

2024 Residential Land Value Study

1 Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Actual Front
062-025-013-140-00	01/23/23	\$5,700	WD	\$5,700	\$5,700	1.50	1.50	\$3,800	0.00
Totals:		\$5,700		\$5,700	\$5,700	1.50	1.50		
						Average per Net Acre=>		Average per SqFt=>	
							3,800.00		

2024 Residential Land Value Study

2.5 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
062-025-011-040-00	04/26/21	\$8,800	WD	\$8,800	\$8,800	2.58	1.38	\$3,411	ECFNR	759/401
Totals:		\$8,800		\$8,800	\$8,800	2.58	1.38			
						Average per Net Acre=>		Average per SqFt=>		
							3,410.85			

2024 Residential Land Value Study

5 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area
061-032-011-020-04	09/09/22	\$17,000	WD	\$17,000	\$17,000	5.05	5.05	\$3,366	ECFNR
Totals:		\$17,000		\$17,000	\$17,000	5.05	5.05		
						Average per Net Acre=>		Average per SqFt=>	
							3,366.34		

2024 Residential Land Value Study

10 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area
061-002-004-020-00	09/01/22	\$32,000	WD	\$32,000	\$32,000	10.08	10.08	\$3,175	ECFNR
061-027-002-020-00	04/01/22	\$27,000	WD	\$27,000	\$27,000	10.03	10.02	\$2,692	ECFNR
062-008-002-060-04	06/25/21	\$29,500	WD	\$29,500	\$29,500	9.96	9.96	\$2,962	ECFNR
062-008-006-040-03	06/07/21	\$65,000	WD	\$65,000	\$65,000	9.72	9.90	\$6,690	ECFNR
062-020-011-020-00	01/07/22	\$35,500	WD	\$35,500	\$35,500	10.01	10.01	\$3,546	ECFNR
062-027-014-040-09	08/17/22	\$30,000	WD	\$30,000	\$30,000	10.20	10.20	\$2,941	ECFNR
062-029-006-040-00	09/09/21	\$35,000	WD	\$35,000	\$35,000	9.52	9.52	\$3,676	ECFNR
062-036-013-080-00	02/08/23	\$32,500	WD	\$32,500	\$32,500	10.02	10.02	\$3,244	ECFNR
Totals:		\$286,500		\$286,500	\$286,500	79.54	79.71		
						Average	Average		
						per Net Acre=>	3,602.14	per SqFt=>	

The following sales considered outlier & not included in study:

061-012-005-280-00	04/13/21	\$50,000	WD	\$50,000	\$50,000	10.00	10.00	\$5,000	ECFNR
0629008-006-040-03	06/07/21	\$65,000	WD	\$65,000	\$65,000	9.72	9.90	\$6,690	ECFNR

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15 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	ECF Area
062-036-016-020-00	02/08/23	\$45,000	WD	\$45,000	\$45,000	\$50,186	16.21	3.10	ECFNR
Totals:		\$45,000		\$45,000	\$45,000	\$50,186	16.21	3.10	
						Average	Average		
						per FF=>	per Net Acre=>	2,776.06	

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20 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area
062-016-014-040-04	07/01/22	\$60,100	PTA	\$60,100	\$60,100	19.92	19.92	\$3,017	ECFNR
063-016-006-020-00	07/12/22	\$64,900	WD	\$64,900	\$64,900	20.00	20.00	\$3,245	ECFNR
Totals:		\$125,000		\$125,000	\$125,000	39.92	39.92		
						Average per Net Acre=>		Average per SqFt=>	
							3,131.26		

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40 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area
061-026-009-020-00	10/22/21	\$65,000	WD	\$65,000	\$65,000	40.00	40.00	\$1,625	ECFNR
061-035-001-020-20	11/22/21	\$80,000	WD	\$80,000	\$80,000	39.58	39.58	\$2,021	ECFNR
061-035-001-020-20	08/26/22	\$110,000	LC	\$110,000	\$110,000	39.58	39.58	\$2,779	ECFNR
061-035-001-020-24	08/15/22	\$96,500	WD	\$96,500	\$96,500	39.57	39.57	\$2,439	ECFNR
062-028-014-040-00	05/27/22	\$98,500	WD	\$98,500	\$98,500	40.23	40.23	\$2,448	ECFNR
062-034-016-020-00	11/30/21	\$100,000	WD	\$100,000	\$100,000	40.00	40.00	\$2,500	ECFNR
Totals:		\$550,000		\$550,000	\$550,000	238.96	238.96		
						Average per Net Acre=>		Average per SqFt=>	
							2,301.64		

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100 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
062-022-005-040-00	06/22/20	\$130,000	WD	\$130,000	\$130,000	\$171,010	80.00	80.00	\$1,625
Totals:		\$130,000		\$130,000	\$130,000	\$171,010	80.00	80.00	
						Average per FF=>		Average per Net Acre=>	Average per SqFt=>
								1,625.00	

Used outside of sale period due to lack of large acreage sales. Sale is representative of current market.

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AuSable Ridge

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
064-110-000-001-00	07/14/21	\$3,500	WD	\$3,500	\$3,500	193.3	247.0	\$18	193.00	ECFNR
064-110-000-002-00	08/11/21	\$14,000	WD	\$14,000	\$14,000	580.7	841.0	\$24	581.00	ECFNR
064-110-000-006-00	05/10/21	\$4,000	WD	\$4,000	\$4,000	135.7	213.5	\$29	136.00	ECFNR
064-110-000-007-00	05/10/21	\$10,000	WD	\$10,000	\$10,000	426.3	728.0	\$23	327.00	ECFNR
064-110-000-010-00	05/10/21	\$4,000	WD	\$4,000	\$4,000	159.0	154.5	\$25	148.00	ECFNR
064-110-000-011-00	08/31/21	\$7,000	WD	\$7,000	\$7,000	318.7	308.5	\$22	310.00	ECFNR
064-110-000-013-00	07/19/21	\$10,500	WD	\$10,500	\$10,500	425.7	579.0	\$25	440.00	ECFNR
064-110-000-016-00	06/16/21	\$3,000	WD	\$3,000	\$3,000	130.3	186.5	\$23	130.00	ECFNR
064-110-000-017-00	07/14/21	\$10,500	WD	\$10,500	\$10,500	416.0	496.0	\$25	404.00	ECFNR
064-110-000-020-00	08/10/21	\$6,000	WD	\$6,000	\$6,000	278.0	378.0	\$22	291.00	ECFNR
064-110-000-044-00	08/31/21	\$7,000	WD	\$7,000	\$7,000	297.0	328.5	\$24	284.00	ECFNR
064-110-000-046-00	07/01/22	\$7,000	WD	\$7,000	\$7,000	271.7	337.5	\$26	274.00	ECFNR
064-110-000-048-00	06/15/21	\$3,000	WD	\$3,000	\$3,000	137.0	190.5	\$22	143.00	ECFNR
064-110-000-049-00	06/15/21	\$6,000	WD	\$6,000	\$6,000	269.0	370.0	\$22	271.00	ECFNR
064-110-000-052-00	07/19/21	\$14,000	WD	\$14,000	\$14,000	548.7	816.5	\$26	554.00	ECFNR
064-110-000-052-00	12/23/22	\$17,500	WD	\$17,500	\$17,500	548.7	816.5	\$32	554.00	ECFNR
064-110-000-056-00	06/20/21	\$20,000	WD	\$20,000	\$20,000	953.0	1135.0	\$21	954.00	ECFNR
064-110-000-060-00	06/25/21	\$4,000	WD	\$4,000	\$4,000	179.7	180.8	\$22	171.50	ECFNR
064-110-000-063-00	06/15/21	\$10,000	WD	\$10,000	\$10,000	383.3	509.5	\$26	376.00	ECFNR
064-110-000-066-00	05/10/21	\$4,000	WD	\$4,000	\$4,000	127.0	168.5	\$31	120.00	ECFNR
064-110-000-067-00	05/04/21	\$4,000	WD	\$4,000	\$4,000	134.0	163.5	\$30	134.00	ECFNR
064-110-000-074-00	07/06/21	\$8,000	WD	\$8,000	\$8,000	263.0	359.0	\$30	272.00	ECFNR
064-110-000-080-00	10/18/21	\$10,000	WD	\$10,000	\$10,000	407.0	479.5	\$25	411.00	ECFNR
064-110-000-085-00	07/12/21	\$14,000	WD	\$14,000	\$14,000	498.7	694.0	\$28	486.00	ECFNR
Totals:		\$201,000		\$201,000	\$201,000	8,081.3				

\$25

The following sales considered outliers & not included in study:

064-110-000-026-00	04/30/21	\$5,000	WD	\$5,000		724.7	1052.0	\$7	719.00	ECFNR
064-110-000-068-00	04/30/21	\$5,000	WD	\$5,000		673.7	827.5	\$7	680.00	ECFNR

2024 Residential Land Value Study

Beaver Creek Frontage

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
064-400-000-218-00	05/07/21	\$35,000	WD	\$35,000	\$35,000	406.0	744.6	\$86	406.00	ECFNR
Totals:		\$35,000		\$35,000	\$35,000	406.0				

\$86

2024 Commercial Land Value Study

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front
005-106-008-0132	10/27/21	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$50,000	476.7
005-106-008-0133	03/12/11	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$65,000	442.9
Totals:		\$115,000			\$115,000	\$115,000	919.6

\$125

No adjustment taken for sale #2 that is slightly out of study period. Both outlying commercial vacant sales used from Higgins Township, a neighboring unit and similar to subject neighborhood.

2024 Residential Land Value Study

Forest Dunes Golf

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Actual Front	ECF Area
064-310-000-037-00	11/01/21	\$75,000	WD	\$75,000	\$75,000	0.0	0.0	0.00	ECFFD
064-310-000-121-00	07/22/21	\$60,000	WD	\$60,000	\$60,000	0.0	0.0	0.00	ECFFD
064-310-000-142-00	07/06/21	\$60,000	WD	\$60,000	\$60,000	0.0	0.0	0.00	ECFFD
Totals:		\$195,000		\$195,000	\$195,000	0.0			

#DIV/0!

\$195,000/3 units= \$65,000

2024 Residential Land Value Study

Forest Dunes Condo Prime Golf

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Actual Front	ECF Area	Liber/Page
064-310-000-004-00	08/03/22	\$60,000	WD	\$60,000	\$60,000	0.0	0.0	0.00	ECFFD	782/386
064-310-000-006-00	08/30/22	\$125,000	WD	\$125,000	\$125,000	0.0	0.0	0.00	ECFFD	783/675
064-310-000-010-00	03/13/23	\$140,000	WD	\$140,000	\$140,000	0.0	0.0	0.00	ECFFD	791/205
064-310-000-122-00	07/28/22	\$120,000	WD	\$120,000	\$120,000	0.0	0.0	0.00	ECFFD	782/541
Totals:		\$445,000		\$445,000	\$445,000	0.0				

#DIV/0!

\$445,000/5 units= \$111,250

2024 Residential Land Value Study

Forest Dunes Wooded

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Actual Front	ECF Area
064-310-000-105-00	09/22/21	\$60,000	WD	\$60,000	\$60,000	0.0	0.0	0.00	ECFFD
064-310-000-109-00	06/14/22	\$50,000	WD	\$50,000	\$50,000	0.0	0.0	0.00	ECFFD
064-310-000-110-00	06/27/22	\$50,000	WD	\$50,000	\$50,000	0.0	0.0	0.00	ECFFD
Totals:		\$160,000		\$160,000	\$160,000	0.0			

#DIV/0!

\$160,000/3 units= \$53,333

2024 Residential Land Value Study

Forest Dunes Lake

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Actual Front
064-310-000-085-00	09/08/22	\$100,000	TD	\$100,000	\$100,000	0.0	0.0	0.00
064-310-000-118-00	08/19/22	\$105,000	WD	\$105,000	\$105,000	0.0	0.0	0.00
Totals:		\$205,000		\$205,000	\$205,000	0.0		

#DIV/0!

064-310-000-085-00 includes 2 units.

\$205,000/3 units= \$68,333

2024 Residential Land Value Study

Indian Glens Dirt/Grvl/Pvt

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
064-400-000-059-00	07/22/22	\$4,800	WD	\$4,800	\$4,800	113.5	281.5	\$42	137.35	ECFNR
064-400-000-064-00	10/17/22	\$2,000	WD	\$2,000	\$2,000	116.4	180.8	\$17	148.75	ECFNR
064-400-000-104-00	11/10/22	\$3,467	WD	\$3,467	\$3,467	119.6	285.6	\$29	138.65	ECFNR
064-400-000-117-00	08/20/21	\$7,000	WD	\$7,000	\$7,000	115.6	307.5	\$61	120.00	ECFNR
064-400-000-181-00	01/21/23	\$6,000	PTA	\$6,000	\$6,000	105.8	244.1	\$57	125.00	ECFNR
064-400-000-196-00	05/04/21	\$4,000	WD	\$4,000	\$4,000	106.1	195.6	\$38	140.00	ECFNR
064-400-000-504-00	09/27/22	\$31,000	WD	\$31,000	\$31,000	669.1	1000.3	\$46	492.06	ECFNR
064-400-000-512-00	12/22/21	\$14,500	WD	\$14,500	\$13,096	289.5	340.7	\$45	320.00	ECFNR
064-400-000-525-00	12/17/21	\$11,250	WD	\$11,250	\$11,250	389.0	395.8	\$29	373.81	ECFNR
064-400-000-526-00	12/17/21	\$9,250	WD	\$9,250	\$9,250	323.9	303.1	\$29	379.61	ECFNR
064-400-000-570-00	06/08/22	\$22,900	WD	\$22,900	\$22,900	374.9	401.6	\$61	265.00	ECFNR
064-400-000-641-00	04/21/22	\$17,000	WD	\$17,000	\$17,000	355.4	382.1	\$48	340.27	ECFNR
064-400-000-686-00	11/14/22	\$4,500	WD	\$4,500	\$4,500	75.4	197.6	\$60	100.57	ECFNR
064-400-000-687-00	02/17/23	\$9,000	WD	\$9,000	\$9,000	382.7	265.3	\$24	430.52	ECFNR
064-400-000-704-00	08/26/21	\$7,500	WD	\$7,500	\$7,500	135.5	377.0	\$55	166.47	ECFNR

Totals: \$154,167 \$154,167 \$152,763 3,672.7

\$42

Sales no used:

064-400-000-110-00	10/18/21	\$13,170	LC	\$13,170	\$13,170	112.9	152.4	\$117	196.95	ECFNR
064-400-000-095-00	11/23/22	\$4,500	QC	\$4,500	\$4,500	120.5	247.2	\$37	130.00	ECFNR
064-400-000-084-00	10/05/22	\$3,000	QC	\$3,000	\$3,000	120.2	284.5	\$25	110.00	ECFNR

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Indian Glens Paved

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front
064-400-000-161-00	11/14/22	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$8,500	120.1	265.6	\$71	120.00

Totals: \$8,500 \$8,500 \$8,500 120.1

\$71

2024 Residential Land Value Study

Primary Subs

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
064-240-000-014-01	07/13/21	\$185,000	WD	\$185,000	\$40,731	690.4	410.7	\$59	690.42	ECFNR
064-560-000-027-00	09/12/22	\$170,000	WD	\$170,000	\$15,058	171.0	166.4	\$88	170.00	ECFNR
064-620-000-001-00	08/12/21	\$79,900	WD	\$79,900	\$19,857	200.0	400.0	\$99	200.00	ECFNR
064-850-000-017-00	12/08/21	\$101,000	WD	\$101,000	\$17,025	200.0	302.0	\$85	200.00	ECFNR
064-850-000-020-00	09/01/21	\$129,900	WD	\$129,900	\$11,587	100.0	200.0	\$116	100.00	ECFNR
Totals:		\$665,800		\$665,800	\$104,258	1,361.4				

\$77

Used \$75

Land extraction method used due to lack of sales of vacant parcels.

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Outlying Subs

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
064-110-000-077-00	11/10/21	\$4,825	WD	03-ARM'S LENGTH	\$4,825	\$4,825	130.7	190.5
064-440-000-020-00	03/09/23	\$7,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,500	\$7,500	245.0	603.2
064-500-000-021-00	01/07/22	\$5,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750	\$5,750	167.1	264.0
064-500-000-026-00	09/30/21	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$5,000	158.5	264.0
Totals:		\$23,075			\$23,075	\$23,075	701.2	

\$33

2024 Residential Land Value Study

River Forest

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front
062-020-016-040-09	07/15/22	\$17,000	MLC	03-ARM'S LENGTH	\$17,000	\$17,000	\$17,892	252.0
062-021-010-060-09	09/12/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	\$17,477	328.2
Totals:		\$72,000			\$72,000	\$72,000	\$35,369	580.2
							Average per FF=>	\$124

Used \$125

2024 Residential Land Value Study

River Rendezvous Condos

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$41,100	40.69	\$98,975	\$17,025	\$15,000	200.0	302.0
\$37,800	29.10	\$125,413	\$11,587	\$7,100	100.0	200.0
\$45,700	30.57	\$138,377	\$18,223	\$7,100	100.0	180.0
\$124,600		\$362,765	\$46,835	\$29,200	400.0	
Sale. Ratio =>	32.75			Average		
Std. Dev. =>	6.31			per FF=>	\$117	

\$46,835/3 units= \$15,612 Used\$15,610

Land extraction method used due to lack of vacant sales.

2024 Residential Land Value Study

Riverfront South 100-200FF

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
062-031-004-020-00	04/21/21	\$24,000	WD	03-ARM'S LENGTH	\$33,600	\$33,600	114.9	0.0
064-540-000-001-00	07/23/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	114.9	0.0
064-540-000-011-01	05/05/21	\$30,500	WD	03-ARM'S LENGTH	\$30,500	\$30,500	132.9	0.0
064-540-000-015-01	06/01/22	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$18,500	84.7	206.4
064-720-000-015-00	05/01/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$53,000	114.9	0.0
Totals:		\$148,000			\$157,600	\$157,600	562.2	

\$280

2024 Residential Land Value Study

Riverfront South 500+FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual
062-031-004-200-00	11391 HARDEN RD	06/02/21	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$121,930
Totals:			\$230,000			\$230,000	\$121,930

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Riverfront South 500+FF

Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
792.7	784.2	\$154	815.05	RVRSO 760/274		062-031-004-180-00, 064-400-000-139-00, 064-40
792.7						

\$154 Used \$155

Land residual method used due to lack of vacant sales. Used resulting frontage values for commercial

Riverfront South:
 (Known) 100-200 FF \$280
 (Interpolated) 200-300 FF \$240
 (Interpolated) 300-500 FF \$200
 (Known) 500+ FF \$155

2024 Residential Land Value Study

Riverfront North 100-200FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
063-003-016-050-00	9982 WHITE EAGLE BEND TRL	12/30/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000
063-011-001-050-00	1114 DECKROW TRL	12/09/21	\$95,000	LC	03-ARM'S LENGTH	\$95,000
Totals:			\$327,000			\$327,000

2024 Residential Land Value Study

Riverfront North 100-200FF

Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page
\$69,028	166.5	0.0	\$415	159.00	RVRNO 772/260	
\$66,802	158.9	0.0	\$420	150.00	RVRNO 773/653	
\$135,830	325.3					

\$417 Used \$415

2024 Residential Land Value Study

Riverfront North 200-300FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front
063-011-006-080-00	10191 SLIDE A WAYS TRL	09/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$93,241	235.3
Totals:			\$270,000			\$270,000	\$93,241	235.3

\$396

Used \$395

Land residual method used due to lack of vacant sales.

2024 Residential Land Value Study

Riverfront North 300-500 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
063-011-001-040-00	1139 DECKROW TRL	05/28/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000
063-011-002-070-00	1230 S MCMASTERS BRIDGE RD	10/08/21	\$339,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000
063-012-006-120-00	1220 MOFFATT TRL	06/21/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000
Totals:			\$1,414,000			\$1,414,000

2024 Residential Land Value Study

Riverfront North 300-500 FF

Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page
\$92,698	356.3	0.0	\$260	411.70	RVRNO 760/309	
\$75,822	311.0	0.0	\$244	300.00	RVRNO 767/176	
\$193,142	326.8	0.0	\$591	369.45	RVRNO 761/67	
\$361,662	994.1					

\$364 Used \$365

2024 Residential Land Value Study

Riverfront North 500+ FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
063-009-002-020-00	8567 SYLVESTER TRL	12/17/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$253,087	1,055.6	400.0
Totals:			\$375,000			\$375,000	\$253,087	1,055.6	

\$240

Land residual method used due to lack of vacant sales. Used resulting frontage values for commercial frontage.

Riverfront North:
 100-200 FF \$415
 200-300 FF \$395
 300-500 FF \$365
 500+ ff \$240

2024 Commercial ECF Study

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
005-106-005-0210	12/03/21	\$150,000	WD	\$150,000	\$32,124	\$117,876	\$203,822	0.578	
005-106-005-0220	12/02/21	\$70,000	LC	\$70,000	\$29,460	\$40,540	\$96,154	0.422	
Totals:		\$220,000		\$220,000		\$158,416	\$299,975		
								E.C.F. =>	0.528
								Ave. E.C.F. =>	0.500

Sales used are outside of study area, due to lack of commercial sales within the study period within South Branch Township. Sales are in close proximity and from neighboring Higgins Township and outside of the Village of Roscommon.

2024 Residential ECF Study

Forest Dunes

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
064-310-000-019-00	08/26/22	\$800,000	WD	\$800,000	\$988,836	\$222,500	\$577,500	\$1,220,280	0.473	
064-310-000-060-00	07/09/21	\$385,000	WD	\$385,000	\$494,191	\$117,292	\$267,708	\$600,158	0.446	
Totals:		\$1,185,000		\$1,185,000	\$1,483,027		\$845,208	\$1,820,438		
									E.C.F. =>	0.464
									Ave. E.C.F. =>	0.460

2024 Residential ECF Study

Non-Riverfront

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
061-011-015-145-00	01/31/22	\$125,000	\$125,000	\$4,087	\$120,913	\$134,880	0.896
061-012-005-120-00	12/07/22	\$280,000	\$280,000	\$73,479	\$206,521	\$227,622	0.907
061-027-013-020-06	09/16/21	\$230,000	\$230,000	\$33,950	\$196,050	\$250,643	0.782
061-029-008-020-00	10/10/22	\$46,000	\$46,000	\$5,404	\$40,596	\$29,870	1.359
061-032-007-020-04	04/18/22	\$218,000	\$218,000	\$15,326	\$202,674	\$169,418	1.196
061-035-001-020-15	06/17/22	\$105,000	\$105,000	\$31,392	\$73,608	\$94,809	0.776
061-035-004-060-00	07/29/21	\$151,000	\$151,000	\$34,895	\$116,105	\$128,492	0.904
062-006-016-080-00	05/10/21	\$157,500	\$157,500	\$35,490	\$122,010	\$113,785	1.072
062-006-016-080-00	03/17/23	\$189,000	\$189,000	\$35,490	\$153,510	\$113,785	1.349
062-016-016-020-04	04/01/22	\$194,000	\$194,000	\$64,799	\$129,201	\$127,989	1.009
062-019-001-020-00	12/20/21	\$350,000	\$350,000	\$31,008	\$318,992	\$445,238	0.716
062-020-006-090-00	11/08/21	\$79,900	\$79,900	\$30,947	\$48,953	\$35,254	1.389
062-020-008-060-03	03/16/22	\$220,000	\$220,000	\$31,746	\$188,254	\$155,167	1.213
062-020-012-020-00	04/21/21	\$185,000	\$185,000	\$63,406	\$121,594	\$133,541	0.911
062-025-009-040-01	08/06/21	\$380,000	\$380,000	\$122,775	\$257,225	\$272,393	0.944
062-025-013-100-01	05/21/21	\$45,000	\$45,000	\$16,678	\$28,322	\$31,147	0.909
062-026-002-020-03	02/10/22	\$187,000	\$187,000	\$11,307	\$175,693	\$240,298	0.731
062-026-015-030-00	09/24/21	\$235,000	\$235,000	\$39,186	\$195,814	\$242,512	0.807
062-027-006-020-01	06/29/21	\$290,000	\$290,000	\$21,244	\$268,756	\$321,206	0.837
062-027-006-020-02	08/19/22	\$435,000	\$435,000	\$101,030	\$333,970	\$338,296	0.987
062-027-010-060-00	07/22/22	\$180,000	\$180,000	\$24,982	\$155,018	\$177,570	0.873
062-028-011-080-00	07/29/22	\$70,000	\$70,000	\$3,306	\$66,694	\$95,518	0.698
062-029-011-120-00	08/26/22	\$130,000	\$130,000	\$19,483	\$110,517	\$110,283	1.002
062-029-014-020-00	09/09/22	\$120,000	\$120,000	\$6,768	\$113,232	\$112,370	1.008
062-031-006-020-17	07/15/22	\$208,900	\$208,900	\$38,863	\$170,037	\$171,333	0.992
062-032-006-020-00	01/17/23	\$185,000	\$185,000	\$3,496	\$181,504	\$178,000	1.020
062-032-007-020-01	10/03/22	\$26,000	\$26,000	\$4,296	\$21,704	\$30,867	0.703
062-032-012-060-00	02/22/22	\$329,250	\$329,250	\$17,636	\$311,614	\$350,425	0.889
062-032-016-140-00	12/03/21	\$139,900	\$139,900	\$15,143	\$124,757	\$130,356	0.957
062-032-016-140-00	04/20/22	\$141,000	\$141,000	\$15,143	\$125,857	\$130,356	0.965
062-034-010-090-00	06/28/21	\$94,500	\$94,500	\$27,816	\$66,684	\$80,108	0.832
062-035-008-020-06	11/10/21	\$179,000	\$179,000	\$5,565	\$173,435	\$147,896	1.173
062-035-011-055-00	04/29/22	\$259,900	\$259,900	\$31,633	\$228,267	\$202,064	1.130

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2024 Residential ECF Study

Non-Riverfront

062-036-006-050-00	09/22/21	\$189,900	\$189,900	\$21,285	\$168,615	\$191,593	0.880
062-036-007-100-02	08/13/21	\$305,000	\$305,000	\$56,230	\$248,770	\$270,550	0.919
062-036-015-040-00	10/27/22	\$240,000	\$240,000	\$61,894	\$178,106	\$236,809	0.752
063-001-005-020-00	11/04/21	\$29,900	\$29,900	\$18,088	\$11,812	\$10,394	1.136
063-006-015-020-00	03/27/23	\$195,000	\$195,000	\$36,209	\$158,791	\$149,696	1.061
063-009-013-020-01	05/24/22	\$399,000	\$399,000	\$128,965	\$270,035	\$265,912	1.016
063-026-007-020-00	07/01/21	\$300,000	\$300,000	\$234,971	\$65,029	\$82,420	0.789
064-100-000-007-00	09/27/22	\$100,000	\$100,000	\$6,600	\$93,400	\$102,238	0.914
064-100-000-009-00	08/24/21	\$137,500	\$137,500	\$10,487	\$127,013	\$151,238	0.840
064-160-000-006-01	11/17/21	\$65,000	\$65,000	\$6,600	\$58,400	\$72,665	0.804
064-160-000-011-00	05/10/21	\$75,000	\$75,000	\$3,630	\$71,370	\$90,356	0.790
064-160-000-013-00	09/10/21	\$139,000	\$139,000	\$8,628	\$130,372	\$139,514	0.934
064-161-000-041-00	04/23/21	\$79,000	\$79,000	\$3,300	\$75,700	\$97,965	0.773
064-200-000-006-00	04/15/22	\$272,000	\$272,000	\$9,583	\$262,417	\$229,298	1.144
064-220-009-004-00	08/12/22	\$116,900	\$116,900	\$8,300	\$108,600	\$79,711	1.362
064-240-000-014-01	07/13/21	\$185,000	\$185,000	\$39,860	\$145,140	\$195,840	0.741
064-340-000-065-00	04/23/21	\$143,000	\$143,000	\$17,586	\$125,414	\$135,920	0.923
064-400-000-034-00	05/18/22	\$150,000	\$150,000	\$16,274	\$133,726	\$104,789	1.276
064-400-000-035-00	09/07/21	\$135,000	\$135,000	\$5,160	\$129,840	\$173,045	0.750
064-400-000-039-02	08/31/21	\$170,000	\$170,000	\$33,081	\$136,919	\$141,942	0.965
064-400-000-066-00	10/29/21	\$158,000	\$158,000	\$10,450	\$147,550	\$165,045	0.894
064-400-000-103-00	05/07/21	\$119,000	\$119,000	\$9,966	\$109,034	\$134,970	0.808
064-400-000-105-00	12/10/21	\$155,000	\$155,000	\$11,938	\$143,062	\$199,946	0.716
064-400-000-159-00	05/12/22	\$255,000	\$255,000	\$23,931	\$231,069	\$236,275	0.978
064-400-000-170-00	11/03/21	\$300,000	\$300,000	\$30,146	\$269,854	\$315,014	0.857
064-400-000-194-00	08/04/22	\$196,000	\$196,000	\$7,807	\$188,193	\$211,683	0.889
064-400-000-217-00	05/07/21	\$205,000	\$205,000	\$16,684	\$188,316	\$198,600	0.948
064-400-000-510-00	06/03/21	\$260,000	\$260,000	\$45,585	\$214,415	\$202,123	1.061
064-400-000-529-00	02/14/23	\$172,500	\$172,500	\$14,544	\$157,956	\$149,154	1.059
064-400-000-575-00	08/13/21	\$143,000	\$143,000	\$15,390	\$127,610	\$164,720	0.775
064-400-000-615-00	11/04/22	\$180,000	\$180,000	\$13,516	\$166,484	\$136,631	1.218
064-400-000-694-00	06/24/21	\$169,900	\$169,900	\$16,986	\$152,914	\$132,427	1.155
064-400-000-700-01	09/15/22	\$147,340	\$147,340	\$18,520	\$128,820	\$115,067	1.120
064-400-000-714-01	12/20/21	\$200,000	\$200,000	\$8,380	\$191,620	\$226,320	0.847

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2024 Residential ECF Study
Non-Riverfront

064-420-000-008-00	03/12/22	\$140,000	\$140,000	\$4,633	\$135,367	\$106,433	1.272
064-440-000-008-00	12/29/22	\$187,500	\$187,500	\$27,643	\$159,857	\$193,206	0.827
064-541-000-090-00	04/20/21	\$290,000	\$290,000	\$20,833	\$269,167	\$281,921	0.955
064-541-000-101-00	12/22/21	\$90,000	\$90,000	\$7,628	\$82,372	\$97,890	0.841
064-560-000-027-00	09/12/22	\$170,000	\$170,000	\$13,533	\$156,467	\$198,039	0.790
064-620-000-001-00	08/12/21	\$79,900	\$79,900	\$15,300	\$64,600	\$86,738	0.745
064-640-000-005-00	09/30/21	\$139,900	\$139,900	\$9,088	\$130,812	\$92,201	1.419
064-735-000-008-00	01/28/22	\$155,000	\$155,000	\$13,898	\$141,102	\$193,307	0.730
064-830-000-001-00	11/09/22	\$140,000	\$140,000	\$20,036	\$119,964	\$123,921	0.968
064-850-000-017-00	12/08/21	\$101,000	\$101,000	\$6,600	\$94,400	\$131,195	0.720
064-850-000-020-00	09/01/21	\$129,900	\$129,900	\$3,300	\$126,600	\$151,856	0.834
064-850-000-028-00	11/05/21	\$149,500	\$149,500	\$7,958	\$141,542	\$162,844	0.869
064-850-000-029-00	01/05/22	\$154,900	\$154,900	\$7,462	\$147,438	\$154,464	0.955
064-850-000-038-00	05/27/22	\$204,970	\$204,970	\$10,349	\$194,621	\$207,151	0.940
Totals:		\$14,385,360	\$14,385,360		\$12,228,756	\$13,214,528	
						E.C.F. =>	0.925
						Ave. E.C.F. =>	0.949

Outliers:

061-026-005-060-00	12/30/22	\$158,000	\$158,000	\$15,158	\$142,842	\$90,301	1.582
062-007-013-100-01	01/05/23	\$48,700	\$48,700	\$17,673	\$31,027	\$103,677	0.299
062-033-013-075-00	05/13/22	\$99,000	\$99,000	\$22,503	\$76,497	\$327,709	0.233
062-036-013-020-00	05/27/21	\$65,000	\$65,000	\$61,974	\$3,026	\$278,021	0.112
064-400-000-559-00	10/16/21	\$44,500	\$44,500	\$22,796	\$21,704	\$6,262	3.466
062-028-004-070-00	10/22/21	\$61,500	\$61,500	\$36,482	\$25,018	\$57,270	0.437
064-200-000-023-01	05/28/21	\$186,000	\$186,000	\$17,742	\$168,258	\$261,289	0.644

2024 Residential/Commercial ECF Study

Riverfront North End

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
063-003-016-040-00	05/20/22	\$490,000	WD	\$490,000	\$104,747	\$385,253	\$291,051	1.324	2,008
063-003-016-050-00	12/30/21	\$232,000	WD	\$232,000	\$70,283	\$161,717	\$154,048	1.050	1,376
063-009-002-020-00	12/17/21	\$375,000	WD	\$375,000	\$239,952	\$135,048	\$92,171	1.465	1,260
063-011-001-040-00	05/28/21	\$560,000	WD	\$560,000	\$178,725	\$381,275	\$396,534	0.962	2,548
063-011-001-050-00	12/09/21	\$95,000	LC	\$95,000	\$66,629	\$28,371	\$26,247	1.081	1,176
063-011-002-070-00	10/08/21	\$339,000	WD	\$339,000	\$137,070	\$201,930	\$233,602	0.864	1,348
063-011-006-080-00	09/30/21	\$270,000	WD	\$270,000	\$92,926	\$177,074	\$168,303	1.052	1,326
063-012-006-120-00	06/21/21	\$515,000	WD	\$515,000	\$130,845	\$384,155	\$296,294	1.297	2,806
064-480-000-009-00	06/27/22	\$250,000	WD	\$250,000	\$60,783	\$189,217	\$127,520	1.484	1,152
Totals:		\$3,126,000		\$3,126,000		\$2,044,040	\$1,785,770		
								E.C.F. =>	1.145
								Ave. E.C.F. =>	1.175

Outlier:

063-010-005-040-00	03/25/22	\$339,500	WD	\$339,500	\$136,622	\$202,878	\$78,225	2.594
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2024 Residential/Commercial ECF Study

Riverfront South

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
062-028-006-040-01	09/15/22	\$420,000	WD	\$420,000	\$382,885	\$56,739	\$363,261	\$310,615	1.169	
062-029-010-120-00	06/04/21	\$400,000	WD	\$400,000	\$448,133	\$147,324	\$252,676	\$265,522	0.952	
062-031-004-070-00	06/24/21	\$245,000	WD	\$245,000	\$264,097	\$28,601	\$216,399	\$224,282	0.965	
062-031-004-200-00	06/02/21	\$230,000	WD	\$230,000	\$264,983	\$79,160	\$150,840	\$141,397	1.067	
064-220-000-012-00	10/31/22	\$234,000	WD	\$234,000	\$209,955	\$42,068	\$191,932	\$159,892	1.200	
064-560-000-004-00	12/10/21	\$218,500	WD	\$218,500	\$202,221	\$24,979	\$193,521	\$168,802	1.146	
064-720-000-046-00	04/04/22	\$200,000	WD	\$200,000	\$236,060	\$45,548	\$154,452	\$181,440	0.851	
Totals:		\$1,947,500		\$1,947,500	\$2,008,334		\$1,523,081	\$1,451,950		
									E.C.F. =>	1.049
									Ave. E.C.F. =>	1.050

Outlier:

064-540-000-016-00	06/01/22	\$190,000	WD	\$190,000	\$136,003	\$61,817	\$128,183	\$70,653	1.814
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