

no vacant sales in City 4-01-2023 - 03-30-2023
Used Bruce/ Soo twp for 106A/B: Raber for C

SALE STUDY 2023										LAND TIME ADJUSTMENT =		4/11/2014 TO 08-31-2023		per year		101A	101B	101C
Tax year										2023		Average Inflation Rate =		8.53%		per month		
												0.71%		per month				
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Appraisal Year of Sale	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre		
River Frontage										% adj for age of sale								
VACANT FRONTAGE SOLD AND SALE LISTING VALUES										per month								
										0.71%								
051-430-013-00	101	Lakeshore Dr	122.5	300.0	2021	6	18	\$175,000	\$0	175,000	197,400	197,400	RIVER FRONTAGE A	1,611.43	5.37	233,979	Cost FF	487.99
051-039-040-50	101	2000 LIME ISLAND NO 3	320.5	5,769.5	2022	11	11	\$145,000	\$0	145,000	156,400	156,400	RIVER FRONTAGE A	487.99	0.08	3,684	Cost SQFT	0.08
012-026-017-50	Soo Twp	Nicolet Rd	101.0	694.0	2021	3	15	\$100,000	\$0	100,000	110,700	110,700	RIVER FRONTAGE A	1,096.04	1.58	68,795	Cost Acre	3,684.33
012-035-034-00	Soo Twp	Scenic Dr	100.0	100.0	2020	9	33	\$97,000	\$0	97,000	119,800	119,800	RIVER FRONTAGE A	1,198.00	11.98	521,849		
012-395-003-00	Soo Twp	Cedar Dr	193.7	588.0	2021	2	14	\$80,000	\$0	80,000	88,000	88,000	RIVER FRONTAGE B	454.26	0.77	33,653	Cost FF	177.58
002-106-003-00	Bruce Twp	S Gregg Rd	330.0	2,000.0	2022	9	9	\$55,000	\$0	55,000	58,600	58,600	RIVER FRONTAGE B	177.58	0.09	3,868	Cost SQFT	0.09
002-180-007-00	Bruce Twp	S Rath ROW	132.0	2,000.0	2022	9	9	\$135,000	\$0	135,000	143,700	143,700	RIVER FRONTAGE B	1,088.64	0.54	23,711	Cost Acre	3,867.60
002-180-006-00	Bruce Twp	S Rath ROW	66.0	2,200.0	2023	3	-9	\$20,000	\$0	20,000	18,800	18,800	RIVER FRONTAGE B	284.85	0.13	5,640		
051-156-626-50	101	Riverside Dr	23.7	42.6	2019	5	41	\$33,200	\$0	33,200	42,900	42,900	RIVER FRONTAGE B	1,810.13	42.49	1,850,918		
010-300-031-00	Raber	Lime Island Dock Rd	291.96	375.98	2020	9	33	99,500	\$0	99,500	122,900	122,900	RIVER FRONTAGE C	420.95	1.12	48,770	Cost FF	177.33
010-460-014-00	Raber	E Nicole Ln	150	499.48	2021	3	15	24,000	\$0	24,000	26,600	26,600	RIVER FRONTAGE C	177.33	0.36	15,465	Cost SQFT	0.36
																	Cost Acre	15465.36

Unit of Comparison		Range		Percent Difference
		Low	high	
Cost FF	487.99	1,611.43	70%	
Cost SQFT	0.08	11.98	99%	
Cost Acre	3,684.33	521,848.80	99%	
Cost FF	177.58	1,810.13	90%	
Cost SQFT	0.09	42.49	100%	
Cost Acre	3,867.60	1,850,918.17	100%	
Cost FF	177.33	420.95	58%	
Cost SQFT	0.36	1.12	68%	
Cost Acre	15465.36	48,769.88	68%	

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
River Frontage A	146,075	1,098	161	1,716
River Frontage B	70,400	763	149	1,366
River Frontage C	74,750	299	221	438
Average Frontage				
2023 Land Table Entries for 2024				
		Value	Base Frontage	Base Depth
River Frontage A		1,098	100	205
River Frontage B		763	104	383
River Frontage C		299	206	1747

The data above divides the difference of the high and low price range by the higher price to calculate % difference.

The lowest percent difference indicates the valuation method that will reduce variation in value when applied to subject properties.

no vacant sales in City 4-01-2023 - 03-30-2023

SALE STUDY 2023										LAND TIME ADJUSTMENT =		4/11/2014 TO 08-31-2023				
Tax year										2023		Average Inflation Rate =		13.31% per year		
												1.11%		per month		
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Value	Estimated Land Value	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Residential North of Canal Line																
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																
051-153-566-00	102	E PORTAGE AVE	75.8	177.0	2020	10	34	\$10,000	\$0	\$10,000	13,800	13,800	RES N OF CANAL L	182	1.03	44,805
051-148-385-60	102	W PORTAGE AVE	78.0	160.8	2022	11	11	\$3,250	\$0	\$3,250	3,700	3,700	RES N OF CANAL L	47	0.29	12,850
051-649-060-00	102	210 ST MARYS DR	50.5	109.0	2022	7	7	\$6,500	\$0	\$6,500	7,100	7,100	RES N OF CANAL L	141	1.29	56,186
051-294-003-61	102	CARRIE ST	17.0	30.0	2021	1	13	\$1,700	\$0	\$1,700	2,000	2,000	RES N OF CANAL L	118	3.92	170,824
051-322-011-00	102	E SPRUCE ST	140.1	225.2	2020	11	35	\$9,000	\$0	\$9,000	12,500	12,500	RES N OF CANAL L	89	0.40	17,258
051-462-003-00	102	MAPLE ST	50.8	135.0	2021	11	23	\$5,000	\$0	\$5,000	6,300	6,300	RES N OF CANAL L	124	0.92	40,016
051-865-008-00	102	516 GROS CAP AVE	52.6	112.5	2020	8	32	\$3,500	\$0	\$3,500	4,800	4,800	RES N OF CANAL L	91	0.81	35,322

Unit of Comparison	Range		Percent Difference
	Low	high	

Cost FF	47.44	182.06	74%
Cost SQFT	0.29	3.92	92%
Cost Acre	12,850	170,824	92%

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Mean/Avg Value				COST FF	Avg Frontage	Avg Depth
102 Frontage				7,171	113	66 136

2023 Land Table Entries for 2024				Average Frontage Value	Base Frontage	Base Depth
102 Frontage				113	51	128

SALE STUDY 2023							Tax year		LAND TIME ADJUSTMENT = 2023				4/11/2014 TO 08-31-2023 Average Inflation Rate = 14.08% 1.17%				per year per month	
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre		
Residential S of Canal E of Spur VACANT FRONTAGE SOLD AND SALE LISTING VALUES																		
051-039-023-00	103	MARQUETTE AVE	154.4	319.0	2021	1	13	\$10,000	\$0	10,000	11,600	11,600	RES S OF CANAL E OF SPUR	75	0.24	10,259		
051-077-017-00	103	SEYMOUR ST	80.0	123.0	2021	2	14	\$9,000	\$0	9,000	10,500	10,500	RES S OF CANAL E OF SPUR	131	1.07	46,482		
051-092-001-50	103	E ANN ST	41.8	60.0	2020	1	25	\$4,500	\$0	4,500	5,900	5,900	RES S OF CANAL E OF SPUR	141	2.35	102,474		
051-134-001-00	103	E 14TH AVE	1,049.1	1,117.5	2020	9	33	\$25,500	\$0	25,500	35,400	35,400	RES S OF CANAL E OF SPUR	34	0.03	1,315		
051-135-004-00	103	E 14TH AVE	108.1	125.0	2022	1	1	\$10,000	\$0	10,000	10,200	10,200	RES S OF CANAL E OF SPUR	94	0.75	32,882		
051-135-009-00	103	E 14TH AVE	352.4	490.0	2020	8	32	\$13,000	\$0	13,000	17,900	17,900	RES S OF CANAL E OF SPUR	51	0.10	4,516		
051-135-020-00	103	E 15TH AVE	68.4	125.0	2020	9	33	\$4,000	\$0	4,000	5,600	5,600	RES S OF CANAL E OF SPUR	82	0.65	28,531		
051-151-527-00	103	FORT ST	176.9	301.5	2023	1	-11	\$10,000	\$0	10,000	8,800	8,800	RES S OF CANAL E OF SPUR	50	0.16	7,187		
051-175-001-00	103	JOHN ST	258.4	252.4	2020	2	26	\$13,000	\$0	13,000	17,000	17,000	RES S OF CANAL E OF SPUR	66	0.26	11,354		
051-252-001-00	103	TWEED ST	80.1	131.5	2021	1	13	\$5,000	\$0	5,000	5,800	5,800	RES S OF CANAL E OF SPUR	72	0.55	23,988		
051-282-005-00	103	COURT ST	38.3	122.0	2023	2	-10	\$11,500	\$0	11,500	10,200	10,200	RES S OF CANAL E OF SPUR	266	2.18	95,089		
051-343-020-00	103	E 9TH AVE	61.7	124.0	2021	10	22	\$1,000	\$0	1,000	1,300	1,300	RES S OF CANAL E OF SPUR	21	0.17	7,402		
051-344-022-00	103	E 10TH AVE	71.6	124.0	2020	5	29	\$7,500	\$0	7,500	10,100	10,100	RES S OF CANAL E OF SPUR	141	1.14	49,554		
051-353-004-00	103	E 9TH AVE	61.9	125.0	2020	1	25	\$7,500	\$0	7,500	9,700	9,700	RES S OF CANAL E OF SPUR	157	1.25	54,608		
051-465-014-10	103	LINCOLN WAY	42.4	197.0	2020	5	29	\$1,000	\$0	1,000	1,400	1,400	RES S OF CANAL E OF SPUR	33	0.17	7,301		
051-551-026-00	103	E 13TH AVE	67.3	124.1	2022	3	3	\$2,300	\$0	2,300	2,400	2,400	RES S OF CANAL E OF SPUR	36	0.29	12,517		
051-647-004-00	103	PECK ST	68.0	117.4	2022	12	12	\$10,000	\$0	10,000	11,500	11,500	RES S OF CANAL E OF SPUR	169	1.44	62,740		
051-805-020-00	103	E 11TH AVE	95.2	248.4	2021	6	18	\$6,500	\$0	6,500	7,900	7,900	RES S OF CANAL E OF SPUR	83	0.33	14,552		
051-805-024-00	103	E 11TH AVE	67.3	124.2	2021	10	22	\$4,900	\$0	4,900	6,200	6,200	RES S OF CANAL E OF SPUR	92	0.74	32,310		
051-811-017-00	103	E 14TH AVE	47.6	124.2	2021	12	24	\$5,000	\$0	5,000	6,500	6,500	RES S OF CANAL E OF SPUR	137	1.10	47,893		
051-815-007-00	103	E 15TH AVE	168.0	248.4	2022	3	3	\$9,000	\$0	9,000	9,400	9,400	RES S OF CANAL E OF SPUR	56	0.23	9,812		
051-824-018-00	103	E 14TH AVE	99.0	268.4	2021	11	23	\$1,518	\$0	1,518	2,000	2,000	RES S OF CANAL E OF SPUR	20	0.08	3,279		
051-824-018-00	103	E 14TH AVE	50.8	134.0	2023	3	-9	\$3,500	\$0	3,500	3,200	3,200	RES S OF CANAL E OF SPUR	63	0.47	20,477		
051-841-002-10	103	SEYMOUR ST	19.6	52.5	2022	10	10	\$2,500	\$0	2,500	2,800	2,800	RES S OF CANAL E OF SPUR	143	2.72	118,531		
051-824-019-00	103	E 14TH AVE	49.5	134.2	2022	3	3	\$3,500	\$0	3,500	3,700	3,700	RES S OF CANAL E OF SPUR	75	0.56	24,262		

Range			
Unit of Comparison	Low	high	Percent Difference

Cost FF	20	266	92%
Cost SQFT	0.03	2.72	99%
Cost Acre	1,315.31	118,530.61	99%

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103 Frontage	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
	8,680	92	135	213
Average Frontage Value				
2023 Land Table Entries for 2024				
103 Frontage		92	60	125
Base Frontage Base Depth				

SALE STUDY 2023										LAND TIME ADJUSTMENT =		Average Inflation Rate =		per year		per month	
										2023		4/11/2014 TO 08-31-2023		14.52%		1.21%	
Parcel #	Street Name- Location	Effec.	Average	SALE	SALE	Month	SALE AMNT	Building	Land Residual	Land Residual	Land Value	Frontage Type	Cost	Cost	Cost	Cost	Cost
	NBH	FRONTAGE	DEPTH	YEAR	MONTH	for time adj	land and improves	Appraisal	Adjusted	Adjusted	Adjusted		FF	SQFT	Acres		
Res W of S:ur SE of 12th Ave- Lakeshore																	
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																	
051-046-005-00	104 GARDENVILLE RD	#####	772.0	2021	10	22	\$6,000	\$0	\$6,000	7,600	7,600	RES W OF SPUR/ SE OF 12TH AVE	18	0.02	1,036		
051-061-016-20	104 W 12TH AVE	91.2	150.0	2022	6	6	\$8,000	\$0	\$8,000	8,600	8,600	RES W OF SPUR/ SE OF 12TH AVE	94	0.63	27,384		
051-064-010-00	104 W 20TH ST	#####	2238.6	2021	8	20	\$28,000	\$0	\$28,000	34,800	34,800	RES W OF SPUR/ SE OF 12TH AVE	46	0.02	886		
051-065-002-00	104 W 20TH ST	#####	3604.6	2021	11	23	\$35,000	\$0	\$35,000	44,800	44,800	RES W OF SPUR/ SE OF 12TH AVE	59	0.02	716		
051-065-002-40	104 W 20TH ST	#####	1550.4	2020	12	36	\$9,500	\$0	\$9,500	13,700	13,700	RES W OF SPUR/ SE OF 12TH AVE	15	0.01	428		
051-065-008-00	104 W 16TH AVE	#####	666.1	2021	8	20	\$15,000	\$0	\$15,000	18,700	18,700	RES W OF SPUR/ SE OF 12TH AVE	32	0.05	2,081		
051-066-001-05	104 3509 SHERMAN PARK DR	#####	650.6	2021	10	22	\$23,500	\$0	\$23,500	29,800	29,800	RES W OF SPUR/ SE OF 12TH AVE	51	0.08	3,397		
051-066-003-30	104 BERMUDA AVE	#####	657.0	2020	6	30	\$30,000	\$0	\$30,000	40,900	40,900	RES W OF SPUR/ SE OF 12TH AVE	140	0.21	9,277		
051-066-009-00	104 BERMUDA AVE	95.1	456.0	2021	11	23	\$3,000	\$0	\$3,000	3,900	3,900	RES W OF SPUR/ SE OF 12TH AVE	41	0.09	3,917		
051-066-009-10	104 BERMUDA AVE	#####	456.0	2021	11	23	\$3,000	\$0	\$3,000	3,900	3,900	RES W OF SPUR/ SE OF 12TH AVE	29	0.06	2,770		
051-167-608-00	104 W 6TH AVE	#####	130.0	2021	11	23	\$11,000	\$0	\$11,000	14,100	14,100	RES W OF SPUR/ SE OF 12TH AVE	139	1.07	46,548		
051-402-001-00	104 W 8TH AVE	#####	237.8	2022	1	1	\$8,000	\$0	\$8,000	8,100	8,100	RES W OF SPUR/ SE OF 12TH AVE	27	0.11	4,929		

	Mean/Avg Value	COST FF/Sqft	Avg Frontage	Avg Depth
104 Frontage	19,075	58	419	964

2023 Land Table Entries for 2024	Average Frontage Value	Base Frontage	Base Depth
104 Frontage	58	120	140

Unit of Comparison	Range			Percent Difference
	Low	high		

Cost FF	15	140	89%
Cost SQFT	0	1	99%
Cost Acre	427.97	46,547.63	99%

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SALE STUDY 2023					Tax year				LAND TIME ADJUSTMENT = 2023				Average Inflation Rate = 4/11/2014 TO 08-31-2023 5.97% 0.50%				per year per month						
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre							
Res W of S;ur SE of 12th Ave- Lakeshore																							
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																							
051-431-002-00	105	LAKESHORE DR	#####	199.9	2021	8	20	\$46,000	\$0	\$46,000	50,600	50,600	RES W OF SPUR/ SE OF 12TH AVE	317	1.59	69,043							
051-432-005-00	105	LAKESHORE DR	#####	200.0	2022	4	4	\$35,000	\$0	\$35,000	35,700	35,700	RES W OF SPUR/ SE OF 12TH AVE	331	1.66	72,196							
051-434-011-00	105	W 16TH AVE	#####	114.0	2021	7	19	\$12,000	\$0	\$12,000	13,200	13,200	RES W OF SPUR/ SE OF 12TH AVE	115	1.01	43,859							
051-435-010-00	105	SOUTH DR	#####	200.0	2021	6	18	\$35,000	\$0	\$35,000	38,200	38,200	RES W OF SPUR/ SE OF 12TH AVE	355	1.77	77,251							
									Mean/Avg Value			COST FF/Sqft			Avg Frontage			Avg Depth					
105 Frontage									34,425			279			123			178					
105 Cost per sqft									34,425			1.51			123			178					
												2023 Land Table Entries for 2024			Average Frontage Value			Base Frontage			Base Depth		
105 Frontage												279			110			200					
105 Cost per sqft												1.51											

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THESE ARE PROPERTIES USUALLY SOLD ON TAX SALE OR RESOLD AFTER A TAX SALE... SALE ANALYSIS NEED TO BE SET ON QCD- FORECLOSURE- NOT USED
 FILTER OPTIONS = VACANT LAND
property is usually purchased after a tax foreclosure sale

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no vacant sales in City 4-01-2023 - 03-30-2023
Valued land table by Sqft

SALE STUDY 2023

Tax year

LAND TIME ADJUSTMENT =
2023

420

Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	Total Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Commercial																	
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																	
													SEE 106A INFLATION				
													Average Inflation Rate =		per year		
													4.42%		0.37%		
I-75 Business Spur																	
051-037-024-11	420	MERIDIAN ST	222.5	302.2	1.5	2022	5	5	\$45,000	\$0	\$45,000	\$ 45,900	\$ 45,900		206	0.68	29,736
051-502-001-20	420	2901 I 75 BUSINESS SPUR	140.8	947.0	3.06	2021	6	16	300,000	\$0	300,000	\$ 319,900	\$ 319,900		2272	2.40	104,506

Unit of Comparison	Range		Percent Difference
	Low	high	
Cost per acr	29735.56	104506.22	71.55%
Cost FF	306.29	2372.02	90.92%
Cost SQFT	0.68	2.40	71.55%

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Location	Avg Ftg	Cost	Avg Depth	Cost per FF	Cost per SQ Ft
420 Cannabis	182	182,900	625	1007	2.40

2023 Land Table Entries for 2024	Average Frontage		
	Value	Base Frontage	Base Depth
420 Cannabis	1,007	199	234

SALE STUDY 2023					Tax year		2023													
Parcel #	NBH	Street Name- Location	Effic. FRONTAGE	Average DEPTH	Total Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT	land and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre		
Commercial VACANT FRONTAGE SOLD AND SALE LISTING VALUES																				
Average Inflation Rate =														4/11/2014 To 08-31-2023						
														0.37%		per year				
																per month				
I-75 Business Spur																				
051-502-001-10	106A	2865 I-75 BUSINESS SPUR		321.8	529.8	3.91	2020	6	30	220,000		\$0	220,000	\$	244,400	\$	244,400			
051-502-001-20		420 2901 I 75 BUSINESS SPUR		140.8	947.0	3.06	2021	6	18			\$0	300,000	\$	319,900	\$	319,900			
051-064-033-00	106A	1192 W THREE MILE RD		809.1	529.8	9.84	2015	6	90	404,950		\$0	404,950	\$	539,200	\$	539,200			
Average Inflation Rate =														11.72%		per year				
														0.98%		per month				
																per month				
Ashmun																				
051-144-187-10	106B	ASHMUN ST		50.0	97.0	0.11	2019	5	41	\$5,000		\$0	\$5,000	\$	7,100	\$	7,100			
051-639-004-10	106B	ASHMUN ST		132.2	198.3	0.60	2022	9	9	\$95,000		\$0	\$95,000	\$	103,400	\$	103,400			
051-209-001-00	106B	1512 ASHMUN ST		58.0	133.0	0.18	2017	10	70	\$10,000		\$0	\$10,000	\$	16,900	\$	16,900			
Average Inflation Rate =														9.52%		per year				
														0.79%		per month				
																per month				
Off Spur/ Ashmun																				
051-048-040-00	106C	E THREE MILE RD		550.2	409	5.16	2019	4	40	\$199,999		\$0	199,999	\$	263,500	\$	263,500			
051-141-006-00	106C	W PORTAGE AVE		81.0	150	0.28	2021	11	23	\$45,000		\$0	45,000	\$	53,300	\$	53,300			
051-148-377-00	106C	435 W PORTAGE AVE		204.2	558	2.61	2018	2	50	\$90,000		\$0	90,000	\$	125,700	\$	125,700			
051-150-435-00	106C	JOHNSTON ST		78.4	100	0.18	2022	1	1	\$13,800		\$0	13,800	\$	14,100	\$	14,100			
051-278-004-00	106C	E PORTAGE AVE		92.9	166	0.35	2020	4	28	\$85,000		\$0	85,000	\$	103,900	\$	103,900			
051-292-006-00	106C	BINGHAM AVE		67.5	122	0.19	2022	5	5	\$48,801		\$0	48,801	\$	50,800	\$	50,800			
051-716-011-00	106C	W 27TH AVE		89.7	135.0	0.28	2019	1	37	\$5,500		\$0	\$5,500	\$	7,200	\$	7,200			
051-718-011-00	106C	W 27TH AVE		89.7	135.0	0.28	2020	2	26	\$15,000		\$0	19,100	\$	18,100	\$	18,100			
Average Inflation Rate =														8.55%		per year				
														0.71%		per month				
																per month				
Commercial Water front ports and marinas																				
051-010-501-20	106E	100 Salmon Run Way		426	220.86	2.16	2019	3	39	\$	500,000		\$0	500,000	\$	639,000	SSM to LSSU	1500	6.79	295,844
051-154-600-00	106E	E Portage Ave		255.3	573.30	3.36	2013	6	114	\$	99,500		\$0	99,500	\$	180,400		707	1.23	53,690
051-030-005-00	106E	E Portage Ave		361	312.28	2.59	2018	3	51	\$	450,000		\$0	450,000	\$	613,600	LSSU to Cloverland	1700	5.44	237,095

Unit of Comparison	Range		Percent Difference
	Low	high	
Cost FF	666.42	2272.02	70.67%
Cost SQFT	1.26	2.40	47.57%
Cost Acre	54,793	104,506	47.57%
Cost FF	142.00	782.15	81.84%
Cost SQFT	1.46	3.94	62.88%
Cost Acre	63,768	171,812	62.88%
Cost FF	80.27	1118.41	92.82%
Cost SQFT	0.59	6.76	91.20%
Cost Acre	25,889.78	294,367.40	91.20%
Cost FF	707	1700	58%
Cost SQFT	1.23	6.79	82%
Cost Acre	53,689.78	295,843.52	82%

Location	Avg Ftg	Cost	Avg Depth	Cost per FF	Cost per SQ Ft
On Spur/ Ashmun 106A	424	367,833	669	868	1.70
Ashmun 106B	80	42,467	143	530	2.53
Off Spur/ Ashmun 106C	157	79,575	222	508	2.93
Comm WF 106E	347	477,667	369	1375	4.01
GolfM/H+acre 108	680	302,475	469	445	0.95

The lowest percent difference indicates the valuation method that will reduce variation in value when applied to subject properties.

2023 Land Table Entries for 2024	Average		
	Frontage Value	Base Frontage	Base Depth
106A comm 1-75 W 3 Mile	868	211	279
106B Ashmun	530	76	125
106C off Spur/ Ashmun	508	104	135
106E Comm/ Ind WF	1,375	353	448
108 goll/mh/4+ comm acre	445	621	906

no vacant sales in City 4-01-2023 - 03-30-2023

SALE STUDY 2023					Tax year			LAND TIME ADJUSTMENT = 2023			Average Inflation Rate =			11.33%		per year		0.94%	
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT and improvments	land	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre		
Industrial																			
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																			
051-011-003-00	107A	E SPRUCE ST	326.1	272.0	2021	5	17	\$30,000	-	\$30,000	\$	34,900	\$	34,900	107	0.39	17,139		
051-030-015-10	107A	JOHNSTON ST	52.0	192.7	2022	6	6	\$40,000	-	\$40,000	\$	42,300	\$	42,300	613	4.22	183,912		
051-394-014-00	107A	1285 E EASTERDAY AVE	233.3	53.6	2017	4	64	\$20,000	-	\$20,000	\$	32,100	\$	32,100	138	2.57	111,818		
051-884-010-00	107B	INDUSTRIAL PARK DR	215.0	636.2	2021	9	21	\$5,000	-	\$5,000	\$	6,000	\$	6,000	28	0.04	1,911		

Unit of Comparison	Range		Percent Difference
	Low	high	
Cost FF	27.91	813.46	97%
Cost SQFT	0.04	4.22	99%
Cost Acre	1910.85	183912.31	99%

Location	Avg Ftg	Cost	Avg Depth	Cost per FT/ Sqft
Industrial A & B	207	28,825	289	\$140
Industrial A & B Cost per sqft				1.33

The data above divides the difference of the high and low price range by the higher price to calculate % difference.

The lowest percent difference indicates the valuation method that will reduce variation in value when applied to subject properties.

2023 Land Table Entries for 2024		Average	
		Frontage Value	Base Frontage
Industrial 107 A & B Frontage		140	200
Industrial 107 A & B Cost per sqft		1.81	225