

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20000.COMMERCIAL BLUE STAR, Last Edited: 10/06/2022

Rates for Rate Table 'COMMERCIAL BLUE STAR', (SqFt)
ROW : 0.00
COMM BSH .50 : 0.50 ✓
COMM BSH 1.00 : 1.00 1.05 ✓
COMM BSH 2.15 : 2.15 2.20 ✓
COMM BSH 5.00 : 5.00 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20001.COMMERCIAL DOWNTOWN, Last Edited: 02/16/2023

Sites:
Site 'A': Description: 'SITE CONDO 70K ' Value: 70,000
Site 'B': Description: 'CONDO ' Value: 75,000

Rates for Rate Table 'COMMERCIAL DOWNTOWN', (SqFt)
ROW : 0.00
COMM DTWN 10.50: 10.50
COMM RES 5.00 : 5.00

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20003.COMMERCIAL, Last Edited: 12/09/2022

Rates for Rate Table 'COMMERCIAL', (SqFt)
ROW : 0.00
COMM RURAL 1.00: 1.00
COMM WILEY 2.00: 2.00
COMM HAML T 5.00: 5.00 - 8.00
COMM CTRW 8.00 : 8.00 - 12.00

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 20005.MARINAS, Last Edited: 12/09/2022

Frontages:
Frontage 'A': Description: 'RIVERFRONT ' FF Rate: 3050
Standard Frontage: 150 Standard Depth : 200

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 30301.INDUSTRIAL, Last Edited: 02/16/2023

Rates for Rate Table 'INDUSTRIAL', (SqFt)
IND .35 : 0.35
ROW 0.0 : 0.00
IND EXCESS : 0.12
IND SQ FT NEW : 0.60

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40002.LAKESHORE, Last Edited: 11/02/2022

Frontages:

Frontage 'A': Description: 'LAKEFRONT'	FF Rate: 8500 ✓
Standard Frontage: 100	Standard Depth : 400
Frontage 'B': Description: 'LAKEVIEW'	FF Rate: 4500 ✓
Standard Frontage: 100	Standard Depth : 200
Frontage 'C': Description: 'LAKE AREA A'	FF Rate: 2800 ✓
Standard Frontage: 100	Standard Depth : 200
Frontage 'D': Description: 'LAKE AREA B'	FF Rate: 2100 ✓
Standard Frontage: 100	Standard Depth : 200
Frontage 'E': Description: 'EXCESS FRONTAGE'	FF Rate: 2000 ✓
Standard Frontage: 100	Standard Depth : 400
Frontage 'F': Description: 'ROAD LAKE FRT'	FF Rate: 8075 ✓
Standard Frontage: 100	Standard Depth : 400
Frontage 'G': Description: 'SMALL LAKEFRONT'	FF Rate: 10000 ✓
Standard Frontage: 100	Standard Depth : 400

2900 ✓

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

1 Acre: 75,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 90,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 100,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40003.DOUGLAS NORTHWEST, Last Edited: 05/31/2022

Sites:

Site 'A': Description: 'DNW SITE >1A'	Value: 140,000
Site 'B': Description: 'DNW SITE <1A'	Value: 130,000
Site 'C': Description: 'CHESTNUT LN SV'	Value: 160,000
Site 'D': Description: 'MCVEA PLAT SV'	Value: 135,000

(front foot rates)
Douglas NW
Frontage A \$2000
EXCESS B \$450

Values for Acreage Table 2: 'EXCESS TO BLDG SITE'

1 Acre: 5,000	3 Acre: 0	10 Acre: 50,000	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 500,000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40004.DOUGLAS CENTRAL WEST, Last Edited: 09/15/2022

Rates for Rate Table 'RES SITE DOUG CEN W', (Acres)

RVRVW SITE 135K: 135,000
CTR W/N SIT100K: 100,000
CTR W/N SIT 85K: 85,000
S BLDG SITE 75K: 75,000
EXCESS LAND : 0

Frontage A FF \$1200
Frontage B EXC FF \$400

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40005.DOUGLAS CENTRAL EAST, Last Edited: 02/16/2023

Rates for Rate Table 'RES SITE DOUG CEN E', (Acres)

BLDG SITE 150 S: 150,000
BLDG SITE 140 N: 140,000
CONDO SITE 75K : 75,000
CONDO SITE 60K : 60,000

Douglas Cent East \$2200 FF
EXCESS \$800 FF

Doug 1 Townhomes \$35,000
Vintage VW CDO \$44,000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40006.DOUGLAS SOUTHEAST, Last Edited: 07/26/2022

Rates for Rate Table 'RES DOUG SOUTHEAST', (Acres)

BAYOU SITE 160K: 160,000
DTWN PERIM 100K: 100,000
OUTSK SITE 75K : 75,000
S AREA SITE 55K: 55,000

front Douglas SE \$1400
EXCESS \$700

80000
60000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40040.AMITY FRIENDSHIP CONDOS, Last Edited: 05/31/2022

Sites:			
Site 'A':	Description: 'FRDSHP SITE A '	Value: 47,500	47,500 60,000 ✓
Site 'B':	Description: 'AMITY SITE B '	Value: 52,500	52,500 62,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40045.RIVER FRONTAGE, Last Edited: 11/10/2022

Frontages:			
Frontage 'A':	Description: 'RIVER FRONT '	FF Rate: 8870	9000 ✓
	Standard Frontage: 80	Standard Depth : 500	
Frontage 'B':	Description: 'BAYOU FRONT '	FF Rate: 2000	
	Standard Frontage: 0	Standard Depth : 0	
Frontage 'C':	Description: 'N BAYOU '	FF Rate: 3000	3500 ✓
	Standard Frontage: 0	Standard Depth : 0	

Rates for Rate Table 'SITE VALUE', (Acres)

BLDG-SITE-175K	: 175,000
SM SITE 140K	: 140,000
LG SITE 220K	: 220,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40060.BEACON COURT CONDO, Last Edited: 07/15/2018

Sites:		
Site 'A':	Description: 'CONDO SITE VALU'	Value: 60,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40075.CENTER PARK PLACE, Last Edited: 06/07/2022

Sites:		
Site 'A':	Description: 'CONDO SITE VALU'	Value: 62,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40080.CIDER HILL CONDO, Last Edited: 06/07/2022

Sites:		
Site 'A':	Description: 'SITE VALUE '	Value: 70,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40090.DOUGLAS COVE CONDO, Last Edited: 12/31/2018

Sites:		
Site 'A':	Description: 'CONDO SITE 50K '	Value: 50,000 ✓
Site 'B':	Description: 'CONDO SITE 40K '	Value: 40,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40120.DOUGLAS HARBOR VILL, Last Edited: 06/07/2022

Sites:			
Site 'A':	Description: 'CONDO SITE '	Value: 70,000	70,000 72,000 ✓
Site 'B':	Description: 'LOFTSITE 2ND FL'	Value: 70,000	70,000 72,000 ✓
Site 'C':	Description: 'LOFTSITE 3RD FL'	Value: 90,000	90,000 95,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40130.RIVERCREST, Last Edited: 10/12/2022

Rates for Rate Table 'RIVERCREST', (Acres)

RIVERVIEW 125K	: 125,000 ✓
SITE VALUE 95K	: 95,000 ✓
BKLOT SITE 75K	: 75,000 ✓
L RIVERVIEW 150	: 150,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40210.FELKERS AREA, Last Edited: 11/04/2022

Sites:	Description:	Value:
Site 'A':	'SITE 130K '	130,000
Site 'B':	'SITE 110K '	110,000
Site 'C':	'CLOSE TO LAKE '	200,000
Site 'D':	'LAKE VIEW '	225,000

Standard lot \$2200 FF ✓
 Close to Lake \$3400 FF
 Exc. Frabage \$500 FF

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40360.HIDDEN LAKES/CONDOS, Last Edited: 06/10/2022

Sites:	Description:	Value:
Site 'A':	'CONDO SITE VALU'	60,000 65,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40465.MEADOWARGUS, Last Edited: 10/12/2022

Sites:	Description:	Value:
Site 'A':	'SITE VALUE '	50,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40510.NORTHERN LIGHTS CONDOS, Last Edited: 06/28/2022

Sites:	Description:	Value:
Site 'A':	'CDO SITE ORIG '	55,000 ✓
Site 'B':	'CDO SITE 4PLEX '	60,000 65,000 ✓
Site 'C':	'SMALLER CONDOS '	45,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40520.PARKSIDE LANDING, Last Edited: 06/28/2022

Sites:	Description:	Value:
Site 'A':	'SITE VALUE '	60,000 65,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40540.SINGAPORE HARBOR CONDOS, Last Edited: 08/24/2020

Sites:	Description:	Value:
Site 'A':	'CONDO SITE VALU'	95,000 ✓
Site 'B':	'WATERFRONT PREM'	25,000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40670.SWING BRIDGE, Last Edited: 06/28/2022

Sites:	Description:	Value:
Site 'A':	'CONDO WATER FR '	135,000 145,000 ✓
Site 'B':	'SITE CONDO '	95,000 125,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40760.WILDERNESS RIDGE, Last Edited: 06/29/2022

Sites:	Description:	Value:
Site 'A':	'SITE VALUE '	100,000 105,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40770.WILDWOOD LANE, Last Edited: 08/07/2020

Sites:	Description:	Value:
Site 'A':	'SITE VALUE '	165,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40780.SUMMERGROVE, Last Edited: 06/29/2022

Sites:
Site 'A': Description: 'SITE VALUE ' Value: 70,000 *80,000 ✓*

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40790.WEST SHORE WOODS, Last Edited: 10/13/2022

Sites:
Site 'A': Description: 'SITE VALUE ' Value: 137,500 *150,000*

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40800.TOWER HARBOR CONDOS, Last Edited: 06/29/2022

Sites:
Site 'A': Description: 'RIVERFRONT SITE' *Waterfront* Value: 130,000 *82,000*
Site 'B': Description: 'HARBORVIEW SITE' *Field* Value: 80,000 *120,000*
Site 'C': Description: 'PONDVIEW SITE ' Value: 60,000 *85,000*
Site 'D': Description: '~~CHANNELFRONTAGE~~' Value: ~~150,000~~

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 40830.WESTSHORE CONDOMINIUMS, Last Edited: 10/14/2022

Sites:
Site 'A': Description: 'FERRY FRONTAGE ' Value: 85,000 *180,000*
Site 'B': Description: 'DET CDO ARTISAN' Value: 90,000 ✓
Site 'C': Description: 'GOLFVIEW DEV AR' Value: 145,000 ✓
Site 'D': Description: 'GOLFVIEW LARGE ' Value: 165,000 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 45000.HARBOR DEVELOPING AREA, Last Edited: 06/29/2022

Rates for Rate Table 'RIVER FRONT SF', (SqFt)
RIVER FRONT 8.0: 8.00
RIVER FRONT 6.0: 6.00
RIVER FRONT 4.0: 4.00
RIVER FRONT 2.0: 2.00 ✓

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 60001.RES DEVELOPMENTAL, Last Edited: 09/06/2022

Values for Acreage Table 1: 'ACREAGE TABLE 'A''
1 Acre: 0 3 Acre: 120,000 10 Acre: 325,000 30 Acre: 675,000
1.5 Acre: 0 4 Acre: 150,000 15 Acre: 450,000 40 Acre: 900,000 ✓
2 Acre: 0 5 Acre: 187,500 20 Acre: 550,000 50 Acre: 1,125,000
2.5 Acre: 0 7 Acre: 250,000 25 Acre: 625,000 100 Acre: 2,250,000

Unit: 59 - DOUGLAS CITY
Rates/Values for Neighborhood 70000.EXEMPT, Last Edited: 09/07/2020

Values for Acreage Table 1: 'ACREAGE TABLE 'A''
1 Acre: 75,000 3 Acre: 180,000 10 Acre: 500,000 30 Acre: 1,500,000
1.5 Acre: 90,000 4 Acre: 240,000 15 Acre: 750,000 40 Acre: 2,000,000
2 Acre: 100,000 5 Acre: 250,000 20 Acre: 1,000,000 50 Acre: 2,500,000
2.5 Acre: 140,000 7 Acre: 350,000 25 Acre: 1,250,000 100 Acre: 5,000,000

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Corrected

6/2/02

Commercial Blue Star

Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
0065-20	155 S BLUE STAR HWY	12/16/22	\$199,999	WD	\$199,999	\$123,100	61.55	\$239,660	\$7,166	\$46,827	0.0	0.0	0.50	0.50	#DIV/0!	\$14,332	\$0.33
0070-10	160 S BLUE STAR HWY	2.15 03/21/22	\$368,970	WD	\$368,970	\$125,200	33.93	\$333,768	\$111,062	\$75,860	0.0	0.0	0.81	0.81	#DIV/0!	\$137,114	\$3.15
0089-90	319 S FERRY ST	2.15 04/19/23	\$140,000	WD	\$140,000	\$22,200	15.86	\$95,527	\$140,000	\$95,527	187.0	236.0	1.02	1.02	\$749	\$137,255	\$3.15
0003-01	2930 S BLUE STAR HWY	1.00 12/01/21	\$150,000	WD	\$150,000	\$63,400	42.27	\$126,760	\$150,000	\$126,760	290.0	434.0	2.91	2.91	\$517	\$51,546	\$1.18
0001-00	100 S BLUE STAR HWY	2.15 11/12/21	\$500,000	WD	\$500,000	\$194,900	38.98	\$499,607	\$110,905	\$110,512	0.0	0.0	1.18	0.30	#DIV/0!	\$93,987	\$2.16
0001-00	2948 S BLUE STAR HWY	1.00 01/07/22	\$1,427,250	WD	\$1,427,250	\$376,700	26.39	\$1,144,365	\$478,322	\$195,437	215.0	653.0	10.45	16.87	\$2,225	\$45,772	\$1.05
Totals:													9.16	59,125.96	Average per SqFt=>	\$1.36	
													16.87	\$650,923	Average per FF=>	\$1,441	
													32.50	\$2,439,687	Average Sale Ratio =>	15.50	
													15.50	\$1,441	Average per FF=>	\$1,441	

Comm BSK 1.00
Comm BSK 2.15
Comm BSK 5.00

NEW
.50
1.05
2.20
5.00

Commercial											
319 S Ferry St	4/19/2023	\$140,000	Comm Blue Star	017-089-90	1.02	\$3.15 Sf.					
2930 Blue Star Hwy	12/1/2021	\$150,000	Comm Blue Star	020-003-01	2.91	\$1.183 Sf.					
211, 217, & 225 W Center	11/29/2021	\$180,000	Comm Downtown	016-039-20, 21 & 22	.534 A	\$7.74 Sf.					
200 W Center St	11/29/2021	\$75,000	Comm Downtown	600-003-00	.275 A	\$6.35 Sf.					
14 E Center	11/24/2020	\$100,000	Comm Downtown	100-011-50	0.396	\$5.79 Sf.					
30 Hamilton ST	6/11/2021	\$360,000	Comm 2003	650-002-20	1.03 A	\$8.02 Sf.					4 lots

Correctly 2.15
Correctly 1.92

Commercial Downtown

Parcel Number	Street Address	Sale Date	Sale Price	instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Rud/Adj. Sal	Cor. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/SqFt	Actual Front	Use Code	Class															
59-016-035-20	225 W CENTER ST	11/29/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$149,100	32.28	\$273,524	\$180,000	\$273,524	0.53	0.29	\$7.74	200.00	VACANT PROPE	202															
59-100-011-50	14 E CENTER ST	11/24/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,200	44.20	\$95,130	\$100,000	\$95,130	0.10	0.10	\$22.07	74.00	COM VAC	202															
59-600-003-00	200 W CENTER ST	11/29/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,500	72.67	\$117,394	\$75,000	\$117,394	0.28	0.28	\$6.26	80.00	COM VAC	202															
59-820-002-00	18 E CENTER ST	07/31/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$103,500	42.05	\$262,557	\$61,403	\$77,000	0.00	0.00	#DIV/0!	24.00	STORE RETAIL	201															
Totals:													\$602,000	\$350,700	\$748,645	\$416,403	\$563,048	0.91	0.67													
													Average	Average																		
													per PFE>	per Net Acres>																		
													Sale. Ratio =>	58.26																		
													Std. Dev. =>	20.23																		
													Cost Per SF:	\$5																		
													Lot SF:	6013																		
													Land Residual	\$27,725.25																		
													Comm Condo	\$71,250.0																		
													Comm Condo	\$475,000																		
													1,711,7023 Sale																			
													112 W Center St	\$70,000																		
													Comm DTW	use \$10,500																		
													456,082.15																			
													\$10.47																			

Comm Res

59-100-012

21 N Main St

Comm Condo

551-003-00

112 W Center St

Comparable Sale Chart

	Subject	Comparable No. 1	Comparable No. 2	Comparable No. 3	Comparable No. 4
Address	147 W Center St Douglas, MI	44 Ellis St Douglas, MI	32 E Center St Douglas, MI	382 W Center St Douglas, MI	200 E Center St Douglas, MI
City/Township					
Sale Price		\$99,000.00	\$111,000.00	\$107,500.00	\$99,900.00
Gross Price/SF		\$9.15	\$14.39	\$4.84	\$8.32
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Concessions	Assumed None	None	None	None	None
Terms	Assumed Cash/Conv.	Cash/Conv.	Cash/Conv.	Cash/Conv.	Cash/Conv.
Conditions of Sale	Assumed Armslength	Armslength	Armslength	Armslength	Armslength
Date of Sale	10/13/20	Pending	1/8/2018	9/30/2020	Listing
SubTotal Adjustments					
Adjusted Sale Price		\$99,000.00	\$111,000.00	\$107,500.00	\$96,903.00
Adjusted Sale Price/SF		\$9.15	\$14.39	\$4.84	\$8.07
Location/View	Average	Average	Average	Average	Average
Zoning	C-1A	R-3	C-1A	C-1A	C-1A
Land Size (Sq. Ft.)	7,800.00	10,824	7,716	22,216	12,011
Shape	Rectangular	Rectangular	L-Shaped	Rectangular	Rectangular
Topography	Level	Level	Level	Level	Level
Corner Influence	None	None	Yes	None	None
Utilities Available	All public	Public	Public	Public	Public
Net Adjustments					
Adjusted Sale Price/SF		\$9.15	\$13.67	\$7.26	\$6.07

Comparable Number	Unadjusted Price Per S.F.	Adjusted Price Per S.F.
Sale No. 1	\$9.15	\$9.15
Sale No. 2	\$14.39	\$13.67
Sale No. 3	\$4.84	\$7.26
Sale No. 4	\$8.32	\$8.07
Average	\$9.17	\$9.53

70003
Common

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sales	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Gibbs
59-650-002-00	N FERRY ST	07/21/72	\$1,249,548	WD	\$1,249,548	\$424,000	31.93	\$892,564	\$625,890	\$368,886	240.0	374.0	2.06	2.06	\$2,608	\$303,678	\$6.97	240.00	201
59-650-002-22	450 W CENTER ST	07/24/73	\$550,000	WD	\$640,000	\$251,900	39.36	\$519,456	\$193,344	\$72,800	52.0	175.0	0.21	0.21	\$3,718	\$925,091	\$21.24	52.00	201
Totals:			\$1,899,548		\$1,889,548	\$675,900	35.77	\$1,512,010	\$819,224	\$441,686	292.0		Average	2.27			Average		
							3.84						per Net Acres=>	360,891.63			per SqFt=>	\$8.28	

Vacant Land
59-650-002-20 30 HAMILTON ST 06/11/71 \$360,000 Sq Ft 44880 \$ Sq Ft \$8.02

Common Rural 1.00
1.00
Common W. Leg 2.00
2.00
Common Hamilton 5.00 → 8.00
5.00
Common Greenwood 8.00 → 12.00
8.00

30301 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Net Acreage	Sq Feet	Cost SF	Gov Unit	Class	Neigh.	Le4015 Type	Atf Date	Conf.	Zip Code	Use Code	Land Table																																																																							
05-001-031-11	1263 146TH AVE	01/29/22	\$190,000	\$190,000	\$205,935	12.56	546,982.92	0.35	5	302 DOR-A	302 DOR-A	Conventional	01/29/22	NO	49323	AG VAC	DORR TOWNSHIP AG& RES ECF																																																																							
05-160-006-00	4259 DORR COMMERCE DR	11/13/20	\$95,000	\$95,000	\$107,005	2.89	125,888.40	0.75	5	302 DOR-I	302 DOR-I	Conventional	11/13/20	NO	49348	IND VAC	DORR TOWNSHIP IND																																																																							
05-160-007-00	WALNUT DALE DR	01/29/21	\$130,000	\$130,000	\$142,180	3.84	167,270.40	0.78	5	302 DOR-I	302 DOR-I	Conventional	01/29/21	NO	49348	IND VAC	DORR TOWNSHIP IND																																																																							
05-160-011-00	1300 WALNUT DALE DR	04/16/21	\$206,500	\$206,500	\$219,564	5.93	258,310.80	0.80	5	302 DOR-I	302 DOR-I	Conventional	04/16/21	NO	49348	IND VAC	DORR TOWNSHIP IND																																																																							
05-160-015-00	WALNUT DALE DR	07/06/21	\$106,000	\$106,000	\$117,002	3.16	137,649.60	0.77	5	302 DOR-I	302 DOR-I	Conventional	07/06/21	NO	49348	IND VAC	DORR TOWNSHIP IND																																																																							
09-026-007-00	126TH AVE	07/28/20	\$240,000	\$240,000	\$293,378	36.36	1,670,961.60	0.14	9	302 HEA-I	302 HEA-I	Conventional	07/28/20	NO	49010	IND VAC	HEATH TOWNSHIP AG& RES ECF																																																																							
13-006-005-40	147TH AVE	01/04/21	\$160,000	\$160,000	\$175,615	4.91	213,792.48	0.75	13	302 LEH-I	302 LEH-I	Conventional	01/04/21	YES	49348	IND VAC	LEIGHTON TOWNSHIP IND																																																																							
13-018-005-40	MORREN ST	03/19/21	\$160,000	\$160,000	\$232,957	6.29	274,079.52	0.58	13	302 LEH-I	302 LEH-I	Conventional	03/19/21	NO	49348	IND VAC	LEIGHTON TOWNSHIP IND																																																																							
13-018-005-20	MORREN ST	12/30/20	\$189,000	\$189,000	\$219,564	5.93	258,310.80	0.73	13	302 LEH-I	302 LEH-I	Conventional	12/30/20	YES	49348	IND VAC	LEIGHTON TOWNSHIP IND																																																																							
16-029-003-00	2772 32ND ST	09/03/21	\$975,000	\$975,000	\$947,019	77.03	3,355,209.00	0.29	16	302 MON-A	302 MON-A	Conventional	09/03/21	NO	49010	AGRICULTURAL	MONTEREY TOWNSHIP AG& RES ECF																																																																							
Totals:																																																																																								
<table border="0"> <tr> <td>Ind. 35</td> <td>0.35</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ROW</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ind Excess</td> <td>0.12</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ind SqFT New</td> <td>0.6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>																	Ind. 35	0.35																	ROW	0																	Ind Excess	0.12																	Ind SqFT New	0.6																
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Industrial Vacant Land Sales

Parcel	Address	Date	Sale Price	Lot SF.	\$ per SF
13-018-003-00	Morren St	3/19/2021	160000	274066	\$0.58
05-160-007-00	Walnut Dale Dr	1/29/2021	130000	167270	\$0.78
53-02-18-200-011	1895 Transport Ln	8/10/2019	55000	87120	\$0.63
09-008-017-90	Lincoln Rd	11/2/2020	78761	122839	\$0.64
09-005-011-00	4621 135th Ave	9/16/2020	592275	903608	\$0.66
55-206-032-00	946 Industrial Pkwy	11/12/2019	48282	88862	\$0.54

USE .60

Lakechore 40002

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table	Use Code	Class	Rate Group 1		
59-710-012-00	96 LAKESHORE DR	10/06/21	\$1,625,000	\$1,625,000	\$426,400	26.24	\$1,103,105	\$1,031,895	\$510,000	50.0	200.0	0.23	0.23	\$20,638	\$4,486,500	40002 LAKESHORE	LAKESHORE	RES 1 FAMILY	401	SMALL LAKEFRONT		
Total:											\$20,638	0.23	0.23									
											Average	per FF=>										
											26.24	\$1,031,895	50.0	0.23								

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table	Use Code	Class	Rate Group 1
59-017-044-00	405 LAKESHORE DR	09/16/22	\$650,000	\$650,000	\$254,900	39.22	\$557,578	\$333,972	\$241,500	115.0	158.0	0.42	0.42	\$2,904	\$800,772	40002 LAKESHORE	LAKESHORE	RES 1 FAMILY	401	LAKE AREA B
59-050-005-00	83 LAKESHORE DR	08/06/21	\$1,372,000	\$1,372,000	\$811,300	59.13	\$1,405,906	\$762,594	\$796,500	177.0	225.4	0.92	0.92	\$4,308	\$832,526	20010 LAKESHORE	LAKESHORE	LODGE INN/COT 201	201	LAKEVIEW

Neighborhoods Used: 40002.LAKESHORE

405 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-017-044-00	09/16/2022	40002 401	650,000	244,889
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	405,111	159,535
				E.C.F. 2.539

115 ff

Lake Area TB

241,500 land

2100 ff

$$650,000 \times .3 = 195,000 \quad \$1695 \text{ ff}$$

96 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-710-012-00	10/06/2021	40002 401	1,625,000	517,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	1,107,160	308,034
				E.C.F. 3.594

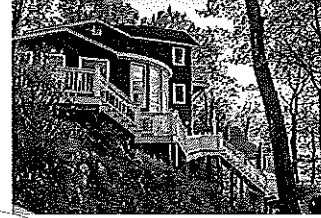
50 ff

500,000 land

\$10,000 ff

Small Lake front

$$1,625,000 \times .3 = 487,500 \quad \text{50 ff} \quad \$9750 \text{ ff}$$



County: 03- ALLEGAN Unit: DOUGLAS CITY

***** Owner's Name *****	**** Parcel Number ****	2024 March BOR S.E.V. Taxable	Class	Zone	* Property Address	* PRE %	Tran#
WAGNER FAMILY LLC	03-59-017-020-00	668,700	401	R-2	RE 251 LAKESHORE DR 180x290	0.000	0.00
VON BRECHT CHARLES	03-59-017-021-00	414,400	401	R-2	RE 253 LAKESHORE DR 136x206	0.000	0.00
ROYSTON WILLIAM & MARGARET	03-59-017-022-00	620,400	401	R-1	RE 279 LAKESHORE DR 100x200	0.000	0.00
JONES KERIN A TRUST	03-59-017-028-00	556,800	401	R-2	RE 301 LAKESHORE DR 60x190/80x150	0.000	0.00
BADION DIANA TRUST & TEZUKA SU	03-59-017-028-20	109,200	402	R-2	RE 295 LAKESHORE DR 104x200	0.000	0.00
ELDRIDGE BARRY C	03-59-017-029-00	359,100	401	R-2	RE 321 LAKESHORE DR 56x200/56x180	0.000	0.00
313 LAKESHORE DRIVE LLC	03-59-017-030-00	313,600	401	R-2	RE 313 LAKESHORE DR 44x200/44x250	0.000	0.00
HIGGINS FAMILY DOUGLAS PROP TR	03-59-017-035-00	189,000	402	R-2	RE 195 LAKESHORE DR 180x250	0.000	0.00
ZITA JONATHAN & REMONDINO JENN	03-59-017-044-00	291,200	401	R-2	RE 405 LAKESHORE DR 115x150	0.000	0.00
BAKER JULIE C & CHRISTOPHER C	03-59-017-045-00	248,400	401	R-2	RE 383 LAKESHORE DR 137x140	0.000	0.00
WORTHINGTON COTTAGE TRUST	03-59-017-046-00	204,900	401	R-2	RE 377 LAKESHORE DR 73x235	0.000	0.00
GYGIN/MICHIGAN TRUST	03-59-017-047-00	244,100	401	R-2	RE 361 LAKESHORE DR 67x350	0.000	0.00
YOUNG ELIZABETH L TRUST	03-59-017-048-00	436,800	401	R-2	RE 343 LAKESHORE DR 120x500	0.000	0.00
LUTH WILLIAM L & MARGARET	03-59-017-049-00	301,500	401	R-2	RE 265 LAKESHORE DR 83x107	0.000	0.00
LUTH WILLIAM L & MARGARET	03-59-017-049-10	81,900	402	R-2	RE 261 LAKESHORE DR 78x130	0.000	0.00
HIGGINS CHARLES W	03-59-017-051-00	816,600	401	R-2	RE 167 LAKESHORE DR 250x410	0.000	0.00
SCHMIT LIVING TRUST	03-59-017-053-00	245,400	401	R-2	RE 109 LAKESHORE DR 48x140	0.000	0.00
MCCORMICK JANET B & HOGAN TARA	03-59-017-054-00	233,000	401	R-2	RE 99 LAKESHORE DR 55x150	0.000	0.00
LAVERDER ROBERT	03-59-017-055-00	383,900	401	R-2	RE 59 LAKESHORE DR 51x165	100.000	0.00
CRIEZIS SUSAN	03-59-017-056-00	429,700	401	R-2	RE 53 LAKESHORE DR 68x142	100.000	0.00
FLYNN MICHAEL E & BARBARA	03-59-017-057-00	406,500	401	R-2	RE 41 LAKESHORE DR 80x142	0.000	0.00
FOLEY PATRICIA ANN TRUSTEE	03-59-017-058-00	377,400	401	R-2	RE 31 LAKESHORE DR 60x132	0.000	0.00
HARRIS MARK A & MARY S	03-59-017-059-00	1,173,800	401	R-2	RE 11 LAKESHORE DR 190x300/30x210	0.000	0.00
STUTSMAN ALBERT C JR	03-59-017-062-00	578,100	401	R-2	RE 408 LAKESHORE DR 100x520	0.000	0.00
UPTON-BARTOW LLC	03-59-017-063-00	547,800	401	R-2	RE 400 LAKESHORE DR 75x400	0.000	0.00
CENTURY COTTAGE LLC	03-59-017-064-00	442,000	401	R-2	RE 394 LAKESHORE DR 75x575	0.000	0.00
SPERRY NANCY G TRUSTEE	03-59-017-065-00	443,200	401	R-2	RE 388 LAKESHORE DR 70x580	0.000	0.00
WATLES JOHN C	03-59-017-066-00	518,400	401	R-2	RE 384 LAKESHORE DR 90x360	0.000	0.00
HUFF HAUS LLC	03-59-017-067-00	929,200	401	R-2	RE 378 LAKESHORE DR 75x500	0.000	0.00
UPTON HERBERT H JR & ANNE D	03-59-017-068-00	636,600	401	R-2	RE 380 LAKESHORE DR 150x190/10x60000	0.000	0.00
RING FAMILY HOLDINGS LLC	03-59-017-069-00	499,900	401	R-2	RE 364 LAKESHORE DR 75x490	0.000	0.00
CLARK KENNETH W	03-59-017-070-00	488,800	401	R-2	RE 332 LAKESHORE DR 75x490	0.000	0.00
CLARK-RICHARDS LLC	03-59-017-071-00	559,400	401	R-2	RE 308 LAKESHORE DR 75x475	0.000	0.00
BADION DIANA TRUST	03-59-017-072-00	490,200	401	R-2	RE 298 LAKESHORE DR 75x480	0.000	0.00
SCHUMANN DAWN F & GOSHORN PETE	03-59-017-073-00	626,000	401	R-2	RE 296 LAKESHORE DR 50x470	0.000	0.00
HOFMEYER KEISEIGH & KERENSA	03-59-017-074-00	22,500	402	R-2	RE 290 LAKESHORE DR	0.000	0.00
RODRIGUEZ MICHAEL & KATHERINE	03-59-017-075-00	384,100	401	R-2	RE 278 LAKESHORE DR 80x135	0.000	0.00
284, LLC	03-59-017-076-00	405,100	401	R-2	RE 284 LAKESHORE DR 46x80	0.000	0.00
GINGERICH JERRY L	03-59-017-077-00	504,300	401	R-2	RE 282 LAKESHORE DR 76x90	0.000	0.00
HOWREY MARK M & LAURA U ET AL	03-59-017-078-00	390,100	401	R-2	RE 280 LAKESHORE DR 30x90	0.000	0.00
284, LLC	03-59-017-078-10	31,900	402	R-2	RE 286 LAKESHORE DR	0.000	0.00
HOLLAND WILLIAM & JULIE	03-59-017-079-00	252,400	401	R-2	RE 274 LAKESHORE DR 35x450	0.000	0.00
LUTH WILLIAM L & MARGARET	03-59-017-080-00	116,900	402	R-2	RE 265 LAKESHORE DR 28x450	0.000	0.00

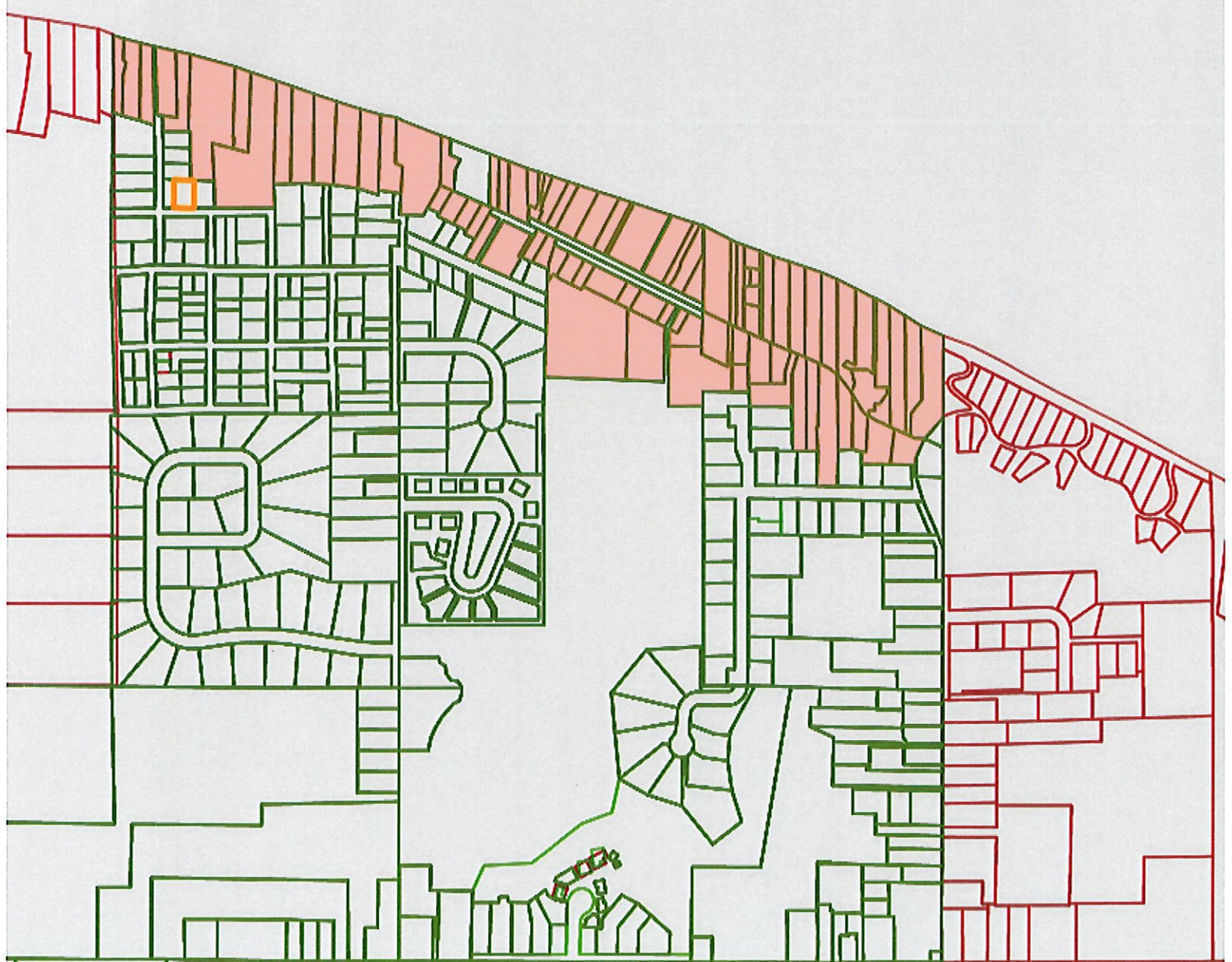
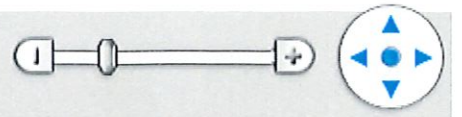
County: 03- ALLEGAN Unit: DOUGLAS CITY

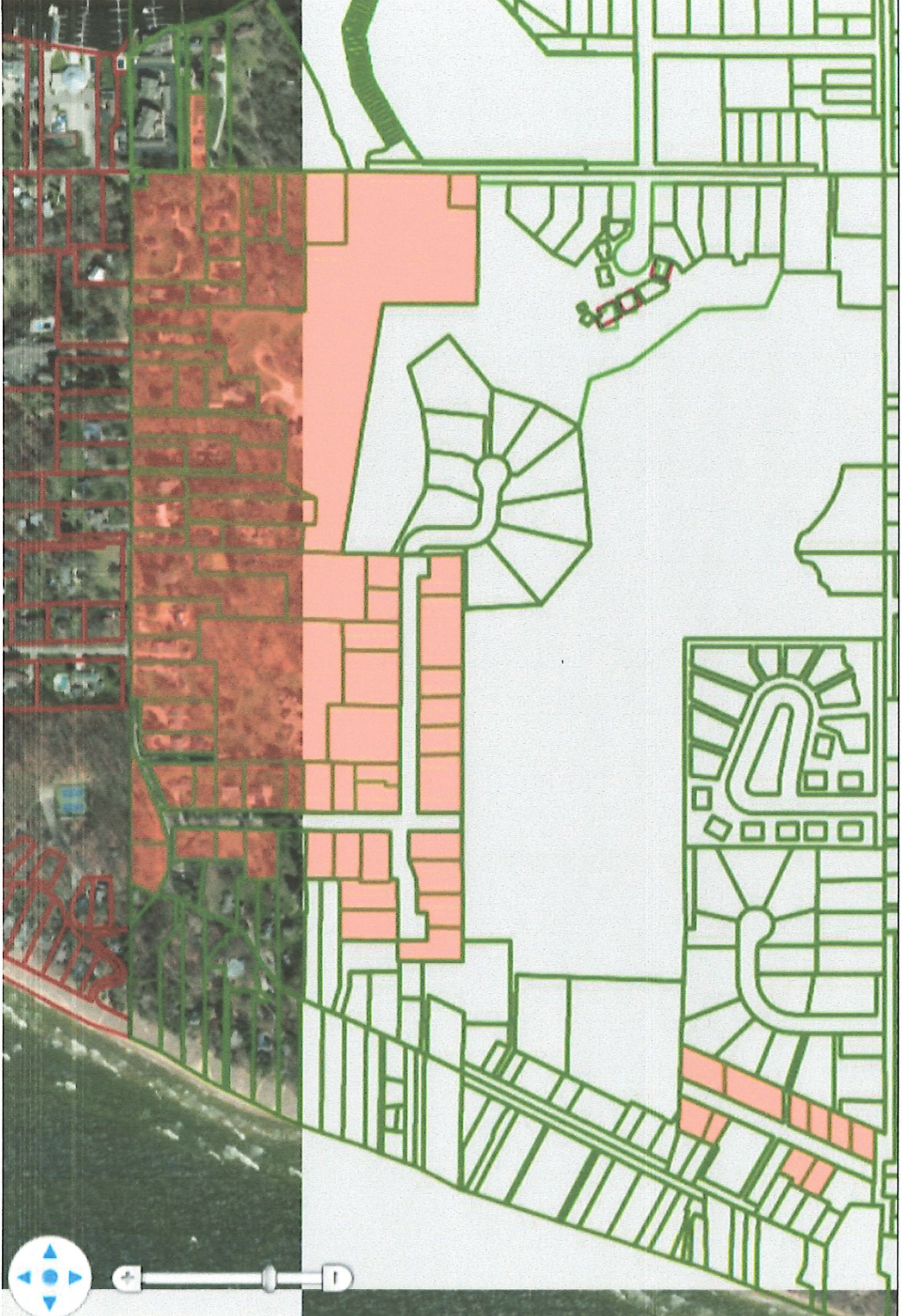
***** Owner's Name *****	**** Parcel Number ****	2024 March BOR S.E.V. Taxable	Class	Zone	* Property Address	*	PRE %	Tran#
DOUGLAS COTTAGE LLC	03-59-017-081-00	784,200	401	R-2 RE	254 LAKESHORE DR	140x440	0.00	0.00
ELLIOTT JENNIFER A	03-59-017-083-00	459,500	401	R-2 RE	94 LAKESHORE DR	45x180	0.00	0.00
SCHMIDT FAMILY TRUST	03-59-017-084-00	752,400	401	R-2 RE	80 LAKESHORE DR	100x255	0.00	0.00
HAVICEK SCOTT L & MARILYN S	03-59-017-085-00	716,700	401	R-2 RE	70 LAKESHORE DR	50x250	0.00	0.00
RIENSTRA JOHN C & MARCHIENE TR	03-59-017-086-00	449,900	401	R-2 RE	66 LAKESHORE DR	40x250	100.000	0.00
MC COY BRADLEY R	03-59-017-088-00	553,900	401	R-2 RE	28 LAKESHORE DR	75x245	100.000	0.00
CHRISTENSEN LAWRENCE FORD DANI	03-59-017-095-00	786,000	401	R-2 RE	3099 LAKESHORE DR	75x305/25x400	0.00	0.00
BREDEMANN SARA JOAN REVOCABLE	03-59-017-096-00	406,700	402	R-2 RE	3095 LAKESHORE DR	100x380	0.00	0.00
BREDEMANN SARA JOAN REVOCABLE	03-59-017-097-00	692,000	401	R-2 RE	3089 LAKESHORE DR	120x400	0.00	0.00
ENGELAGE DEAN L & HEIDI A	03-59-017-098-00	1,058,000	401	R-2 RE	3079 LAKESHORE DR	75x500	0.00	0.00
GURSTEN STEVEN & STACEY B	03-59-017-098-10	1,820,700	401	R-2 RE	3081 LAKESHORE DR	103x470	0.00	0.00
PHILIP ARLENE M TRUSTEE	03-59-017-098-20	801,500	401	R-2 RE	3083 LAKESHORE DR	102x435	100.000	0.00
NEPTUNE PROPERTY MANAGEMENT LL	03-59-017-099-00	1,040,300	401	R-2 RE	3075 LAKESHORE DR	100x400/200x600	0.00	0.00
JUDD GEORGE P	03-59-017-100-00	563,900	401	R-2 RE	3073 LAKESHORE DR	75x393	0.00	0.00
FASH SARA L & FASH LOIS	03-59-017-101-00	952,500	401	R-2 RE	3071 LAKESHORE DR	100x380	0.00	0.00
EVERSE DOUGLAS & GEORGIA	03-59-017-102-01	835,400	401	R-2 RE	3067 LAKESHORE DR	47x437/76x400	0.00	0.00
EDWARDS DAVID & PATRICIA TRUST	03-59-017-102-02	1,045,800	401	R-2 RE	3065 LAKESHORE DR	100x307.5	100.000	0.00
DEGENER TARA M TRUST	03-59-017-103-00	827,800	401	R-2 RE	3063 LAKESHORE DR	75x370	0.00	0.00
ODONNELL FAMILY LLC	03-59-017-103-10	780,100	401	R-2 RE	3057 LAKESHORE DR	75x370	0.00	0.00
NEQUINI ERIC M	03-59-017-104-00	487,900	401	R-2 RE	3054 LAKESHORE DR	47.5x360	100.000	0.00
MANCINI MARY V TRUSTEE	03-59-050-004-00	363,300	401	R-2 RE	67 LAKESHORE DR	55x230	0.00	0.00
ROSEMONT HOSP PARTNERS II, LLC	03-59-050-005-00	709,600	201	R-1 RE	83 LAKESHORE DR	107x237/15x1000	0.00	0.00
MCCORMICK JANET B & HOGAN TARA	03-59-050-006-00	33,800	402	R-2 RE	101 LAKESHORE DR	15x117	0.00	0.00
HASKELL C ALLEN ET AL	03-59-700-001-00	266,900	401	R-2 RE	121 LAKESHORE DR	80x120	0.00	0.00
VESCOVO JUNE M TRUST	03-59-700-002-00	301,800	401	R-2 RE	135 LAKESHORE DR	80x120	0.00	0.00
CARMODY GERARD T & SUZANNE T	03-59-700-003-00	521,200	401	R-2 RE	145 LAKESHORE DR	60x120	0.00	0.00
HIGGINS CHARLES W	03-59-700-004-00	267,700	402	R-2 RE	155 LAKESHORE DR	90x110	0.00	0.00
HIGGINS CHARLES W	03-59-700-005-00	498,900	401	R-2 RE	175 LAKESHORE DR	70x110	0.00	0.00
HIGGINS FAMILY DOUGLAS PROP TR	03-59-700-006-00	605,600	401	R-2 RE	179 LAKESHORE DR	145x110	0.00	0.00
THE TEAROOM LLC	03-59-700-007-00	215,400	401	R-2 RE	217 LAKESHORE DR	55x110	0.00	0.00
CRANDELL JOHN & PIA FAMILY TRU	03-59-700-008-00	233,300	401	R-2 RE	225 LAKESHORE DR	50x110	0.00	0.00
2ND CENTURY LLC	03-59-700-009-00	443,400	401	R-2 RE	247 LAKESHORE DR	90x110	0.00	0.00
HEUER JEREMY R & PUIG VICTORIA	03-59-710-001-00	266,500	401	R-2 RE	252 LAKESHORE DR	10x460/50x170	0.00	0.00
LONE BEECH AND BRANCHES LLC	03-59-710-002-00	549,500	401	R-2 RE	210 LAKESHORE DR	30x325	0.00	0.00
WOODS PATRICIA P TRUST	03-59-710-003-00	490,100	401	R-2 RE	218 LAKESHORE DR	75x235	0.00	0.00
SCHUHAM MARJORIE G TRUSTEE	03-59-710-004-00	1,484,900	401	R-2 RE	204 LAKESHORE DR	115x285	0.00	0.00
HIGGINS CHARLES W	03-59-710-005-00	1,453,300	401	R-2 RE	182 LAKESHORE DR	170x270	0.00	0.00
HIGGINS CHARLES W	03-59-710-006-00	67,600	402	R-2 RE	186 LAKESHORE DR	15x250	0.00	0.00
GARBERDING CRISTINA C & SCOTT	03-59-710-007-00	910,700	401	R-2 RE	156 LAKESHORE DR	60x250	0.00	0.00
ROYCE FREDERICK E III	03-59-710-008-00	731,300	401	R-2 RE	144 LAKESHORE DR	100x240	100.000	0.00
FREEMAN KEVIN L	03-59-710-009-00	737,200	401	R-2 RE	130 LAKESHORE DR	95x230	100.000	0.00
G TYMES LLC	03-59-710-010-00	590,800	401	R-2 RE	112 LAKESHORE DR	50x210	0.00	0.00
SCHILLER DEBRA & DAVID	03-59-710-011-00	458,600	401	R-2 RE	108 LAKESHORE DR	50x215	0.00	0.00

County: 03- ALLEGAN Unit: DOUGLAS CITY

***** Owner's Name *****	**** Parcel Number ****	2024 March BOR	Class	Zone	* Property Address	* PRE %	Trans
TIGHE ROBERT & CHRISTINE	03-59-710-012-00 <i>5m. LK flat</i>	588,200	401	R-2 RE	96 LAKESHORE DR <i>50x200</i>	0.000	0.00 <i>500,000 .23</i>
ELLIOTT JENNIFER A	03-59-710-013-00 <i>LV</i>	56,300	402	R-2 RE	LAKESHORE DR <i>25x65</i>	0.000	0.00 <i>112,500 .037</i>
Totals for all Parcels: Count= 88, S.E.V.= 46,634,300, Taxable= 25,298,654							

S.E.V. Taxable





Douglas NW 40003

Douglas Cent West 40004

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Use Code	Class											
59-016-058-00	101 S FERRY ST	10/21/22	\$340,000	WD	\$340,000	\$76,500	22.50	\$192,204	\$222,796	\$75,000	105.0	165.0	0.40	0.40	\$2,122	\$56,990	\$12,79	105.00	RES 1 FAMILY	401											
59-016-059-10	99 S FERRY ST	07/08/22	\$515,000	WD	\$515,000	\$268,200	52.08	\$96,846	\$191,154	\$75,000	80.0	165.0	0.30	0.30	\$2,389	\$477,885	\$10,97	80.00	RES 1 FAMILY	401											
59-016-060-10	389 W FREMONT ST	10/05/22	\$111,600	WD	\$111,600	\$13,800	12.37	\$97,500	\$111,600	\$37,500	135.8	144.0	0.45	0.45	\$822	\$248,000	\$5,69	135.76	RES VAC	402											
59-016-060-11	387 W FREMONT ST	10/05/22	\$188,400	WD	\$188,400	\$20,600	10.93	\$56,250	\$188,400	\$56,250	222.0	148.8	0.76	0.76	\$849	\$247,895	\$5,69	222.00	RES VAC	402											
59-350-005-00	438 W FREMONT ST	05/14/21	\$750,000	WD	\$750,000	\$212,900	28.39	\$624,306	\$200,694	\$75,000	66.0	132.0	0.20	0.20	\$3,041	\$1,003,470	\$23,04	66.00	RES 1 FAMILY	401											
59-350-010-00	340 W FREMONT ST	04/18/22	\$520,000	WD	\$520,000	\$138,200	26.58	\$273,909	\$356,091	\$110,000	198.0	198.0	0.40	0.40	\$1,798	\$890,228	\$20,44	198.00	RES 1 FAMILY	401											
59-350-013-10	287 W CENTER ST	09/28/22	\$340,000	LC	\$340,000	\$130,400	38.35	\$307,318	\$124,682	\$102,000	132.0	132.0	0.35	0.35	\$1,020	\$384,806	\$8,83	132.00	RES 1 FAMILY	401											
59-750-007-00	186 ST PETERS DR	06/23/21	\$535,000	WD	\$535,000	\$238,900	40.92	\$461,510	\$273,690	\$200,000	267.0	225.0	0.64	0.64	\$1,024	\$427,328	\$9,81	267.00	RES 1 FAMILY	401											
Totals:														\$3,300,000	\$1,079,500	32.71	\$2,351,843	\$1,678,907	1,205.8	3.60	3.01	\$1,392	\$730,750	1,200	400.0	466,363.06	\$10.71	Average per SqFt=>			

Front Feet	\$ Per FF	\$ Exc FF	Standard FF =>	Sale Ratio =>	Average per FF=>	Use	Exc Ft. Use
135	\$827	\$250					
140	\$929	\$250					
100	\$1,850						
170	\$1,794						
150	\$1,167	\$1,100					
100	\$1,000						
100	\$1,000						
100	\$1,000						
100	\$1,050						
63.17	\$1,425						
100			Standard FF				

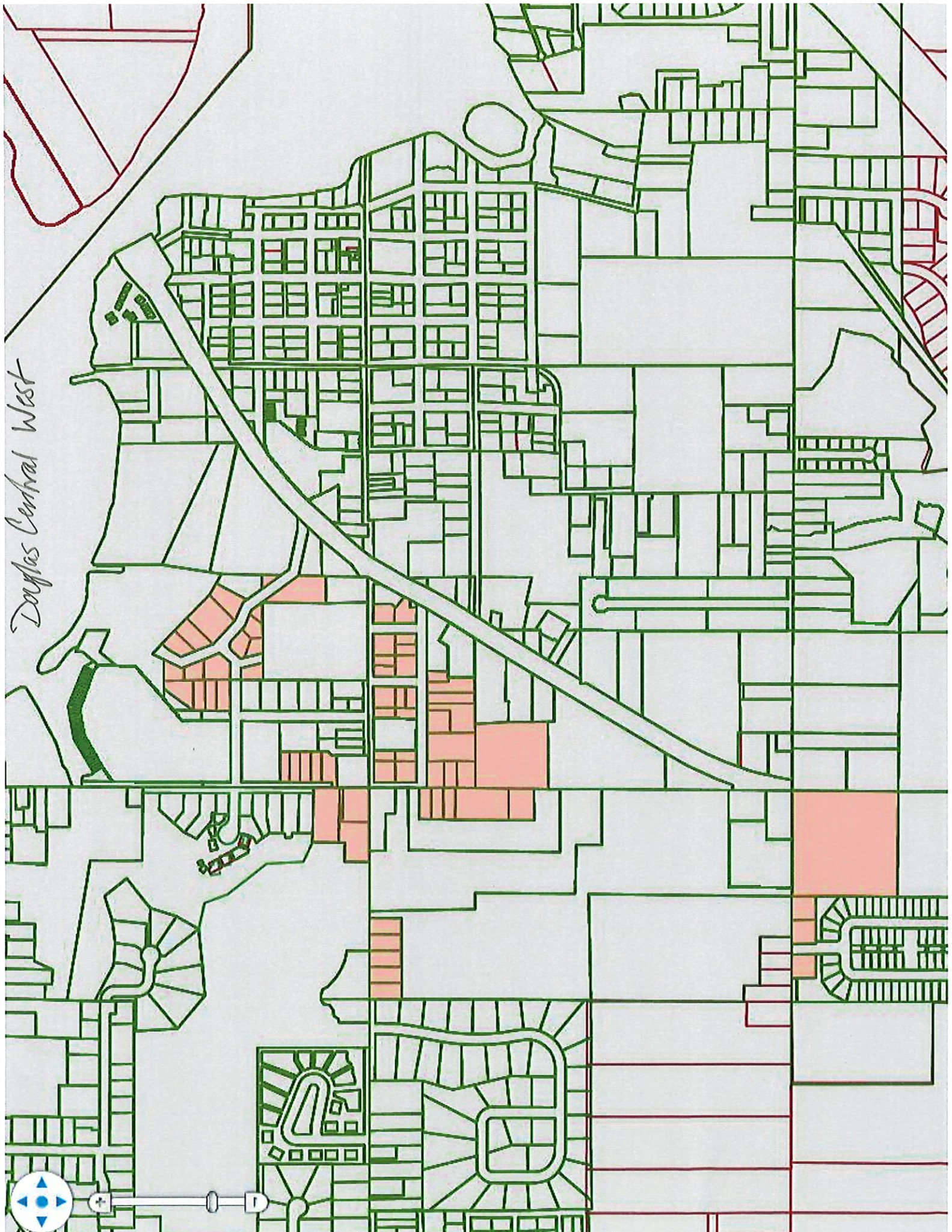
387 Fremont St	10/5/2022	\$188,400	Douglas Central West	016-060-11	.76 A		
389 Fremont St	10/5/2022	\$111,600	Douglas Central West	016-060-10	.45 A	135 x 144.02	\$ 806.67
314/316/318 Ferry St	6/9/2022	\$130,000	Douglas Central West	017-004-00/20/30	.733 A	140 x 255	\$ 928.57
505 W Center St	10/28/2021	\$185,000	Douglas Central West	017-089-96	.46 A	100 x 200	\$ 1850 FF
14 Ferry St	9/16/2021	\$305,000	Douglas Central West	017-031-20	.82	170 x 210	\$ 1794 FF
St Peters Dr	7/27/2021	\$375,000	Douglas Central West	Multi parcel	2.44 A		
20 Ferry ST	5/21/2021	\$175,000	Douglas Central West	017-031-30	1.04 A	ERR 150 FT	\$ 1233 FF
503 Center St	1/4/2021	\$100,000	Douglas Central West	017-089-97	.46 A	100 x 200	\$ 1000 FF
501 Center St	1/4/2021	\$100,000	Douglas Central West	017-089-98	.46 A		
499 Center St	1/4/2021	\$100,000	Douglas Central West	017-089-99	.46 A		
497 Center St	3/9/2020	\$105,000	Douglas Central West	017-089-94	.46 A	100 x 200	\$ 1050 FF

15 Ferry St 2/10/2020 \$99000 Dow 016-030-00 63.17 x 187.05 \$1424 FF

\$1200 FF

~~389 Fremont 135 x 144.02 \$111600~~

~~100 x 200 =~~



Douglas Central West



Douglas South East 40006

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
59-016-082-00	266 W WILEY RD	07/13/22	\$325,000	WD	\$50,400	15.51	\$124,563	\$249,937	\$49,500	40.0	175.0	0.16	1.03	0.16	\$6,248	\$1,562,106	\$35.86
59-016-088-00	160 W WILEY RD	04/29/22	\$410,000	WD	\$172,600	42.10	\$361,615	\$123,385	\$75,000	250.0	180.0	1.03	1.03	1.03	\$494	\$113,791	\$2.75
59-016-104-00	440 S WATER ST	07/09/21	\$365,000	WD	\$88,500	24.25	\$231,864	\$208,136	\$75,000	90.0	203.0	0.42	0.42	0.42	\$2,313	\$495,562	\$11.38
59-021-003-12	169 E WILEY RD	06/11/21	\$249,900	WD	\$113,000	45.22	\$252,644	\$52,256	\$55,000	110.0	501.0	1.27	1.27	1.27	\$475	\$41,146	\$0.94
59-021-011-00	201 W WILEY RD	10/25/22	\$555,000	WD	\$128,700	23.19	\$363,544	\$266,456	\$75,000	79.0	200.0	0.36	0.36	0.36	\$3,373	\$740,156	\$16.99
Totals:			\$1,904,900		\$553,200	29.04	\$1,334,230	\$900,170	\$329,500	569.0	3.24	3.24	Average	277,830.25	Average		\$6.38
					Sale. Ratio =>	12.92			Average	\$1,582			per Net Acre=>		per SqFt=>		
					Std. Dev. =>												

Use

Douglas SE Excess Ft \$1,400 \$700

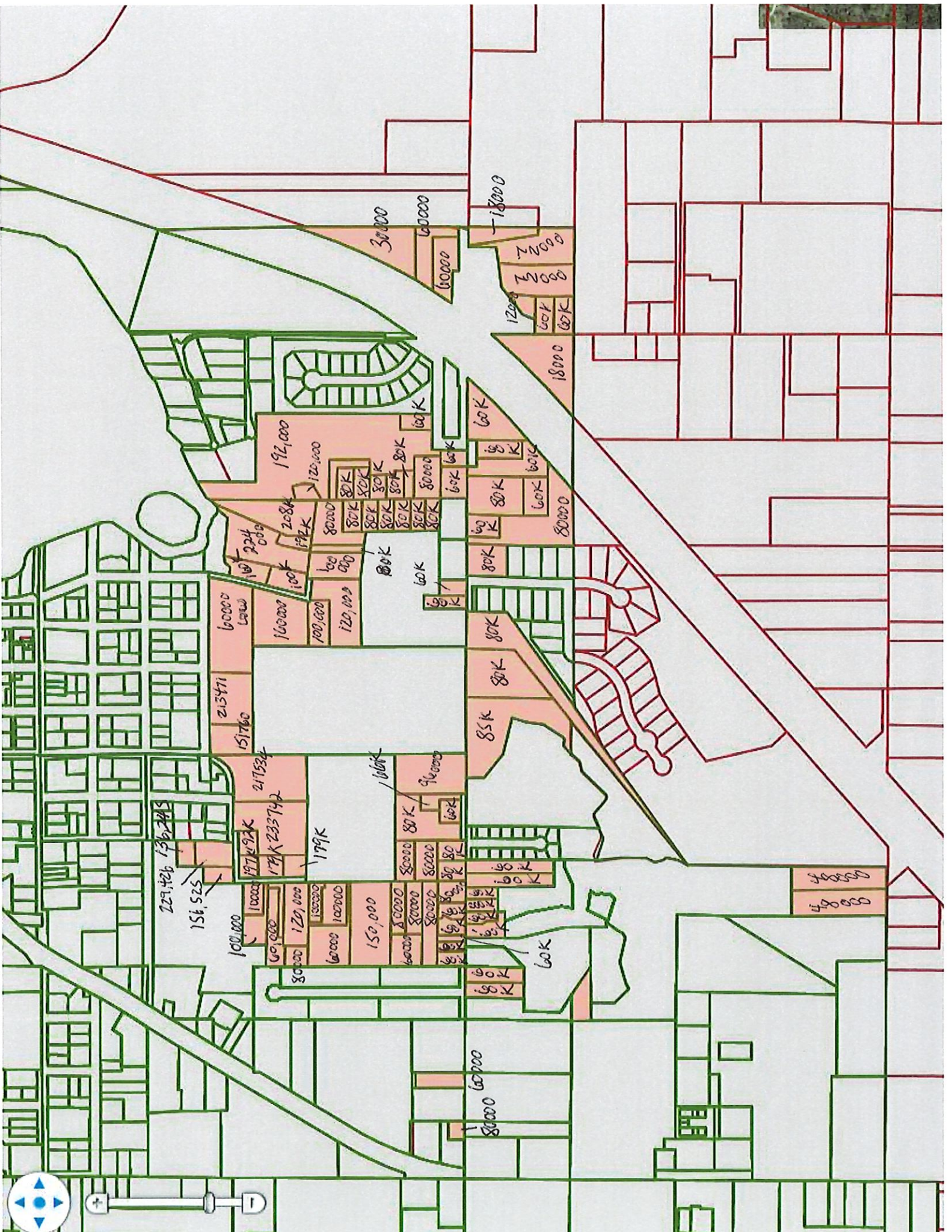
\$1,400

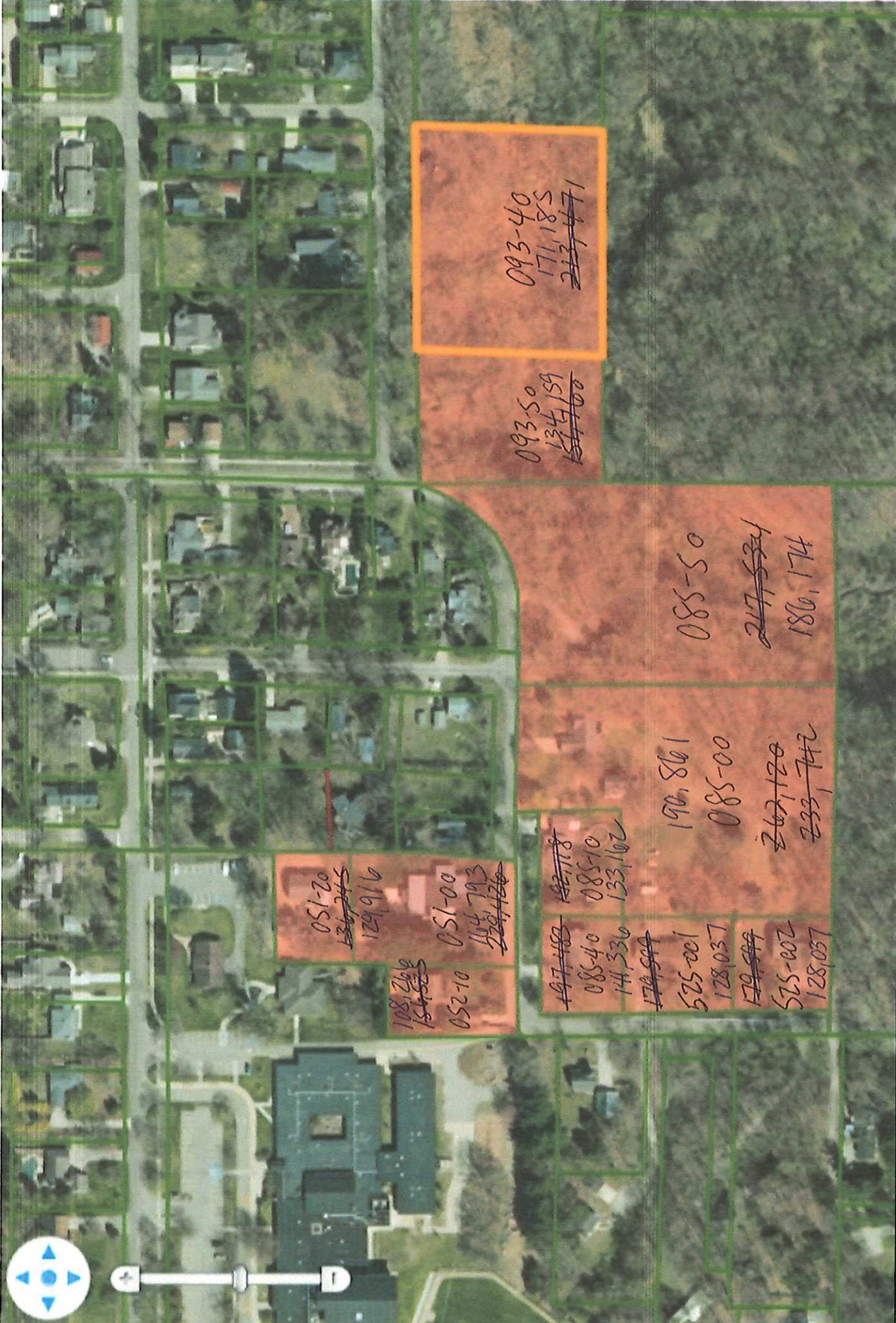
40006

Douglas Southeast

Address	Sale Date	Sale Price	Land Residual 20%	Lot Size	Rate
327 S Water	2/8/2022	750,000	150,000	.33 acres	Bayou Site 160K
316 S Union	10/23/2020	357,000	71,400	1.34 acres	DTW Peri 100K
314 S Union	10/5/2020	379,000	75,800	.83 acres	DTW Peri 100K
201 W Wiley	10/25/2022	555,000	111,000	.36 acres	Outsk Site 75K
160 W Wiley	4/29/2022	410,000	82,000	.52 acres	Outsk Site 75K
440 S Water	7/9/2021	365,000	73,000	.42 acres	Outsk Site 75K
201 W Wiley	10/9/2020	326,000	65,200	.36 acres	Outsk Site 75K
266 W Wiley	7/13/2022	325,000	65,000	.16 acres	S Area Site 55K
169 E Wiley	6/11/2021	249,900	49,980	1.27 acres	S Area Site 55K
206 E Wiley	7/24/2020	325,000	65,000	.38 acres	S Area Site 55K

Bayou Site 160K	\$160,000
DTW Peri 100K	\$100,000
Outsk Site 80K	\$80,000
S Area Site 60K	\$60,000





~~197-118~~
 085-40
 14,336
~~179,599~~
 525-001
 128,037
~~179,599~~
 525-002
 128,037

108,266
~~154,521~~
 052-10
 051-20
~~132,244~~
 02-150
 916,521
 051-00
 164,793
~~229,426~~

~~192,118~~
 085-10
 133,162
 190,861
 085-00
 262,120
 233,742

085-50
~~217,534~~
 180,174

093-50
 134,159
~~157,600~~

093-40
 171,185
~~213,471~~

(Douglas South East)

40040

Amity/Friendship

Address	Sale Date	Sale Price	Land Residual 20%	Lot Size	Rate
482 Amity	1/6/2023	305,000	61,000	Condo	Site A
487 Amity	7/28/2022	375,000	75,000	Condo	Site A
435 Amity	8/8/2022	332,000	66,400	Condo	Site B
460 Amity	7/25/2022	405,000	81,000	Condo	Site B
447 Amity	5/27/2022	325,000	65,000	Condo	Site B
471 Amity	10/22/2021	275,000	55,000	Condo	Site B
453 Amity	9/3/2021	305,000	61,000	Condo	Site B

Site A

\$60,000

Site B

\$62,000

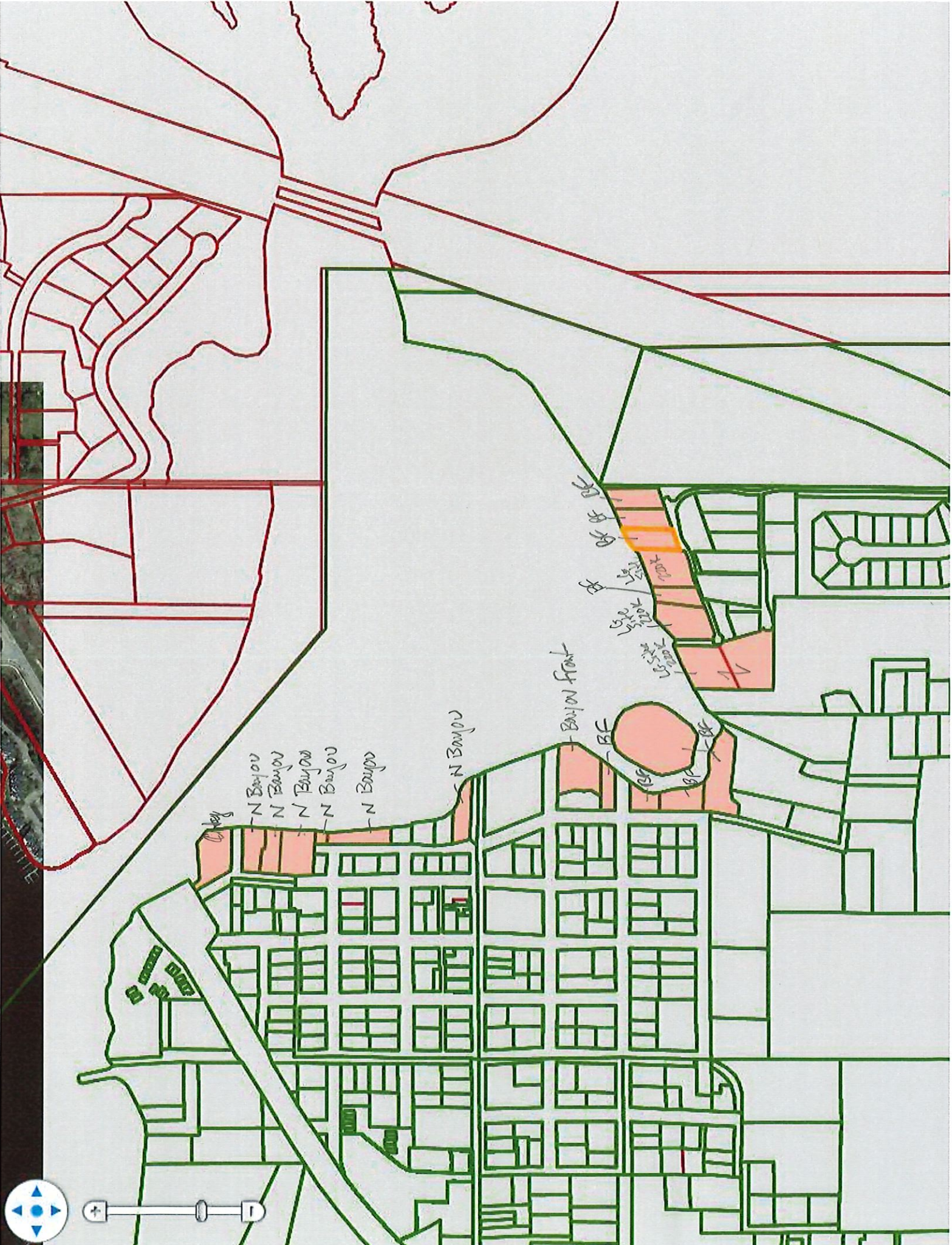
River Frontage 4045

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table	Use Code	Class				
59-016-111-50	224 RIVERVIEW DR	08/25/21	\$720,300	WD	\$720,300	\$289,300	40.16	\$628,970	\$231,930	\$140,000	70.0	230.0	0.37	0.37	\$9,313	\$66,838	\$14.39	70.00	RIVER FRONTAGE	RES1 FAMILY	401				
59-100-002-00	62 E CHESTNUT ST	05/19/23	\$1,800,000	WD	\$1,800,000	\$766,800	42.60	\$1,615,405	\$1,395,660	\$1,211,065	652.2	533.0	1.33	0.15	\$2,140	\$1,046,222	\$24.02	693.00	RIVER FRONTAGE	RES1 FAMILY	401				
59-150-079-00	89 S WATER ST	12/07/21	\$700,000	WD	\$700,000	\$238,700	34.10	\$616,480	\$281,520	\$198,000	66.0	215.0	0.33	0.33	\$4,265	\$863,558	\$19.82	66.00	RIVER FRONTAGE	RES1 FAMILY	401				
Totals:																									
													Average												
													per Net Acres=>	940,448.28											
													Average												
													per FF=>	\$2,422											
													Sale. Ratio =>	40.21											
													Std. Dev. =>	4.38											
													Average												
													per Net Acres=>	\$21.59											

Riverfront \$9,000
 Bayou Front \$2,000
 N Bayou \$3,500
 Large Site \$220,000

River Frontage 40045

Washington St 8/2/2021 \$410,000 Kalamazoo River 300-008-02 92.54 ff \$4430 ff *N. Boyce*





Riverfront
- N Bayou
- N Bayou



40060

Beacon Ct Condo

Address	Sale Date	Sale Price	Land Residual 20%
110 N Washington E	1/12/2022	327,000	65,400
110 N Washington C	1/25/2021	280,000	56,000
110 N Washington A	10/30/2020	277,500	55,500

Condo Site Value \$60,000

40075

Center Park Place

Address

Sale Date

Sale Price

Land Residual
20%

424 W Fremont St #6

5/9/2022

310,000

62,000

Use

\$62,000

40080

Cidar Hill Condo

Address	Sale Date	Sale Price	Land Residual 20%
12 Cidar Hill Lane	7/15/2020	355,000	71,000
3 Cidar Hill Lane	8/30/2019	330,000	66,000
Site Value		\$70,000	

40090

Douglas Cove Condo

Address	Sale Date	Sale Price	Land Residual 20%	Rate
85 Douglas Cove	8/13/2021	252,580	50,516	Condo Site 50K
81 Douglas Cove	6/26/2022	181,000	36,200	Condo Site 40K
Condo Site 50K	\$50,000			
Condo Site 40K	\$40,000			

40120

Douglas Harbor Village

Address	Sale Date	Sale Price	Land Residual 20%	Rate
211 Garden Terrace C 13	12/1/2022	405,000	81,000	Condo Site
160 Keewatin Way B	3/25/2022	560,000	112,000	Condo Site
200 Garden Terrace B 21	2/18/2022	348,000	69,600	Condo Site
201 Outlook Dr A 6	12/27/2021	351,500	70,300	Condo Site
211 Outlook Dr A 3	12/21/2020	350,000	70,000	Condo Site
211 Outlook Dr C 5	11/12/2020	348,000	69,600	Condo Site
201 Garden Terrace C 16	9/18/2020	374,900	74,980	Condo Site
211 Garden Terrace B 11	7/10/2020	335,000	67,000	Condo Site
150 W Center St I	6/11/2021	360,000	72,000	Loft Site 2nd Fl
221 Outlook Dr A 1	10/20/2021	630,000	126,000	Loft Site 3rd Fl
Condo Site		\$72,000		
Loft Site 2nd Fl		\$72,000		
Loft Site 3rd Fl		\$95,000		

Rivercrest 40130

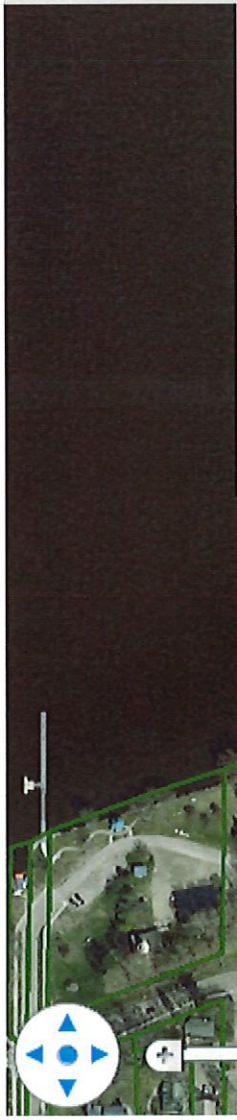
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Class							
59-016-118-30	284 CREST ST	08/23/21	\$130,000	\$130,000	\$50,000	38.46	\$125,000	\$130,000	\$125,000	91.0	220.0	0.46	0.46	\$1,429	\$282,609	\$6.49	402							
59-016-120-00	278 CREST ST	07/09/21	\$860,000	\$860,000	\$336,200	39.09	\$797,456	\$212,544	\$150,000	98.0	285.0	0.64	0.64	\$2,169	\$332,100	\$7.62	401							
Totals:													1.10	1.10										
													Average	Average	Average									
													per Net Acres=>	per Net Acres=>	per SqFt=>									
													\$1,312	\$1,312	\$7.15									
													39.01	39.01										
													Std. Dev. =>	Std. Dev. =>										
													0.45	0.45										

L Riverview 150k
 Riverview 125k
 Site value

\$150,000
 \$125,000
 \$95,000

Rivercrest

125K
150K
150K
125K
150K
150K
95K
75K
75K



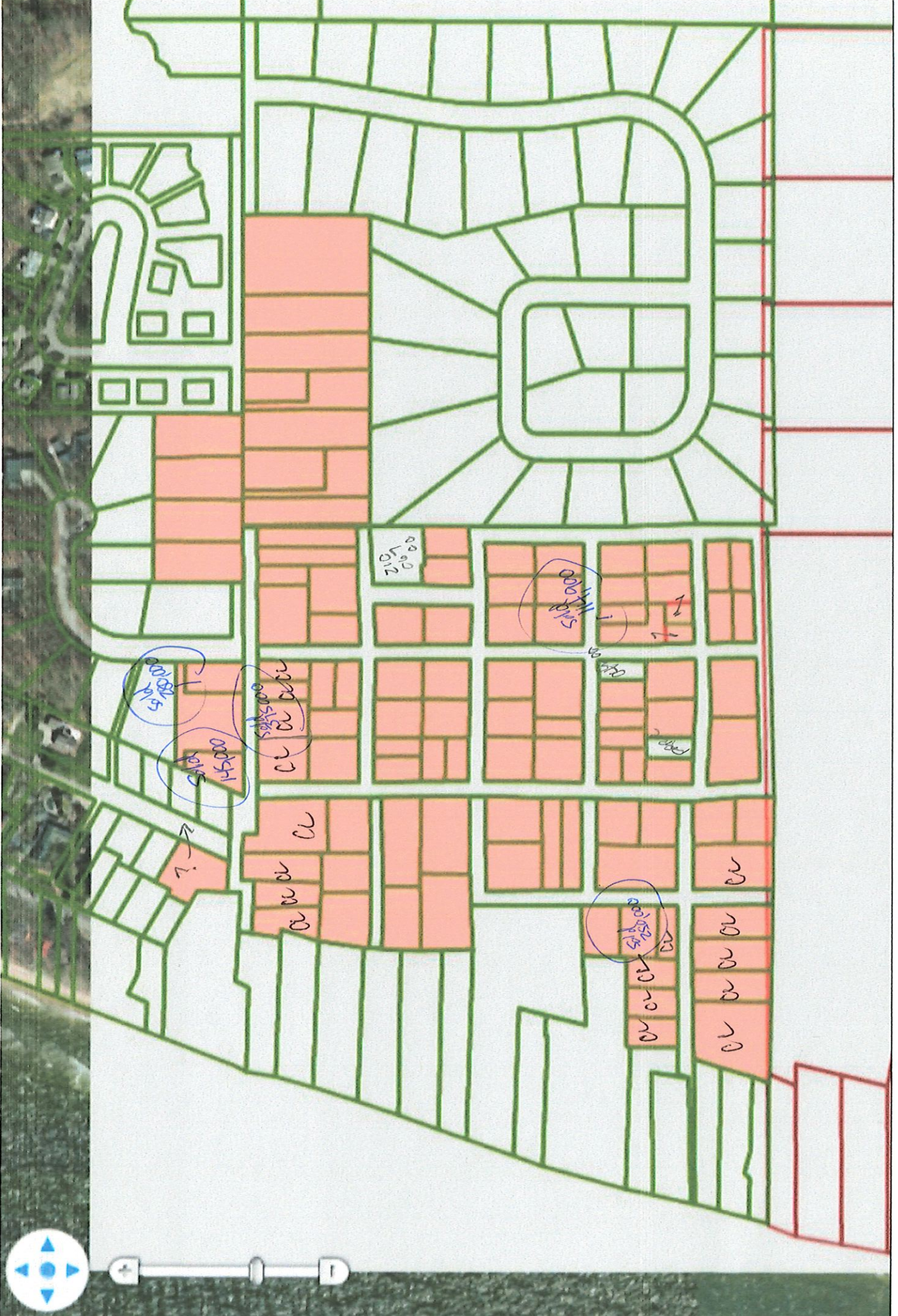
Felkers 40210

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt	Class	Rate Group 1								
59-017-040-20	984 W CENTER ST	06/14/22	\$280,000	WD	\$280,000	\$65,000	23.21	\$130,000	\$280,000	\$130,000	80.0	148.0	0.27	0.27	\$3,500	\$23.63	402	SITE 130K								
59-017-040-30	942 W CENTER ST	04/27/23	\$145,000	WD	\$145,000	\$65,000	44.83	\$130,000	\$145,000	\$130,000	95.0	148.0	0.32	0.32	\$1,526	\$10.31	402	SITE 130K								
59-200-015-00	3066 PEACH AVE	04/22/22	\$250,000	WD	\$250,000	\$65,000	26.00	\$130,000	\$250,000	\$130,000	100.0	135.0	0.31	0.31	\$2,500	\$18.51	402	SITE 130K								
59-210-001-02	953 W CENTER ST	05/19/23	\$375,000	WD	\$375,000	\$100,000	26.67	\$200,000	\$375,000	\$200,000	95.0	132.8	0.30	0.00	\$3,947	\$28.32	402	CLOSE TO LAKE								
59-210-024-00	6909 SECOND ST	06/28/22	\$849,000	WD	\$849,000	\$218,500	25.74	\$537,626	\$421,374	\$110,000	150.0	125.0	0.43	0.43	\$2,809	\$22.50	401	SITE 130K								
59-210-051-00	6912 THIRD ST	12/01/22	\$114,900	WD	\$114,900	\$22,000	19.15	\$110,000	\$114,900	\$110,000	50.0	125.0	0.14	0.14	\$2,298	\$18.45	402	SITE 110K								
59-220-002-00	3048 PARK DR	11/02/21	\$530,000	WD	\$530,000	\$210,700	99.75	\$461,117	\$178,883	\$110,000	55.0	130.0	0.16	0.16	\$3,252	\$25.04	401	SITE 110K								
Totals:													\$2,543,900	\$2,543,900	\$745,200	29.33	\$1,698,743	\$1,765,157	\$920,000	625.0	1.95	1.64	Average	\$20.82	per Net Acre=	907,069.37
													Sale. Ratio =>	29.33	\$2,824	Average	\$20.82	per Net Acre=	907,069.37							
													Std. Dev. =>	9.32												

Standard lot \$2,200
 Close to lake \$3,400
 Excess frontage \$500

Felkers 40210

										\$ FF
953 W Center St	5/19/2023	\$375,000	Felkers Area	210-001-02	0.3	95				\$3,947
942 W Center ST	4/27/2023	\$145,000	Felkers Area	017-040-30	0.323	95				\$1,526
6912 Third St	12/1/2022	\$114,900	Felkers Area	210-051-00	0.143	50				\$2,298
934 Center St	6/14/2022	\$280,000	Felkers Area	017-040-20	.272 A	80				\$3,500
3066 Peach St	4/22/2022	\$250,000	Felkers Area	200-015-00	.31 A	100				\$2,500
6911 2nd St	11/13/2020	\$115,800	Felkers Area	210-024-10	.396 A	150				\$772



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Felkers

40360

Hidden Lakes

Address	Sale Date	Sale Price	Land Residual 20%
429 Harbor Lake Dr	12/2/2020	314,000	62,800
Condo Site Value	\$65,000		

40465

Meadowargus

Address	Sale Date	Sale Price
2976 Colfax Ct	6/28/2018	\$28,000
2984 Colfax Ct	8/17/2022	\$60,000
2983 Colfax Ct	11/30/2022	\$39,900
Condo Site Value	\$50,000	

40510

Northern Lights

Address	Sale Date	Sale Price	Land Residual 20%	Rate
320 S Blue Star 12	12/28/2022	222,500	44,500	Sm Condo
320 S Blue Star 15	10/18/2022	218,000	43,600	Sm Condo
320 S Blue Star 6	3/22/2022	225,000	45,000	Sm Condo
320 S Blue Star 13	8/20/2021	205,000	41,000	Sm Condo
320 S Blue Star 19	7/20/2021	233,100	46,620	Sm Condo
320 S Blue Star 5	12/20/2022	217,500	43,500	Cdo Site Orig
320 S Blue Star 3	11/12/2021	320,000	64,000	Cdo Site Orig
320 S Blue Star 28	3/15/2023	330,000	66,000	Cdo Site 4 Plex
320 S Blue Star 26	3/1/2023	325,000	65,000	Cdo Site 4 Plex
320 S Blue Star 33	9/19/2022	320,000	64,000	Cdo Site 4 Plex
320 S Blue Star 34	9/6/2022	380,000	76,000	Cdo Site 4 Plex
320 S Blue Star 28	6/29/2022	325,000	65,000	Cdo Site 4 Plex
320 S Blue Star 36	1/27/2022	310,000	62,000	Cdo Site 4 Plex
320 S Blue Star 26	7/19/2021	324,000	64,800	Cdo Site 4 Plex
320 S Blue Star 33	7/14/2021	335,000	67,000	Cdo Site 4 Plex
320 S Blue Star 32	7/9/2021	325,000	65,000	Cdo Site 4 Plex
Cdo Site Orig		\$55,000		
Cdo Site 4 Plex		\$65,000		
Sm Condo		\$45,000		

40520

Parkside Landing

Address	Sale Date	Sale Price	Land Residual 20%	
342 Parkside Lane	3/9/2022	554,415	110,883	New Const
352 Parkside Lane	9/20/2021	375,000	75,000	
347 Parkside Lane	9/25/2020	370,000	74,000	
349 Parkside Lane	8/6/2020	340,000	68,000	
341 Parkside Lane	7/31/2020	329,900	65,980	

Site Value \$65,000

40540

Singapore Harbor

Address	Sale Date	Sale Price	Land Residual 20%	Rate
308 Singapore Ct	11/11/2022	555,000	111,000	Condo Site/WF Prem
319 Singapore Ct	11/7/2022	425,000	85,000	Condo site
309 Singapore Ct	5/2/2022	600,000	120,000	Condo Site/WF Prem
318 Singapore Ct	9/28/2021	555,000	111,000	Condo Site
311 Singapore Ct	9/20/2021	550,000	110,000	Condo Site
323 Singapore Ct	10/29/2020	555,000	111,000	Condo Site
Condo Site		\$95,000		
Waterfront Prem		\$25,000		

40670

Swing Bridge

Address	Sale Date	Sale Price	Land Residual 20%	Rate
130 Kewatin Ct	2/27/2023	657,000	131,400	Site Condo
10 Swingbridge Lane	8/1/2022	745,000	149,000	Condo Water Fr
120 Kewatin Ct	6/16/2022	685,000	137,000	Site Condo
60 Swingbridge Lane	5/13/2022	765,000	153,000	Condo Water Fr
40 Swingbridge Lane	3/11/2022	685,000	137,000	Condo Water Fr
50 Swingbridge Lane	3/3/2022	730,000	146,000	Condo Water Fr

Condo Water Fr
Site Condo

\$145,000

\$125,000

40760

Wilderness Ridge

Address	Sale Date	Sale Price	Land Residual 20%
753 Wilderness Ridge	2/3/2022	914,900	182,980
737 Wilderness Ridge	9/17/2021	519,000	103,800
20 Wilderness Ridge	7/20/2021	620,000	124,000
734 Wilderness Ridge	10/1/2020	950,000	190,000
733 Wilderness Ridge	9/25/2020	545,000	109,000
34 Wilderness Ridge	7/23/2020	550,000	110,000
Site Value		\$105,000	

Wildwood Ln 40770

7 Wildwood Ln 3/3/2021 \$168,000 Wildwood Lane Condo 770-007-00

Use \$165,000

40780

Summer Grove

Address	Sale Date	Sale Price	Land Residual 20%
429 Summer Grove	10/14/2022	450,000	90,000
461 Summer Grove	9/30/2022	455,000	91,000
466 Summer Grove	8/12/2022	440,000	88,000
455 Summer Grove	1/3/2022	410,000	82,000
490 Summer Grove	12/22/2021	397,000	79,400
465 Summer Grove	11/12/2021	392,000	78,400
426 Summer Grove	10/15/2021	379,000	75,800
439 Summer Grove	7/6/2021	320,000	64,000
480 Summer Grove	5/28/2021	383,000	76,600

Site Value \$80,000

West Shore Woods 40790

125 West Shore Woods 2/28/2020 \$138,500 West Shore Woods 790-007-00

Use \$150,000

40800

Tower Harbor Condos

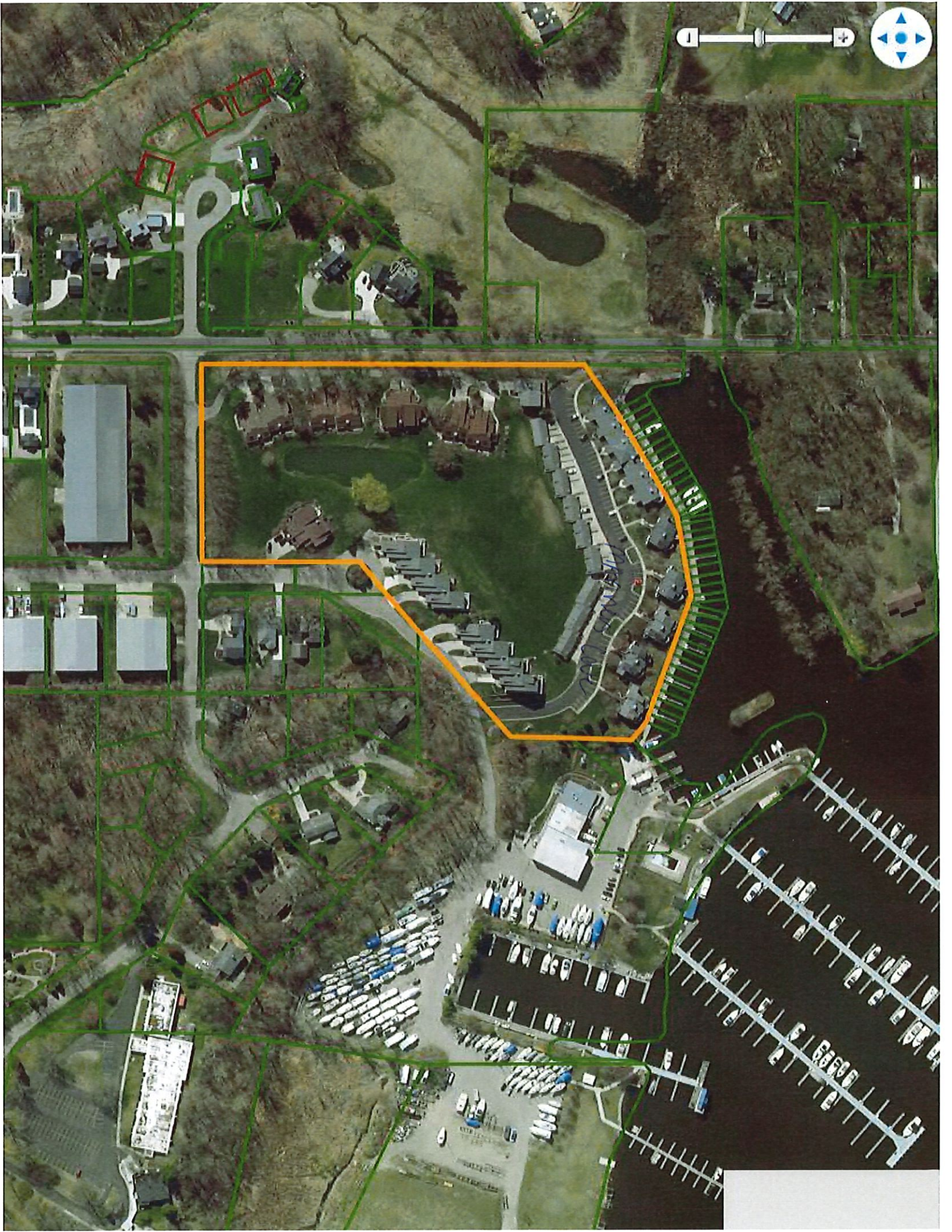
Address	Sale Date	Sale Price	Land Residual 20%	View
356 Mariners Cove 39	11/7/2022	415,000	83,000	Water Front
358 Mariners Cove 40	10/28/2022	420,000	84,000	Water Front
346 Mariners Ct 32A	6/21/2022	385,000	77,000	Water Front
372 Mariners Cove #7	12/17/2021	390,000	78,000	Water Front
342 Mariners Cove #22D	9/8/2021	264,000	52,800	Water Front
135 Harbor Ct	9/26/2022	430,000	86,000	Pond View
133 Harbor Ct	6/18/2021	410,000	82,000	Pond View
153 Harbor Ct	4/1/2021	466,000	93,200	Pond View
202 Hamilton Ct	3/19/2020	622,000	124,400	Hamilton Field
200 Hamilton Ct	6/21/2019	595,000	119,000	Hamilton Field
180 Hamilton St	12/10/2021	\$91,000	Tower Harbor Condo	Pond View
182 Hamilton St	12/10/2021	\$91,000	Tower Harbor Condo	Pond View

Harbor View Field
Harbor View Field

Used

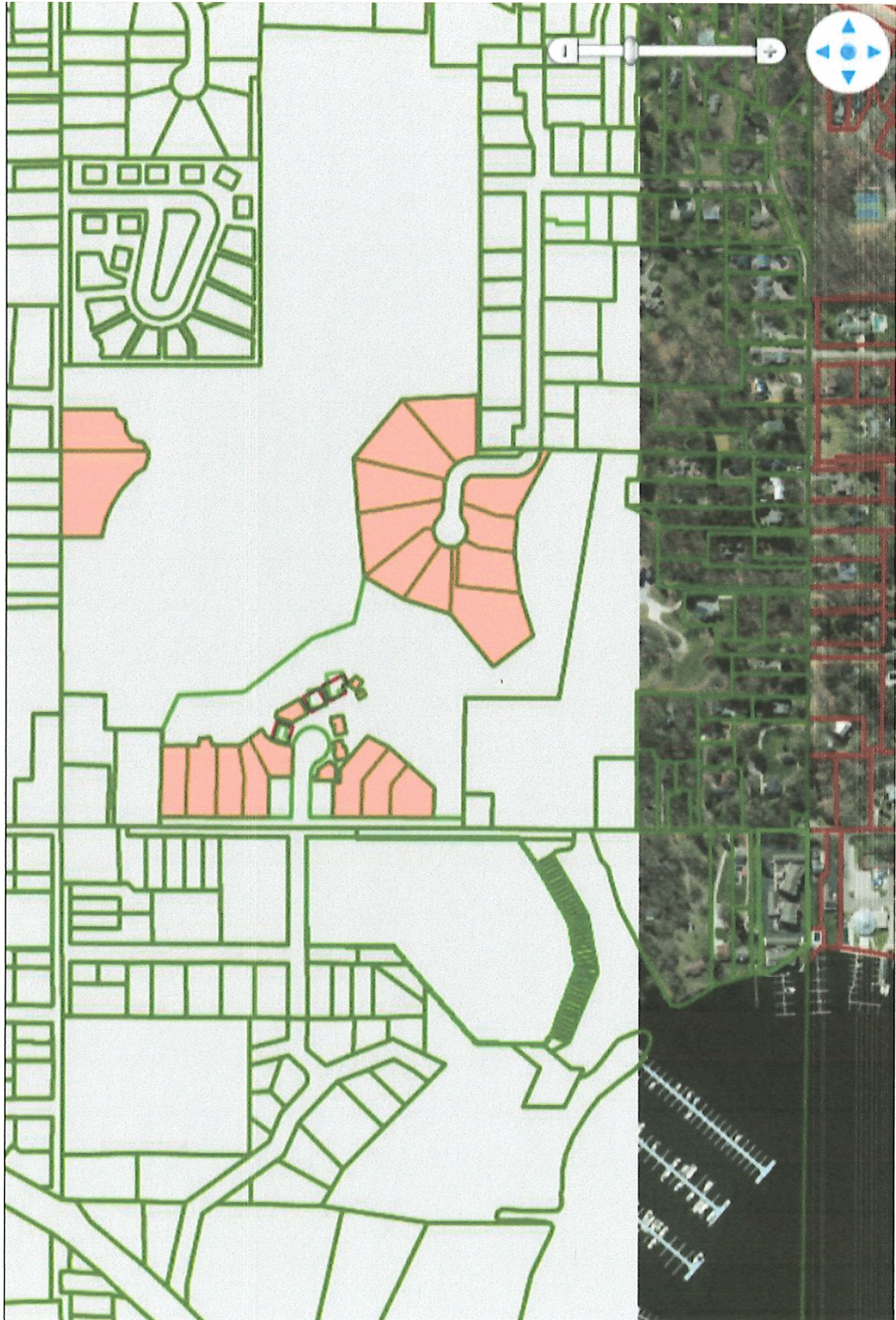
Harborview Site - Field	\$120,000
Water Front	\$82,000
Pond View	\$85,000

vacant
vacant



40830
Westshore Condos

716 Golfview Dr	9/10/2021	\$130,000	Westshore Condos	830-011-00	0.62	Golfview Dev AR
716 Golfview Dr #11	12/31/2020	\$115,000	Westshore Condos	830-011-00	.62 A	Golfview Dev AR
550 Artisan Row Ct	3/31/2021	\$68,500	Westshore Condos	830-030-01		DET CDO Artisan
557 Artisan Row Ct	12/22/2020	\$92,500	Westshore Condos	830-024-01		DET CDO Artisan
612 Artisan Row Ct	1/5/2021	\$85,000	Westshore Condos	830-025-01		DET CDO Artisan
608 Artisan Row Ct	1/5/2021		Westshore Condos	830-026-01		DET CDO Artisan
64 N Ferry St	4/24/2023	\$1,485,000	20%			
248 N Ferry St	7/27/2022	\$1,050,000	\$297,000			
720 W Center	7/12/2021	\$801,000.00	\$210,000			
Golfview Dev AR	\$145,000		\$160,200			
Golfview Large	\$165,000					
DET CDO Artisan	\$90,000					
Ferry Frontage	\$180,000					



45000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
59-016-036-10	ST PETERS DR	03/21/22	\$198,631	WD	\$198,631	\$67,400	33.93	\$134,862	\$198,631	\$134,862	3.87	3.87	\$51,326	\$1.18	202
59-559-003-00	216 ST PETERS DR	03/21/22	\$48,921	WD	\$48,921	\$16,600	33.93	\$49,658	\$48,921	\$49,658	0.19	0.19	\$257,479	\$5.91	202
59-554-001-00	N UNION ST	03/21/22	\$477,422	WD	\$477,422	\$162,000	33.93	\$486,130	\$477,422	\$486,130	1.86	1.86	\$256,678	\$5.89	202
59-555-001-00	219 N UNION ST	03/21/22	\$554,929	WD	\$554,929	\$188,300	33.93	\$513,934	\$422,581	\$381,586	1.46	1.46	\$289,439	\$6.54	201
59-555-002-00	N UNION ST	03/21/22	\$86,054	WD	\$86,054	\$29,200	33.93	\$94,982	\$86,054	\$81,022	0.31	0.31	\$277,594	\$6.37	202
59-556-001-00	LAKE ST	03/21/22	\$414,355	WD	\$414,355	\$140,600	33.93	\$319,884	\$414,355	\$169,884	0.65	0.65	\$637,469	\$14.63	202
59-557-001-00	LAWN ST	03/21/22	\$227,217	WD	\$227,217	\$77,100	33.93	\$206,632	\$227,217	\$206,632	1.18	1.18	\$192,557	\$4.42	202
59-558-002-00	LAWN ST	03/21/22	\$128,491	WD	\$128,491	\$43,600	33.93	\$130,680	\$128,491	\$130,680	0.50	0.50	\$256,982	\$5.90	202
Totals:			\$2,136,020		\$2,136,020	\$724,800	33.93	\$1,926,762	\$2,003,672	\$1,640,454	10.02	10.02	Average per Net Acre=>	Average per SqFt=>	\$4.59
							0.00								

- Use
- Riverfront 8 \$8
 - Riverfront 5 \$5
 - Riverfront 4 \$4
 - Riverfront 2 \$2

60001

Res Development

324 W Center ST	7/27/2021	\$715,000	Residential Devel	016-033-00	7.5 A	Minus House	\$9533 Per A
64 E Wiley	7/30/2020	\$500,000	Residential Devel	016-096-00	20.46 A		\$24,437 Acre