

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-24-100-001	NEWBERRY RD	7/22/2019	WD	\$ 297,970	297970	124.48	\$ 2,394
011-20-300-002	7017 COLBY RD	3/26/2021	WD	\$ 260,000	110582	40	\$ 2,765
011-34-400-001-20	MILLER RD	1/28/2021	WD	\$ 99,900	99900	27.55	\$ 3,626
011-24-200-001	NEWBERRY RD	7/22/2019	WD	\$ 245,000	245000	67.24	\$ 3,644
011-13-300-015	NEWBERRY RD	7/22/2019	WD	\$ 300,000	300000	78	\$ 3,846
011-13-400-001	NEWBERRY RD	7/22/2019	WD	\$ 300,000	300000	77	\$ 3,896
011-31-400-004-01	968 TYRRELL RD	4/3/2020	WD	\$ 285,000	86890	20	\$ 4,345
011-16-400-001	NEWBURG RD	7/22/2019	WD	\$ 485,755	485755	83.09	\$ 5,846
011-32-200-004	1805 TYRRELL RD	12/3/2020	WD	\$ 290,000	120009	20	\$ 6,000
011-36-300-007	5704 GRAND RIVER	11/16/2020	WD	\$ 305,000	181036	25	\$ 7,241
011-24-200-004-01	NEWBERRY RD	7/22/2019	WD	\$ 198,040	198040	26.05	\$ 7,602
		Totals:		\$ 3,066,665	2425182	588.41	
						Average	
						per Net	
						Acre=>	\$ 4,122
						USED	\$ 4,100

SHIAWASSEE TWP  
 AGRIC LAND VALUE  
 2022 ROLL

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
011-72-070-000	102 E MAPLE	12/23/2020	WD	\$ 70,000.00	-10793
011-60-010-011	121 S MAIN ST	10/11/2019	WD	\$ 109,900.00	-7594
011-60-010-006	108 S BEACH ST	5/29/2019	WD	\$ 59,900.00	-3760
011-72-067-000	115 MAPLE	3/26/2021	WD	\$ 132,500.00	670
011-60-002-012	310 N SHIAWASSEE ST	1/24/2020	WD	\$ 3,000.00	3000
011-66-001-004	307 N SHIAWASSEE ST	11/2/2020	WD	\$ 80,000.00	7535
011-68-002-003	411 N SHIAWASSEE ST	10/17/2019	WD	\$ 110,000.00	16770
011-66-001-003	315 N SHIAWASSEE ST	1/24/2020	WD	\$ 72,000.00	18259
	Totals:			\$ 637,300.00	24087
					15
					\$ 1,605.80
				USED	\$1600 /LOT

SHIAWASSEE TWP  
VILLAGE LAND VALUE  
2022 ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 016-60-004-004		4/8/2016	\$ 40,000	WD	\$ 44,888	\$ 3,951	0.09	\$ 43,900
* 004-60-005-008-03		8/20/2020	\$ 160,000	WD	\$ 147,815	\$ 38,091	1.00	\$ 38,091
* 014-45-011-000		1/3/2017	\$ 185,000	WD	\$ 203,278	\$ 61,618	1.41	\$ 43,701
* 010-22-300-005-04		1/15/2018	\$ 200,000	WD	\$ 213,520	\$ 142,301	4.70	\$ 30,277
011-01-200-004		10/24/2017	\$ 31,000	WD	\$ 33,337	\$ 22,453	1.82	\$ 12,337
* 016-66-009-000-02		6/21/2019	\$ 1,280,000	WD	\$ 613,281	\$ 95,832	2.20	\$ 43,560
			<b>TOTALS</b>		<b>\$ 1,256,119</b>	<b>\$ 364,246</b>	<b>11.22</b>	<b>\$ 32,464</b>
* COMPARIBLE UNIT							per Acre=>	\$ 32,464
							<b>USED</b>	<b>\$ 32,000</b>
							EXTRA ACRE	\$ 2,000

SHAIWASSEE TWP  
COMM LAND VALUE  
2022 ROLL

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-24-100-001	NEWBERRY RD	7/22/2019	WD	\$ 297,970	297970	124.48	\$ 2,394
011-20-300-002	7017 COLBY RD	3/26/2021	WD	\$ 260,000	110582	40	\$ 2,765
011-34-400-001-20	MILLER RD	1/28/2021	WD	\$ 99,900	99900	27.55	\$ 3,626
011-24-200-001	NEWBERRY RD	7/22/2019	WD	\$ 245,000	245000	67.24	\$ 3,644
011-13-300-015	NEWBERRY RD	7/22/2019	WD	\$ 300,000	300000	78	\$ 3,846
		<b>Totals:</b>		<b>\$ 1,202,870</b>	<b>1053452</b>	<b>337.27</b>	
						Average	
						per Acre=>	\$ 3,123
						<b>USED</b>	<b>\$ 3,100</b>

SHIAWASSEE TWP  
INDUST LAND  
2022 ROLL

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	1 AC SITE	\$RESIDUAL	AC RESIDUAL	\$/AC RESIDUAL
011-04-300-001-02	STATE RD	12/28/2020	WD	\$ 12,000	\$ 12,000	2.58	\$ 4,651	\$ 18,000	\$ (6,000)	1.58	\$ (3,797)
011-06-100-004-04	E HIBBARD RD	7/9/2020	WD	\$ 20,000	\$ 20,000	2.03	\$ 9,852	\$ 18,000	\$ 2,000	1.03	\$ 1,942
011-06-200-017	E HIBBARD RD	10/26/2020	WD	\$ 4,500	\$ 4,500	0.5	\$ 9,000			0.70	\$ (5,714)
011-22-400-002-05	LEMONT RD	7/16/2019	WD	\$ 14,000	\$ 14,000	1.7	\$ 8,235	\$ 18,000	\$ (4,000)	3.78	\$ 661
011-25-400-009	BYAM RD	9/16/2020	WD	\$ 20,500	\$ 20,500	4.78	\$ 4,289	\$ 18,000	\$ 2,500	7.82	\$ 2,813
011-26-300-003-04	LEMONT RD	8/5/2019	LC	\$ 40,000	\$ 40,000	8.821	\$ 4,535	\$ 18,000	\$ 22,000	9.50	\$ 3,105
XX 011-32-300-001-01	TYRRELL RD	5/2/2019	WD	\$ 47,500	\$ 47,500	10.5	\$ 4,524	\$ 18,000	\$ 29,500	9.00	\$ 3,000
011-32-100-004	COLBY RD	4/29/2019	WD	\$ 45,000	\$ 45,000	10	\$ 4,500	\$ 18,000	\$ 27,000	1.49	\$ (5,638)
011-34-400-001-12	MILLER RD	9/18/2020	LC	\$ 9,600	\$ 9,600	2.49	\$ 3,855	\$ 18,000	\$ (8,400)	10.34	\$ 4,729
011-14-400-008-03	5025 NEWBURG RD	1/28/2021	WD	\$ 490,000	\$ 66,901	11.34	\$ 5,900	\$ 18,000	\$ 48,901	1.66	\$ 13,253
011-14-400-002	BANCROFT RD	10/17/2019	WD	\$ 40,000	\$ 40,000	2.66	\$ 15,038	\$ 18,000	\$ 22,000	1.79	\$ (2,514)
011-24-100-004-02	MILL RD	10/30/2019	WD	\$ 13,500	\$ 13,500	2.79	\$ 4,839	\$ 18,000	\$ (4,500)	59.19	\$ 2,213
		Totals:		\$ 756,600	\$ 333,501	60.191		\$ 198,000	\$ 131,001		
						Average					
						per Net Acre=>	\$ 5,541				
						USED 1 ACRE	\$ 18,000				
						USED EXTRA	\$ 2,100				
						AC					

RESID. LAND VALUE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
011-40-004-000	965 TYRRELL RD LOT 4	7/17/2020	WD	\$ 18,000	13684
011-40-034-000	965 TYRRELL RD LOT 34	8/10/2019	WD	\$ 15,000	-4643
011-40-034-000	965 TYRRELL RD LOT 34	8/10/2019	WD	\$ 20,000	357
011-40-035-000	965 TYRRELL RD LOT 35	8/10/2019	WD	\$ 10,000	10000
011-40-036-000	965 TYRRELL RD LOT 36	5/31/2019	WD	\$ 18,000	-2316
011-40-038-000	965 TYRRELL RD LOT 38	7/14/2020	WD	\$ 46,995	37018
011-40-042-000	965 TYRRELL RD LOT 42	5/16/2020	WD	\$ 11,000	11000
011-40-046-000	965 TYRRELL RD LOT 46	7/6/2020	WD	\$ 10,000	10000
011-40-054-000	965 TYRRELL RD LOT 54	10/28/2019	WD	\$ 12,000	12000
011-40-062-000	965 TYRRELL RD LOT 62	6/16/2020	WD	\$ 15,000	1131
011-40-064-000	965 TYRRELL RD LOT 64	11/19/2020	WD	\$ 22,000	9591
011-40-065-000	965 TYRRELL RD LOT 65	11/19/2020	WD	\$ 20,000	20000
011-40-070-000	965 TYRRELL RD LOT 70	7/8/2019	QC	\$ 6,000	6000
011-40-085-000	965 TYRRELL RD LOT 85	9/22/2020	WD	\$ 20,000	20000
011-40-085-000	965 TYRRELL RD LOT 85	9/22/2020	WD	\$ 10,000	10000
011-40-086-000	965 TYRRELL RD LOT 86	9/22/2020	WD	\$ 10,000	10000
011-40-103-000	965 TYRRELL RD LOT 103	8/25/2020	WD	\$ 15,000	15000
011-40-125-000	965 TYRRELL RD LOT 125	9/23/2020	WD	\$ 28,000	14759
	Totals:			\$ 306,995	193581
				19 lots	\$ 10,188
				used	\$10,000/lot

SHIAWASSEE TWP  
SHORELINE LAND VALUE  
2022 ROLL