

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
110-022-201-002-00	622 E MCKIMMEY	02/18/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$81,205	\$16,585	
110-026-100-002-00	1517 BIRMA TRAIL	06/24/22	\$8,500	QC	03-ARM'S LENGTH	\$8,500	\$3,100	36.47	\$6,241	\$8,500	
110-120-000-036-00	1436 BIRMA TRAIL	09/21/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$3,300	41.25	\$8,165	\$4,134	
110-350-000-006-00	2162 S HILLSIDE DR	01/24/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,300	49.20	\$24,706	\$3,894	
110-375-000-252-10	2381 S WHITNEY BEACH RD	09/02/22	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$55,200	55.76	\$109,638	\$9,102	
110-375-000-337-00	2050 S WHITNEY BEACH RD	08/17/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,800	38.29	\$57,726	\$24,874	
110-380-000-485-00	S WHITNEY RD	02/14/20	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$1,600	29.09	\$7,440	\$5,500	
<b>Totals:</b>			<b>\$311,000</b>			<b>\$311,000</b>	<b>\$145,700</b>		<b>\$295,121</b>	<b>\$72,589</b>	
								<b>Sale. Ratio =&gt;</b>	<b>46.85</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.81</b>		



Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$2,790	180.0	225.0	0.93	0.93	\$92	\$17,833	\$0.41	180.00	4000	1236/362		SECTION LOTS AND ACREAGE	401
\$6,240	104.0	207.0	0.49	0.49	\$82	\$17,206	\$0.40	104.00	4200	1247/125		OFF WATER TITTABAWASSEE	401
\$4,299	71.7	200.0	0.33	0.33	\$58	\$12,565	\$0.29	71.65	4200	1189/695		OFF WATER TITTABAWASSEE	401
\$3,600	60.0	243.9	0.34	0.34	\$65	\$11,589	\$0.27	60.00	4200	1234/871		OFF WATER TITTABAWASSEE	401
\$19,740	329.0	150.0	0.67	0.67	\$28	\$13,565	\$0.31	329.00	4200	1251/670	110-375-000-255-00	OFF WATER TITTABAWASSEE	401
\$12,600	280.0	101.1	0.65	0.65	\$89	\$38,268	\$0.88	280.00	4200	1220/436		OFF WATER TITTABAWASSEE	401
\$7,440	124.0	296.0	0.84	0.84	\$44	\$6,524	\$0.15	124.00	4200	1173/13		OFF WATER TITTABAWASSEE	001
<b>\$56,709</b>	<b>1,148.7</b>		<b>4.25</b>	<b>4.25</b>									
<b>Average per FF=&gt;</b>	<b>\$63</b>		<b>Average per Net Acre:</b>	<b>17,067.72</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.39</b>							

**Used \$60/ff**

\$60/ff in 2022

There was a lack of sales of residential parcels valued at the front foot rate  
Included sales of off water Tittabawassee parcels



