

GREENBUSH TOWNSHIP
AGRICULTURAL LAND VALUES PER ACRE (2024) 4/1/2021 - 3/31/23

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Net Acres	Dollars/Acre	Other Parcels in Sale
CALEDONIA	022-008-200-015-00	N SCHOOL RD	02/15/22	\$70,200	WD	\$70,200	\$26,800	\$60,600	39.00	\$1,800	
GUSTIN	050-036-200-005-00	E PROCUNIER RD	11/10/21	\$120,000	WD	\$120,000	\$49,300	\$112,756	80.54	\$1,490	050-036-100-015-00
MIKADO	091-021-300-010-00	E GODDARD RD	12/13/21	\$136,800	WD	\$136,800	\$51,600	\$120,700	85.50	\$1,600	
MIKADO	091-021-400-035-00	E GODDARD RD	02/11/22	\$60,800	WD	\$60,800	\$23,700	\$53,200	38.00	\$1,600	
PLAINFIELD	070-023-100-003-00	TOWERLINE RD	06/04/21	\$70,000	WD	\$70,000	\$35,100	\$62,568	35.00	\$2,000	
PLAINFIELD	070-028-300-001-00	N WILSON CREEK RI	10/26/21	\$200,000	WD	\$200,000	\$123,500	\$210,420	120.46	\$1,660	
HARRISVILLE	060-031-100-030-00		09/15/22	\$80,000	WD	\$80,000		\$128,250	59.54	\$1,344	
Totals:				\$737,800		\$737,800	\$310,000	\$748,494	458.04	\$1,611	

2023 P/A RATE = \$1,525

2024 P/A RATE= \$1,600

GREENBUSH TOWNSHIP ACREAGE VALUES

ACREAGE RATES USED FOR RESIDENTIAL & COMMERCIAL & INDUSTRIAL

1 +/--ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
ALCONA	010-024-100-010-00	W MAPLE AVE	09/20/21	\$6,000	WD	\$6,000	\$4,000	1.24	\$4,839	
GREENBUSH	041-100-000-015-00	S STEVENS RD	05/04/21	\$3,200	WD	\$3,200	\$2,300	1.03	\$3,107	
GUSTIN	051-150-025-003-00	E MILL ST	04/30/21	\$4,000	WD	\$4,000	\$800	0.75	\$5,333	
OSCODA	064-C40-000-015-00	LAWRENCE DR	06/02/21	\$4,500	WD	\$4,500	\$2,500	0.92	\$4,870	
OSCODA	064-J50-000-139-00	WENONA AVE	08/05/21	\$7,000	WD	\$7,000	\$3,000	0.80	\$8,750	064-J50-000-197-00
OSCODA	064-L10-000-083-00	N US-23	07/21/21	\$10,000	WD	\$10,000	\$5,300	1.13	\$8,881	
MIKADO	091-035-300-050-00	KINGS CORNER RD	12/15/22	\$3,000	WD	\$3,000	\$2,400	1.00	\$3,000	
GREENBUSH	041-220-000-019-00	CEDAR LAKE DR	07/14/22	\$10,000	CD	\$10,000	\$5,600	1.41	\$7,092	
GREENBUSH	041-100-000-020-00	STEVENS RD	04/14/22	\$5,000	WD	\$5,000	\$2,300	1.03	\$4,854	
GREENBUSH	041-100-000-029-00	STEVENS RD	08/02/22	\$6,000	WD	\$6,000	\$2,200	0.92	\$6,522	
Totals:				\$58,700		\$58,700	\$30,400	10.23	\$5,738	

2023 P/A RATE = \$5,600

2024 P/A RATE= \$5,700

1.5 +/--ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
GREENBUSH	041-255-000-002-02	S US-23	09/28/21	\$5,000	WD	\$5,000	\$0	1.65	\$3,030	
MIKADO	092-101-000-045-00	BIRCH RD	09/16/22	\$14,000	WD	\$14,000	\$5,600	1.77	\$7,910	
MIKADO	092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD	\$10,000	\$5,200	1.71	\$5,848	
Totals:				\$29,000		\$29,000	\$10,800	5.13	\$5,653	

2023 P/A RATE = \$5,100

2024 P/A RATE= \$5,200

USED SAME \$100 RATE INCREASE AS 1 ACRE PARCELS

2 +/--ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
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MIKADO	091-024-200-035-10	WILDWOOD TR/Pine Ri	05/06/21	\$18,000	WD	\$12,000	\$9,200	2.90	\$4,138	
BURLEIGH	040-029-400-001-10	KEYSTONE RD	08/26/21	\$12,500	WD	\$12,500	\$7,500	2.70	\$4,630	
OSCODA	064-L41-000-988-00	PINE TREE TR	08/12/21	\$4,500	WD	\$4,500	\$2,000	2.27	\$1,982	064-L41-000-997-00
OSCODA	064-P31-000-027-50	CEDAR LAKE RD	08/25/21	\$19,900	WD	\$19,900	\$8,300	2.08	\$9,567	
TAWAS	101-023-400-002-50	PLANK RD	09/01/21	\$15,000	WD	\$15,000	\$6,000	2.40	\$6,250	
GREENBUSH	040-002-200-122-00	E F-30	09/09/22	\$12,000	WD	\$12,000	\$5,400	2.54	\$4,724	
Totals:				\$81,900		\$75,900	\$38,400	14.89	\$5,097	

2023 P/A RATE = \$4,800

2024 P/A RATE= \$5,000

2.5 ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
BURLEIGH	040-029-400-001-10	KEYSTONE RD	08/26/21	\$12,500	WD	\$12,500	\$7,500	2.70	\$4,630	
TAWAS	101-023-400-002-50	PLANK RD	09/01/21	\$15,000	WD	\$15,000	\$6,000	2.40	\$6,250	
GREENBUSH	040-002-200-122-00	E F-30	09/09/22	\$12,000	WD	\$12,000	\$5,400	2.54	\$4,724	
Totals:				\$39,500		\$39,500	\$18,900	7.64	\$5,170	

2023 P/A RATE = \$4,700

2024 P/A RATE= \$5,000

USED SAME RATE AS 2 ACRE PARCELS

3 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
MIKADO	091-024-200-035-10	WILDWOOD TR/Pine Riv	05/06/21	\$18,000	WD	\$12,000	\$9,200	2.90	\$4,138	
CURTIS	031-015-200-100-00	W F-30	10/16/22	\$18,500	WD	\$18,500	\$5,500	3.25	\$5,692	
Totals:				\$36,500		\$30,500	\$14,700	6.15	\$4,959	

2023 P/A RATE = \$4,600

2024 P/A RATE= \$4,900

4 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
CALEDONIA	022-001-100-024-00	6880 BUCK RUN	05/17/21	\$20,000	WD	\$20,000	\$6,600	4.60	\$4,348	
GUSTIN	060-010-400-051-01	BEAVER HILLS DR	05/26/21	\$19,000	WD	\$19,000	\$8,900	4.25	\$4,471	
OSCODA	063-033-300-008-00	RIVER RD	06/24/21	\$35,000	WD	\$35,000	\$15,500	4.45	\$7,865	
GREEBUSH	041-133-000-004-00	CEDAR LAKE RD	02/01/23	\$12,000	WD	\$12,000	\$8,000	4.13	\$2,906	
HAWES	071-027-400-005-01	BEAVER HILLS DR	09/13/22	\$13,000	WD	\$13,000	\$10,200	4.80	\$2,708	
Totals:				\$99,000		\$99,000	\$49,200	22.23	\$4,453	

2023 P/A RATE = \$4,300

2024 P/A RATE= \$4,800

ACREAGE VALUE USED INTERPOLATED BETWEEN 3 ACRE & 5 ACRE RATES

5+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
CALEDONIA	022-001-100-024-00	6880 BUCK RUN	05/17/21	\$20,000	WD	\$20,000	\$6,600	4.60	\$4,348	
HARRISVILLE	060-001-100-005-00	E TRASK LAKE RD	02/03/22	\$25,000	LC	\$25,000	\$10,000	5.04	\$4,960	
MIKADO	091-023-300-020-00	E GODDARD RD	07/20/21	\$22,000	WD	\$22,000	\$8,100	5.00	\$4,400	
MILLEN	100-021-200-007-00		08/23/21	\$19,900	WD	\$19,900	\$10,100	5.16	\$3,857	
TAWAS	101-034-300-005-51	TOWNLINE RD	09/21/21	\$8,500	WD	\$17,000	\$8,500	5.00	\$3,400	
TAWAS	101-034-300-005-52	TOWNLINE RD	09/21/21	\$8,500	WD	\$17,000	\$8,500	5.00	\$3,400	
EAST TAWAS	120-021-200-102-00	SCHILL RD	10/01/21	\$30,000	WD	\$30,000	\$10,900	5.13	\$5,848	
HAWES	071-007-400-010-03		08/31/22	\$27,000	WD	\$27,000	\$27,000	5.00	\$5,400	
MIKADO	091-034-400-060-00	KINGS CORNER RD	05/20/22	\$32,000	WD	\$32,000	\$32,000	5.00	\$6,400	
HAYNES	080-028-200-015-01	QUICK RD	01/02/23	\$22,500	WD	\$22,500	\$22,500	5.21	\$4,319	
CITY HARRISVILLE	120-110-012-210-00	US-23	09/01/22	\$22,500	WD	\$22,500	\$22,500	5.67	\$3,968	
GREENBUSH	041-255-000-006-09	US-23	07/19/22	\$23,000	WD	\$23,000	\$23,000	5.63	\$4,085	
TAWAS	101-018-400-004-04	MILLER RD	10/25/22	\$31,000	WD	\$31,000	\$31,000	5.00	\$6,200	
Totals:				\$291,900		\$308,900	\$220,700	66.44	\$4,649	

2023 P/A RATE = \$4,000

2024 P/A RATE= \$4,600

7 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
HAYNES	080-003-100-015-00	US-23/MALASKI RD	03/08/22	\$20,000	WD	\$20,000	\$9,600	8.50	\$2,353	
HAYNES	080-025-200-010-00		08/12/22	\$45,000	WD	\$45,000	\$43,407	7.30	\$5,946	
TAWAS	101-018-300-001-30	MILLER RD	10/12/22	\$31,000	WD	\$31,000	\$31,000	8.48	\$3,656	
Totals:				\$96,000		\$96,000	\$84,007	24.28	\$3,954	

2023 P/A RATE = \$3,500

2024 P/A RATE= \$4,100

ACREAGE VALUE USED INTERPOLATED BETWEEN 5 ACRE & 10 ACRE RATES

10+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
ALCONA	012-015-400-013-00	E BLACK RIVER RD	03/18/22	\$15,000	WD	\$15,000	\$6,800	10.08	\$1,488	
CALEDONIA	022-003-100-005-00	6957 N HANSEN RD	01/06/22	\$18,100	WD	\$18,100	\$9,800	9.14	\$1,980	
CURTIS	030-018-400-025-00	W BAMFIELD RD	11/30/21	\$37,000	WD	\$37,000	\$17,300	12.00	\$3,083	
GREENBUSH	040-015-100-015-11	W CEDAR LAKE RD	07/14/21	\$43,500	WD	\$43,500	\$11,000	10.01	\$4,346	
HARRISVILLE	060-015-400-005-05	4818 E CLARK RD	02/18/22	\$35,000	WD	\$35,000	\$14,300	10.01	\$3,497	
HARRISVILLE	060-022-100-012-10	E SPRINGPORT RD	11/02/21	\$40,000	WD	\$40,000	\$14,300	10.01	\$3,996	
HAWES	070-012-400-005-07	3258 N DUNDALE DR	12/04/21	\$27,500	WD	\$27,500	\$13,700	9.08	\$3,029	
HAWES	070-036-400-060-00	8 W TRASK LAKE RD	09/16/21	\$29,000	WD	\$29,000	\$15,700	10.00	\$2,900	
HAWES	071-020-100-030-00	988 E MILLER RD	11/18/21	\$35,000	WD	\$34,900	\$14,300	10.01	\$3,487	
MIKADO	090-007-400-053-00	2575 W F-30	07/23/21	\$34,900	WD	\$34,900	\$10,900	10.11	\$3,452	
MILLEN	101-005-300-005-06	N STOUT RD	02/07/22	\$34,900	WD	\$34,900	\$14,300	10.02	\$3,483	
MILLEN	101-010-400-015-00	W M-72	04/10/21	\$20,000	WD	\$20,000	\$14,300	10.00	\$2,000	
MITCHELL	113-022-100-227-00	N BEAVER TRL	08/30/21	\$23,000	WD	\$23,000	\$13,600	10.01	\$2,298	
MITCHELL	113-028-400-279-00	WESTWOOD CT	11/05/21	\$35,000	WD	\$35,000	\$13,600	10.01	\$3,497	
MITCHELL	113-034-100-111-00	LAKESIDE TRL	07/16/21	\$49,900	WD	\$49,900	\$49,900	10.01	\$4,985	
MITCHELL	113-034-100-154-00	LAKESIDE TRL	09/01/21	\$31,500	WD	\$31,500	\$13,700	10.05	\$3,134	
AUSABLE	020-017-100-001-10	HARLAN TR	05/20/21	\$37,000	WD	\$37,000	\$14,000	10.00	\$3,700	
ALCONA	013-140-000-010-01	US-23	08/16/22	\$43,500	WD	\$43,500	\$43,500	9.44	\$4,608	
CALEDONIA	022-003-200-002-02	HUBERT RD	11/18/22	\$15,000	WD	\$15,000	\$15,000	10.00	\$1,500	
HARRISVILLE	060-010-400-062-00		07/11/22	\$50,000	WD	\$50,000	\$50,000	10.01	\$4,995	060-010-400-063-00
GUSTIN	060-015-400-005-05	CLARK RD	07/26/22	\$46,900	WD	\$46,900	\$46,900	10.01	\$4,685	
HAWES	070-012-100-005-03	DUNDALE DR	07/18/22	\$30,000	WD	\$30,000	\$30,000	10.18	\$2,947	
HAWES	070-012-400-005-07	DUNDALE DR	08/15/22	\$25,000	WD	\$25,000	\$25,000	9.08	\$2,753	
HAWES	070-012-400-005-13	DUNDALE DR	12/05/22	\$37,500	WD	\$37,500	\$37,500	10.12	\$3,706	
HAWES	071-013-400-010-00		05/18/22	\$40,000	WD	\$40,000	\$40,000	9.95	\$4,020	
HAYNES	080-001-200-030-01	LAKESHORE DR	05/16/22	\$25,500	WD	\$25,500	\$25,500	16.30	\$1,564	
HAYNES	080-014-400-024-07	US-23	09/21/22	\$60,000	WD	\$60,000	\$60,000	10.10	\$5,941	
HAYNES	080-024-300-011-00	LAKESHORE DR	11/01/22	\$59,000	WD	\$59,000	\$59,000	11.27	\$5,235	
MILLEN	100-015-300-050-00	ROSS RD	04/22/22	\$35,500	WD	\$35,500	\$35,500	10.01	\$3,546	
MILLEN	101-005-300-005-06	STOUT RD	02/07/22	\$34,900	WD	\$34,900	\$34,900	10.02	\$3,483	
MITCHELL	111-029-100-005-40		05/17/22	\$44,900	WD	\$44,900	\$44,900	10.33	\$4,347	111-029-100-005-10
MITCHELL	113-022-100-203-00	BEAVER COURT	03/08/23	\$35,000	WD	\$35,000	\$35,000	10.01	\$3,497	
MITCHELL	113-033-100-038-00	LAKESIDE TRL	05/03/22	\$30,000	WD	\$30,000	\$30,000	10.01	\$2,997	
TAWAS	101-009-300-003-50	LORENZ RD	09/13/22	\$36,000	WD	\$36,000	\$36,000	10.38	\$3,468	
AUSABLE	020-021-400-001-17	EAGLE DRIVE	11/09/22	\$44,900	WD	\$44,900	\$44,900	11.17	\$4,020	020-021-400-001-18
AUSABLE	020-033-100-001-00	WEST AUSABLE PT	11/18/22	\$39,950	WD	\$39,950	\$39,950	11.99	\$3,332	
AUSABLE	020-010-200-003-25	FOREST RD	06/07/22	\$25,000	WD	\$25,000	\$25,000	12.00	\$2,083	
Totals:				\$1,304,850		\$1,304,750	\$1,020,050	382.93	\$3,407	

2023 P/A RATE = \$2,800

2024 P/A RATE= \$3,400

15+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
CURTIS	030-018-400-025-00	W BAMFIELD RD	11/30/21	\$37,000	WD	\$37,000	\$17,300	12.00	\$3,083	
HAWES	071-006-300-070-00	SUCKER CREEK RD	09/15/21	\$40,000	WD	\$40,000	\$40,000	15.00	\$2,667	
TAWAS	101-009-300-003-00	LORENZ RD	09/10/21	\$55,000	WD	\$55,000	\$55,000	15.00	\$3,667	
ALABASTER	010-002-400-002-50	RHEUL RD	12/02/22	\$53,750	WD	\$53,750	\$53,750	15.29	\$3,515	010-002-400-002-75
TAWAS	100-004-400-005-00	REMPERT RD	03/01/23	\$37,000	WD	\$37,000	\$37,000	15.50	\$2,387	
Totals:				\$222,750		\$222,750	\$203,050	72.79	\$3,060	

2023 P/A RATE = \$2,500

2024 P/A RATE= \$3,000

20+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
HAWES	071-030-100-015-00		03/05/22	\$35,000	WD	\$35,000	\$23,500	20.00	\$1,750	
HAWES	071-030-100-080-00		10/13/21	\$36,000	WD	\$36,000	\$23,500	19.29	\$1,866	
HAWES	071-032-200-050-00	RITCHIE RD	03/25/22	\$65,000	WD	\$65,000	\$50,580	19.64	\$2,575	200-030-00, 200-035-00
MIKADO	091-013-300-030-00	3333 F-41	08/21/21	\$35,000	WD	\$35,000	\$12,200	20.00	\$1,750	
MILLEN	101-005-300-005-16	2336 W WALKER RD	08/26/21	\$54,000	WD	\$47,000	\$24,800	20.04	\$2,345	
MILLEN	101-005-400-006-32	N GARY WOHLFEIL TRL	08/06/21	\$50,000	WD	\$50,000	\$24,600	21.87	\$2,286	
MITCHELL	113-031-300-001-00	M-65 & M-72	07/07/21	\$45,000	WD	\$45,000	\$21,300	20.07	\$2,242	
ALABASTER	010-015-400-010-00	ALABASTER RD	10/22/21	\$32,900	WD	\$32,900	\$20,000	20.00	\$1,645	
AUSABLE	020-004-100-003-50	372 MILL ST	08/04/21	\$70,000	WD	\$70,000	\$20,000	17.53	\$3,993	
MIKADO	091-021-200-005-00	VANDERCOOK RD	09/20/22	\$34,000	WD	\$34,000	\$34,000	20.00	\$1,700	
MITCHELL	113-020-200-005-03		04/11/22	\$32,500	WD	\$32,500	\$32,500	20.00	\$1,625	
BURLEIGH	040-026-200-009-30	S M65	09/30/22	\$74,900	WD	\$74,900	\$74,900	20.00	\$3,745	040-026-200-009-40
Totals:				\$564,300		\$557,300	\$361,880	238.44	\$2,337	

FOR COMMERCIAL ACREAGE PROPERTY USE RESIDENTIAL ACREAGE RATES

2023 P/A RATE = \$2,000

2024 P/A RATE= \$2,300

25 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
ALCONA	022-003-300-070-00	6507 N OLSON RD	07/22/21	\$43,800	WD	\$43,800	\$18,200	24.33	\$1,800	
AUSABLE	020-033-100-004-00	WEST AUSABLE PT RD	03/19/21	\$40,000	WD	\$40,000	\$26,300	25.00	\$1,600	
MIKADO	090-005-100-005-03	ADAMS RD	11/18/22	\$65,000	WD	\$65,000	\$65,000	25.02	\$2,598	
MITCHELL	113-036-300-005-01	RAYMOND RD	06/10/22	\$69,000	WD	\$69,000	\$69,000	25.83	\$2,671	
CURTIS	031-008-400-005-00	MCDUGAL RD	09/09/22	\$49,000	WD	\$49,000	\$49,000	26.00	\$1,885	
PLAINFIELD	072-034-400-001-22	5087 N. M-65	11/10/22	\$68,000	WD	\$68,000	\$68,000	26.30	\$2,586	
Totals:				\$334,800		\$334,800	\$295,500	152.48	\$2,196	

FOR COMMERCIAL ACREAGE PROPERTY USE RESIDENTIAL ACREAGE RATES

2023 P/A RATE = \$2,000

2024 P/A RATE= \$2,200

30 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
ALCONA	011-019-200-010-00	5433 N HUBBARD LAKE	10/07/21	\$63,000	WD	\$63,000	\$25,100	35.91	\$1,754	
CALEDONIA	022-001-300-020-00	2469 E SPRUCE RD	07/26/21	\$64,900	WD	\$64,900	\$21,000	29.65	\$2,189	
GUSTIN	050-032-200-013-05	E PROCUNIER RD	12/15/21	\$71,000	WD	\$71,000	\$23,000	30.00	\$2,367	
HAWES	071-020-100-070-00		11/05/21	\$67,000	WD	\$67,000	\$37,800	30.08	\$2,227	071-020-100-060-00
HAWES	071-020-100-100-00	TAYLOR RD	09/29/21	\$57,500	WD	\$57,300	\$57,300	30.09	\$1,904	100-080-00, 100-075-00
HAYNES	080-024-200-060-00	N LAKESHORE DR	01/18/22	\$77,500	WD	\$77,500	\$37,100	30.56	\$2,536	080-024-200-070-00
BALDWIN	032-006-400-002-50	NASH	09/28/21	\$74,900	WD	\$74,900	\$27,800	30.00	\$2,497	
PLAINFIELD	070-023-100-003-00	TOWERLINE RD	06/04/21	\$70,000	WD	\$70,000	\$35,100	34.75	\$2,014	
GUSTIN	050-028-200-020-05	FOWLER RD	05/11/22	\$105,000	WD	\$105,000	\$105,000	35.00	\$3,000	
CURTIS	031-012-300-050-00	W F-30	09/09/22	\$72,000	WD	\$72,000	\$72,000	35.42	\$2,033	
Totals:				722,800.00		722,600.00	441,200.00	321.46	\$2,248	

2023 P/A RATE = \$2,000

2024 P/A RATE= \$2,200

40+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
GREENBUSH	040-003-200-005-00	E TAIT RD	11/09/21	\$87,500	WD	\$87,500	\$0	40.53	\$2,159	
GREENBUSH	040-021-100-100-00	S POOR FARM RD	02/24/22	\$56,000	WD	\$56,000	\$36,800	45.00	\$1,244	040-021-100-058-00
GREENBUSH	040-021-400-030-00	S POOR FARM RD	03/08/22	\$45,000	WD	\$45,000	\$28,000	40.00	\$1,125	
HARRISVILLE	060-034-400-010-00	E TAIT RD	11/08/21	\$85,000	WD	\$85,000	\$33,500	40.00	\$2,125	
HAWES	071-016-100-010-00		05/12/21	\$62,000	WD	\$62,000	\$34,000	40.00	\$1,550	
HAWES	071-020-300-010-00	E MILLER RD	06/11/21	\$84,900	WD	\$84,900	\$33,500	40.00	\$2,123	
HAWES	071-026-200-007-00	FRENCH/MCCONNELL	09/07/21	\$89,900	WD	\$89,900	\$33,500	40.00	\$2,248	
MITCHELL	112-032-300-040-00		04/23/21	\$85,000	WD	\$85,000	\$31,200	40.26	\$2,111	
RENO	080-024-300-002-00	50 N TOWERLINE	08/02/21	\$110,000	WD	\$110,000	\$30,500	38.00	\$2,895	
TAWAS	101-031-400-004-00	2722 PARTLO TOWNLIN	05/14/21	\$76,000	MLC	\$76,000	\$38,000	37.95	\$2,003	
CALEDONIA	020-012-200-030-00	HUBBARD LAKE RD	05/06/22	\$68,000	WD	\$68,000	\$68,000	43.20	\$1,574	
GUSTIN	050-013-400-010-00	CLARK RD	11/10/22	\$89,900	WD	\$89,900	\$89,900	40.00	\$2,248	
GUSTIN	050-016-400-005-00	M-72	11/07/22	\$80,000	WD	\$80,000	\$80,000	40.00	\$2,000	
GUSTIN	050-024-100-005-00	BARLOW RD	09/22/22	\$110,000	WD	\$110,000	\$110,000	37.43	\$2,939	
MILLEN	101-034-300-040-00	BEAN HILL RD	06/01/22	\$40,000	WD	\$40,000	\$40,000	40.00	\$1,000	
MITCHELL	112-032-300-040-00		10/28/22	\$80,000	WD	\$80,000	\$80,000	40.26	\$1,987	
TAWAS	110-034-400-001-00	MONUMENT RD	03/16/23	\$130,000	WD	\$130,000	\$130,000	40.00	\$3,250	
AUSABLE	020-032-400-004-00	N US-23	10/26/22	\$75,512	WD	\$75,512	\$75,512	41.40	\$1,824	
Totals:				\$1,454,712		\$1,454,712	\$972,412	724.03	\$2,009	

2023 P/A RATE = \$1,600

2024 P/A RATE= \$2,000

50+/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
CALEDONIA	020-012-300-020-00	W HUBBARD LAKE TRL	03/22/22	\$135,500	WD	\$135,500	\$35,900	56.70	\$2,390	
CALEDONIA	021-011-300-010-00		04/28/21	\$88,000	WD	\$88,000	\$42,000	52.84	\$1,665	021-010-400-005-00
GREENBUSH	040-021-100-100-00	S POOR FARM RD	02/24/22	\$56,000	WD	\$56,000	\$36,800	45.00	\$1,244	040-021-100-058-00
HAWES	070-023-300-020-00		07/15/21	\$88,900	WD	\$88,900	\$45,300	53.33	\$1,667	
HAWES	070-023-300-020-00		03/04/22	\$88,000	WD	\$88,000	\$45,300	53.33	\$1,650	
PLAINFIELD	072-006-100-001-40	E COUNTY LINE RD	10/28/22	\$166,000	WD	\$166,000	\$166,000	47.45	\$3,498	
CALEDONIA	022-011-100-070-00	DEERFIELD RD	01/20/23	\$118,000	WD	\$118,000	\$118,000	50.17	\$2,352	
Totals:				\$740,400		\$740,400	\$489,300	358.82	\$2,063	

2023 P/A RATE = \$1,500

2024 P/A RATE= \$2,000

55 - 70 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
ALCONA	020-012-300-020-00	W HUBBARD LAKE TRL	03/22/22	\$135,500	WD	\$135,500	\$35,900	56.70	\$2,390	
GUSTIN	050-032-100-030-00	ALLARD TRL	09/23/21	\$145,900	WD	\$145,900	\$145,900	63.44	\$2,300	050-032-100-001-00
RENO	080-008-100-001-00		09/21/21	\$138,000	LC	\$138,000	\$69,900	66.37	\$2,079	
Totals:				\$138,000		\$138,000	\$69,900	66.37	\$2,079	

2023 P/A RATE = \$1,500

2024 P/A RATE= \$2,000

80 - 120 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
MIKADO	090-007-300-005-00	2740 W F-30	04/21/21	\$174,000	WD	\$174,000	\$72,600	102.65	\$1,695	
MIKADO	090-018-100-005-00	W F-30	02/22/22	\$204,000	WD	\$204,000	\$83,900	120.00	\$1,700	
PLAINFIELD	070-028-300-001-00	N WILSON CREEK RD	01/20/22	\$216,000	WD	\$216,000	\$123,500	120.00	\$1,800	
PLAINFIELD	070-028-300-001-00	N WILSON CREEK RD	10/26/21	\$200,000	WD	\$200,000	\$123,500	120.00	\$1,667	
CALEDONIA	020-015-400-005-00		10/28/22	\$159,000	WD	\$159,000	\$159,000	80.00	\$1,988	020-015-400-004-00
ALABASTER	010-033-400-002-00	DYER RD	03/24/23	\$148,000	WD	\$148,000	\$148,000	80.00	\$1,850	

Totals: \$1,101,000 \$1,101,000 \$710,500 622.65 \$1,768

2023 P/A RATE = \$1,500

2024 P/A RATE= \$1,700

OVER 120 - 600 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
HAWES	070-024-300-050-00	2121 N HUBBARD LAKE	10/22/21	\$265,000	WD	\$265,000	\$125,200	180.00	\$1,472	
MITCHELL	112-012-100-050-00	FRUCHY RANCH RD	07/28/21	\$219,900	WD	\$219,900	\$112,500	158.75	\$1,385	112-013-100-050-00
AUSABLE	020-017-400-001-00	4111 GRASS LAKE	08/13/21	\$224,100	WD	\$224,100	\$67,200	160.00	\$1,401	
MITCHELL	112-014-100-005-02	VANWAGONER RD	02/21/23	\$380,000	WD	\$380,000	\$380,000	240.00	\$1,583	

Totals: \$1,089,000 \$1,089,000 \$684,900 738.75 \$1,474

2023 P/A RATE = \$1,400

2024 P/A RATE= \$1,500

640 +/- ACRES (2024) 4/1/2021 - 3/31/2023 LAND VALUE

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Net Acres	Dollars/Acre	Other Parcels in Sale
NO SALES										

Totals: \$0 \$0 \$0 0.00 #DIV/0!

2023 P/A RATE = \$1,300

2024 P/A RATE= \$1,400

INCREASED \$100 PER ACRE SIMILAR TO 120 - 600 ACRE PARCELS

GREENBUSH TOWNSHIP 2024 RESIDENTIAL LAND VALUES
USE RESIDENTIAL LAND VALUES FOR COMMERCIAL & INDUSTRIAL

WATER FRONT		LAKE HURON										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-L11-000-237-00	6370 N US-23	07/15/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$115,000	\$100,498	60.00	64.8	375.0	\$1,774
064-S60-000-020-00	N US-23	07/23/21	\$115,400	WD	03-ARM'S LENGTH	\$115,400	\$115,400	\$115,341	80.50	82.9	97.7	\$1,392
064-S60-000-021-00	5188 N US-23	07/09/21	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$100,000	\$113,692	80.50	81.8	94.6	\$1,222
064-S60-000-021-00	5188 N US-23	02/03/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	\$113,692	80.50	81.8	94.6	\$1,833
041-401-006-010-02	2307 S US-23	04/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$190,000	\$207,798	150.00	159.8	450.0	\$1,189
Totals:			\$670,400			\$670,400	\$670,400	\$651,021		471.2		
										Average	1,482.0	
										per FF=>	\$1,423	
										PRICE P/FF 2024	\$1,400	

LAKE HURON INFLUENCE												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
063-011-200-013-00	N US-23	09/11/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	\$10,920	200.00	176.0	200.0	\$57
064-L10-000-069-00	N US-23	09/16/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	\$19,076	234.00	246.5	344.6	\$101
063-011-200-002-00	N US-23	08/30/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	\$11,164	100.00	171.8	590.0	\$128
064-L10-000-083-00	N US-23	07/21/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	\$10,677	110.00	164.3	446.0	\$61
Totals:			\$67,000			\$67,000	\$67,000	\$51,837		758.5		
										Average	86.8	
										per FF=>	\$88	
										PRICE P/FF 2024	\$90	

WATER FRONT CEDAR LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-C20-000-019-00	CEDAR LAKE RD	02/23/22	\$39,000	WD	03-ARM'S LENGTH	\$33,660	\$33,660	\$43,613	50.00	51.0	217.0	\$660
064-G30-000-012-01	SHOREVIEW	09/17/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$59,016	104.00	102.6	166.0	\$585
064-L14-000-442-00	CEDAR LAKE DR	04/18/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	\$29,740	50.00	51.7	229.0	\$1,063
064-L33-000-191-00	LAKEWOOD DR	06/14/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	\$40,057	100.00	100.1	176.0	\$699
064-L33-000-204-00	LAKEWOOD DR	05/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$44,769	100.00	97.3	157.0	\$617
064-L60-000-020-00	CEDAR LAKE RD	08/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	\$57,582	100.00	100.1	176.0	\$549
064-L60-000-028-00	CEDAR LAKE RD	01/02/23	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$117,500	\$57,745	100.00	100.4	178.0	\$1,170
041-131-000-003-00	E CEDAR LAKE DR	11/01/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$72,500	\$54,505	66.00	72.7	441.0	\$998
041-140-000-096-00	3480 E CEDAR LAKE DR	06/17/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$56,000	\$59,645	100.00	79.5	120.0	\$704
041-195-000-027-00	3611 S CEDAR ST	05/28/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	\$49,957	60.00	62.4	352.0	\$799
Totals:			\$634,900			\$629,560	\$629,560	\$496,629		818.1		

Average per FF=> **\$770** **\$831 GREENBUSH SALES ONLY**
PRICE P/FF 2024 \$800

CEDAR LAKE INFLUENCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-L10-000-174-00	CEDAR LAKE DR	08/31/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$11,500	\$7,222	120.00	158.7	700.0	\$72
064-L10-000-175-00	CEDAR LAKE DR	08/31/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$11,500	\$3,611	60.00	79.4	350.0	\$145
064-S21-000-034-00	7580 CEDAR LAKE RD	05/12/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$6,836	132.00	114.3	150.0	\$105
041-220-000-019-00	E CEDAR LAKE DR	07/14/22	\$10,000	CD	03-ARM'S LENGTH	\$10,000	\$10,000	\$11,160	50.00	124.0	1230.0	\$81
Totals:			\$45,000			\$45,000	\$45,000	\$28,829		476.4		

Average per FF=> **\$94**
PRICE P/FF 2024 \$90

US-23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
063-011-200-002-00	N US-23	08/30/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	\$11,164	100.00	171.8	590.0	\$128
064-L10-000-083-00	N US-23	07/21/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	\$10,677	110.00	164.3	446.0	\$61
041-240-000-023-01	S US-23	06/30/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$19,900	\$10,211	200.00	193.4	187.0	\$103
041-255-000-002-02	S US-23	09/28/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	\$8,235	100.00	188.7	712.0	\$26
041-255-000-006-09	S US-23	07/19/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$23,000	\$19,166	400.00	530.0	608.0	\$43
Totals:			\$79,900			\$79,900	\$79,900	\$59,453		1,248.1		
										Average	72.4	
										per FF=>	\$64	
										PRICE P/FF 2024	\$65	

F-30

F-30 AND F-41 & CEDAR LAKE RD IN CONDITIONS, MAINTENANCE AND TRAFFIC PATTERNS, IN MY OPINION SHOULD BE THE SAME

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-P31-000-027-50	CEDAR LAKE RD	08/25/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$19,900	\$16,934	125.00	282.0	274.2	\$71
064-W41-000-008-00	CEDAR LAKE RD	08/30/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,500	\$3,977	60.00	61.2	208.0	\$41
040-034-300-100-00	4934 W CEDAR LAKE RD	09/02/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$7,713	339.00	295.5	152.0	\$51
041-133-000-004-00	W CEDAR LAKE RD	02/01/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$17,564	162.00	355.6	1190.0	\$34
Totals:			\$49,400			\$49,400	\$49,400	\$46,188		994.3		
										Average	49.0	
										per FF=>	\$50	
										PRICE P/FF 2024	\$50	

CEDAR LAKE RD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-P31-000-027-50	CEDAR LAKE RD	08/25/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$19,900	\$16,934	125.00	282.0	274.2	\$71
064-S21-000-034-00	7580 CEDAR LAKE RD	05/12/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$6,836	132.00	114.3	150.0	\$105
064-W41-000-008-00	CEDAR LAKE RD	08/30/22	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,500	\$3,977	60.00	61.2	208.0	\$41
040-002-200-122-00	W CEDAR LAKE RD	09/09/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$10,783	500.00	378.4	221.0	\$32
040-034-300-100-00	4934 W CEDAR LAKE RD	09/02/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$7,713	339.00	295.5	152.0	\$51
041-133-000-004-00	W CEDAR LAKE RD	02/01/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$17,564	162.00	364.0	1190.0	\$33
Totals:			\$73,400			\$73,400	\$73,400	\$63,807		1,495.4		
										Average	55.3	
										per FF=>	\$49	
										PRICE P/FF 2024	\$50	

CEADR LAKE DR NO WATER INFLUENCE ALSO USE OF IRWIN & THAYER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-L10-000-109-00	CEDAR LAKE DR	09/18/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	\$4,557	60.00	60.0	273.0	\$83
064-L10-000-174-00	CEDAR LAKE DR	04/03/20	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$6,500	\$7,222	120.00	120.0	350.0	\$54
Totals:			\$11,500			\$11,500	\$11,500	\$11,779		180.0		
										Average	68.8	
										per FF=>	\$64	
										PRICE P/FF 2024	\$65	

NO NEW SALES

PAVED ROADS & MARTEL/HURON CEDAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
040-021-300-010-00	3758 S POOR FARM RD	10/11/22	\$19,901	WD	32-SPLIT VACANT	\$19,901	\$19,901	\$19,664	660.00	599.5	357.0	\$33
041-400-006-016-00	E CAMPBELL ST	06/10/22	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$9,500	\$5,539	198.00	179.8	165.0	\$53
091-023-300-020-00	GODDARD RD	07/20/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	\$18,600	660.00	481.0	330.0	\$46
091-034-400-060-00	KINGS CORNER RD	05/20/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	\$17,984	361.00	426.0	602.0	\$75
091-035-300-050-00	2081 KINGS CORNER RD	12/15/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$3,000	\$4,894	165.00	163.1	264.0	\$18
Totals:			\$86,401			\$86,401	\$86,401	\$66,681		1,849.5		
										Average per FF=>	45.1	
											\$47	
											PRICE P/FF 2024	\$45

PAVED ROADS IN VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
041-400-007-014-00	E GRUFF ST	01/28/20	\$4,300	WD	03-ARM'S LENGTH	\$4,300	\$4,300	\$3,945	132.00	119.9	165.0	\$36
041-400-006-016-00	E CAMPBELL ST	06/10/22	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$9,500	\$5,539	198.00	179.8	165.0	\$53
Totals:			\$13,800			\$13,800	\$13,800	\$9,484		299.7		
										Average per FF=>	44.3	
											\$46	
											PRICE P/FF 2024	\$45

GRAVEL/DIRT ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
041-100-000-015-00	S STEVENS RD	05/04/21	\$3,200	WD	03-ARM'S LENGTH	\$3,200	\$3,200	\$5,521	195.00	209.1	230.0	\$15
041-100-000-020-00	S STEVENS RD	04/14/22	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$5,000	\$4,601	195.00	209.1	230.0	\$24
041-100-000-029-00	S STEVENS RD	08/04/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$6,000	\$4,366	196.00	198.4	205.0	\$30
091-024-200-035-10	WILDWOOD TR	05/06/21	\$18,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$20,085	293.00	342.0	522.0	\$35
092-101-000-045-00	579 BIRCH RD	09/16/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$14,000	\$11,270	200.00	225.4	385.0	\$62
092-101-000-046-00	BIRCH RD	10/05/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	\$10,469	150.00	209.4	497.0	\$48
Totals:			\$56,200			\$50,200	\$50,200	\$56,312		1,393.4		
										Average per FF=>	35.7	
											\$36	
											PRICE P/FF 2024	\$35

PRIVATE ROADS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
041-300-000-012-00	S PRINCE DR	08/29/18	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$13,000	\$16,076	350.00	495.0	627.0	\$26
090-001-300-105-00	2357 BREWER RD	10/10/18	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	\$5,300	330.00	265.0	264.0	\$19
091-024-200-035-10	WILDWOOD TR	05/06/21	\$18,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$20,085	293.00	342.0	522.0	\$35
Totals:			\$36,000			\$30,000	\$30,000	\$41,461		1,102.0		
										Average per FF=>	26.7	
											\$27	
											PRICE P/FF 2024	\$25

TIMBERLAKES & GREENBUSH SHORES HIGH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
064-L30-000-025-00	WOODLEA RD	08/05/22	\$849	QC	13-GOVERNMENT	\$849	\$849	\$3,631	106.00	1.0	132.0	\$849
064-L32-000-079-00	BIRCH CREST DR	11/30/21	\$5,000	WD	22-OUTLIER	\$5,000	\$5,000	\$1,839	120.00	1.0	161.0	\$5,000
064-L32-000-082-00	BIRCH CREST DR	09/01/21	\$950	QC	13-GOVERNMENT	\$950	\$950	\$2,071	132.00	1.0	197.0	\$950
064-L32-000-105-00	BIRCH CREST DR	07/05/22	\$4,000	QC	03-ARM'S LENGTH	\$4,000	\$4,000	\$6,086	143.00	1.0	161.0	\$4,000
064-L36-000-505-00	HUNTINGTON DR	12/16/21	\$4,200	WD	03-ARM'S LENGTH	\$4,200	\$4,200	\$3,625	117.00	2.0	192.0	\$2,100
064-L36-000-517-00	HUNTINGTON DR	02/17/23	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,500	\$4,311	153.00	1.0	196.0	\$2,500
Totals:			\$17,499			\$17,499	\$17,499	\$21,563		7.0		
										Average	2,566.5	
										per FF=>	\$2,500	
										PRICE P/LOT 2024	\$2,500	

TIMBERLAKES & GREENBUSH SHORES AVERAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Actual Front	Effec. Front	Depth	Dollars/FF
041-265-000-060-00	S BIRCHCREST DR	09/02/21	\$2,800	QC	13-GOVERNMENT	\$2,800	\$2,800	\$550	1.00	1.0	0.0	\$2,800
041-266-000-204-00	S DEER RUN DR	09/22/22	\$2,600	QC	13-GOVERNMENT	\$2,600	\$2,600	\$550	1.00	1.0	0.0	\$2,600
041-266-000-227-00	S TIMBERLAKES BLVD	09/02/21	\$1,100	QC	13-GOVERNMENT	\$1,100	\$1,100	\$550	1.00	1.0	0.0	\$1,100
064-L37-000-669-00	BROOKHAVEN DR	10/15/21	\$100	QC	13-GOVERNMENT	\$100	\$100	\$1,483	100.00	1.0	275.0	\$100
064-L38-000-697-00	HUNTINGTON DR	09/01/21	\$829	QC	13-GOVERNMENT	\$829	\$829	\$1,479	100.00	1.0	175.0	\$829
064-L38-000-760-00	HUNTINGTON DR	05/20/21	\$1,000	CD	22-OUTLIER	\$1,000	\$1,000	\$1,925	131.00	1.0	204.0	\$1,000
064-L38-000-772-00	HUNTINGTON DR	12/29/21	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$5,000	\$2,915	226.00	2.0	208.0	\$2,500
064-L39-000-818-00	PINE TREE TR	10/15/21	\$250	QC	13-GOVERNMENT	\$250	\$250	\$1,173	100.00	1.0	172.0	\$250
064-L40-000-863-00	CEDARBROOK DR	04/12/21	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000	\$1,505	106.00	1.0	252.0	\$2,000
064-L40-000-876-00	CEDARBROOK DR	10/15/21	\$100	QC	13-GOVERNMENT	\$100	\$100	\$1,683	100.00	1.0	354.0	\$100
064-L40-000-878-00	ARROWHEAD DR	09/16/21	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	\$1,307	106.00	1.0	190.0	\$1,000
064-L40-000-938-00	ARROWHEAD DR	09/24/21	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	\$1,860	143.00	1.0	261.0	\$1,000
064-L41-000-988-00	PINE TREE TR	08/12/21	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,500	\$4,128	521.00	5.0	396.0	\$900
064-L41-001-002-00	PINE TREE TR	09/01/21	\$943	QC	13-GOVERNMENT	\$943	\$943	\$2,146	209.00	2.0	196.0	\$472
064-L41-001-004-00	TIMBER TR	10/15/21	\$450	QC	13-GOVERNMENT	\$450	\$450	\$1,615	182.00	1.0	133.0	\$450
064-L41-001-013-00	PINE TREE TR	10/15/21	\$350	QC	13-GOVERNMENT	\$350	\$350	\$1,095	100.00	1.0	150.0	\$350
064-L41-001-026-00	BRIARWOOD WAY	08/09/21	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000	\$1,207	102.00	1.0	175.0	\$2,000
064-L41-001-039-00	TAMARACK TR	10/15/21	\$100	QC	13-GOVERNMENT	\$100	\$100	\$1,140	103.00	1.0	153.0	\$100
Totals:			\$26,122			\$26,122	\$26,122	\$28,311		24.0		
										Average	1,086.1	
										per FF=>	\$1,088	
										PRICE P/LOT 2024	\$1,000	

TIMBERLAKES & GREENBUSH SHORES LOW NO CHANGE FROM 2023 **PRICE P/LOT 2024 \$550**

TIMBERLAKES & GREENBUSH SHORES VERY LOW NO CHANGE FROM 2023 **PRICE P/LOT 2024 \$400**