

Rural Residential Land

Up to 1.25 Ac

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Imp Val	Rem Val	Acres
14-010-002-029-10	BROWNSVILLE ST	12/14/21	\$8,000	0	\$8,000	1
14-010-009-152-50	19673 BROWNSVILLE ST	07/29/22	\$375,000	151347	\$223,653	1
14-010-010-171-50	18981 BROWNSVILLE	02/19/21	\$119,900	48324	\$71,576	1
14-010-011-195-01	WILLIAMSVILLE	01/20/21	\$128,900	75075	\$53,825	1
14-010-015-263-00	SMITH LN	04/28/21	\$52,000	29680	\$22,320	1
14-010-018-314-30	64630 CASSOPOLIS	04/02/21	\$159,000	30112	\$128,888	1
14-010-029-530-20	65990 STEWART RD	07/15/22	\$207,000	113332	\$93,668	1
14-010-180-003-00	17073 CHIAN LAKE ST	07/23/20	\$5,000	0	\$5,000	1
14-010-008-111-10	63144 CROOKED CREEK	08/31/21	\$45,000	79653	(\$34,653)	1.14
					\$13,000	2

1.26 - 1.75

14-010-014-241-50	64766 WADE	10/22/21	\$79,000	78160	\$840	1.7
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1.76 - 2.25

14-010-009-160-00	63728 CALVIN CENTER RD	05/26/20	\$62,500	34811	\$27,689	1.79
14-010-003-034-28	SOUTH SHORE	06/11/20	\$16,000	0	\$16,000	2.11
					\$16,000	2.11

2.26 - 2.75

14-010-015-255-20	CHAIN LAKE	04/05/21	\$27,500	0	\$27,500	2.31
14-010-028-498-00	66556 ADAMS RD	04/15/21	\$171,000	99920	\$71,080	2.32

14-010-006-092-80	21719 LAKE ST	04/02/20	\$223,000	39890	\$183,110	2.6
14-010-002-018-65	PARADISE LAKE RD	08/17/21	\$35,000	0	\$35,000	2.7
					\$62,500	5.01

2.76 - 3.5

14-010-011-195-65	63806 CARVER	02/04/21	\$150,000	50258	\$99,742	2.83
14-010-019-319-11	21084 MT ZION ST	12/04/20	\$179,000	51066	\$127,934	2.85
14-010-001-008-21	JAMES	06/21/21	\$90,000	41260	\$48,740	3
14-010-030-537-20	21164 CALVIN HILL	04/28/20	\$82,000	105854	(\$23,854)	3
14-010-014-243-40	WADE RD	07/18/22	\$49,500	0	\$49,500	3.01
					\$98,240	6.01

3.51 - 4.5

14-010-010-172-20	18694 WILLIAMSVILLE ST	06/09/21	\$274,000	141445	\$132,555	3.78
14-010-010-172-00						
14-010-006-093-20	62702 TULIP TREE	08/05/22	\$62,000	0	\$62,000	3.83
14-010-002-014-70	17398 PARADISE LAKE RD	08/12/20	\$245,000	123671	\$121,329	3.97
14-010-026-457-00	17256 CALVIN HILL	02/11/21	\$75,000	63239	\$11,761	4
					\$73,761	7.83

4.51 - 6.5

14-010-002-018-77	PARADISE LAKE RD	06/10/20	\$68,500	0	\$68,500	4.92
14-010-025-445-04	16796 HAWKS ST	03/12/21	\$159,000	197719	(\$38,719)	5.85
14-010-028-492-00	66208 CALVIN CENTER	06/30/20	\$166,030	109495	\$56,535	5.85
14-010-012-204-60	16715 WILLIAMSVILLE ST	02/15/22	\$50,000	0	\$50,000	6

14-010-012-204-12

					\$118,500	10.92
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6.51 - 8.5

14-010-030-543-00	67044 BULHAND RD	04/14/21	\$195,000	223966	(\$28,966)	7
14-010-031-549-60						

8.51 - 12.5

14-010-003-033-74	JEFFRIES ST	01/13/21	\$150,000	0	\$150,000	8.6
14-010-020-329-00	20155 MT ZION ST	06/11/21	\$110,000	76909	\$33,091	10
14-010-013-221-01	CHAIN LAKE ST	10/08/21	\$70,000	0	\$70,000	10.13
					\$253,091	28.73

12.51 - 17.5

14-010-001-003-30	16554 HODGSON	02/16/21	\$180,000	52462	\$127,538	12.8
14-010-015-260-01	CALVIN CENTER RD	04/12/21	\$80,000	75712	\$4,288	12.85
14-010-015-264-00						
14-010-010-173-00	63563 CALVIN CENTER RD	09/23/20	\$205,000	106510	\$98,490	13.2
14-010-010-177-00	63518 DAY LAKE RD	09/28/21	\$60,000	28029	\$31,971	14.4
14-010-011-183-40	63054 CARVER RD	11/17/20	\$190,500	76945	\$113,555	15.67
					\$375,842	68.9

17.51 - 22.5

14-010-011-189-00	17992 WILLIAMSVILLE ST	06/30/20	\$249,900	86836	\$163,064	20
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14-010-023-401-01	65817 THARP LAKE	02/01/21	\$250,000	91223	\$158,777	20.2
					\$321,841	40.2
22.51 - 27.5						
14-010-024-422-02	16629 MT ZION	09/23/20	\$112,500	0	\$112,500	25.02
14-010-001-008-05	JAMES RD	09/04/20	\$120,000	0	\$120,000	25.73
14-010-001-008-04					\$232,500	50.75
27.51 - 35						
14-010-011-186-60	17532 WILLIAMSVILLE	01/22/21	\$145,000	0	\$145,000	28.63
					145000	28.63
35.01 - 45						
14-010-015-250-40	DAY LAKE	05/11/20	\$175,000	0	\$175,000	39.58
					175000	39.58
45.01 - 75						
14-010-028-490-16	19144 CALVIN HILL	02/05/21	\$535,000	786622	(\$251,622)	49.25

Final Conclusion is highlighted in yellow

Price/Ac	Est Land Val	Site Impr	Impr Val/Sale	Impr value/manuel	Ecf	
8000	6500	\$0.00				
223653	6500	\$3,723.00				
71576	6500	\$0.00				
53825	6500	\$0.00	\$122,400.00	\$109,120.00	1.122	
22320	6500	\$19,477.00				
128888	6500	\$0.00				
93668	6500	\$0.00	\$200,500.00	\$164,727.00	1.217	
5000	6500	\$0.00				
-30397.368	7410	\$7,866.00	\$29,724.00	\$104,341.00	0.285	
6500						6500
	11050	\$0.00	\$67,950.00	\$133,605.00	0.509	
6500						9750
	13573	\$0.00	\$48,926.54	\$50,598.00	0.967	
	16000	\$0.00				
7583						15166
	17517	\$0.00				
	17593	\$0.00	\$153,407.44	\$145,232.00	1.056	

	19716	\$39,890.00			
	20474	\$0.00			
7583					18957

	46259	\$0.00			
	46586	\$4,552.00			
	49038	\$26,302.00			
	49038	\$26,761.00			
	49202	\$0.00			
16346					34433

	35609	\$0.00	\$238,391.24	\$205,589.00	1.160
	36080	\$0.00			
	37399	\$6,619.00			
	37681	\$0.00	\$37,318.77	\$91,917.00	0.406
9420					37680

	46346	\$0.00			
	55107	\$11,062.00	\$92,831.00	\$271,304.00	0.342
	55107	\$4,040.00	\$106,883.00	\$153,277.00	0.697
	56520	\$0.00			

9420

47100

61663 \$29,052.00 \$104,285.00 \$206,042.00 0.506

8809

61663

75760 \$0.00
88093 \$0.00 \$21,907.07 \$111,786.00 0.196
89238 \$0.00

8809

81795

69,802 \$0.00 \$110,197.66 \$76,523.00 1.440
70,075 \$7,619.00

71,984 \$0.00 \$133,016.33 \$154,811.00 0.859 2 homes on property. Depreciated values for both were ad
78,528 \$0.00
85,453 \$0.00 \$105,046.66 \$111,839.00 0.939

5453

81795

109060 \$83,386.00

5453	110151	\$15,790.00	\$124,059.40	\$109,641.00	1.132	109060
	114624	\$0.00				
	117876	\$0.00				
4581						114525
5065	145000	\$0.00				151950
4421		\$0.00				176840
4421	217734	\$11,035.00	\$306,230.75	\$1,127,306.00	0.272	221050
			\$2,003,074.86	\$3,327,658.00	0.602	

