

Rose Twp 2023 Residential Vacant Land Study

Parcel Id number	Sale Date	Sale Price	road	Topo	Covering	Size/Acres	Price/Acre	Inspected
Parcel Size								
1-1.5 acres								
005-001-031-00	8/7/2020	\$ 3,500	gravel	high	mixed	0.5	\$ 7,000	6/2/2022
006-012-010-02	2/23/2021	\$ 6,540	gravel	level	open	1.09	\$ 6,000	5/19/2022
014-008-017-10	10/28/2021	\$ 15,000	paved	rolling	wooded	1	\$ 15,000	6/1/2022
		\$ 25,040			Total	3	\$ 9,668	
					Average		\$ 9,333	
					For 2023 Study Use		\$ 7,500	
1.5 acres								
006-240-001-00	10/23/2021	\$ 12,500	paved	rolling	wooded	1.56	\$ 8,008	5/16/2022
009-350-008-00	10/19/2021	\$ 4,000	gravel	level	mixed	1.59	\$ 2,511	5/25/2022
013-134-014-00	12/3/2021	\$ 15,000	paved	level	open	1.6	\$ 9,375	5/16/2022
		\$ 31,500			Total	4.75	\$ 6,626	
					Average		\$ 6,631	
					For 2023 Study Use		\$ 6,400	
2 acres								
001-021-002-50	6/19/2020	\$ 9,500	gravel	rolling	mixed	2.1	\$ 4,524	10/14/2021
003-024-008-40	10/8/2021	\$ 11,000	paved	rolling	open	1.8	\$ 6,111	6/1/2022
004-010-014-40	4/16/2021	\$ 7,500	paved	rolling	mixed	1.9	\$ 3,947	5/24/2022
005-036-010-00	10/27/2021	\$ 8,000	gravel	rolling	wooded	2.1	\$ 3,810	6/13/2022
011-024-005-15	10/23/2020	\$ 25,000	paved	rolling	mixed	2	\$ 12,500	9/2/2021
011-029-001-10	9/29/2020	\$ 17,500	paved	high	wooded	2.2	\$ 7,955	9/2/2021
		\$ 78,500			Total	12.1	\$ 6,488	
					Average		\$ 6,500	
					For 2023 Study Use		\$ 6,500	
2.5 acres								
011-475-008-00	9/27/2021	\$ 10,000	gravel	rolling	wooded	2.43	\$ 4,115	6/1/2022
013-136-001-48	10/29/2021	\$ 27,500	paved	level	open	2.41	\$ 11,411	5/16/2022
014-008-011-30	6/16/2021	\$ 30,000	paved	rolling	wooded	2.42	\$ 12,397	6/1/2022
010-002-007-56	8/12/2021	\$ 19,000	paved	rolling	wooded	2.7	\$ 7,037	5/18/2022
		\$ 86,500			Total	9.96	\$ 8,685	
					Average		\$ 8,740	
					For 2023 Study Use		\$ 6,500	

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3 acres												
006-009-020-60	1/22/2020	\$	10,000	paved	low	brush	3.14	\$	3,185	4/29/2020		
010-006-017-40	5/10/2021	\$	12,000	gravel	rolling	wooded	2.87	\$	4,181	5/25/2022		
011-013-015-00	1/12/2021	\$	21,500	paved	rolling	open	3	\$	7,167	9/2/2021		
		\$	43,500			<i>Total</i>	9.01	\$	4,828			
						<i>Average</i>		\$	4,840			
						For 2023 Study Use		\$	4,800			
3.5 - 4.5 acres												
003-032-001-32	1/26/2021	\$	20,000	paved	rolling	open	3.51	\$	5,698	6/1/2022		
010-034-001-05	7/3/2021	\$	15,199	gravel	rolling	wooded	4.44	\$	3,423	5/18/2022		
011-475-002-00	9/3/2020	\$	25,000	gravel	rolling	wooded	3.86	\$	6,477	6/1/2022		
051-306-018-20	11/8/2021	\$	16,000	paved	rolling	mixed	3.87	\$	4,134	5/24/2022		
		\$	76,199			<i>Total</i>	15.68	\$	4,860			
						<i>Average</i>		\$	4,918			
						For 2023 Study Use		\$	4,900			
4.6 - 6 acres												
001-008-009-50	6/28/2021	\$	25,000	paved	rolling	wooded	5.02	\$	4,980	5/17/2022		
001-027-029-00	6/26/2020	\$	19,500	paved	rolling	wooded	5	\$	3,900	10/14/2021		
003-009-006-13	1/4/2021	\$	30,000	paved	rolling	mixed	4.95	\$	6,061	8/16/2021		
006-200-040-00	4/26/2021	\$	20,000	paved	rolling	wooded	4.5	\$	4,444	5/19/2022		
009-021-013-25	12/16/2020	\$	16,500	paved	level	open	5.3	\$	3,113	5/25/2022		
010-003-027-00	10/28/2021	\$	15,000	paved	rolling	wooded	5	\$	3,000	5/18/2022		
010-009-023-00	6/12/2020	\$	14,250	dirt	rolling	mixed	5	\$	2,850	8/30/2021		
013-025-020-30	11/21/2020	\$	12,500	gravel	rolling	open	5	\$	2,500	5/16/2022		
013-119-008-10	10/22/2021	\$	22,500	paved	rolling	wooded	4.7	\$	4,787	5/16/2022		
013-128-016-40	7/21/2020	\$	14,500	gravel	rolling	wooded	4.74	\$	3,059	9/14/2021		
013-131-010-00	11/17/2021	\$	5,000	paved	level	open	4.9	\$	1,020	5/16/2022		
051-331-019-12	9/14/2021	\$	24,205	paved	level	open	5.207	\$	4,649	5/24/2022		
		\$	218,955			<i>Total</i>	59.317	\$	3,691			
						<i>Average</i>		\$	3,697			
						For 2023 Study Use		\$	3,700			

Rose Twp 2023 Residential Vacant Land Study

7 acres												
001-028-019-10	12/17/2020	\$	50,000	paved	rolling	mixed	8.34	\$	5,995	10/14/2021		
003-009-006-15	12/9/2021	\$	50,000	paved	rolling	mixed	7.44	\$	6,720	8/16/2021		
003-009-006-16	6/30/2020	\$	28,500	paved	rolling	mixed	7.7	\$	3,701	8/16/2021		
006-021-002-15	9/9/2020	\$	32,500	dirt	rolling	wooded	6.73	\$	4,829	7/21/2021		
		\$	161,000			<i>Total</i>	30.21	\$	5,329			
						<i>Average</i>		\$	5,312			

For 2023 Study Use \$ 3,700

10 Acres												
001-035-006-00	12/10/2021	\$	35,000	paved	rolling	wooded	10	\$	3,500	5/17/2022		
002-009-012-07	7/13/2020	\$	42,000	gravel	rolling	woods	11.71	\$	3,587	8/24/2021		
004-010-014-30	4/16/2021	\$	33,900	gravel	level	wooded	10.47	\$	3,238	5/24/2022		
004-025-001-60	1/6/2021	\$	35,000	dirt	level	open	9.11	\$	3,842	5/24/2022		
004-025-001-65	5/6/2021	\$	18,000	dirt	level	open	9.5	\$	1,895	5/24/2022		
004-025-012-00	11/16/2021	\$	38,000	dirt	rolling	woods	10.1	\$	3,762	5/24/2022		
004-025-021-20	9/2/2020	\$	28,000	dirt	rolling	woods	13.05	\$	2,146	6/2/2021		
004-025-026-00	11/23/2020	\$	33,000	dirt	level	woods	11.08	\$	2,978	6/2/2021		
004-025-032-00	9/23/2020	\$	30,000	paved	level	woods	10.14	\$	2,959	6/2/2021		
004-033-003-02	10/22/2020	\$	33,000	dirt	level	mixed	10.13	\$	3,258	6/2/2021		
004-033-003-03	12/2/2020	\$	27,500	dirt	level	mixed	10.21	\$	2,693	6/2/2021		
004-034-021-00	8/28/2020	\$	52,000	2-track	rolling	woods	10	\$	5,200	6/2/2021		
004-082-002-80	8/10/2020	\$	55,000	dirt	level	mixed	10.01	\$	5,495	6/2/2021		
004-107-002-55	4/9/2020	\$	41,000	dirt	rolling	mixed	10	\$	4,100	6/16/2021		
006-002-005-00	11/19/2021	\$	35,000	paved	rolling	mixed	8.82	\$	3,968	5/19/2022		
006-005-001-06	6/21/2021	\$	47,000	paved	level	mixed	10.44	\$	4,502	5/18/2022		
006-005-001-54	6/2/2021	\$	43,000	paved	rolling	wooded	10.46	\$	4,111	5/19/2022		
006-005-001-66	9/11/2020	\$	43,000	paved	level	open	10.54	\$	4,080	5/19/2022		
006-007-001-50	5/4/2021	\$	28,000	paved	level	open	10.25	\$	2,732	5/19/2022		
006-014-016-40	8/27/2020	\$	25,000	paved	level	open	10	\$	2,500	7/21/2021		
006-021-002-20	7/1/2020	\$	45,000	dirt	rolling	woods	12.51	\$	3,597	7/21/2021		
008-020-003-08	8/20/2020	\$	39,000	private	rolling	hardwoods	10.01	\$	3,896	6/8/2021		
010-015-014-70	7/15/2021	\$	37,000	dirt	rolling	wooded	10.01	\$	3,696	5/18/2022		
010-018-011-30	11/19/2021	\$	48,000	gravel	rolling	wooded	10.03	\$	4,786	5/18/2022		
010-018-011-40	11/19/2021	\$	34,000	gravel	rolling	wooded	10.03	\$	3,390	5/18/2022		

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010-720-036-00	1/27/2021	\$	20,000	dirt	rolling	wooded	9.3	\$	2,151	5/25/2022
011-019-030-00	9/9/2020	\$	39,000	gravel	rolling	wooded	11.08	\$	3,520	9/2/2021
011-022-011-70	9/18/2020	\$	20,000	gravel	rolling	wooded	10.02	\$	1,996	9/2/2021
011-030-001-65	5/13/2021	\$	20,000	gravel	rolling	wooded	10.01	\$	1,998	6/1/2022
013-034-002-22	10/20/2020	\$	34,500	dirt	rolling	wooded	10.44	\$	3,305	6/12/2020
013-011-046-00	4/9/2021	\$	28,000	dirt	rolling	wooded	10.09	\$	2,775	5/16/2022
013-012-003-20	1/27/2021	\$	41,600	gravel	rolling	wooded	13.08	\$	3,180	5/16/2022
013-012-013-00	10/14/2020	\$	34,000	dirt	rolling	wooded	10.78	\$	3,154	5/16/2022
013-123-002-19	6/5/2020	\$	30,000	dirt	rolling	wooded	13	\$	2,308	9/24/2021
013-131-005-00	7/24/2020	\$	24,500	paved	rolling	open	10.03	\$	2,443	9/14/2021
014-024-005-20	8/17/2020	\$	25,000	gravel	level	open	10	\$	2,500	9/1/2021
		\$	1,242,000			<i>Total</i>	376.44	\$	3,299	
						<i>Average</i>		\$	3,312	
						For 2023 Study Use		\$	3,300	

15 Acres

001-029-018-00	10/28/2020	\$	49,900	gravel	rolling	wooded	15	\$	3,327	10/14/2021
003-009-005-20	9/30/2020	\$	48,000	paved	rolling	mixed	15.88	\$	3,023	8/16/2021
004-010-014-10	4/16/2021	\$	39,900	paved	level	mixed	13.1	\$	3,046	5/24/2022
004-010-014-20	4/16/2021	\$	43,000	gravel	level	wooded	13.45	\$	3,197	5/24/2022
004-025-021-20	9/2/2020	\$	28,000	dirt	rolling	woods	13.05	\$	2,146	6/2/2021
005-001-027-10	9/24/2020	\$	28,000	paved	rolling	open	14.81	\$	1,891	6/1/2021
009-009-001-18	9/14/2020	\$	46,000	private	rolling	wooded	15.81	\$	2,910	7/14/2021
009-004-001-22	11/6/2020	\$	43,000	private	rolling	wooded	15.58	\$	2,760	7/14/2021
009-004-001-23	1/11/2021	\$	35,000	private	rolling	wooded	15	\$	2,333	5/25/2022
010-720-041-00+	11/5/2020	\$	31,000	dirt	rolling	wooded	13.79	\$	2,248	5/25/2022
013-105-008-00	2/18/2022	\$	36,000	gravel	rolling	mixed	13	\$	2,769	5/16/2022
		\$	427,800			<i>Total</i>	158.47	\$	2,700	
						<i>Average</i>		\$	2,695	
						For 2023 Study Use		\$	2,700	

20 Acres

002-009-016-20	10/9/2020	\$	72,000	dirt	rolling	mixed	18	\$	4,000	8/24/2021
006-025-002-00	1/21/2022	\$	57,500	paved	rolling	wooded	20	\$	2,875	5/19/2022
010-003-028-10	7/23/2020	\$	64,500	paved	rolling	wooded	23.63	\$	2,730	5/18/2022
010-008-003-35	10/29/2020	\$	40,000	dirt	rolling	wooded	19.36	\$	2,066	8/30/2021

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013-012-044-00*	6/26/2020	\$	45,000	dirt	rolling	wooded	20.2	\$	2,228	5/16/2022
		\$	279,000			Total	101.19	\$	2,757	
						Average		\$	2,780	
						For 2023 Study Use		\$	2,800	
25-30 Acres										
001-032-001-50	4/23/2021	\$	105,000	paved	rolling	wooded	35	\$	3,000	5/17/2022
013-011-025-00*	6/23/2020	\$	58,000	dirt	rolling	woods	30.3	\$	1,914	9/24/2021
006-022-002-00*	8/10/2020	\$	40,000	paved	rolling	woods	30.78	\$	1,300	8/3/2020
008-011-004-00	1/5/2021	\$	67,000	paved	rolling	open	33	\$	2,030	5/16/2022
		\$	270,000			Total	129	\$	2,092	
						Average		\$	2,067	
						For 2023 Study Use			25 Acre 2300	
									30 Acre 2100	
40 Acres										
001-027-005-18	11/24/2021	\$	100,000	dirt	level	open	40	\$	2,500	5/17/2022
001-032-008-20	3/13/2020	\$	143,900	gravel	rolling	wooded	39	\$	3,690	10/14/2021
001-033-023-00	12/17/2021	\$	144,000	dirt	rolling	wooded	40	\$	3,600	5/17/2022
002-004-015-00	9/10/2020	\$	74,000	paved	low	mixed	40	\$	1,850	3/31/2021
002-017-012-00	9/20/2018	\$	75,000	ease	rolling	mixed	40	\$	1,875	6/20/2019
003-008-008-10	4/15/2021	\$	111,000	paved	rolling	wooded	40	\$	2,775	6/1/2022
004-017-001-00	6/25/2020	\$	74,900	dirt	level	pine	44.65	\$	1,677	6/1/2021
006-009-004-50	5/13/2021	\$	60,000	dirt	rolling	wooded	40	\$	1,500	5/25/2022
006-010-003-00	12/8/2021	\$	80,000	gravel	rolling	wooded	40	\$	2,000	5/19/2022
006-014-006-00	6/12/2020	\$	150,000	paved	rolling	wooded	40	\$	3,750	7/21/2021
006-019-001-70	10/26/2020	\$	68,000	paved	rolling	wooded	39.66	\$	1,715	7/21/2021
009-013-009-70	11/4/2021	\$	53,500	dirt	rolling	wooded	40	\$	1,338	5/25/2022
009-015-011-00	8/16/2021	\$	80,000	gravel	rolling	wooded	40	\$	2,000	5/25/2022
009-028-003-10	9/17/2021	\$	80,000	paved	rolling	wooded	39	\$	2,051	5/25/2022
010-012-002-00	11/24/2021	\$	70,000	gravel	rolling	wooded	40	\$	1,750	5/18/2022
013-027-036-00	9/15/2020	\$	64,000	gravel	rolling	wooded	37.6	\$	1,702	5/16/2022
014-200-018-00	10/28/2021	\$	78,000	paved	rolling	mixed	36.05	\$	2,164	6/1/2022
		\$	1,506,300			Total	675.96	\$	2,228	
						Average		\$	2,232	
						For 2023 Study Use			40 Acre 2250	

Rose Twp 2023 Residential Vacant Land Study

50 Acres										
004-130-003-00	2/2/2021	\$	87,500	gravel	level	pine	52.5	\$	1,667	6/2/2021
009-013-010-10	9/9/2020	\$	95,000	gravel	rolling	wooded	51.33	\$	1,851	7/14/2021
		\$	182,500			<i>Total</i>	103.83	\$	1,758	
						<i>Average</i>		\$	1,759	
						For 2023 Study Use			50 Acre 2000	
80 Acres										
006-018-012-10	8/24/2020	\$	150,000	paved	rolling	mixed	80	\$	1,875	5/25/2022
009-028-001-10	6/26/2020	\$	215,000	paved	rolling	mixed	77	\$	2,792	7/14/2021
010-032-002-00	10/8/2020	\$	145,000	gravel	rolling	mixed	80	\$	1,813	5/18/2022
		\$	510,000			<i>Total</i>	237	\$	2,152	
						<i>Average</i>		\$	2,160	
						For 2023 Study Use			80 Acre 2000	
100+Acres										
005-012-013-00	12/7/2020	\$	219,000	paved	rolling	woods	120	\$	1,825	6/1/2021
009-028-001-10	6/26/2020	\$	215,000	paved	rolling	mixed	117.0	\$	1,838	7/14/2021
011-031-003-00	11/29/2021	\$	329,000	paved	rolling	woods	180.3	\$	1,825	6/1/2021
		\$	763,000			<i>Total</i>	417.31	\$	1,828	
						<i>Average</i>		\$	1,829	
						For 2023 Study Use		\$	1,800	

2023 FF ISLAND LAKE BACK 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
013-280-060-00	5834 OAK ROAD	04/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,600	27.38	\$96,540	\$66,407	\$32,947	219.6	441.0
013-280-082-00	265 MAPLEWOOD	05/23/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,300	47.41	\$88,839	\$1,551	\$35,390	235.9	294.0
013-280-086-00	301 MAPLEWOOD ROAD	06/10/22	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$31,600	38.54	\$67,138	\$30,933	\$16,071	107.1	302.0
013-280-106-00	300 MAPLEWOOD ROAD	12/30/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,600	59.11	\$59,633	(\$2,541)	\$12,092	80.6	117.0
013-280-113-00	311 DYER ROAD	05/04/21	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$60,700	44.96	\$139,514	\$24,007	\$28,521	190.1	318.0
013-300-085-00	465 OGEWAW ROAD	08/27/20	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$25,500	30.18	\$57,463	\$37,649	\$10,612	70.7	100.0
013-300-134-00		09/30/20	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,800	62.22	\$5,768	\$4,500	\$5,768	38.5	100.0
013-300-147-00		07/15/21	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$7,000	23.33	\$22,114	\$30,000	\$22,114	96.0	190.0
Totals:						\$596,000	\$230,100	38.61	\$537,009	\$222,506	\$163,515	1,038.7	\$214 use

2022 was 150

Sale. Ratio => 38.61
Std. Dev. => 14.41

Average per FF=> \$163,515

2023 FF ISLAND 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
013-280-006-00	410 DYER ROAD	09/11/20	\$110,000	WD	03-ARMI'S LENGTH	\$110,000	\$75,400	68.55	\$158,918	\$27,132	\$76,050	130.0	158.0
013-280-046-50	226 DYER ROAD	07/15/20	\$109,000	WD	03-ARMI'S LENGTH	\$109,000	\$52,700	48.35	\$112,946	\$2,891	\$6,837	45.6	96.0
013-300-069-00	464 OGENMAW ROAD	12/22/20	\$135,000	WD	03-ARMI'S LENGTH	\$135,000	\$43,400	32.15	\$91,415	\$83,365	\$39,780	68.0	100.0
013-300-141-00	530 OGENMAW ROAD	10/05/20	\$155,000	WD	03-ARMI'S LENGTH	\$155,000	\$51,100	32.97	\$139,907	\$60,138	\$45,045	135.0	100.0
013-400-017-00	5963 OAK ROAD	08/31/21	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$65,600	26.24	\$174,413	\$113,027	\$37,440	64.0	94.0
Totals:						\$759,000	\$288,200	37.97	\$677,599	\$286,533	\$205,152	442.6	
2022 WAS 585							Sale, Ratio =>	17.11			Average		
							Std. Dev. =>				per FF=>		
												\$647	USE

2023 FF MULLESHOELAKE

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	Eftec. Front	Depth
013-001-004-00	5757 N M-33	09/28/22	\$157,000	WD	03-ARMY'S LENGTH	\$157,000	\$116,600	74.27	\$146,649	\$84,032	\$73,681	267.9	224.0
013-380-020-00	5808 LAKEVIEW DRIVE	08/26/21	\$116,000	WD	03-ARMY'S LENGTH	\$116,000	\$28,700	24.74	\$68,118	\$71,807	\$23,925	187.0	200.0
013-380-038-50	19 DYER ROAD	09/13/21	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$39,600	26.40	\$116,163	\$76,737	\$42,900	156.0	141.0
Totals:						\$423,000	\$423,000		\$330,930	\$232,576	\$140,506	610.9	
						Sale. Ratio =>		43.71					
						Std. Dev. =>		28.13					
						Average per FF=>							

2022 WAS 275

\$381 USE

2023 FE RES SUBS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth
013-231-001-00	3346 CHERRY STREET	04/09/21	\$84,000	WD	03-ARMS LENGTH	\$84,000	\$27,500	32.74	\$64,955	\$21,691	\$2,646	142.0	120.0
013-340-027-50	466 KARCHER ROAD	06/25/21	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$31,600	35.15	\$68,085	\$27,296	\$5,481	187.0	200.0
013-480-013-00	5480 BEECHWOOD ROAD	04/13/20	\$65,000	WD	19-MULTI PARCEL ARMS LENGTH	\$65,000	\$28,900	44.46	\$61,841	\$11,979	\$8,820	140.0	269.0
013-500-024-00	5471 FOREST	11/17/21	\$145,000	WD	19-MULTI PARCEL ARMS LENGTH	\$145,000	\$47,300	32.62	\$104,352	\$67,801	\$27,153	431.0	871.0
013-500-026-00		09/03/21	\$2,500	WD	03-ARMS LENGTH	\$2,500	\$2,100	84.00	\$5,166	\$2,500	\$5,166	82.0	136.0
013-500-027-00	587 CIRCLE DRIVE	07/10/20	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$29,700	34.94	\$63,803	\$30,647	\$9,450	150.0	276.0
013-500-077-00		12/17/21	\$3,500	WD	03-ARMS LENGTH	\$3,500	\$2,300	65.71	\$5,544	\$3,500	\$5,544	88.0	155.0
013-540-003-00	2651 E ROSE CITY ROAD	08/25/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$31,800	37.41	\$68,092	\$23,586	\$6,678	126.0	240.0
013-540-007-00		06/18/20	\$10,000	WD	03-ARMS LENGTH	\$10,000	\$2,800	26.00	\$6,300	\$10,000	\$6,300	100.0	240.0
013-603-023-00	3358 MAIN STREET	09/29/21	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$21,000	35.00	\$45,061	\$18,089	\$3,150	150.0	128.0
013-604-023-00	2497 PENN AVENUE	01/08/21	\$56,500	WD	03-ARMS LENGTH	\$56,500	\$38,700	68.50	\$81,480	(\$21,074)	\$3,906	62.0	128.0
013-610-010-00	3365 EUCLID AVENUE	12/27/21	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$40,300	37.18	\$87,539	\$30,336	\$7,875	125.0	140.0
013-614-014-00	3288 EUCLID AVENUE	11/30/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$38,400	51.20	\$81,754	\$5,584	\$12,348	196.0	248.0
Totals:						\$871,400	\$342,800	39.34	\$743,972	\$231,945	\$104,517	1,979.0	\$117 USE

2022 WAS 63

Sale, Ratio =>
Std. Dev. =>

Average
per FF=>

ROSE TWP 2023 Aggregate Agricultural Vacant Land Value Analysis

Parcel Code	Total Acres	Acres Net of ROW	Tillable Acres	Sale Price	Sale Date	Buildings Imp, Res Land	Residual Land Value	Sale Value Per Acre
001-008-011-22	60.04	60.04	32.43	180,000	1/14/2022	0	172,000	2,865
002-019-013-10	40.00	39.00	39.00	100,000	10/21/2021	0	100,000	2,564
002-032-001-10*	107.80	106.80	30.90	600,000	8/13/2021	286,642	313,358	2,934
003-032-010-30	24.62	23.93	23.93	47,500	6/22/2020	0	47,500	1,985
006-017-012-00*	80.00	79.00	34.00	390,000	9/10/2021	256,990	133,010	1,684
007-018-001-77	42.57	42.22	42.22	60,000	12/28/2020	0	60,000	1,421
008-013-005-06	30.89	30.11	30.11	75,000	11/1/2021	0	75,000	2,491
009-007-002-20	22.42	21.66	21.66	57,500	6/8/2020	0	57,500	2,655
012-001-001-10	80.00	80.00	80.00	240,000	2/12/2021	0	240,000	3,000
012-002-001-10	160.00	160.00	160.00	480,000	2/12/2021	0	480,000	3,000
012-029-006-00	40.00	39.90	40.00	80,000	10/22/2020	0	80,000	2,005
012-034-001-00	20.00	18.75	12.25	40,000	1/26/2022	0	40,000	2,133
013-129-030-00	79.71	78.71	78.71	134,900	5/28/2020	0	134,900	1,714
014-014-010-00*	40.00	39.00	21.40	160,000	8/20/2020	122,517	37,483	961
Overall Values	828.05	819.12	646.61				1,970,751	Average 2,406

Use 2,400

The portion of land devoted to residential use is usually between 1 to 3 acres. We chose \$65,000.00 per acre rate to use in our appraisals as an appropriate blended rate based upon the 1 to 3 acre vacant residential sales in Ogemaw County.

2023 Rose Twp Commercial Industrial Land Value Study

Parcel Code	Sale Date	Sale Price	Bldg. & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft
Rural Out County									
004-010-017-10	9/27/2021	\$250,000	\$	53,718	442	15.27	\$	\$12,854	N/A
007-035-016-00	3/15/2021	\$60,000	\$	47,458	350	250	\$	\$6,725	
010-025-011-00	10/4/2021	\$	\$	78,436	660	330.00	\$	\$4,313	None
011-023-009-00	4/27/2021	\$126,000	\$	-	1115	200	\$	\$6,811	
013-135-005-50	1/26/2021	\$120,000	\$	41,176	1188	1320	\$	\$2,102	
013-136-033-10	2/24/2022	\$89,000	\$	-	280	526	\$	\$26,308	
014-200-016-00	9/10/2020	\$	\$	-	100	297	\$	\$9,971	
051-300-006-00	11/15/2021	\$	\$	126,527	773	345.00	\$	\$28,281	
051-331-033-00	12/31/2021	\$	\$	152,237	330	660.00	\$	\$14,553	All
				\$777,248	5238	82.2	\$	\$9,456	
Average									
								\$6,700	N/A
Commercial									
Corridor									
002-006-001-05	1/18/2021	\$375,000	\$	336,840	289	350	\$	\$15,387	
002-006-004-00	5/21/2022	\$89,900	\$	-	264	495	\$	\$29,967	
010-131-003-00	1/29/2021	\$30,500	\$	19,086	50	110	\$	\$90,587	
010-180-071-00	3/31/2022	\$50,000	\$	27,177	250	85.7	\$	\$46,388	
010-220-004-00	10/12/2020	\$65,000	\$	30,867	150	150	\$	\$66,021	
010-500-001-00	12/20/2021	\$15,000	\$	-	247	147	\$	\$19,255	
013-131-021-00	11/5/2020	\$102,000	\$	32,573	234	280	\$	\$53,987	
013-131-037-00	2/10/2021	\$12,000	\$	-	200	375	\$	\$6,969	
013-131-037-10	8/28/2020	\$49,125	\$	17,786	150	375	\$	\$24,275	
014-028-021-00	5/6/2020	\$150,000	\$	110,750	148	330	\$	\$34,735	
014-032-089-30	7/1/2021	\$	\$	181,878	849	1406.00	\$	\$11,550	
051-108-001-00	1/21/2022	\$	\$	121,443	60	132	\$	\$156,907	
051-109-019-00	12/30/2021	\$	\$	78,738	165	75	\$	\$209,219	
				\$763,497	3056	40.394	\$	\$18,901	
Average									
								\$58,865	
								N/A	N/A

For 2022 Use

\$ 250

2023 Rose Twp Commercial Industrial Land Value Study

Parcel Code	Sale Date	Sale Price	Bldg. & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft						
I-75 E. Bus. Loop/M-55															
014-029-037-56	1/29/2021	\$500,000	\$	434,155	316	200	5.5	\$	208	\$11,972	\$0.27				
014-200-007-00	8/20/2020	\$295,000	\$	135,781	233	283	1.514	\$	683	\$105,164	\$2.41				
014-029-002-10	10/15/2021	\$2,020,000	\$	1,025,126	499	820	9.47	\$	1,992	\$105,055	\$2.41				
014-029-020-30	12/28/2021	\$	320,000	\$	420	243	2.346	\$	761	\$136,402	\$3.13				
014-031-024-30	3/12/2021	\$	750,000	\$	186	575	2.46	\$	1,774	\$134,021	\$3.08				
014-200-007-00	8/20/2020	\$	295,000	\$	233	283	1.51	\$	683	\$105,164	\$2.41				
			Totals	135,781	1888	22.806	1.075	\$	1,075	\$88,973	\$2.04				
				\$2,029,116	Average		22.806	\$	1,017	\$99,630	\$2				
					For 2022 Use		1,050	\$	1,050	N/A	\$3.75				
City of West Branch															
Main St.															
052-105-001-00	12/31/2021	\$	87,500	\$	72,073	\$	15,427		31	134	0.095	\$	498	\$162,389	\$3.73
052-106-011-00	10/8/2021	\$	100,000	\$	67,530	\$	32,470		12	132	0.036	\$	2,706	\$901,944	\$20.71
052-213-002-00	3/12/2021	\$	61,000	\$	46,287	\$	14,713		66	55.83	0.085	\$	223	\$173,094	\$3.97
052-214-001-00	8/10/2021	\$	90,500	\$	40,200	\$	50,300		132	138	0.418	\$	381	\$120,335	\$2.76
052-402-002-30	10/27/2020	\$	120,000	\$	107,319	\$	12,681		21	90	0.043	\$	604	\$294,907	\$6.77
052-402-011-30	4/22/2021	\$	140,000	\$	124,545	\$	15,455		19	102	0.044	\$	813	\$351,250	\$8.06
052-402-012-20	5/19/2021	\$	120,000	\$	90,891	\$	29,109		21	102	0.049	\$	1,386	\$594,061	\$13.64
052-403-001-10	3/4/2021	\$	250,000	\$	146,524	\$	103,476		62	117	0.167	\$	1,669	\$619,617	\$14.22
052-413-011-00	5/14/2021	\$	145,000	\$	86,757	\$	58,243		48	132	0.145	\$	1,213	\$401,676	\$9.22
							\$331,874		412		1.082	\$	806	\$306,723	\$7.04
									Average		1.055	\$	1,055	N/A	\$9.23
									For 2022 Use		1,000	\$	1,000	N/A	\$6

2023 Rose Twp

Commercial Industrial Land Value Study

Parcel Code	Sale Date	Sale Price	Bldg & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft
City of West Branch									
052-207-033-00	12/7/2021	\$ 97,300	\$ 84,661	\$ 12,639	102	148	\$ 0.347	\$ 124	\$36,424
052-459-001-40*	1/24/2022	\$ 150,000	\$ 48,084	\$ 101,916	115	140	\$ 0.627	\$ 886	\$162,545
014-029-002-60	10/11/2021	\$ 285,000	\$ 116,038	\$ 168,962	300	1060.00	\$ 7.3	\$ 563	\$23,145
		Total	\$ 283,517		517		\$ 3.138	\$ 548	
						Average	\$ 524		
					For 2022 Use	500		N/A	\$3

Excess land not used for operations will Utilize the Agricultural Rate

\$2,250

Outliers										
014-032-067-50	8/9/2021	\$ 2,290,000	\$ 264,416	\$2,025,584	140	660	2.121	\$ 14,468	\$955,014	\$21.92

2023 ECF AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd./Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
013-116-002-00	1059 DECKER ROAD	01/01/22	\$476,934	WD	03-ARM'S LENGTH	\$476,934	\$217,200	45.54	\$431,752	\$358,875	\$118,059	\$133,870	0.882	1,792
013-132-036-30		01/01/22	\$478,501	WD	03-ARM'S LENGTH	\$478,501	\$203,900	42.61	\$394,115	\$264,189	\$214,312	\$253,009	0.847	1,708
013-135-005-25	2220 MALONE	01/01/22	\$569,885	WD	03-ARM'S LENGTH	\$569,885	\$197,700	34.69	\$487,157	\$391,310	\$178,575	\$149,761	1.192	1,664
Totals:						\$1,525,320	\$618,800	40.57	\$1,313,024		\$510,946	\$536,640	0.952	use
						Sale, Ratio =>	Std. Dev. =>	5.61						
						E.C.F. =>	Avg. E.C.F. =>	0.950						

2023 ECF COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asfd. when Sold	Asfd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Meth \$	E.C.F.	Floor Area
013-025-001-00	3971 N M-33	01/01/22	\$182,354	WD	03-ARM'S LENGTH	\$182,354	\$59,700	45.11	\$138,609	\$20,812	\$111,542	\$147,496	0.756	5,240
013-131-014-50	3292 N M-33	01/01/22	\$175,839	WD	03-ARM'S LENGTH	\$175,839	\$93,400	53.12	\$124,199	\$42,820	\$133,019	\$214,224	0.621	5,184
013-131-021-00	3425 N MID RD	11/05/20	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$20,100	19.71	\$76,615	\$11,453	\$90,547	\$81,453	1.112	2,384
013-131-037-10	3317 N M-33	08/28/20	\$49,125	WD	03-ARM'S LENGTH	\$49,125	\$24,000	48.85	\$61,081	\$8,718	\$40,407	\$65,454	0.617	2,000
013-131-037-10	3317 N M-33	02/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,800	38.62	\$61,081	\$8,718	\$56,282	\$65,454	0.860	2,000
013-131-038-20	3275 N M-33	01/01/22	\$108,445	WD	03-ARM'S LENGTH	\$108,445	\$30,800	33.01	\$91,920	\$36,794	\$71,651	\$68,908	1.040	1,240
013-135-025-12	2575 E ROSE CITY ROAD	01/01/22	\$53,020	WD	03-ARM'S LENGTH	\$53,020	\$20,000	37.72	\$42,391	\$20,128	\$32,892	\$27,829	1.182	2,720
013-136-031-10	2575 E ROSE CITY ROAD	11/09/21	\$612,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$612,000	\$205,000	33.50	\$460,072	\$69,900	\$542,100	\$487,715	1.112	6,720
013-136-031-10	2575 E ROSE CITY ROAD	11/09/21	\$775,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$775,000	\$205,000	26.45	\$460,072	\$69,900	\$705,100	\$487,715	1.446	6,720
013-136-033-10	3020 LUPTON	02/24/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$33,000	37.08	\$974,631	\$91,750	\$27,250	\$685,266	0.040	10,640
013-540-012-00	2743 ROSE CITY	01/01/22	\$61,685	WD	03-ARM'S LENGTH	\$61,685	\$37,900	60.47	\$84,984	\$30,098	\$31,587	\$68,608	0.460	4,200
013-602-021-00		01/01/22	\$44,712	WD	03-ARM'S LENGTH	\$44,712	\$25,600	57.26	\$51,518	\$7,092	\$37,620	\$55,533	0.677	1,032
013-616-021-00	3298 MAIN STREET	01/01/22	\$104,790	WD	03-ARM'S LENGTH	\$104,790	\$42,800	40.84	\$98,844	\$23,504	\$81,286	\$94,475	0.863	5,640
Totals:						\$2,372,970	\$826,800	34.84	\$2,816,217	\$1,961,283	\$2,549,827		0.769 USE	

2023 WMS 80

Sale Ratio =>

Std. Dev =>

E.C.F. =>

Ave. E.C.F. =>

0.830

2023 ECF ISLAND LAKE BACK LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bids. Residual	Cost Man. \$	E.C.F.	Floor Area
013-280-082-00	265 MAPLEWOOD	05/23/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$40,300	47.41	\$103,939	\$50,490	\$34,510	\$61,719	0.559	960
013-280-106-00	300 MAPLEWOOD ROAD	12/30/20	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$26,600	59.11	\$64,792	\$18,804	\$26,196	\$53,104	0.493	768
013-280-113-00	311 DYER ROAD	05/04/21	\$135,000	WD	19-MULTI PARCEL ARMS LENGTH	\$135,000	\$80,700	44.96	\$139,514	\$28,521	\$106,479	\$128,167	0.831	1,260
013-300-085-00	465 OGE MAW ROAD	08/27/20	\$84,500	WD	03-ARMS LENGTH	\$84,500	\$25,500	30.18	\$61,991	\$16,294	\$68,216	\$52,779	1.292	840
Totals:			\$349,500			\$349,500	\$153,100	43.81	\$370,236		\$235,401	\$295,770	0.796	USE
2022 WAS ,866							Sale, Ratio =>	43.81				E.C.F. =>	0.796	
							Std. Dev. =>	11.89				Ave. E.C.F. =>	0.794	

2023 ECF ISLAND LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
013-280-006-00	410 DYER ROAD	09/11/20	\$110,000	WD	03-ARMY'S LENGTH	\$110,000	\$75,400	68.55	\$166,978	\$89,101	\$20,899	\$64,898	0.372	1,008
013-280-046-50	226 DYER ROAD	07/15/20	\$109,000	WD	03-ARMY'S LENGTH	\$109,000	\$52,700	48.35	\$115,863	\$9,754	\$99,246	\$88,424	1.122	984
013-300-069-00	464 OGEMAW ROAD	12/22/20	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$43,400	32.15	\$95,631	\$43,996	\$91,004	\$53,029	1.716	480
013-300-141-00	530 OGEMAW ROAD	10/05/20	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$51,100	32.97	\$161,459	\$66,830	\$88,170	\$78,858	1.118	680
013-400-017-00	5963 OAK ROAD	08/31/21	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$65,600	26.24	\$178,381	\$41,408	\$208,592	\$114,144	1.827	1,393
Totals:						\$759,000	\$288,200	37.97	\$718,312	\$507,911	\$399,352	1.272	USE	
2022 WAS 1.20						Sale Ratio =>		17.11	E.C.F. =>		Ave. E.C.F. =>		1.221	
						Std. Dev. =>								

2023 ECF MULE SHOE LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area		
013-001-004-00	5757 N M-33	03/28/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$116,600	74.27	\$175,049	\$102,081	\$54,919	\$84,259	0.652	1,397		
013-380-010-00	5754 LAKEVIEW ROAD	07/30/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$29,800	19.48	\$82,694	\$38,518	\$114,482	\$107,952	1.060	964		
013-380-020-00	5808 LAKEVIEW DRIVE	08/26/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$28,700	24.74	\$77,340	\$35,240	\$80,760	\$48,614	1.661	672		
013-380-038-50	19 DYER ROAD	09/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,600	26.40	\$132,699	\$61,593	\$88,407	\$82,109	1.077	960		
Totals:			\$576,000			\$576,000	\$214,700	37.27	\$467,782		\$338,568	\$322,934	1.048	USE		
													Sale Ratio =>	37.27	E.C.F. =>	1.048
													Std. Dev =>	25.54	Ave. E.C.F. =>	1.113

2022 WAS .866

2023 ECR RIES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mem. \$	E.C.F.	Floor Area
013-002-004-00	561 OGEEMAN ROAD	07/24/20	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$81,100	45.31	\$171,608	\$26,847	\$152,153	\$199,670	0.762	1,740
013-011-031-00	680 W MARILYN LANE	11/01/21	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$49,900	25.59	\$107,208	\$40,862	\$154,138	\$91,512	1.684	1,560
013-012-045-00	350 TRAMP	06/25/20	\$30,500	WD	19-MULTI PARCEL ARMS LENGTH	\$30,500	\$25,200	56.00	\$66,402	\$56,440	(\$11,440)	\$13,741	0.833	0
013-012-052-00	516 N CAMPBELL	11/22/21	\$30,500	WD	03-ARMS LENGTH	\$30,500	\$18,200	59.67	\$42,062	\$34,383	(\$9,883)	\$10,592	(0.367)	480
013-012-058-00	237 MARILYN	08/05/20	\$27,000	WD	03-ARMS LENGTH	\$27,000	\$21,300	78.89	\$52,212	\$35,533	(\$8,533)	\$23,006	(0.371)	756
013-013-001-48	143 FREESTAND TRAIL	08/10/21	\$221,400	WD	03-ARMS LENGTH	\$221,400	\$52,147	25.24	\$269,879	\$94,147	\$127,253	\$52,489	0.525	1,940
013-023-009-00	4073 CAMPBELL RD	10/26/21	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$75,700	29.12	\$174,755	\$85,269	\$174,731	\$123,429	1.416	1,978
013-024-001-00	105 BORDEN ROAD	08/09/21	\$74,900	WD	03-ARMS LENGTH	\$74,900	\$41,400	55.27	\$88,375	\$21,701	\$33,199	\$91,964	0.578	720
013-024-012-30	211 BORDEN ROAD	07/17/20	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$54,100	47.04	\$111,714	\$23,851	\$91,149	\$121,190	0.752	1,544
013-026-004-00	529 W OSTYER ROAD	04/11/20	\$175,000	LC	03-ARMS LENGTH	\$175,000	\$22,300	31.86	\$55,767	\$19,389	\$50,611	\$50,177	1.009	980
013-026-012-00	645 W OSTYER ROAD	11/24/20	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$61,000	42.07	\$134,251	\$34,020	\$110,989	\$138,250	0.803	1,152
013-026-016-46	926 W HEATH ROAD	09/11/20	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$79,600	40.82	\$191,561	\$47,440	\$147,560	\$198,788	0.742	1,680
013-027-037-30	1081 W LORENZ COURT	09/24/21	\$93,000	WD	03-ARMS LENGTH	\$93,000	\$33,800	36.34	\$75,222	\$35,380	\$57,620	\$54,954	1.049	768
013-027-037-40	1021 LORENZ COURT	09/10/20	\$59,500	WD	03-ARMS LENGTH	\$59,500	\$22,200	37.31	\$53,459	\$33,015	\$26,485	\$28,199	0.939	0
013-036-003-00	165 W HEATH ROAD	08/07/20	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$15,200	60.80	\$32,873	\$20,265	\$4,735	\$17,390	0.272	672
013-036-018-20	170 W ROSE CITY ROAD	02/07/22	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$36,400	26.00	\$76,330	\$9,076	\$130,924	\$95,523	1.371	1,032
013-036-011-00	5610 BEECHWOOD ROAD	11/05/21	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$38,000	38.00	\$83,910	\$20,227	\$79,773	\$87,839	0.908	1,188
013-105-018-10	889 MAVHEW ROAD	08/04/20	\$145,500	WD	03-ARMS LENGTH	\$145,500	\$58,400	40.28	\$127,713	\$38,418	\$106,582	\$123,166	0.865	1,040
013-105-018-10	5667 WILDERNESS TRAIL	10/22/21	\$162,500	WD	03-ARMS LENGTH	\$162,500	\$51,800	31.94	\$117,339	\$57,511	\$104,989	\$82,521	1.272	840
013-106-005-00	5592 N BEAR LAKE TRAIL	06/24/20	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$49,800	31.13	\$105,622	\$27,983	\$132,017	\$107,088	1.233	1,040
013-107-001-10	5395 BEECHWOOD	02/25/21	\$116,200	WD	03-ARMS LENGTH	\$116,200	\$44,400	38.21	\$123,062	\$38,362	\$105,730	\$116,590	1.298	996
013-108-004-50	652 MAVHEW ROAD	08/25/20	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$56,100	29.53	\$129,623	\$38,362	\$151,638	\$116,828	1.298	1,064
013-108-010-00	5308 BEECHWOOD ROAD	06/17/20	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$47,200	55.53	\$108,673	\$84,417	\$58,333	\$33,457	0.017	840
013-108-017-00	5064 BEECHWOOD ROAD	04/05/21	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$66,700	37.26	\$148,820	\$56,000	\$123,000	\$128,028	0.961	1,456
013-108-017-40	5082 BEECHWOOD	02/20/21	\$251,000	WD	03-ARMS LENGTH	\$251,000	\$83,800	33.99	\$189,298	\$33,000	\$218,000	\$209,570	1.040	1,476
013-110-001-10	1955 DECKER RD	12/13/21	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$36,100	46.28	\$82,258	\$63,000	\$15,000	\$26,563	0.665	840
013-115-008-90	4546 DECKERVILLE ROAD	01/18/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$38,100	24.58	\$82,258	\$9,637	\$145,363	\$100,167	1.451	1,296
013-119-009-20	4472 N M-33	10/14/20	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$56,300	36.32	\$119,975	\$29,758	\$125,242	\$124,437	1.006	1,170
013-119-009-20	33 E OSTYER ROAD	12/14/20	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$90,600	33.87	\$197,900	\$38,248	\$229,252	\$220,210	1.041	2,172
013-119-009-20	4040 DECKERVILLE ROAD	06/22/20	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$53,100	59.00	\$119,751	\$51,288	\$38,712	\$94,432	0.410	1,232
013-128-006-50	1321 SORTOR TRAIL	12/03/21	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$41,100	23.49	\$107,412	\$84,900	\$110,100	\$58,637	1.878	800
013-128-008-00	3769 MC KELLAR	08/17/20	\$66,500	WD	03-ARMS LENGTH	\$66,500	\$37,900	56.99	\$81,735	\$24,729	\$41,771	\$78,629	0.531	1,307
013-128-009-50	3894 REASNER ROAD	07/01/20	\$103,000	WD	03-ARMS LENGTH	\$103,000	\$52,000	50.49	\$119,222	\$62,409	\$40,591	\$78,363	0.518	1,008
013-130-022-00	3645 GRAND JEAN ROAD	09/20/21	\$61,000	WD	03-ARMS LENGTH	\$61,000	\$19,500	31.97	\$43,269	\$3,000	\$58,000	\$55,543	1.044	780
013-130-024-10	3599 GRAND JEAN	10/13/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$36,400	30.33	\$78,970	\$31,514	\$98,486	\$65,457	1.352	1,040
013-131-035-00	3327 N M-33	09/30/20	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$37,700	50.27	\$82,515	\$5,891	\$69,109	\$106,240	0.650	1,408
013-132-011-10	800 HEATH ROAD	01/28/22	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$32,500	32.50	\$70,513	\$8,138	\$91,862	\$86,034	1.068	960
013-132-011-20	3476 FLYNN ROAD	05/27/21	\$124,500	WD	19-MULTI PARCEL ARMS LENGTH	\$124,500	\$46,600	37.43	\$99,422	\$23,513	\$100,987	\$104,702	0.965	960
013-132-023-00	3333 FLYNN ROAD	08/01/20	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$62,400	53.79	\$135,423	\$16,142	\$99,858	\$164,526	0.607	1,632
013-132-026-00	3275 FLYNN ROAD	08/14/20	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$29,600	65.78	\$67,680	\$16,824	\$28,676	\$28,836	0.405	1,152
013-133-001-10	3455 MC KELLAR ROAD	08/09/21	\$141,000	WD	19-MULTI PARCEL ARMS LENGTH	\$141,000	\$57,500	40.78	\$127,206	\$26,349	\$114,651	\$139,113	0.824	1,332
013-133-001-65	3455 MC KELLAR ROAD	08/09/21	\$141,000	WD	19-MULTI PARCEL ARMS LENGTH	\$141,000	\$57,500	40.78	\$127,206	\$26,349	\$114,651	\$139,113	0.824	1,332
013-134-001-00	1966 HEATH ROAD	08/20/20	\$269,000	WD	03-ARMS LENGTH	\$269,000	\$82,400	48.48	\$285,027	\$101,408	\$167,592	\$253,268	0.662	2,093
013-134-001-00	3346 CHEERY STREET	04/09/21	\$84,000	WD	03-ARMS LENGTH	\$84,000	\$27,500	32.74	\$67,223	\$15,096	\$68,904	\$71,899	0.958	966
013-340-027-50	466 KARCHER ROAD	06/25/21	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$31,600	35.15	\$72,783	\$16,784	\$73,116	\$69,070	0.771	960
013-480-013-00	5480 BEECHWOOD ROAD	04/13/20	\$65,000	WD	19-MULTI PARCEL ARMS LENGTH	\$65,000	\$28,900	44.46	\$61,841	\$11,765	\$53,235	\$89,883	1.132	1,040
013-500-027-00	5471 FOREST	11/17/20	\$145,000	WD	19-MULTI PARCEL ARMS LENGTH	\$145,000	\$47,300	32.62	\$104,352	\$31,937	\$113,063	\$99,883	1.132	1,040
013-500-027-00	5877 CIRCLE DRIVE	07/10/21	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$29,700	34.92	\$63,803	\$12,497	\$70,767	\$70,767	1.025	920
013-603-023-00	2651 E ROSE CITY ROAD	08/25/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$31,800	37.41	\$73,816	\$12,402	\$72,598	\$84,709	0.857	1,056
013-603-023-00	3358 MAIN STREET	09/29/21	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$21,000	35.00	\$47,761	\$5,850	\$45,150	\$57,808	0.937	1,056
013-604-023-00	2497 PENN AVENUE	12/08/21	\$56,500	WD	03-ARMS LENGTH	\$56,500	\$38,700	68.50	\$84,828	\$7,254	\$49,246	\$506,999	0.460	1,465
013-610-010-00	3365 EUCLID AVENUE	12/22/21	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$40,900	37.18	\$94,289	\$21,869	\$88,131	\$99,890	0.882	1,440
013-614-014-00	3288 EUCLID AVENUE	11/30/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$38,400	51.20	\$81,754	\$12,348	\$62,652	\$95,732	0.654	1,290
Totals:						\$6,541,900	\$6,541,900	\$2,550,200	\$5,669,920	\$4,795,143	\$5,411,259			

2022 WAS 725

Sale Ratio => 38.98
Std. Dev. => 12.24

E.C.F. => 0.886 USE
Ave. E.C.F. => 0.824