

Sub Rate

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
110-150-000-004-00	2469 ANDYS LANE	10/24/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$49,200	39.36	\$98,409
110-150-000-006-00	2445 ANDYS LANE	07/21/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$49,200	43.16	\$97,435
110-374-000-008-00	1971 E RIVER DR	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,700	32.45	\$70,622
110-374-000-030-00	E RIVER DR	02/02/24	\$89,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$89,000	\$25,600	28.76	\$69,522
		<b>Totals:</b>	<b>\$438,000</b>			<b>\$438,000</b>	<b>\$159,700</b>		<b>\$335,988</b>
						<b>Sale. Ratio =&gt;</b>		<b>36.46</b>	
						<b>Std. Dev. =&gt;</b>		<b>6.52</b>	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Rate Group 1
\$53,191	\$26,600	133.0	152.0	0.23	0.14	\$400	\$227,312	\$5.22	110-150-000-005-00	TITTABAWASSEE RIVER	SUB RATE
\$52,565	\$36,000	180.0	90.0	0.37	0.37	\$292	\$141,304	\$3.24		TITTABAWASSEE RIVER	SUB RATE
\$59,378	\$20,000	100.0	120.0	0.28	0.28	\$594	\$215,920	\$4.96		TITTABAWASSEE RIVER	SUB RATE
\$41,678	\$22,200	148.0	106.0	0.18	0.07	\$282	\$230,265	\$5.29	110-374-000-031-00	TITTABAWASSEE RIVER	SUB RATE
\$206,812	\$104,800	561.0		1.06	0.86						
Average				Average			Average				
per FF=>		\$369		per Net Acr	194,738.23		per SqFt=>	\$4.47			

Used \$350/ff  
\$300/ff in 2024

Tittabawassee River parcels are divided onto 2 groups for land analysis: The PRIME Rate group are parcels with frontage on the river.  
The SUB RATE group are parcels on a canal, a cut, or an off tributary of the Tittabawassee  
Tittabawassee River parcels with acerage were valued using 99 front feet and 202 foot depth.  
The remaining acres were valued using the residential acres table.