

Michigan Shores CC Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-0019-0011-05-7	14480 WOODCREST LN	05/07/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$499,016
13-4850-0002-00-5	14440 MAPLE DR	09/29/21	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$447,269
13-4850-0014-00-3	19655 ASH CT	05/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$331,420
13-4850-0020-00-3	19688 ASH CT	07/15/22	\$651,300	WD	03-ARM'S LENGTH	\$651,300	\$478,261
13-4850-0029-00-1	14385 EVERGREEN DR	11/17/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$457,165
13-5000-0020-01-0	19322 HIGHLAND DR	11/26/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$704,035
13-5000-0036-01-3	19355 HIGHLAND DR	05/27/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$423,866
13-5020-0012-01-1	14427 MAPLE DR	02/09/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$357,214
13-5020-0046-02-1	19562 OAK DR	12/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$575,776
13-5020-0067-01-1	19727 DOGWOOD DR	09/10/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$309,800
13-7150-0009-00-1	18790 LEONARD CT	11/12/21	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$485,348
13-7150-0014-00-5	18727 LEONARD CT	10/21/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$281,529
13-7150-0015-00-1	18713 LEONARD CT	06/15/21	\$450,105	WD	03-ARM'S LENGTH	\$450,105	\$581,443
13-7600-0003-00-9	19699 DOGWOOD DR	06/22/21	\$699,000	WD	03-ARM'S LENGTH	\$697,000	\$661,747
13-8630-0005-00-9	14396 WOLF LN	10/01/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$586,618
<b>Totals:</b>			<b>\$8,090,305</b>			<b>\$8,088,305</b>	<b>\$7,180,507</b>

Final Conclusion \$1501/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$204,984	\$224,000	200.0	265.0	\$1,025	200.00	
\$353,091	\$171,360	153.0	101.0	\$2,308	153.00	
\$204,100	\$135,520	121.0	103.0	\$1,687	121.00	
\$318,639	\$145,600	130.0	93.0	\$2,451	130.00	
\$165,515	\$155,680	139.0	98.0	\$1,191	139.00	
\$134,405	\$153,440	137.0	143.0	\$981	137.00	
\$338,094	\$81,960	178.0	215.0	\$1,899	178.00	13-5000-0038-00-8
\$181,066	\$133,280	119.0	101.0	\$1,522	119.00	
\$78,104	\$138,880	124.0	100.0	\$630	124.00	
\$56,200	\$112,000	100.0	119.0	\$562	100.00	
\$168,712	\$104,160	93.0	187.0	\$1,814	93.00	
\$443,191	\$174,720	156.0	184.0	\$2,841	156.00	
\$119,542	\$250,880	224.0	191.0	\$534	224.00	
\$148,373	\$113,120	101.0	186.0	\$1,469	101.00	
\$201,502	\$113,120	101.0	233.0	\$1,995	101.00	
<b>\$3,115,518</b>	<b>\$2,207,720</b>	<b>2,076.0</b>				
	<b>Average</b>					
	<b>per FF=&gt;</b>	<b>\$1,501</b>				