

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
110-011-400-004-00	1333 HEIL RD	06/16/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$16,100	35.78	\$32,289	\$22,711
110-026-304-001-00	1125 E HIGHWOOD RD	10/11/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$69,600	38.88	\$158,338	\$23,992
Totals:			\$224,000			\$224,000	\$85,700		\$190,627	\$46,703
								Sale. Ratio =>	38.26	
								Std. Dev. =>	2.20	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table	Rate Group 1
\$10,000	167.0	260.8	1.00	1.00	\$136	\$22,711	\$0.52	167.00		SECTION LOTS AND ACREAGE	FF RATE
\$3,330	150.0	322.3	1.11	1.11	\$160	\$21,614	\$0.50	150.00		SECTION LOTS AND ACREAGE	FF RATE
\$13,330	317.0		2.11	2.11							
Average			Average			Average					
per FF=>	\$147		per Net Acre	22,134.12		per SqFt=>	\$0.51				

Only 2 sales of Residential Parcels at the Front Foot Rate

Used \$100 /ff This is in line with the off water Smallwood and off water Tittabawassee rate of \$100/ff

\$80/ff in 2024