

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	SITE	EXTRA ACRE	EXTRA ACREAGE
016-06-100-002-01	GRAND RIVER/COLE	9/28/2021	WD	\$ 28,500	\$ 28,500	2.4	\$ 11,875	\$ 19,000	9500	1.4
016-07-300-002-01	E GRAND RIVER	2/26/2021	WD	\$ 39,000	\$ 39,000	6.5	\$ 6,000	\$ 19,000	20000	5.5
016-15-200-008-01	S NEW LOTHROP	10/5/2021	WD	\$ 11,000	\$ 11,000	0.99	\$ 11,111	\$ 19,000	-8000	-0.01
016-18-400-010	S VERNON	8/6/2021	WD	\$ 50,000	\$ 50,000	11.2	\$ 4,464	\$ 19,000	31000	10.2
016-28-200-011-03	E BEARD	9/14/2021	WD	\$ 25,000	\$ 25,000	2	\$ 12,500	\$ 19,000	6000	1
016-32-300-002-06	E LOVEJOY	3/10/2021	WD	\$ 23,000	\$ 23,000	1.88	\$ 12,234	\$ 19,000	4000	0.88
Totals:				\$ 176,500	\$ 176,500	24.97	\$ 7,068	\$ 114,000	62500	18.97

RESIDENTIAL
 USED
 6 X 19,000=114,000
 \$ 114,000
 \$19,000/SITE
 EXTRA ACRE \$ 62,500
 24.97 AC-6 SITES= 18.97 \$ 18.97
 EXTRA ACRE / ACRE \$ 3,295
 USED \$3,000/ EXTRA ACRE

016-14-300-011	CHAMPAGNE	10/23/2020	WD	\$ 110,000	\$ 110,000	11.1	\$ 9,910	WATERFRT		
016-24-200-009	E SILVER LAKE	10/30/2020	WD	\$ 85,000	\$ 85,000	8.67	\$ 9,804	WATERFRT		
016-24-200-002-01	E SILVER LAKE	1/18/2022		\$ 7,000	\$ 7,000	2.49				
					\$ 202,000	19.77				
				3 SITES @ \$50,000	\$ 150,000	3				
				USED \$50,000/SITE	\$ 52,000	16.77	\$ 3,101			
RESIDENTIAL				USED	\$3,000/ EXTRA ACRE					

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
* 009-38-010-000	6800 GRAND RIVER RD	6/19/2021	LC	\$ 66,000	\$ (6,546)
* 009-38-011-000	6780 GRAND RIVER RD	6/19/2021	LC	\$ 9,000	\$ 9,000
* 009-38-017-000	6660 GRAND RIVER RD	7/18/2021	LC	\$ 20,000	\$ 4,648
* COMPARIBLE UNIT	Totals:			\$ 95,000	\$ 7,102
GREEN TREES				USED	\$7,000/SITE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
016-40-038-000	10160 LEHRING	10/11/2021	WD	\$ 270,000	\$ 22,303
016-43-034-003	12766 JULMAR	7/2/2021	WD	\$ 235,000	\$ 42,972
016-48-001-000	9481 E LEHRING	10/21/2021	WD	\$ 201,200	\$ 36,500
016-48-002-000	E LEHRING	10/21/2021	WD	\$ 20,000	\$ 20,000
016-48-003-000	9445 E LEHRING	2/12/2021	WD	\$ 119,900	\$ (12,065)
016-50-001-000	9501 S DURAND	3/29/2022	WD	\$ 96,306	\$ (16,552)
016-50-002-000	9511 S DURAND	9/13/2021	WD	\$ 150,000	\$ 38,184
Totals:				\$ 1,092,406	\$ 131,342
					\$ 7
					\$ 18,763
SUBS				USED	\$19,000/SITE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual
016-60-067-005	215 WASHINGTON	6/1/2020	WD	\$ 124,000	\$ 65,700	\$ 171,691	\$ (30,691)
016-60-067-012	224 N CHURCH	11/16/2020	WD	\$ 112,000	\$ 56,100	\$ 142,208	\$ (13,208)
016-60-067-001	211 N ANN	8/26/2021	WD	\$ 150,000	\$ 65,600	\$ 170,542	\$ (3,542)
016-60-020-003	204 S ANN	9/16/2021	WD	\$ 160,000	\$ 71,700	\$ 168,143	\$ 8,857
016-60-066-001	302 WARREN	8/4/2020	WD	\$ 136,500	\$ 56,000	\$ 141,903	\$ 11,597
016-60-020-007	211 S CHURCH	2/11/2022	WD	\$ 161,000	\$ 59,200	\$ 131,765	\$ 46,235
016-60-020-002	208 HAMILTON	12/22/2021	WD	\$ 250,000	\$ 54,900	\$ 182,861	\$ 84,139

Totals:	\$	1,093,500	\$	429,200	\$	1,109,113	\$	103,387
							\$	7
							\$	14,770
Village		FOR NEIGHBORHOOD 60+66				USED	\$	15,000

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
016-04-400-005-02	8953 E COLE	10/20/2020	WD	\$ 210,000	\$ 123,052	51.83	\$ 2,374
016-12-200-004	MC CAUGHNA	11/20/2020	WD	\$ 260,000	\$ 260,000	73.24	\$ 3,550
016-28-200-011	8756 E BEARD	12/3/2021	WD	\$ 280,000	\$ 158,171	20	\$ 7,909
016-32-300-002-05	E LOVEJOY	6/12/2020	WD	\$ 110,000	\$ 110,000	32.56	\$ 3,378
Totals:				\$ 860,000	\$ 651,223	177.63	

		per Acre	\$	3,666
Agricultural		USED	\$	3,600
		WOODS/PAST		
		URE	\$	2,500

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
002-48-007-002-01	216 S WEST ST	6/8/2021	WD	\$ 44,000	\$ 10,459	1.47	\$ 7,115
004-60-005-008-03	9449 GENESEE	8/20/2020	WD	\$ 147,815	\$ 7,978	1	\$ 7,978
004-60-011-001	9518 GENESEE	4/21/2021	WD	\$ 125,000	\$ 20,315	0.468	\$ 43,408
004-74-042-002-03	GENESEE	6/11/2021	WD	\$ 28,100	\$ 28,100	1.8	\$ 15,611
004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$ 181,000	\$ 19,842	0.4	\$ 49,605
004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000	\$ 30,685	0.5	\$ 61,370
006-12-300-021	1475 N M-52	1/6/2022	WD	\$ 135,000	\$ 29,452	0.765	\$ 38,499
006-15-400-006	119 N DELANEY	12/7/2020	WD	\$ 500,000	\$ 7,789	3.34	\$ 2,332
006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 103,550	2	\$ 51,775
006-23-300-007	615 DELANEY	12/28/2020	WD	\$ 1,200,000	\$ 455,587	5.3	\$ 85,960
006-34-400-009	DELANEY	8/27/2020	MLC	\$ 275,000	\$ 84,404	3.16	\$ 26,710
007-14-400-004	KERBY	3/22/2021	WD	\$ 33,000	\$ 6,215	0.58	\$ 10,716
007-17-400-002	1719 E MAIN	10/20/2021	WD	\$ 125,000	\$ 125,000	1	\$ 125,000
007-18-400-021	1031 E MAIN	11/1/2021	WD	\$ 500,000	\$ 92,588	1.282	\$ 72,222
007-18-400-029	1083 E MAIN	2/11/2022	WD	\$ 275,000	\$ 73,737	0.589	\$ 125,190
008-24-200-003	206 S M-13	1/13/2022	WD	\$ 270,500	\$ 136,477	1.96	\$ 69,631
008-70-029-000	1246 S M-13	10/8/2020	WD	\$ 140,000	\$ 7,716	3	\$ 2,572
012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$ 330,000	\$ 140,454	1.33	\$ 105,605
012-16-200-016	5224 DURAND	3/3/2021	WD	\$ 130,000	\$ 25,997	0.926	\$ 28,075
012-17-200-005	LANSING	9/21/2021	WD	\$ 60,000	\$ 60,000	4.24	\$ 14,151
012-60-003-013	111 MAIN	11/22/2021	WD	\$ 50,000	\$ 20,131	0.14	\$ 143,793
013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$ 440,000	\$ 84,282	3.16	\$ 26,672
014-11-100-005	1541 1555 LANSING	6/5/2020	WD	\$ 500,000	\$ 278,374	4.1	\$ 67,896
014-11-300-012	10224 ROSE	1/31/2022	WD	\$ 270,000	\$ 72,830	1	\$ 72,830
014-45-003-000	10808 BENNETT	11/23/2021	WD	\$ 320,000	\$ 197,104	1	\$ 197,104
014-45-010-000	BENNETT	11/25/2020	WD	\$ 53,000	\$ 53,000	1.035	\$ 51,208
014-45-014-000	10838 BENNETT	6/3/2021	WD	\$ 80,000	\$ 67,343	1.5	\$ 44,895
014-60-004-020	329 MAIN	4/16/2021	WD	\$ 132,500	\$ 14,886	1	\$ 14,886
016-08-400-008-04		1/20/2022	WD	\$ 602,000	\$ 331,129	42.7	\$ 7,755
016-60-003-008	110 N SAGINAW	4/16/2020	WD	\$ 73,000	\$ 14,367	0.351	\$ 40,932
016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$ 150,000	\$ 44,194	1	\$ 44,194
016-66-003-000	426 N CHURCH	5/20/2021	WD	\$ 480,000	\$ 116,024	5.97	\$ 19,435
020-32-002-015-00	114 N SAGINAW ST	1/10/2022	WD	\$ 55,000	\$ 929	0.062	\$ 14,984
020-42-002-012-00	309 FITCH ST	6/24/2021	WD	\$ 155,000	\$ 63,141	0.224	\$ 281,879
020-82-114-000-00	8755 E LANSING RD	3/15/2022	MLC	\$ 300,000	\$ 179,730	1.65	\$ 108,927

022-60-069-001-00	919 DOYLE	4/19/2021	WD	\$	425,000	\$	201,933	3.66	\$	55,173
022-60-087-003-00	7480 WOODBURY	12/9/2020	WD	\$	300,000	\$	126,572	1.84	\$	68,789
Totals:				\$	9,684,915	\$	3,332,314	105.502	\$	31,585
						Commercial		USED	\$	31,500

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002-48-007-002-01	216 S WEST ST	6/8/2021	WD	\$	44,000	\$	10,459	1.47	\$	7,115
004-60-005-008-03	9449 GENESEE	8/20/2020	WD	\$	147,815	\$	7,978	1	\$	7,978
004-60-011-001	9518 GENESEE	4/21/2021	WD	\$	125,000	\$	20,315	0.468	\$	43,408
004-74-042-002-03	GENESEE	6/11/2021	WD	\$	28,100	\$	28,100	1.8	\$	15,611
004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$	181,000	\$	19,842	0.4	\$	49,605
004-74-051-000	10054 GENESEE	7/31/2020	WD	\$	200,000	\$	30,685	0.5	\$	61,370
006-12-300-021	1475 N M-52	1/6/2022	WD	\$	135,000	\$	29,452	0.765	\$	38,499
006-15-400-006	119 N DELANEY	12/7/2020	WD	\$	500,000	\$	7,789	3.34	\$	2,332
006-15-400-010	2170 W M21	11/30/2021	WD	\$	600,000	\$	103,550	2	\$	51,775
006-17-400-004	SHERMAN	10/29/2020	WD	\$	64,000	\$	64,000	20	\$	3,200
006-34-400-009	DELANEY	8/27/2020	MLC	\$	275,000	\$	84,404	3.16	\$	26,710
008-24-200-003	206 S M-13	1/13/2022	WD	\$	270,500	\$	136,477	1.96	\$	69,631
008-70-029-000	1246 S M-13	10/8/2020	WD	\$	140,000	\$	7,716	3	\$	2,572
013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$	440,000	\$	84,282	3.16	\$	26,672
014-11-100-005	1541 1555 LANSING	6/5/2020	WD	\$	500,000	\$	278,374	4.1	\$	67,896
014-45-010-000	BENNETT	11/25/2020	WD	\$	53,000	\$	53,000	1.035	\$	51,208
014-45-014-000	10838 BENNETT	6/3/2021	WD	\$	80,000	\$	67,343	1.5	\$	44,895
014-60-004-020	329 MAIN	4/16/2021	WD	\$	132,500	\$	14,886	1	\$	14,886
016-60-003-008	110 N SAGINAW	4/16/2020	WD	\$	73,000	\$	14,367	0.351	\$	40,932
016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$	150,000	\$	44,194	1	\$	44,194
016-66-003-000	426 N CHURCH	5/20/2021	WD	\$	480,000	\$	116,024	5.97	\$	19,435
Totals:				\$	4,618,915	\$	1,223,237	57.979	\$	21,098
						Industrial		USED		\$21,000/AC