per FF=>

\$249

Used

250.0

Not enough vacant land sales to do a separate analysis. Used a blended analysis for vacant with comparable residential properties.

Outliers

103-370-002-008-00	134 W SECOND ST	07/28/22	\$160,000	\$160,000	\$160,000	\$24,318	69.5	\$2,303	1004	R-03.SOUTH
101-034-000-025-03		02/24/21	\$5,000	\$5,000	\$5,000	\$19,569	195.7	\$26	1003	R-01.NE
101-034-000-110-00	403 N HAZEL AVE	01/13/22	\$4,500	\$4,500	\$4,500	\$6,590	65.9	\$68		R-01.NE
103-430-000-001-04	822 N OHIO AVE	08/20/21	\$313,275	\$313,275	\$313,275	\$22,049	220.5	\$1,421	1001	R-02.NW

HVR Vacant Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
102-510-000-012-00	412 S CLASSIC DR	05/13/22	\$7,000	\$7,000	\$7,000	\$14,958	74.8	\$94	2050	R-04.HVR
102-510-000-012-00	412 S CLASSIC DR	12/21/22	\$17,000	\$17,000	\$17,000	\$14,958	74.8	\$227	2050	R-04.HVR
102-510-000-013-00	400 S CLASSIC DR	12/27/22	\$12,000	\$12,000	\$12,000	\$11,098	44.4	\$270	2050	R-04.HVR
<b>Totals:</b>			<b>\$36,000</b>	<b>\$36,000</b>	<b>\$36,000</b>	<b>\$41,014</b>	<b>194.0</b>			

Average  
per FF=> **\$186**  
Used 200.0

Calculated and applied using the 2 year market analysis.

Outliers

102-510-000-016-00	427 S CLASSIC DR	09/02/22	\$4,000	\$4,000	\$4,000	\$16,958	242.3	\$17	2050	R-04.HVR
102-510-000-025-00	635 S CLASSIC DR	04/12/22	\$7,000	\$7,000	\$7,000	\$10,017	143.1	\$49	2050	R-04.HVR

R-05 BRK Land Values 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
101-034-000-025-04		10/10/22	\$20,000	\$20,000	\$20,000	\$18,197	363.9	\$55	440	R-05.BRK
103-440-000-003-00	301 BERKSHIRE LN	05/13/22	\$7,000	\$7,000	\$7,000	\$12,652	126.5	\$55	440	R-05.BRK
103-440-000-020-00	550 BERKSHIRE LN	10/27/21	\$398,000	\$398,000	\$185,574	\$12,367	247.3	\$750	440	R-05.BRK
<b>Totals:</b>			<b>\$425,000</b>	<b>\$425,000</b>	<b>\$212,574</b>	<b>\$43,216</b>	<b>737.8</b>			
						<b>Average</b>				
						<b>per FF=&gt;</b>		<b>\$288</b>		
									<b>Used</b>	<b>250.0</b>
									<b>Vacant</b>	<b>200.0</b>

Historically Berkshire has very minimal sales. Land Values have remained consistent at a rate of \$250/ff and about 20% less for adjoining vacant lots.