

1-3 ACRES

Residential 4/1/2022 Thru 3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
051-011-000-101-09	LAKE SHORE DRIVE	07/13/22	\$4,000	WD	\$4,000	\$4,000	0.91	548/707
053-018-000-430-00	11595 BARTZ ROAD	03/09/24	\$50,000	WD	\$50,000	\$6,344	2.86	556/248
053-028-000-173-02	13352 HUBBARD LAKE RD	10/25/22	\$160,000	WD	\$160,000	\$21,266	1.79	550/396
053-029-000-201-02	HAWKINS ROAD	02/13/23	\$2,500	WD	\$2,500	\$2,500	1.03	551/570
054-063-000-001-10	4619 W SCOTT ROAD	05/12/23	\$190,000	WD	\$190,000	\$12,034	1.84	552/881
Totals:			\$406,500		\$406,500	\$46,144	8.43	

Average	
per Net Acre=>	\$ 5,480.94
USE	\$5500.00

4.9 ACRES

RESIDENTIAL LAND VALUE 4/1/22 THRU 3/31/24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Libers/Page
051-001-000-358-00	16839 BEAVER LAKE ROAD	05/19/23	\$98,500	WD	\$98,500	\$63,822	7.66	552/802
053-009-000-221-00	10472 HUBBARD LAKE ROAD	09/22/23	\$30,000	WD	\$30,000	\$30,000	5.00	554/276
053-021-000-301-00	7551 W NICHOLSON HILL	03/07/24	\$60,000	WD	\$60,000	(533,706)	5.00	556/154
053-032-000-867-00	8220 W HUBBERT ROAD	03/29/24	\$77,700	WD	\$77,700	\$36,858	5.54	556/374
Totals:			\$266,200		\$266,200	\$96,974	23.20	

Average	
per Net Acre=>	\$4,179.91
USE \$4200	

10-20 ACRES

RESIDENTIAL LAND VALUE 4/1/22 THRU 3/31/24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Libert/Page
051-002-000-761-01	BEAVER SHORES DRIVE	05/26/23	\$25,000	WD	\$25,000	\$25,000	10.00	552/901
031-016-000-010-02	ATKINSON ROAD	04/29/22	\$32,000	WD	\$32,000	\$32,000	13.78	547/581
Totals:			\$57,000		\$57,000	\$57,000	23.78	

Average per Net Acre=>	\$2,396.97
USE \$2400	

21-37 ACRES

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Libor/Page
084-025-000-350-00	3981 M-32 W	04/12/22	\$95,000	WD	\$95,000	\$95,000	36.79	547/321
061-006-000-260-10	N RUDE RD	04/26/22	\$35,000	WD	\$35,000	\$35,000	25.26	547/534
061-030-000-520-00	W SCOTT RD	09/19/22	\$92,000	WD	\$92,000	\$92,000	35.00	549/642
081-023-000-760-01	WINTERLAND RD	04/20/22	\$48,000	WD	\$48,000	\$48,000	35.99	548/229
021-004-000-560-00	JACKS LANDING ROAD	06/13/23	\$92,000	WD	\$92,000	\$75,750	25.09	553/214
071-013-000-001-00	15131 EAGLING ROAD	09/30/22	\$69,900	WD	\$69,900	\$57,877	30.00	549/907
084-024-000-490-01	1395 DEER VALLEY RD	05/12/23	\$45,000	WD	\$45,000	\$45,000	21.14	552/690
Totals:			\$476,900		\$476,900	\$448,627	209.27	

Average	
per Net Acre=>	\$2,143.77
USE \$2150	

38-59 ACRES

RESIDENTIAL LAND VALUE 4/1/22 THRU 3/31/24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
052-007-000-051-02	15050 COOK ROAD	09/27/23	\$120,000	WD	\$120,000	\$120,000	40.96	554/333
061-006-000-501-03	BEAVER LAKE ROAD	04/12/22	\$99,900	WD	\$99,900	\$99,900	51.82	547/364
061-009-000-765-00	1226 GEHRKE RD	10/31/22	\$56,000	WD	\$56,000	\$56,000	40.00	550/317
022-025-000-071-00	PRITAVE	10/30/23	\$51,000	LC	\$51,000	\$51,000	40.00	554/764
Totals:			\$326,900		\$326,900	\$326,900	172.78	

Average	
per Net Acre=>	\$1,892.00
USE \$1900	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Libel/Page
051-024-000-350-00	12520 M-65 S	09/06/22	\$160,000	WD	\$160,000	\$89,491	60.00	549/538
052-005-000-821-03	9971 ELEVERE ROAD	07/28/23	\$152,000	WD	\$152,000	\$106,605	60.00	553/620
052-036-000-551-00	10550 W HUBERT ROAD	06/09/23	\$379,000	WD	\$379,000	\$200,952	80.00	553/062
Totals:			\$691,000		\$691,000	\$397,048	200.00	

Average	
per Net Acre=>	\$ 1,985.24
USE \$2000	