1-5 Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
011-007-000-018-07	4552 M-33	02/09/22	$25,000	WD	03-ARM'S LENGTH	$25,000	$9,400	37.60	$18,810	$15,790	$9,600	0.0	0.0	1.60	1.60	#DIV/0!	$9,869	$0.23	0.00	00005	666/211		COMMERICAL & INDUSTRIAL	0	0	NOT INSPECTED		401
011-014-000-006-03	17832 W 638 HWY	11/08/22	$71,000	WD	03-ARM'S LENGTH	$71,000	$36,000	50.70	$77,290	$11,770	$18,060	0.0	0.0	3.01	3.01	#DIV/0!	$3,910	$0.09	0.00	00001	678/654		TWP	0	0	NOT INSPECTED		401
011-020-000-020-05		02/24/22	$12,000	QC	03-ARM'S LENGTH	$12,000	$9,000	75.00	$19,200	$12,000	$19,200	0.0	0.0	3.20	3.20	#DIV/0!	$3,750	$0.09	0.00	00001	666/824		TWP	1	0	NOT INSPECTED		402
011-026-000-026-03	7417 LITTLE RAINY RD	10/26/21	$215,000	WD	03-ARM'S LENGTH	$145,000	$56,600	39.03	$114,363	$56,737	$24,100	0.0	0.0	4.75	4.75	#DIV/0!	$11,945	$0.26	0.00	00001	661/845	011-026-000-026-01	TWP	0	0	6/1/1992		401
011-030-000-002-00		02/04/22	$125,000	WD	03-ARM'S LENGTH	$18,000	$5,700	31.67	$15,780	$18,000	$15,780	0.0	0.0	2.03	2.03	#DIV/0!	$8,867	$0.20	0.00	00001	666/166	011-030-000-002-01	TWP	0	0	12/31/1993		402
231-010-200-002-02	7159 S BLACK RIVER	11/23/21	$72,000	WD	03-ARM'S LENGTH	$72,000	$31,000	43.06	$69,279	$14,045	$11,324	0.0	0.0	1.52	1.52	#DIV/0!	$9,240	$0.21	0.00	00045	1468/917		NORTH FOREST ACREAGE	0	1	11/2/2010		401
231-028-413-125-00	10818 CENTER LINE RD	08/30/21	$69,000	WD	03-ARM'S LENGTH	$69,000	$34,200	49.57	$67,551	$25,049	$23,600	0.0	0.0	4.00	4.00	#DIV/0!	$6,262	$0.14	0.00	00045	1461/290		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		401
051-022-000-006-03		09/09/21	$13,000	WD	03-ARM'S LENGTH	$13,000				$13,000				3.30	2.20		$3,939											
051-022-000-006-03		04/08/22	$22,000	WD	03-ARM'S LENGTH	$22,000				$22,000				3.30	2.20		$6,667											
		Totals:	**$624,000**			**$447,000**	**$181,900**		**$382,273**	**$188,391**	**$121,664**	**0.0**		**26.71**	**24.51**													
							Sale. Ratio =>	**40.69**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**#REF!**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**7,161.01**		**per SqFt=>**	**$0.16**										

I Used $7150

5-8 Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
051-035-000-002-02		10/24/22	$25,000	WD	03-ARM'S LENGTH	$25,000				$25,000				6.00	6.00		$4,167				678/408							
231-010-400-010-01	7831 BLACK RIVER AVE	09/23/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$0	0.00	$66,056	$31,436	$15,480	0.0	0.0	6.00	6.00	#DIV/0!	$5,239	$0.12	0.00	00045	1462/675		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		401
251-015-100-024-00		11/03/21	$29,900		03-ARM'S LENGTH	$29,900				$29,900				9.89	9.89		$3,023											
051-023-000-017-08		12/15/22	$25,000	WD	03-ARM'S LENGTH	$25,000				$25,000				8.00	8.00		$3,125				679/962							
011-026-000-026-01		10/26/21	$215,000	WD	03-ARM'S LENGTH	$70,000	$26,200	37.43	$52,048	$42,052	$24,100	0.0	0.0	8.48	8.48	#DIV/0!	$4,959	$0.11	0.00	00001	661/845	011-026-000-026-03	TWP	0	0	NOT INSPECTED		401
		Totals:	**$374,900**			**$229,900**	**$26,200**		**$118,104**	**$153,388**	**$39,580**	**0.0**		**38.37**	**38.37**													
							Sale. Ratio =>	**11.40**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**#REF!**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**4,102.58**		**per SqFt=>**	**$0.09**										

I Used $4075

9-15 Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
231-003-100-010-03		05/11/22	$60,000	LC	03-ARM'S LENGTH	$48,000	$21,700	45.21	$43,325	$48,000	$43,325	0.0	0.0	15.00	15.00	#DIV/0!	$3,200	$0.07	0.00	00050	1483/594	231-003-300-007-00	BLACK RIVER	1	0	7/17/2008		402
231-024-300-007-00	9609 S BLACK RIVER	07/09/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$40,100	40.10	$79,294	$42,106	$21,400	0.0	0.0	10.00	10.00	#DIV/0!	$4,211	$0.10	0.00	00045	1455/472		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		401
220-003-100-001-05+		01/09/23	$28,000	WD	03-ARM'S LENGTH	$28,000				$28,000				9.87	9.87		$2,836											
120-025-200-007-09		06/03/22	$28,000	WD	03-ARM'S LENGTH	$28,000				$28,000				9.83	9.83		$2,848											
102-028-202-015-00		06/11/21	$28,000	WD	03-ARM'S LENGTH	$28,000				$28,000				9.80	9.80		$2,857											
241-035-300-010-00		02/25/22	$30,000	WD	03-ARM'S LENGTH	$30,000				$30,000				10.31	10.31		$2,909											
251-025-100-072-00		11/21/22	$27,000	WD	03-ARM'S LENGTH	$27,000				$27,000				9.24	9.24		$2,922											
251-016-100-002-16		08/16/22	$36,000	WD	03-ARM'S LENGTH	$36,000				$36,000				12.12	12.12		$2,970											
210-005-400-009-07		05/28/21	$45,000	WD	03-ARM'S LENGTH	$45,000				$45,000				15.12	15.12		$2,976											
091-027-401-005-07+		11/19/21	$30,500	WD	03-ARM'S LENGTH	$30,500				$30,500				10.17	10.17		$2,999											
251-015-100-024-00		11/03/21	$29,900	WD	03-ARM'S LENGTH	$29,900				$29,900				9.89	9.89		$3,023											
220-003-100-001-05+		06/18/21	$29,900	WD	03-ARM'S LENGTH	$29,900				$29,900				9.87	9.87		$3,028											
		Totals:	**$472,300**			**$460,300**	**$61,800**		**$122,619**	**$402,406**	**$64,725**	**0.0**		**131.24**	**131.24**													
							Sale. Ratio =>	**13.43**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**#DIV/0!**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,064.83**		**per SqFt=>**	**$0.07**										

I Used $3065

16-30 Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
231-003-100-004-00	6022 BARCLAY	04/26/21	$63,000	LC	03-ARM'S LENGTH	$63,000	$26,700	42.38	$53,371	$63,000	$53,371	0.0	0.0	17.32	17.32	#DIV/0!	$3,637	$0.08	0.00	00050	1447/949		BLACK RIVER	1	0	7/1/2008		401
011-001-000-008-06		09/20/21	$48,500	WD	03-ARM'S LENGTH	$48,500	$15,900	32.78	$31,724	$48,500	$31,724	0.0	0.0	22.66	22.66	#DIV/0!	$2,140	$0.05	0.00	00001	660/0372		TWP	0	0	12/4/1998		001
210-001-200-005-00		04/29/21	$35,000			$35,000				$35,000				22.08	22.08		$1,585											
251-025-100-071-00		01/06/23	$61,000			$61,000				$61,000				20.95	20.95		$2,912											
200-035-400-009-00	11618 BILDER RD	10/08/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$17,200	38.22	$34,300	$45,000	$34,300	0.0	0.0	20.00	20.00	#DIV/0!	$2,250	$0.05	0.00	TWP	1464/514		TOWNSHIP	0	0	NOT INSPECTED		402
		Totals:	**$252,500**			**$252,500**	**$59,800**		**$119,395**	**$252,500**	**$119,395**	**0.0**		**103.01**	**103.01**													
							Sale. Ratio =>	**23.68**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**4.81**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**2,505.06**		**per SqFt=>**	**$0.06**										

I Used $2500

31-60 Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
231-007-200-002-00	6542 OLD M-68	12/08/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$61,700	23.73	$122,880	$194,645	$57,525	0.0	0.0	39.00	39.00	#DIV/0!	$4,991	$0.11	0.00	00045	1471/439		NORTH FOREST ACREAGE	1	0	9/16/2008		401
231-014-300-005-00	10446 COPE RD	02/23/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$77,900	51.93	$176,463	$45,537	$72,000	0.0	0.0	40.00	38.71	#DIV/0!	$1,138	$0.03	0.00	00045	1503/123		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		401
231-017-200-009-02	FREEMAN RD	08/18/22	$69,900	WD	03-ARM'S LENGTH	$69,900	$28,600	40.92	$57,212	$69,900	$57,212	0.0	0.0	31.57	31.57	#DIV/0!	$2,214	$0.05	0.00	00045	1491/713		NORTH FOREST ACREAGE	1	0	12/30/2008		402
041-021-300-002-00		11/24/21	$30,000			$30,000				$30,000				39.85	39.85		$753											
011-035-300-001-00		08/09/21	$30,000			$30,000				$30,000				39.25	39.25		$764											
151-010-100-017-00		03/16/22	$32,000			$32,000				$32,000				39.01	39.01		$820											
171-024-400-003-00		06/28/21	$36,000			$36,000				$36,000				40.27	40.27		$894											
231-026-100-001-01		04/26/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,000	36.67	$44,000	$60,000	$44,000	0.0	0.0	39.02	39.02	#DIV/0!	$1,538	$0.04	0.00	00005	1447/954		AGRICULTURAL	0	0	NOT INSPECTED		102
231-034-300-015-00	9311 BUZZELS RD	08/20/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$56,300	46.92	$111,579	$66,621	$58,200	0.0	0.0	40.00	40.00	#DIV/0!	$1,666	$0.04	0.00	00045	1460/191		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		401
		Totals:	**$787,900**			**$787,900**	**$246,500**		**$512,134**	**$564,703**	**$288,937**	**0.0**		**347.98**	**346.69**													
							Sale. Ratio =>	**31.29**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**10.80**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**1,641.98**		**per SqFt=>**	**$0.04**										

I Used $1640

61+ Acre Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
231-018-200-001-01	BRADY RD	05/13/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$50,200	40.16	$100,443	$125,000	$100,443	0.0	0.0	77.50	77.50	#DIV/0!	$1,613	$0.04	0.00	00045	1449/728		NORTH FOREST ACREAGE	1	0	12/20/2008		402
231-024-400-009-00	11855 3 MILE	10/07/21	$200,000	WD	03-ARM'S LENGTH	$164,250	$88,100	53.64	$176,159	$92,241	$104,150	0.0	0.0	71.00	71.00	#DIV/0!	$1,299	$0.03	0.00	00050	1464/689		AGRICULTURAL	1	0	NOT INSPECTED		101
091-004-200-001-00		04/09/21	$70,000			$70,000				$70,000				76.25	76.25		$918											
140-035-101-001-00+		01/10/22	$175,000			$175,000				$175,000				186.96	186.96		$936											
182-023-100-002-00		07/22/21	$73,000			$73,000				$73,000				76.26	76.26		$957											
041-008-100-001-00		06/18/21	$215,000			$215,000				$215,000				221.04	221.04		$973											
231-034-200-001-00	9782 WALTERS	10/01/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$51,500	34.33	$102,960	$150,000	$102,960	0.0	0.0	80.00	80.00	#DIV/0!	$1,875	$0.04	0.00	00045	1464/184		NORTH FOREST ACREAGE	0	0	NOT INSPECTED		402
		Totals:	**$1,008,000**			**$972,250**	**$189,800**		**$379,562**	**$900,241**	**$307,553**	**0.0**		**789.01**	**789.01**													
							Sale. Ratio =>	**19.52**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**9.90**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**1,224.44**		**per SqFt=>**	**$0.03**										

I Used $1225

Black River Front Foot Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
231-003-100-004-00	6022 BARCLAY	04/26/21	$63,000	LC	03-ARM'S LENGTH	$16,122	$26,700	165.61	$53,371	$16,122	$53,371	270.0	0.0	17.32	17.32	$60	$931	$0.02	0.00	00050	1447/949		BLACK RIVER	1	0	7/1/2008		401	
231-003-100-010-03		05/11/22	$60,000	LC	03-ARM'S LENGTH	$17,077	$21,700	127.07	$43,325	$17,077	$43,325	200.0	0.0	15.00	15.00	$85	$1,138	$0.03	0.00	00050	1483/594	231-003-300-007-00	BLACK RIVER	1	0	7/17/2008		402	
011-019-000-010-10		06/10/21	$32,000	WD	03-ARM'S LENGTH	$32,000	$7,600	23.75	$15,239	$24,685	$15,239	173.1	0.0	1.33	1.33	$143	$18,560	$0.43	0.00	00009	653/864		BLACK RIVER WATER	0	0	8/28/1993		402	7315
011-019-000-010-13	21455 W 638	10/20/22	$60,000	WD	03-ARM'S LENGTH	$60,000	$17,700	29.50	$35,432	$41,520	$35,432	203.6	0.0	3.36	3.36	$204	$12,357	$0.28	0.00	00009	677/885		BLACK RIVER WATER	0	0	NOT INSPECTED		402	18480
231-R01-000-010-00	7765 RIVERBEND DR	08/09/21	$26,000	WD	03-ARM'S LENGTH	$26,000	$8,200	31.54	$16,421	$26,000	$16,421	219.0	245.2	1.17	1.17	$119	$22,241	$0.51	215.19	00050	1458/760		BLACK RIVER	1	0	9/18/2008		402	
		Totals:	**$241,000**			**$151,199**	**$81,900**		**$163,788**	**$125,404**	**$163,788**	**1,065.7**		**38.18**	**38.18**														
							Sale. Ratio =>	**54.17**			**Average**			**Average**			**Average**												
							Std. Dev. =>	**#REF!**			**per FF=>**	**$118**		**per Net Acre=>**	**3,284.63**		**per SqFt=>**	**$0.08**											

I Used $118