

	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
2	\$43,960	157.0	824.0	5.94	2.97	\$271	\$7,155	\$0.16	157.00	4300	1189/80		TITTABAWASSEE RIVER
3	\$45,196	280.0	1017.4	6.54	6.54	\$32	\$1,375	\$0.03	280.00	4300	1186/993		TITTABAWASSEE RIVER
4	\$53,735	201.0	2559.4	11.81	11.81	\$299	\$5,080	\$0.12	201.00	4300	1183/807		TITTABAWASSEE RIVER
5	\$54,414	388.0	1358.4	12.10	12.10	\$226	\$7,254	\$0.17	388.00	4300	1215/393		TITTABAWASSEE RIVER
6	\$49,921	348.6	1272.1	10.18	10.18	\$318	\$10,895	\$0.25	348.60	4300	1216/451		TITTABAWASSEE RIVER
7	\$247,226	1,374.6		46.57	43.60								
8	Average			Average			Average						
9	per FF=>	\$226		per Net Ac	6,660.60		per SqFt=>	\$0.15					
10													
11	Acerage in this group ranges from 2 acres to 117.9 acres.												
12	Parcel sales are not a good indicator of value for such a broad range of acerage.												
13	For parcels with 2 acres and greater, the average of 99' ff and 202' depth was used, with the remaining acerage priced as residential acers.												
14	For parcels smaller than 2 acers, the ff rate was used.												

	Y
1	Class
2	401
3	401
4	401
5	402
6	401
7	
8	
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11	
12	
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