

Michigan Shores Country Club Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-5000-0050-01-0	14440 RIDGEVIEW DR	02/01/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500
13-5020-0069-01-3	14293 GRAND BEACH RD	12/03/20	\$45,500	WD	03-ARM'S LENGTH	\$45,500
13-5020-0069-01-3	14293 GRAND BEACH RD	12/11/20	\$55,500	LC	03-ARM'S LENGTH	\$55,500
13-7150-0003-00-3	18706 LEONARD CT	11/16/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000
13-7150-0004-00-0	18720 LEONARD CT	11/16/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000
13-7150-0006-00-2	18748 LEONARD CT	09/13/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000
13-7150-0008-00-5	18776 LEONARD CT	09/23/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000
13-7150-0011-00-6	18868 LEONARD CT	12/11/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000
13-7150-0015-00-1	18713 LEONARD CT	06/15/21	\$450,105	WD	03-ARM'S LENGTH	\$450,105
13-8630-0007-00-1	14366 WOLF LN	10/23/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000
Totals:			\$1,268,605			\$1,268,605

Final Conclusion \$1120/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$68,300	\$222,500	\$68,300	100.0	152.0	\$2,225	100.00
\$92,205	\$45,500	\$92,205	135.0	111.0	\$337	135.00
\$92,205	\$55,500	\$92,205	135.0	111.0	\$411	135.00
\$73,081	\$81,000	\$73,081	107.0	224.0	\$757	107.00
\$72,398	\$81,000	\$72,398	106.0	208.0	\$764	106.00
\$61,470	\$81,000	\$61,470	90.0	233.0	\$900	90.00
\$49,859	\$81,000	\$49,859	73.0	203.0	\$1,110	73.00
\$39,614	\$81,000	\$39,614	58.0	196.0	\$1,397	58.00
\$152,992	\$450,105	\$152,992	224.0	191.0	\$2,009	224.00
\$71,715	\$90,000	\$71,715	105.0	286.0	\$857	105.00
\$773,839	\$1,268,605	\$773,839	1,133.0			
		Average				
		per FF=>	\$1,120			

Other Parcels in Sale

