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	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	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-003-014-30	4677 IMLAY CITY RD	06/09/23	$180,000	LC	03-ARM'S LENGTH	$180,000	$0	0.00	$123,554	$180,000	$123,554	0.0	0.0	11.77	4.27	#DIV/0!	$15,297	$0.35	0.00	TWGN	3354/102	003-003-014-40, 003-003-014-50, 003-003-014-80	2024 LAND VALUES	0	0	NOT INSPECTED		402															
003-003-014-60	4595 IMLAY CITY RD	06/09/23	$90,000	LC	03-ARM'S LENGTH	$90,000	$0	0.00	$36,888	$90,000	$36,888	0.0	0.0	2.50	2.50	#DIV/0!	$36,000	$0.83	0.00	TWGN		003-003-014-70	2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-006-035-00	IMLAY CITY RD	04/05/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$39,800	44.22	$84,388	$90,000	$84,388	0.0	0.0	10.13	10.13	#DIV/0!	$8,885	$0.20	0.00	TWGN			2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-007-006-40	480 VIE-MAR LANE	11/01/22	$45,000	WD	03-ARM'S LENGTH	$45,000	$10,800	24.00	$23,342	$45,000	$23,342	0.0	0.0	2.70	2.70	#DIV/0!	$16,667	$0.38	0.00	TWGN			2023 LAND TABLES	0	0	NOT INSPECTED		401															
003-007-020-10	1223 PEPPERMILL	02/15/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$0	0.00	$109,774	$100,000	$109,774	0.0	0.0	12.70	12.70	#DIV/0!	$7,875	$0.18	0.00	TWGN	3138/236		2023 LAND TABLES	0	0	NOT INSPECTED		401															
003-008-001-10	LAKE PLEASANT RD	12/29/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$43,300	29.86	$105,105	$145,000	$105,105	0.0	0.0	10.01	7.51	#DIV/0!	$14,496	$0.33	0.00	TWGN		003-008-001-15	2024 LAND VALUES	0	0	NOT INSPECTED		402															
003-008-019-71	LAKEWOOD LANE	04/26/23	$59,900	WD	03-ARM'S LENGTH	$59,900	$20,200	33.72	$40,315	$59,900	$40,315	0.0	0.0	5.10	5.10	#DIV/0!	$11,745	$0.27	0.00	TWGN			2020 LAND TABLES	0	0	NOT INSPECTED		402															
003-013-002-20	N SUMMERS RD	08/02/22	$115,000	WD	03-ARM'S LENGTH	$115,000	$76,000	66.09	$152,156	$115,000	$152,156	0.0	0.0	19.03	3.49	#DIV/0!	$6,043	$0.14	0.00	TWGN	3309/304	003-013-002-30, 003-013-002-40	2022 LAND VALUES	0	0	NOT INSPECTED		402															
003-013-043-10	5929 BELLE RIVER RD	11/03/23	$48,000	WD	03-ARM'S LENGTH	$48,000	$13,100	27.29	$26,281	$48,000	$26,281	0.0	0.0	3.04	3.04	#DIV/0!	$15,789	$0.36	0.00	TWGN			2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-013-043-10	5789 BELLE RIVER RD	06/06/23	$62,000	WD	03-ARM'S LENGTH	$62,000	$13,600	21.94	$27,145	$62,000	$27,145	0.0	0.0	3.14	3.14	#DIV/0!	$19,745	$0.45	0.00	TWGN	3353/95		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-016-024-00	127 S LAKE GEORGE RD	08/21/23	$47,000	WD	03-ARM'S LENGTH	$47,000	$23,900	50.85	$47,720	$47,000	$47,720	0.0	0.0	5.52	5.52	#DIV/0!	$8,514	$0.20	0.00	TWGN	3367/591		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-019-001-95	S FORCE RD	10/24/23	$37,000	WD	03-ARM'S LENGTH	$37,000	$15,700	42.43	$31,400	$37,000	$31,400	0.0	0.0	2.50	2.50	#DIV/0!	$14,800	$0.34	0.00	TWGN	3373/715		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-020-010-60	1515 S FORCE RD	08/16/22	$65,000	WD	03-ARM'S LENGTH	$65,000	$37,100	57.08	$80,615	$65,000	$80,615	0.0	0.0	9.35	9.35	#DIV/0!	$6,952	$0.16	0.00	TWGN	3331/904		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-021-014-00	1585 S LAKE GEORGE RD	09/21/22	$129,900	WD	03-ARM'S LENGTH	$129,900	$68,800	52.96	$136,504	$129,900	$136,504	0.0	0.0	19.24	19.24	#DIV/0!	$6,752	$0.15	0.00	TWGN			2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-021-034-05	1868 LAKE PLEASANT	02/12/24	$565,000	WD	03-ARM'S LENGTH	$565,000	$49,600	8.78	$88,417	$565,000	$88,417	0.0	0.0	13.40	13.40	#DIV/0!	$42,164	$0.97	0.00	TWGN			2024 LAND VALUES	0	0	NOT INSPECTED		202															
003-022-029-00	4707 NETWARK RD	08/15/23	$115,000	WD	03-ARM'S LENGTH	$115,000	$46,900	40.78	$93,880	$115,000	$93,880	0.0	0.0	12.23	12.23	#DIV/0!	$9,403	$0.22	0.00	TWGN	3364/302		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-022-007-00	CONLEY RD	08/01/23	$250,423	WD	03-ARM'S LENGTH	$250,423	$108,800	31.05	$360,836	$250,423	$360,836	0.0	0.0	77.09	40.00	#DIV/0!	$4,545	$0.10	0.00	TWGN	3362/21	003-023-016-40	2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-024-001-00	5662 S SUMMERS RD	11/28/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$63,000	32.31	$111,731	$195,000	$111,731	0.0	0.0	17.76	17.76	#DIV/0!	$10,980	$0.25	0.00	TWGN			2024 LAND VALUES	0	0	NOT INSPECTED		402															
003-024-022-40	NETWARK RD	03/24/23	$110,000	LC	03-ARM'S LENGTH	$110,000	$50,600	46.00	$109,359	$110,000	$109,359	0.0	0.0	12.65	12.65	#DIV/0!	$8,696	$0.20	0.00	TWGN	3343/234		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-024-022-60	5420 REYNOLDS RD	05/06/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$23,700	31.60	$104,412	$75,000	$104,412	0.0	0.0	12.08	12.08	#DIV/0!	$6,209	$0.14	0.00	TWGN	3292/512		2023 LAND TABLES	0	0	NOT INSPECTED		401															
003-024-025-50	NETWARK RD	02/08/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$85,800	33.00	$210,830	$260,000	$210,830	0.0	0.0	39.93	39.93	#DIV/0!	$6,511	$0.15	0.00	TWGN			2024 LAND VALUES	0	0	NOT INSPECTED		402															
003-026-003-10	FOX RUN	10/04/22	$65,500	WD	03-ARM'S LENGTH	$65,500	$24,500	37.40	$48,937	$65,500	$48,937	0.0	0.0	10.09	10.09	#DIV/0!	$6,492	$0.15	0.00	TWGN	3338/815		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-028-006-00	4190 NETWARK RD	06/01/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$49,500	36.67	$99,032	$135,000	$99,032	0.0	0.0	13.37	13.37	#DIV/0!	$10,097	$0.23	0.00	TWGN	3352/323		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-028-012-00	4457 CHAMPION DR	12/13/23	$95,500	WD	03-ARM'S LENGTH	$95,500	$42,100	44.08	$84,162	$95,500	$84,162	0.0	0.0	10.08	10.08	#DIV/0!	$9,474	$0.22	0.00	TWGN	3382/297		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-028-053-30	3857 HUNTERS CREEK RD	10/13/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$63,300	37.24	$126,641	$170,000	$126,641	0.0	0.0	14.65	14.65	#DIV/0!	$11,605	$0.27	0.00	TWGN	3372/365		2023 LAND TABLES	0	0	NOT INSPECTED		402															
003-034-043-60	2930 ATWELL RD	05/09/23	$198,000	WD	03-ARM'S LENGTH	$198,000	$94,900	47.93	$189,838	$198,000	$189,838	0.0	0.0	24.92	12.67	#DIV/0!	$7,945	$0.18	0.00	TWGN	3346/496	003-034-043-70	2023 LAND TABLES	0	0	8/7/2014	VACANT LAND	402															
003-035-022-51	WINSLOW RD	11/15/22	$53,000	WD	03-ARM'S LENGTH	$53,000	$9,200	17.36	$31,494	$53,000	$31,494	0.0	0.0	2.51	2.51	#DIV/0!	$21,116	$0.48	0.00	TWGN	3327/917		2023 LAND TABLES	0	0	7/28/2014	VACANT LAND	402															
003-035-022-53	2990 WINSLOW RD	09/27/23	$45,000	WD	03-ARM'S LENGTH	$45,000	$15,700	34.89	$31,494	$45,000	$31,494	0.0	0.0	2.51	2.51	#DIV/0!	$17,928	$0.41	0.00	TWGN	3300/846		2023 LAND TABLES	0	0	7/28/2014	VACANT LAND	401															
003-036-019-11	WINSLOW RD	12/12/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$13,400	38.29	$36,293	$35,000	$36,293	0.0	0.0	3.21	3.21	#DIV/0!	$10,890	$0.25	0.00	TWGN			2023 LAND TABLES	0	0	7/28/2014		402															
003-036-019-12	SUTTON RD	11/17/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$13,100	37.43	$36,100	$35,000	$36,100	0.0	0.0	3.00	3.00	#DIV/0!	$11,667	$0.27	0.00	TWGN	3328/906		2023 LAND TABLES	0	0	7/28/2014		402															
003-036-019-60	WINSLOW RD	09/05/22	$80,000	WD	03-ARM'S LENGTH	$80,000	$35,600	43.75	$77,920	$80,000	$77,920	0.0	0.0	8.80	8.80	#DIV/0!	$9,091	$0.21	0.00	TWGN			2023 LAND TABLES	0	0	7/28/2014	VACANT LAND	402															
	Totals:	$3,796,223				$3,796,223	$1,151,400		$2,866,583	$3,796,223	$2,866,583	0.0		395.01	319.93																												
							Sale Ratio =>	30.33			Average			Average																														
							Std. Dev. =>	16.05			per FF=>	#DIV/0!		per Net Acre=>	9,610.42																												

Attica Twp / Candy Lane land values $9,600

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	$/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.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-008-018-00	3631 PEPPERMILL RD	11/28/22	$153,000	WD	03-ARM'S LENGTH	$153,000	$152,100	99.41	$279,327	$34,885	$118,115	$231,699	0.510	1,540	$76.70	TWGEN	104.4538	SINGLE FAMILY		$21,613	No	/ /		2023 LAND TABLES	401	65												
003-026-027-20	2326 WINSLOW RD	08/29/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$47,600	56.00	$213,875	$45,991	$39,039	$64,945	0.606	1,440	$27.08	TWGEN	38.7071	SINGLE FAMILY		$45,991	No	/ /		2023 LAND TABLES	401	33												
003-011-040-00	5939 BELLE RIVER RD	06/06/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$150,800	75.40	$318,922	$36,100	$163,900	$268,078	0.611	1,512	$108.40	TWGEN	71.3683	SINGLE FAMILY		$36,100	No	/ /		2023 LAND TABLES	401	91												
003-020-010-30	1571 S FORCE RD	11/23/22	$256,000	WD	03-ARM'S LENGTH	$256,000	$139,900	54.65	$348,255	$112,866	$143,134	$223,118	0.642	1,512	$94.67	TWGEN	55.4931	SINGLE FAMILY		$83,845	No	/ /		2023 LAND TABLES	401	90												
003-016-019-00	4136 PEPPERMILL RD	12/28/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$188,200	53.77	$472,192	$117,886	$232,114	$335,835	0.691	2,112	$109.90	TWGEN	61.8964	SINGLE FAMILY		$98,852	No	/ /		2023 LAND TABLES	401	79												
003-036-014-30	5665 SUTTON RD	08/22/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$249,300	51.40	$645,140	$94,428	$390,572	$522,002	0.748	2,919	$133.80	TWGEN	12.7975	SINGLE FAMILY		$63,192	No	/ /		2023 LAND TABLES	401	86												
003-010-006-20	485 ELK LAKE RD	08/22/23	$410,500	WD	03-ARM'S LENGTH	$410,500	$252,900	61.61	$536,110	$93,300	$317,200	$417,829	0.759	1,946	$163.00	TWGEN	80.2391	SINGLE FAMILY		$37,864	No	/ /		2023 LAND TABLES	401	86												
003-008-022-00	91 LK GEORGE RD	05/03/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$160,200	48.55	$402,989	$87,869	$242,131	$298,692	0.811	2,073	$116.80	TWGEN	#REF!	SINGLE FAMILY		$68,123	No	/ /		2023 LAND TABLES	401	70												
003-019-001-50	1656 S FORCE RD	10/02/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$162,000	57.86	$342,716	$37,360	$242,640	$289,456	0.838	2,416	$100.43	TWGEN	48.9907	SINGLE FAMILY		$37,360	No	/ /		2023 LAND TABLES	401	85												
003-027-005-00	2470 JASON CT	04/28/22	$340,206	WD	03-ARM'S LENGTH	$340,206	$162,300	47.71	$410,715	$52,437	$287,769	$339,600	0.847	1,704	$168.88	TWGEN	20.2436	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	86												
003-008-032-00	848 N FIVE LAKES RD	03/24/23	$219,000	WD	03-ARM'S LENGTH	$219,000	$100,300	45.80	$260,403	$16,114	$202,886	$231,554	0.876	1,412	$143.69	TWGEN	87.6195	SINGLE FAMILY		$16,114	No	/ /		2023 LAND TABLES	401	83												
003-032-043-10	2896 MILLER RD	06/22/22	$187,900	WD	03-ARM'S LENGTH	$187,900	$83,500	44.44	$220,349	$27,080	$160,820	$183,193	0.878	1,848	$87.02	TWGEN	13.2504	SINGLE FAMILY		$17,990	No	/ /		2023 LAND TABLES	401	80												
003-013-021-30	5624 ATTICA RD	09/05/23	$313,000	WD	03-ARM'S LENGTH	$313,000	$172,100	55.30	$386,613	$39,659	$273,341	$309,909	0.882	2,520	$108.47	TWGEN	59.0931	SINGLE FAMILY		$31,776	No	/ /		2023 LAND TABLES	401	87												
003-024-016-00	1591 WINSLOW RD	07/06/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$168,400	44.91	$429,100	$71,523	$303,477	$338,936	0.895	1,800	$168.60	TWGEN	40.3427	SINGLE FAMILY		$39,103	No	/ /		2023 LAND TABLES	401	82												
003-023-018-30	5085 NEWARK RD	04/24/23	$371,000	WD	03-ARM'S LENGTH	$371,000	$202,000	54.45	$429,248	$18,392	$352,608	$389,437	0.905	1,700	$207.42	TWGEN	41.9643	SINGLE FAMILY		$18,392	No	/ /		2023 LAND TABLES	401	91												
003-007-006-50	478 VIR-MAR LANE	01/31/23	$273,000	WD	03-ARM'S LENGTH	$273,000	$117,300	42.97	$311,482	$31,494	$241,506	$265,391	0.910	1,643	$146.99	TWGEN	90.9999	SINGLE FAMILY		$31,494	No	/ /		2023 LAND TABLES	401	81												
003-018-008-00	1231 S FIVE LAKES RD	08/03/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$113,600	45.44	$281,887	$42,643	$207,357	$226,772	0.914	1,224	$169.41	TWGEN	51.2399	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	80												
003-028-001-10	4468 NEWARK RD	04/28/22	$188,000	WD	03-ARM'S LENGTH	$188,000	$78,900	41.97	$212,299	$38,580	$159,420	$174,141	0.915	1,152	$138.39	TWGEN	24.0413	SINGLE FAMILY		$38,580	No	/ /		2023 LAND TABLES	401	85												
003-034-015-40	4732 HUNTERS CREEK RD	12/05/22	$396,500	WD	03-ARM'S LENGTH	$396,500	$173,300	43.71	$437,150	$39,255	$357,245	$377,152	0.947	2,035	$175.55	TWGEN	19.2947	SINGLE FAMILY		$39,255	No	/ /		2023 LAND TABLES	401	84												
003-024-023-00	1835 WINSLOW RD	06/26/23	$246,000	WD	03-ARM'S LENGTH	$246,000	$122,700	49.88	$260,167	$17,856	$228,144	$229,679	0.993	1,570	$145.31	TWGEN	33.1755	SINGLE FAMILY		$17,856	No	/ /		2023 LAND TABLES	401	76												
003-036-019-20	2780 WINSLOW RD	09/06/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$160,600	40.15	$419,977	$52,864	$347,136	$347,974	0.998	1,965	$176.66	TWGEN	5.2221	SINGLE FAMILY		$36,406	No	/ /		2023 LAND TABLES	401	91												
003-014-014-10	5110 ATTICA RD	12/21/23	$166,000	WD	03-ARM'S LENGTH	$166,000	$82,000	49.40	$172,060	$49,653	$116,347	$115,152	1.010	960	$121.19	TWGEN	72.0406	SINGLE FAMILY		$38,700	No	/ /		2024 LAND VALUES	401	67												
003-003-014-10	576 N LAKE PLEASANT RD	02/27/23	$384,000	WD	03-ARM'S LENGTH	$384,000	$156,000	40.63	$393,346	$38,656	$345,344	$338,199	1.027	2,030	$170.12	TWGEN	102.7201	SINGLE FAMILY		$38,656	No	/ /		2023 LAND TABLES	401	88												
003-010-005-10	4720 IMLAY CITY RD	08/19/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$166,500	39.64	$424,654	$59,798	$360,202	$345,835	1.042	1,584	$227.40	TWGEN	104.1543	SINGLE FAMILY		$59,798	No	/ /		2023 LAND TABLES	401	85												
003-026-003-40	5467 FOX RUN	03/13/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$159,800	38.05	$421,920	$31,494	$388,506	$370,072	1.050	1,588	$244.65	TWGEN	27.5261	SINGLE FAMILY		$31,494	No	/ /		2023 LAND TABLES	401	91												
003-004-003-00	859 BOSHAW DR	08/16/22	$111,000	WD	03-ARM'S LENGTH	$111,000	$41,300	37.21	$105,776	$4,183	$106,611	$96,101	1.109	944	$112.94	TWGEN	110.9359	SINGLE FAMILY		$4,183	No	/ /		2023 LAND TABLES	401	65												
003-024-021-00	5641 REYNOLDS RD	05/05/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$190,700	45.40	$400,062	$146,497	$273,503	$240,346	1.138	1,482	$184.55	TWGEN	28.8831	SINGLE FAMILY		$92,162	No	/ /		2023 LAND TABLES	401	82												
003-024-022-60	1861 WINSLOW RD	12/02/22	$550,000	WD	03-ARM'S LENGTH	$550,000	$90,300	16.42	$520,573	$156,042	$393,958	$345,527	1.140	1,945	$202.55	TWGEN	28.6621	SINGLE FAMILY		$156,042	No	/ /		2023 LAND TABLES	401	99												
003-034-043-30	4981 SUTTON RD	06/13/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$158,400	35.20	$418,188	$31,400	$418,600	$366,624	1.142	2,748	$152.33	TWGEN	5.5577	SINGLE FAMILY		$31,400	No	/ /		2023 LAND TABLES	401	88												
003-030-009-10	2111 BRAY RD	07/29/22	$346,900	WD	03-ARM'S LENGTH	$346,900	$121,100	34.91	$321,627	$31,400	$315,500	$275,097	1.147	1,515	$208.25	TWGEN	15.1940	SINGLE FAMILY		$31,400	No	/ /		2023 LAND TABLES	401	91												
003-010-007-00	345 ELK LAKE RD	02/29/24	$475,500	WD	03-ARM'S LENGTH	$475,500	$210,600	44.29	$445,742	$105,155	$370,345	$320,402	1.156	1,670	$221.76	TWGEN	115.5877	SINGLE FAMILY		$39,097	No	/ /		2024 LAND VALUES	401	78												
003-023-016-00	1745 CONLEY RD	05/17/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$77,300	36.81	$193,381	$43,225	$166,775	$142,328	1.172	1,778	$93.80	TWGEN	55.9015	SINGLE FAMILY		$43,225	No	/ /		2023 LAND TABLES	401	45												
003-025-010-00	2217 WINSLOW RD	06/20/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$108,700	43.48	$228,976	$41,146	$208,854	$178,038	1.173	1,723	$121.22	TWGEN	29.9848	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	70												
003-005-024-20	3935 IMLAY CITY RD	08/19/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$90,600	34.85	$232,429	$13,568	$246,432	$207,451	1.188	1,399	$176.15	TWGEN	118.7904	SINGLE FAMILY		$13,568	No	/ /		2023 LAND TABLES	401	89												
003-024-022-70	1783 WINSLOW RD	04/05/22	$369,900	WD	03-ARM'S LENGTH	$369,900	$10,100	2.73	$328,801	$21,872	$348,028	$290,928	1.196	1,624	$214.30	TWGEN	36.5284	SINGLE FAMILY		$21,872	No	/ /		2023 LAND TABLES	401	99												
003-036-010-00	5696 HUNTERS CREEK RD	09/27/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$141,900	36.86	$351,752	$103,772	$281,228	$235,052	1.196	1,453	$193.55	TWGEN	10.2360	SINGLE FAMILY		$84,026	No	/ /		2023 LAND TABLES	401	79												
003-010-006-60	326 N LAKE PLEASANT RD	03/15/24	$415,000	WD	03-ARM'S LENGTH	$415,000	$179,700	43.30	$376,916	$75,583	$339,417	$283,474	1.197	1,336	$254.05	TWGEN	119.7347	SINGLE FAMILY		$44,847	No	/ /		2024 LAND VALUES	401	84												
003-026-001-40	5386 NEWARK RD	06/05/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$190,900	42.42	$402,038	$90,096	$359,904	$295,680	1.217	1,714	$209.98	TWGEN	33.7108	SINGLE FAMILY		$69,149	No	/ /		2023 LAND TABLES	401	86												
003-200-005-00	717 PEPPERMINT ST	01/03/23	$263,000	WD	03-ARM'S LENGTH	$263,000	$87,700	33.35	$225,071	$9,576	$253,424	$204,261	1.241	1,293	$196.00	CNDPL	5.8120	SINGLE FAMILY		$9,576	No	/ /		2023 LAND TABLES	401	83												
003-005-024-30	509 N LK GEORGE RD	01/12/24	$179,900	WD	03-ARM'S LENGTH	$179,900	$70,700	39.30	$150,739	$13,434	$166,466	$129,167	1.289	1,080	$154.14	TWGEN	128.8761	SINGLE FAMILY		$13,434	No	/ /		2024 LAND VALUES	401	68												
003-010-063-00	4815 ATTICA RD	05/31/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$94,600	40.26	$199,432	$43,030	$191,970	$148,248	1.295	1,080	$177.75	TWGEN	129.4922	SINGLE FAMILY		$31,400	No	/ /		2023 LAND TABLES	401	75												
003-030-027-00	2084 BRAY RD	07/28/22	$258,900	WD	03-ARM'S LENGTH	$258,900	$85,000	32.83	$219,744	$50,310	$208,590	$160,601	1.299	1,144	$182.33	TWGEN	12.7776	SINGLE FAMILY		$37,180	No	/ /		2023 LAND TABLES	401	82												
003-036-002-40	5886 HUNTERS CREEK RD	09/22/23	$364,700	WD	03-ARM'S LENGTH	$364,700	$142,200	38.99	$300,602	$35,536	$329,164	$251,247	1.310	1,624	$202.69	TWGEN	7.3593	SINGLE FAMILY		$35,536	No	/ /		2023 LAND TABLES	401	89												
003-026-003-16	5470 FOX RUN	09/23/22	$411,000	WD	03-ARM'S LENGTH	$411,000	$134,300	32.68	$339,401	$59,710	$351,290	$265,110	1.325	1,844	$190.50	TWGEN	50.9361	SINGLE FAMILY		$39,482	No	/ /		2023 LAND TABLES	401	90												
003-010-057-00	36 SPRINGER LANE	12/20/23	$232,000	WD	03-ARM'S LENGTH	$232,000	$87,700	37.80	$187,474	$8,980	$223,020	$167,915	1.328	1,760	$126.72	TWGEN	132.8169	SINGLE FAMILY		$7,980	No	/ /		2024 LAND VALUES	401	75												
003-011-009-30	5261 ATTICA RD	10/07/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$123,200	31.48	$310,007	$22,045	$362,955	$272,950	1.330	1,600	$226.85	TWGEN	132.9750	SINGLE FAMILY		$22,045	No	/ /		2023 LAND TABLES	401	95												
003-012-024-20	567 N SUMMERS RD	07/01/22	$515,000	WD	03-ARM'S LENGTH	$515,000	$185,500	36.02	$398,080	$118,809	$396,191	$292,737	1.353	1,919	$206.46	TWGEN	135.3403	SINGLE FAMILY		$104,047	No	/ /	003-012-024-30	2022 LAND VALUES	401	86												
003-012-024-30	567 N SUMMERS RD	07/01/22	$515,000	WD	03-ARM'S LENGTH	$515,000	$185,500	36.02	$398,080	$118,809	$396,191	$292,737	1.353	1,919	$206.46	TWGEN	135.3403	SINGLE FAMILY		$104,047	No	/ /	003-012-024-20	2022 LAND VALUES	401	86												
003-001-003-00	5868 BOWERS RD	12/05/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$48,100	31.03	$121,539	$14,104	$140,896	$101,834	1.384	1,386	$101.66	TWGEN	138.3583	SINGLE FAMILY		$14,104	No	/ /		2023 LAND TABLES	401	45												
003-010-007-00	3124 GREENWOOD RD	10/03/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$98,600	30.34	$256,470	$36,523	$288,477	$208,481	1.384	1,344	$214.64	TWGEN	138.3712	SINGLE FAMILY		$36,523	No	/ /		2023 LAND TABLES	401	91												
003-003-016-00	642 N LAKE PLEASANT RD	07/12/23	$279,000	WD	03-ARM'S LENGTH	$279,000	$99,800	35.77	$211,874	$12,236	$266,764	$189,230	1.410	1,432	$186.29	TWGEN	140.9732	SINGLE FAMILY		$12,236	No	/ /		2023 LAND TABLES	401	64												
003-003-014-01	4677 IMLAY CITY RD	03/05/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$0	0.00	$260,255	$187,909	$97,091	$68,058	1.427	840	$115.58	TWGEN	142.6585	SINGLE FAMILY		$167,266	No	/ /	003-003-014-90	2024 LAND VALUES	401	47												
003-003-014-90	4677 IMLAY CITY RD	03/05/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$0	0.00	$260,255	$187,909	$97,091	$68,058	1.427	840	$115.58	TWGEN	142.6585	SINGLE FAMILY		$167,266	No	/ /	003-003-014-01	2024 LAND VALUES	401	47												
003-005-001-40	867 N LAKE GEORGE RD	10/10/23	$421,000	WD	03-ARM'S LENGTH	$421,000	$151,700	36.03	$320,791	$36,433	$384,567	$269,534	1.427	1,700	$226.22	TWGEN	142.6787	SINGLE FAMILY		$36,433	No	/ /		2023 LAND TABLES	401	90												
003-006-061-00	3425 IMLAY CITY RD	12/08/22	$222,000	WD	03-ARM'S LENGTH	$222,000	$70,600	31.80	$170,302	$39,800	$182,200	$123,699	1.473	1,212	$150.33	TWGEN	147.2935	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	60												
003-027-003-00	ATWELL RD	03/23/23	$155,000	WD	03-ARM'S LENGTH	$155,000	$63,900	41.23	$146,156	$57,469	$97,531	$64,453	1.513	2,496	$39.07	TWGEN	151.3217	MOBILE HOME		$40,000	No	/ /	003-027-006-00	2023 LAND TABLES	401	35												
003-027-006-00	4780 NEWARK RD	03/23/23	$155,000	WD	03-ARM'S LENGTH	$155,000	$63,900	41.23	$146,156	$57,469	$97,531	$64,453	1.513	2,496	$39.07	TWGEN	151.3217	MOBILE HOME		$40,000	No	/ /	003-027-003-00	2023 LAND TABLES	401	35												
003-021-010-00	4273 NEWARK RD	08/28/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$82,900	33.16	$195,739	$17,226	$232,774	$150,249	1.549	1,148	$202.76	TWGEN	154.9252	SINGLE FAMILY		$13,300	No	/ /		2023 LAND TABLES	401	64												
003-024-028-00	5795 NEWARK RD	08/05/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$75,000	30.00	$182,153	$38,800	$211,200	$135,880	1.554	912	$231.58	TWGEN	155.4317	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	67												
003-001-010-00	717 N YOUNGS RD	07/19/22	$415,500	WD	03-ARM'S LENGTH	$415,500	$117,000	28.16	$296,744	$49,410	$366,090	$234,440	1.562	1,976	$185.27	TWGEN	156.1552	SINGLE FAMILY		$38,116	No	/ /		2023 LAND TABLES	401	75												
003-019-015-00	3037 PRATT LANE	07/10/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$139,600	31.02	$295,082	$36,550	$413,450	$245,054	1.687	1,638	$252.41	TWGEN	168.7179	SINGLE FAMILY		$36,550	No	/ /		2023 LAND TABLES	401	85												
003-009-032-00	4235 PEPPERMILL	06/01/22	$227,000	WD	03-ARM'S LENGTH	$227,000	$58,500	25.77	$146,807	$21,613	$205,387	$118,667	1.731	1,440	$142.63	TWGEN	173.0780	SINGLE FAMILY		$21,613	No	/ /		2023 LAND TABLES	401	65												
003-015-019-00	665 S LAKE PLEASANT RD	12/05/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$69,600	32.37	$146,967	$53,697	$161,303	$88,408	1.825	752	$214.50	TWGEN	182.4538	SINGLE FAMILY		$16,784	No	/ /		2023 LAND TABLES	401	60												
003-027-043-10	4775 HUNTERS CREEK RD	04/05/22	$168,000	WD	03-ARM'S LENGTH	$168,000	$52,300	31.13	$125,867	$68,838	$99,162	$54,056	1.834	996	$99.56	TWGEN	183.4433	SINGLE FAMILY		$58,872	No	/ /		2023 LAND TABLES	401	45												
		Totals:	$19,809,406			$19,809,406	$7,720,800		$19,126,964		$16,270,853	$14,878,623					6.7382																					
							Sale. Ratio =>	38.98				E.C.F. =>	1.094		$160.36		Std. Deviation=>	0.30444431																				
							Std. Dev. =>	14.81				Ave. E.C.F. =>	1.161		Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!																		

2025 ECF = 1.094

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	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	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-30D-008-00	4805 NORTHWAY	08/15/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$46,500	31.00	$95,689	$57,561	$3,250	50.0	66.0	0.26	0.08	$1,151	$221,388	$5.08	50.00	ELKLK	3311/199	003-65D-104-00	2023 LAND TABLES	0	0	NOT INSPECTED	401	ELK LAKE															
003-40D-029-00	100 CURELLA DR	12/16/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$127,200	41.37	$315,155	$26,617	$34,272	68.0	100.0	0.16	0.16	$391	$170,622	$3.92	68.00	ELKLK			2023 LAND TABLES	0	0	NOT INSPECTED	401	ELK LAKE															
003-45D-001-00	4196 LAKEVIEW DR	05/26/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$59,800	33.22	$124,477	$98,643	$43,120	80.0	180.0	0.17	0.08	$1,233	$594,235	$13.64	80.00	LKPLS	3352/117	003-45D-002-00	2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-007-00	4168 LAKEVIEW DR	05/24/23	$149,900	WD	03-ARM'S LENGTH	$149,900	$66,100	44.10	$139,275	$34,880	$24,255	45.0	90.0	0.09	0.09	$775	$375,054	$8.61	45.00	LKPLS	3352/122		2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-008-00	4160 LAKEVIEW DR	06/24/22	$140,000	WD	03-ARM'S LENGTH	$140,000	$48,900	34.93	$103,729	$65,916	$29,645	55.0	90.0	0.11	0.11	$1,198	$578,211	$13.27	55.00	LKPLS			2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-017-00	4163 LAKE VIEW DR	09/13/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$61,600	36.24	$129,146	$73,194	$32,140	60.0	105.0	0.15	0.15	$1,220	$504,786	$11.59	60.00	LKPLS	3368/102		2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-049-00	927 MARTIN DR	04/29/22	$208,500	WD	03-ARM'S LENGTH	$208,500	$80,000	38.37	$167,268	$76,267	$35,035	65.0	148.0	0.22	0.22	$1,173	$345,100	$7.92	65.00	LKPLS	3291/557		2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-054-00	4173 PLEASANT DR	08/11/23	$115,000	MLC	03-ARM'S LENGTH	$115,000	$37,900	32.96	$79,423	$54,442	$18,865	35.0	100.0	0.08	0.08	$1,555	$680,525	$15.62	35.00	LKPLS	3363/981		2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
003-45D-087-00	987 CASTER DR	07/29/22	$137,000	WD	03-ARM'S LENGTH	$137,000	$63,600	46.42	$127,858	$24,637	$15,295	35.0	100.0	0.08	0.08	$704	$307,963	$7.07	35.00	LKPLS	3309/140	003-45D-088-00	2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT															
		Totals:	#########			#########	**$591,600**		**$1,281,820**	**$512,157**	**$236,077**	**493.0**		**1.32**	**1.05**																												
							Sale. Ratio =>	**37.97**				**Average**		**Average**				**Average**																									
							Std. Dev. =>	**5.34**				**per FF=>**		**$1,035**		**per Net Acre=>**	#########		**per SqFt=>**	**$8.94**																						

Lake Pleasant / Elk Lake land values $1,040 /Front foot

Parcel Number	Street Addresa	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	$/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.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-400-028-00	100 CURELLA DR	12/16/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$127,200	41.37	$315,155	$34,272	$273,228	$221,266	1.235	1,737	$157.30	EILKLK	19.6427	SINGLE FAMILY		$34,272	No	/ /		2023 LAND TABLE5	401	75												
003-400-045-00	25 CURELLA DR	12/02/22	$239,900	WD	03-ARM'S LENGTH	$239,900	$69,400	28.93	$166,121	$10,800	$229,100	$122,354	1.872	1,260	$181.83	EILKLK	44.1164	SINGLE FAMILY		$10,800	No	/ /		2023 LAND TABLE5	401	63												
003-450-001-00	4196 LAKEVIEW DR	05/26/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$59,800	33.22	$124,477	$43,120	$136,880	$81,602	1.677	700	$195.54	LKPL5	24.6147	SINGLE FAMILY		$43,120	No	/ /	003-450-002-00	2023 LAND TABLE5	401	71												
003-450-007-00	4168 LAKEVIEW DR	05/24/23	$149,900	WD	03-ARM'S LENGTH	$149,900	$66,100	44.10	$139,275	$24,255	$125,645	$115,366	1.089	924	$135.98	LKPL5	34.2168	SINGLE FAMILY		$24,255	No	/ /		2023 LAND TABLE5	401	71												
003-450-008-00	4160 LAKEVIEW DR	06/24/22	$140,000	WD	03-ARM'S LENGTH	$140,000	$48,900	34.93	$103,729	$29,645	$110,355	$74,307	1.485	625	$176.57	LKPL5	5.3858	SINGLE FAMILY		$29,645	No	/ /		2023 LAND TABLE5	401	71												
003-450-017-00	4163 LAKE VIEW DR	09/13/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$61,600	36.24	$129,146	$32,340	$137,660	$97,097	1.418	1,846	$74.57	LKPL5	1.3513	SINGLE FAMILY		$32,340	No	/ /		2023 LAND TABLE5	401	45												
003-450-049-00	927 MARTIN DR	04/29/22	$208,500	WD	03-ARM'S LENGTH	$208,500	$80,000	38.37	$167,268	$35,035	$173,465	$132,631	1.308	1,104	$157.12	LKPL5	12.3389	SINGLE FAMILY		$35,035	No	/ /		2023 LAND TABLE5	401	69												
003-450-051-00	4187 PLEASANT DR	10/20/22	$210,500	WD	03-ARM'S LENGTH	$210,500	$67,600	32.11	$135,912	$5,107	$205,393	$131,199	1.566	1,327	$154.78	LKPL5	13.4246	SINGLE FAMILY		$5,107	No	/ /		2023 LAND TABLE5	401	65												
003-450-054-00	4173 PLEASANT DR	08/11/23	$115,000	MLC	03-ARM'S LENGTH	$115,000	$37,900	32.96	$79,423	$18,865	$96,135	$60,740	1.583	814	$118.10	LKPL5	15.1458	SINGLE FAMILY		$18,865	No	/ /		2023 LAND TABLE5	401	61												
003-450-087-00	987 CASTER DR	07/29/22	$117,000	WD	03-ARM'S LENGTH	$117,000	$63,600	46.42	$127,658	$15,295	$121,705	$112,701	1.080	1,070	$113.74	LKPL5	35.1375	SINGLE FAMILY		$15,295	No	/ /	003-450-088-00	2023 LAND TABLE5	401	71												
		Totals:	**$1,858,300**			**$1,858,300**	**$682,100**		**$1,488,164**		**$1,609,566**	**$1,149,263**			**$146.55**		**3.0747**																					
							Sale. Ratio =>	**36.71**				**E.C.F. =>**	**####**		**Std. Deviation=>**	**0.25682033**																						
							Std. Dev. =>	**5.62**				**Ave. E.C.F. =>**	**####**		**Ave. Variance=>**	**20.5374**	**Coefficient of Var=>**	**14.34913724**																			

2025 Lake Pleasant / Elk Lake ECF = 1.401

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale $	Avg. when Sold	Avg/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Other. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Acre	Liber/Page	Other Parcels in Sale	Land Table	Grade	Zoned	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Characteristics
003-029-023-00	2175 MILLER RD	08/19/22	$294,000	WD	03-ARM'S LENGTH	$294,000	$117,400	39.93	$302,669	$27,872	$36,541	0.0	0.0	3.49	3.49	#DIV/0!	$7,986	$0.18	0.00	METMR	3312/854		2023:LAND TABLES	0	0	NOT INSPECTED		401														
003-029-029-00	3533 HUNTERS CREEK RD	04/14/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$202,000	56.11	$455,668	$3,232	$69,300	0.0	0.0	7.00	7.00	#DIV/0!	$462	$0.01	0.00	METMR			2023:LAND TABLES	0	0	NOT INSPECTED		401														
003-029-046-00	2260 S LAKE GEORGE RD	07/12/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$138,000	40.63	$272,668	$127,150	$85,218	0.0	0.0	10.89	8.39	#DIV/0!	$11,713	$0.27	0.00	METMR		003-029-046-20	2022:LAND VALUES	0	0	NOT INSPECTED		401														
003-029-051-00	3925 HUNTERS CREEK RD	08/09/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$116,600	33.80	$295,667	$88,133	$38,800	0.0	0.0	5.00	5.00	#DIV/0!	$17,627	$0.40	0.00	METMR	3310/593		2023:LAND TABLES	0	0	NOT INSPECTED		401														
003-029-053-00	3861 HUNTERS CREEK RD	10/30/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$92,600	28.49	$194,716	$169,084	$38,800	0.0	0.0	5.00	5.00	#DIV/0!	$33,817	$0.78	0.00	METMR			2023:LAND TABLES	0	0	NOT INSPECTED		401														
003-032-020-00	2611 MILLER RD	12/20/23	$319,900	WD	03-ARM'S LENGTH	$319,900	$164,900	51.55	$361,022	$9,216	$81,338	0.0	0.0	10.00	10.00	#DIV/0!	$922	$0.02	0.00	METMR	3381/910		2024:LAND VALUES	0	0	NOT INSPECTED		401														
003-035-041-00	2796 MILLER RD	02/14/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$83,400	33.36	$227,989	$48,711	$26,700	0.0	0.0	2.00	2.00	#DIV/0!	$24,356	$0.56	0.00	METMR	3338/135		2023:LAND TABLES	0	0	NOT INSPECTED		401														
003-032-053-00	2846 S LAKE GEORGE RD	01/30/24	$420,000	WD	03-ARM'S LENGTH	$420,000	$147,200	35.05	$307,483	$214,791	$102,274	0.0	0.0	20.27	19.87	#DIV/0!	$10,544	$0.24	0.00	METMR	3387/38		2024:LAND VALUES	0	0	NOT INSPECTED		401														
003-210-004-00	4106 CARRIAGE HILL DR	03/29/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$86,500	35.31	$172,870	$245,000	$172,870	0.0	0.0	12.34	1.51	#DIV/0!	$19,859	$0.46	0.00	METMR		003-215-029-00, 003-215-032-00, 003-215-034-00, 003-215-036-00, 003-215-039-00	2024:LAND VALUES	0	0	NOT INSPECTED	VACANT LAND	402														
003-215-033-00	4137 CARRIAGE HILL DRIVE	06/20/22	$73,000	WD	03-ARM'S LENGTH	$73,000	$6,400	8.77	$53,774	$73,000	$53,774	0.0	0.0	3.23	3.23	#DIV/0!	$23,671	$0.53	0.00	CRGHL			2023:LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402														
003-215-040-00	2268 EQUESTRIAN TRAIL	08/18/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$38,200	109.14	$88,810	$35,000	$88,810	166.0	#####	1.27	1.27	$211	$27,494	$0.63	166.00	CRGHL	3312/780		2023:LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402	ATTICA VILLAGE													
003-215-042-00	2280 EQUESTRIAN TRAIL	01/27/23	$32,000	WD	03-ARM'S LENGTH	$32,000	$47,400	148.13	$110,210	$32,000	$110,210	206.0	#####	1.51	1.51	$155	$21,150	$0.49	206.00	CRGHL	3336/387		2023:LAND TABLES	0	0	NOT INSPECTED		402	ATTICA VILLAGE													
		Totals:	########			########	**$1,330,400**		**$2,844,746**	**$1,073,589**	**$804,435**	**370.0**		**82.09**	**68.27**																												
							Sale. Ratio =>	**40.43**			Average			Average																													
							Std. Dev. =>	**38.69**			per FF=>		**$2,486**	per Net Acre=>		**13,077.72**		Average																								
																		per SqFt=>		**$0.30**																						

Metamora/Carriage Hills land values $13,077

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/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 Deprc.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-029-023-00	2175 MILLER RD	08/19/22	$294,000	WD	03-ARM'S LENGTH	$294,000	$117,400	39.93	$302,669	$36,541	$257,459	$254,424	1.012	1,772	$145.29	METMR	8.0488	SINGLE FAMILY		$36,541	No	/ /		2023 LAND TABLES	401	78												
003-029-029-00	3535 HUNTERS CREEK RD	04/14/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$202,000	56.11	$425,868	$69,986	$290,014	$340,231	0.852	1,609	$180.36	METMR	24.0012	SINGLE FAMILY		$69,10B	No	/ /		2023 LAND TABLES	401	81												
003-029-046-00	2260 S LAKE GEORGE RD	07/12/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$128,000	40.63	$272,668	$85,218	$229,782	$196,695	1.168	1,320	$174.08	METMR	7.5802	SINGLE FAMILY		$85,218	No	/ /	003-029-046-20	2022 LAND VALUES	401	72												
003-029-046-20	2260 S LAKE GEORGE RD	07/12/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$128,000	40.63	$272,668	$85,218	$229,782	$196,695	1.168	1,320	$174.08	METMR	7.5802	SINGLE FAMILY		$85,218	No	/ /	003-029-046-00	2022 LAND VALUES	401	72												
003-029-051-00	3925 HUNTERS CREEK RD	08/09/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$116,600	33.80	$295,667	$38,800	$306,200	$239,868	1.277	1,568	$195.28	METMR	18.4123	SINGLE FAMILY		$38,800	No	/ /		2023 LAND TABLES	401	84												
003-032-020-00	2611 MILLER RD	12/20/23	$319,900	WD	03-ARM'S LENGTH	$319,900	$164,900	51.55	$392,022	$81,338	$238,562	$246,379	0.968	1,978	$120.61	METMR	12.4142	SINGLE FAMILY		$81,338	No	/ /		2024 LAND VALUES	401	86												
003-032-041-00	2796 MILLER RD	02/14/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$83,400	33.36	$227,989	$36,887	$213,113	$177,898	1.201	1,400	$152.22	METMR	10.8915	SINGLE FAMILY		$26,700	No	/ /		2023 LAND TABLES	401	74												
		Totals:	**$2,198,900**			**$2,198,900**	**$940,300**		**$2,185,551**		**$1,764,912**	**$1,651,089**			**$163.13**		**2.3865**																					
							Sale. Ratio =>	**42.76**				**E.C.F. =>**	**1.069**		**Std. Deviation=>**	**0.15096969**																					
							Std. Dev. =>	**8.56**				**Ave. E.C.F. =>**	**1.092**		**Ave. Variance=>**	**12.7041**	**Coefficient of Var=>**	**11.62934307**																			

2025 Metamora Carriage Hills ECF = 1.069

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	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	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-155-002-50	124 MILL ST	09/26/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$77,600	45.65	$160,446	$57,704	$48,150	90.0	110.0	0.23	0.23	$641	$254,203	$5.84	90.00	ATVLG			2023 LAND TABLES	0	0	NOT INSPECTED	401																
003-168-003-00	4630 ATTICA RD	05/01/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$91,900	48.37	$191,506	$62,694	$64,200	120.0	330.0	0.91	0.91	$522	$68,970	$1.58	120.00	ATVLG			2023 LAND TABLES	0	0	NOT INSPECTED	401																
		Totals:	**$360,000**			**$360,000**	**$169,500**		**$351,952**	**$120,398**	**$112,350**	**210.0**		**1.14**	**1.14**																												
							Sale. Ratio =>	**47.08**			**Average**			**Average**			**Average**																										
							Std. Dev. =>	**1.62**			**per FF=>**		**$573**	**per Net Acre=>**	**##########**		**per SqFt=>**		**$2.43**																								

Attica Village front foot land values ####

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Ass. when Sold	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mun. $	E.C.F.	Floor Area	$/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 Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-102-001-10	4814 ATTICA RD	10/19/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$131,100	52.44	$259,995	$13,836	$236,164	$220,178	1.073	1,526	$154.76	ATVLG	5.7561	SINGLE FAMILY		$13,836	No	/ /		2023 LAND TABLES	401	76												
003-155-002-50	124 MILL ST	09/26/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$77,600	45.65	$160,446	$48,150	$121,850	$100,444	1.213	1,248	$97.64	ATVLG	8.2952	SINGLE FAMILY		$48,150	No	/ /		2023 LAND TABLES	401	71												
003-168-003-00	4630 ATTICA RD	06/01/21	$190,000	WD	03-ARM'S LENGTH	$190,000	$91,900	48.37	$191,506	$64,200	$125,800	$113,869	1.105	1,456	$86.40	ATVLG	2.5391	SINGLE FAMILY		$64,200	No	/ /		2023 LAND TABLES	401	61												
		Totals:	**$610,000**			**$610,000**	**$300,600**		**$611,947**		**$483,814**	**$434,491**			**$112.93**		**1.6647**																					
							Sale. Ratio =>	**49.28**				**E.C.F. =>**	**#####**		**Std. Deviation=>**	**0.07361744**																						
							Std. Dev. =>	**3.42**				**Ave. E.C.F. =>**	**#####**		**Ave. Variance=>**	**5.5302**	**Coefficient of Var=>**	**4.893221125**																			

2025 Attica Village ECF = 1.114

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
002-032-004-00	3757 BOWERS RD	X	10/19/22	$485,000	WD	32-SPLIT VACANT	$485,000	$195,900	40.39	$466,858	$485,000	$466,858	97.70	97.70	$4,964	$0.11	3322-434	40.39	AGRICULTURE	9/13/2023	VACANT LAND SALE	101		
009-017-001-20	6850 RESIDE RD	X	05/25/23	$409,000	WD	32-SPLIT VACANT	$409,000	$0	0.00	$0	$409,000	$0	64.50	64.59	$6,341	$0.15	3351-544	16.723		6/4/2024		101		
009-028-005-10	ARMSTRONG RD	X	12/19/22	$45,000	WD	03-ARM'S LENGTH	$45,000	$17,300	38.44	$51,719	$45,000	$51,719	10.20	10.20	$4,413	$0.10	3331-635	10.196		5/3/2023		102		
011-012-012-00	8756 PETZ RD	X	05/02/23	$387,000	WD	03-ARM'S LENGTH	$387,000	$145,400	37.57	$311,078	$386,908	$310,986	61.44	61.44	$6,297	$0.14	3349-900	17.413	AGRICULTURE	10/30/2023		101		
011-016-041-00	IMLAY CITY RD V/L	X	08/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$31,500	63.00	$42,635	$50,000	$42,635	11.90	11.90	$4,202	$0.10	3363-606	4.964	AGRICULTURE	6/4/2024		102		
001-012-003-21	DRYDEN RD	X	06/03/22	$300,000	WD	32-SPLIT VACANT	$300,000	$0	0.00	$286,752	$300,000	$286,752	50.00	50.00	$6,000	$0.14	3296-292	26.702		10/6/2023	VACANT LAND SALE	102		
002-032-004-30	3659 BOWERS RD	X	09/19/22	$308,000	WD	32-SPLIT VACANT	$308,000	$0	0.00	$300,071	$308,000	$300,071	61.70	61.70	$4,992	$0.11	3316-580			9/13/2023	VACANT LAND SALE	101		
004-013-003-00	8978 SLATTERY	X	05/17/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$105,900	29.42	$339,700	$360,000	$339,700	80.00	80.00	$4,500	$0.10	3294-213	28.369	AGRICULTURE	5/32023	VACANT LAND SALE		102	
004-035-012-00	STILES	X	12/01/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$180,300	45.08	$317,577	$400,000	$317,577	80.00	80.00	$5,000	$0.11	3378-995	8.472	AGRICULTURE	7/21/2020		102		
006-006-002-00	6901 OLIVER	X	10/28/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$33,400	25.69	$114,993	$130,000	$114,993	24.00	24.00	$5,417	$0.12	3326-746	19.244	AGRICULTURE	4/26/2023		401		
007-001-035-10	HOLLOW CORNERS RD N/O	X	07/29/22	$174,778	MLC	03-ARM'S LENGTH	$174,778	$39,100	22.37	$148,996	$174,778	$148,996	27.43	27.43	$6,371	$0.15	3307-910	8.519		4/28/2023		102		
017-028-002-00	PERO LAKE RD	X	07/18/22	$232,350	WD	03-ARM'S LENGTH	$232,350	$82,800	35.64	$235,560	$232,350	$235,560	47.49	47.49	$4,893	$0.11	3306-191	17.689	AGRICULTURE	6/27/2022		001		
018-013-017-00	8674 SILVERWOOD	X	09/16/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$41,900	33.52	$97,687	$125,000	$97,687	25.00	25.00	$5,000	$0.11	3317-36	13.493		4/26/2023		402		
018-020-009-00	MILLINGTON	X	07/31/23	$140,000	LC	03-ARM'S LENGTH	$140,000	$76,000	54.29	$171,665	$140,000	$171,655	40.00	40.00	$3,500	$0.08	3365-711	6.234	AGRICULTURE	6/14/2024			102	
002-005-001-20	JEFFERSON RD	X	10/12/22	$178,600	WD	32-SPLIT VACANT	$178,600	$0	0.00	$0	$178,600	$0	35.72	19.11	$5,000	$0.11	002-005-001-30			9/13/2023	VACANT LAND SALE	101		
002-008-018-10		X	08/03/22	$160,000	WD	03-ARM'S LENGTH	$160,000	$33,200	20.75	$113,341	$160,000	$113,341	17.71	17.71	$9,034	$0.21		AGRICULTURE		4/25/2023	VACANT LAND SALE	102		
002-032-004-00	3757 BOWERS RD	X	10/19/22	$485,000	WD	32-SPLIT VACANT	$485,000	$195,900	40.39	$466,858	$485,000	$466,858	97.70	97.70	$4,964	$0.11		AGRICULTURE		9/13/2023	VACANT LAND SALE	101		
002-032-004-30	3659 BOWERS RD	X	09/19/22	$308,000	WD	32-SPLIT VACANT	$308,000	$0	0.00	$300,071	$308,000	$300,071	61.70	61.70	$4,992	$0.11				9/13/2023	VACANT LAND SALE	101		
003-003-005-00	BOWERS RD	X	09/14/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$91,700	30.57	$262,496	$300,000	$262,496	52.00	52.00	$5,769	$0.13	3316-757		AGRICULTURE		0		1	4/25/2023	VACANT LAND SALE	102
003-003-014-20	LAKE PLEASANT RD	X	03/08/23	$520,000	WD	32-SPLIT VACANT	$520,000	$0	0.00	$397,779	$520,000	$397,779	77.88	77.88	$6,677	$0.15	3341-53				0		1	1/9/2007	VACANT LAND SALE	102
003-030-029-00	WEST RD	X	08/30/22	$725,000	WD	03-ARM'S LENGTH	$725,000	$174,200	24.03	$508,674	$725,000	$508,674	111.71	111.71	$6,490	$0.15	3315-254		AGRICULTURE		1		0	4/25/2023	VACANT LAND SALE	102
003-030-030-00	FIVE LAKES RD	X	07/22/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$46,600	16.64	$166,360	$280,000	$166,360	40.00	40.00	$7,000	$0.16	3307-113		AGRICULTURE		1		0	4/25/2023	VACANT LAND SALE	402
003-030-030-00	FIVE LAKES RD	X	05/24/22	$580,000	WD	19-MULTI PARCEL ARM'S LENGTH	$580,000	$46,600	8.03	$536,431	$580,000	$536,431	160.00	40.00	$3,625	$0.08	3296-458	003-030-031-00, 003-030-032-00	AGRICULTURE		1		0	4/25/2023	VACANT LAND SALE	402
003-030-031-00	WEST RD	X	12/16/22	$580,000	WD	19-MULTI PARCEL ARM'S LENGTH	$580,000	$192,100	33.12	$521,883	$580,000	$521,883	120.00	80.00	$4,833	$0.11	3331-902	003-030-032-00	AGRICULTURE		1		0	4/25/2023	VACANT LAND SALE	102
			Totals:	**$2,985,000**			**$7,662,728**	**$1,729,800**		**$6,159,184**	**$7,662,636**	**$6,159,082**	**1,455.78**	**1,279.26**	**$5,264**									
								Sale. Ratio =>	**22.57**			**Average**	**Average**		**Average**									
								Std. Dev. =>	**13.00**			**per FF=>**	**per Net Acre=>**	**5,263.61**	**per SqFt=>**	**$0.12**								

Attica **$5,263 Per Acre**

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	$/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 Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
003-011-004-00	5170 IMLAY CITY RD	01/30/24	$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	$700,000	$828,400	118.34	$1,517,331	$387,214	$312,786	$1,483,121	0.211	11,328	$27.61	101	#REF!	DEFAULT		$387,214	Yes	10/29/24	003-011-003-10	AGRICULTURE	101	80												
018-009-020-10	9106 KELCH RD	05/23/22	$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	$450,000	$227,200	50.49	$595,139	$404,790	$45,210	$202,499	0.223	0	#DIV/0!	101	47.5659			$404,790	No	/ /	018-009-020-21, 018-009-019-50, 018-009-020-60	AGRICULTURE	101	0												
010-008-001-00	5011 PRATT RD	08/29/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$105,500	38.36	$372,266	$229,463	$45,537	$151,918	0.300	1,798	$25.33	101	101.6859	DEFAULT		$229,463	Yes	08/27/24		AGRICULTURE	101	60												
010-003-031-00	4190 PRATT RD	06/29/23	$590,000	WD	03-ARM'S LENGTH	$590,000	$241,600	40.95	$691,760	$533,243	$56,757	$168,635	0.337	1,144	$49.61	101	104.9848	DEFAULT		$533,664	Yes	10/04/24		AGRICULTURE	101	65												
011-024-018-10	4103 CADE RD	09/23/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$203,000	47.21	$540,144	$253,451	$176,549	$304,993	0.579	1,628	$108.45	101	61.6274	DEFAULT		$253,451	No	/ /		AGRICULTURE	101	70												
018-036-010-00	7257 SILVERWOOD	06/05/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$108,200	37.96	$335,604	$190,194	$94,806	$154,691	0.613	1,586	$59.78	101	14.9844	DEFAULT		$190,194	Yes	10/24/24		AGRICULTURE	101	50												
018-002-008-00	2052 SARLES RD	02/12/24	$236,000	WD	03-ARM'S LENGTH	$236,000	$108,200	45.85	$265,443	$169,451	$66,549	$102,119	0.652	1,232	$54.02	101	22.7764	DEFAULT		$169,451	Yes	08/26/24		AGRICULTURE	101	55												
017-009-026-00	3330 GERMAN RD	08/24/22	$737,500	WD	03-ARM'S LENGTH	$737,500	$350,900	47.58	$857,643	$389,133	$348,367	$498,415	0.699	2,918	$119.39	101	23.3939	DEFAULT		$389,133	No	/ /		AGRICULTURE	101	84												
005-014-001-01	8298 BURNSIDE ROAD	12/16/22	$260,000	WD	31-SPLIT IMPROVED	$260,000	$0	0.00	$303,117	$74,502	$185,498	$243,207	0.763	1,768	$104.92	101	76.2715	DEFAULT		$74,502	No	/ /		AGRICULTURE	102	80												
011-001-010-10	5559 CADE RD	10/03/22	$750,000	WD	03-ARM'S LENGTH	$750,000	$344,800	45.97	$832,166	$274,156	$475,844	$593,628	0.802	4,232	$112.44	101	64.0469	DEFAULT		$274,156	No	/ /		AGRICULTURE	101	70												
006-003-001-00	1920 CASTLE	03/01/23	$485,000	WD	03-ARM'S LENGTH	$485,000	$189,400	39.05	$512,250	$304,344	$180,656	$221,177	0.817	2,432	$74.28	101	#REF!	DEFAULT		$304,344	No	/ /		AGRICULTURE	101	50												
018-011-009-00	2233 MURPHY LAKE	08/25/23	$490,000	WD	03-ARM'S LENGTH	$490,000	$230,800	47.10	$515,282	$307,600	$182,400	$220,938	0.826	1,303	$139.98	101	11.9426	DEFAULT		$307,600	Yes	10/24/24		AGRICULTURE	101	60												
017-006-021-00	3589 CATLIN RD	08/25/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$177,300	42.72	$435,914	$183,654	$231,346	$268,362	0.862	2,233	$103.60	101	30.7317	DEFAULT		$183,654	Yes	10/03/24		AGRICULTURE	101	60												
011-014-006-00	160 DORROW	11/17/23	$530,000	WD	03-ARM'S LENGTH	$530,000	$249,500	47.08	$550,682	$229,642	$300,358	$341,532	0.879	2,284	$131.51	101	62.6323	DEFAULT		$229,642	Yes	10/04/24		AGRICULTURE	101	80												
001-036-037-00	8977 BORDMAN RD	11/27/23	$595,000	WD	03-ARM'S LENGTH	$595,000	$420,600	70.69	$609,341	$237,000	$358,000	$396,107	0.904	2,776	$128.96	101	90.3795	DEFAULT		$237,000	Yes	/ /		AGRICULTURE	101	74												
002-022-032-50	4662 LUM RD	01/19/24	$410,000	WD	03-ARM'S LENGTH	$410,000	$303,000	73.90	$412,195	$122,064	$287,936	$308,650	0.933	1,428	$201.64	101	93.2888	DEFAULT		$122,064	Yes	10/22/24		AGRICULTURE	101	55												
016-027-012-01	4840 LK PLEASANT RD	02/26/24	$399,900	WD	03-ARM'S LENGTH	$399,900	$185,000	46.26	$398,829	$197,322	$202,578	$214,369	0.945	1,568	$129.20	101	29.3561	DEFAULT		$197,322	Yes	10/24/24		AGRICULTURE	101	70												
011-030-010-20	2320 BEACON DR	08/04/22	$555,000	WD	03-ARM'S LENGTH	$555,000	$255,300	46.00	$512,145	$78,374	$476,626	$468,435	1.017	2,700	$176.53	101	48.8281	DEFAULT		$78,374	No	/ /		AGRICULTURE	101	85												
018-022-002-10	8323 BINDEN	03/10/23	$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	$275,000	$129,300	47.02	$260,377	$157,666	$117,334	$109,267	1.074	0	#DIV/0!	101	11.3181			$157,666	No	/ /	018-022-002-02	AGRICULTURE	101	0												
006-006-010-00	847 W CASTLE	04/22/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$126,200	30.41	$383,744	$188,091	$226,909	$211,288	1.074	1,260	$180.09	101	107.3931	DEFAULT		$188,091	No	/ /	NOW RES	AGRICULTURE	101	75												
003-006-052-00	710 EVANS RD	05/06/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$134,300	31.98	$394,063	$229,624	$190,376	$174,935	1.088	2,090	$91.09	101	108.8266	DEFAULT		$229,624	No	/ /		AGRICULTURE	101	50												
016-031-044-00	4007 JONES RD	06/02/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$159,000	34.57	$395,644	$131,918	$328,082	$280,560	1.169	1,600	$205.05	101	16.9062	DEFAULT		$131,918	No	/ /		AGRICULTURE	101	76												
010-031-003-00	5875 FOX LAKE RD	05/24/22	$685,000	WD	03-ARM'S LENGTH	$685,000	$172,200	25.14	$587,767	$217,744	$467,256	$393,641	1.187	1,494	$312.76	101	#REF!	DEFAULT		$217,744	No	/ /		AGRICULTURE	101	85												
002-014-007-00	2951 SLATTERY RD	07/18/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$128,500	33.82	$318,357	$91,155	$288,845	$241,704	1.195	1,806	$159.94	101	119.5035	DEFAULT		$91,155	Yes	08/26/24		AGRICULTURE	101	65												
011-010-004-05	655 N DORAN RD	02/09/23	$237,000	WD	03-ARM'S LENGTH	$237,000	$79,500	33.54	$191,937	$25,912	$211,088	$176,622	1.195	1,572	$134.28	101	#REF!	DEFAULT		$25,912	No	/ /		AGRICULTURE	101	75												
005-012-005-00	8636 BROOKS RD	05/25/23	$259,900	WD	03-ARM'S LENGTH	$259,900	$77,000	29.63	$208,813	$26,584	$233,316	$193,861	1.204	2,470	$94.46	101	120.3524	DEFAULT		$26,584	Yes	10/22/24		AGRICULTURE	101	50												
011-015-009-00	91 N DORAN RD	03/25/24	$375,000	WD	03-ARM'S LENGTH	$375,000	$180,300	48.08	$302,654	$64,130	$310,870	$253,749	1.225	2,166	$143.52	101	#REF!	DEFAULT		$64,130	Yes	10/24/24		AGRICULTURE	101	65												
014-028-026-10	1775 FAIRNSWORTH RD	01/31/24	$98,000	WD	03-ARM'S LENGTH	$98,000	$50,400	51.43	$93,501	$79,336	$18,664	$15,069	1.239	0	#DIV/0!	101	#REF!			$79,336	Yes	10/03/24		AGRICULTURE	101	0												
008-034-003-00	4146 MITCHELL RD	08/31/22	$525,000	WD	03-ARM'S LENGTH	$525,000	$193,400	36.84	$493,833	$397,737	$127,263	$102,230	1.245	1,638	$77.69	101	124.4872	DEFAULT		$397,737	No	/ /		AGRICULTURE	101	45												
013-029-002-01	5378 WILSON	01/20/23	$315,000	MLC	03-ARM'S LENGTH	$315,000	$0	0.00	$288,628	$216,445	$98,555	$76,790	1.283	0	#DIV/0!	101	#REF!			$216,445	No	/ /		AGRICULTURE	101	0												
009-029-049-10	1554 N VAN DYKE RD	06/06/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$109,600	36.53	$238,368	$84,536	$215,464	$163,651	1.317	1,818	$118.52	101	131.6606	DEFAULT		$84,536	No	/ /		AGRICULTURE	101	75												
013-026-007-00	3985 WILLIAMS	09/21/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$105,800	26.45	$319,357	$138,302	$261,698	$195,524	1.338	1,620	$161.54	101	#REF!	DEFAULT		$138,302	No	/ /	NOW RES	AGRICULTURE	101	70												
009-015-006-00	2881 BROWN CITY RD	10/18/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$101,900	24.85	$303,720	$79,930	$330,070	$238,074	1.386	1,872	$176.32	101	138.6415	DEFAULT		$79,930	No	/ /		AGRICULTURE	101	54												
012-014-019-10	MAPLEGROVE RD	09/01/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$199,600	48.68	$371,525	$295,406	$114,594	$80,978	1.415	0	#DIV/0!	101	49.9314			$295,406	Yes	11/01/24		AGRICULTURE	101	0												
016-016-012-00	5790 JEFFERSON RD	01/16/24	$675,000	WD	03-ARM'S LENGTH	$675,000	$235,200	34.84	$497,743	$165,864	$509,136	$353,063	1.442	2,106	$241.75	101	#REF!	DEFAULT		$155,936	No	/ /		AGRICULTURE	101	65												
007-003-018-00	4606 SUTTON RD	03/28/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$151,100	38.74	$285,099	$110,810	$279,190	$185,414	1.506	2,117	$131.88	101	150.5767	DEFAULT		$110,810	No	/ /		AGRICULTURE	101	50												
007-004-025-00	3300 HAVENS RD	04/20/22	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$244,600	19.57	$797,591	$228,493	$1,021,507	$605,423	1.687	3,984	$257.70	101	168.7261	DEFAULT		$228,493	No	/ /		AGRICULTURE	101	75												
002-013-001-10	2951 SUMMERS RD	06/29/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$116,500	28.07	$277,194	$139,212	$275,788	$146,793	1.879	1,036	$266.20	101	187.8801	DEFAULT		$139,212	Yes	10/22/24		AGRICULTURE	101	75												
		Totals:	##########			##########	$7,223,100		$17,267,166		$9,653,808	$10,541,430			#DIV/0!		9.7591																					
						Sale. Ratio =>	41.78					E.C.F. =>	0.916		Std. Deviation=>	0.38832																					
						Std. Dev. =>	19.33					Ave. E.C.F. =>	1.013		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!																				

2025 ECF study uses sales in adjacent townships no sales in Attica Twp
Use 0.916

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	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	Rate Group 2	Rate Group 3
001-009-013-22	BURGETT DR	03/31/22	$127,500	WD	32-SPLIT VACANT	$127,500	$0	0.00	$77,683	$122,317	$72,500	145.0	345.0	1.13	1.13	$844	$108,245	$2.48	145.00	201	3287434		COMMERCIAL	0	0	7/15/2022		202	NORTH/SOUTH RUR		
001-021-004-00	VAN DYKE RD	03/16/23	$29,000	WD	03-ARM'S LENGTH	$29,000	$14,900	51.38	$40,500	$29,000	$40,500	81.0	537.0	1.00	1.00	$358	$29,000	$0.67	81.00		3342-777			0	0	10/12/2023		202	DOWNTOWN		
007-011-042-20	5075 DRYDEN RD	01/14/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$28,000	32.94	$96,750	$85,000	$89,775	266.0	577.5	3.52	3.53	$320	$24,127	$0.55	266.00		3341-714		COMMERCIAL	0	0	10/18/2023		202	TWP		
001-009-017-10	7188 HOLLOW CORNER	04/02/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$82,600	51.63	$188,057	$25,000	$53,221	0.0	0.0	2.00	2.00	#DIV/0!	$12,500	$0.29	0.00												
001-009-036-53	3863 VAN DYKE RD	03/24/22	$895,000	WD	03-ARM'S LENGTH	$895,000	$357,200	39.91	$1,023,583	$80,000	$209,419	0.0	0.0	7.00	7.07	#DIV/0!	$11,429	$0.26	0.00												
011-005-042-00	819 N VAN DYKE RD	05/03/24	$465,000	WD	19-MULTI PARCEL ARM'S LENGTH	$465,000	$223,000	47.96	$492,991	$172,559	$200,550	573.0	595.0	4.82	1.76	$301	$35,830	$0.82	573.00	011-005-											
007-011-042-20	5075 DRYDEN RD	03/14/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$28,000	32.94	$71,820	$85,000	$71,820	266.0	577.5	3.73	3.73	$320	$22,807	$0.52	266.00												
014-028-023-04	N LAPEER	04/22/22	$170,000	MLC	03-ARM'S LENGTH	$170,000	$0	0.00	$127,900	$170,000	$127,900	255.8	384.0	2.55	2.55	$665	$66,719	$1.53	255.80		3290-782		COMMERCIAL	0	0	11/1/2023		202	COMM		
015-017-009-41	4082 S LAPEER RD	08/02/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$0	0.00	$85,000	$100,000	$85,000	170.0	160.0	0.82	0.82	$588	$122,100	$2.80	170.00		3308-432		COMMERCIAL	0	0	11/1/2023		201	TWP		
		Totals:	**$2,116,500**			**$2,116,500**	**$733,700**		**$2,207,284**	**$868,876**	**$950,685**	**1,750.8**			**26.56**	**23.59**															
							Sale. Ratio =>	**34.67**			**Average**						**Average**														
							Std. Dev. =>	**22.48**			**per FF=>**		**$695**				**per Net Acre=>**		**32,710.01**				**Average**								
																							per SqFt=>								
																			$0.75												

No commercial or industrial sales with in Attica Township.
Used sales from outside of Attica to develop front foot value or land.
Commercial and Industrial Land Values **$495 / Front Foot**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yrdf	Bldg. Residual	Cost Mun. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale
042-103-003-00	4672 MARLETTE	01/11/24	$90,000	WD	03-ARM'S LENGTH	$90,000	$61,600	68.44	$246,568	$64,974	$25,026	$245,387	0.102	3,521	$7.11	201	69.0359	$52,800	
042-315-005-02	8653 MAIN	08/04/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$35,300	70.60	$94,832	$39,969	$10,031	$74,139	0.135	1,392	$7.21	201	65.7041	$38,739	
047-613-003-00	5757 GENESEE	08/30/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$57,000	87.69	$142,423	$36,998	$28,002	$142,466	0.197	1,385	$20.22	201	59.5789	$35,200	
041-521-041-00	780 VAN DYKE RD	12/08/22	$350,000	LC	03-ARM'S LENGTH	$350,000	$264,900	75.69	$658,538	$159,388	$190,612	$674,527	0.283	11,770	$16.19	201	50.9755	$146,370	
004-024-001-00	8395 CARGILL	07/19/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$173,300	61.89	$381,581	$212,355	$67,645	$228,684	0.296	2,255	$30.00	201	49.4539	$212,355	
013-006-009-00	6727 SHERMAN	03/08/23	$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	$600,000	$586,500	97.75	$991,895	$360,908	$239,092	$757,550	0.316	20,936	$11.42	201	47.6729	$346,400	013-006-010-00, 047-636-001-00
006-011-015-10	5388 N LAPEER	06/17/22	$180,000	MLC	03-ARM'S LENGTH	$180,000	$92,800	51.56	$224,545	$128,465	$51,535	$128,832	0.397	888	$58.03	201	39.5406	$136,340	
046-305-053-01	6693 BEECH ST	08/08/23	$297,500	WD	03-ARM'S LENGTH	$297,500	$137,200	46.12	$392,193	$179,183	$118,317	$287,851	0.411	8,360	$14.15	201	38.1306	$153,472	
047-613-003-00	5757 GENESEE	02/21/24	$97,000	WD	03-ARM'S LENGTH	$97,000	$57,000	58.76	$142,423	$36,998	$60,002	$142,466	0.421	1,385	$43.32	201	37.1174	$35,200	
006-029-006-00	4979 N LAPEER	05/16/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$94,800	43.08	$278,726	$142,162	$77,838	$184,546	0.422	4,400	$17.69	201	37.0560	$133,652	
041-475-002-80	141 S MAIN ST	11/28/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$89,000	74.17	$185,278	$31,032	$88,968	$208,441	0.427	4,714	$18.87	201	36.5514	$23,949	
008-005-043-00	5420 DAVISON RD	07/07/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$119,000	45.77	$331,873	$131,129	$128,871	$271,276	0.475	7,208	$17.88	201	31.7285	$136,305	
044-404-003-00	5510 MAIN ST	03/17/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$70,500	56.40	$176,215	$33,879	$91,121	$164,253	0.555	4,348	$20.96	201	23.7580	$32,130	044-404-003-30
047-615-100-00	5809 LAKE	08/04/23	$269,250	LC	03-ARM'S LENGTH	$269,250	$124,800	46.35	$322,213	$81,283	$185,967	$322,878	0.576	4,400	$42.27	201	21.6575	$60,280	
006-009-029-00	6002 N LAPEER	09/26/23	$1,100,000	WD	03-ARM'S LENGTH	$1,100,000	$625,200	56.84	$1,259,536	$331,640	$768,360	$1,253,904	0.613	22,928	$33.51	201	17.9571	$276,675	
047-608-004-00	5754 GENESEE	06/14/23	$140,000	LC	19-MULTI PARCEL ARM'S LENGTH	$140,000	$42,200	30.14	$159,740	$38,723	$101,277	$163,536	0.619	1,260	$80.38	201	17.3048	$36,256	047-608-006-00
001-016-015-00	4260 VAN DYKE RD (101-110)	01/29/24	$810,000	WD	03-ARM'S LENGTH	$810,000	$442,100	54.58	$908,606	$246,365	$563,635	$894,920	0.630	12,500	$45.09	201	16.2525	$148,500	
005-128-011-00	7550 VAN DYKE	04/05/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$114,200	38.07	$322,627	$161,863	$138,137	$217,249	0.636	3,220	$42.90	201	15.6493	$160,794	
005-128-011-00	7550 VAN DYKE	02/29/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$122,700	40.90	$322,627	$161,863	$138,137	$217,249	0.636	3,220	$42.90	201	15.6493	$160,794	
008-011-007-30	396 LAKE NEPESSING RD	06/12/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$235,500	54.77	$470,680	$71,152	$358,848	$530,903	0.665	4,608	$77.88	201	12.7688	$50,160	
047-625-100-00	5809 LAKE	03/20/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$123,800	41.27	$322,213	$83,283	$216,717	$322,878	0.671	4,400	$49.25	201	12.1138	$60,280	
017-650-001-00	3892 BROWSON LAKE RD	01/26/23	$300,000	MLC	03-ARM'S LENGTH	$300,000	$161,400	53.80	$312,891	$110,246	$189,754	$273,845	0.693	3,820	$49.67	201	9.9415	$103,910	
047-652-002-00	6424 DETROIT	01/30/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$14,400	28.80	$52,024	$19,008	$30,992	$44,616	0.695	1,355	$22.87	201	9.7705	$19,008	
008-019-001-00	5550 S ELBA RD	11/22/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$169,900	45.31	$383,515	$204,792	$170,208	$241,518	0.705	3,200	$53.19	201	8.7597	$193,952	
043-507-007-00	4476 THIRD	09/01/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$120,400	50.38	$247,448	$60,800	$208,200	$292,768	0.711	3,050	$68.40	201	8.1196	$30,800	
047-652-007-00	6400 DETROIT	07/26/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$40,200	32.16	$127,619	$33,223	$91,777	$127,582	0.719	1,624	$56.51	201	36.7671	$29,040	
015-005-034-00	3477 S LAPEER RD	04/05/22	$650,000	WD	03-ARM'S LENGTH	$650,000	$346,100	53.25	$660,104	$364,244	$285,756	$534,946	0.721	12,164	$31.71	201	7.1229	$196,350	
014-021-019-00	2240 N LAPEER	04/05/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$124,800	48.94	$256,610	$128,669	$126,331	$172,883	0.731	2,880	$43.86	201	6.1653	$136,025	
012-001-034-00	3610 IMLAY CITY RD	02/21/24	$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	$400,000	$189,300	47.33	$676,651	$337,102	$62,898	$80,712	0.751	2,850	$22.07	201	4.0880	$330,860	012-001-035-00, 012-012-013-10, 012-001-031-00
041-522-025-00	402 N MAIN ST	12/01/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$158,000	42.13	$364,362	$96,985	$278,015	$361,320	0.769	3,107	$89.48	201	2.2899	$96,985	
041-528-027-10	601 W ST CLAIR	10/26/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$169,600	39.91	$408,014	$70,210	$354,790	$456,492	0.777	5,760	$62.24	201	1.5131	$70,210	
042-215-005-50	9653 MAIN	11/29/22	$105,000	WD	03-ARM'S LENGTH	$105,000	$22,800	21.24	$94,832	$39,969	$65,031	$74,139	0.877	1,392	$46.72	201	8.4807	$38,739	
041-501-005-00	126 N MAIN ST	01/17/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$16,700	12.92	$104,019	$19,635	$105,365	$114,012	0.880	1,265	$79.34	201	8.7804	$19,635	
010-104-003-00	3520 HADLEY RD	01/11/24	$290,000	WD	03-ARM'S LENGTH	$290,000	$81,300	28.03	$241,623	$40,480	$249,520	$271,815	0.918	5,871	$42.50	201	12.5637	$40,480	
014-029-026-00	1879 N LAPEER	07/17/23	$779,000	WD	03-ARM'S LENGTH	$779,000	$254,300	34.88	$633,729	$248,201	$480,799	$520,984	0.923	16,000	$30.05	201	13.0527	$226,100	
005-009-013-10	8589 VAN DYKE RD	09/16/22	$500,000	WD	03-ARM'S LENGTH	$500,000	$136,300	27.26	$448,503	$260,322	$239,678	$254,299	0.943	5,040	$47.56	201	15.0165	$126,680	
041-475-099-00	215 BRANCH ST	03/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$45,800	18.32	$204,593	$28,270	$210,730	$223,409	0.943	5,086	$41.43	201	15.0905	$39,270	
015-008-016-00	3546 S LAPEER RD	06/05/23	$670,082	WD	03-ARM'S LENGTH	$670,082	$239,200	35.70	$575,880	$249,611	$420,611	$446,147	0.954	7,426	$56.65	201	16.1138	$214,200	
043-353-006-50	4684 FIRST	06/14/22	$180,000	LC	03-ARM'S LENGTH	$180,000	$68,500	38.06	$142,422	$15,000	$165,000	$172,192	0.958	2,304	$71.61	201	16.5893	$15,000	
041-475-004-00	145 S MAIN ST	05/05/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$16,700	13.36	$95,542	$18,500	$106,500	$104,111	1.023	950	$112.11	201	23.0608	$18,500	
015-008-072-00	600 W DRYDEN RD	02/28/24	$671,500	MLC	03-ARM'S LENGTH	$671,500	$280,400	41.76	$530,318	$194,869	$476,631	$453,309	1.051	5,973	$79.80	201	25.9107	$192,282	
005-008-015-00	6009 VAN DYKE	02/28/24	$550,000	LC	03-ARM'S LENGTH	$550,000	$277,700	50.49	$411,357	$169,868	$380,132	$326,336	1.165	1,620	$234.65	201	37.2506	$68,288	
009-032-043-10	1015 N VAN DYKE RD	09/15/22	$379,000	WD	03-ARM'S LENGTH	$379,000	$77,900	20.55	$266,308	$110,308	$268,692	$210,811	1.275	3,238	$82.98	201	48.2224	$105,600	
041-100-006-02	4611 N VAN DYKE RD	05/18/22	$620,000	WD	03-ARM'S LENGTH	$620,000	$106,500	17.18	$436,005	$189,963	$430,037	$332,489	1.293	4,290	$100.24	201	59.1046	$178,500	
015-008-045-02	3716 S LAPEER RD	10/26/22	$345,000	MLC	03-ARM'S LENGTH	$345,000	$99,000	28.70	$285,950	$212,789	$132,211	$98,866	1.337	2,052	$65.06	201	54.4931	$208,845	
011-018-054-00	151 N BLACKS CORNERS RD	05/19/23	$1,900,000	WD	03-ARM'S LENGTH	$1,900,000	$406,900	21.42	$954,642	$157,543	$1,742,437	$1,077,134	1.618	29,356	$59.36	201	82.5320	$101,841	
044-012-003-20	5689 DRYDEN RD	01/25/24	$1,300,000	WD	03-ARM'S LENGTH	$1,300,000	$276,000	21.23	$681,794	$242,273	$1,057,727	$596,626	1.773	20,400	$51.85	201	88.0476	$188,000	
		Totals:	**$18,312,332**			**$18,312,332**	**$7,579,500**		**$17,934,073**		**$12,073,000**	**$15,105,358**			**$51.07**				
							Sale. Ratio =>	**41.39**				**E.C.F. =>**	**0.789**						
							Std. Dev. =>	**18.67**				**Ave. E.C.F. =>**	**0.728**						

No commercial sales in Attica Township, using County sales to determine.
Use ECF 0.79