

Alganssee Township  
 Agricultural Vacant land sales 2022  
 Prepared February 1, 2022

Sales April 1, 2019 thru March 31, 2021:

Vacant

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
120-011-300-005-00	FERGUSON RD	12/30/20	\$355,000	WD	19-MULTI PARCEL ARM'S LEN	\$355,000	\$126,400	35.61	\$246,861	\$355,000	\$246,861	1,655.7	3620.0	80.00	70.00	\$214	\$4,438	\$0.10	1,655.74	4000	2021-00134	120-011-300-005-01	4000B AGRICULTURE	5/21/2021	102
120-017-100-005-00	CENTRAL RD & BROCKLE	06/12/20	\$400,000	WD	19-MULTI PARCEL ARM'S LEN	\$400,000	\$198,075	49.52	\$378,080	\$400,000	\$378,080	2,326.5	3960.0	101.50	39.50	\$172	\$3,941	\$0.09	2,326.50	4000	2020-03809	120-017-200-010-99	4000B AGRICULTURE	12/31/1993	102
120-018-200-010-99	HALL RD	10/05/20	\$151,200	WD	03-ARM'S LENGTH	\$151,200	\$73,941	48.90	\$140,840	\$151,200	\$140,840	1,320.0	1187.8	36.00	36.00	\$115	\$4,200	\$0.10	1,040.00	4000	2020-06803		4000B AGRICULTURE		102
120-024-400-015-00	490 KELLEY RD	10/23/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,413	56.55	\$81,400	\$75,000	\$81,400	741.8	1380.0	23.50	23.50	\$101	\$3,191	\$0.07	741.78	4000	2020-07263		4000B AGRICULTURE	8/18/2010	102
120-026-300-010-99	LESTER RD	10/10/19	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$16,800	60.00	\$32,000	\$28,000	\$32,000	330.0	1320.0	8.00	8.00	\$85	\$3,500	\$0.08	330.00	4000	2019-06757		4000B AGRICULTURE	8/24/2010	001
<b>Totals:</b>			<b>\$1,009,200</b>			<b>\$1,009,200</b>	<b>\$457,629</b>		<b>\$879,181</b>	<b>\$1,009,200</b>	<b>\$879,181</b>	<b>6,374.0</b>		<b>249.00</b>	<b>177.00</b>										
							<b>Sale. Ratio =&gt;</b>	<b>45.35</b>				<b>Average</b>		<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>9.37</b>				<b>per FF=&gt;</b>	<b>\$158</b>		<b>per Net Acre=&gt;</b>	<b>4,053.01</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$0.09</b>					

**Alganssee Township**  
**Till vs. No-till Vacant land sales 2022**  
**Prepared February 1, 2022**

Vacant Sales April 1, 2019 thru March 31, 2021:

Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	Ac No-till	No-till Rate/Ac	Total NT Value	Ac Till	Tillable Rate/Acre	Total Till Value	Ac ROW	Total Ac	Total Price	
120-011-300-005-00	FERGUSON RD	12/30/20	\$355,000	80.00	\$355,000	\$4,438	39.67	\$4,438	\$176,036	37.33	\$4,794	\$178,964	3.00	80.00	\$355,000	
120-017-100-005-00	CENTRAL RD & BROCKLE	06/12/20	\$400,000	101.50	\$400,000	\$3,941	13.90	\$3,941	\$54,778	83.40	\$4,139	\$345,222	4.20	101.50	\$400,000	
120-018-200-010-99	HALL RD	10/05/20	\$151,200	36.00	\$151,200	\$4,200				35.21	\$4,294	\$151,200	0.79	36.00	\$151,200	
120-024-400-015-00	490 KELLEY RD	10/23/20	\$75,000	23.50	\$75,000	\$3,191	10.75	\$3,191	\$34,309	11.75	\$3,463	\$40,691	1.00	23.50	\$75,000	
120-026-300-010-99	LESTER RD	10/10/19	\$28,000	8.00	\$28,000	\$3,500				8.00	\$3,500	\$28,000			\$28,000	
<b>Totals</b>							<b>64.32</b>	<b>\$11,570</b>	<b>\$265,122</b>	<b>175.69</b>	<b>\$20,191</b>	<b>\$744,078</b>				
<b>Simple Avg</b>								\$3,857			\$4,038					
<b>Weighted Avg</b>								\$4,122			\$4,235					

Ac No-Till	No-Till Rate/Acre	Total NT Value	Ac Woods	Woods Rate/Acre	Total Value
7.00	\$3,800	\$26,600	32.67	\$4,574	\$149,436

Values Used

\$3,800

Based on sales above

\$4,200

Based on sales above

**Ag Values Used for 2022:**

<b>Tillable</b>	<b>\$4,200</b>	<b>Based on sales above</b>
<b>Non-tillable</b>	<b>\$3,800</b>	<b>Based on sales above</b>
<b>Woods</b>	<b>\$3,000</b>	<b>No recreational sales and top sale above had 32.67 acres which came in at over \$4500 which is higher then Tillable; thus increased \$700 over last year</b>
<b>Bldg Site</b>	<b>\$14,000</b>	<b>Same as Rural Residential Rate</b>
<b>Rural Res</b>	<b>\$3,500</b>	<b>Same as Rural Residential Rate</b>
<b>ROW</b>		
<b>Wet</b>	<b>\$2,500</b>	<b>Increased \$500 due to woods going up \$700</b>

Alganssee Township  
 Recreational 2022  
 Prepared February 2, 2022

April 1, 2019 to March 31, 2021: No recreational sales -- only minimal acreages of woods included in other parcels

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	Inspected Date	Class
<b>Totals:</b>			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00										
							Sale. Ratio =>	#DIV/0!			Average			Average				Average							
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!						

Alganssee Township  
Rural Residential Vacant land sales 2022  
Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021: Vacant

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	Inspected Date	Class
120-006-100-010-00	S FREMONT RD	01/15/21	\$281,400	WD	33-TO BE DETERMI	\$281,400	\$85,598	30.42	\$164,560	\$281,400	\$164,560	3,984.6	2640.0	47.00	47.00	\$71	\$5,987	\$0.14	775.50	4010	2021-00444		4010 RURAL RES	8/6/2010	402
<b>Totals:</b>			<b>\$281,400</b>			<b>\$281,400</b>	<b>\$85,598</b>	<b>30.42</b>	<b>\$164,560</b>	<b>\$281,400</b>	<b>\$164,560</b>	<b>3,984.6</b>		<b>47.00</b>	<b>47.00</b>										
							Sale. Ratio =>	30.42	Average			Average			Average			Average							
							Std. Dev. =>	#DIV/0!	per FF=>		\$71	per Net Acre=>		\$5,987	per SqFt=>		\$0.14								

Net Acres	Dollars/Acre	Land Residual	First Acre	Remaining \$	Remaining Acreage	Rem \$ Acre
47.00	\$5,987	\$281,400	\$14,000	\$267,400	46.00	\$5,813
2.00	\$29,040	\$58,079	\$14,000	\$44,079	1.00	\$44,079
5.00	\$14,073	\$70,363	\$14,000	\$56,363	4.00	\$14,091
1.13	\$38,389	\$43,456	\$14,000	\$29,456	0.13	
0.96	\$62,486	\$59,987	\$14,000	\$45,987		
25.50	\$3,929	\$100,181	\$14,000	\$86,181	24.50	\$3,518
0.82	\$23,105	\$18,946	\$14,000	\$4,946		
1.00	\$83,789	\$84,040	\$14,000	\$70,040		

Values Calculated & Used for 2022:

Bldg Site	\$14,000	Based on Rate developed above
Rural Res	\$3,500	Based on 25 ac sale above
Tillable	\$4,200	Ag rate
Non-tillable	\$3,800	Ag rate
Woods	\$3,000	Ag rate
Wet	\$2,500	Ag rate
ROW		

For Acreage Rate Table

1 acre	\$14,000	Bldg site value
1.5 acres	\$15,750	Bldg site value plus appropriate portion of Rural Residential rate
2 acres	\$17,500	
2.5 acres	\$19,250	
3 acres	\$21,000	
4 acres	\$24,500	
5 acres	\$28,000	
7 acres	\$35,600	Figured using 1 ac bldg site; 4 ac Rural Resid; & rest non-tillable
10 acres	\$47,000	
15 acres	\$66,000	
20 acres	\$85,000	
25 acres	\$104,000	averages out to \$4160/acre

Front Foot Rate:		
Vicinity to Lake	\$920	Used overall Channel Rate
Large Lake Prop	\$250	Based on 1/8 of the \$2000 lake front rate



Alganssee Township  
Commercial Vacant land sales 2022  
Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021: 1 Sale within this time frame

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	Inspected Date	Class
120-012-200-020-01	1275 FISHER RD	09/08/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,449	29.40	\$104,578	\$77,678	\$7,256	383.4	300.0	1.93	1.93	\$203	\$40,248	\$0.92	280.00	2000	2020-06040	2000 RURAL COM/IND		11/29/2020	201

Used sales from Quincy Twp, & Quincy Village:

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	Inspected Date	Class	
081-501-015-015-04	1077 E Chicago Rd	09/30/19	\$100,000	WD	32-Split Vacant	\$100,000	\$0	0.00	\$62,000	\$100,000	\$62,000	932.6	809.3	10.00	10.00	\$107	\$10,000	\$0.23	588.00	3500	2019-06470			12/13/2019	302	
080-015-400-010-00	1086 E Chicago Rd	02/26/21	\$165,000	WD	03-Arms Length	\$165,000	\$59,742	36.21	\$120,386	\$81,224	\$36,610	445.3	340.6	3.68	3.68	\$182	\$22,084	\$0.51	470.40	2000	2021-01631			11/22/2020	201	
080-019-100-035-00	732 E Chicago Rd	09/01/20	\$98,000	WD	03-Arms Length	\$98,000	\$49,155	50.16	\$96,171	\$38,269	\$36,440	359.4	330.9	4.10	4.10	\$106	\$9,332	\$0.21	281.30		2020-06176			10/25/2020	201	
081-501-000-067-00	87 W Chicago Rd	11/14/19	\$145,000	WD	03-Arms Length	\$145,000	\$40,847	28.17	\$159,733	\$10,582	\$25,315	172.9	157.5	1.14	1.14	\$61	\$9,291	\$0.21	100.00		2019-07352			11/23/2020	201	
<b>Totals:</b>						<b>\$508,000</b>			<b>\$508,000</b>	<b>\$149,744</b>	<b>\$438,290</b>	<b>\$230,075</b>	<b>\$160,365</b>	<b>1,910.2</b>	<b>18.92</b>	<b>18.92</b>										
							<b>Sale. Ratio =&gt;</b>	<b>29.48</b>			<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>21.14</b>			<b>per FF=&gt;</b>	<b>\$120.45</b>	<b>per Net Acre=&gt;</b>	<b>\$12,160.41</b>	<b>per SqFt=&gt;</b>	<b>\$0.28</b>										

Using land rates above:

Per Acre rate based on bottom two sales above  
Front foot rate based on two sales above (\$107 & \$106/FF)  
using \$60 front foot rate from last sale for the corner lot rate; added \$400 to last years lake rate

For Example: 1 ac = First Rate; 5 ac = First Rate + (4\*Second Rate); 10 ac = First Rate + (4\*Second Rate)+(5\* Third Rate)

First Acre:	\$9,000	1 acre	\$9,000
Acres 2-5	\$4,500	1.5 acres	\$11,250
Acres 6+	\$2,250	2 acres	\$13,500
		2.5 acres	\$15,750
		3 acres	\$18,000
		4 acres	\$22,500
		5 acres	\$27,000
		7 acres	\$31,500
		10 acres	\$38,250
		Large lot	\$110
		Corner lot	\$60
		Lake Front Lot	\$1,500 (under Resid Rate which is \$2000/FF)

Alganssee Township  
 Industrial Vacant land sales 2022  
 Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021: None  
 Due to only one parcel in class & it has never sold using data from surrounding Townships:

Used sales from Quincy Twp, & Quincy Village:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	isd/Adj. Sal.	Cur. Appraisal	and Resid.	Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class		
080-019-100-035-00	732 E Chicago Rd	09/01/20	\$98,000	WD	03-Arms Leng	\$98,000	\$49,155	50.16	\$96,171	\$38,269	\$36,440	359.4	330.9	4.10	4.10	\$106	\$9,332	\$0.21	281.30		2020-06176		10/25/2020	201			
081-501-000-067-00	87 W Chicago Rd	11/14/19	\$145,000	WD	03-Arms Leng	\$145,000	\$40,847	28.17	\$159,733	\$10,582	\$25,315	172.9	157.5	1.14	1.14	\$61	\$9,291	\$0.21	100.00		2019-07352		11/23/2020	201			
<b>Totals:</b>			<b>\$243,000</b>			<b>\$243,000</b>	<b>\$90,002</b>		<b>\$255,904</b>	<b>\$48,851</b>	<b>\$61,755</b>	<b>532.3</b>		<b>5.24</b>	<b>5.24</b>												
								<b>Sale. Ratio =&gt;</b>	<b>37.04</b>					<b>Average</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>15.55</b>					<b>per FF=&gt;</b>	<b>\$92</b>					<b>per Net Acre=&gt;</b>	<b>\$9,322.71</b>					<b>per SqFt=&gt;</b>	<b>\$0.21</b>

Due to above rates being for Quincy Township; took 1/2 of above rate for Alganssee Township

For Example: 1 ac = First Rate; 2 ac = First Rate + Second Rate; 4 ac = First Rate + (2\*Second Rate)+ Third Rate

First Acre	\$4,600	Therefore the following rates were used for 2022:
Acres 2-4	\$2,300 (1/2 of full ac rate)	1 acre \$4,600
Acres 5+	\$1,150 (1/4 of full ac rate)	1.5 acres \$5,750
		2 acres \$6,900
		2.5 acres \$8,050
		3 acres \$9,200
		4 acres \$10,350
		5 acres \$11,500

Alganssee Township  
 Accessory Lots Vacant land sales 2022  
 Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021:

No sales for this time frame

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	Inspected Date	Class
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00										
							Sale. Ratio =>	#DIV/0!			Average			Average											
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!										

Due to no accessory or outlot sales using overall Channel Rate of \$920 as starting base; using 1/2 that rate for outlots  
 For Crockett Drive taking 1/6 of the \$960 = \$160  
 For Lakeland Bluff taking 1/2 of the \$960 = \$460  
 For Teal-Whistler taking 1/3 of the \$960 = \$320

2022 land rates:	Front Foot Rate:	
Crockett Drive	\$160	Based on Sales info above
Lakeland Bluff	\$460	Based on Sales info above
Teal-Whistler	\$320	Based on Sales info above





Alganssee Township  
 Crockett Drive land sales 2022  
 Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021: All sales combined - vacant & improved -- lake, access, outlot

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	Inspected Date	Class	
120-005-100-180-00	188 CROCKETT DR	10/27/20	\$235,000	WD	03-ARM'S LENGTH	\$233,500	\$85,538	36.63	\$184,827	\$123,090	\$74,417	151.3	181.2	0.56	0.56	\$814	\$220,987	\$5.07	142.18	4520	2020-07559		4520 CROCKETT DR	12/12/2020	401	
120-007-200-015-03	260 CROCKETT DR	07/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,866	48.71	\$375,451	\$221,241	\$276,692	138.3	349.0	0.79	0.79	\$1,599	\$280,052	\$6.43	90.00	4520	2020-04374		4520 CROCKETT DR	7/21/2010	401	
120-008-100-030-04	CROCKETT DR	03/30/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$47,440	(\$25,368)	\$12,072	172.8	153.5	0.50	0.50	(\$147)	(\$50,433)	(\$1.16)	133.00	4520	2020-01886		4520 CROCKETT DR	1/29/2021	401	
120-M30-000-011-00	176 CROCKETT DR	08/20/19	\$182,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$182,000	\$84,620	46.49	\$205,644	\$69,005	\$92,649	113.0	289.6	0.38	0.38	\$611	\$181,115	\$4.16	113.44	4520	2019-05562	120-M30-000-012-00	4520 CROCKETT DR	12/22/2020	401	
120-W81-000-012-00	CROCKETT DR	07/23/20	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$48,637	81.06	\$103,728	\$60,000	\$103,728	198.2	206.1	0.93	0.93	\$303	\$64,447	\$1.48	60.00	4520	2020-05047	120-005-300-005-10	4520 CROCKETT DR	12/12/2020	402	
120-W81-000-013-00	127 CROCKETT DR	02/23/21	\$204,495	WD	03-ARM'S LENGTH	\$204,495	\$78,801	38.53	\$174,680	\$74,815	\$45,000	60.0	100.0	0.14	0.14	\$1,247	\$542,138	\$12.45	60.00	4520	2021-01544		4520 CROCKETT DR	8/3/2010	401	
120-W82-000-007-00	234 CROCKETT DR	03/30/20	\$355,000	WD	03-ARM'S LENGTH	\$351,000	\$131,385	37.43	\$299,765	\$157,626	\$106,391	53.2	141.1	0.20	0.20	\$2,963	\$800,132	\$18.37	61.37	4520	2020-01876		4520 CROCKETT DR	7/27/2010	401	
120-W82-000-008-99	232 CROCKETT DR	09/03/20	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$380,000	\$163,491	43.02	\$382,511	\$179,377	\$181,888	188.9	282.8	0.58	0.58	\$949	\$310,879	\$7.14	181.37	4520	2020-06100	120-008-100-005-08	4520 CROCKETT DR	12/12/2020	401	
<b>Totals:</b>						<b>\$1,751,495</b>	<b>\$1,740,995</b>	<b>\$748,338</b>	<b>\$1,774,046</b>	<b>\$859,786</b>	<b>\$892,837</b>	<b>1,075.7</b>		<b>4.07</b>	<b>4.08</b>											
								<b>42.98</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>22.09</b>			<b>per FF=&gt;</b>	<b>\$799</b>		<b>per Net Acre=&gt;</b>	<b>211,042.22</b>		<b>per SqFt=&gt;</b>	<b>\$4.84</b>								

Lake: 2nd sale includes garage lot on water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in sale	Land Table	Inspected Date	Class	
120-007-200-015-03	260 CROCKETT DR	07/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,866	48.71	\$375,451	\$221,241	\$276,692	138.3	349.0	0.79	0.79	\$1,599	\$280,052	\$6.43	90.00	4520	2020-04374		4520 CROCKETT DR	7/21/2010	401	
120-M30-000-011-00	176 CROCKETT DR	08/20/19	\$182,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$182,000	\$84,620	46.49	\$205,644	\$69,005	\$92,649	113.0	289.6	0.38	0.38	\$611	\$181,115	\$4.16	113.44	4520	2019-05562	120-M30-000-012-00	4520 CROCKETT DR	12/22/2020	401	
<b>Totals:</b>						<b>\$502,000</b>	<b>\$240,486</b>	<b>47.91</b>	<b>\$581,095</b>	<b>\$290,246</b>	<b>\$369,341</b>	<b>251.3</b>		<b>1.17</b>	<b>1.17</b>											
								<b>1.57</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>36.63</b>			<b>per FF=&gt;</b>	<b>\$1,155</b>		<b>per Net Acre=&gt;</b>	<b>247,861.66</b>		<b>per SqFt=&gt;</b>	<b>\$5.69</b>								

Channel - Middle:

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	Inspected Date	Class	
120-005-100-180-00	188 CROCKETT DR	10/27/20	\$235,000	WD	03-ARM'S LENGTH	\$233,500	\$85,538	36.63	\$184,827	\$123,090	\$74,417	151.3	181.2	0.56	0.56	\$814	\$220,987	\$5.07	142.18	4520	2020-07559		4520 CROCKETT DR	12/12/2020	401	
<b>Totals:</b>						<b>\$235,000</b>	<b>\$85,538</b>	<b>36.63</b>	<b>\$184,827</b>	<b>\$123,090</b>	<b>\$74,417</b>	<b>151.3</b>		<b>0.56</b>	<b>0.56</b>											
								<b>#DIV/0!</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>36.63</b>			<b>per FF=&gt;</b>	<b>\$814</b>		<b>per Net Acre=&gt;</b>	<b>220,987.43</b>		<b>per SqFt=&gt;</b>	<b>\$5.07</b>								

Lake lot House lots with back garage lot: 2nd sale has an outlot that was purchased separately

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	Inspected Date	Class	
120-W82-000-008-99	232 CROCKETT DR	09/03/20	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$380,000	\$163,491	43.02	\$382,511	\$179,377	\$181,888	188.9	282.8	0.58	0.58	\$949	\$310,879	\$7.14	181.37	4520	2020-06100	120-008-100-005-08	4520 CROCKETT DR	12/12/2020	401	
120-W82-000-007-00	234 CROCKETT DR	03/30/20	\$355,000	WD	03-ARM'S LENGTH	\$351,000	\$131,385	37.43	\$299,765	\$157,626	\$106,391	53.2	141.1	0.20	0.20	\$2,963	\$800,132	\$18.37	61.37	4520	2020-01876		4520 CROCKETT DR	7/27/2010	401	
<b>Totals:</b>						<b>\$740,000</b>	<b>\$294,876</b>	<b>40.34</b>	<b>\$682,276</b>	<b>\$337,003</b>	<b>\$288,279</b>	<b>242.1</b>		<b>0.77</b>	<b>0.78</b>											
								<b>3.95</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>40.34</b>			<b>per FF=&gt;</b>	<b>\$1,392</b>		<b>per Net Acre=&gt;</b>	<b>435,404.39</b>		<b>per SqFt=&gt;</b>	<b>\$10.00</b>								

House lots with Lake Access Only: First sale includes back lot - both lots in the sale are vacant

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	Inspected Date	Class	
120-W81-000-012-00	CROCKETT DR	07/23/20	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$48,637	81.06	\$103,728	\$60,000	\$103,728	198.2	206.1	0.93	0.93	\$303	\$64,447	\$1.48	60.00	4520	2020-05047	120-005-300-005-10	4520 CROCKETT DR	12/12/2020	402	
120-W81-000-013-00	127 CROCKETT DR	02/23/21	\$204,495	WD	03-ARM'S LENGTH	\$204,495	\$78,801	38.53	\$174,680	\$74,815	\$45,000	60.0	100.0	0.14	0.14	\$1,247	\$542,138	\$12.45	60.00	4520	2021-01544		4520 CROCKETT DR	8/3/2010	401	
<b>Totals:</b>						<b>\$264,495</b>	<b>\$127,438</b>	<b>48.18</b>	<b>\$278,408</b>	<b>\$134,815</b>	<b>\$148,728</b>	<b>258.2</b>		<b>1.07</b>	<b>1.07</b>											
								<b>30.07</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>30.07</b>			<b>per FF=&gt;</b>	<b>\$522</b>		<b>per Net Acre=&gt;</b>	<b>126,113.19</b>		<b>per SqFt=&gt;</b>	<b>\$2.90</b>								

Outlots:

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	Inspected Date	Class	
120-008-100-030-04	CROCKETT DR	03/30/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$47,440	(\$25,368)	\$12,072	172.8	153.5	0.50	0.50	(\$147)	(\$50,433)	(\$1.16)	133.00	4520	2020-01886		4520 CROCKETT DR	1/29/2021	401	
<b>Totals:</b>						<b>\$10,000</b>	<b>\$0</b>	<b>0.00</b>	<b>\$47,440</b>	<b>(\$25,368)</b>	<b>\$12,072</b>	<b>172.8</b>		<b>0.50</b>	<b>0.50</b>											
								<b>0.00</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>(\$146.80)</b>		<b>per Net Acre=&gt;</b>	<b>(50,433.40)</b>		<b>per SqFt=&gt;</b>	<b>(\$1.16)</b>								

2022 Land Values Used:

	Value	Description	Acres	Value
Outlot	\$460	Based on overall outlot sales	1 acre	\$28,000 Based on Homesite Value
Lake Front	\$2,000	Based on Don's Drive Lake Sales & overall rate	1.5 acres	\$29,750 Based on Homesite Value w/ Rural Resid Rate
Channel	\$920	Based on overall channel sales	2 acres	\$31,500
Access Lot w/ outlot	\$1,000	Emphasis on 2nd sale	2.5 acres	\$33,250
			3 acres	\$35,000
			4 acres	\$38,500
			5 acres	\$42,000
Homesite	\$28,000	Two times the Rural Residential Homesite	7 acres	\$46,000 Anything over 5 acres is Homesite, Rural Residential & excess land
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate	10 acres	\$52,000
Excess land	\$2,000	Based on overall lake rate	15 acres	\$62,000
			20 acres	\$72,000
			25 acres	\$82,000

Alganssee Township  
 Marble West Land sales 2022  
 Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021:		All combined		4th sale is lake front only																						
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 Sale Parcels	Land Table	Inspected Date	Class	
120-005-100-140-01	829 WHISTLER DR	05/07/19	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$40,795	74.85	\$95,576	\$54,500	\$95,576	116.6	134.6	0.34	0.34	\$468	\$158,430	\$3.64	111.40	4540	2019-03076	120-005-100-002-99	4530 MARBLE LAKE WEST	7/2/2010	402	
120-C40-000-001-99	105 CRAUNS BEACH DR	08/22/19	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$155,980	43.94	\$355,387	\$176,987	\$177,374	150.5	255.2	0.49	0.49	\$1,176	\$361,198	\$8.29	169.45	4530	2019-05453	120-005-100-002-99	4530 MARBLE LAKE WEST	7/16/2010	401	
120-C40-000-010-00	117 CRAUNS BEACH DR	12/22/20	\$386,650	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,650	\$170,290	45.57	\$393,893	\$188,318	\$208,561	267.8	320.9	0.96	0.96	\$703	\$196,985	\$4.52	263.83	4530	2020-08924	120-005-100-005-00	4530 MARBLE LAKE WEST	1/28/2021	401	
120-F10-000-003-00	835 RILEY DR	04/26/19	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$82,315	48.85	\$183,077	\$86,317	\$100,894	61.1	328.6	0.46	0.46	\$1,412	\$189,292	\$4.35	60.80	4530	2019-02600		4530 MARBLE LAKE WEST	7/21/2010	401	
120-M10-000-035-00	822 WHISTLER DR	12/18/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,048	51.69	\$264,645	\$45,539	\$70,184	85.6	121.8	0.24	0.24	\$532	\$188,959	\$4.34	86.00	4540	2020-08892		4530 MARBLE LAKE WEST	7/22/2010	401	
<b>Totals:</b>						<b>\$1,204,650</b>	<b>\$573,428</b>		<b>\$1,292,578</b>	<b>\$551,661</b>	<b>\$652,589</b>	<b>681.7</b>		<b>2.49</b>	<b>2.49</b>											
						Sale. Ratio =>		<b>48.12</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>									
						Std. Dev. =>		<b>12.59</b>			<b>per FF=&gt;</b>	<b>\$809</b>		<b>per Net Acre=&gt;</b>	<b>221,817.85</b>		<b>per SqFt=&gt;</b>	<b>\$5.09</b>								

Sales April 1, 2019 thru March 31, 2021:		Vacant Channel Sale																								
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 Sale Parcels	Land Table	Inspected Date	Class	
120-005-100-140-01	829 WHISTLER DR	05/07/19	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$40,795	74.85	\$95,576	\$54,500	\$95,576	116.6	134.6	0.34	0.34	\$468	\$158,430	\$3.64	111.40	4540	2019-03076	4530 MARBLE LAKE WEST	7/2/2010	402		
<b>Totals:</b>						<b>\$54,500</b>	<b>\$40,795</b>		<b>\$95,576</b>	<b>\$54,500</b>	<b>\$95,576</b>	<b>116.6</b>		<b>0.34</b>	<b>0.34</b>											
						Sale. Ratio =>		<b>74.85</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>									
						Std. Dev. =>		<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$468</b>		<b>per Net Acre=&gt;</b>	<b>158,430.23</b>		<b>per SqFt=&gt;</b>	<b>\$3.64</b>								

Sales April 1, 2019 thru March 31, 2021:		Channel Sale																								
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 Sale Parcels	Land Table	Inspected Date	Class	
120-M10-000-035-00	822 WHISTLER DR	12/18/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,048	51.69	\$264,645	\$45,539	\$70,184	85.6	121.8	0.24	0.24	\$532	\$188,959	\$4.34	86.00	4540	2020-08892	4530 MARBLE LAKE WEST	7/22/2010	401		
<b>Totals:</b>						<b>\$240,000</b>	<b>\$124,048</b>		<b>\$264,645</b>	<b>\$45,539</b>	<b>\$70,184</b>	<b>85.6</b>		<b>0.24</b>	<b>0.24</b>											
						Sale. Ratio =>		<b>51.69</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>									
						Std. Dev. =>		<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$532</b>		<b>per Net Acre=&gt;</b>	<b>188,958.51</b>		<b>per SqFt=&gt;</b>	<b>\$4.34</b>								

Sales April 1, 2019 thru March 31, 2021:		Lake Sales w/ garage lots																							
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 Sale Parcels	Land Table	Inspected Date	Class
120-C40-000-001-99	105 CRAUNS BEACH DR	08/22/19	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$155,980	43.94	\$355,387	\$176,987	\$177,374	150.5	255.2	0.49	0.49	\$1,176	\$361,198	\$8.29	169.45	4530	2019-05453	120-005-100-002-99	4530 MARBLE LAKE WEST	7/16/2010	401
120-C40-000-010-00	117 CRAUNS BEACH DR	12/22/20	\$386,650	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,650	\$170,290	45.57	\$393,893	\$188,318	\$208,561	267.8	320.9	0.96	0.96	\$703	\$196,985	\$4.52	263.83	4530	2020-08924	120-005-100-005-00	4530 MARBLE LAKE WEST	1/28/2021	401
<b>Totals:</b>						<b>\$741,650</b>	<b>\$326,270</b>		<b>\$749,280</b>	<b>\$365,305</b>	<b>\$385,935</b>	<b>418.4</b>		<b>1.45</b>	<b>1.45</b>										
						Sale. Ratio =>		<b>44.78</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>								
						Std. Dev. =>		<b>1.16</b>			<b>per FF=&gt;</b>	<b>\$873</b>		<b>per Net Acre=&gt;</b>	<b>252,631.40</b>		<b>per SqFt=&gt;</b>	<b>\$5.80</b>							

2022 Land Values Used:		Acreage Table			
Outlot	\$460	Based on overall Outlot Rate	1 acre	\$28,000	Based on Homesite Value
Channel	\$920	Based on overall Channel Rate due to only one sale above	1.5 acres	\$29,750	Based on Homesite Value w/ Rural Resid Rate
Lake Front	\$2,000	Based on overall lake rate due to only 1 sale above & it is an early sale	2 acres	\$31,500	
Road - End of Mallard	\$525	Increased \$25 over last year based on others above going up	2.5 acres	\$33,250	
Cove bet Teal/Whistler			3 acres	\$35,000	
			4 acres	\$38,500	
Homesite	\$28,000	Two times the Rural Residential Homesite	5 acres	\$42,000	
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate	7 acres	\$46,000	Anything over 5 acres is Homesite, Rural Residential & excess land
Excess land	\$2,000	Based on overall lake rate	10 acres	\$52,000	
			15 acres	\$62,000	
			20 acres	\$72,000	
			25 acres	\$82,000	

Alganssee Township  
 4540- Marble - East land sales 2022  
 Prepared February 2, 2022

Sales April 1, 2019 thru March 31, 2021		All Properties Improved		Sale #1 - Channel; Sale #2 - Outlot w/ Channel; Sale #3 - County Drain; Sale #4 - Backlot w/ Access to Channel																					
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	Land Table	Inspected Date	Class
120-004-100-005-03	952 WILMIN DR	05/24/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,972	34.58	\$129,900	\$121,413	\$66,313	110.5	242.5	0.67	0.67	\$1,099	\$181,756	\$4.17	100.00	4590	2019-03430		4540 MARBLE LAKE EAST	7/15/2010	401
120-004-100-010-00	929 LUKESPORT RD	07/01/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$108,727	45.32	\$232,238	\$103,529	\$95,867	195.6	113.7	0.59	0.59	\$529	\$174,880	\$4.01	229.00	4590	2020-04195		4540 MARBLE LAKE EAST	12/20/2019	401
120-140-000-014-00	160 RAPP DR	04/30/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$40,786	41.62	\$83,998	\$43,602	\$29,600	148.0	110.0	0.37	0.37	\$295	\$116,583	\$2.68	148.00	4590	2020-02907		4540 MARBLE LAKE EAST	7/26/2010	401
120-550-000-020-00	123 WRIGHT RD	03/04/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$35,253	67.79	\$69,601	\$33,428	\$51,029	115.3	190.9	0.43	0.43	\$290	\$77,559	\$1.78	144.43	4590	2021-01660		4540 MARBLE LAKE EAST	7/14/2010	401
<b>Totals:</b>			<b>\$574,900</b>			<b>\$574,900</b>	<b>\$248,738</b>		<b>\$515,737</b>	<b>\$301,972</b>	<b>\$242,809</b>	<b>569.4</b>		<b>2.07</b>	<b>2.07</b>										
								Sale. Ratio =>			Average			Average			Average								
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>								

2022 Land Values Used:

Outlot	\$460	Based on overall outlot rate
Channel	\$920	Based on Channel sales above & overall channel sales
Lake Front	\$2,000	Based on overall lake rate
Channel Access Lot	\$500	Based on overall rate for lots with access
Fisher Creek	\$500	Based on overall rate for lots with access
Co. Drain	\$500	Based on overall rate for lots with access
Unplatted Sec 4	\$920	South side of Channel; plat on North side
Homesite	\$28,000	Two times the Rural Residential Homesite
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate
Excess land	\$2,000	Based on overall lake rate

Acreage Table

1 acre	\$28,000	Based on Homesite Value
1.5 acres	\$29,750	Based on Homesite Value w/ Rural Resid Rate
2 acres	\$31,500	
2.5 acres	\$33,250	
3 acres	\$35,000	
4 acres	\$38,500	
5 acres	\$42,000	
7 acres	\$46,000	Anything over 5 acres is Homesite, Rural Residential & excess land
10 acres	\$52,000	
15 acres	\$62,000	
20 acres	\$72,000	
25 acres	\$82,000	

Alganssee Township  
Channel Vacant land sales 2022  
Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:

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	Land Table	Inspected Date	Class	
120-L50-000-010-99	734 EAST CHANNEL DR	01/05/21	\$376,000	WD	03-ARM'S LENGTI	\$376,000	\$151,730	40.35	\$308,591	\$175,649	\$108,240	132.0	150.0	0.46	0.46	\$1,331	\$386,042	\$8.86	132.00	4550	2021-00265		4550 CHANNEL DRIVE	6/30/2010	401	
120-L50-000-014-00	720 EAST CHANNEL DR	08/14/20	\$180,000	WD	03-ARM'S LENGTI	\$180,000	\$92,854	51.59	\$185,956	\$75,224	\$81,180	99.0	150.0	0.34	0.34	\$760	\$220,598	\$5.06	99.00	4550	2020-05538		4550 CHANNEL DRIVE	9/20/2020	401	
120-M20-000-005-00	703 WEST CHANNEL DR	04/30/20	\$275,000	WD	03-ARM'S LENGTI	\$275,000	\$136,259	49.55	\$282,687	\$58,641	\$66,328	80.9	195.0	0.36	0.36	\$725	\$163,802	\$3.76	80.04	4550	2020-02913		4550 CHANNEL DRIVE	7/12/2010	401	
120-M40-000-003-00	764 EAST CHANNEL DR	08/14/20	\$250,000	WD	03-ARM'S LENGTI	\$250,000	\$128,374	51.35	\$257,449	\$101,124	\$108,573	132.4	151.9	0.46	0.46	\$764	\$219,835	\$5.05	132.00	4550	2020-05624		4550 CHANNEL DRIVE	7/1/2010	401	
<b>Totals:</b>			<b>\$1,081,000</b>			<b>\$1,081,000</b>	<b>\$509,217</b>		<b>\$1,034,683</b>	<b>\$410,638</b>	<b>\$364,321</b>	<b>444.3</b>		<b>1.61</b>	<b>1.61</b>											
							<b>Sale. Ratio =&gt;</b>	<b>47.11</b>				<b>Average</b>		<b>Average</b>			<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>5.32</b>				<b>per FF=&gt;</b>	<b>\$924</b>	<b>per Net Acre=&gt;</b>	<b>254,422.55</b>		<b>per SqFt=&gt;</b>	<b>\$5.84</b>								

2022 Land Values Used:

Channel	\$920	Based on sales above and overall Channel Rate
Outlot	\$460	Based on overall outlot rate
Homesite	\$28,000	Two times the Rural Residential Homesite
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate
Excess land	\$2,000	Based on overall lake rate

Alganssee Township  
 Bartholomew Lake land sales 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:		All Sales Combined		Sale #2 is on Channel; Sale #3 is Backlot w/ Channel Access																					
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	Land Table	Inspected Date	Class
120-H10-000-005-01	239 DONNELL DR	12/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,154	37.95	\$245,627	\$135,121	\$95,748	47.9	162.8	0.21	0.21	\$2,822	\$655,927	\$15.06	65.00	4560	2020-08671	4570 S BARTHOLOMEW - LAKE	1/8/2013	401	
120-K10-000-005-00	259 DONNELL DR	08/09/19	\$105,010	WD	03-ARM'S LENGTH	\$105,010	\$39,756	37.86	\$91,397	\$70,215	\$56,602	69.0	123.8	0.21	0.21	\$1,017	\$340,850	\$7.82	72.39	4560	2019-05386	4570 S BARTHOLOMEW - LAKE	7/8/2010	401	
120-K10-000-007-00	260 DONNELL DR	07/30/20	\$181,500	WD	03-ARM'S LENGTH	\$180,500	\$53,479	29.63	\$169,257	\$52,534	\$41,291	66.6	153.0	0.22	0.22	\$789	\$239,881	\$5.51	74.89	4560	2020-05148	4570 S BARTHOLOMEW - LAKE	12/22/2020	401	
120-P10-000-003-00	794 BENNETT DR	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$108,136	33.48	\$254,035	\$219,504	\$150,539	75.3	113.3	0.21	0.21	\$2,916	\$1,055,308	\$24.23	80.00	4560	2020-05061	4570 S BARTHOLOMEW - LAKE	7/9/2010	401	
120-P10-000-011-00	795 BENNETT DR	04/29/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,357	50.69	\$146,258	\$58,525	\$79,783	79.8	143.0	0.26	0.26	\$734	\$222,529	\$5.11	80.00	4560	2019-02669	4570 S BARTHOLOMEW - LAKE	11/16/2020	401	
120-P10-000-011-00	795 BENNETT DR	10/02/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$63,154	65.11	\$146,258	\$30,525	\$79,783	79.8	143.0	0.26	0.26	\$383	\$116,065	\$2.66	80.00	4560	2020-06940	4570 S BARTHOLOMEW - LAKE	11/16/2020	401	
<b>Totals:</b>			<b>\$1,116,510</b>			<b>\$1,115,510</b>	<b>\$436,036</b>		<b>\$1,052,832</b>	<b>\$566,424</b>	<b>\$503,746</b>	<b>418.3</b>		<b>1.37</b>	<b>1.37</b>										
								<b>Sale. Ratio =&gt;</b>	<b>39.09</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>13.17</b>			<b>per FF=&gt;</b>	<b>\$1,354</b>		<b>per Net Acre=&gt;</b>	<b>414,962.64</b>			<b>per SqFt=&gt;</b>	<b>\$9.53</b>					

Sales April 1, 2019 thru March 31, 2021:		Lake																							
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	Land Table	Inspected Date	Class
120-P10-000-011-01	239 DONNELL DR	12/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,154	37.95	\$245,627	\$135,121	\$95,748	47.9	162.8	0.21	0.21	\$2,822	\$655,927	\$15.06	65.00	4560	2020-08671	4570 S BARTHOLOMEW - LAKE	1/8/2013	401	
120-P10-000-003-00	794 BENNETT DR	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$108,136	33.48	\$254,035	\$219,504	\$150,539	75.3	113.3	0.21	0.21	\$2,916	\$1,055,308	\$24.23	80.00	4560	2020-05061	4570 S BARTHOLOMEW - LAKE	7/9/2010	401	
<b>Totals:</b>			<b>\$608,000</b>			<b>\$608,000</b>	<b>\$216,290</b>		<b>\$499,662</b>	<b>\$354,625</b>	<b>\$246,287</b>	<b>123.1</b>		<b>0.41</b>	<b>0.41</b>										
								<b>Sale. Ratio =&gt;</b>	<b>35.57</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>3.16</b>			<b>per FF=&gt;</b>	<b>\$2,880</b>		<b>per Net Acre=&gt;</b>	<b>856,582.13</b>			<b>per SqFt=&gt;</b>	<b>\$19.66</b>					

Sales April 1, 2019 thru March 31, 2021:		Lake Access Lot -- Twice Sold -- ? 2nd sale as prices have not come down in the past year in township																							
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	Land Table	Inspected Date	Class
120-P10-000-011-00	795 BENNETT DR	04/29/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,357	50.69	\$146,258	\$58,525	\$79,783	79.8	143.0	0.26	0.26	\$734	\$222,529	\$5.11	80.00	4560	2019-02669	4570 S BARTHOLOMEW - LAKE	11/16/2020	401	
120-P10-000-011-00	795 BENNETT DR	10/02/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$63,154	65.11	\$146,258	\$30,525	\$79,783	79.8	143.0	0.26	0.26	\$383	\$116,065	\$2.66	80.00	4560	2020-06940	4570 S BARTHOLOMEW - LAKE	11/16/2020	401	
<b>Totals:</b>			<b>\$97,000</b>			<b>\$97,000</b>	<b>\$63,154</b>		<b>\$146,258</b>	<b>\$30,525</b>	<b>\$79,783</b>	<b>79.8</b>		<b>0.26</b>	<b>0.26</b>										
								<b>Sale. Ratio =&gt;</b>	<b>65.11</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>\$383</b>		<b>per Net Acre=&gt;</b>	<b>116,064.64</b>			<b>per SqFt=&gt;</b>	<b>\$2.66</b>					

2022 Land Values Used: Removed additional land value for access lots and moved value into land value for main lot; left access lot information for info only

Outlot	\$460	Based on overall outlot rate
Hill View 1 - Lake Front	\$2,800	Based on Sales above
Hillview 2 - Lake Access	\$1,000	Based on overall Lake Access sales
Hillview 2 - Channel Access	\$920	Based on overall Channel rate & first channel sale above
Hillview 3 - back lots w/ channel access	\$780	Based on individual sale above
Pine Cove Lake Access	\$1,000	Based on overall Lake Access sales
Koolamoolah Channel	\$920	Based on overall Channel rate & first channel sale above
Koolamoolah Access	\$780	Based on individual sale above
Twin Cove Lake	\$2,800	Based on Sales above
Pine Cove Lake	\$2,800	Based on Sales above
Homesite	\$28,000	Two times the Rural Residential Homesite
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate
Excess land	\$2,000	Based on overall lake rate

Alganssee Township  
 Bartholomew Channel land sales 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:

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	Land Table	Inspected Date	Class
120-S20-000-007-00	287 WINHOVEN DR	07/08/19	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$44,360	50.99	\$101,408	\$38,639	\$53,047	64.7	152.5	0.23	0.23	\$597	\$169,469	\$3.89	65.00	4570	2019-04499	4575 S BARTHOLEW - CHANNELS	7/2/2010	401	
<b>Totals:</b>			<b>\$87,000</b>			<b>\$87,000</b>	<b>\$44,360</b>	<b>50.99</b>	<b>\$101,408</b>	<b>\$38,639</b>	<b>\$53,047</b>	<b>64.7</b>		<b>0.23</b>	<b>0.23</b>										
							<b>Sale. Ratio =&gt;</b>	<b>50.99</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>\$597</b>		<b>per Net Acre=&gt;</b>	<b>169,469.30</b>		<b>per SqFt=&gt;</b>	<b>\$3.89</b>							

2022 Land Values Used:

Outlot	\$460	Based on overall rate of outlots
Lake Front	\$2,000	Based on overall lake front rates
Channel	\$920	Based on overall channel sales
Homesite	\$28,000	Two times the Rural Residential Homesite
Rural Resid	\$3,500	Same as Rural Residential 2nd acre rate
Excess land	\$2,000	Based on overall lake rate





Alganssee Township  
 Outlot Vacant land sales 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:

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	Land Table	Inspected Date	Class
120-008-100-030-04	CROCKETT DR	03/30/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$47,440	(\$25,368)	\$12,072	172.8	153.5	0.50	0.50	(\$147)	(\$50,433)	(\$1.16)	133.00	4520	2020-01886		4520 CROCKETT C	1/29/2021	401
<b>Totals:</b>			<b>\$10,000</b>			<b>\$10,000</b>	<b>\$0</b>		<b>\$47,440</b>	<b>(\$25,368)</b>	<b>\$12,072</b>	<b>172.8</b>		<b>0.50</b>	<b>0.50</b>										
								Sale. Ratio =>	0.00		Average			Average			Average								
								Std. Dev. =>	#DIV/0!		per FF=>	(\$146.80)		per Net Acre=>	(\$0,433.40)		per SqFt=>	(\$1.16)							

2022 Outlot Rate: \$460 Due to no valid outlot/accessory lot sales using 1/2 the rate of channel frontage

Alganssee Township  
 All Channel Front Lots Combined 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:		All Neighborhoods, All Channel Front lots combined										Red lots are vacant										If remove the highlighted sale then average FF is \$978									
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	Land Table	Inspected Date	Class						
120-005-100-180-00	188 CROCKETT DR	10/27/20	\$235,000	WD	03-ARM'S LENGTH	\$233,500	\$85,538	36.63	\$184,827	\$123,090	\$74,417	151.3	181.2	0.56	0.56	\$814	\$220,987	\$5.07	142.18	4520	2020-07559	4520 CROCKETT DR	12/12/2020	401							
120-005-100-140-01	829 WHISTLER DR	05/07/19	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$40,795	74.85	\$95,576	\$54,500	\$95,576	116.6	134.6	0.34	0.34	\$468	\$158,430	\$3.64	111.40	4540	2019-03076	4530 MARBLE LAKE WEST	7/2/2010	402							
120-M10-000-035-00	822 WHISTLER DR	12/18/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,048	51.69	\$264,645	\$45,539	\$70,184	85.6	121.8	0.24	0.24	\$532	\$188,959	\$4.34	86.00	4540	2020-08892	4530 MARBLE LAKE WEST	7/22/2010	401							
120-004-100-005-03	952 WILMIN DR	05/24/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,972	34.58	\$129,900	\$121,413	\$66,313	110.5	242.5	0.67	0.67	\$1,099	\$181,756	\$4.17	100.00	4590	2019-03430	4540 MARBLE LAKE EAST	7/15/2010	401							
120-L50-000-010-99	734 EAST CHANNEL DR	01/05/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$151,730	40.35	\$308,591	\$175,649	\$108,240	132.0	150.0	0.46	0.46	\$1,331	\$386,042	\$8.86	132.00	4550	2021-00265	4550 CHANNEL DRIVE	6/30/2010	401							
120-L50-000-014-00	720 EAST CHANNEL DR	08/14/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,854	51.59	\$185,956	\$75,224	\$81,180	99.0	150.0	0.34	0.34	\$760	\$220,598	\$5.06	99.00	4550	2020-05538	4550 CHANNEL DRIVE	9/20/2020	401							
120-M20-000-005-00	703 WEST CHANNEL DR	04/30/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$136,259	49.55	\$282,687	\$58,641	\$66,328	80.9	195.0	0.36	0.36	\$725	\$163,802	\$3.76	80.04	4550	2020-02913	4550 CHANNEL DRIVE	7/12/2010	401							
120-M40-000-003-00	764 EAST CHANNEL DR	08/14/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,374	51.35	\$257,449	\$101,124	\$108,573	132.4	151.9	0.46	0.46	\$764	\$219,835	\$5.05	132.00	4550	2020-05624	4550 CHANNEL DRIVE	7/1/2010	401							
120-K10-000-005-00	259 DONNELL DR	08/09/19	\$105,010	WD	03-ARM'S LENGTH	\$105,010	\$39,756	37.86	\$91,397	\$70,215	\$56,602	69.0	123.8	0.21	0.21	\$1,017	\$340,850	\$7.82	72.39	4560	2019-05386	4570 S BARTHOLOMEW - LAKE	7/8/2010	401							
120-S20-000-007-00	287 WINHOVEN DR	07/08/19	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$44,360	50.99	\$101,408	\$38,639	\$53,047	64.7	152.5	0.23	0.23	\$597	\$169,469	\$3.89	65.00	4570	2019-04499	4575 S BARTHOLEW - CHANNELS	7/2/2010	401							
120-L10-000-009-00	772 LAKE SHORE PT	12/15/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$118,100	31.92	\$274,335	\$173,093	\$77,428	70.4	141.5	0.23	0.23	\$2,459	\$762,524	\$17.51	70.03	4580	2020-08800	4580 LAKESHORE	10/18/2017	401							
120-L10-000-011-00	768 LAKE SHORE PT	10/16/20	\$202,000	WD	03-ARM'S LENGTH	\$195,000	\$80,047	41.05	\$192,820	\$83,577	\$81,397	74.0	126.0	0.25	0.25	\$1,129	\$331,655	\$7.61	60.00	4580	2020-07208	4580 LAKESHORE	11/27/2020	401							
120-L10-000-021-00	165 LAKE SHORE DR	03/22/21	\$465,000	WD	19-MULTI PARCEL	\$465,000	\$140,580	30.23	\$338,890	\$288,139	\$162,029	147.3	273.3	0.48	0.48	\$1,956	\$599,042	\$13.75	140.55	4580	2021-02407	120-L10-000-020-99	4580 LAKESHORE	7/20/2010	401						
<b>Totals:</b>			<b>\$3,024,510</b>			<b>\$3,016,010</b>	<b>\$1,246,413</b>		<b>\$2,708,481</b>	<b>\$1,408,843</b>	<b>\$1,101,314</b>	<b>1,333.6</b>		<b>4.82</b>	<b>4.82</b>																
							<b>Sale. Ratio =&gt;</b>	<b>41.33</b>				<b>Average</b>		<b>Average</b>																	
							<b>Std. Dev. =&gt;</b>	<b>12.01</b>				<b>per FF=&gt;</b>	<b>\$1,056</b>	<b>per Net Acre=&gt;</b>	<b>\$292,412</b>			<b>Average</b>													
																		<b>per SqFt=&gt;</b>	<b>\$6.71</b>												

County Drain																								
120-L40-000-014-00	160 RAPP DR	04/30/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$40,786	41.62	\$83,998	\$43,602	\$29,600	148.0	110.0	0.37	0.37	\$295	\$116,583	\$2.68	148.00	4590	2020-02907	4540 MARBLE LAKE EAST	7/26/2010	401

Alganssee Township  
 All Lots with Access Combined 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021: All Neighborhoods, All Back lots with access to lake

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	Land Table	Inspected Date	Class
120-W81-000-013-00	127 CROCKETT DR	02/23/21	\$204,495	WD	03-ARM'S LENGTH	\$204,495	\$78,801	38.53	\$174,680	\$74,815	\$45,000	60.0	100.0	0.14	0.14	\$1,247	\$542,138	\$12.45	60.00	4520	2021-01544		4520 CROCKETT DR	8/3/2010	401
120-P10-000-011-00	795 BENNETT DR	04/29/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,357	50.69	\$146,258	\$58,525	\$79,783	79.8	143.0	0.26	0.26	\$734	\$222,529	\$5.11	80.00	4560	2019-02669		4570 S BARTHOLOMEW - LAKE	11/16/2020	401
<b>Totals:</b>						<b>\$329,495</b>	<b>\$142,158</b>		<b>\$320,938</b>	<b>\$133,340</b>	<b>\$124,783</b>	<b>139.8</b>		<b>0.40</b>	<b>0.40</b>										
							Sale. Ratio =>	43.14			Average						Average								
							Std. Dev. =>	8.59			per FF=>	\$954					per Net Acre=>	\$332,519							
																	per SqFt=>	\$7.63							

Sales April 1, 2019 thru March 31, 2021: All Neighborhoods, All Back lots with access to channel

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	Land Table	Inspected Date	Class
120-004-100-010-00	929 LUKESPORT RD	07/01/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$108,727	45.32	\$232,238	\$103,529	\$95,867	195.6	113.7	0.59	0.59	\$529	\$174,880	\$4.01	229.00	4590	2020-04195		4540 MARBLE LAKE EAST	12/20/2019	401
120-550-000-020-00	123 WRIGHT RD	03/04/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$35,253	67.79	\$69,601	\$33,428	\$51,029	115.3	190.9	0.43	0.43	\$290	\$77,559	\$1.78	144.43	4590	2021-01660		4540 MARBLE LAKE EAST	7/14/2010	401
120-K10-000-007-00	260 DONNELL DR	07/30/20	\$181,500	WD	03-ARM'S LENGTH	\$180,500	\$53,479	29.63	\$169,257	\$52,534	\$41,291	66.6	153.0	0.22	0.22	\$789	\$239,881	\$5.51	74.89	4560	2020-05148		4570 S BARTHOLOMEW - LAKE	12/22/2020	401
<b>Totals:</b>						<b>\$473,400</b>	<b>\$197,459</b>		<b>\$471,096</b>	<b>\$189,491</b>	<b>\$188,187</b>	<b>377.4</b>		<b>0.22</b>	<b>1.24</b>										
							Sale. Ratio =>	41.80			Average														
							Std. Dev. =>	19.18			per FF=>	\$502					per Net Acre=>	\$865,256							
																	per SqFt=>	\$19.86							

Alganssee Township  
 All Lake Front Lots Combined 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021:

All Neighborhoods, All Lake Front lots combined

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	Land Table	Inspected Date	Class					
120-A10-000-001-00	183 DONS DR	07/26/19	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,328	37.12	\$335,379	\$175,779	\$141,158	70.6	160.9	0.24	0.24	\$2,491	\$720,406	\$16.54	81.90	4500	2019-04762	4500 ARCHER GARDENS & BROWNS SHORES	7/15/2010	401						
120-B20-000-004-00	233 DONS DR	06/18/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$143,435	40.98	\$340,587	\$167,130	\$157,717	78.9	154.0	0.29	0.29	\$2,119	\$580,313	\$13.32	81.31	4500	2020-04014	4500 ARCHER GARDENS & BROWNS SHORES	8/3/2010	401						
120-005-300-075-00	825 FISHER RD	08/23/19	\$380,000	WD	03-ARM'S LENGTH	\$379,000	\$139,997	36.94	\$427,998	\$202,496	\$251,494	139.7	300.0	1.00	1.00	\$1,449	\$202,496	\$4.65	145.20	4500	2019-05692	4500 ARCHER GARDENS & BROWNS SHORES	1/8/2013	401						
120-006-400-020-00	259 DONS DR	08/14/20	\$450,000	WD	03-ARM'S LENGTH	\$423,000	\$201,003	47.52	\$540,417	\$120,328	\$237,745	118.9	402.7	0.97	0.97	\$1,012	\$124,049	\$2.85	109.94	4500	2020-05430	4500 ARCHER GARDENS & BROWNS SHORES	12/22/2020	401						
120-007-200-015-03	260 CROCKETT DR	07/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,866	48.71	\$375,451	\$221,241	\$276,692	138.3	349.0	0.79	0.79	\$1,599	\$280,052	\$6.43	90.00	4520	2020-04374	4520 CROCKETT DR	7/21/2010	401						
120-F10-000-003-00	835 RILEY DR	04/26/19	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$82,315	48.85	\$183,077	\$86,317	\$100,894	61.1	328.6	0.46	0.46	\$1,412	\$189,292	\$4.35	60.80	4530	2019-02600	4530 MARBLE LAKE WEST	7/21/2010	401						
120-H10-000-005-01	239 DONNELL DR	12/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,154	37.95	\$245,627	\$135,121	\$95,748	47.9	162.8	0.21	0.21	\$2,822	\$655,927	\$15.06	65.00	4560	2020-08671	4570 S BARTHOLOMEW - LAKE	1/8/2013	401						
120-P10-000-003-00	794 BENNETT DR	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$108,136	33.48	\$254,035	\$219,504	\$150,539	75.3	113.3	0.21	0.21	\$2,916	\$1,055,308	\$24.23	80.00	4560	2020-05061	4570 S BARTHOLOMEW - LAKE	7/9/2010	401						
120-007-300-113-01	257 S FREMONT RD	09/19/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$69,148	29.93	\$165,536	\$157,592	\$92,128	46.1	156.7	0.19	0.19	\$3,421	\$820,792	\$18.84	56.02	4580	2019-06107	4580 LAKESHORE	7/12/2010	401						
120-L10-000-023-00	161 LAKE SHORE DR	09/10/19	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$86,754	36.47	\$265,298	\$111,592	\$138,990	69.5	180.6	0.30	0.30	\$1,606	\$374,470	\$8.60	58.00	4580	2019-05946	4580 LAKESHORE	7/20/2010	401						
120-L20-000-004-00	241 LAKE SHORE DR	10/18/19	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$135,432	48.11	\$333,095	\$160,822	\$212,417	106.2	281.9	0.64	0.64	\$1,514	\$251,678	\$5.78	82.00	4580	2019-06778	4580 LAKESHORE	7/14/2010	401						
120-L20-000-023-00	201 LAKE SHORE DR	07/31/20	\$425,000	WD	03-ARM'S LENGTH	\$400,000	\$129,787	32.45	\$353,565	\$177,776	\$131,341	65.7	210.3	0.31	0.31	\$2,707	\$566,166	\$13.00	70.07	4580	2020-05110	4580 LAKESHORE	7/15/2010	401						
120-L30-000-010-00	763 LAKE SHORE PT	07/11/19	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$95,402	30.38	\$312,902	\$179,985	\$178,887	89.4	206.1	0.35	0.35	\$2,012	\$514,243	\$11.81	95.00	4580	2019-04463	4580 LAKESHORE	7/15/2010	401						
120-L30-000-011-00	765 LAKE SHORE PT	08/28/20	\$336,000	WD	03-ARM'S LENGTH	\$334,000	\$149,457	44.75	\$343,536	\$119,935	\$129,471	64.7	188.6	0.44	0.44	\$1,853	\$271,961	\$6.24	0.00	4580	2020-05847	4580 LAKESHORE	12/22/2020	401						
<b>Totals:</b>			<b>\$4,471,900</b>			<b>\$4,416,900</b>	<b>\$1,742,214</b>		<b>\$4,476,503</b>	<b>\$2,235,618</b>	<b>\$2,295,221</b>	<b>1,172.3</b>		<b>6.40</b>	<b>6.40</b>															
								<b>Sale. Ratio =&gt;</b>	<b>39.44</b>									<b>Average</b>												
								<b>Std. Dev. =&gt;</b>	<b>6.93</b>									<b>per FF=&gt;</b>	<b>\$1,907</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>\$349,534</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$8.02</b>					

Alganssee Township  
 All Lake Lots that have additional back lot 2022  
 Prepared February 3, 2022

Sales April 1, 2019 thru March 31, 2021: All Neighborhoods, Lake lots that have back lot

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	Land Table	Inspected Date	Class
120-W82-000-008-99	232 CROCKETT DR	09/03/20	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$380,000	\$163,491	43.02	\$382,511	\$179,377	\$181,888	188.9	282.8	0.58	0.58	\$949	\$310,879	\$7.14	181.37	4520	2020-06100	120-008-100-005-08	4520 CROCKETT DR	12/12/2020	401
120-W82-000-007-00	234 CROCKETT DR	03/30/20	\$355,000	WD	03-ARM'S LENGTH	\$351,000	\$131,385	37.43	\$299,765	\$157,626	\$106,391	53.2	141.1	0.20	0.20	\$2,963	\$800,132	\$18.37	61.37	4520	2020-01876		4520 CROCKETT DR	7/27/2010	401
120-C40-000-001-99	105 CRAUNS BEACH	08/22/19	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$155,980	43.94	\$355,387	\$176,987	\$177,374	150.5	255.2	0.49	0.49	\$1,176	\$361,198	\$8.29	169.45	4530	2019-05453	120-005-100-002-99	4530 MARBLE LAKE V	7/16/2010	401
120-C40-000-010-00	117 CRAUNS BEACH	12/22/20	\$386,650	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,650	\$170,290	45.57	\$393,893	\$188,318	\$208,561	267.8	320.9	0.96	0.96	\$703	\$196,985	\$4.52	263.83	4530	2020-08924	120-005-100-005-00	4530 MARBLE LAKE V	1/28/2021	401
120-L20-000-020-00	207 LAKE SHORE DR	06/12/19	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$146,644	39.11	\$346,706	\$203,460	\$175,166	141.1	402.9	0.60	0.60	\$1,442	\$341,950	\$7.85	163.10	4580	2019-03857	120-L15-000-004-00	4580 LAKESHORE	12/22/2020	401
<b>Totals:</b>			<b>\$1,856,650</b>			<b>\$1,834,650</b>	<b>\$767,790</b>		<b>\$1,778,262</b>	<b>\$905,768</b>	<b>\$849,380</b>	<b>801.6</b>		<b>2.82</b>	<b>2.82</b>										
							Sale. Ratio =>	<b>41.85</b>			Average							Average							
							Std. Dev. =>	<b>3.42</b>			per FF=>	<b>\$1,130</b>						Average							
											per Net Acre=>	<b>\$321,765</b>						per SqFt=>	<b>\$7.39</b>						

Sales April 1, 2019 thru March 31, 2021: All Neighborhoods, Lots with Channel Lots that have back lot

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	Land Table	Inspected Date	Class
<b>Totals:</b>			<b>\$0</b>			<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>										
							Sale. Ratio =>	<b>#DIV/0!</b>			Average							Average							
							Std. Dev. =>	<b>#DIV/0!</b>			per FF=>	<b>#DIV/0!</b>						Average							
											per Net Acre=>	<b>#DIV/0!</b>						per SqFt=>	<b>#DIV/0!</b>						