

140 Adeline Sub Land Value Anal 140 Adeline Sub LV Study 2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
05 140 006 00	2430 MERIE AVE	09/12/19	\$125,000	\$53,800	43.04	\$108,180	\$31,366	\$14,546	100.3	216.4	0.50	0.50	\$313	\$63,111	\$1.45	100.00	140	
05 140 036 00	2500 CANDACE ST	06/18/20	\$139,000	\$61,100	43.96	\$120,369	\$32,937	\$14,306	98.7	209.3	0.48	0.48	\$334	\$68,619	\$1.58	100.00	140	
05 140 038 00	2472 CANDACE ST	08/09/19	\$91,600	\$40,400	44.10	\$83,627	\$22,259	\$14,286	98.5	208.7	0.48	0.48	\$226	\$46,470	\$1.07	100.00	140	
<b>Totals:</b>			<b>\$355,600</b>	<b>\$155,300</b>		<b>\$312,176</b>	<b>\$86,562</b>	<b>\$43,138</b>	<b>297.5</b>		<b>1.46</b>	<b>1.46</b>						
			<b>Sale. Ratio = 43.67</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
			<b>Std. Dev. =&gt; 0.58</b>		<b>per FF=&gt;</b>		<b>\$291</b>		<b>per Net</b>		<b>59,451.92</b>		<b>per SqFt=&gt;</b>		<b>\$1.36</b>			

LV remained at \$ 173 FF, no change for 2022

Did not increase land value as acre is already at \$ 35,000  
This area does not justify FF increase

150 Highway Farms LV Study 2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
05 150 008 00	6648 DIXIE HWY	09/24/19	\$97,850	\$47,300	48.34	\$104,487	\$17,635	\$24,272	78.0	400.0	0.55	0.55	\$226	\$32,005	\$0.73	60.00		
05 150 035 00	912 DIXIE AVE	01/06/21	\$73,000	\$30,600	41.92	\$68,175	\$28,150	\$23,325	75.0	320.0	0.55	0.55	\$375	\$51,089	\$1.17	75.00		
05 150 050 00	931 DIXIE AVE	12/29/20	\$100,000	\$47,100	47.10	\$107,065	\$17,891	\$24,956	80.2	322.0	0.59	0.59	\$223	\$30,272	\$0.69	80.00		
<b>Totals:</b>			<b>\$270,850</b>	<b>\$125,000</b>		<b>\$279,727</b>	<b>\$63,676</b>	<b>\$72,553</b>	<b>233.3</b>		<b>1.69</b>	<b>1.69</b>						
			<b>Sale. Ratio = 46.15</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
			<b>Std. Dev. =&gt; 3.41</b>		<b>per FF=&gt;</b>		<b>\$273</b>		<b>per Net</b>		<b>37,611.34</b>		<b>per SqFt=&gt;</b>		<b>\$0.86</b>			

Kept at \$ 311 FF for 2022

15560 Home Orchard Land Value analysis for 2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
05 155 067 00	9715 BAYCREEK RD	07/24/20	\$163,000	\$81,300	49.88	\$159,665	\$30,353	\$27,018	100.1	390.0	0.85	0.85	\$303	\$35,667	\$0.82	95.00	15560	
<b>Totals:</b>			<b>\$163,000</b>	<b>\$81,300</b>		<b>\$159,665</b>	<b>\$30,353</b>	<b>\$27,018</b>	<b>100.1</b>		<b>0.85</b>	<b>0.85</b>						
			<b>Sale. Ratio = 49.88</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
			<b>Std. Dev. =&gt; #DIV/0!</b>		<b>per FF=&gt;</b>		<b>\$303</b>		<b>per Net</b>		<b>35,667.45</b>		<b>per SqFt=&gt;</b>		<b>\$0.82</b>			

Used \$ 303 FF

165 Keeneys sub

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
05 165 013 00	10510 MICHIGAN A'	08/27/20	\$180,900	\$54,500	30.13	\$121,594	\$84,016	\$24,710	103.0	212.0	0.49	0.49	\$816	\$172,517	\$3.96	100.00		
05 165 027 00	10386 MICHIGAN A'	03/06/20	\$192,000	\$84,700	44.11	\$186,037	\$26,748	\$20,785	86.6	150.0	0.34	0.34	\$309	\$77,756	\$1.79	100.00		
05 165 041 10	10414 HIGH ST	12/23/19	\$223,000	\$109,700	49.19	\$248,179	\$11,609	\$24,000	100.0	200.0	0.46	0.46	\$0	\$0	\$0.00	100.00		
05 165 043 00	1824 CADY DR	03/26/20	\$190,500	\$90,200	47.35	\$202,313	\$11,609	\$23,422	97.6	200.0	0.45	0.45	\$119	\$26,088	\$0.60	97.00		
<b>Totals:</b>			<b>\$786,400</b>	<b>\$339,100</b>		<b>\$758,123</b>	<b>\$122,373</b>	<b>\$92,917</b>	<b>387.2</b>		<b>1.74</b>	<b>1.74</b>						
			<b>Sale. Ratio = 43.12</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
			<b>Std. Dev. =&gt; 8.64</b>		<b>per FF=&gt;</b>		<b>\$316</b>		<b>per Net</b>		<b>70,531.99</b>		<b>per SqFt=&gt;</b>		<b>\$1.62</b>			

Used as analyzed at \$ 316 FF for 2022

175 Maplewood land analysis 2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 008 104 00	2017 CRESTON DR	06/10/19	\$140,000	\$51,400	36.71	\$106,951	\$55,761	\$22,712	82.6	135.0	0.31	0.31	\$675	\$179,874	\$4.13	100.00	

05 008 104 00	2017 CRESTON DR	12/14/20	\$175,000	\$51,500	29.43	\$113,061	\$84,651	\$22,712	82.6	135.0	0.31	\$1,025	\$273,068	\$6.27	100.00
05 175 005 00	9921 LORDEN DR	09/13/19	\$163,000	\$61,500	37.73	\$127,699	\$63,407	\$28,106	102.2	295.5	0.54	\$620	\$116,772	\$2.68	80.00
<b>Totals:</b>			<b>\$478,000</b>	<b>\$164,400</b>		<b>\$347,711</b>	<b>\$203,819</b>	<b>\$73,530</b>	<b>267.4</b>		<b>1.16</b>				
				<b>Sale. Ratio =</b>	<b>34.39</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>		
				<b>Std. Dev. =&gt;</b>	<b>4.53</b>			<b>per FF=&gt;</b>	<b>\$762</b>		<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>	<b>\$4.02</b>	

Kept at \$ 311 FF

**180 Marquette Center LV Analysis for 2022**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 180 093 00	974 WATSON BLVD	09/28/20	\$125,000	\$57,100	45.68	\$120,421	\$33,504	\$28,925	144.6	140.8	0.53	\$232	\$62,859	\$1.44	165.00	180
05 180 096 00	992 WATSON BLVD	11/16/20	\$81,660	\$39,400	48.25	\$80,868	\$29,805	\$29,013	145.1	165.0	0.57	\$205	\$52,474	\$1.20	150.00	180
05 180 117 00	1001 WATSON BLVD	09/20/19	\$55,000	\$29,000	52.73	\$56,411	\$19,279	\$20,690	103.4	190.0	0.39	\$186	\$49,056	\$1.13	90.00	180
05 180 122 00	973 WATSON BLVD	01/31/20	\$125,000	\$65,400	52.32	\$130,168	\$23,280	\$28,448	142.2	190.0	0.58	\$164	\$39,863	\$0.92	134.00	180
05 180 123 20	969 WATSON BLVD	10/09/19	\$153,000	\$62,800	41.05	\$126,298	\$49,472	\$22,770	113.8	190.0	0.44	\$435	\$111,675	\$2.56	101.45	180
<b>Totals:</b>			<b>\$539,660</b>	<b>\$253,700</b>		<b>\$514,166</b>	<b>\$155,340</b>	<b>\$129,846</b>	<b>649.2</b>		<b>2.52</b>					
				<b>Sale. Ratio =</b>	<b>47.01</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>			
				<b>Std. Dev. =&gt;</b>	<b>4.87</b>			<b>per FF=&gt;</b>	<b>\$239</b>		<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>	<b>\$1.41</b>		

Used \$ 239.00 FF for 2022

**182 & 18595 LV Analysis 2022 Morin Grove**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 182 017 00	2645 MORIN GROVE	01/08/20	\$77,500	\$37,200	48.00	\$83,225	\$14,552	\$20,277	53.9	198.2	0.20	0.20	\$270	\$71,333	\$1.64	42.76	182
05 182 020 00	2631 MORIN GROVE	10/15/20	\$148,000	\$51,400	34.73	\$112,507	\$50,407	\$14,914	39.7	134.4	0.13	0.13	\$1,271	\$390,752	\$8.97	31.47	182
05 185 002 00	6371 GRANDVIEW CT	12/19/19	\$157,000	\$68,800	43.82	\$175,431	\$11,127	\$29,558	73.9	180.0	0.33	0.33	\$151	\$33,616	\$0.77	80.00	18595
<b>Totals:</b>			<b>\$382,500</b>	<b>\$157,400</b>		<b>\$371,163</b>	<b>\$76,086</b>	<b>\$64,749</b>	<b>167.5</b>		<b>0.66</b>	<b>0.66</b>					
				<b>Sale. Ratio =</b>	<b>41.15</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>				
				<b>Std. Dev. =&gt;</b>	<b>6.79</b>			<b>per FF=&gt;</b>	<b>\$454</b>		<b>per Net</b>	<b>114,587.35</b>	<b>per SqFt=&gt;</b>	<b>\$2.63</b>			

used \$ 454 FF

**184 W Morin Pt LV Study 2022**

05 184 095 00	2746 MORIN POINT	06/30/20	\$117,200	\$46,300	39.51	\$120,998	\$23,094	\$26,892	35.9	144.5	0.12	0.12	\$644	\$195,712	\$4.49	36.03
<b>Totals:</b>			<b>\$117,200</b>	<b>\$46,300</b>		<b>\$120,998</b>	<b>\$23,094</b>	<b>\$26,892</b>	<b>35.9</b>		<b>0.12</b>	<b>0.12</b>				
				<b>Sale. Ratio =</b>	<b>39.51</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>			
				<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$644</b>		<b>per Net</b>	<b>195,711.86</b>	<b>per SqFt=&gt;</b>	<b>\$4.49</b>		

FF \$ 644.00 for 2022

**184 E Land Analysis 2022**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Dollars/FF	Dollars/SqFt	Actual Front	ECF Area
05 184 002 00	2838 MORIN POINT	12/06/19	\$63,000	\$47,100	74.76	\$111,205	\$17,434	\$65,639	87.5	149.3	0.36	\$199	\$1.13	103.66	184 E
05 184 017 00	2958 MORIN POINT	07/17/19	\$72,000	\$33,200	46.11	\$74,003	\$34,824	\$36,827	49.1	78.1	0.14	\$709	\$5.67	78.80	184 E
05 184 017 00	2958 MORIN POINT	12/15/20	\$103,000	\$37,400	36.31	\$76,005	\$63,822	\$36,827	49.1	78.1	0.14	\$1,300	\$10.39	78.80	184 E
05 184 043 00	3131 MORIN POINT	10/22/19	\$267,000	\$106,400	39.85	\$222,593	\$127,773	\$83,366	111.2	125.1	0.34	\$1,150	\$8.68	235.00	184 E
05 184 046 00	3121 MORIN POINT	06/22/19	\$206,000	\$92,900	45.10	\$178,790	\$57,987	\$30,777	41.0	161.5	0.14	\$1,413	\$9.37	38.29	184 E
05 184 050 00	3103 MORIN POINT	11/25/20	\$135,000	\$52,100	38.59	\$106,532	\$59,223	\$30,755	41.0	161.3	0.14	\$1,444	\$9.57	38.28	184 E

05 184 073 00	2857 MORIN POINT	11/18/20	\$218,000	\$120,900	55.46	\$249,139	\$35,494	\$66,633	88.8	228.5	0.43	\$400	\$1.92	80.95	184 E	
<b>Totals:</b>			<b>\$1,064,000</b>	<b>\$490,000</b>		<b>\$1,018,267</b>	<b>\$396,557</b>	<b>\$350,824</b>	<b>467.8</b>		<b>1.68</b>					
			<b>Sale. Ratio =</b>	<b>46.05</b>			<b>Average</b>			<b>Average</b>						
			<b>Std. Dev. =&gt;</b>	<b>13.39</b>			<b>per FF=&gt;</b>	<b>\$828</b>			<b>per Net Acre=&gt;</b>	<b>\$5.41</b>				

Used \$ 828 FF same as Ottawa 200 \$ 550 back lots n/c

**200 Ottawa Shores LAKEFRONT**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 034 005 00	PENINSULA & WOO	09/23/19	\$80,000	\$82,300	102.88	\$61,019	\$80,000	\$61,019	84.9	267.0	1.15	1.15	\$942	\$69,747	\$1.60	60.00	200
05 200 056 00	6409 EDGEWATER C	02/28/20	\$115,000	\$71,800	62.43	\$123,842	\$13,962	\$22,804	28.5	51.5	0.07	0.07	\$490	\$196,648	\$4.51	60.00	200
<b>Totals:</b>			<b>\$195,000</b>	<b>\$154,100</b>		<b>\$184,861</b>	<b>\$93,962</b>	<b>\$83,823</b>	<b>113.4</b>		<b>1.22</b>	<b>1.22</b>					
			<b>Sale. Ratio =</b>	<b>79.03</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>				
			<b>Std. Dev. =&gt;</b>	<b>28.60</b>			<b>per FF=&gt;</b>	<b>\$850</b>			<b>per Net</b>	<b>77,144.50</b>	<b>Average</b>			<b>per SqFt=&gt;</b>	<b>\$1.77</b>

Used \$ 850 FF as analyzed for 2022

**205 Ottawa Shores LV Study 2022**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Net Acre:	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 200 011 00	6480 EDGEWATER C	05/29/19	\$135,000	\$65,900	48.81	\$142,957	\$34,711	\$42,668	82.1	205.3	0.28	0.28	\$423	\$122,654	\$2.82	60.00	205
05 205 014 00	6386 INNER DR	08/02/19	\$209,000	\$89,200	42.68	\$190,156	\$107,719	\$88,875	170.9	120.0	0.65	0.54	\$630	\$166,490	\$3.82	235.00	205
<b>Totals:</b>			<b>\$344,000</b>	<b>\$155,100</b>		<b>\$333,113</b>	<b>\$142,430</b>	<b>\$131,543</b>	<b>253.0</b>		<b>0.93</b>	<b>0.83</b>					
			<b>Sale. Ratio =</b>	<b>45.09</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>				
			<b>Std. Dev. =&gt;</b>	<b>4.34</b>			<b>per FF=&gt;</b>	<b>\$563</b>			<b>per Net</b>	<b>153,150.54</b>	<b>Average</b>			<b>per SqFt=&gt;</b>	<b>\$3.52</b>

Used \$ 563.00 LV for 2022 for Ottawa Shores 205

**225 Elm PI Southside LV Study 2022**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	t. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
05 225 004 00	2897 HICKORY ST	05/24/19	WD	\$129,900	\$44,700	34.41	\$96,076	\$49,714	\$15,890	90.8	120.0	0.25	0.25	\$548	\$198,064	\$4.55	91.00	
05 225 006 00	2929 HICKORY ST	07/24/20	WD	\$136,780	\$56,900	41.60	\$120,054	\$32,616	\$15,890	90.8	120.0	0.25	0.25	\$359	\$129,944	\$2.98	91.00	
05 225 015 00	2946 HICKORY ST	03/26/21	WD	\$140,000	\$44,200	31.57	\$94,540	\$61,545	\$16,085	91.9	120.0	0.26	0.26	\$670	\$241,353	\$5.54	92.40	
05 225 018 00	2898 HICKORY ST	08/29/19	PTA	\$143,000	\$50,000	34.97	\$105,914	\$53,171	\$16,085	91.9	120.0	0.26	0.26	\$578	\$208,514	\$4.79	92.40	
<b>Totals:</b>				<b>\$549,680</b>	<b>\$195,800</b>		<b>\$416,584</b>	<b>\$197,046</b>	<b>\$63,950</b>	<b>365.4</b>		<b>1.01</b>	<b>1.01</b>					
				<b>Sale. Ratio =</b>	<b>35.62</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>				
				<b>Std. Dev. =&gt;</b>	<b>4.24</b>			<b>per FF=&gt;</b>	<b>\$539</b>			<b>per Net Acre=</b>	<b>194,709.49</b>	<b>Average</b>			<b>per SqFt=&gt;</b>	<b>\$4.47</b>

\$ 175 FF No change for 2022

**235 Terminal Place LV Study 2022**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Land Residual	st. Land Valu	Effec. Front	Net Acres	Total Acres	Dollars/F	Dollars/Acre
05 235 001 00	8012 DIXIE HWY	05/30/19	\$210,000	\$79,800	38.00	\$20,557	\$19,857	113.5	0.46	0.46	\$181	\$44,786
<b>Totals:</b>			<b>\$210,000</b>	<b>\$79,800</b>		<b>\$20,557</b>	<b>\$19,857</b>	<b>113.5</b>	<b>0.46</b>	<b>0.46</b>		
			<b>Sale. Ratio =</b>	<b>38.00</b>			<b>Average</b>			<b>Average</b>		
			<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$181</b>	<b>per Net Ac</b>	<b>44,786.49</b>	<b>Average</b>	<b>per SqFt=&gt;</b>

Used \$ 181.00 FF for 235 Terminal Place for 2022