

Lake Front Township Tier 1 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1850-0006-01-2	11059 MARQUETTE DR	06/03/21	\$4,390,000	WD	03-ARM'S LENGTH	\$4,390,000
13-1850-0013-01-9	11151 MARQUETTE DR	04/21/21	\$2,130,000	WD	03-ARM'S LENGTH	\$2,130,000
13-4500-0015-00-4	11721 MARQUETTE DR	09/13/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,600,000
13-4500-0032-00-6	11509 MARQUETTE DR	12/01/21	\$2,760,000	WD	03-ARM'S LENGTH	\$2,660,000
13-4500-0041-00-5	11411 MARQUETTE DR	12/20/21	\$3,195,000	WD	03-ARM'S LENGTH	\$3,195,000
13-4500-0049-00-6	11323 MARQUETTE DR	09/30/22	\$2,890,000	WD	03-ARM'S LENGTH	\$2,890,000
13-7710-0060-00-6	16420 TIMBER LN	08/13/21	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000
13-7710-0061-00-2	16430 TIMBER LN	08/29/22	\$2,415,000	WD	03-ARM'S LENGTH	\$2,415,000
13-7721-0065-01-1	16470 TIMBER LN	07/27/22	\$5,000,000	WD	03-ARM'S LENGTH	\$5,000,000
13-7721-0068-00-2	16516 WESTWAY	05/13/22	\$3,110,000	WD	03-ARM'S LENGTH	\$3,110,000
13-7721-0070-00-7	16548 WESTWAY	06/30/21	\$3,450,000	WD	03-ARM'S LENGTH	\$3,430,000
13-7721-0071-00-3	16560 WESTWAY	07/09/21	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000
Totals:			\$35,590,000			\$35,470,000

Final Conclusion \$17098/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$2,325,564	\$4,390,000	\$2,240,055	150.0	360.0	\$29,267	150.00
\$1,713,614	\$1,411,966	\$995,580	60.0	275.0	\$23,533	60.00
\$2,182,336	\$1,911,034	\$1,493,370	100.0	250.0	\$19,110	100.00
\$2,552,975	\$1,766,325	\$1,659,300	100.0	250.0	\$17,663	100.00
\$2,979,723	\$2,073,693	\$1,858,416	140.0	250.0	\$14,812	140.00
\$2,132,050	\$1,653,972	\$896,022	60.0	250.0	\$27,566	60.00
\$1,659,300	\$1,500,000	\$1,659,300	100.0	300.0	\$15,000	100.00
\$1,825,230	\$2,415,000	\$1,825,230	110.0	300.0	\$21,955	110.00
\$5,892,947	\$1,801,756	\$2,694,703	203.0	300.0	\$8,876	203.00
\$3,290,287	\$1,313,083	\$1,493,370	100.0	300.0	\$13,131	100.00
\$3,910,325	\$1,178,975	\$1,659,300	100.0	300.0	\$11,790	100.00
\$2,438,530	\$1,204,840	\$1,493,370	100.0	300.0	\$12,048	100.00
\$32,902,881	\$22,620,644	\$19,968,016	1,323.0			
		Average				
		per FF=>	\$17,098			