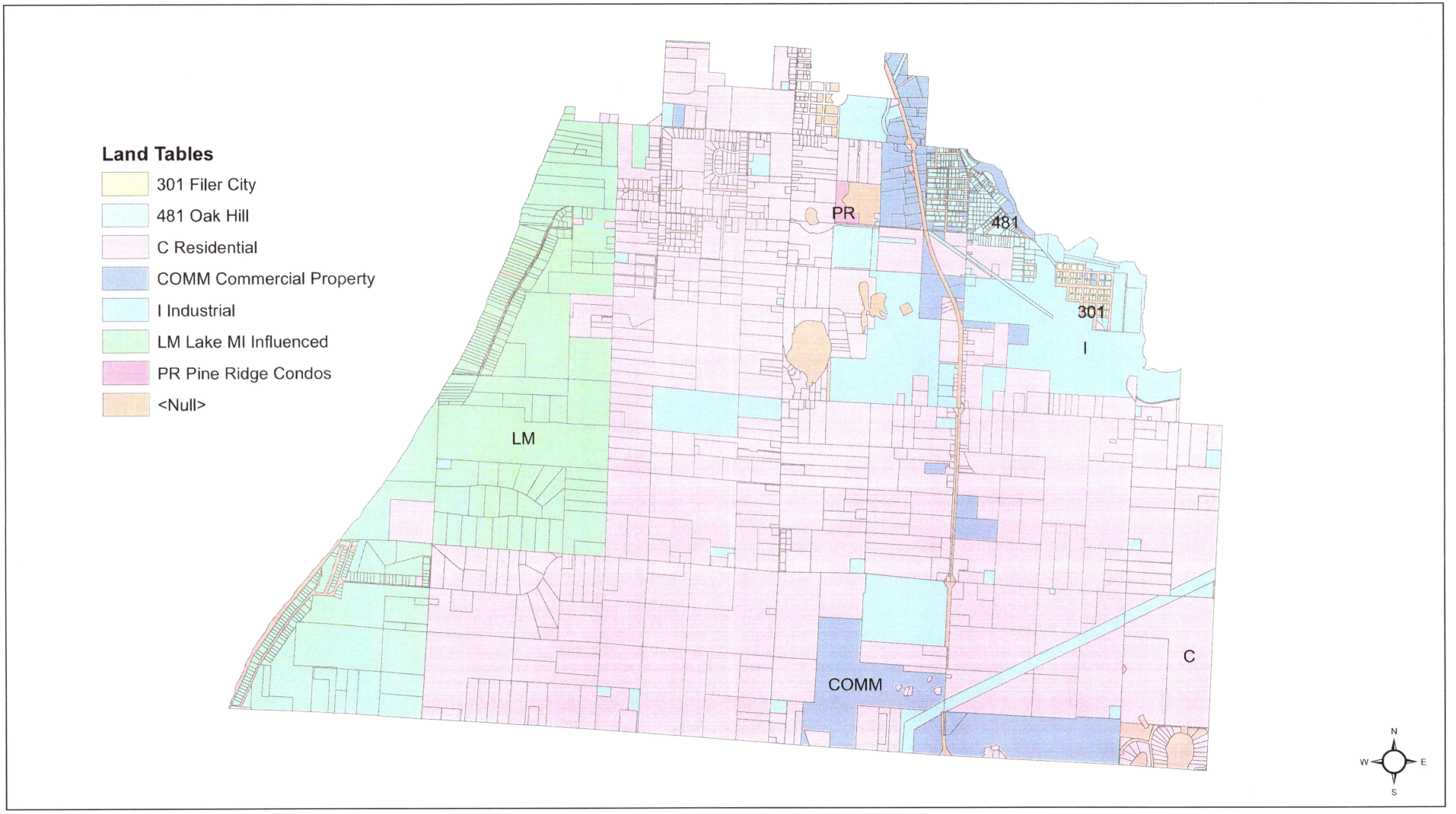
Charter Township of Filer
Land Value Map 2023



Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood 301.FILER CITY, Last Edited: 02/02/2023

Frontages:
Frontage 'A': Description: 'FRONT FOOT ' FF Rate: 185
Standard Frontage: 0 Standard Depth : 165

Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood 481.OAK HILL, Last Edited: 02/03/2023

Frontages:
Frontage 'A': Description: 'FRONT FOOT ' FF Rate: 238
Standard Frontage: 0 Standard Depth : 200

Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood C.RESIDENTIAL, Last Edited: 02/09/2023

Frontages:
Frontage 'A': Description: 'MERKEY ' FF Rate: 325
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'MAPLE RD. ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 180
Frontage 'C': Description: 'CHERRY RD. ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 250
Frontage 'D': Description: 'ROMONA RD. ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 200
Frontage 'E': Description: 'GRANT HWY ' FF Rate: 615
Standard Frontage: 0 Standard Depth : 200
Frontage 'F': Description: 'RED APPLE ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 200
Frontage 'G': Description: 'NELSON RD ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 200
Frontage 'H': Description: 'MISC ROADS ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 200
Frontage 'I': Description: 'SMALL LAKE FRON' FF Rate: 270
Standard Frontage: 0 Standard Depth : 400

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 10,415	3	Acre: 31,245	10	Acre: 44,000	30	Acre: 65,250
1.5	Acre: 15,623	4	Acre: 41,660	15	Acre: 60,750	40	Acre: 87,000
2	Acre: 20,830	5	Acre: 38,700	20	Acre: 81,000	50	Acre: 95,000
2.5	Acre: 26,038	7	Acre: 54,180	25	Acre: 54,375	100	Acre: 190,000

Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood COMM.COMMERICAL PROPERTY, Last Edited: 02/09/2023

Frontages:

Frontage 'F': Description: ' ' FF Rate: 1

Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1	Acre: 0	3	Acre: 0	10	Acre: 50,150	30	Acre: 0
1.5	Acre: 0	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 0	5	Acre: 0	20	Acre: 110,000	50	Acre: 0
2.5	Acre: 0	7	Acre: 42,000	25	Acre: 0	100	Acre: 190,000

Rates for Rate Table 'RATE TABLE 23', (SqFt)
STRIP : 1.30
RED APPLE & MER: 1.30
FOX FARM-28TH : 1.30
SIDE STREET : 1.30
PROBLEM AREA : 1.30

Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood I.INDUSTRIAL, Last Edited: 02/09/2023

Frontages:
Frontage 'A': Description: 'FILER CITY FF R' FF Rate: 185
Standard Frontage: 0 Standard Depth : 250
Frontage 'B': Description: 'C ' FF Rate: 125
Standard Frontage: 0 Standard Depth : 250
Frontage 'C': Description: 'D ' FF Rate: 125

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              Standard Frontage: 0          Standard Depth : 0
Frontage 'D': Description: 'D               '         FF Rate: 125
              Standard Frontage: 0          Standard Depth : 250

Rates for Rate Table 'RATE TABLE 18', (Acres)
10-            : 5,270
20-            : 3,400
40-            : 2,900
               : 3,400
OVER 80        : 3,400
5              : 4,600
2-3  USE RES RA: 10,415
WATAER FRONT AC: 35,000


Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood LM.LAKE MICH INFLUENCED, Last Edited: 02/09/2023

Frontages:
Frontage 'A': Description: 'A-BEST LAKE MI '        FF Rate: 2500
              Standard Frontage: 0          Standard Depth : 300
Frontage 'B': Description: 'B-GOOD LAKE MI '        FF Rate: 2500
              Standard Frontage: 0          Standard Depth : 300
Frontage 'C': Description: 'C- AVG LAKE MIC'        FF Rate: 1400
              Standard Frontage: 0          Standard Depth : 300
Frontage 'D': Description: 'D-HIGH BANK    '        FF Rate: 1075
              Standard Frontage: 0          Standard Depth : 300
Frontage 'E': Description: 'E-LAKEVIEW     '        FF Rate: 705
              Standard Frontage: 0          Standard Depth : 250
Frontage 'F': Description: 'NONWATER LOTS  '        FF Rate: 470
              Standard Frontage: 0          Standard Depth : 250
Frontage 'G': Description: 'NON WATER LOTS '        FF Rate: 470
              Standard Frontage: 0          Standard Depth : 250

Values for Acreage Table  1:  'ACREAGE TABLE 'A''
 1   Acre: 10,415     3   Acre: 31,245     10  Acre: 77,000     30  Acre: 65,250
 1.5 Acre: 15,623     4   Acre: 41,660     15  Acre: 60,750     40  Acre: 87,000
 2   Acre: 20,830     5   Acre: 38,700     20  Acre: 81,000     50  Acre: 95,000
 2.5 Acre: 26,038     7   Acre: 54,180     25  Acre: 54,375     100 Acre: 190,000


Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood PP.PERSONAL PROPERTY, Last Edited: 09/28/2004


Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood PR.CONDO UNITS IN PINE RIDGE, Last Edited: 02/02/2023

Frontages:
Frontage 'A': Description: 'LOT FRONTAGE   '        FF Rate: 565
              Standard Frontage: 0          Standard Depth : 200

Rates for Rate Table 'COMMON AREAS', (Acres)
ALL COMMONS    : 3,000


Unit: 06 - FILER CHARTER TOWNSHIP
Rates/Values for Neighborhood TE.TAX EXEMPT, Last Edited: 02/09/2022


Unit:  -
Rates/Values for Neighborhood -----., Last Edited:   /  /
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Commercial SQ Ft Rate

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
06-018-355-05	2707 NELSON ST	12/31/21	$120,000	$20,905	$14,375	83.0	100.0	0.30	0.30	$252	$69,683	$1.60	83.00
2209-28-1113-02		11/29/21	$73,200	$73,200	73,200.0	2437.0	1.02	1.02	$3,660	$71,835	$1.65	1.65	2
06-113-425-17	1762 US-31 SOUTH	11/10/21	$232,500	$232,500	$308,443	0.0	0.0	4.44	1.54	#DIV/0!	$52,365	$1.20	0.00
06-481-704-01	1001 21ST ST	08/03/21	$127,000	$27,144	$22,594	0.0	0.0	0.47	0.47	#DIV/0!	$57,508	$1.32	0.00
		Totals:	**$552,700**	**$353,749**	**$418,612**	**2,520.0**		**6.23**	**3,662.31**				
					Average per FF=>	**$140**		**Average per Net Acre=>**	**56,763.32**		**Average per SqFt=>**	**$1.30**	

							Industrial Acreag Rates Filer Township				
				4-1-2020 through 3-31-2022							
Acreag Rates Filer Tov	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF
2209-27-3101-08	Jul-20		$15,700		$25,000		0.6280		$25,000		2.90
003-006-001-87 003-006-001-86 003-005-014-98	Jan-21		$68,100		$225,000		0.3027		$68,863		5.11
51 004 007 02	Feb-21				$40,000				$40,000		2.29
009-013-027-00 009-013-027-50	Apr-21		$245,000		$450,000		0.5444		$21,865		6.059
10-106-00-005-03	Jun-21		$9,600		$25,000		0.3840		$25,000		3.14
009-016-021-90	Oct-21		$8,800		$21,500		0.4093		$21,500		2.12
07 029 015 00	Jan-22				$8,000				$8,000		5.01
								Total	$210,228	Total	26.63
10 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF
2209-20-4302-01	Feb-21		$43,100		$75,000		0.5747		$75,000		8.07
11 003 008 02	Mar-21				$75,000				$75,000		13.62
07 029 025 03	Apr-21				$24,600				$24,600		14.24
012-003-001-20	Sep-21		$54,500		$110,000		0.4955		$71,950		10.86
`											
								Total	$246,550	Total	46.79
20 acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF
052-124-012-02	Sep-20				$84,540				$84,540		28.18
06 006 010 10	Feb-22				$75,000				$75,000		18.50
								Total	$159,540	Total	46.68
40 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF
007-011-004-00	Jul-21		$36,600		$120,000		0.3050		$119,145		39.05
012-017-003-50	Dec-21		$61,800		$166,000		0.3723		$166,000		39.50
015-008-001-20	Jan-22				$88,000				$86,100		39.00
015-008-001-10	Mar-22				$88,000				$86,100		39.00
								Total	$457,345	Total	156.55
80 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF
013-018-011-19 013-018-011-20 013-018-014-00	Sep-20	X	$138,600		$269,854		0.5136		$263,224		77.88
006-032-001-00 006-032-001-40	Feb-21		$175,200		$425,100		0.4121		$395,175		158.50
003-027-005-0020	Feb-21		$72,700		$149,500		0.4863		$149,500		79.60
								Total	$807,899	Total	315.98
52 008 029 18	Jan-22				$12,000				$12,000		12.78

Filer Townsdhip WaterFront Industral Acreage Rate

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
51-712-150-15	180 SIXTH ST	05/27/20	$350,000	$350,000	$350,000	0.0	0.0	10.00	10.00	#DIV/0!	$35,000
		Totals:	**$350,000**	**$350,000**	**$350,000**	**0.0**		**10.00**	**10.00**		
					Average per FF=>	**#DIV/0!**		**Average per Net Acre=>**	**35,000.00**		**Average per SqFt=>**

Coimmercial Land Values														
				4-1-2020 through 3-31-2022										
7 Acres	**SALE DATE**	**Confidential Sale?**	**Assessed Value**		**Sale Price**		**Ratio**		**Land Value**		**Acreage/FF**		**Per Acre/FF**	**Current Owner or Use**
003-006-001-87 003-006-001-86 003-005-014-98	Jan-21		$68,100		$225,000		0.3027		$68,863		5.11		$13,476	**KROK TRANSPORTATION LLC**
009-013-027-00 009-013-027-50	Apr-21		$245,000		$450,000		0.5444		$21,865		6.059		$3,609	**Robert & Dana Smith**
07 029 015 00	Jan-22				$8,000				$8,000		5.01		$1,597	**Superior Hardwards LLC**
								Total	**$98,728**	**Total**	**16.18**		**$6,102**	
10 Acres	**SALE DATE**	**Confidential Sale?**	**Assessed Value**		**Sale Price**		**Ratio**		**Land Value**		**Acreage/FF**		**Per Acre/FF**	**Current Owner or Use**
2209-20-4302-01	Feb-21		$43,100		$75,000		0.5747		$75,000		8.07		$9,294	**King Court LLC**
012-003-001-20	Sep-21		$54,500		$110,000		0.4955		$71,950		10.86		$6,625	**Eric Stephens**
52 008 029 18	Jan-22				$12,000				$12,000		12.78		$939	**Howard Kuiper**
								Total	**$158,950**	**Total**	**31.71**		**$5,013**	
												2023	**$5,015**	
												2022		
20 acres	**SALE DATE**	**Confidential Sale?**	**Assessed Value**		**Sale Price**		**Ratio**		**Land Value**		**Acreage/FF**		**Per Acre/FF**	**Current Owner or Use**
11 003 008 02	Mar-21				$75,000				$75,000		13.62		$5,507	**Fischer Investment Properties LLC**
								Total	**$75,000**	**Total**	**13.62**		**$5,507**	
80 Acres	**SALE DATE**	**Confidential Sale?**	**Assessed Value**		**Sale Price**		**Ratio**		**Land Value**		**Acreage/FF**		**Per Acre/FF**	**Current Owner or Use**
003-027-005-0020	Feb-21		$72,700		$149,500		0.4863		$149,500		79.60		$1,878	**Szach Insurance Services, LLC**
								Total	**$149,500**	**Total**	**79.60**		**$1,878**	
												2022	**$1,900**	

Filer Township Central Residential Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Net Acreage	$/A
7-May						
11-022-008-20	WILDFLOWER	07/20/20	$25,000	$25,000	4.40	$5,682
06-123-150-30	BITTERSWEET	08/03/21	$44,000	$44,000	4.92	$8,943
07-111-004-15	OUTBACK RIDGE	10/04/21	$59,900	$59,900	5.00	$11,980
07-120-013-25	SWITALSKI	10/08/21	$29,900	$29,900	5.02	$5,956
07-120-013-27	DONTZ	09/24/21	$37,000	$37,000	5.02	$7,371
07-111-004-45	4576 VALLEY VIEW RIDGE	07/23/20	$95,000	$95,000	5.04	$18,849
06-123-150-05	2277 BITTERSWEET	07/27/20	$40,000	$40,000	5.23	$7,648
07-110-001-15	3930 WILDWOOD	07/07/21	$36,000	$36,000	6.08	$5,921
07-005-028-10	PINE CREEK	10/14/21	$23,000	$23,000	5.00	$4,600
08-033-350-10	14056 JOHNSON RD	02/26/21	$28,000	$28,000	5.63	$4,973
11-034-016-02	MILLER	05/04/21	$33,000	$33,000	6.62	$4,985
11-013-006-05	CHRISTENSEN	12/08/21	$55,000	$55,000	7.08	$7,768
07-111-001-25	KERRY	01/21/22	$129,000	$129,000	7.89	$16,350
07-111-006-35	KERRY	04/13/20	$25,000	$25,000	6.26	$3,994
07-005-029-25	OLSON	01/13/22	$32,000	$32,000	8.10	$3,951
01-022-007-10	CHAMBERLAIN	07/27/20	$45,000	$45,000	9.23	$4,875
						$7,740
						Use 7740

Filer Township Central Residential Land Values

10 ACRES

06-113-350-01	RAVINE	12/31/21	$80,000	$80,000	10.30	$7,767
12-036-175-02	BEALL	01/27/22	$59,900	$59,900	10.00	$5,990
06-126-275-40	1548 CRITTER TRL	06/16/20	$49,900	$49,900	10.07	$4,955
06-113-350-01	RAVINE	12/31/21	$80,000	$80,000	10.30	$7,767
06-133-100-10	W FOX FARM	09/08/20	$100,000	$100,000	10.50	$0
06-133-100-01	FOX FARM	11/19/20	$110,000	$110,000	10.60	$0
						$4,413
						Use 4400

15-25 Acres

11-016-008-00	IVANHOE	02/12/21	$55,000	$55,000	12.87	$4,274
06-114-325-07	MERKEY	04/09/20	$45,000	$45,000	13.77	$3,268
11-015-006-25	HERKELRATH	11/20/20	$75,000	$75,000	15.38	$4,876
10-020-225-00	STRONACH DAM	01/28/22	$77,250	$77,250	20.00	$3,863
01-025-003-01	NELSON	04/06/21	$84,000	$84,000	21.21	**$3,960**
						$4,048
						$4,050

30 -40 Acres

13-011-425-02	SPRINGDALE	09/21/21	$84,000	$84,000	40.00	$2,100
14-126-003-00	N CUSTER	07/29/21	$90,000	$90,000	40.00	$2,250
						$2,175
						$2,175

50-100+

14-005-012-10	PINE CREEK	06/08/20	$132,000	$132,000	63.02	$2,095
04-008-200-03	NESSEN CITY	07/23/21	$135,000	$135,000	66.38	$2,034
02-009-150-10	POTTER	10/29/20	$139,900	$139,900	74.94	$1,867
09-015-150-01	10624 LITZEN	06/08/20	$154,020	$154,020	80.00	$1,925
09-029-150-01	HOWES	05/07/21	$149,000	$149,000	80.00	$1,863
						$1,957
						$1,960

Maple FF

Maple

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-424-703-03	1187 MAPLE RD	06/18/20	$118,556	$118,556	44.70	$118,126	$23,012	$22,582	86.9	342.8	0.57	0.57	$265	$40,586	$0.93
06-424-703-02	1199 MAPLE RD	06/26/20	$171,600	$171,600	53.21	$192,548	$20,352	$41,300	158.8	144.0	0.62	0.62	$128	$32,879	$0.75
06-424-729-01	1387 MAPLE RD	08/28/20	$80,000	$80,000	95.38	$108,626	$24,096	$52,722	202.8	132.0	0.76	0.76	$119	$31,873	$0.73
		Totals:	**$370,156**	**$370,156**		**$419,300**	**$67,460**	**$116,604**	**448.5**		**1.94**	**1.94**			
					27.14			**per FF=>**	**$150**		**per Net Acre=>**	**34,737.38**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**			**Average**			**Average**	

Use 150

Merkey Rd FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-113-325-03	743 MERKEY RD	01/10/22	$60,000	$60,000	52.50	$62,571	$33,249	$35,820	241.9	347.1	0.81	0.81	$137	$41,150	$0.94
06-113-325-04	787 MERKEY RD	08/26/21	$265,000	$265,000	34.72	$181,228	$118,250	$34,478	222.0	329.1	0.77	0.77	$533	$153,771	$3.53
		Totals:	**$325,000**	**$325,000**		**$243,799**	**$151,499**	**$70,298**	**464.0**		**1.58**	**1.58**			
					12.57			**per FF=>**	**$327**		**per Net Acre=>**	**#REF!**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**			**Average**			**Average**	

All Others FF

Use 325.00

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-646-041-00	1424 TIMBER RIDGE DR	08/28/20	$285,000	$285,000	49.86	$267,396	$43,968	$26,364	450.9	210.3	0.69	0.69	$98	$63,354	$1.45
06-646-023-00	1596 MEADOW WOOD	10/20/21	$38,000	$38,000	48.42	$17,673	$38,000	$17,673	246.6	253.0	0.84	0.84	$154	$45,131	$1.04
06-221-702-09	1698 RED APPLE RD	12/30/21	$179,000	$179,000	43.35	$125,120	$75,811	$21,931	294.4	271.5	0.94	0.94	$258	$80,995	$1.86
06-123-200-13	2145 WINDSOR LN	06/05/20	$184,500	$184,500	43.47	$156,599	$35,385	$7,484	302.6	173.5	0.76	0.49	$117	$46,559	$1.07
06-424-707-05	940 16TH ST	12/29/20	$192,500	$192,500	56.88	$196,613	$89,751	$93,864	361.0	374.0	0.80	0.76	$249	$112,189	$2.58
06-114-375-04	RED APPLE	02/12/21	$27,500	$27,500	96.36	$26,515	$27,500	$26,515	361.7	205.5	0.99	0.99	$76	$27,694	$0.64
06-646-039-00	Timber Ridge	11/04/21	$21,000	$21,000	84.76	$35,611	$21,000	$35,611	233.6	221.5	0.66	0.66	$90	$31,674	$0.73
06-646-040-00	Timber Ridge	10/27/21	$23,000	$23,000	77.39	$35,691	$23,000	$35,691	234.1	222.5	0.67	0.67	$98	$34,535	$0.79
		Totals:	**$950,500**	**$950,500**		**$861,218**	**$354,415**	**$265,133**	**2,484.9**		**6.35**	**6.04**			
					20.64			**per FF=>**	**$143**		**per Net Acre=>**	**#REF!**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**			**Average**			**Average**	

US -31

Use 145

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-641-703-10	2841 US-31 SOUTH	09/15/21	$168,300	$168,300	32.32	$98,312	$79,640	$9,652	133.4	119.5	0.25	0.25	$597	$321,129	$7.37
06-641-702-07	2875 US-31 SOUTH	03/01/22	$156,500	$156,500	32.91	$88,349	$75,658	$7,507	111.4	125.6	0.19	0.19	$679	$392,010	$9.00
06-030-225-04	3215 US-31 SOUTH	01/03/22	$165,000	$165,000	39.88	$113,568	$65,813	$14,381	115.0	330.0	0.75	0.75	$572	$87,751	$2.01
		Totals:	**$489,800**	**$489,800**		**$300,229**	**$221,111**	**$31,540**	**359.8**		**1.19**	**1.19**			
					4.20			**per FF=>**	**$615**		**per Net Acre=>**	**#REF!**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**			**Average**			**Average**	

1-5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-550-012-00	4531 W SINGLE MILL WY	10/16/20	$33,000	$33,000	53.64	$36,710	$33,000	$36,710	122.4	310.0	1.12	1.12	$270	$29,359	$0.67
06-550-027-00		09/29/20	$35,000	$35,000	67.43	$33,147	$35,000	$33,147	162.5	320.0	1.42	1.42	$215	$24,631	$0.57
06-550-026-00		07/24/20	$32,500	$32,500	88.31	$40,382	$32,500	$40,382	198.0	408.0	2.01	2.01	$164	$16,177	$0.37
06-550-025-00		01/22/21	$30,000	$30,000	97.33	$41,104	$30,000	$41,104	201.5	430.0	2.09	2.09	$149	$14,333	$0.33
06-123-150-02	2023 BITTERSWEET	06/22/20	$21,000	$21,000	113.33	$22,368	$21,000	$22,368	515.2	640.9	2.46	2.46	$41	$8,544	$0.20
06-134-350-10	2946 COUNTY LINE RD	04/02/20	$85,000	$85,000	56.71	$114,115	$6,333	$35,448	568.2	380.0	4.28	4.28	$11	$1,480	$0.03
06-123-150-30	BITTERSWEET	08/03/21	$44,000	$44,000	177.73	$75,179	$44,000	$75,179	1,019.5	653.2	4.93	4.93	$43	$8,929	$0.20
		Totals:	**$280,500**	**$280,500**		**$363,005**	**$201,833**	**$284,338**	**2,787.2**		**18.31**	**18.31**			

					43.11			**per FF=>**	**#REF!**	**per Net Acre=>**	**10,414.00**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**		**Average**			**Average**	
					1.00	$10,415	$10,415			Use	10,415.00			
					1.50	$10,415	$15,623							
					2.00	$10,415	$20,830							
					2.50	$10,415	$26,038							
					3.00	$10,415	$31,245							
					4.00	$10,415	$41,660							

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-550-012-00	4531 W SINGLE MILL WY	10/16/20	$33,000	$33,000	53.64	$36,710	$33,000	$36,710	122.4	310.0	1.12	1.12	$270	$29,359	$0.67
		Totals:	**$33,000**	**$33,000**		**$36,710**	**$33,000**	**$36,710**	**122.4**		**1.12**	**1.12**			
					#DIV/0!			**per FF=>**	**$270**	**per Net Acre=>**	**#REF!**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**		**Average**			**Average**	

Adjustment for Pond

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-550-027-00		09/29/20	$35,000	$35,000	67.43	$33,147	$35,000	$33,147	162.5	320.0	1.42	1.42	$215	$24,631	$0.57
06-550-026-00		07/24/20	$32,500	$32,500	88.31	$40,382	$32,500	$40,382	198.0	408.0	2.01	2.01	$164	$16,177	$0.37
06-550-025-00		01/22/21	$30,000	$30,000	97.33	$41,104	$30,000	$41,104	201.5	430.0	2.09	2.09	$149	$14,333	$0.33
		Totals:	**$97,500**	**$97,500**		**$114,633**	**$97,500**	**$114,633**	**561.9**		**5.52**	**5.52**			
					15.34			**per FF=>**	**$174**	**per Net Acre=>**	**#REF!**		**per SqFt=>**	**#REF!**
					#VALUE!			**Average**		**Average**			**Average**	
									64% Adjustment						
				Lake											
06-424-703-02	1199 MAPLE RD	06/28/21	$250,500	$250,500	39.00	$192,548	$99,252	$41,300	158.8	144.0	0.62	0.62	$625	$160,342	$3.68
06-424-729-01	1387 MAPLE RD	04/19/21	$140,000	$140,000	38.71	$108,626	$84,096	$52,722	202.8	132.0	0.76	0.76	$415	$111,238	$2.55
06-221-705-16	1849 CHERRY RD	12/17/21	$286,000	$286,000	40.91	$212,322	$90,958	$17,280	242.3	166.4	0.63	0.63	$375	$145,069	$3.33

Lake Michigan Infulence Acreage Rate

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Net Acreage	$/A
5 Acres						
11-022-008-20	WILDFLOWER	07/20/20	$25,000	$25,000	4.40	$5,682
06-123-150-30	BITTERSWEET	08/03/21	$44,000	$44,000	4.92	$8,943
07-111-004-15	OUTBACK RIDGE	10/04/21	$59,900	$59,900	5.00	$11,980
07-120-013-25	SWITALSKI	10/08/21	$29,900	$29,900	5.02	$5,956
07-120-013-27	DONTZ	09/24/21	$37,000	$37,000	5.02	$7,371
07-111-004-45	4576 VALLEY VIEW RIDGE	07/23/20	$95,000	$95,000	5.04	$18,849
06-123-150-05	2277 BITTERSWEET	07/27/20	$40,000	$40,000	5.23	$7,648
07-110-001-15	3930 WILDWOOD	07/07/21	$36,000	$36,000	6.08	$5,921
07-005-028-10	PINE CREEK	10/14/21	$23,000	$23,000	5.00	$4,600
08-033-350-10	14056 JOHNSON RD	02/26/21	$28,000	$28,000	5.63	$4,973
11-034-016-02	MILLER	05/04/21	$33,000	$33,000	6.62	$4,985
11-013-006-05	CHRISTENSEN	12/08/21	$55,000	$55,000	7.08	$7,768
07-111-001-25	KERRY	01/21/22	$129,000	$129,000	7.89	$16,350
07-111-006-35	KERRY	04/13/20	$25,000	$25,000	6.26	$3,994
07-005-029-25	OLSON	01/13/22	$32,000	$32,000	8.10	$3,951
01-022-007-10	CHAMBERLAIN	07/27/20	$45,000	$45,000	9.23	$4,875
						$7,740
					5.00	**Use 7740**
					Use	$38,700
10 ACRES						
06-113-350-01	RAVINE	12/31/21	$80,000	$80,000	10.30	$7,767
12-036-175-02	BEALL	01/27/22	$59,900	$59,900	10.00	$5,990
06-126-275-40	1548 CRITTER TRL	06/16/20	$49,900	$49,900	10.07	$4,955
06-113-350-01	RAVINE	12/31/21	$80,000	$80,000	10.30	$7,767
06-133-100-10	W FOX FARM	09/08/20	$100,000	$100,000	10.50	$9,523
06-133-100-01	FOX FARM	11/19/20	$110,000	$110,000	10.60	$10,377
						$7,730

					10.00	**$7,730**
15-25 Acres					Use	77300
11-016-008-00	IVANHOE	02/12/21	$55,000	$55,000	12.87	$4,274
06-114-325-07	MERKEY	04/09/20	$45,000	$45,000	13.77	$3,268
11-015-006-25	HERKELRATH	11/20/20	$75,000	$75,000	15.38	$4,876
10-020-225-00	STRONACH DAM	01/28/22	$77,250	$77,250	20.00	$3,863
01-025-003-01	NELSON	04/06/21	$84,000	$84,000	21.21	**$3,960**
						$4,048
					Use	**$4,050**
25 30 -40 Acres						
13-011-425-02	SPRINGDALE	09/21/21	$84,000	$84,000	40.00	$2,100
14-126-003-00	N CUSTER	07/29/21	$90,000	$90,000	40.00	$2,250
						$2,175
						$2,175
50-100+						
04-008-200-03	NESSEN CITY	07/23/21	$135,000	$135,000	66.38	$2,034
02-009-150-10	POTTER	10/29/20	$139,900	$139,900	74.94	$1,867
09-015-150-01	10624 LITZEN	06/08/20	$154,020	$154,020	80.00	$1,925
09-029-150-01	HOWES	05/07/21	$149,000	$149,000	80.00	$1,863
						$1,922
						$1,900
				5	7740	38700
				7	7740	54180
				10	7700	77000
				15	4050	60750
				20	4050	81000

25	2175	54375
30	2175	65250
40	2175	87000
50	1900	95000
100	1900	190000

Lake Infulence

Rate Group F & G Off Water Lots

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-421-710-00 nw	FOX FARM	11/11/20	$47,000	$47,000	$45,000	100.0	250.0	0.57	0.57	$470
06-421-718-03 NW	COLLEGE	07/09/21	$62,500	$62,500	$34,857	77.5	150.0	0.34	0.34	$807
06-421-718-06 NW	COLLEGE	09/16/21	$50,000	$50,000	$69,714	154.9	150.0	0.69	0.69	$323
06-421-718-11 NW		09/21/21	$49,000	$49,000	$45,103	100.2	120.0	0.37	0.37	$489
06-542-704-01 NW		10/09/20	$35,500	$35,500	$54,113	120.3	350.0	0.82	0.82	$295
06-542-706-05 NW		01/05/21	$42,000	$42,000	$51,742	115.0	320.0	0.75	0.75	$365
06-623-005-00 NW	2235 RED APPLE RD	07/30/21	$335,000	$132,595	$99,017	220.0	186.0	1.03	1.03	$603
		Totals:	**$621,000**	**$418,595**	**$399,546**	**887.9**		**4.57**	**4.57**	
					Average			**Average**		
					per FF=>	**$471**		**per Net Acre=>**	**91,616.33**	
					Use	**470.0**				

* left lake view at the previous rate- This is the

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-421-715-07	4102 COLLEGE AV	05/25/18	$465,000	$203,588	$108,444	77.5	150.0	0.34	0.34	$2,628
		Totals:	**$465,000**	**$203,588**	**$108,444**	**77.5**		**0.34**	**0.34**	
					Average			**Average**		
					per FF=>	**$2,628**		**per Net Acre=>**	**591,825.58**	

High Bank

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-115-400-06	High Bank	09/10/21	$360,000	$360,000	$362,108	335.0	1215.0	10.35	1.18	$1,075
		Totals:	**$360,000**	**$360,000**	**$362,108**	**335.0**		**10.35**	**1.18**	
					Average per FF=>	**$1,075**		**Average per Net Acre=>**	**34,779.25**	

Best and Good Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-122-125-10	2240 RED APPLE RD-B	07/02/21	$1,350,000	$750,115	$829,292	300.0	300.0	4.37	4.37	$2,500
		Totals:	**$1,350,000**	**$750,115**	**$829,292**	**300.0**		**4.37**	**4.37**	
					Average per FF=>	**$2,500**		**Average per Net Acre=>**	**171,808.29**	

Average Frontage

Parcel Number	Street Address	Sale Date	Average Frontage	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-421-703-05	4616 FOX FARM RD - C	08/07/20	$310,000	$122,920	$164,317	136.9	250.0	0.86	0.86	$898
06-421-703-09	4582 W FOX FARM	02/11/22	$975,000	$507,254	$189,997	337.4	246.1	0.91	0.91	$1,503
06-421-704-01	4574 FOX FARM RD	09/03/20	$250,000	$96,612	$109,545	91.3	250.0	0.57	0.57	$1,058
06-421-705-01	FOX FARM	07/29/19	$165,000	$165,000	$109,545	91.3	250.0	0.57	0.57	$1,807
06-421-705-05	FOX FARM	07/09/21	$153,000	$153,000	$109,545	91.3	250.0	0.57	0.57	$1,676
		Totals:	**$1,853,000**	**$1,044,786**	**$682,949**	**748.2**		**3.50**	**3.50**	
					Average per FF=>	**$1,396**		**Average per Net Acre=>**	**298,851.83**	
					Use	1,400.0				

Oak Hill

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
06-481-715-06	1210 25TH ST	06/11/20	$90,000	$21,116	$10,054	80.4	132.0	$263
06-018-353-12	1310 26TH ST	07/02/20	$120,000	$12,899	$3,078	24.6	99.0	$524
06-018-352-11	1308 25TH ST	08/21/20	$119,000	$25,868	$9,674	77.4	99.0	$334
06-481-713-03	1202 24TH ST	04/09/21	$186,000	$79,635	$13,405	107.2	132.0	$743
06-425-704-05	1308 OAK DR	04/30/21	$100,000	$12,385	$8,795	70.4	99.0	$176
06-482-705-05	2208 MANISTEE ST	04/30/21	$185,000	$42,580	$9,270	74.2	110.0	$574
06-018-356-02	2600 FILER CITY RD	05/17/21	$375,000	$2,533	$200,847	912.9	689.0	$3
06-019-200-09	1339 28TH ST	08/31/21	$220,000	$81,422	$17,652	141.2	236.0	$577
06-481-706-07	1123 21ST ST	09/10/21	$97,000	$22,026	$9,670	77.4	187.0	$285
06-018-350-02	2403 FILER CITY RD	10/01/21	$177,000	$29,872	$13,120	105.0	272.0	$285
06-018-325-03	2113 FILER CITY RD	11/19/21	$103,000	$27,349	$13,073	104.6	140.0	$262
06-018-351-01	2312 FILER CITY RD	11/24/21	$96,000	$33,697	$15,398	123.2	257.0	$274
06-482-730-01	1205 26TH ST	12/30/21	$189,000	$23,986	$9,705	77.6	123.0	$309
06-481-717-10	2506 NELSON ST	01/24/22	$107,000	$37,026	$9,112	72.9	61.0	$508
06-482-717-01	2608 MANISTEE ST	03/31/22	$216,000	$65,004	$15,290	122.3	133.0	$531
		Totals:	**$2,380,000**	**$517,398**	**$358,143**	**2,171.3**		
					Average per FF=>	**$238**		
					Use	238.0		

06-481-712-02	2302 NELSON ST	07/09/21	$58,000	($29,108)	$6,702	53.6	132.0	($543)
06-018-351-02	2307 NELSON ST	08/06/20	$34,000	($8,934)	$5,991	47.9	250.0	($186)
06-425-702-03	1315 PARK ST	01/03/22	$240,000	$89,964	$8,839	70.7	100.0	$1,272
06-018-352-12	1310 25TH ST	11/13/20	$123,000	$72,448	$9,674	77.4	99.0	$936

Filer City

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
06-301-705-07	595 MEE ST	07/24/20	$65,000	$40,776	$11,550	82.5	165.0	$494
06-301-706-11	692 FILER AVE	03/25/21	$104,900	$18,672	$16,500	165.0	330.0	$113
06-301-715-05	779 HILTY ST	09/30/20	$55,000	$832	$11,550	82.5	165.0	$10
		Totals:	**$224,900**	**$60,280**	**$39,600**	**330.0**		
					Average per FF=>	**$183**		
						Use 185		

Pine Grove Condo FF

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
06-500-015-00	1847 PINE RIDGE	11/18/20	$272,500	$26,944	$43,000	100.0	200.0	$269
06-500-016-00	1839 PINE RIDGE	10/26/20	$295,000	$49,444	$43,000	100.0	200.0	$494
06-500-017-00	1831 PINE RIDGE	09/10/20	$255,000	$1,941	$43,000	100.0	200.0	$19
06-500-018-00	1823 PINE RIDGE	09/18/20	$265,000	$60,142	$40,000	100.0	200.0	$601
06-500-023-00	1777 PINE RIDGE DR	03/24/22	$310,000	$59,945	$43,000	100.0	200.0	$599
06-500-025-00	1772 PINE RIDGE DR #25	12/31/21	$305,000	$100,450	$43,000	100.0	200.0	$1,005
06-500-028-00	1782 PINE RIDGE	08/23/21	$300,000	$87,023	$40,000	100.0	200.0	$870
06-500-032-00	1814 PINE RIDGE DR	10/16/20	$239,000	$58,959	$40,000	100.0	200.0	$590
06-500-039-00	1972 PINE RIDGE DR	07/09/21	$285,000	$75,828	$40,000	100.0	200.0	$758
06-500-055-00	622 RAVINE DR	11/08/21	$291,000	$45,444	$43,000	100.0	200.0	$454
		Totals:	**$2,817,500**	**$566,120**	**$418,000**	**1,000.0**		
					Average per FF=>	**$566**		

Use 565