

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 in Sale				Land Table			Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
171-003-300-006-04	E MULLETT LAKE RD	09/18/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$9,440	\$10,000	\$9,440	0.0	0.0	1.60	1.60	#DIV/0!	\$6,250	\$0.14	0.00	00010 1426/1							MULLETT LAKE INFLUENCE			0	0	0	NOT INSPECTED	402			
171-017-114-131-02	2330 E MULLETT LAKE RD	05/18/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,000	33.33	\$10,030	\$15,000	\$10,030	0.0	0.0	1.70	1.70	#DIV/0!	\$8,824	\$0.20	0.00	00002 1463/989							NEAR WATER			1	0	0	NOT INSPECTED	402			
171-017-302-011-02	2581 MUSCOTT	09/24/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$5,900	65.56	\$11,800	\$9,000	\$11,800	0.0	0.0	2.00	2.00	#DIV/0!	\$4,500	\$0.10	0.00	MTA 1426/372							MUSCOTT TEN ACRES			0	0	0	NOT INSPECTED	402			
172-029-400-002-04	4538 M-33	07/22/20	\$19,500	WD	03-ARM'S LENGTH	\$9,750	\$4,900	50.26	\$9,714	\$9,750	\$9,714	0.0	0.0	3.36	3.36	#DIV/0!	\$2,902	\$0.07	0.00	00011 1418/744	172-029-400-002-05						TWP.			0	0	0	NOT INSPECTED	402			
172-116-000-006-00	2840 E MULLETT LAKE RD	09/03/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$6,700	14.89	\$29,775	\$45,000	\$29,775	200.0	288.8	1.33	1.33	\$225	\$33,835	\$0.78	200.00	00011 1423/884	171-017-314-131-00						INLAND WATERWAY ESTATES			0	1		8/5/1998	402			
172-029-400-002-05	4538 M-33	07/22/20	\$19,500	PTA	03-ARM'S LENGTH	\$9,750	\$4,900	50.26	\$9,714	\$9,750	\$9,714	0.0	0.0	3.37	3.37	#DIV/0!	\$2,893	\$0.07	0.00	00011	172-029-400-002-04						TWP.			0	0	0	NOT INSPECTED	402			
Totals:			\$118,000			\$98,500	\$27,400		\$80,473	\$98,500	\$80,473	200.0		13.36	13.36																						
								Sale. Ratio =>				27.82						Average								Average											
								Std. Dev. =>				24.61								per FF=>								per Net Acre=>									
																												per SqFt=>									

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 in Sale				Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3				
171-008-300-021-00	204 S SILVER PLACE	08/19/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$10,700	33.44	\$21,400	\$32,000	\$21,400	0.0	0.0	8.00	8.00	#DIV/0!	\$4,000	\$0.09	0.00	00002 1460/423																		
171-013-200-001-01		07/17/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$55,700	123.78	\$111,312	\$45,000	\$111,312	332.3	1041.7	8.86	8.86	\$135	\$5,078	\$0.12	255.71	S.L.F 1419/126																		
172-033-100-005-02		11/24/20	\$39,000	WD	03-ARM'S LENGTH	\$13,000	\$4,600	35.38	\$9,256	\$13,000	\$9,256	0.0	0.0	6.52	6.52	#DIV/0!	\$1,994	\$0.05	0.00	00011 1433/86	172-033-100-005-01, 172-033-100-005-04, 172-033-100-005-05	TWP.	1	0	0	NOT INSPECTED	402											
172-033-100-005-04		11/24/20	\$39,000	WD	03-ARM'S LENGTH	\$13,000	\$4,600	35.38	\$9,256	\$13,000	\$9,256	0.0	0.0	6.52	6.52	#DIV/0!	\$1,994	\$0.05	0.00	00011 1433/86	172-033-100-005-02, 172-033-100-005-01, 172-033-100-005-05	TWP.	1	0	0	NOT INSPECTED	402											
172-033-100-005-05		11/24/20	\$39,000	WD	03-ARM'S LENGTH	\$13,000	\$4,600	35.38	\$9,256	\$13,000	\$9,256	0.0	0.0	6.52	6.52	#DIV/0!	\$1,994	\$0.05	0.00	00011 1433/86	172-033-100-005-02, 172-033-100-005-04, 172-033-100-005-01	TWP.	1	0	0	NOT INSPECTED	402											
Totals:			\$194,000			\$116,000	\$80,200		\$160,480	\$116,000	\$160,480	332.3		36.42	36.42																							
								Sale. Ratio =>	69.14									Average							Average													
								Std. Dev. =>	39.76									per FF=>								per Net Acre=>												
																										per SqFt=>												
																										I Used												
																										3185												

9-30 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 in Sale				Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
171-004-400-019-04	3385 LAKEHOUSE	05/01/20	\$275,000	WD	03-ARM'S LENGTH	\$72,115	\$129,400	179.44	\$258,605	\$72,115	\$253,171	75.2	100.0	15.00	15.00	\$960	\$4,808	\$0.11	140.60	00010 1412/126	171-004-400-019-06	ON MULLETT LAKE	1	0	0	NOT INSPECTED	401							
171-004-400-019-06		05/01/20	\$275,000	WD	03-ARM'S LENGTH	\$15,000	\$7,100	47.33	\$254,386	\$15,000	\$253,171	0.0	0.0	2.20	2.20	#DIV/0!	\$6,818	\$0.16	0.00	00010 1412/126	171-004-400-019-04	TWP.	0	1	0	NOT INSPECTED	401							
171-015-305-041-00	2535 BEAR PAW RIDGE	07/08/21	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$17,700	43.17	\$48,013	\$41,000	\$48,013	0.0	0.0	10.03	10.03	#DIV/0!	\$4,088	\$0.09	0.00	00013 1457/66		10A LOTS SEC 15 &22	0	0		5/15/1998	402							
171-015-316-155-00		09/11/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$17,800	63.57	\$35,528	\$28,000	\$35,528	0.0	0.0	10.60	10.60	#DIV/0!	\$2,642	\$0.06	0.00	00013 1425/441		10A LOTS SEC 15 &22	0	0		1/5/1998	402							
171-017-314-131-00		09/03/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,900	33.11	\$29,775	\$45,000	\$29,775	0.0	0.0	10.02	10.02	#DIV/0!	\$4,491	\$0.10	0.00	MTA 1423/884	172-116-000-006-00	MUSCOTT TEN ACRES	0	1		5/29/1998	402							
171-022-101-010-00		02/22/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$13,400	53.82	\$30,700	\$24,900	\$30,700	0.0	0.0	10.20	10.20	#DIV/0!	\$2,441	\$0.06	0.00	00013 1441/561		10A LOTS SEC 15 &22	0	0		11/8/2010	402							
171-022-102-020-00		07/21/20	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$15,800	63.45	\$31,687	\$24,900	\$31,687	0.0	0.0	10.18	10.18	#DIV/0!	\$2,446	\$0.06	0.00	00013 1419/336		10A LOTS SEC 15 &22	0	0		5/26/1998	402							
171-022-103-021-00		02/16/21	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$16,200	68.94	\$35,775	\$23,500	\$35,775	0.0	0.0	10.15	10.15	#DIV/0!	\$2,315	\$0.05	0.00	00013 1440/690		10A LOTS SEC 15 &22	0	0		5/26/1998	402							
171-022-208-080-00		06/15/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$18,800	85.45	\$37,650	\$22,000	\$36,650	0.0	0.0	10.50	10.50	#DIV/0!	\$2,095	\$0.05	0.00	00013 1454/473		10A LOTS SEC 15 &22	0	0		5/22/1998	401							
171-022-303-030-00	3615 BIG SKY TRAIL	10/10/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,200	34.40	\$34,350	\$50,000	\$34,350	0.0	0.0	10.10	10.10	#DIV/0!	\$4,950	\$0.11	0.00	00013 1462/256		10A LOTS SEC 15 &22	1	0		1/3/2012	402							
171-022-415-145-00	3862 JOHNS	03/21/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$16,000	32.06	\$45,325	\$49,900	\$45,325	0.0	0.0	10.70	10.70	#DIV/0!	\$4,664	\$0.11	0.00	00013 1479/893		10A LOTS SEC 15 &22	0	0		5/22/1998	402							
171-020-200-005-02	3217 E MULLETT LAKE RD	05/07/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,700	41.40	\$41,486	\$50,000	\$41,486	0.0	0.0	22.43	22.43	#DIV/0!	\$2,230	\$0.05	0.00	00011 1449/116		TWP.	0	1	0	NOT INSPECTED	001							
171-025-400-001-03	4627 QUARRY RD	12/15/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$0	0.00	\$24,000	\$35,000	\$24,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500	\$0.08	0.00	00011 1434/894		TWP.	0	0	0	NOT INSPECTED	302							
172-020-200-001-06		10/14/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,500	50.00	\$37,538	\$25,000	\$37,538	0.0	0.0	10.01	10.01	#DIV/0!	\$2,498	\$0.06	0.00	00012 1466/523		10A/EAST TWP	0	0		12/2/1998	402							
Totals:			\$969,200			\$506,315	\$317,500		\$944,818	\$506,315	\$937,169		75.2	152.12	152.12																			
							Sale. Ratio => Std. Dev. =>	62.71 40.73				Average per FF=>	\$6,737		Average per Net Acre=>	3,328.50		Average per SqFt=>	\$0.08															