

VL	Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres
X	011-33-300-002	LANSING RD	7/1/2021	WD	\$ 20,000	\$ 20,000	2
X	011-12-400-001-05	BILL RD	3/14/2022	WD	\$ 133,000	\$ 133,000	36.56
X	011-34-400-001-12	MILLER RD	9/18/2020	LC	\$ 9,600	\$ 9,600	2.49
X	011-25-400-009	BYAM RD	9/16/2020	WD	\$ 20,500	\$ 20,500	4.78
X	011-04-300-001-02	STATE RD	12/28/2020	WD	\$ 12,000	\$ 12,000	2.58
X	011-31-300-002-06	CORK RD	3/3/2021	WD	\$ 15,000	\$ 15,000	2.27
X	011-31-300-002-07	CORK RD	3/3/2021	WD	\$ 15,000	\$ 15,000	2.27
X	011-31-300-002-08	CORK RD	3/3/2021	WD	\$ 15,000	\$ 15,000	2.27
X	011-06-100-004-04	E HIBBARD RD	8/17/2021	WD	\$ 20,000	\$ 20,000	2.03
X	011-07-100-002-02	BENNINGTON RD	8/25/2021	WD	\$ 24,000	\$ 24,000	2
						\$ 284,100	59.25
					10 (1 AC SITES)		10
					10 SITES@18,000	\$ 180,000	49.25
					EXTRA ACRES	\$ 104,100	\$ 2,114
					Residential	USED	\$18,000/SITE
						USED	\$2,100/ EXTRA AC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	LOT	Dollars/LOT
011-60-005-008	202 N BEACH	12/3/2021	WD	\$ 55,000.00	\$ (38,540.00)	1	\$ (38,540)
011-60-002-003	311 N MAIN ST	5/25/2021	WD	\$ 210,000.00	\$ (33,347.00)	5	\$ (6,669)
011-72-070-000	102 E MAPLE	12/23/2020	WD	\$ 70,000.00	\$ (27,568.00)	2	\$ (13,784)
011-62-001-004	207 MILL ST	8/19/2020	WD	\$ 123,000.00	\$ (22,758.00)	1.5	\$ (15,172)
011-68-004-010	211 S HIGGINS	9/20/2021	WD	\$ 153,000.00	\$ (2,347.00)	2	\$ (1,174)
011-68-004-004	ROBERT ST	9/20/2021	WD	\$ 6,000.00	\$ 6,000.00	1	\$ 6,000
011-62-002-001	202 MILL ST	10/22/2021	WD	\$ 140,000.00	\$ 6,406.00	1.5	\$ 4,271
011-60-010-008	127 S MAIN ST	9/9/2021	WD	\$ 121,000.00	\$ 15,442.00	1.5	\$ 10,295
011-62-002-010	516 W MAPLE	12/3/2020	WD	\$ 87,500.00	\$ 23,388.00	1.5	\$ 15,592
011-72-036-000	400 GRAND RIVER RD	12/1/2020	WD	\$ 126,000.00	\$ 24,565.00	2	\$ 12,283
011-72-078-006	205 GRAND RIVER RD	7/7/2020	WD	\$ 192,500.00	\$ 24,715.00	1.38	\$ 17,909
011-60-003-008	213 N MAIN ST	7/16/2021	WD	\$ 145,000.00	\$ 24,885.00	1.5	\$ 16,590
011-62-002-006	218 MILL ST	6/29/2021	WD	\$ 159,900.00	\$ 28,766.00	1.5	\$ 19,177
		Totals:		\$ 1,588,900.00	\$ 29,607.00	23.38	\$ 1,266
					Village	USED	\$ 1,200

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	LOT	Dollars/LOT
011-11-100-003-03	3980 BENNINGTON RD	5/28/2021	WD	\$ 138,000.00	\$ 1,461.00		1.9 \$ 769
011-11-500-008	4747 BANCROFT RD	12/23/2020	WD	\$ 128,500.00	\$ 5,052.00		1 \$ 5,052
011-60-002-003	311 N MAIN ST	5/25/2021	WD	\$ 210,000.00	\$ (33,347.00)		5 \$ (6,669)
011-60-003-008	213 N MAIN ST	7/16/2021	WD	\$ 145,000.00	\$ 24,885.00		1.5 \$ 16,590
011-62-001-004	207 MILL ST	8/19/2020	WD	\$ 123,000.00	\$ (22,758.00)		1.5 \$ (15,172)
011-62-002-001	202 MILL ST	10/22/2021	WD	\$ 140,000.00	\$ 6,406.00		1.5 \$ 4,271
011-62-002-006	218 MILL ST	6/29/2021	WD	\$ 159,900.00	\$ 28,766.00		1.5 \$ 19,177
011-64-003-002-01	308 FLORENCE ST	5/11/2020	WD	\$ 118,000.00	\$ (14,089.00)		1.9 \$ (7,415)
011-68-004-004	ROBERT ST	9/20/2021	WD	\$ 6,000.00	\$ 6,000.00		1 \$ 6,000
011-68-004-010	211 S HIGGINS	9/20/2021	WD	\$ 153,000.00	\$ (2,347.00)		2 \$ (1,174)
011-72-036-000	400 GRAND RIVER RD	12/1/2020	WD	\$ 126,000.00	\$ 24,565.00		2 \$ 12,283
011-72-078-006	205 GRAND RIVER RD	7/7/2020	WD	\$ 192,500.00	\$ 24,715.00		1.38 \$ 17,909
Totals:				\$ 1,639,900.00	\$ 49,309.00		22.18 \$ 2,223
					Shia Town	USED	\$2,200/LOT

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
011-40-042-000	965 TYRRELL RD LOT 42	5/16/2020	WD	\$ 11,000	\$ 11,000
011-40-046-000	965 TYRRELL RD LOT 46	7/6/2020	WD	\$ 10,000	\$ 10,000
011-40-047-000	965 TYRRELL RD LOT 47	5/24/2021	QC	\$ 15,500	\$ 15,500
011-40-061-000	965 TYRRELL RD LOT 61	5/26/2021	WD	\$ 12,000	\$ 12,000
011-40-062-000	965 TYRRELL RD LOT 62	6/16/2020	WD	\$ 15,000	\$ 1,021
011-40-064-000	965 TYRRELL RD LOT 64	11/19/2020	WD	\$ 22,000	\$ 8,381
011-40-065-000	965 TYRRELL RD LOT 65	11/19/2020	WD	\$ 10,000	\$ 10,000
011-40-073-000	965 TYRRELL RD LOT 73	4/25/2021	QC	\$ 16,500	\$ 16,500
011-40-085-000	965 TYRRELL RD LOT 85	9/22/2020	WD	\$ 10,000	\$ 10,000
011-40-085-000	965 TYRRELL RD LOT 85	9/22/2020	WD	\$ 10,000	\$ 10,000
011-40-086-000	965 TYRRELL RD LOT 86	9/22/2020	WD	\$ 10,000	\$ 10,000
011-40-103-000	965 TYRRELL RD LOT 103	8/25/2020	WD	\$ 15,000	\$ 15,000
Totals:				\$ 157,000	\$ 129,402
				#SITES	12
				\$/SITE	\$ 10,784
Shoreline				USED	\$10,000/SITE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-06-100-004-02	E HIBBARD RD	11/29/2021	WD	\$ 295,000	\$ 295,000	85.46	\$ 3,452
011-08-400-001	1505 GARRISON RD	9/10/2021	WD	\$ 251,000	\$ 119,151	34.85	\$ 3,419
011-32-200-004	1805 TYRRELL RD	12/3/2020	WD	\$ 290,000	\$ 94,497	20	\$ 4,725
011-34-400-001-20	MILLER RD	1/28/2021	WD	\$ 99,900	\$ 99,900	27.55	\$ 3,626
Totals:				\$ 935,900	\$ 608,548	167.86	

Agricultural USED \$ 4,100

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-06-100-004-02	E HIBBARD RD	11/29/2021	WD	\$ 295,000	\$ 295,000	85.46	\$ 3,452
011-08-400-001	1505 GARRISON RD	9/10/2021	WD	\$ 251,000	\$ 119,151	34.85	\$ 3,419
011-20-300-002	7017 COLBY RD	3/26/2021	WD	\$ 260,000	\$ 77,641	40	\$ 1,941
011-23-300-001-10	6891 LEMON RD	6/30/2021	WD	\$ 650,000	\$ 197,589	71.5	\$ 2,763
011-29-100-002	7134 COLBY RD	5/13/2020	WD	\$ 230,000	\$ 59,518	35	\$ 1,701
011-32-200-004	1805 TYRRELL RD	12/3/2020	WD	\$ 290,000	\$ 94,497	20	\$ 4,725
Totals:				\$ 1,976,000	\$ 843,396	286.81	\$ 2,941

Industrial USED \$ 2,950

INDUSTRIAL LAND IS MOSTLY CONSUMERS
ENERGY OWNED AND IS COMBINED WITH
FARM PARCELS ARE LONG AND NARROW

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 002-48-007-002-01	216 S WEST ST	6/8/2021	WD	\$ 44,000	\$ 10,459	1.47	\$ 7,115
* 004-60-005-008-03	9449 GENESEE	8/20/2020	WD	\$ 147,815	\$ 7,978	1	\$ 7,978
* 004-60-011-001	9518 GENESEE	4/21/2021	WD	\$ 125,000	\$ 20,315	0.468	\$ 43,408
* 004-74-042-002-03	GENESEE	6/11/2021	WD	\$ 28,100	\$ 28,100	1.8	\$ 15,611
* 004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$ 181,000	\$ 19,842	0.4	\$ 49,605
* 004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000	\$ 30,685	0.5	\$ 61,370
* 006-12-300-021	1475 N M-52	1/6/2022	WD	\$ 135,000	\$ 29,452	0.765	\$ 38,499
* 006-15-400-006	119 N DELANEY	12/7/2020	WD	\$ 500,000	\$ 7,789	3.34	\$ 2,332
* 006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 103,550	2	\$ 51,775
* 006-17-400-004	SHERMAN	10/29/2020	WD	\$ 64,000	\$ 64,000	20	\$ 3,200

* 006-23-300-007	615 DELANEY	12/28/2020	WD	\$	1,200,000	\$	455,587	5.3	\$	85,960
* 006-34-400-009	DELANEY	8/27/2020	MLC	\$	275,000	\$	84,404	3.16	\$	26,710
* 006-35-300-001	2707 DELANEY	2/23/2021	WD	\$	509,000	\$	136,871	53.7	\$	2,549
* 007-14-400-004	KERBY	3/22/2021	WD	\$	33,000	\$	6,215	0.58	\$	10,716
* 007-16-300-017-01		9/17/2021	WD	\$	325,000	\$	325,000	1.67	\$	194,611
* 007-17-400-002	1719 E MAIN	10/20/2021	WD	\$	125,000	\$	125,000	1	\$	125,000
* 007-18-400-018-01	1001 E MAIN	5/28/2020	WD	\$	4,742,900	\$	2,208,551	1.77	\$	1,247,769
* 007-18-400-021	1031 E MAIN	11/1/2021	WD	\$	500,000	\$	92,588	1.282	\$	72,222
* 007-18-400-029	1083 E MAIN	2/11/2022	WD	\$	275,000	\$	73,737	0.589	\$	125,190
* 007-20-100-008	1520 E MAIN	1/10/2022	MLC	\$	900,000	\$	740,786	0.493	\$	1,502,609
* 008-24-200-003	206 S M-13	1/13/2022	WD	\$	270,500	\$	136,477	1.96	\$	69,631
* 008-70-029-000	1246 S M-13	10/8/2020	WD	\$	140,000	\$	7,716	3	\$	2,572
* 012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$	330,000	\$	140,454	1.33	\$	105,605
* 012-16-200-016	5224 DURAND	3/3/2021	WD	\$	130,000	\$	25,997	0.926	\$	28,075
* 012-17-200-005	LANSING	9/21/2021	WD	\$	60,000	\$	60,000	4.24	\$	14,151
* 012-60-003-013	111 MAIN	11/22/2021	WD	\$	50,000	\$	20,131	0.14	\$	143,793
* 012-60-003-022	137 E MAIN	2/9/2022	WD	\$	285,000	\$	145,065	0.43	\$	337,360
* 013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$	440,000	\$	84,282	3.16	\$	26,672
* 014-11-100-005	1541 1555 LANSING	6/5/2020	WD	\$	500,000	\$	278,374	4.1	\$	67,896
* 014-11-300-012	10224 ROSE	1/31/2022	WD	\$	270,000	\$	72,830	1	\$	72,830
* 014-45-003-000	10808 BENNETT	11/23/2021	WD	\$	320,000	\$	197,104	1	\$	197,104
* 014-45-010-000	BENNETT	11/25/2020	WD	\$	53,000	\$	53,000	1.035	\$	51,208
* 014-45-014-000	10838 BENNETT	6/3/2021	WD	\$	80,000	\$	67,343	1.5	\$	44,895
* 014-60-004-020	329 MAIN	4/16/2021	WD	\$	132,500	\$	14,886	1	\$	14,886
* 016-08-400-008-04		1/20/2022	WD	\$	602,000	\$	331,129	42.7	\$	7,755
* 016-60-003-008	110 N SAGINAW	4/16/2020	WD	\$	73,000	\$	14,367	0.351	\$	40,932
* 016-60-015-013	134 S SAGINAW	8/10/2021	WD	\$	62,000	\$	16,336	0.051	\$	320,314
* 016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$	150,000	\$	44,194	1	\$	44,194
* 016-66-003-000	426 N CHURCH	5/20/2021	WD	\$	480,000	\$	116,024	5.97	\$	19,435
* 020-32-002-015-00	114 N SAGINAW ST	1/10/2022	WD	\$	55,000	\$	929	0.062	\$	14,984
* 020-42-002-012-00	309 FITCH ST	6/24/2021	WD	\$	155,000	\$	63,141	0.224	\$	281,879
* 020-82-114-000-00	8755 E LANSING RD	3/15/2022	MLC	\$	300,000	\$	179,730	1.65	\$	108,927
* 022-40-015-002-00	300 E GRAND RIVER	10/19/2021	WD	\$	95,000	\$	67,562	0.287	\$	235,408
* 022-60-069-001-00	919 DOYLE	4/19/2021	WD	\$	425,000	\$	201,933	3.66	\$	55,173

*	022-60-087-003-00	7480 WOODBURY	12/9/2020	WD	\$	300,000	\$	126,572	1.84	\$	68,789
*	024-40-007-005	201 MAIN	10/19/2021	WD	\$	200,000	\$	30,536	1.259	\$	24,254
*	024-45-004-007	328 MAIN	3/7/2022	WD	\$	110,000	\$	472	0.517	\$	913
*	024-46-001-025	445 N MAIN	6/24/2021	WD	\$	120,000	\$	2,488	0.409	\$	6,083
*	024-49-002-002	129 N MAIN	2/10/2021	WD	\$	125,000	\$	9,893	0.233	\$	42,459
*	024-49-002-004	113 117 MAIN	3/29/2022	WD	\$	63,500	\$	16,575	0.057	\$	290,789
*	024-49-003-007	124 S MAIN	6/1/2020	WD	\$	66,000	\$	30,593	0.344	\$	88,933
*	024-60-006-000	2811 W LANSING	10/21/2020	WD	\$	325,000	\$	16,001	1.2	\$	13,334
			Totals:		\$	17,677,315	\$	7,143,043	187.922	\$	38,011
	* COMPARABLE UNIT						Commercial	USED / ACRE		\$	38,000