1-4 Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-017-000-010-00	7070 FREEMAN RD	08/14/23	$12,000	WD	03-ARM'S LENGTH	$12,000	$3,400	28.33	$7,150	$12,000	$7,150	0.0	0.0	0.90	0.90	#DIV/0!	$13,333	$0.31	0.00	00046	1513/968		NORTH FOREST ACREAGE		1	0	2/18/2025	401															
231-R01-017-00	RIVERBEND DR	09/20/24	$65,000	WD	03-ARM'S LENGTH	$15,000	$2,600	26.00	$18,718	$10,000	$18,718	0.0	0.0	1.02	0.41	#DIV/0!	$9,765	$0.22	0.00	00046	1537/1308	231-R01-000-008-00	BLACK RIVER		0	0	9/19/2008	402															
231-002-005-001-00	9316 MEREDITH ST	08/31/23	$3,400	WD	03-ARM'S LENGTH	$3,400	$3,600	105.88	$7,200	$3,400	$7,200	200.0	100.0	0.46	0.46	$17	$7,407	$0.17	200.00	00010	1515/193		VILLAGE OF TOWER		1	0	9/29/2008	402		TOWER													
231-000-400-014-00	7556 COLLINS CIRCLE	07/29/24	$73,700	WD	03-ARM'S LENGTH	$73,700	$35,700	48.44	$76,439	$37,700	$44,439	0.0	0.0	0.62	0.62	#DIV/0!	$112,427	$0.29	0.00	00046	1535/492		NORTH FOREST ACREAGE		1	0	7/29/2008	401															
231-018-200-002-02	7159 S BLACK RIVER	04/26/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$44,800	44.80	$69,790	$20,484	$100,184	0.0	0.0	1.52	1.52	#DIV/0!	$13,476	$0.31	0.00	00046	1506/628		NORTH FOREST ACREAGE		0	1	11/10/2010	401															
231-014-400-014-01	8725 S BLACK RIVER RD	09/04/24	$135,000	WD	03-ARM'S LENGTH	$135,000	$67,000	50.07	$133,517	$8,633	$7,150	0.0	0.0	1.00	1.00	#DIV/0!	$8,633	$0.20	0.00	00046	1537/614		NORTH FOREST ACREAGE		0	0	12/22/2007	401															
231-018-300-005-00	8845 FREEMAN RD	10/18/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$95,700	54.69	$189,272	$2,745	$17,017	0.0	0.0	2.38	2.38	#DIV/0!	$1,153	$0.03	0.00	00046	1541/220		NORTH FOREST ACREAGE		0	0	1/5/2015	401															
232-002-200-001-02		07/23/24	$3,279	QC	03-ARM'S LENGTH	$3,279	$0	0.00	$2,503	$2,579	$2,503	0.0	0.0	0.35	0.35	#DIV/0!	$7,369	$0.17	0.00	00046	1535/196		SOUTH FOREST ACREAGE		0	0	NOT INSPECTED	402															
231-002-005-001-00		08/31/23	$10,200	WD	03-ARM'S LENGTH	$3,400	$3,600	105.88	$7,200	$3,400	$7,200	200.0	100.0	0.46	0.46	$17	$7,407	$0.17	200.00	00010	1515/193	231-002-008-001-00, 231	VILLAGE OF TOWER		1	0	10/3/2008	402		TOWER													
231-002-006-001-00	9064 MANDERVILLE ST	08/31/23	$10,200	WD	03-ARM'S LENGTH	$1,700	$1,800	105.88	$7,200	$1,700	$7,200	100.0	100.0	0.46	0.23	$17	$3,704	$0.09	100.00	00010	1515/193	231-002-008-001-00, 231	VILLAGE OF TOWER		1	0	10/3/2008	402		TOWER													
231-002-008-005-00		08/31/23	$10,200	WD	03-ARM'S LENGTH	$3,400	$3,600	105.88	$7,200	$3,400	$7,200	200.0	100.0	0.46	0.46	$17	$7,407	$0.17	200.00	00010	1515/193	231-002-008-001-00, 231	VILLAGE OF TOWER		1	0	10/3/2008	402		TOWER													
231-002-008-011-00	9065 JOHNSON ST	08/31/23	$10,200	WD	03-ARM'S LENGTH	$1,700	$1,800	105.88	$7,200	$1,700	$7,200	100.0	100.0	0.46	0.23	$17	$3,704	$0.09	100.00	00010	1515/193	231-002-008-001-00, 231	VILLAGE OF TOWER		1	0	10/3/2008	402		TOWER													
232-002-200-001-02		07/23/24	$2,579	QC	03-ARM'S LENGTH	$0	0.00		$2,503	$2,579	$2,503	0.0	0.0	0.35	0.35	#DIV/0!	$7,369	$0.17	0.00	00040	1515/196		SOUTH FOREST ACREAGE		0	0	NOT INSPECTED	402															
	Totals:		**$610,058**			**$524,458**	**$364,300**		**$649,791**	**$80,325**	**$105,658**	**800.0**		**10.44**	**9.36**																													
							Sale. Ratio =>	**50.39**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**41.20**			**per FF=>**	**$100**		**per Net Acre=>**	**7,086.18**		**per SqFt=>**	**$0.18**																									

I Used **7696**

5-8 Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-003-300-004-00	6742 DAVIES AVE	06/16/23	$26,500	WD	03-ARM'S LENGTH	$26,500	$29,800	112.45	$61,177	$1,393	$36,070	0.0	0.0	6.74	6.74	#DIV/0!	$207	$0.00	0.00	00010	1510/34		VILLAGE OF TOWER		1	0	6/27/2008	401															
231-006-100-003-05	S STRAITS HWY	06/19/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$11,500	46.00	$23,000	$25,000	$23,000	0.0	0.0	5.00	5.00	#DIV/0!	$5,000	$0.11	0.00	00001	1510/302		TOWNSHIP		0	0	NOT INSPECTED	401															
231-006-400-001-00		03/31/23	$27,000	WD	03-ARM'S LENGTH	$27,000	$15,100	37.41	$38,159	$27,000	$38,159	0.0	0.0	7.07	7.07	#DIV/0!	$3,819	$0.09	0.00	00001	1504/608		TOWNSHIP		1	0	NOT INSPECTED	401	35629														
231-007-300-004-03*		07/16/21	$98,000	WD	19-MULTI PARCEL ARM'S	$32,000	$24,300	46.73	$13,325	$32,000	$13,325	0.0	0.0	5.00	35.31	#DIV/0!	$10,400	$0.24	0.00	00001	1467/511	251-007-300-004-04, 251	TOWNSHIP		0	0	NOT INSPECTED	402															
251-007-300-004-04*		07/16/21	$98,000	WD	19-MULTI PARCEL ARM'S	$13,000	$6,750	51.54	$13,325	$13,000	$13,325	0.0	0.0	5.00	5.00	#DIV/0!	$2,600	$0.06	0.00	00001	1467/511	251-007-300-004-03, 251	TOWNSHIP		0	0	NOT INSPECTED	402															
251-023-200-018-00	13663 GOOSEBERRY DR	02/17/23	$21,500	WD	03-ARM'S LENGTH	$21,500	$10,300	47.91	$37,114	$21,500	$37,114	0.0	0.0	7.51	7.51	#DIV/0!	$2,863	$0.07	0.00	0013	1501/823		TEN ACRE LOTS IN 14,23,		0	0	3/9/1981	401															
231-030-100-001-01*		06/14/21	$12,500	WD	03-ARM'S LENGTH	$12,500	$7,600	60.80	$33,856	$12,500	$33,856	0.0	0.0	5.70	5.70	#DIV/0!	$2,193	$0.05	0.00	0008	1452/364		COMMERCIAL		1	0	NOT INSPECTED	202															
251-006-100-003-05	S STRAITS HWY	11/01/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$11,500	17.69	$23,000	$65,000	$23,000	0.0	0.0	5.00	5.00	#DIV/0!	$13,000	$0.30	0.00	00001	1519/567		TOWNSHIP		0	0	NOT INSPECTED	401															
251-006-200-013-00	6432 N BRADY RD	02/13/25	$160,000	WD	03-ARM'S LENGTH	$160,000	$75,100	43.81	$171,031	$9,344	$35,375	0.0	0.0	5.00	5.00	#DIV/0!	$1,869	$0.04	0.00	00045	1548/18		NORTH FOREST ACREAGE		1	0	8/6/2008	401															
	Totals:		**$533,500**			**$402,500**	**$181,900**		**$413,967**	**$226,737**	**$238,224**	**0.0**		**52.02**	**82.33**																													
							Sale. Ratio =>	**45.19**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**25.66**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**4,358.48**		**per SqFt=>**	**$0.10**																									

I Used **4355**

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2021 thru 2025

9-15 Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-020-200-005-00	6031 COLLINS RD	08/24/23	$45,000	WD	03-ARM'S LENGTH	$45,000	$29,300	65.11	$61,211	$6,789	$33,000	0.0	0.0	10.00	10.00	#DIV/0!	$679	$0.02	0.00	00045	1511/292		NORTH FOREST ACREAGE		1	0	7/28/2008	401															
231-010-100-026-00	9442 MARSH ST	08/19/24	$15,000	WD	03-ARM'S LENGTH	$15,000	$21,500	143.33	$43,094	$15,000	$43,094	0.0	0.0	14.06	14.06	#DIV/0!	$1,067	$0.02	0.00	00010	1537/67		VILLAGE OF TOWER		0	0	NOT INSPECTED	402															
231-022-100-005-01	9580 BLACK RIVER AVE	09/19/24	$215,000	WD	03-ARM'S LENGTH	$215,000	$98,900	46.00	$195,521	$50,436	$30,957	0.0	0.0	10.10	10.10	#DIV/0!	$4,994	$0.11	0.00	00045	1539/115		NORTH FOREST ACREAGE		0	0	NOT INSPECTED	401															
231-023-400-001-00	9530 S BLACK RIVER	12/07/23	$163,000	WD	03-ARM'S LENGTH	$163,000	$64,000	39.26	$135,494	$50,506	$23,000	0.0	0.0	10.00	10.00	#DIV/0!	$5,051	$0.12	0.00	00046	1521/518		NORTH FOREST ACREAGE		0	0	NOT INSPECTED	401															
231-025-100-001-00	10021 S BLACK RIVER RD	11/01/23	$249,900	WD	03-ARM'S LENGTH	$85,000	$29,800	35.06	$61,289	$61,856	$38,145	0.0	0.0	12.20	12.20	#DIV/0!	$5,070	$0.12	0.00	00050	0173	231-025-100-002-00	BLACK RIVER		0	0	NOT INSPECTED	001															
231-026-100-002-00	10021 S BLACK RIVER RD	11/01/23	$249,900	WD	03-ARM'S LENGTH	$164,900	$48,300	29.29	$105,005	$98,040	$38,145	0.0	0.0	12.20	12.20	#DIV/0!	$8,036	$0.18	0.00	00050	0170	231-025-100-001-00	BLACK RIVER		0	0	NOT INSPECTED	001															
231-027-300-009-04		08/12/23	$18,000	WD	03-ARM'S LENGTH	$18,000	$13,900	77.22	$27,817	$18,000	$27,817	0.0	0.0	9.00	9.00	#DIV/0!	$2,000	$0.05	0.00	00040	1514/282		NORTH FOREST ACREAGE		0	0	NOT INSPECTED	402															
	Totals:		**$905,800**			**$705,900**	**$305,700**		**$629,431**	**$300,627**	**$224,158**	**0.0**		**77.56**	**77.56**																													
							Sale. Ratio =>	**43.31**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**39.63**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,876.06**		**per SqFt=>**	**$0.09**																									

I Used **3875**

16-30 Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-008-100-009-08	7441 BRADY RD	10/26/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$26,300	75.14	$52,521	$35,000	$52,521	0.0	0.0	24.74	24.74	#DIV/0!	$1,415	$0.03	0.00	00045	1519/463		NORTH FOREST ACREAGE		0	0	2/18/2025	401															
231-008-100-009-08	7441 BRADY RD	01/05/24	$57,000	WD	03-ARM'S LENGTH	$57,000	$26,300	46.14	$52,521	$57,000	$52,521	0.0	0.0	24.74	24.74	#DIV/0!	$2,304	$0.05	0.00	00046	1523/93		NORTH FOREST ACREAGE		0	0	2/18/2025	401															
231-008-300-001-04	BRADY RD	05/18/23	$66,000	WD	03-ARM'S LENGTH	$47,500	$26,300	55.37	$52,521	$47,500	$52,521	0.0	0.0	24.81	24.81	#DIV/0!	$1,907	$0.04	0.00	00046	1506/166	231-008-300-001-05	NORTH FOREST ACREAGE		0	0	2/10/2014	101															
231-008-300-001-04	BRADY RD	04/11/23	$78,000	WD	03-ARM'S LENGTH	$35,000	$26,300	75.14	$52,521	$35,000	$52,521	0.0	0.0	24.81	24.81	#DIV/0!	$1,405	$0.03	0.00	00046	1506/65	231-008-300-001-04	NORTH FOREST ACREAGE		0	0	8/29/2008	102															
231-008-300-001-05	BRADY RD	05/18/23	$95,000	WD	03-ARM'S LENGTH	$47,500	$26,300	55.37	$52,521	$47,500	$52,521	0.0	0.0	24.81	24.70	#DIV/0!	$1,907	$0.04	0.00	00045	1506/166	231-008-300-001-04	NORTH FOREST ACREAGE		0	0	8/29/2008	102															
	Totals:		**$422,000**			**$257,000**	**$157,800**		**$315,126**	**$257,000**	**$315,126**	**0.0**		**148.12**	**148.70**																													
							Sale. Ratio =>	**61.40**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**12.96**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**1,723.44**		**per SqFt=>**	**$0.04**																									

I Used **1723**

31-60 Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-003-300-001-00*	3002 WEBB ROAD	04/14/22	$175,000	WD	03-ARM'S LENGTH	$35,000	$24,200	17.83	$46,424	$135,000	$46,424	0.0	0.0	39.00	39.00	#DIV/0!	$3,462	$0.08	0.00	00001	1481/97	231-004-400-004-02	TOWNSHIP		1	0	7/14/1997	402															
231-016-100-029-00*		01/27/22	$65,000	WD	03-ARM'S LENGTH	$65,000	$27,000	41.54	$62,976	$65,000	$62,976	0.0	0.0	40.47	40.47	#DIV/0!	$1,606	$0.04	0.00	00001	1474/307		TOWNSHIP		0	0	7/24/1997	402															
231-020-400-003-00*	4118 LANCE LAKE RD	02/24/21	$112,250	WD	03-ARM'S LENGTH	$112,250	$26,600	23.70	$56,479	$112,250	$56,479	37.0	1.0	34.02	34.02	$3,032	$3,299	$0.08	900.00	0004	1447/30		LANCE LAKE		1	0	2/15/2023	401		GOOD													
251-030-100-001-05*		05/31/22	$155,000	WD	03-ARM'S LENGTH	$77,500	$24,600	31.74	$49,200	$77,500	$49,200	0.0	0.0	40.00	40.00	#DIV/0!	$1,938	$0.04	0.00	00001	1485/383	251-030-100-001-06	TOWNSHIP		0	0	NOT INSPECTED	001															
251-030-100-001-06*		05/31/22	$155,000	WD	03-ARM'S LENGTH	$77,500	$24,600	31.74	$49,200	$77,500	$49,200	0.0	0.0	40.00	40.00	#DIV/0!	$1,938	$0.04	0.00	00001	1485/383	251-030-100-001-05	TOWNSHIP		0	0	NOT INSPECTED	001															
231-021-400-001-00		06/26/24	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,200	36.71	$62,320	$85,000	$62,320	0.0	0.0	40.00	40.00	#DIV/0!	$2,125	$0.05	0.00	00045	1533/648		NORTH FOREST ACREAGE		0	0	12/20/2008	402															
	Totals:		**$747,250**			**$552,250**	**$158,200**		**$328,599**	**$552,250**	**$328,599**	**37.0**		**233.49**	**233.49**																													
							Sale. Ratio =>	**28.65**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**8.58**			**per FF=>**	**$14,915**		**per Net Acre=>**	**2,365.16**		**per SqFt=>**	**$0.05**																									

I Used **2365**

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2021 thru 2025

61+ Acre 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-002-200-001-00		05/01/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$42,500	25.76	$64,990	$165,000	$64,990	0.0	0.0	80.00	80.00	#DIV/0!	$2,063	$0.05	0.00	00045	1506/990		NORTH FOREST ACREAGE		1	0	10/7/2008	402															
231-004-300-008-00		10/15/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$27,000	12.55	$55,250	$220,000	$55,250	0.0	0.0	65.00	65.00	#DIV/0!	$3,385	$0.08	0.00	00046	1517/875	231-004-300-014-00, 231	NORTH FOREST ACREAGE		0	1	7/15/2008	402															
231-006-400-001-00		07/17/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$40,000	18.60	$80,000	$215,000	$80,000	0.0	0.0	80.00	80.00	#DIV/0!	$2,688	$0.06	0.00	00046	1511/765		NORTH FOREST ACREAGE		1	0	8/6/2008	402															
251-012-100-001-02	11128 M-68/33	07/19/24	$118,000	WD	03-ARM'S LENGTH	$118,000	$55,200	46.78	$116,428	$118,000	$108,300	0.0	0.0	80.00	80.00	#DIV/0!	$1,475	$0.03	0.00	00045	1534/879		AGRICULTURAL		0	0	NOT INSPECTED	101															
231-019-100-001-00		04/21/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$52,400	22.78	$104,785	$230,000	$104,785	0.0	0.0	104.79	104.79	#DIV/0!	$2,195	$0.05	0.00	00045	1506/450		NORTH FOREST ACREAGE		0	0	12/20/2008	402															
	Totals:		**$948,000**			**$948,000**	**$217,700**		**$435,453**	**$948,000**	**$435,325**	**0.0**		**400.79**	**400.79**																													
							Sale. Ratio =>	**22.96**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**12.99**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**2,313.41**		**per SqFt=>**	**$0.05**																									

I Used **2300**

Black River FF Study & Tower Pond

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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-011-300-001-05	18435 MASON	05/17/24	$75,000	WD	03-ARM'S LENGTH	$75,000	$27,200	36.27	$54,448	$75,000	$54,448	346.0	0.0	3.55	3.55	$305	$21,127	$0.49	0.00	0000	1552/235		BLACK RIVER		0	0	NOT INSPECTED	401															
231-R01-000-004-00	7587 RIVERBEND DR	06/01/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$7,700	19.25	$15,310	$40,000	$15,310	174.0	197.7	0.71	0.71	$230	$56,577	$1.30	211.57	00050	1509/236		BLACK RIVER		1	0	9/16/2008	402		R01-RIVER													
231-R01-000-006-00	7705 RIVERBEND DR	08/20/24	$65,000	WD	03-ARM'S LENGTH	$65,000	$9,400	17.08	$18,718	$65,000	$18,718	212.7	212.7	1.02	1.02	$259	$63,816	$1.24	211.86	00050	1537/336	231-R01-000-017-00	BLACK RIVER		1	0	9/18/2008	402		R01-RIVER													
231-R01-000-011-00	RIVERBEND DR	07/29/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$9,900	24.75	$19,871	$40,000	$19,871	225.8	337.3	1.52	1.52	$177	$26,298	$0.60	217.22	00050	1535/406		BLACK RIVER		1	0	9/18/2008	402		R01-RIVER													
	Totals:		**$220,000**			**$220,000**	**$54,200**		**$108,347**	**$210,000**	**$108,347**	**858.5**		**6.80**	**6.80**																													
							Sale. Ratio =>	**25.81**			**Average**			**Average**			**Average**																											
							Std. Dev. =>	**8.58**			**per FF=>**	**$245**		**per Net Acre=>**	**30,882.35**		**per SqFt=>**	**$0.71**																									

I Used **246**

Sub FF 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 to Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
231-002-003-004-00*	9266 R-68/33	12/18/22	$20,000	WD	03-ARM'S LENGTH	$3,000	$900	30.00	$7,813	$3,000	$7,813	50.0	100.0	0.34	0.12	$60	$8,721	$0.20	50.00	00010	1489/623	231-002-002-005-00	VILLAGE OF TOWER		0	1	9/22/2008	402		HWY FRONT													
231-005-005-001-00*	9467 R-68/33	08/08/22	$2,200	WD	03-ARM'S LENGTH	$2,200	$1,100	50.00	$2,277	$2,200	$2,277	63.2	160.0	0.18	0.18	$35	$11,957	$0.27	50.00	00010	1499