

CASEVILLE TOWNSHIP ACREAGE LAND STUDY

Frontage A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
04-635-043-00	6060 SAND ROAD	07/26/23	\$46,500	\$46,500	\$22,800	49.03	\$47,279	\$22,471	\$23,250	150.0	225.0	0.78	0.78	\$150	\$28,995	\$0.67		
04-524-296-00	5750 SHADY LANE DRIVE	04/10/23	\$52,000	\$52,000	\$22,600	43.46	\$54,144	\$12,481	\$14,625	75.0	130.0	0.22	0.22	\$166	\$55,719	\$1.28		
04-217-352-00	CRESCENT BEACH ROAD	09/06/23	\$12,500	\$12,500	\$9,000	72.00	\$18,000	\$12,500	\$18,000	75.0	100.0	0.17	0.17	\$167	\$72,674	\$1.67		
04-242-211-00	4369 KATHALEEN ROAD	08/02/22	\$128,000	\$128,000	\$67,400	52.66	\$133,376	\$17,624	\$23,000	100.0	100.0	0.23	0.23	\$176	\$76,626	\$1.76		
04-002-058-00	4810 MORSE DRIVE	09/18/23	\$208,500	\$208,500	\$97,300	46.67	\$205,249	\$19,991	\$16,740	108.0	180.0	0.45	0.45	\$185	\$44,823	\$1.03		
04-524-314-00	5789 SHADY LANE DRIVE	09/22/23	\$20,000	\$20,000	\$7,800	39.00	\$15,765	\$16,170	\$11,935	77.0	130.0	0.23	0.23	\$210	\$70,304	\$1.61		
04-524-482-20	5730 OAK RIDGE DRIVE	03/08/24	\$17,500	\$17,500	\$6,200	35.43	\$15,600	\$17,500	\$15,600	80.0	150.0	0.28	0.28	\$219	\$63,636	\$1.46		
04-237-420-20	CRESCENT BEACH ROAD	07/08/22	\$42,920	\$42,920	\$21,800	50.79	\$43,398	\$22,522	\$23,000	100.0	200.0	0.46	0.46	\$225	\$49,068	\$1.13		
04-003-088-00	4751 LORI LU DRIVE	08/22/22	\$30,000	\$30,000	\$12,300	41.00	\$24,509	\$14,191	\$8,700	60.0	120.0	0.17	0.17	\$237	\$86,006	\$1.97		
04-112-082-00	POINT CHARITIES AVENUE	07/14/23	\$6,000	\$6,000	\$0	0.00	\$6,000	\$6,000	\$6,000	25.0	121.0	0.07	0.07	\$240	\$86,957	\$2.00		
04-003-244-00	4902 MIKES DRIVE	10/17/22	\$135,000	\$135,000	\$58,100	43.04	\$115,116	\$48,884	\$29,000	200.0	165.0	0.76	0.76	\$244	\$64,491	\$1.48		
Totals:			\$698,920	\$698,920	\$325,300		\$678,436	\$210,334	\$189,850	1,050.0		3.80	3.80					
					Sale. Ratio =>	46.54			Average			Average			Average			
					Std. Dev. =>	17.24			per FF=>	\$200			per Net Acre=>	55,307.39			per SqFt=>	\$1.27

Acreage Table 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$339,322	0.0	0.0	245.00	2.50	#DIV/0!	\$10,700	\$0.25
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39

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10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	0.0	4.00	#DIV/0!	\$17,514	\$0.40
16-025-001-80		06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$31,938	\$53,900	\$31,938	0.0	0.0	0.0	4.41	#DIV/0!	\$12,222	\$0.28
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$73,200	50.06	\$161,039	\$43,961	\$20,000	0.0	0.0	0.0	4.50	#DIV/0!	\$3,102	\$0.07
16-022-017-30		10/06/23	\$50,000	\$50,000	\$27,000	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	0.0	5.00	#DIV/0!	\$6,094	\$0.14
06-020-016-00	1140 LACKIE ROAD SOUTH	05/06/22	\$189,000	\$189,000	\$59,700	31.59	\$117,849	\$91,151	\$20,000	0.0	0.0	0.0	5.00	#DIV/0!	\$18,230	\$0.42
10-012-002-00	3675 CANBORO ROAD	03/27/24	\$250,000	\$250,000	\$75,800	30.32	\$164,214	\$106,383	\$20,597	0.0	0.0	0.0	5.00	#DIV/0!	\$21,277	\$0.49
06-032-038-00	2928 POPPLE ROAD	11/01/22	\$295,000	\$295,000	\$84,300	31.97	\$191,187	\$124,563	\$20,750	0.0	0.0	0.0	6.50	#DIV/0!	\$19,164	\$0.44
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	0.0	6.90	#DIV/0!	\$4,493	\$0.10
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,949	\$46,351	\$37,700	0.0	0.0	0.0	7.54	#DIV/0!	\$6,147	\$0.14
15-030-007-00	9315 PORT AUSTIN ROAD	02/16/23	\$70,000	\$70,000	\$31,800	45.43	\$79,828	\$48,626	\$46,200	0.0	0.0	0.0	9.30	#DIV/0!	\$5,229	\$0.12
3 acres = \$31,800							\$916,402	\$616,460	\$263,708	0.0	0.0	0.0	58.15	58.15		Average
4 acres = \$42,400						34.94		Average				10.60120	10.60120		per Sqft-->	\$0.24
5 acres = \$53,000						9.11		Average							per Sqft-->	

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16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	0.0	5.00	#DIV/0!	\$6,094	\$0.14
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	0.0	6.90	#DIV/0!	\$4,493	\$0.10
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	0.0	15.00	#DIV/0!	\$7,188	\$0.17
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,949	\$46,351	\$37,700	0.0	0.0	0.0	7.54	#DIV/0!	\$6,147	\$0.14
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	0.0	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	0.0	2.00	#DIV/0!	\$11,000	\$0.25
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	0.0	15.00	#DIV/0!	\$7,188	\$0.17
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	0.0	30.86	#DIV/0!	\$4,173	\$0.10
7 acres = \$42,000							\$808,173	\$511,841	\$389,634	40.0	40.0	0.0	85.28	85.28		Average
10 acres = \$60,000						42.23		Average				6.00189	6.00189		per Sqft-->	\$0.14
15 acres = \$90,000						14.67		Average							per Sqft-->	
20 acres = \$120,000								Average							per Sqft-->	
25 acres = \$150,000								Average							per Sqft-->	

Rate Table Rec

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asst. when Sold	Asst./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft
04-524-320-00	5771 SHADY LANE DRIVE	10/03/22	\$79,900	\$79,900	\$45,800	57.32	\$90,658	\$552	\$11,310	78.0	130.0	0.23	0.23	\$7	\$2,369	\$0.05
04-007-004-10		05/02/22	\$62,972	\$62,972	\$32,100	50.98	\$64,215	\$62,972	\$64,215	0.0	0.0	0.0	24.22	#DIV/0!	\$7,600	\$0.06
04-525-006-10	6730 ST PATRICK DRIVE	03/08/23	\$31,357	\$31,357	\$0	0.00	\$829,401	\$31,357	\$829,401	1,350.0	150.0	4.65	4.65	\$23	\$6,745	\$0.15
04-309-007-00	7635 CRESCENT BEACH ROAD	06/06/23	\$165,000	\$165,000	\$73,800	44.73	\$154,368	\$38,132	\$27,500	0.0	0.0	0.0	5.00	#DIV/0!	\$7,626	\$0.18
04-002-054-00	MORSE DRIVE	09/26/23	\$4,000	\$4,000	\$9,100	227.50	\$18,290	\$4,000	\$18,290	118.0	180.0	0.49	0.49	\$34	\$8,197	\$0.19
04-003-190-40	CRESCENT BEACH ROAD	01/16/24	\$3,824	\$3,824	\$0	0.00	\$26,130	\$3,824	\$26,130	134.0	149.0	0.46	0.46	\$29	\$8,349	\$0.19
04-524-420-40	OAK WOOD DRIVE	04/08/22	\$28,500	\$28,500	\$7,700	27.02	\$15,455	\$28,150	\$15,455	0.0	0.0	0.0	2.93	#DIV/0!	\$9,608	\$0.22
\$4,450/acre							\$1,198,517	\$168,987	\$992,301	1,680.0	1,680.0	37.98	33.33		Average	
						44.87		Average				4.44960	4.44960		per Sqft-->	\$0.10
						78.15		Average							per Sqft-->	

CASEVILLE TOWNSHIP AGRICULTURAL LAND STUDY

Rate Table (Acres)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17		
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26		
03-027-003-00	PARKER	12/27/23	\$850,000	\$850,000	\$392,600	46.19	\$873,937	\$850,000	\$873,937	0.0	0.0	93.11	96.81	#DIV/0!	\$9,129	\$0.21		
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25		
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27		
15-022-009-00	BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$216,200	8.13	\$573,695	\$2,426,477	\$339,322	0.0	0.0	245.00	25.45	#DIV/0!	\$9,904	\$0.23		
15-022-008-00	MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$38,200	1.44	\$386,041	\$2,614,131	\$339,322	0.0	0.0	245.00	3.97	#DIV/0!	\$10,670	\$0.24		
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25		
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24		
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24		
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22		
Totals:			\$13,081,800	\$13,081,800	\$2,186,200		\$5,354,815	\$12,399,791	\$4,672,806	0.0		1,191.15	492.85					
						Sale. Ratio =>	16.71	Average				Average		Average				
						Std. Dev. =>	18.26	per FF=>				#DIV/0!	per Net Acre=>		10,409.95	per SqFt=>		\$0.24

Caseville Rate Table

NO 1	1.00	\$10,400
NO 2	0.88	\$9,200
NO 3	0.84	\$8,700
NO 4	0.77	\$8,000
NO 5	0.75	\$7,800
NO 6	0.75	\$7,800
NO 7	0.75	\$7,800
NO 8	0.75	\$7,800
Good Woods	0.82	\$8,500
Other Woods	0.29	\$3,000
Untillable	0.29	\$3,000
Pond	0.96	\$10,000
Road ROW	-	\$0
County Drain	-	\$0
Swamp	0.08	\$850

CASEVILLE TOWNSHIP CHANNEL FRONTAGE PROPERTIES LAND STUDY

Frontage A & D

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
04-167-238-00	POINT CHARITIES AVENUE	06/03/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	150.0	0.34	0.34	\$420	\$122,093	\$2.80		
04-167-281-00	RUNNING DEER TRAIL	05/09/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	120.0	0.28	0.28	\$420	\$152,727	\$3.51		
04-167-215-00	POINT CHARITIES AVENUE	11/16/23	\$52,000	\$52,000	\$23,800	45.77	\$47,600	\$52,000	\$47,600	119.0	150.0	0.41	0.41	\$437	\$126,829	\$2.91		
04-167-270-00	RUNNING DEER TRAIL	09/27/23	\$49,000	\$49,000	\$18,900	38.57	\$37,875	\$49,000	\$37,875	100.0	120.0	0.28	0.28	\$490	\$178,182	\$4.09		
04-147-150-00	4306 CHIPPEWA DRIVE	04/28/23	\$232,000	\$232,000	\$104,100	44.87	\$216,465	\$79,135	\$63,600	159.0	120.0	0.44	0.44	\$498	\$180,674	\$4.15		
04-168-028-00	4476 TOM - TOM TRAIL	06/29/22	\$320,000	\$320,000	\$143,600	44.88	\$284,932	\$95,458	\$60,390	183.0	0.0	0.00	0.00	\$522	#DIV/0!	#DIV/0!		
04-167-246-00	POINT CHARITIES AVENUE	09/13/22	\$58,500	\$58,500	\$16,700	28.55	\$33,495	\$58,500	\$33,495	101.5	133.0	0.31	0.31	\$576	\$188,710	\$4.33		
04-411-082-00	SHORE DRIVE	06/06/23	\$64,000	\$64,000	\$25,300	39.53	\$50,500	\$64,000	\$50,500	100.0	0.0	0.00	0.00	\$640	#DIV/0!	#DIV/0!		
04-411-135-00	9905 CIRCLE DRIVE	08/30/23	\$71,000	\$71,000	\$26,300	37.04	\$52,520	\$71,000	\$52,520	104.0	0.0	0.00	0.00	\$683	#DIV/0!	#DIV/0!		
04-168-028-00	4476 TOM - TOM TRAIL	02/10/23	\$375,000	\$375,000	\$143,600	38.29	\$318,244	\$129,956	\$73,200	183.0	0.0	0.00	0.00	\$710	#DIV/0!	#DIV/0!		
04-167-287-00	RUNNING DEER TRAIL	05/09/22	\$48,000	\$48,000	\$8,400	17.50	\$16,830	\$48,000	\$16,830	51.0	0.0	0.00	0.00	\$941	#DIV/0!	#DIV/0!		
04-411-129-00	9939 CIRCLE DRIVE	08/19/22	\$335,000	\$335,000	\$138,200	41.25	\$273,108	\$106,392	\$44,500	100.0	156.0	0.36	0.36	\$1,064	\$297,184	\$6.82		
Totals:			\$1,688,500	\$1,688,500	\$681,900		\$1,397,569	\$837,441	\$546,510	1,400.5		2.41	2.41					
						Sale. Ratio =>	40.38				Average			Average				
						Std. Dev. =>	7.87				per FF=>	\$598	Average	per Net Acre=>	347,485.89	Average	per SqFt=>	\$7.98

Frontage B, C, D, E & F

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
04-157-177-00	CHIPPEWA DRIVE	09/16/22	\$15,000	\$15,000	\$14,000	93.33	\$28,050	\$15,000	\$28,050	85.0	120.0	0.23	0.23	\$176	\$64,103	\$1.47		
04-242-214-00	KATHALEEN ROAD	06/20/23	\$20,000	\$20,000	\$20,000	100.00	\$40,000	\$20,000	\$40,000	100.0	0.0	0.00	0.00	\$200	#DIV/0!	#DIV/0!		
04-168-033-00	8483 SHOSHONI PASS	09/05/23	\$39,000	\$39,000	\$30,200	77.44	\$60,400	\$39,000	\$60,400	151.0	0.0	0.00	0.00	\$258	#DIV/0!	#DIV/0!		
04-167-271-00	RUNNING DEER TRAIL	07/24/23	\$33,000	\$33,000	\$20,000	60.61	\$40,000	\$33,000	\$40,000	100.0	120.0	0.28	0.28	\$330	\$120,000	\$2.75		
04-167-286-00	RUNNING DEER TRAIL	05/13/22	\$48,000	\$48,000	\$23,400	48.75	\$46,860	\$48,000	\$46,860	142.0	105.2	0.34	0.34	\$338	\$139,942	\$3.21		
04-167-286-00	RUNNING DEER TRAIL	05/09/22	\$48,000	\$48,000	\$23,400	48.75	\$16,830	\$48,000	\$16,830	142.0	105.2	0.00	0.34	\$338	#DIV/0!	#DIV/0!		
04-147-147-00	4305 CHIPPEWA DRIVE	09/30/22	\$100,000	\$100,000	\$49,000	49.00	\$97,149	\$37,501	\$34,650	105.0	120.0	0.29	0.29	\$357	\$129,761	\$2.98		
04-167-238-00	POINT CHARITIES AVENUE	06/03/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	150.0	0.34	0.34	\$420	\$122,093	\$2.80		
04-167-281-00	RUNNING DEER TRAIL	05/09/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	120.0	0.28	0.28	\$420	\$152,727	\$3.51		
04-167-215-00	POINT CHARITIES AVENUE	11/16/23	\$52,000	\$52,000	\$23,800	45.77	\$47,600	\$52,000	\$47,600	119.0	150.0	0.41	0.41	\$437	\$126,829	\$2.91		
04-167-270-00	RUNNING DEER TRAIL	09/27/23	\$49,000	\$49,000	\$18,900	38.57	\$37,875	\$49,000	\$37,875	100.0	120.0	0.28	0.28	\$490	\$178,182	\$4.09		
04-147-150-00	4306 CHIPPEWA DRIVE	04/28/23	\$232,000	\$232,000	\$104,100	44.87	\$216,465	\$79,135	\$63,600	159.0	120.0	0.44	0.44	\$498	\$180,674	\$4.15		
04-168-028-00	4476 TOM - TOM TRAIL	06/29/22	\$320,000	\$320,000	\$143,600	44.88	\$284,932	\$95,458	\$60,390	183.0	0.0	0.00	0.00	\$522	#DIV/0!	#DIV/0!		
04-167-246-00	POINT CHARITIES AVENUE	09/13/22	\$58,500	\$58,500	\$16,700	28.55	\$33,495	\$58,500	\$33,495	101.5	133.0	0.31	0.31	\$576	\$188,710	\$4.33		
04-411-082-00	SHORE DRIVE	06/06/23	\$64,000	\$64,000	\$25,300	39.53	\$50,500	\$64,000	\$50,500	100.0	0.0	0.00	0.00	\$640	#DIV/0!	#DIV/0!		
04-411-135-00	9905 CIRCLE DRIVE	08/30/23	\$71,000	\$71,000	\$26,300	37.04	\$52,520	\$71,000	\$52,520	104.0	0.0	0.00	0.00	\$683	#DIV/0!	#DIV/0!		
04-168-028-00	4476 TOM - TOM TRAIL	02/10/23	\$375,000	\$375,000	\$143,600	38.29	\$318,244	\$129,956	\$73,200	183.0	0.0	0.00	0.00	\$710	#DIV/0!	#DIV/0!		
04-167-287-00	RUNNING DEER TRAIL	05/09/22	\$48,000	\$48,000	\$8,400	17.50	\$16,830	\$48,000	\$16,830	51.0	0.0	0.00	0.00	\$745	#DIV/0!	#DIV/0!		
Totals:			\$1,656,500	\$1,656,500	\$723,700		\$1,453,750	\$961,550	\$768,800	2,125.5		3.19	3.54					
						Sale. Ratio =>	43.69				Average			Average				
						Std. Dev. =>	21.15				per FF=>	\$452	Average	per Net Acre=>	301,143.13	Average	per SqFt=>	\$6.91

CASEVILLE TOWNSHIP COMMERCIAL FRONTAGE LAND STUDY

Frontage A, B, C & Rate Table 4

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$30,688	\$17,500	\$26,400	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$42,856	\$56,525	132.0	285.0	0.68	0.86	\$325	\$62,747	\$1.44
39-017-017-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,572	\$40,028	\$28,600	50.0	298.7	0.42	0.34	\$801	\$95,305	\$2.19
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$97,987	\$56,925	103.5	396.0	0.94	0.94	\$947	\$104,131	\$2.39
04-167-287-00	RUNNING DEER TRAIL	05/09/22	\$48,000	\$48,000	\$8,400	17.50	\$16,830	\$48,000	\$16,830	51.0	0.0	0.00	0.00	\$941	#DIV/0!	#DIV/0!
04-003-053-00	7386 EASY STREET	05/09/23	\$189,900	\$189,900	\$53,000	27.91	\$111,028	\$94,372	\$15,500	100.0	150.0	0.34	0.34	\$944	\$274,337	\$6.30
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$20,209	\$15,000	125.0	0.0	0.00	0.00	\$162	#DIV/0!	#DIV/0!
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$32,800	\$33,000	100.0	0.0	0.00	0.00	\$328	#DIV/0!	#DIV/0!
Totals:			\$1,686,500	\$1,686,500	\$702,300		\$1,604,028	\$959,150	\$872,390	1,599.5		10.30	10.41			
						Sale. Ratio =>	41.64	Average				Average		Average		
						Std. Dev. =>	18.18	per FF=>		\$600	per Net Acre=>		93,130.40	per SqFt=>		\$2.14

Acresage Table 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$339,322	0.0	0.0	245.00	2.50	#DIV/0!	\$10,700	\$0.25
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$8,674	\$20,000	\$8,674	0.0	0.0	1.11	1.28	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,508	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	1.00	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEBEWAING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.79	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99
10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINDE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	0.98	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,400	\$19,690	115.8	375.0	0.78	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	0.50	\$279	\$60,635	\$1.39
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$63,786	\$6,900	0.0	0.0	1.00	1.00	#DIV/0!	\$63,786	\$1.46
06-032-011-50	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$184,431	\$97,569	\$17,000	0.0	0.0	1.50	1.50	#DIV/0!	\$65,046	\$1.49

CASEVILLE TOWNSHIP CONDOS LAND STUDY

Shelby Lake & Shelby Large

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-524-480-34	5723 COUNTY KERRY DRIVE	12/12/22	\$268,000	\$268,000	\$120,800	45.07	\$243,654	\$65,346	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-499-00	9825 WHISPERING PINES (43)	03/12/24	\$77,500	\$77,500	\$16,400	21.16	\$35,000	\$77,500	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-500-00	9821 WHISPERING PINES (44)	03/12/24	\$77,500	\$77,500	\$16,400	21.16	\$35,000	\$77,500	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-31	5729 COUNTY KERRY DRIVE	05/24/23	\$339,000	\$339,000	\$125,600	37.05	\$263,550	\$116,450	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-35	5721 COUNTY KERRY DRIVE	05/09/22	\$310,000	\$310,000	\$101,200	32.65	\$200,405	\$141,595	\$32,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals:			\$1,072,000	\$1,072,000	\$380,400		\$777,609	\$478,391	\$184,000	0.0	0.0	0.00	0.00			
Price per Unit			\$95,680.00			Sale. Ratio =>	35.49		Average			Average		Average		
						Std. Dev. =>	10.37		per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

Sand Point Condos, Whisper Pines, Lost Channel, The Glen & Blue Heron/Kelly

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-524-480-10	5801 DUBLIN DRIVE	11/10/22	\$32,500	\$32,500	\$12,800	39.38	\$25,600	\$32,500	\$25,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-309-023-09	7935 CRESCENT BEACH ROAD	01/27/23	\$150,000	\$150,000	\$0	0.00	\$149,636	\$33,164	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-309-023-12	7935 CRESCENT BEACH ROAD	01/27/23	\$150,000	\$150,000	\$0	0.00	\$149,636	\$33,164	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-67	5729 KILKENNY DRIVE	10/20/23	\$187,000	\$187,000	\$88,500	47.33	\$185,494	\$34,306	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-527-00	9720 LOST CHANNEL DRIVE (71)	12/09/22	\$35,000	\$35,000	\$12,800	36.57	\$32,800	\$35,000	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-529-00	LOST CHANNEL DRIVE	06/06/22	\$38,000	\$38,000	\$12,800	33.68	\$25,600	\$38,000	\$25,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-309-023-08	7935 CRESCENT BEACH ROAD	02/07/23	\$150,000	\$150,000	\$0	0.00	\$144,367	\$38,433	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-98	5803 DUBLIN ROAD	05/20/22	\$460,000	\$460,000	\$201,100	43.72	\$439,309	\$46,291	\$25,600	0.0	0.0	2.30	2.30	#DIV/0!	\$20,127	\$0.46
04-473-506-00	9797 WHISPERING PINES	08/17/22	\$47,000	\$47,000	\$12,800	27.23	\$25,600	\$47,000	\$25,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals:			\$1,249,500	\$1,249,500	\$340,800		\$1,178,042	\$337,858	\$266,400	0.0	0.0	2.30	2.30			
Price per Unit			\$37,500.00			Sale. Ratio =>	27.27		Average			Average	146,894.78	Average		
						Std. Dev. =>	19.82		per FF=>	#DIV/0!		per Net Acre=>		per SqFt=>	\$3.37	

Sunset

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-524-480-31	5729 COUNTY KERRY DRIVE	05/24/23	\$339,000	\$339,000	\$125,600	37.05	\$263,550	\$116,450	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-35	5721 COUNTY KERRY DRIVE	05/09/22	\$310,000	\$310,000	\$101,200	32.65	\$200,405	\$141,595	\$32,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-471-00	9919 SUNSET BOULEVARD	07/18/22	\$185,000	\$185,000	\$94,200	50.92	\$188,300	\$185,000	\$188,300	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-462-00	9955 SUNSET BOULEVARD (7)	10/17/23	\$189,900	\$189,900	\$101,500	53.45	\$203,000	\$189,900	\$203,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-458-00	9971 SUNSET BOULEVARD (3)	06/22/23	\$290,000	\$290,000	\$101,500	35.00	\$203,000	\$290,000	\$203,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-486-00	9859 SUNSET BOULEVARD (31)	11/15/22	\$333,000	\$333,000	\$56,500	16.97	\$112,980	\$333,000	\$112,980	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-487-00	9855 SUNSET BOULEVARD (32)	11/15/22	\$333,000	\$333,000	\$56,500	16.97	\$112,980	\$333,000	\$112,980	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals:			\$1,979,900	\$1,979,900	\$637,000		\$1,284,215	\$1,588,945	\$893,260	0.0	0.0	0.00	0.00			
Price per Unit			\$227,000			Sale. Ratio =>	32.17		Average			Average		Average		
						Std. Dev. =>	14.45		per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

Reflection Boat Slip

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-473-454-06	NORTH SIDE CB ROAD	09/25/24	\$7,500	\$7,500	\$4,000	53.33	\$8,000	\$7,500	\$8,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-524-480-20	5719 KILKENNY DRIVE	07/14/23	\$4,500	\$4,500	\$4,900	108.89	\$9,840	\$4,500	\$9,840	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals:			\$12,000	\$12,000	\$8,900		\$17,840	\$12,000	\$17,840	0.0	0.0	0.00	0.00			
Price per Unit			\$8,900			Sale. Ratio =>	74.17		Average			Average		Average		
						Std. Dev. =>	39.28		per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

CASEVILLE TOWNSHIP HIGHWAY LAND STUDY

Frontages A, B, C & D

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
04-003-323-00	7125 ANN DRIVE	05/18/22	\$11,700	\$11,700	\$7,500	64.10	\$15,080	\$11,700	\$15,080	104.0	208.0	0.50	0.50	\$113	\$23,541	\$0.54	
04-002-003-10	4920 WILFRED DRIVE	09/12/22	\$18,000	\$18,000	\$20,400	113.33	\$40,533	\$18,000	\$21,750	150.0	0.0	0.00	0.00	\$120	#DIV/0!	#DIV/0!	
04-310-001-72		08/25/23	\$14,000	\$14,000	\$13,400	95.71	\$26,880	\$14,000	\$26,880	112.0	336.0	0.86	0.86	\$125	\$16,204	\$0.37	
04-003-281-00	7161 ANN DRIVE	06/08/22	\$160,000	\$160,000	\$82,200	51.38	\$162,538	\$24,577	\$27,115	187.0	223.0	0.96	0.96	\$131	\$25,681	\$0.59	
04-003-132-40	7252 PORT AUSTIN ROAD	03/31/23	\$80,000	\$80,000	\$50,200	62.75	\$125,632	\$23,668	\$69,300	180.0	150.0	0.62	0.62	\$131	\$38,174	\$0.88	
04-635-043-00	6060 SAND ROAD	07/26/23	\$46,500	\$46,500	\$22,800	49.03	\$47,279	\$22,471	\$23,250	150.0	225.0	0.78	0.78	\$150	\$28,995	\$0.67	
04-524-296-00	5750 SHADY LANE DRIVE	04/10/23	\$52,000	\$52,000	\$22,600	43.46	\$54,144	\$12,481	\$14,625	75.0	130.0	0.22	0.22	\$166	\$55,719	\$1.28	
04-217-352-00	CRESCENT BEACH ROAD	09/06/23	\$12,500	\$12,500	\$9,000	72.00	\$18,000	\$12,500	\$18,000	75.0	100.0	0.17	0.17	\$167	\$72,674	\$1.67	
04-242-211-00	4369 KATHALEEN ROAD	08/02/22	\$128,000	\$128,000	\$67,400	52.66	\$133,376	\$17,624	\$23,000	100.0	100.0	0.23	0.23	\$176	\$76,626	\$1.76	
04-524-285-00	5803 PORT AUSTIN ROAD	03/10/23	\$13,000	\$13,000	\$9,100	70.00	\$23,160	\$9,090	\$19,250	50.0	150.0	0.17	0.17	\$182	\$52,849	\$1.21	
04-002-058-00	4810 MORSE DRIVE	09/18/23	\$208,500	\$208,500	\$97,300	46.67	\$205,249	\$19,991	\$16,740	108.0	180.0	0.45	0.45	\$185	\$44,823	\$1.03	
04-524-314-00	5789 SHADY LANE DRIVE	09/22/23	\$20,000	\$20,000	\$7,800	39.00	\$15,765	\$16,170	\$11,935	77.0	130.0	0.23	0.23	\$210	\$70,304	\$1.61	
04-524-482-20	5730 OAK RIDGE DRIVE	03/08/24	\$17,500	\$17,500	\$6,200	35.43	\$15,600	\$17,500	\$15,600	80.0	150.0	0.28	0.28	\$219	\$63,636	\$1.46	
04-237-420-20	CRESCENT BEACH ROAD	07/08/22	\$42,920	\$42,920	\$21,800	50.79	\$43,398	\$22,522	\$23,000	100.0	200.0	0.46	0.46	\$225	\$49,068	\$1.13	
04-003-088-00	4751 LORI LU DRIVE	08/22/22	\$30,000	\$30,000	\$12,300	41.00	\$24,509	\$14,191	\$8,700	60.0	120.0	0.17	0.17	\$237	\$86,006	\$1.97	
04-112-082-00	POINT CHARITIES AVENUE	07/14/23	\$6,000	\$6,000	\$0	0.00	\$6,000	\$6,000	\$6,000	25.0	121.0	0.07	0.07	\$240	\$86,957	\$2.00	
04-003-244-00	4902 MIKES DRIVE	10/17/22	\$135,000	\$135,000	\$58,100	43.04	\$115,116	\$48,884	\$29,000	200.0	165.0	0.76	0.76	\$244	\$64,491	\$1.48	
04-472-208-96	CRESCENT BEACH ROAD	09/28/23	\$22,000	\$22,000	\$10,800	49.09	\$21,600	\$22,000	\$21,600	90.0	0.0	0.00	0.00	\$244	#DIV/0!	#DIV/0!	
04-524-296-00	5750 SHADY LANE DRIVE	04/05/23	\$52,000	\$52,000	\$22,600	43.46	\$45,245	\$18,380	\$11,625	75.0	130.0	0.22	0.22	\$245	\$82,054	\$1.88	
04-002-061-10	7025 CAMPBELL DRIVE	02/12/24	\$232,000	\$232,000	\$89,400	38.53	\$204,537	\$90,403	\$62,940	305.0	135.7	0.95	0.95	\$296	\$95,161	\$2.18	
04-237-419-10	8808 CRESCENT BEACH ROAD	08/28/23	\$23,333	\$23,333	\$0	0.00	\$18,000	\$23,333	\$18,000	75.0	200.0	0.34	0.34	\$311	\$67,828	\$1.56	
04-002-044-00	4844 CASEVILLE ROAD NORTH	04/22/22	\$90,000	\$90,000	\$36,900	41.00	\$72,878	\$31,622	\$14,500	100.0	150.0	0.34	0.34	\$316	\$91,924	\$2.11	
04-524-355-00	5755 BIRCH DRIVE	12/08/23	\$142,000	\$142,000	\$61,500	43.31	\$132,677	\$24,143	\$14,820	76.0	100.0	0.17	0.17	\$318	\$138,753	\$3.19	
04-462-202-00	CRESCENT BEACH ROAD	08/23/23	\$41,500	\$41,500	\$15,000	36.14	\$30,000	\$41,500	\$30,000	125.0	0.0	0.00	0.00	\$332	#DIV/0!	#DIV/0!	
04-242-156-00	4455 BETTY ROAD	08/26/22	\$20,000	\$20,000	\$6,900	34.50	\$13,800	\$20,000	\$13,800	60.0	132.0	0.18	0.18	\$333	\$109,890	\$2.52	
04-002-035-00	4746 CASEVILLE ROAD NORTH	04/01/22	\$169,900	\$169,900	\$66,000	38.85	\$130,336	\$70,014	\$30,450	210.0	175.0	0.84	0.84	\$333	\$82,955	\$1.90	
04-524-484-10	5706 OAK RIDGE DRIVE	02/23/24	\$29,000	\$29,000	\$66,300	228.62	\$15,600	\$29,000	\$15,600	80.0	150.0	0.28	0.28	\$363	\$105,455	\$2.42	
04-310-001-69	7530 SAND ROAD	10/20/22	\$314,000	\$314,000	\$130,000	41.40	\$257,405	\$83,475	\$26,880	224.0	0.0	0.00	0.00	\$373	#DIV/0!	#DIV/0!	
04-212-149-00	9043 CRESCENT BEACH ROAD	12/07/23	\$149,000	\$149,000	\$57,500	38.59	\$136,809	\$57,191	\$45,000	150.0	100.0	0.34	0.34	\$381	\$166,253	\$3.82	
04-524-334-00	5770 BIRCH DRIVE	11/25/22	\$70,000	\$70,000	\$23,100	33.00	\$50,017	\$32,163	\$12,180	84.0	100.0	0.19	0.19	\$383	\$166,648	\$3.83	
04-524-314-50	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.46	\$396	\$132,443	\$3.04	
04-524-315-00	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.23	\$396	\$132,443	\$3.04	
04-003-193-00	4519 DANYLUK DRIVE	08/02/22	\$80,000	\$80,000	\$32,000	40.00	\$63,714	\$34,686	\$18,400	80.0	127.0	0.23	0.23	\$434	\$148,867	\$3.42	
04-112-019-00	9120 POINT CHARITIES AVENUE	07/31/23	\$131,118	\$131,118	\$52,500	40.04	\$109,288	\$48,230	\$26,400	110.0	0.0	0.00	0.00	\$438	#DIV/0!	#DIV/0!	
04-002-020-00	7074 WOOD HILL DRIVE	06/06/23	\$168,000	\$168,000	\$60,000	35.71	\$125,488	\$62,972	\$20,460	132.0	110.0	0.33	0.33	\$477	\$189,105	\$4.34	
04-525-025-00	6077 SAND ROAD	09/01/23	\$293,000	\$293,000	\$124,100	42.35	\$259,964	\$73,956	\$40,920	132.0	330.0	1.00	1.00	\$560	\$73,956	\$1.70	
04-524-369-00	5780 PINE DRIVE	08/05/22	\$59,500	\$59,500	\$14,600	24.54	\$29,145	\$40,940	\$10,585	73.0	100.0	0.17	0.17	\$561	\$243,690	\$5.59	
04-217-339-10	CRESCENT BEACH ROAD	10/19/23	\$38,000	\$38,000	\$0	0.00	\$12,000	\$38,000	\$12,000	50.0	100.0	0.12	0.12	\$760	\$330,435	\$7.59	
04-237-433-00	8711 CRESCENT BEACH ROAD	01/06/23	\$130,000	\$130,000	\$47,500	36.54	\$103,938	\$38,062	\$12,000	50.0	200.0	0.23	0.23	\$761	\$165,487	\$3.80	
04-242-170-00	4410 BETTY ROAD	09/23/22	\$189,900	\$189,900	\$60,200	31.70	\$119,205	\$95,075	\$24,380	106.0	0.0	0.00	0.00	\$897	#DIV/0!	#DIV/0!	
04-242-223-00	4380 KATHALEEN ROAD	04/01/22	\$190,000	\$190,000	\$60,100	31.63	\$118,915	\$94,085	\$23,000	100.0	0.0	0.00	0.00	\$941	#DIV/0!	#DIV/0!	
04-003-053-00	7386 EASY STREET	05/09/23	\$189,900	\$189,900	\$53,000	27.91	\$111,028	\$94,372	\$15,500	100.0	150.0	0.34	0.34	\$944	\$274,337	\$6.30	
04-524-413-00	5715 SHADY LANE DRIVE	02/28/23	\$239,900	\$239,900	\$65,500	27.30	\$142,022	\$116,633	\$18,755	121.0	100.0	0.28	0.28	\$964	\$419,543	\$9.63	
Totals:			\$4,361,671	\$4,361,671	\$1,789,400		\$3,660,816	\$1,652,528	\$932,890	4,695.0		13.95	14.18				
					Sale. Ratio =>	41.03			Average			Average		Average			
					Std. Dev. =>	34.96			per FF=>	\$352		per Net Acre=>	118,477.77	per SqFt=>	\$2.72		
\$350/FF																	

Rate Table Nine

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-003-132-40	7252 PORT AUSTIN ROAD	03/31/23	\$80,000	\$80,000	\$50,200	62.75	\$125,632	\$23,668	\$69,300	180.0	150.0	0.62	0.62	\$131	\$38,174	\$0.88
04-217-339-10	CRESCENT BEACH ROAD	10/19/23	\$38,000	\$38,000	\$0	0.00	\$12,000	\$38,000	\$12,000	50.0	100.0	0.12	0.12	\$760	\$330,435	\$7.59
04-525-025-00	6077 SAND ROAD	09/01/23	\$293,000	\$293,000	\$124,100	42.35	\$259,964	\$73,956	\$40,920	132.0	330.0	1.00	1.00	\$560	\$73,956	\$1.70
04-524-369-00	5780 PINE DRIVE	08/05/22	\$59,500	\$59,500	\$14,600	24.54	\$29,145	\$40,940	\$10,585	73.0	100.0	0.17	0.17	\$561	\$243,690	\$5.59
04-237-433-00	8711 CRESCENT BEACH ROAD	01/06/23	\$130,000	\$130,000	\$47,500	36.54	\$103,938	\$38,062	\$12,000	50.0	200.0	0.23	0.23	\$761	\$165,487	\$3.80
04-242-170-00	4410 BETTY ROAD	09/23/22	\$189,900	\$189,900	\$60,200	31.70	\$119,205	\$95,075	\$24,380	106.0	0.0	0.00	0.00	\$897	#DIV/0!	#DIV/0!
04-524-285-00	5803 PORT AUSTIN ROAD	03/10/23	\$13,000	\$13,000	\$9,100	70.00	\$23,160	\$9,090	\$19,250	50.0	150.0	0.17	0.17	\$182	\$52,849	\$1.21
04-310-001-69	7530 SAND ROAD	10/20/22	\$314,000	\$314,000	\$130,000	41.40	\$257,405	\$83,475	\$26,880	224.0	0.0	0.00	0.00	\$373	#DIV/0!	#DIV/0!
04-004-088-00	7669 PORT AUSTIN ROAD	05/20/22	\$325,000	\$325,000	\$104,300	32.09	\$206,016	\$163,984	\$45,000	150.0	150.0	0.52	0.52	\$1,093	\$317,184	\$7.28
04-004-093-00	7599 PORT AUSTIN ROAD	06/16/23	\$225,000	\$225,000	\$63,100	28.04	\$130,906	\$132,594	\$38,500	100.0	150.0	0.34	0.34	\$1,326	\$385,448	\$8.85
Totals:			\$1,667,400	\$1,667,400	\$603,100		\$1,267,371	\$698,844	\$298,815	1,115.0		3.17	3.17			
					Sale. Ratio =>	36.17	Average					Average		Average		
					Std. Dev. =>	19.60	per FF=>					per Net Acre=>		per SqFt=>		
													220,734.05			\$5.07

\$630/FF

CASEVILLE TOWNSHIP INDUSTRIAL LAND STUDY

Frontage A & Table Ten

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$42,856	\$56,525	132.0	285.0	0.68	0.86	\$325	\$62,747	\$1.44
04-524-334-00	5770 BIRCH DRIVE	11/25/22	\$70,000	\$70,000	\$23,100	33.00	\$50,017	\$32,163	\$12,180	84.0	100.0	0.19	0.19	\$383	\$166,648	\$3.83
04-524-315-00	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.23	\$396	\$132,443	\$3.04
04-167-238-00	POINT CHARITIES AVENUE	06/03/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	150.0	0.34	0.34	\$420	\$122,093	\$2.80
04-167-281-00	RUNNING DEER TRAIL	05/09/22	\$42,000	\$42,000	\$16,500	39.29	\$33,000	\$42,000	\$33,000	100.0	120.0	0.28	0.28	\$420	\$152,727	\$3.51
04-525-025-00	6077 SAND ROAD	09/01/23	\$293,000	\$293,000	\$124,100	42.35	\$259,964	\$73,956	\$40,920	132.0	330.0	1.00	1.00	\$560	\$73,956	\$1.70
04-524-369-00	5780 PINE DRIVE	08/05/22	\$59,500	\$59,500	\$14,600	24.54	\$29,145	\$40,940	\$10,585	73.0	100.0	0.17	0.17	\$561	\$243,690	\$5.59
04-167-246-00	POINT CHARITIES AVENUE	09/13/22	\$58,500	\$58,500	\$16,700	28.55	\$33,495	\$58,500	\$33,495	101.5	133.0	0.31	0.31	\$576	\$188,710	\$4.33
04-411-082-00	SHORE DRIVE	06/06/23	\$64,000	\$64,000	\$25,300	39.53	\$50,500	\$64,000	\$50,500	100.0	0.0	0.00	0.00	\$640	#DIV/0!	#DIV/0!
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$20,209	\$15,000	125.0	0.0	0.00	0.00	\$162	#DIV/0!	#DIV/0!
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$32,800	\$33,000	100.0	0.0	0.00	0.00	\$328	#DIV/0!	#DIV/0!
Totals:			\$1,331,100	\$1,331,100	\$561,100		\$1,190,751	\$502,099	\$361,750	1,182.5		3.53	3.71			
					Sale. Ratio =>	42.15			Average			Average		Average		
					Std. Dev. =>	7.67			per FF=>	\$425		per Net Acre=>	142,277.98		per SqFt=>	\$3.27

Acreeage Table 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$47,032	\$30,468	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,094	\$0.14
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$156,701	\$43,538	0.0	0.0	12.90	12.90	#DIV/0!	\$12,147	\$0.28
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
16-013-014-00	106 W FILION ROAD	03/30/23	\$53,000	\$53,000	\$22,500	42.45	\$44,349	\$46,351	\$37,700	0.0	0.0	7.54	7.54	#DIV/0!	\$6,147	\$0.14
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$107,821	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,188	\$0.17
10-003-001-40	HARTSELL ROAD	09/29/23	\$128,766	\$128,766	\$50,800	39.45	\$101,554	\$128,766	\$101,554	0.0	0.0	30.86	30.86	#DIV/0!	\$4,173	\$0.10
10 acres = \$70,000																
15 acres = \$105,000																
20 acres = \$140,000																
Totals:			\$1,585,129	\$1,585,129	\$657,400		\$1,338,725	\$699,701	\$453,297	40.0		100.68	100.68			
					Sale. Ratio =>	41.47			Average			Average		Average		
					Std. Dev. =>	13.15			per FF=>	\$17,493		per Net Acre=>	6,949.75		per SqFt=>	\$0.16

CASEVILLE TOWNSHIP LAKE FRONT PROPERTIES LAND STUDY

Rates \$5,750

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF
04-524-248-60	6024 PORT AUSTIN ROAD	06/29/23	\$680,000	\$680,000	\$266,000	39.12	\$532,000	\$680,000	\$532,000	133.0	415.0	1.27	1.27	\$5,113	\$536,701	\$12.32
04-004-158-00	7596 PORT AUSTIN ROAD	11/04/22	\$465,000	\$465,000	\$168,700	36.28	\$346,937	\$356,063	\$238,000	68.0	140.0	0.22	0.22	\$5,236	\$1,625,858	\$37.32
04-003-165-00	7468 PORT AUSTIN ROAD	10/06/22	\$320,000	\$320,000	\$96,300	30.09	\$191,726	\$268,274	\$140,000	50.0	325.0	0.37	0.37	\$5,365	\$719,233	\$16.51
04-178-098-00	8254 CRESCENT BEACH ROAD	08/30/23	\$525,000	\$525,000	\$173,900	33.12	\$413,615	\$411,385	\$300,000	75.0	200.0	0.34	0.34	\$5,485	\$1,195,887	\$27.45
04-004-140-00	7808 PORT AUSTIN ROAD	09/26/22	\$479,000	\$479,000	\$157,500	32.88	\$313,995	\$427,505	\$262,500	75.0	350.0	0.60	0.60	\$5,700	\$708,964	\$16.28
04-227-372-00	8808 CRESCENT BEACH ROAD	06/09/23	\$460,000	\$460,000	\$161,100	35.02	\$331,170	\$288,830	\$160,000	50.0	285.0	0.33	0.33	\$5,777	\$883,272	\$20.28
04-127-047-90	8755 POINT CHARITIES AVENUE	07/12/22	\$488,500	\$488,500	\$139,900	28.64	\$277,579	\$300,921	\$90,000	50.0	380.0	0.44	0.44	\$6,018	\$690,186	\$15.84
04-411-063-00	9740 SHORE DRIVE NORTH	07/24/23	\$920,000	\$920,000	\$335,500	36.47	\$686,741	\$633,259	\$400,000	100.0	175.0	0.40	0.40	\$6,333	\$1,575,271	\$36.16
04-178-085-00	8330 CRESCENT BEACH ROAD	08/11/23	\$445,000	\$445,000	\$132,300	29.73	\$270,296	\$334,704	\$160,000	50.0	175.0	0.20	0.20	\$6,694	\$1,665,194	\$38.23
04-227-382-00	8756 CRESCENT BEACH ROAD	07/06/23	\$740,000	\$740,000	\$244,900	33.09	\$509,214	\$329,687	\$160,000	50.0	222.0	0.26	0.26	\$6,594	\$1,292,890	\$29.68
Totals:			\$5,522,500	\$5,522,500	\$1,876,100		\$3,873,273	\$4,030,628	\$2,442,500	701.0		4.43	4.43			
					Sale. Ratio =>	33.97			Average			Average			Average	
					Std. Dev. =>	3.34			per FF=>	\$5,750		per Net Acre=>	910,464.87		per SqFt=>	\$20.90

Rates \$4,750

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF
04-127-038-00	8865 POINT CHARITIES AVENUE	07/07/22	\$160,000	\$160,000	\$37,800	23.63	\$75,600	\$160,000	\$75,600	42.0	400.0	0.39	0.39	\$3,810	\$414,508	\$9.52
04-178-091-00	8288 CRESCENT BEACH ROAD	08/24/22	\$285,000	\$285,000	\$110,700	38.84	\$220,089	\$204,911	\$140,000	50.0	175.0	0.20	0.20	\$4,098	\$1,019,458	\$23.40
04-411-028-00	9667 CRESCENT BEACH ROAD	07/28/23	\$520,000	\$520,000	\$206,100	39.63	\$417,102	\$422,898	\$320,000	100.0	0.0	0.00	0.00	\$4,229	#DIV/0!	#DIV/0!
04-524-248-60	6024 PORT AUSTIN ROAD	06/29/23	\$680,000	\$680,000	\$266,000	39.12	\$532,000	\$680,000	\$532,000	133.0	415.0	1.27	1.27	\$5,113	\$536,701	\$12.32
04-178-097-00	8260 CRESCENT BEACH ROAD	10/06/22	\$705,000	\$705,000	\$263,700	37.40	\$523,415	\$391,585	\$210,000	75.0	200.0	0.34	0.34	\$5,221	\$1,138,328	\$26.13
04-004-158-00	7596 PORT AUSTIN ROAD	11/04/22	\$465,000	\$465,000	\$168,700	36.28	\$346,937	\$356,063	\$238,000	68.0	140.0	0.22	0.22	\$5,236	\$1,625,858	\$37.32
04-003-165-00	7468 PORT AUSTIN ROAD	10/06/22	\$320,000	\$320,000	\$96,300	30.09	\$191,726	\$268,274	\$140,000	50.0	325.0	0.37	0.37	\$5,365	\$719,233	\$16.51
04-112-039-00	9129 POINT CHARITIES AVENUE	11/01/22	\$341,000	\$341,000	\$75,000	21.99	\$229,463	\$271,537	\$160,000	50.0	165.0	0.19	0.19	\$5,431	\$1,436,704	\$32.98
04-178-098-00	8254 CRESCENT BEACH ROAD	08/30/23	\$525,000	\$525,000	\$173,900	33.12	\$413,615	\$411,385	\$300,000	75.0	200.0	0.34	0.34	\$5,485	\$1,195,887	\$27.45
04-004-140-00	7808 PORT AUSTIN ROAD	09/26/22	\$479,000	\$479,000	\$157,500	32.88	\$313,995	\$427,505	\$262,500	75.0	350.0	0.60	0.60	\$3,238	\$402,761	\$9.25
Totals:			\$4,480,000	\$4,480,000	\$1,555,700		\$3,263,942	\$3,409,518	\$2,378,100	718.0		3.93	3.93			
					Sale. Ratio =>	34.73			Average			Average			Average	
					Std. Dev. =>	6.34			per FF=>	\$4,749		per Net Acre=>	868,445.75		per SqFt=>	\$19.94

CASEVILLE TOWNSHIP LAKE ACCESS LOTS PROPERTIES LAND STUDY

Frontage A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-524-240-00	OAK POINT DRIVE	07/28/23	\$32,000	\$32,000	\$14,100	44.06	\$28,293	\$32,000	\$28,293	44.9	90.0	0.10	0.10	\$713	\$310,680	\$7.13
04-524-179-00	WALLACE DRIVE	12/06/22	\$40,000	\$40,000	\$16,700	41.75	\$33,344	\$40,000	\$33,344	52.9	125.0	0.14	0.14	\$756	\$279,720	\$6.42
04-524-248-30	ISLAND VIEW DRIVE	03/30/23	\$59,000	\$59,000	\$23,400	39.66	\$46,764	\$59,000	\$46,764	74.2	96.0	0.20	0.20	\$795	\$297,980	\$6.84
04-004-213-00	7942 CRESCENT BEACH ROAD	10/09/23	\$233,000	\$233,000	\$118,400	50.82	\$243,219	\$114,430	\$124,649	131.9	100.0	0.41	0.41	\$868	\$277,070	\$6.36
04-004-203-00	7969 PINE DRIVE	06/20/22	\$229,500	\$229,500	\$82,500	35.95	\$163,600	\$131,714	\$65,814	104.5	120.0	0.33	0.33	\$1,261	\$397,927	\$9.14
04-004-210-00	7919 PINE STREET	09/29/23	\$189,500	\$189,500	\$72,500	38.26	\$151,272	\$76,028	\$37,800	60.0	120.0	0.17	0.17	\$1,267	\$460,776	\$10.58
04-524-179-00	WALLACE DRIVE	05/26/23	\$80,000	\$80,000	\$16,700	20.88	\$33,344	\$80,000	\$33,344	52.9	125.0	0.14	0.14	\$1,512	\$559,441	\$12.84
04-524-156-00	5842 PORT AUSTIN ROAD	02/02/23	\$169,000	\$169,000	\$50,600	29.94	\$109,391	\$92,953	\$33,344	52.9	125.0	0.14	0.14	\$1,756	\$650,021	\$14.92
04-524-246-00	5800 OAK POINT DRIVE	08/08/22	\$180,000	\$180,000	\$44,100	24.50	\$87,411	\$129,326	\$36,737	58.3	95.0	0.15	0.15	\$2,218	\$885,795	\$20.34
04-524-248-20	6196 ISLAND VIEW DRIVE	05/12/23	\$275,000	\$275,000	\$70,000	25.45	\$145,223	\$176,541	\$46,764	74.2	96.0	0.20	0.20	\$2,378	\$891,621	\$20.47
Totals:			\$1,487,000	\$1,487,000	\$509,000		\$1,041,861	\$931,992	\$486,853	706.8		1.98	1.98			
						Sale. Ratio =>	34.23	Average				Average			Average	
\$1320/FF						Std. Dev. =>	9.65	per FF=>		\$1,319	per Net Acre=>		469,990.92	per SqFt=>		\$10.79

CASEVILLE TOWNSHIP RICHMAN/POORMAN PROPERTIES LAND STUDY

Frontage A & Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt					
04-004-071-00	7777 POORMAN LANE	11/09/22	\$30,000	\$30,000	\$17,700	59.00	\$37,446	\$9,354	\$16,800	120.0	100.0	0.28	0.28	\$78	\$34,015	\$0.78					
04-004-063-00	7778 POORMAN LANE	10/13/22	\$9,000	\$9,000	\$4,900	54.44	\$9,784	\$7,616	\$8,400	60.0	100.0	0.14	0.14	\$127	\$55,188	\$1.27					
04-004-038-00	7824 CRESCENT BEACH ROAD	05/03/23	\$24,000	\$24,000	\$11,700	48.75	\$24,306	\$9,294	\$9,600	60.0	100.0	0.14	0.14	\$155	\$67,348	\$1.55					
04-004-028-00	7801 POORMAN LANE	09/21/22	\$25,000	\$25,000	\$9,600	38.40	\$20,346	\$13,054	\$8,400	60.0	100.0	0.14	0.14	\$218	\$94,594	\$2.17					
04-004-074-00	7795 POORMAN LANE	08/03/23	\$25,000	\$25,000	\$10,400	41.60	\$21,541	\$13,059	\$9,600	60.0	100.0	0.14	0.14	\$218	\$94,630	\$2.17					
04-004-065-00	7766 POORMAN LANE	07/17/23	\$30,000	\$30,000	\$10,400	34.67	\$21,671	\$17,929	\$9,600	60.0	100.0	0.14	0.14	\$299	\$129,920	\$2.98					
04-004-025-00	7833 RICHMAN DRIVE	09/21/22	\$78,000	\$78,000	\$18,100	23.21	\$36,069	\$53,131	\$11,200	80.0	100.0	0.18	0.18	\$664	\$288,755	\$6.63					
Totals:			\$221,000	\$221,000	\$82,800		\$171,163	\$123,437	\$73,600	500.0		1.15	1.15								
						Sale. Ratio =>	37.47					Average			Average						
						Std. Dev. =>	12.28					per FF=>	\$247	Average			per Net Acre=>	107,429.94	Average		
												per SqFt=>			\$2.47						

\$250/FF

CASEVILLE TOWNSHIP RURAL LOTS LAND STUDY

Frontage A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asf/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-635-043-00	6060 SAND ROAD	07/26/23	\$46,500	\$46,500	\$22,800	49.03	\$47,279	\$22,471	\$23,250	150.0	225.0	0.78	0.78	\$150	\$28,995	\$0.67
04-524-296-00	5750 SHADY LANE DRIVE	04/10/23	\$52,000	\$52,000	\$22,600	43.46	\$54,144	\$12,481	\$14,625	75.0	130.0	0.22	0.22	\$166	\$55,719	\$1.28
04-217-352-00	CRESCENT BEACH ROAD	09/06/23	\$12,500	\$12,500	\$9,000	72.00	\$18,000	\$12,500	\$18,000	75.0	100.0	0.17	0.17	\$167	\$72,674	\$1.67
04-242-211-00	4369 KATHALEEN ROAD	08/02/22	\$128,000	\$128,000	\$67,400	52.66	\$133,376	\$17,624	\$23,000	100.0	100.0	0.23	0.23	\$176	\$76,626	\$1.76
04-002-058-00	4810 MORSE DRIVE	09/18/23	\$208,500	\$208,500	\$97,300	46.67	\$205,249	\$19,991	\$16,740	108.0	180.0	0.45	0.45	\$185	\$44,823	\$1.03
04-524-314-00	5789 SHADY LANE DRIVE	09/22/23	\$20,000	\$20,000	\$7,800	39.00	\$15,765	\$16,170	\$11,935	77.0	130.0	0.23	0.23	\$210	\$70,304	\$1.61
04-524-482-20	5730 OAK RIDGE DRIVE	03/08/24	\$17,500	\$17,500	\$6,200	35.43	\$15,600	\$17,500	\$15,600	80.0	150.0	0.28	0.28	\$219	\$63,636	\$1.46
04-237-420-20	CRESCENT BEACH ROAD	07/08/22	\$42,920	\$42,920	\$21,800	50.79	\$43,398	\$22,522	\$23,000	100.0	200.0	0.46	0.46	\$225	\$49,068	\$1.13
04-003-088-00	4751 LORI LU DRIVE	08/22/22	\$30,000	\$30,000	\$12,300	41.00	\$24,509	\$14,191	\$8,700	60.0	120.0	0.17	0.17	\$237	\$86,006	\$1.97
04-112-082-00	POINT CHARITIES AVENUE	07/14/23	\$6,000	\$6,000	\$0	0.00	\$6,000	\$6,000	\$6,000	25.0	121.0	0.07	0.07	\$240	\$86,957	\$2.00
04-003-244-00	4902 MIKES DRIVE	10/17/22	\$135,000	\$135,000	\$58,100	43.04	\$115,116	\$48,884	\$29,000	200.0	165.0	0.76	0.76	\$244	\$64,491	\$1.48
04-472-208-96	CRESCENT BEACH ROAD	09/28/23	\$22,000	\$22,000	\$10,800	49.09	\$21,600	\$22,000	\$21,600	90.0	0.0	0.00	0.00	\$244	#DIV/0!	#DIV/0!
04-524-296-00	5750 SHADY LANE DRIVE	04/05/23	\$52,000	\$52,000	\$22,600	43.46	\$45,245	\$18,380	\$11,625	75.0	130.0	0.22	0.22	\$245	\$82,054	\$1.88
04-002-061-10	7025 CAMPBELL DRIVE	02/12/24	\$232,000	\$232,000	\$89,400	38.53	\$204,537	\$90,403	\$62,940	305.0	135.7	0.95	0.95	\$296	\$95,161	\$2.18
04-237-419-10	8808 CRESCENT BEACH ROAD	08/28/23	\$23,333	\$23,333	\$0	0.00	\$18,000	\$23,333	\$18,000	75.0	200.0	0.34	0.34	\$311	\$67,828	\$1.56
04-002-044-00	4844 CASEVILLE ROAD NORTH	04/22/22	\$90,000	\$90,000	\$36,900	41.00	\$72,878	\$31,622	\$14,500	100.0	150.0	0.34	0.34	\$316	\$91,924	\$2.11
04-524-355-00	5755 BIRCH DRIVE	12/08/23	\$142,000	\$142,000	\$61,500	43.31	\$132,677	\$24,143	\$14,820	76.0	100.0	0.17	0.17	\$318	\$138,753	\$3.19
04-462-202-00	CRESCENT BEACH ROAD	08/23/23	\$41,500	\$41,500	\$15,000	36.14	\$30,000	\$41,500	\$30,000	125.0	0.0	0.00	0.00	\$332	#DIV/0!	#DIV/0!
04-242-156-00	4455 BETTY ROAD	08/26/22	\$20,000	\$20,000	\$6,900	34.50	\$13,800	\$20,000	\$13,800	60.0	132.0	0.18	0.18	\$333	\$109,890	\$2.52
04-002-035-00	4746 CASEVILLE ROAD NORTH	04/01/22	\$169,900	\$169,900	\$66,000	38.85	\$130,336	\$70,014	\$30,450	210.0	175.0	0.84	0.84	\$333	\$82,955	\$1.90
04-524-484-10	5706 OAK RIDGE DRIVE	02/23/24	\$29,000	\$29,000	\$66,300	28.62	\$15,600	\$29,000	\$15,600	80.0	150.0	0.28	0.28	\$363	\$105,455	\$2.42
04-212-149-00	9043 CRESCENT BEACH ROAD	12/07/23	\$149,000	\$149,000	\$57,500	38.59	\$136,809	\$57,191	\$45,000	150.0	100.0	0.34	0.34	\$381	\$166,253	\$3.82
04-524-334-00	5770 BIRCH DRIVE	11/25/22	\$70,000	\$70,000	\$23,100	33.00	\$50,017	\$32,163	\$12,180	84.0	100.0	0.19	0.19	\$383	\$166,648	\$3.83
04-524-314-50	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.23	\$396	\$132,443	\$3.04
Totals:			\$1,890,653	\$1,890,653	\$844,700	44.65	\$1,682,408	\$700,545	\$492,300	2,557.0	8.14	7.91	8.14	Average	Average	Average
			\$275/FF		Sale, Ratio =>	Std. Dev. =>		per FF=>	\$274		per Net Acre=>	88,598.08	per SqFt=>	\$2.03		

Acresage Table A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asf/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
06-008-010-60	PIGEON ROAD	06/02/22	\$18,500	\$18,500	\$8,800	47.57	\$17,500	\$18,500	\$17,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17
15-014-006-50	3624 CASEVILLE ROAD	11/20/23	\$175,000	\$175,000	\$82,700	47.26	\$174,469	\$11,199	\$10,668	0.0	0.0	1.44	1.44	#DIV/0!	\$7,777	\$0.18
15-016-001-58		07/22/23	\$22,500	\$22,500	\$10,800	48.00	\$21,600	\$22,500	\$21,600	0.0	0.0	2.32	2.32	#DIV/0!	\$9,698	\$0.22
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$12,870	\$10,000	\$12,870	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
15-022-007-00	7972 MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$27,300	1.03	\$378,697	\$2,621,475	\$339,322	0.0	0.0	245.00	245.00	#DIV/0!	\$10,700	\$0.25
15-016-001-61		10/06/22	\$22,000	\$22,000	\$9,500	43.18	\$19,000	\$22,000	\$19,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,000	\$0.25
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$14,155	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!	\$14,155	\$0.32
16-004-007-50	2298 LIMERICK ROAD	10/25/22	\$80,000	\$80,000	\$29,900	37.38	\$58,715	\$41,410	\$20,125	0.0	0.0	2.50	2.50	#DIV/0!	\$16,564	\$0.38
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$31,260	\$41,965	161.4	602.0	1.82	1.82	\$194	\$17,138	\$0.39
23-020-004-30	UNIONVILLE	11/10/22	\$20,000	\$20,000	\$4,300	21.50	\$18,674	\$20,000	\$8,674	0.0	0.0	1.11	1.11	#DIV/0!	\$17,986	\$0.41
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$12,900	\$5,460	0.0	0.0	0.70	0.70	#DIV/0!	\$18,429	\$0.42
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$22,500	\$14,760	0.0	0.0	1.22	1.22	#DIV/0!	\$18,449	\$0.42
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$6,346	\$4,420	0.0	0.0	0.34	0.34	#DIV/0!	\$18,665	\$0.43
23-017-119-00	UNIONVILLE	01/19/24	\$45,000	\$45,000	\$9,600	21.33	\$19,125	\$45,000	\$19,125	0.0	0.0	2.25	2.25	#DIV/0!	\$20,000	\$0.46
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
23-016-011-00	11055 SEEBEWING	08/01/22	\$200,000	\$200,000	\$88,700	44.35	\$177,354	\$36,611	\$13,965	0.0	0.0	1.60	1.60	#DIV/0!	\$22,939	\$0.53
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$112,371	\$25,613	\$12,984	0.0	0.0	0.80	0.80	#DIV/0!	\$32,056	\$0.74
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$36,283	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$36,283	\$0.83
15-017-108-60	8522 PORT AUSTIN ROAD	09/22/22	\$85,000	\$85,000	\$42,700	50.24	\$93,346	\$26,834	\$35,180	213.2	163.0	0.63	0.63	\$126	\$42,934	\$0.99

10-016-010-70	5170 RESCUE ROAD	10/12/23	\$60,000	\$60,000	\$10,400	17.33	\$22,001	\$40,699	\$2,700	0.0	0.0	0.93	#DIV/0!	\$43,762	\$1.00
16-006-013-00	3023 W KINBE ROAD	09/15/22	\$70,000	\$70,000	\$31,700	45.29	\$62,581	\$10,155	\$2,736	0.0	0.0	0.22	#DIV/0!	\$46,159	\$1.06
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$46,848	\$16,088	0.0	0.0	0.99	#DIV/0!	\$47,321	\$1.09
06-012-016-00	1259 VAN DYKE ROAD NORTH	09/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$34,325	\$43,293	166.5	150.0	0.69	\$206	\$49,819	\$1.14
23-020-004-50	8502 UNIONVILLE	11/10/22	\$79,000	\$79,000	\$21,500	27.22	\$43,051	\$42,579	\$6,630	0.0	0.0	0.85	#DIV/0!	\$50,093	\$1.15
15-035-013-00	7242 BERNE ROAD	09/29/23	\$62,000	\$62,000	\$21,200	34.19	\$44,311	\$23,422	\$5,733	0.0	0.0	0.44	#DIV/0!	\$53,111	\$1.22
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$42,040	\$19,690	115.8	375.0	0.78	\$363	\$54,245	\$1.25
06-032-046-00	2064 IVANHOE ROAD	08/05/22	\$250,000	\$250,000	\$80,100	32.04	\$158,261	\$111,739	\$20,000	0.0	0.0	2.00	#DIV/0!	\$55,870	\$1.28
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	\$477	\$56,914	\$1.31
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	\$344	\$57,114	\$1.31
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$30,257	\$18,437	108.5	265.0	0.50	\$279	\$60,635	\$1.39
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$63,786	\$6,900	0.0	0.0	1.00	#DIV/0!	\$63,786	\$1.46
06-032-011-50	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$184,431	\$17,000	\$17,000	0.0	0.0	1.50	#DIV/0!	\$65,046	\$1.49
10-035-010-00	5491 HARTSELL ROAD	11/4/22	\$164,900	\$164,900	\$50,000	30.32	\$98,584	\$69,276	\$2,960	0.0	0.0	1.00	#DIV/0!	\$69,276	\$1.59
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$76,103	\$15,160	0.0	0.0	1.02	#DIV/0!	\$74,611	\$1.71
15-035-012-10	7276 BERNE ROAD	02/21/23	\$124,000	\$124,000	\$28,400	22.90	\$62,893	\$73,977	\$12,870	0.0	0.0	0.99	#DIV/0!	\$74,724	\$1.72
23-020-004-50	8502 UNIONVILLE	08/17/23	\$114,000	\$114,000	\$7,900	24.47	\$55,866	\$64,764	\$6,630	0.0	0.0	0.85	#DIV/0!	\$76,193	\$1.75
10-010-012-50	4556 SEBEWAING ROAD	10/10/22	\$270,000	\$270,000	\$73,100	27.07	\$144,432	\$131,368	\$5,800	0.0	0.0	1.68	#DIV/0!	\$78,195	\$1.80
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$30,903	\$33,522	95.8	215.0	0.40	\$323	\$78,235	\$1.80
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$66,771	\$43,357	166.8	215.0	0.79	\$400	\$84,520	\$1.94
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$80,000	\$80,000	\$47,900	59.88	\$101,988	\$20,512	\$42,500	100.0	100.0	0.23	\$205	\$89,183	\$2.05
06-032-022-00	2109 VAN DYKE ROAD SOUTH	07/22/22	\$189,000	\$189,000	\$48,500	25.66	\$100,804	\$100,796	\$12,600	0.0	0.0	1.10	#DIV/0!	\$91,633	\$2.10
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$25,456	\$20,330	107.0	107.0	0.26	\$238	\$96,791	\$2.22
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$84,763	\$72,073	194.8	166.0	0.82	\$435	\$102,993	\$2.36
35-014-085-10	3666 FIFTH STREET	07/05/22	\$34,500	\$34,500	\$3,100	6.09	\$6,920	\$34,500	\$6,920	60.0	120.0	0.33	\$17	\$575	\$2.39
35-014-085-15	MONTAGUE AVENUE	07/05/22	\$34,500	\$34,500	\$2,100	6.09	\$6,920	\$34,500	\$6,920	60.0	120.0	0.33	\$17	\$575	\$2.39
06-016-015-00	120 MC MILLAN ROAD SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$82,829	\$35,153	186.4	172.0	0.79	\$444	\$104,847	\$2.41
23-009-016-00	11370 GREMEL	04/03/23	\$242,500	\$242,500	\$84,500	34.85	\$168,975	\$78,985	\$5,460	0.0	0.0	0.70	#DIV/0!	\$112,836	\$2.59
06-027-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$30,120	\$20,330	107.0	107.0	0.26	\$281	\$114,525	\$2.63
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$91,706	\$34,019	130.8	260.0	0.79	\$701	\$116,378	\$2.67
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$69,890	\$28,652	136.4	179.0	0.54	\$512	\$128,948	\$2.96

Totals:			\$9,951,513	\$9,951,513	\$2,753,300	27.67	\$6,197,921	\$5,058,381	\$1,304,789	2,910.0	297.43	54.19	Average		
1 acre = \$17,000	2 acres = \$34,000				Sale. Ratio =>	14.94			Average	\$1,738	per NetAcres=>	17,006.79	per SqFt=>	\$0.39	
1.5 acres = \$25,500					Std. Dev. =>				per FF=>						

CASEVILLE TOWNSHIP SUBDIVISIONS LAND STUDY

Frontage A & E

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-237-419-10	8808 CRESCENT BEACH ROAD	08/28/23	\$23,333	\$23,333	\$0	0.00	\$18,000	\$23,333	\$18,000	75.0	200.0	0.34	0.34	\$311	\$67,828	\$1.56
04-002-044-00	4844 CASEVILLE ROAD NORTH	04/22/22	\$90,000	\$90,000	\$36,900	41.00	\$72,878	\$31,622	\$14,500	100.0	150.0	0.34	0.34	\$316	\$91,924	\$2.11
04-524-355-00	5755 BIRCH DRIVE	12/08/23	\$142,000	\$142,000	\$61,500	43.31	\$132,677	\$24,143	\$14,820	76.0	100.0	0.17	0.17	\$318	\$138,753	\$3.19
04-462-202-00	CRESCENT BEACH ROAD	08/23/23	\$41,500	\$41,500	\$15,000	36.14	\$30,000	\$41,500	\$30,000	125.0	0.0	0.00	0.00	\$332	#DIV/0!	#DIV/0!
04-242-156-00	4455 BETTY ROAD	08/26/22	\$20,000	\$20,000	\$6,900	34.50	\$13,800	\$20,000	\$13,800	60.0	132.0	0.18	0.18	\$333	\$109,890	\$2.52
04-002-035-00	4746 CASEVILLE ROAD NORTH	04/01/22	\$169,900	\$169,900	\$66,000	38.85	\$130,336	\$70,014	\$30,450	210.0	175.0	0.84	0.84	\$333	\$82,955	\$1.90
04-524-484-10	5706 OAK RIDGE DRIVE	02/23/24	\$29,000	\$29,000	\$66,300	228.62	\$15,600	\$29,000	\$15,600	80.0	150.0	0.28	0.28	\$363	\$105,455	\$2.42
04-212-149-00	9043 CRESCENT BEACH ROAD	12/07/23	\$149,000	\$149,000	\$57,500	38.59	\$136,809	\$57,191	\$45,000	150.0	100.0	0.34	0.34	\$381	\$166,253	\$3.82
04-524-334-00	5770 BIRCH DRIVE	11/25/22	\$70,000	\$70,000	\$23,100	33.00	\$50,017	\$32,163	\$12,180	84.0	100.0	0.19	0.19	\$383	\$166,648	\$3.83
04-524-314-50	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.46	\$396	\$132,443	\$3.04
04-524-315-00	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$30,462	\$11,935	77.0	130.0	0.23	0.23	\$396	\$132,443	\$3.04
04-003-193-00	4519 DANYLUK DRIVE	08/02/22	\$80,000	\$80,000	\$32,000	40.00	\$63,714	\$34,686	\$18,400	80.0	127.0	0.23	0.23	\$434	\$148,867	\$3.42
04-112-019-00	9120 POINT CHARITIES AVENUE	07/31/23	\$131,118	\$131,118	\$52,500	40.04	\$109,288	\$48,230	\$26,400	110.0	0.0	0.00	0.00	\$438	#DIV/0!	#DIV/0!
04-002-020-00	7074 WOOD HILL DRIVE	06/06/23	\$168,000	\$168,000	\$60,000	35.71	\$125,488	\$62,972	\$20,460	132.0	110.0	0.33	0.33	\$477	\$189,105	\$4.34
04-525-025-00	6077 SAND ROAD	09/01/23	\$293,000	\$293,000	\$124,100	42.35	\$259,964	\$73,956	\$40,920	132.0	330.0	1.00	1.00	\$560	\$73,956	\$1.70
04-242-170-00	4410 BETTY ROAD	09/23/22	\$189,900	\$189,900	\$60,200	31.70	\$119,205	\$95,075	\$24,380	106.0	0.0	0.00	0.00	\$897	#DIV/0!	#DIV/0!
Totals:			\$1,898,751	\$1,898,751	\$787,800		\$1,542,722	\$704,809	\$348,780	1,674.0		4.73	4.96			
						Sale. Ratio =>	41.49		Average		Average				Average	
\$420/FF						Std. Dev. =>	49.24		per FF=>	\$421	per Net Acre=>	149,134.36			per SqFt=>	\$3.42

Frontage B, C, D, F & G

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-635-043-00	6060 SAND ROAD	07/26/23	\$46,500	\$46,500	\$22,800	49.03	\$47,279	\$22,471	\$23,250	150.0	225.0	0.78	0.78	\$150	\$28,995	\$0.67
04-524-296-00	5750 SHADY LANE DRIVE	04/10/23	\$52,000	\$52,000	\$22,600	43.46	\$54,144	\$12,481	\$14,625	75.0	130.0	0.22	0.22	\$166	\$55,719	\$1.28
04-217-352-00	CRESCENT BEACH ROAD	09/06/23	\$12,500	\$12,500	\$9,000	72.00	\$18,000	\$12,500	\$18,000	75.0	100.0	0.17	0.17	\$167	\$72,674	\$1.67
04-242-211-00	4369 KATHALEEN ROAD	08/02/22	\$128,000	\$128,000	\$67,400	52.66	\$133,376	\$17,624	\$23,000	100.0	100.0	0.23	0.23	\$176	\$76,626	\$1.76
04-002-058-00	4810 MORSE DRIVE	09/18/23	\$208,500	\$208,500	\$97,300	46.67	\$205,249	\$19,991	\$16,740	108.0	180.0	0.45	0.45	\$185	\$44,823	\$1.03
04-524-314-00	5789 SHADY LANE DRIVE	09/22/23	\$20,000	\$20,000	\$7,800	39.00	\$15,765	\$16,170	\$11,935	77.0	130.0	0.23	0.23	\$210	\$70,304	\$1.61
04-524-482-20	5730 OAK RIDGE DRIVE	03/08/24	\$17,500	\$17,500	\$6,200	35.43	\$15,600	\$17,500	\$15,600	80.0	150.0	0.28	0.28	\$219	\$63,636	\$1.46
04-237-420-20	CRESCENT BEACH ROAD	07/08/22	\$42,920	\$42,920	\$21,800	50.79	\$43,398	\$22,522	\$23,000	100.0	200.0	0.46	0.46	\$225	\$49,068	\$1.13
04-003-088-00	4751 LORI LU DRIVE	08/22/22	\$30,000	\$30,000	\$12,300	41.00	\$24,509	\$14,191	\$8,700	60.0	120.0	0.17	0.17	\$237	\$86,006	\$1.97
04-112-082-00	POINT CHARITIES AVENUE	07/14/23	\$6,000	\$6,000	\$0	0.00	\$6,000	\$6,000	\$6,000	25.0	121.0	0.07	0.07	\$240	\$86,957	\$2.00
04-003-244-00	4902 MIKES DRIVE	10/17/22	\$135,000	\$135,000	\$58,100	43.04	\$115,116	\$48,884	\$29,000	200.0	165.0	0.76	0.76	\$244	\$64,491	\$1.48
04-472-208-96	CRESCENT BEACH ROAD	09/28/23	\$22,000	\$22,000	\$10,800	49.09	\$21,600	\$22,000	\$21,600	90.0	0.0	0.00	0.00	\$244	#DIV/0!	#DIV/0!
04-524-296-00	5750 SHADY LANE DRIVE	04/05/23	\$52,000	\$52,000	\$22,600	43.46	\$45,245	\$18,380	\$11,625	75.0	130.0	0.22	0.22	\$245	\$82,054	\$1.88
04-002-061-10	7025 CAMPBELL DRIVE	02/12/24	\$232,000	\$232,000	\$89,400	38.53	\$204,537	\$90,403	\$62,940	305.0	135.7	0.95	0.95	\$296	\$95,161	\$2.18
04-237-419-10	8808 CRESCENT BEACH ROAD	08/28/23	\$23,333	\$23,333	\$0	0.00	\$18,000	\$23,333	\$18,000	75.0	200.0	0.34	0.34	\$311	\$67,828	\$1.56
04-002-044-00	4844 CASEVILLE ROAD NORTH	04/22/22	\$90,000	\$90,000	\$36,900	41.00	\$72,878	\$31,622	\$14,500	100.0	150.0	0.34	0.34	\$316	\$91,924	\$2.11
04-524-355-00	5755 BIRCH DRIVE	12/08/23	\$142,000	\$142,000	\$61,500	43.31	\$132,677	\$24,143	\$14,820	76.0	100.0	0.17	0.17	\$318	\$138,753	\$3.19
04-462-202-00	CRESCENT BEACH ROAD	08/23/23	\$41,500	\$41,500	\$15,000	36.14	\$30,000	\$41,500	\$30,000	125.0	0.0	0.00	0.00	\$332	#DIV/0!	#DIV/0!
04-242-156-00	4455 BETTY ROAD	08/26/22	\$20,000	\$20,000	\$6,900	34.50	\$13,800	\$20,000	\$13,800	60.0	132.0	0.18	0.18	\$333	\$109,890	\$2.52
04-002-035-00	4746 CASEVILLE ROAD NORTH	04/01/22	\$169,900	\$169,900	\$66,000	38.85	\$130,336	\$70,014	\$30,450	210.0	175.0	0.84	0.84	\$333	\$82,955	\$1.90
04-524-484-10	5706 OAK RIDGE DRIVE	02/23/24	\$29,000	\$29,000	\$66,300	228.62	\$15,600	\$29,000	\$15,600	80.0	150.0	0.28	0.28	\$363	\$105,455	\$2.42
04-212-149-00	9043 CRESCENT BEACH ROAD	12/07/23	\$149,000	\$149,000	\$57,500	38.59	\$136,809	\$57,191	\$45,000	150.0	100.0	0.34	0.34	\$381	\$166,253	\$3.82
04-524-334-00	5770 BIRCH DRIVE	11/25/22	\$70,000	\$70,000	\$23,100	33.00	\$50,017	\$32,163	\$12,180	84.0	100.0	0.19	0.19	\$383	\$166,648	\$3.83
04-524-314-50	5785 SHADY LANE DRIVE	08/31/23	\$151,000	\$151,000	\$62,900	41.66	\$132,473	\$24,762	\$11,935	77.0	130.0	0.23	0.46	\$322	\$107,661	\$2.47
Totals:			\$1,890,653	\$1,890,653	\$844,200		\$1,682,408	\$694,845	\$492,300	2,557.0		7.91	8.14			
						Sale. Ratio =>	44.65		Average		Average				Average	
\$270/FF						Std. Dev. =>	41.24		per FF=>	\$272	per Net Acre=>	87,877.20			per SqFt=>	\$2.02