

#	Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Liber/Page
1	011-40-079-000	965 TYRRELL RD LOT 79	9/18/2023	WD	7000	1094	1310/0974
2	011-40-069-000	965 TYRRELL RD LOT 69	6/6/2023	QC	4000	4000	1307/0736
3	011-40-125-000	965 TYRRELL RD LOT 125	8/14/2023	WD	20000	4469	1309/0835
4	011-40-060-000	965 TYRRELL RD LOT 60	8/4/2022	QC	5000	5000	1299/615
5	011-40-124-000	965 TYRRELL RD LOT 124	4/30/2022	WD	24000	7653	1298/0643
6	011-40-017-000	965 TYRRELL RD LOT 17	7/6/2023	WD	10000	10000	1309/0189
7	011-40-033-001	965 TYRRELL RD LOT 33	8/22/2022	QC	14000	11399	1299/711
8	011-40-089-000	965 TYRRELL RD LOT 89	7/19/2022	QC	19000	14456	1300/772
9	011-40-012-000	965 TYRRELL RD LOT 12	4/17/2023	WD	20000	15141	1306/574
10	011-40-032-000	965 TYRRELL RD LOT 33	8/19/2022	QC	18000	18000	1299/710
11	011-40-018-000	965 TYRRELL RD LOT 18	7/6/2023	WD	20000	20000	1309/0541
12	011-40-041-000	965 TYRRELL RD LOT 41	6/26/2022	QC	38600	22491	1298/008
13	011-40-040-000	965 TYRRELL RD LOT 40	5/6/2022	QC	48000	23233	1296/318
14	011-40-058-000	965 TYRRELL RD LOT 58	12/6/2023	WD	25000	25000	1313/0122
15	011-40-059-000	965 TYRRELL RD LOT 59	12/6/2023	WD	25000	25000	1313/0122
					297600	206936	
					divide by	15	
						\$	13,796
					<b>SITE USED</b>	<b>\$</b>	<b>13,800</b>

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Total Acres	Dollars/Acre	Liber/Page
011-32-100-005-05	COLBY RD	8/11/2023	WD	\$ 158,000	\$ 122,086	21.8	\$ 5,600	1309/0863
* 016-11-400-001	10980 S BYRON	3/5/2024	WD	\$ 567,881	\$ 375,789	79	\$ 4,757	1314/0870
* 016-08-400-001-02	10755 REED	11/4/2022	WD	\$ 350,000	\$ 350,000	58.15	\$ 6,019	1302/0363
* 004-34-400-001	9583 SHIPMAN RD	5/6/2022	WD	\$ 725,000	\$ 370,921	78.71	\$ 4,713	1296/928
* 004-74-005-000-01	EASTON RD	10/28/2022	LC	\$ 210,000	\$ 210,000	44.42	\$ 4,728	1301/869
* 004-02-300-001	EASTON RD	10/28/2022	LC	\$ 200,000	\$ 200,000	40	\$ 5,000	1301/869
* 004-11-300-003-03	7206 NEW LOTHROP RD	3/6/2023	WD	\$ 345,000	\$ 187,080	32.69	\$ 5,723	1305/092
* 009-01-200-001-03	BALDWIN RD	9/14/2022	WD	\$ 879,000	\$ 879,000	192.65	\$ 4,563	1300/0687
* 009-25-300-013	FENNER RD	3/8/2024	WD	\$ 208,000	\$ 208,000	38	\$ 5,474	1316/0118
* comparable unit				\$ 3,642,881	\$ 2,902,876	563.62	\$ 5,150	
						<b>USED</b>	<b>\$ 5,100</b>	per ac

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011-31-200-005	511 TYRRELL RD	11/17/2022	WD	\$ 170,000	\$ 31,159	1	\$ 31,159	1302/435
011-26-400-022	4673 GRAND RIVER RD	1/12/2024	WD	\$ 160,000	\$ 30,876	1.07	\$ 28,856	1313/0605
011-24-200-005	6445 NEWBERRY RD	5/3/2022	WD	\$ 200,000	\$ 30,127	1.92	\$ 15,691	1296/222
011-16-300-001-04	5635 S STATE RD	10/27/2023	WD	\$ 300,000	\$ 31,722	2	\$ 15,861	1311/0827
011-17-300-004	5477 COLBY RD	8/19/2022	WD	\$ 275,000	\$ 53,970	2	\$ 26,985	1299/765
011-31-300-002-05	8976 CORK RD	9/6/2023	WD	\$ 85,000	\$ 85,000	2.27	\$ 37,445	1310/0451
				\$ 1,190,000	\$ 262,854	10.26	\$ 25,619	
						<b>USED 1 AC SITE</b>	<b>\$ 25,000</b>	
011-13-300-010	5541 NEWBERRY RD	1/31/2023	WD	\$ 175,000	\$ 4,315	1.55	\$ 2,784	1304/0166
011-04-100-004	3483 STATE RD	5/20/2022	WD	\$ 280,000	\$ 35,411	11.15	\$ 3,176	1297/470
011-08-200-011	4200 STATE RD	9/26/2022	WD	\$ 305,000	\$ 19,398	6.03	\$ 3,217	1300/995
				\$ 760,000	\$ 59,124	18.73	\$ 3,157	
						<b>USED EXTRA AC</b>	<b>\$ 3,100</b>	

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Lots	Liber/Page
011-60-002-012	310 N SHIAWASSEE ST	6/7/2023	WD	2400	2400	2	1308/0044
011-64-001-001	FLORENCE ST	5/17/2023	WD	7000	7000	1	1307/0338
011-69-007-001	218 S SHIAWASSEE ST	9/6/2023	WD	111000	2269	1	1310/0459
011-72-017-000	BANCROFT RD	6/16/2023	WD	3000	3000	3	1308/0135
011-72-026-000	615 MAPLE ST	7/29/2022	WD	180000	4766	3	1299/454
				303400	19435	10	\$ 1,944
					USED		\$1,900/lot

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* 010-03-100-022-02	3333 S M52	07/15/22	WD	\$430,000	\$230,856	12.32	\$18,738	
* 020-82-102-001-00	9090 E LANSING RD	03/01/23	WD	\$1,490,000	\$112,687	3.03	\$37,190	
* 007-16-300-012-006	1975 E MAIN	08/30/22	WD	\$600,000	\$149,498	3.47	\$43,083	
* 006-40-027-000	3003 M21	05/30/23	WD	\$125,000	\$11,832	0.22	\$53,782	
* 022-40-005-001-00	114 N LAING	10/28/22	WD	\$56,100	\$22,659	0.34	\$65,869	
* 007-17-400-006-01	E MAIN	06/24/22	WD	\$340,000	\$340,000	4.85	\$70,103	
* 013-24-300-002	12625 SHAFTSBURG	01/18/23	WD	\$385,000	\$72,352	0.98	\$73,528	
016-60-015-015	140 SAGINAW	01/04/23	WD	\$210,000	\$76,740	1.00	\$76,740	
* Comparable Unit				\$3,636,100	\$1,016,624	26.22	\$38,776	
<b>USED</b>							<b>\$</b>	<b>39,000</b>

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* 004-26-100-002	4888 NEW LOTHROP RD	3/11/2024	WD	\$ 140,000	\$ 140,000	40.11	\$ 3,490
* 009-01-200-001-03	BALDWIN RD	9/14/2022	WD	\$ 879,000	\$ 879,000	194.65	\$ 4,516
* 013-26-100-001	13153 WARNER	9/20/2022	WD	\$ 639,900	\$ 23,212	22.37	\$ 1,038
* 013-27-400-007-01	8439 W BRADEN	11/16/2023	WD	\$ 190,000	\$ 149,613	62.5	\$ 2,394
COMPARIBLE UNIT				\$ 1,848,900	\$ 1,191,825	319.63	\$ 3,729
						<b>USED</b>	<b>\$ 3,700</b>
	all consumer easement used agric values for comparisons						per ac