

Residential Land Value Analysis									
2 Acre site									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
S-19-02-400-019	10/14/2021	\$75,000	1.55	0.11	1.44	\$52,083	MILAN	CARPENTER ROAD	
L-12-30-200-040	6/30/2021	\$140,000	2.7	0.22	2.48	\$56,452	SALINE	N MAPLE ROAD	
M-13-22-200-002	2/4/2020	\$92,000	2.07	0.19	1.88	\$48,936	SALINE	5171 PLEASANT LAKE ROAD	
M-13-35-300-034	5/21/2018	\$122,500	3.4	0.3	3.1	\$39,516	SALINE	7217 BOARDWALK	
S-19-01-200-042	4/17/2018	\$85,000	3.13	0.15	2.98	\$28,523	MILAN	8114 CRANE ROAD	
R-18-12-200-030	7/5/2017	\$105,000	2.5	0.16	2.34	\$44,872	SALINE	3480 JOHNSON ROAD	
R-18-13-300-017	4/6/2017	\$50,000	1.15	0.13	1.02	\$49,020	SALINE	10590 MOOREVILLE ROAD	
		\$669,500	16.5	1.26	15.24	\$43,930	\$87,860.89		
					2.18	2 acre site	\$88,000		
7 Acre site									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-24-200-016	4/11/2022	\$90,000	8.42	0.2	8.22	\$10,949	SALINE	BRAUN ROAD	
R-18-12-200-031	8/23/2021	\$240,000	7.51	0.24	7.27	\$33,012	SALINE	3400 JOHNSON ROAD	
R-18-12-200-025	6/10/2020	\$100,000	7.76	0.15	7.61	\$13,141	SALINE	JOHNSON ROAD	
R-18-27-300-009	7/31/2018	\$60,000	6.17	0.03	6.14	\$9,772	SALINE	4960 Arkona RD	
		\$490,000	29.86	0.62	29.24	\$16,758	\$117,305		
					7.31	7 acre site	\$117,000		
10 Acre site									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-13-100-016	8/25/2022	\$135,000	10	0.35	9.65	\$13,990	SALINE	MAPLE ROAD	
		\$135,000	10	0.35	9.65	\$13,990	\$139,896		
					9.65	10 acre site	\$140,000		
40 Acre site									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-11-400-001	5/2/2019	\$325,000	36	0.71	35.29	\$9,209	Saline	Johnson RD	
		\$325,000	36	0.71	35.29	\$9,209	\$368,376		
					35.29	40 acre site	\$370,000		
50 Acre site									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-13-400-001 & 100-015	6/20/2022	\$475,000	50	1.25	48.75	\$9,744			
		\$475,000	50	1.25	48.75	\$9,744	\$487,179		
					48.75	50 acre site	\$490,000		

Excess Land Analysis	
\$88,000	\$117,000
\$29,000	
5	
\$5,800	
\$5,800	

Excess Land Analysis	
\$88,000	\$140,000
\$52,000	
8	
\$6,500	
\$6,500	

Excess Land Analysis	
\$88,000	\$370,000
\$282,000	
38	
\$7,421	
\$7,400	

Excess Land Analysis	
\$88,000	\$490,000
\$402,000	
48	
\$8,375	
\$8,400	

\$7,025

\$7,000

GENERAL RES ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-06-300-007 & 006	8241 AUSTIN ROAD	7/18/2022	\$361,000	\$171,870	\$13,585	\$175,545	\$184,969	0.95	1942	35
R-18-05-200-005	7120 AUSTIN ROAD	7/13/2022	\$367,800	\$134,830	\$6,803	\$226,167	\$298,504	0.76	1860	35
R-18-03-400-003	8603 DELL ROAD	6/6/2022	\$510,000	\$104,380	\$9,315	\$396,305	\$373,267	1.06	2000	22
R-18-15-400-012	4560 BRAUN ROAD	8/6/2021	\$360,000	\$148,200	\$10,621	\$201,179	\$196,969	1.02	1985	35
R-18-19-300-009	8150 WILLOW ROAD	6/2/2021	\$599,900	\$127,830	\$25,593	\$446,477	\$552,986	0.81	1997	25
R-18-15-100-004	10620 MACON ROAD	5/24/2021	\$534,250	\$107,250	\$22,687	\$404,313	\$485,231	0.83	1978	35
R-18-22-300-010	11920 MACON ROAD	2/25/2021	\$390,000	\$81,000	\$20,560	\$288,440	\$278,514	1.04	1997	25
R-18-09-100-004	9485 SCHILL ROAD	11/24/2020	\$220,000	\$81,000	\$6,013	\$132,987	\$181,495	0.73	1887	35
R-18-12-100-021	8989 MACON ROAD	10/20/2020	\$225,000	\$82,198	\$8,036	\$134,766	\$129,258	1.04	1946	35
R-18-03-400-004	8655 DELL ROAD	10/15/2020	\$385,000	\$104,380	\$26,185	\$254,435	\$253,048	1.01	1987	35
R-18-35-100-003	3697 ARKONA ROAD	6/17/2020	\$370,000	\$93,040	\$38,047	\$238,913	\$305,740	0.78	1983	21
R-18-11-100-006	3500 JOHNSON ROAD	5/29/2020	\$345,000	\$88,000	\$49,363	\$207,637	\$299,275	0.69	1988	34
R-18-26-100-007	12475 JORDAN ROAD	5/13/2020	\$555,000	\$230,870	\$40,615	\$283,515	\$281,436	1.01	1973	35
TOTALS			\$5,222,950	\$1,554,848	\$277,423	\$3,390,679	\$3,820,692	0.89		
OUTLIERS										
R-18-06-300-003	8253 AUSTIN ROAD	5/12/2022	\$272,000	\$46,980	\$494	\$224,526	\$136,253	1.65	1920	35
R-18-23-200-003	4357 BRAUN ROAD	10/8/2021	\$350,000	\$86,740	\$5,293	\$257,967	\$234,508	1.10	1961	35
R-18-24-100-005	11333 MOOREVILLE ROAD	9/16/2021	\$325,000	\$102,350	\$6,859	\$215,791	\$159,468	1.35	1875	35
R-18-32-200-006 & 007	6925 ARKONA ROAD	5/13/2021	\$605,000	\$303,320	\$72,400	\$229,280	\$562,621	0.41	1994	28
R-8-33-300-009 & 400-005	13591 MACON ROAD	4/30/2021	\$575,000	\$321,800	\$94,197	\$159,003	\$444,892	0.36	2001	21
R-18-23-400-004	11908 JORDAN ROAD	11/30/2020	\$340,000	\$86,600	\$18,351	\$235,049	\$174,361	1.35	1880	35
R-18-33-200-011	13333 MACON ROAD	6/30/2020	\$404,875	\$212,530	\$49,391	\$142,954	\$445,522	0.32	1989	33
R-18-35-200-005	4075 ARKONA ROAD	6/20/2022	\$180,000	\$72,101	\$3,064	\$104,835	\$71,584	1.46	1950	35

MODULAR ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-36-200-011	13405 MOHART RD	9/23/2016	\$178,365	\$72,600	\$19,942	\$85,823	\$159,962	0.54	1995	24
TOTALS			\$178,365	\$72,600	\$19,942	\$85,823	\$159,962	0.54		

Subdivision Land Value (Oak Park / Oak Lake)									
Parcel Number	Sale Date	Sale Price	Acres	ROW	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-13-251-055	11/29/2021	\$117,300	2.06	-	2.06	\$56,942	SALINE	OAK PARK	
R-18-13-252-040	7/23/2020	\$76,900	1.21	-	1.21	\$63,554	SALINE	3401 OAK PARK DRIVE	
R-18-13-252-043	7/19/2019	\$102,000	1.4	-	1.4	\$72,857	SALINE	4460 CLARA LOUISE COURT	
R-18-13-251-056	4/18/2018	\$85,000	1.15	-	1.15	\$73,913	SALINE	3474 OAK PARK DRIVE	
R-18-13-251-046	4/6/2018	\$80,000	1	-	1	\$80,000	SALINE	3334 OAK PARK DRIVE	
	TOTALS	\$461,200	6.82	0	6.82	\$67,625			
	AVERAGE ACREAGE PER LOT		1.36	TOTAL LAND VALUE PER LOT		\$92,240	\$92,000		

Paired Sales Analysis						
Parcel Number	Sub	Sale Date	Months Btwn Sales	Adj. Sale Price	Yearly Adj.	MONTHLY ADJ.
R-18-13-251-055	Oak	11/29/2021	44	\$117,300	1.29%	0.11%
R-18-13-251-055		3/19/2018		\$112,000		
TIME BAND END POINT	# OF MONTHS	TOTAL TIME ADJ		SALE PRICE	ADJ SALE PRICE	
3/31/2022	32	1.034		\$102,000	\$105,510	
3/31/2022	47	1.051		\$85,000	\$89,297	
3/31/2022	48	1.052		\$80,000	\$84,130	
3/31/2022	276	1.297		\$60,000	\$77,810	
3/31/2022	287	1.309		\$68,500	\$89,644	

Private drive Land Values									
Parcel Number	Sale Date	Sale Price	Adjusted Sale \$	Acres	Net Acres	Sale \$ / Ac	School Dist	Address	Comments
R-18-12-200-029	4/9/1999	\$60,000	\$77,810	2.5	2.5	\$31,124	SALINE	9090 MACON ROAD	
R-18-12-200-028	5/14/1998	\$68,500	\$89,644	2.92	2.92	\$30,700	SALINE	9066 MACON ROAD	
S-19-08-100-042	6/29/2021	\$145,000	\$145,000	1.54	1.54	\$94,156	SALINE	9115 YORK CREST DRIVE	
S-19-08-100-043	7/20/2018	\$130,000	\$130,000	1.41	1.41	\$92,199	SALINE	9068 YORK CREST DRIVE	
	TOTALS	\$403,500	\$442,454	8.37	8.37	\$52,862			
	AVERAGE ACREAGE PER LOT		1.67	TOTAL LAND VALUE PER ACRE		\$52,862	\$53,000		
OUTLIERS									
S-19-08-100-041	4/20/2022	\$145,000	\$145,000	1.17	1.17	\$123,932	SALINE	9067 YORK CREST CRIVE	

Subdivision ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-13-252-044	4477 CLARA LOUISE COURT	12/1/2021	\$627,000	\$92,000	\$18,754	\$516,246	\$700,686	0.74	2003	19
R-18-13-251-049	3376 OAK PARK DRIVE	11/15/2021	\$670,000	\$92,000	\$25,813	\$552,187	\$730,068	0.76	2003	19
R-18-13-252-038	3469 OAK PARK DRIVE	6/16/2021	\$635,000	\$92,000	\$29,495	\$513,505	\$594,991	0.86	2003	19
R-18-14-111-029	3609 OAK PARK DRIVE	11/20/2020	\$560,000	\$92,000	\$47,083	\$420,917	\$507,969	0.83	1990	32
R-18-14-111-032	10264 NORMONIE COURT	9/9/2020	\$554,000	\$92,000	\$18,424	\$443,576	\$572,969	0.77	1998	24
R-18-13-251-008	3530 OAK PARK DRIVE	7/23/2020	\$299,900	\$92,000	\$4,780	\$203,120	\$199,129	1.02	1977	34
R-18-11-480-002	3582 JOANNA COURT	7/17/2020	\$290,000	\$92,000	\$8,771	\$189,229	\$232,091	0.82	1972	35
R-18-13-251-004	3410 OAK PARK DRIVE	5/8/2020	\$340,000	\$92,000	\$11,670	\$236,330	\$307,061	0.77	1975	32
		TOTALS	\$3,975,900	\$736,000	\$164,790	\$3,075,110	\$3,844,964	0.80		
OUTLIERS										
R-18-14-111-025	3665 TAMERRY COURT	5/2/2022	\$685,000	\$92,000	\$13,014	\$579,986	\$529,491	1.10	1997	25
R-18-11-485-004	9856 JAMES DRIVE	2/24/2022	\$450,000	\$92,000	\$4,448	\$353,552	\$290,993	1.21	1997	35
R-18-13-252-039	3443 OAK PARK DRIVE	7/23/2020	\$575,000	\$92,000	\$15,047	\$467,953	\$790,649	0.59	2004	18

Private Drive ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-01-300-008	16 RIVERSIDE LANE	7/13/2018	\$571,738	\$219,420	\$7,613	\$344,705	\$385,566	0.89	1965	23
R-18-12-200-014	9060 MACON RD	5/6/2016	\$314,790	\$132,500	\$9,090	\$173,200	\$215,835	0.80	1989	33
		TOTALS	\$886,528	\$351,920	\$16,703	\$517,905	\$601,401	0.86		
OUTLIERS										
R-18-01-400-019	10 RIVERSIDE	9/25/2014	\$810,134	\$126,140	\$41,441	\$642,553	\$1,000,712	0.64	2001	21
R-18-01-300-007	14 RIVERSIDE LANE	10/17/2022	\$750,000	\$94,870	\$23,059	\$632,071	\$581,483	1.09	1999	23

Saline-Milan Road ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-01-400-005	8742 SALINE-MILAN ROAD	8/18/2010	\$158,514	\$74,520	\$1,012	\$82,982	\$133,514	0.62	1965	35
R-18-01-400-003	8800 SALINE-MILAN ROAD	6/26/2015	\$222,641	\$74,520	\$4,618	\$143,503	\$167,334	0.86	1947	35
		TOTALS	\$381,156	\$149,040	\$5,630	\$226,486	\$300,848	0.75		

Time Adjustment Analysis				
Inflation Rate	Multiplier	Avg. Inflation Rate Mult.	Percentage Adj. Per Yr.	Percentage Adj. Per Mo.
2019	1.019	1.021	2.1%	0.18%
2020	1.019			
2021	1.014			
2022	1.033			
TIME BAND END POINT	# OF MONTHS	TOTAL TIME ADJ	SALE PRICE	ADJ SALE PRICE
3/31/2022	45	1.079	\$530,000	\$571,738
3/31/2022	71	1.124	\$280,000	\$314,790
3/31/2022	90	1.158	\$699,900	\$810,134
3/31/2022	139	1.243	\$127,500	\$158,514
3/31/2022	81	1.142	\$195,000	\$222,641

Condo Land Value (Austin Commons)									
Parcel #	Sale Date	ADJ. Sale Price	Acres	ROW	Net Acres	Sale Price/Acre	Current Time Ban Mid Point	Months Between Sale & Mid Point	UIP 13 Total Subdivision costs per linear feet
R-18-02-400-005	7/28/2005	\$1,200,000	20.63	1.61	19.02	\$63,091	3/31/2021	188	\$1,060
Inflation Rate	Multiplier	Avg. Inflation Rate Mult.	Percentage Adj. Per Yr.	Percentage Adj. Per Mo.					
2006	1.033	1.021	2.1%	0.18%					
2007	1.037								
2008	1.023								
2009	1.044								
2010	0.997								
2011	1.017								
2012	1.027								
2013	1.024								
2014	1.016								
2015	1.016								
2016	1.003								
2017	1.009								
2018	1.021								
2019	1.019								
2020	1.019								
2021	1.014								
2022	1.033								
							Current Time Ban End Point	Months Between Sale & End Point	Linear FT of Improvements
							3/31/2022	200	5900
							Monthly Adjustment	Monthly Adjustment	Total Land Improvement Value
							0.18%	0.18%	\$3,752,400
							Total Monthly Adjustment	Total Monthly Adjustment	Cal 402 Mech. Bldg. Cost Per SF
							1.33	1.35	\$42.25
							Time Adjusted Sale Price Per Acre	Time Adjusted Sale Price Per Acre	Bldg SF 44 x 35
							\$83,849	\$85,174	1540
							Time Adjusted Land Value	Time Adjusted Land Value	Well House Depr. Value
							\$1,594,800	\$1,620,000	\$39,039
							Total Value of Land & Land Improvements	Number of Units	Land Value Per Unit
							\$5,386,239	112	\$48,100
							Total Value of Land & Land Improvements	Number of Units	Land Value Per Unit
							\$5,411,439	112	\$48,300

\$48,000

Condo ECF - Winterberry, Foxtail & Cottonwood									
Parcel Number	Sale Date	Adj. Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-401-052	7/21/2022	\$215,000	\$48,000	\$2,469	\$164,531	\$197,656	0.83	2015	7
R-18-02-401-039	2/25/2022	\$219,000	\$48,000	\$2,289	\$168,711	\$203,029	0.83	2012	10
R-18-02-401-017	1/14/2022	\$202,000	\$48,000	\$2,376	\$151,624	\$176,667	0.86	2010	12
R-18-02-401-029	12/17/2021	\$200,000	\$48,000	\$2,389	\$149,611	\$191,865	0.78	2012	10
R-18-02-401-023	11/19/2021	\$223,000	\$48,000	\$2,340	\$172,660	\$207,543	0.83	2014	8
R-18-02-401-010	10/4/2021	\$210,000	\$48,000	\$2,162	\$159,838	\$191,748	0.83	2007	15
R-18-02-401-047	8/28/2021	\$225,000	\$48,000	\$2,366	\$174,634	\$209,797	0.83	2015	7
R-18-02-401-103	8/16/2021	\$215,000	\$48,000	\$2,366	\$164,634	\$209,797	0.78	2014	7
R-18-02-401-102	7/9/2021	\$216,000	\$48,000	\$2,366	\$165,634	\$204,922	0.81	2014	7
R-18-02-401-051	7/2/2021	\$222,000	\$48,000	\$2,366	\$171,634	\$209,797	0.82	2015	7
R-18-02-401-018	6/18/2021	\$212,000	\$48,000	\$2,186	\$161,814	\$193,456	0.84	2010	12
R-18-02-401-038	5/24/2021	\$200,000	\$48,000	\$2,289	\$149,711	\$207,509	0.72	2012	10
R-18-02-401-040	5/14/2021	\$186,000	\$48,000	\$2,389	\$135,611	\$191,865	0.71	2012	10
R-18-02-401-105	2/26/2021	\$198,900	\$48,000	\$2,469	\$148,431	\$198,265	0.75	2015	7
R-18-02-401-046	11/30/2020	\$195,000	\$48,000	\$2,366	\$144,634	\$204,922	0.71	2015	7
R-18-02-401-015	10/7/2020	\$192,500	\$48,000	\$2,162	\$142,338	\$191,748	0.74	2007	15
R-18-02-401-087	8/17/2020	\$200,000	\$48,000	\$2,376	\$149,624	\$204,922	0.73	2015	7
R-18-02-401-090	7/17/2020	\$210,000	\$48,000	\$2,340	\$159,660	\$202,717	0.79	2014	8
	TOTALS	\$3,741,400	\$864,000	\$42,066	\$2,835,334	\$3,598,225	0.79		
Outliers									
R-18-02-401-112	1/31/2022	\$168,326	\$48,000	\$2,469	\$117,857	\$197,656	0.60	2015	7
R-18-02-401-058	11/9/2021	\$200,000	\$48,000	\$2,534	\$149,466	\$222,830	0.67	2015	7
R-18-02-401-092	9/16/2021	\$185,000	\$48,000	\$2,443	\$134,557	\$196,176	0.69	2014	8
R-18-02-401-081	7/30/2021	\$275,000	\$48,000	\$2,369	\$224,631	\$208,071	1.08	2016	6
R-18-02-401-022	12/18/2020	\$187,000	\$48,000	\$2,340	\$136,660	\$202,717	0.67	2014	8
R-18-02-401-071	10/2/2020	\$200,000	\$48,000	\$3,169	\$148,831	\$223,037	0.67	2015	7
R-18-02-401-028	8/7/2020	\$174,900	\$48,000	\$2,443	\$124,457	\$196,176	0.63	2014	8
Condo ECF - Larkspur									
Parcel Number	Sale Date	Adj. Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-401-089	12/16/2021	\$250,000	\$48,000	\$2,319	\$199,681	\$244,005	0.82	2014	8
R-18-02-401-069	12/7/2021	\$245,000	\$48,000	\$2,463	\$194,537	\$213,025	0.91	2015	7
R-18-02-401-093	12/7/2021	\$230,000	\$48,000	\$2,383	\$179,617	\$206,148	0.87	2012	10
R-18-02-401-096	8/28/2020	\$207,500	\$48,000	\$2,383	\$157,117	\$206,148	0.76	2012	10
	TOTALS	\$932,500	\$192,000	\$9,548	\$730,952	\$869,326	0.84		

ANDELINA FARMS SUBDIVISION									
Parcel Number	Sale Date	Adj. Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-403-037	6/17/2022	\$450,000	\$43,000	\$0	\$407,000	\$386,632	1.05	2022	2
R-18-02-403-038	6/9/2022	\$430,000	\$43,000	\$0	\$387,000	\$326,785	1.18	2022	2
R-18-02-403-039	5/31/2022	\$475,510	\$43,000	\$0	\$432,510	\$370,103	1.17	2022	2
	TOTALS	\$1,355,510	\$129,000	\$0	\$1,226,510	\$1,083,520	1.13		

THE TOWNS AT ANDELINA FARMS CONDOS									
Parcel Number	Sale Date	Adj. Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-402-025	7/29/2022	\$340,000	\$43,000	\$0	\$297,000	\$273,443	1.09	2022	2
R-18-02-402-028	6/13/2022	\$320,000	\$43,000	\$0	\$277,000	\$273,414	1.01	2022	2
R-18-02-402-027	6/9/2022	\$300,000	\$43,000	\$0	\$257,000	\$245,240	1.05	2022	2
R-18-02-402-024	6/8/2022	\$360,000	\$43,000	\$0	\$317,000	\$294,064	1.08	2022	2
R-18-02-402-026	6/8/2022	\$320,000	\$43,000	\$0	\$277,000	\$273,414	1.01	2022	2
	TOTALS	\$1,640,000	\$215,000	\$0	\$1,425,000	\$1,359,575	1.05		

ANDELINA FARMS SUBDIVISION									
Parcel Number	Sale Date	Adj. Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-403-037	6/17/2022	\$450,000	\$43,000	\$0	\$407,000	\$465,162	0.87	2022	2
R-18-02-403-038	6/9/2022	\$430,000	\$43,000	\$0	\$387,000	\$391,415	0.99	2022	2
R-18-02-403-039	5/31/2022	\$475,510	\$43,000	\$0	\$432,510	\$443,993	0.97	2022	2
	TOTALS	\$1,355,510	\$129,000	\$0	\$1,226,510	\$1,300,570	0.94		

AG LAND VALUES (Mich Ave)									
Parcel Number	Sale Date	Sale Price	Total Acres	ROW/Ditch	Net Acres	Sale Price Per Acre	# of Months	Total Time ADJ	Time ADJ Sale Price
R -18-10-200-007	8/28/2003	\$400,000	54.18	-	54.18	\$7,383	223	1.390	\$10,264
R -18-10-200-008	8/28/2003	\$300,000	40.89	-	40.89	\$7,337	223	1.390	\$10,200
R -18-10-300-003 & 15-200-003	3/17/2006	\$700,000	71.66	-	71.66	\$9,768	193	1.338	\$13,068
R -18-20-200-001	11/3/2011	\$233,404	54.28	3.7	50.58	\$4,615	125	1.219	\$5,624
R -18-10-100-004	5/19/2017	\$140,000	19.6	1.23	18.37	\$7,621	58	1.102	\$8,395
TOTALS		\$1,773,404	240.61	4.93	235.68	\$7,525			\$9,500
OUTLIERS									
R -18-19-300-001	1/6/2009	\$80,000	31.68	0.98	30.7	\$2,606	159	1.278	\$3,331

Time Adjustment			
Inflation Rate Multiplier	AVG IRM	Yearly % ADJ	Monthly % ADJ
2004	1.023	1.021	2.10%
2005	1.023		0.18%
2006	1.033	Time Band MID Point	
2007	1.037	3/31/2022	
2008	1.023		
2009	1.044		
2010	0.997		
2011	1.017		
2012	1.027		
2013	1.024		
2014	1.016		
2015	1.016		
2016	1.003		
2017	1.009		
2018	1.021		
2019	1.019		
2020	1.019		
2021	1.014		
2022	1.033		

Soil Type	Rate	Value
1	1	\$8,600
2	0.95	\$8,170
3	0.9	\$7,740
4	0.8	\$6,880
5	0.75	\$6,450
6	0.65	\$5,590
7	0.55	\$4,730
8	0.45	\$3,870
Low/Swamp	0.1	\$860
Swamp Woods	0.1	\$860
Woods	1	\$8,600
Pond	1	\$8,600

Soil Type	Rate	Value
1	1	\$9,500
2	0.95	\$9,025
3	0.9	\$8,550
4	0.8	\$7,600
5	0.75	\$7,125
6	0.65	\$6,175
7	0.55	\$5,225
8	0.45	\$4,275
Low/Swamp	0.1	\$950
Swamp Woods	0.1	\$950
Woods	1	\$9,500
Pond	1	\$9,500







AG ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-35-200-004	4125 ARKONA RD	12/31/2020	\$575,000	\$439,038	\$15,209	\$120,753	\$305,400	0.40	1999	22
R-18-35-400-009	3950 HACK RD	10/21/2020	\$400,000	\$150,532	\$37,074	\$212,394	\$206,075	1.03	1860	35
R-18-31-200-006	13393 ABEL RD	12/12/2019	\$310,000	\$211,720	\$6,536	\$91,744	\$261,174	0.35	1977	35
TOTALS			\$1,285,000	\$801,290	\$58,819	\$424,891	\$772,649	0.55		

AG ECF (TIME ADJUSTED)										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-35-200-004	4125 ARKONA RD	12/31/2020	\$590,094	\$439,038	\$15,209	\$135,847	\$305,400	0.44	1999	22
R-18-35-400-009	3950 HACK RD	10/21/2020	\$411,900	\$150,532	\$37,074	\$224,294	\$206,075	1.09	1860	35
R-18-31-200-006	13393 ABEL RD	12/12/2019	\$325,190	\$211,720	\$6,536	\$106,934	\$261,174	0.41	1977	35
TOTALS			\$1,327,184	\$801,290	\$58,819	\$467,075	\$772,649	0.60		

Inflation Rate	Multiplier	Avg. Inflation Rate Mult.	Percentage Adj. Per Yr.	Percentage Adj. Per Mo.
2018	1.021	1.021	2.1%	0.18%
2019	1.019			
2020	1.019			
2021	1.014			
2022	1.033			
TIME BAND END POINT	# OF MONTHS	TOTAL TIME ADJ	SALE PRICE	ADJ SALE PRICE
3/31/2022	15	1.026	\$575,000	\$590,094
3/31/2022	17	1.030	\$400,000	\$411,900
3/31/2022	28	1.049	\$310,000	\$325,190

Michigan AVE LC Land Value														
Parcel Number	Sale Date	Sale Price	Total Acres	ROW/Ditch	Net Acres	SF EQUIVALENT	ROW EQUIVALENT	GROSS EQUIVALENT	Sale Price Per SF	# of Months	Total Time ADJ	Time ADJ Sale Price	Size ADJ	ADJ SQ FT Value
O-15-13-200-011	4/21/2006	\$190,000	6.04	1.13	4.91	263,102	49,223	213,880	\$0.89	191	1.334	\$1.19	1.11	\$1.32
O-15-35-100-008	2/8/2000	\$75,000	8.01	0.09	7.92	348,916	3,920	344,995	\$0.22	266	1.466	\$0.32	1.24	\$0.40
O-15-35-100-013	6/21/2006	\$150,000	11	0.59	10.41	479,160	25,700	453,460	\$0.33	189	1.331	\$0.44	1.35	\$0.59
S-19-02-400-010	1/30/1995	\$200,000	10.3	0.35	9.95	448,668	15,246	433,422	\$0.46	326	1.571	\$0.72	1.34	\$0.97
S-19-34-400-002	7/8/1999	\$15,000	1	0.27	0.73	43,560	11,761	31,799	\$0.47	273	1.478	\$0.70	0.62	\$0.43
T-20-01-400-017	3/11/2005	\$180,000	2.52	0.24	2.28	109,771	10,454	99,317	\$1.81	205	1.359	\$2.46	1.02	\$2.51
T-20-01-400-026	8/1/1996	\$40,000	13.59	0	13.59	591,980	0	591,980	\$0.07	308	1.539	\$0.10	1.38	\$0.14
T-20-12-100-015	9/9/2016	\$125,000	2.37	0.16	2.21	103,237	6,970	96,268	\$1.30	67	1.117	\$1.45	1.01	\$1.47
T-20-16-400-016	11/7/2019	\$14,000	1	0.13	0.87	43,560	5,663	37,897	\$0.37	29	1.051	\$0.39	1.79	\$0.69
T-20-24-100-053	3/18/2005	\$372,900	25.2	0.48	24.72	1,097,712	20,909	1,076,803	\$0.35	205	1.359	\$0.47	1.49	\$0.70
M-13-01-100-012	6/21/1995	\$185,000	15.81	0.71	15.1	688,684	30,928	657,756	\$0.28	322	1.564	\$0.44	1.40	\$0.62
M-13-01-100-017	10/17/1995	\$179,000	10.88	0.73	10.15	473,933	31,799	442,134	\$0.40	318	1.557	\$0.63	1.35	\$0.85
M-13-01-100-018	9/10/2003	\$365,000	22.69	0.27	22.42	988,376	11,761	976,615	\$0.37	223	1.390	\$0.52	1.46	\$0.76
M-13-11-100-008	3/20/1998	\$140,000	30	0.75	29.25	1,306,800	32,670	1,274,130	\$0.11	289	1.506	\$0.17	1.52	\$0.25
M-13-13-300-025	2/26/2014	\$70,000	1.68	0.08	1.6	73,181	3,485	69,696	\$1.00	97	1.170	\$1.17	1.23	\$1.45
M-13-13-300-026 & 032	9/11/2014	\$175,000	13.65	0.22	13.43	594,594	69,696	524,898	\$0.33	91	1.159	\$0.39	1.61	\$0.62
TOTALS		\$2,475,900	175.74	6.2	169.54	7,655,234	330,185	7,325,049						\$0.86

Commercial Michigan AVE AG Land Value														
Parcel Number	Sale Date	Sale Price	Total Acres	ROW/Ditch	Net Acres	SF EQUIVALENT	ROW EQUIVALENT	GROSS EQUIVALENT	Sale Price Per SF	# of Months	Total Time ADJ	Time ADJ Sale Price	Size ADJ	ADJ SQ FT Value
R-18-09-400-006	12/3/2013	\$150,000	16.36	0.45	15.91	712,642	94,904	617,738	\$0.24	100	1.175	\$0.29	1.39	\$0.40
R-18-10-200-008	8/28/2003	\$300,000	40.89	0	40.89	1,781,168	0	1,781,168	\$0.17	223	1.390	\$0.23	1.55	\$0.36
R-18-10-200-007	8/28/2003	\$400,000	54.18	0	54.18	2,360,081	0	2,360,081	\$0.17	223	1.390	\$0.24	1.55	\$0.37
TOTALS		\$850,000	111.43	0.45	110.98	4,853,891	94,904	4,758,987						\$0.37

Time Adjustment				
Inflation Rate Multiplier	AVG IRM	Yearly % ADJ	Monthly % ADJ	
2003	1.015	2.10%	0.18%	
2004	1.023			
2005	1.023			
2006	1.033			
2007	1.037			
2008	1.023			
2009	1.044			
2010	0.997			
2011	1.017			
2012	1.027			
2013	1.024			
2014	1.016			
2015	1.016			
2016	1.003			
2017	1.009			
2018	1.021			
2019	1.019			
2020	1.019			
2021	1.014			
2022	1.033			

Commercial Golf Course Rate		
MI AVE #1 AG Rate	SF PER Acre	Price PER SF
\$9,500	43,560	\$0.22

Commercial Excess Rate		
Excess Rate	SF PER Acre	Price PER SF
\$7,000	43,560	\$0.16

Commercial Woods Rate		
Gen AG #1 Rate	SF PER Acre	Price PER SF
\$5,500	43,560	\$0.13

Commercial ECF											
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	AG Building Value	RES Building Value	COM Building Value	RCNLD	ECF
R-18-17-400-005 & 006	BRUAN ROAD	7/18/2018	\$323,100	\$113,498	\$697	\$208,905	\$128,748	\$0	\$79,028	\$207,776	1.01
R-18-10-300-006 & 005	9685 W MICHIGAN AVE	5/6/2016	\$786,975	\$171,105	\$32,799	\$583,071	\$0	\$0	\$815,199	\$815,199	0.72
R-18-10-200-005	9480 DELL ROAD	10/20/2014	\$254,265	\$71,949	\$146	\$182,170	\$0	\$22,001	\$226,600	\$248,601	0.73
Q-17-01-200-012	9066 AUSTIN ROAD	2/25/2021	\$169,600	\$43,124	\$0	\$126,476	\$0	\$0	\$104,777	\$104,777	1.21
TOTALS			\$1,533,940	\$399,676	\$33,642	\$1,100,622	\$128,748	\$22,001	\$1,225,604	\$1,376,353	0.80

Outliers											
PM-16-02-391-005	327 W MAIN STREET	5/3/2021	\$100,000	\$26,924	\$0	\$73,076	\$0	\$0	\$125,525	\$125,525	0.58
P-16-10-100-008	18558 W AUSTIN ROAD	12/30/2020	\$400,000	\$98,045	\$1,078	\$300,877	\$12,151	\$206,316	\$355,395	\$573,862	0.52
Q-17-01-100-009	8994 AUSTIN ROAD	8/3/2020	\$187,331	\$45,999	\$254	\$141,078	\$0	\$0	\$260,030	\$260,030	0.54
R-18-10-300-006 & 005	9685 W MICHIGAN AVE	5/6/2016	\$786,975	\$231,223	\$32,799	\$522,953	\$0	\$0	\$815,199	\$815,199	0.64
PM-16-02-475-003	207 E DUNCAN STREET	4/1/2020	\$600,000	\$118,651	\$0	\$481,349	\$0	\$0	\$792,470	\$792,470	0.61
PM-16-02-391-010	455 W MAIN STREET	7/31/2020	\$400,000	\$29,638	\$0	\$370,362	\$0	\$0	\$522,685	\$522,685	0.71
PM-16-02-432-021	108 E MAIN STREET	1/27/2021	\$163,000	\$25,194	\$0	\$137,806	\$0	\$0	\$181,230	\$181,230	0.76
T-20-07-200-037	9398 STONEY CREEK ROAD	9/17/2021	\$355,000	\$39,245	\$0	\$315,755	\$0	\$79,766	\$347,170	\$426,936	0.74

Inflation Rate	Multiplier	Avg. Inflation Rate Mult.	Percentage Adj. Per Yr.	Percentage Adj. Per Mo.
2018	1.021	1.021	2.1%	0.18%
2019	1.019			
2020	1.019			
2021	1.014			
2022	1.033			
TIME BAND END POINT	# OF MONTHS	TOTAL TIME ADJ	SALE PRICE	ADJ SALE PRICE
3/31/2022	44	1.077	\$300,000	\$323,100
3/31/2022	71	1.124	\$700,000	\$786,975
3/31/2022	89	1.156	\$220,000	\$254,265

Industrial ECF is the same as the Commercial ECF (.80)

Industrial Edison ROW Rate

Gen AG #1 Rate	SF PER Acre	Price PER SF
\$5,500	43,560	\$0.13

Industrial 100+ Acre Rate

Gen AG #1 Rate	SF PER Acre	Price PER SF
\$5,500	43,560	\$0.13

Industrial Gravel Pit Rate

Excess Rate	SF PER Acre	Price PER SF
\$7,000	43,560	\$0.16