

# **2026 LAND VALUE STUDIES**

## **Caseville Township**

## 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 |
|-----------------|-----------------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|----------------|-------|--------------------------|------------------|----------------------|---------------|--------------|
| 04-002-027-00   | 4798 HILL CREST DRIVE | 07/03/24  | \$170,000          | \$170,000          | \$81,700                 | 48.06         | \$169,571          | \$28,779         | \$28,350           | 105.0          | 200.0 | 0.48                     | 0.48             | \$274                | \$59,707      | \$1.37       |
| 04-242-156-00   | 4455 BETTY ROAD       | 11/15/23  | \$16,500           | \$16,500           | \$7,200                  | 43.64         | \$25,200           | \$16,500         | \$25,200           | 60.0           | 132.0 | 0.18                     | 0.18             | \$275                | \$90,659      | \$2.08       |
| 04-524-483-61   | 5719 OAK RIDGE DRIVE  | 05/17/24  | \$55,000           | \$55,000           | \$22,500                 | 40.91         | \$52,755           | \$23,845         | \$21,600           | 80.0           | 0.0   | 0.00                     | 0.00             | \$298                | #DIV/0!       | #DIV/0!      |
| 04-004-028-00   | 7801 POORMAN LANE     | 09/12/25  | \$22,500           | \$22,500           | \$14,100                 | 62.67         | \$28,545           | \$8,955          | \$15,000           | 60.0           | 100.0 | 0.14                     | 0.14             | \$149                | \$64,891      | \$1.49       |
| 04-524-483-50   | 5727 OAK RIDGE DRIVE  | 09/03/24  | \$155,000          | \$155,000          | \$78,900                 | 50.90         | \$163,837          | \$12,763         | \$21,600           | 80.0           | 150.0 | 0.28                     | 0.28             | \$160                | \$46,411      | \$1.07       |
| 04-003-025-62   | 4847 BAY              | 06/04/24  | \$17,800           | \$17,800           | \$9,800                  | 55.06         | \$27,000           | \$17,800         | \$27,000           | 100.0          | 184.7 | 0.42                     | 0.42             | \$178                | \$41,981      | \$0.96       |
| 04-524-355-00   | 5755 BIRCH DRIVE      | 12/08/23  | \$142,000          | \$142,000          | \$61,500                 | 43.31         | \$143,286          | \$13,534         | \$14,820           | 76.0           | 100.0 | 0.17                     | 0.17             | \$178                | \$77,782      | \$1.79       |
| 04-007-004-20   | 4266 LONE EAGLE TRAIL | 06/09/23  | \$440,000          | \$440,000          | \$206,200                | 46.86         | \$475,523          | \$54,477         | \$90,000           | 300.0          | 400.0 | 2.30                     | 2.30             | \$182                | \$23,727      | \$0.54       |
| 04-003-127-00   | 4833 COTTICK DRIVE    | 08/20/25  | \$70,000           | \$70,000           | \$48,400                 | 69.14         | \$83,050           | \$30,825         | \$43,875           | 162.5          | 120.0 | 0.45                     | 0.45             | \$190                | \$68,806      | \$1.58       |
| 04-004-074-00   | 7795 POORMAN LANE     | 08/03/23  | \$25,000           | \$25,000           | \$10,400                 | 41.60         | \$28,372           | \$11,628         | \$15,000           | 60.0           | 100.0 | 0.14                     | 0.14             | \$194                | \$84,261      | \$1.93       |
| 04-524-351-00   | 5773 BIRCH DRIVE      | 09/13/24  | \$48,000           | \$48,000           | \$22,800                 | 47.50         | \$52,926           | \$14,784         | \$19,710           | 73.0           | 100.0 | 0.17                     | 0.17             | \$203                | \$88,000      | \$2.02       |
| 04-524-314-00   | 5789 SHADY LANE DRIVE | 09/22/23  | \$20,000           | \$20,000           | \$7,800                  | 39.00         | \$24,798           | \$15,992         | \$20,790           | 77.0           | 130.0 | 0.23                     | 0.23             | \$208                | \$69,530      | \$1.60       |
| <b>Totals:</b>  |                       |           | <b>\$1,181,800</b> | <b>\$1,181,800</b> | <b>\$571,300</b>         |               | <b>\$1,274,863</b> | <b>\$249,882</b> | <b>\$342,945</b>   | <b>1,233.5</b> |       | <b>4.96</b>              | <b>4.96</b>      |                      |               |              |
| <b>\$200/FF</b> |                       |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>48.34</b>  |                    |                  | <b>Average</b>     |                |       | <b>Average</b>           |                  | <b>Average</b>       |               |              |
|                 |                       |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>9.15</b>   |                    |                  | <b>per FF=&gt;</b> | <b>\$203</b>   |       | <b>per Net Acre=&gt;</b> | <b>50,430.27</b> | <b>per SqFt=&gt;</b> | <b>\$1.16</b> |              |

### Acreage Table 1

| 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 |
|-----------------------------|------------------------|-----------|------------------|------------------|--------------------------|---------------|------------------|------------------|--------------------|--------------|-------|--------------------------|------------------|----------------------|---------------|--------------|
| 04-524-483-40               | 5735 OAK RIDGE DRIVE   | 12/10/24  | \$100,000        | \$100,000        | \$57,600                 | 57.60         | \$121,472        | \$2,828          | \$24,300           | 90.0         | 150.0 | 0.31                     | 0.31             | \$31                 | \$9,123       | \$0.21       |
| 04-003-189-70               | 7470 CRESCENT BEACH RO | 12/01/23  | \$30,000         | \$30,000         | \$9,700                  | 32.33         | \$31,655         | \$30,000         | \$31,655           | 0.0          | 0.0   | 2.71                     | 2.71             | #DIV/0!              | \$11,070      | \$0.25       |
| 04-003-258-00               | 7180 SUGAR MAPLE DRIVE | 12/03/24  | \$103,000        | \$103,000        | \$56,200                 | 54.56         | \$118,435        | \$8,485          | \$17,820           | 66.0         | 130.0 | 0.20                     | 0.20             | \$129                | \$43,071      | \$0.99       |
| 04-310-001-72               | SAND                   | 08/25/23  | \$14,000         | \$14,000         | \$13,400                 | 95.71         | \$47,040         | \$14,000         | \$47,040           | 112.0        | 336.0 | 0.86                     | 0.86             | \$125                | \$16,204      | \$0.37       |
| 04-524-250-00               | PORT AUSTIN ROAD       | 08/29/24  | \$30,000         | \$30,000         | \$8,800                  | 29.33         | \$17,510         | \$30,000         | \$17,510           | 0.0          | 0.0   | 1.03                     | 1.03             | #DIV/0!              | \$29,126      | \$0.67       |
| 04-002-015-00               | 4820 MORSE DRIVE       | 06/24/24  | \$81,000         | \$81,000         | \$34,400                 | 42.47         | \$78,984         | \$29,996         | \$28,500           | 100.0        | 200.0 | 0.96                     | 0.96             | \$300                | \$31,278      | \$0.72       |
| <b>Totals:</b>              |                        |           | <b>\$358,000</b> | <b>\$358,000</b> | <b>\$180,100</b>         |               | <b>\$415,096</b> | <b>\$115,309</b> | <b>\$166,825</b>   | <b>368.0</b> |       | <b>6.07</b>              | <b>6.07</b>      |                      |               |              |
| <b>1 acre = \$19,000</b>    |                        |           |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>50.31</b>  |                  |                  | <b>Average</b>     |              |       | <b>Average</b>           |                  | <b>Average</b>       |               |              |
| <b>1.5 acres = \$28,500</b> |                        |           |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>24.25</b>  |                  |                  | <b>per FF=&gt;</b> | <b>\$313</b> |       | <b>per Net Acre=&gt;</b> | <b>18,996.54</b> | <b>per SqFt=&gt;</b> | <b>\$0.44</b> |              |

| 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 |
|-----------------------------|-----------------------|-----------|------------------|------------------|--------------------------|---------------|------------------|------------------|--------------------|----------------|-------|--------------------------|------------------|----------------------|---------------|--------------|
| 16-034-004-50               | 2306 N MC MILLAN ROAD | 09/03/24  | \$125,000        | \$125,000        | \$67,400                 | 53.92         | \$130,727        | \$24,173         | \$29,900           | 0.0            | 0.0   | 2.20                     | 2.20             | #DIV/0!              | \$10,988      | \$0.25       |
| 16-018-006-60               | 3298 FILION ROAD WEST | 10/24/23  | \$110,000        | \$110,000        | \$0                      | 0.00          | \$105,039        | \$29,756         | \$24,795           | 0.0            | 0.0   | 2.61                     | 2.61             | #DIV/0!              | \$11,401      | \$0.26       |
| 16-025-001-80               |                       | 06/14/23  | \$53,900         | \$53,900         | \$16,000                 | 29.68         | \$45,354         | \$53,900         | \$45,354           | 0.0            | 0.0   | 4.41                     | 4.41             | #DIV/0!              | \$12,222      | \$0.28       |
| 16-027-008-50               | 2660 MC MILLAN ROAD   | 02/18/25  | \$29,900         | \$29,900         | \$13,400                 | 44.82         | \$30,685         | \$29,900         | \$30,685           | 0.0            | 0.0   | 2.35                     | 2.35             | #DIV/0!              | \$12,723      | \$0.29       |
| 16-022-009-00               | 1846 CROWN ROAD       | 12/14/23  | \$85,000         | \$85,000         | \$36,000                 | 42.35         | \$75,127         | \$44,073         | \$34,200           | 0.0            | 0.0   | 3.60                     | 3.60             | #DIV/0!              | \$12,243      | \$0.28       |
| <b>2 acres = \$24,000</b>   |                       |           | <b>\$403,800</b> | <b>\$403,800</b> | <b>\$132,800</b>         |               | <b>\$386,932</b> | <b>\$181,802</b> | <b>\$164,934</b>   | <b>0.0</b>     |       | <b>15.17</b>             | <b>15.17</b>     |                      |               |              |
| <b>2.5 acres = \$30,000</b> |                       |           |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>32.89</b>  |                  |                  | <b>Average</b>     |                |       | <b>Average</b>           |                  | <b>Average</b>       |               |              |
| <b>3 acres = \$36,000</b>   |                       |           |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>20.96</b>  |                  |                  | <b>per FF=&gt;</b> | <b>#DIV/0!</b> |       | <b>per Net Acre=&gt;</b> | <b>11,984.31</b> | <b>per SqFt=&gt;</b> | <b>\$0.28</b> |              |

| 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 |
|----------------------|------------------------|-----------|------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|
| 16-016-015-10        | MC MILLAN & FILION ROA | 07/10/23  | \$33,390   | \$33,390     | \$0            | 0.00          | \$51,564       | \$33,390      | \$51,564        | 0.0          | 0.0   | 12.72          | 12.72       | #DIV/0!    | \$2,625      | \$0.06       |
| 16-016-015-20        | MC MILLAN & FILION ROA | 09/25/23  | \$161,640  | \$161,640    | \$0            | 0.00          | \$218,608      | \$122,440     | \$205,608       | 0.0          | 0.0   | 26.94          | 26.94       | #DIV/0!    | \$4,545      | \$0.10       |
| 16-010-011-02        | THOMAS ROAD            | 02/04/25  | \$364,000  | \$364,000    | \$0            | 0.00          | \$357,517      | \$364,000     | \$348,317       | 0.0          | 0.0   | 39.14          | 39.14       | #DIV/0!    | \$9,300      | \$0.21       |
| 7 acres = \$46,200   | 30 acres = \$198,000   | Totals:   | \$559,030  | \$559,030    | \$0            |               | \$627,689      | \$519,830     | \$605,489       | 0.0          |       | 78.80          | 78.80       |            |              |              |
| 10 acres = \$66,000  | 40 acres = \$264,000   |           |            |              | Sale. Ratio => | 0.00          |                |               | Average         |              |       | Average        |             |            | Average      |              |
| 15 acres = \$99,000  | 50 acres = \$330,000   |           |            |              | Std. Dev. =>   | 0.00          |                |               | per FF=>        | #DIV/0!      |       | per Net Acre=> | 6,596.83    |            | per SqFt=>   | \$0.15       |
| 20 acres = \$132,000 | 100 acres = \$600,000  |           |            |              |                |               |                |               |                 |              |       |                |             |            |              |              |
| 25 acres = \$165,000 |                        |           |            |              |                |               |                |               |                 |              |       |                |             |            |              |              |

| 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 |
|---------------|------------------------|-----------|-------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|
| 23-003-001-03 | V/L KILMANAGH          | 02/05/25  | \$38,000    | \$38,000     | \$9,800        | 25.79         | \$19,674       | \$38,000      | \$19,242        | 0.0          | 0.0   | 4.26           | 4.26        | #DIV/0!    | \$8,920      | \$0.20       |
| 16-029-012-00 | CAMPBELL & LACKIE ROAC | 08/29/24  | \$965,000   | \$965,000    | \$335,700      | 34.79         | \$746,864      | \$965,000     | \$719,264       | 0.0          | 0.0   | 80.00          | 80.00       | #DIV/0!    | \$12,063     | \$0.28       |
| 16-030-009-00 | CAMPBELL ROAD          | 11/22/23  | \$800,000   | \$800,000    | \$322,900      | 40.36         | \$792,068      | \$800,000     | \$761,972       | 0.0          | 0.0   | 77.50          | 77.50       | #DIV/0!    | \$10,323     | \$0.24       |
| 03-032-005-20 | BACH                   | 02/07/25  | \$499,900   | \$499,900    | \$186,600      | 37.33         | \$406,269      | \$499,900     | \$406,269       | 0.0          | 0.0   | 38.13          | 39.00       | #DIV/0!    | \$13,110     | \$0.30       |
| 23-034-005-00 | GETTEL                 | 01/23/25  | \$390,000   | \$390,000    | \$209,800      | 53.79         | \$419,510      | \$389,565     | \$419,075       | 0.0          | 0.0   | 38.75          | 40.00       | #DIV/0!    | \$10,053     | \$0.23       |
|               |                        | Totals:   | \$2,692,900 | \$2,692,900  | \$1,064,800    |               | \$2,384,385    | \$2,692,465   | \$2,325,822     | 0.0          |       | 238.64         | 240.76      |            |              |              |
|               |                        |           |             |              | Sale. Ratio => | 39.54         |                |               | Average         |              |       | Average        |             |            | Average      |              |
|               |                        |           |             |              | Std. Dev. =>   | 10.17         |                |               | per FF=>        | #DIV/0!      |       | per Net Acre=> | 11,282.54   |            | per SqFt=>   | \$0.26       |

**Caseville Township Aq Rate Table**

|              |      |          |
|--------------|------|----------|
| NO 1         | 1.00 | \$11,300 |
| NO 2         | 0.95 | \$10,735 |
| NO 3         | 0.90 | \$10,170 |
| NO 4         | 0.85 | \$9,605  |
| NO 5         | 0.80 | \$9,040  |
| NO 6         | 0.75 | \$8,475  |
| NO 7         | 0.70 | \$7,910  |
| NO 8         | 0.65 | \$7,345  |
| Good Woods   | 0.75 | \$8,500  |
| Other Woods  | 0.30 | \$3,390  |
| Untillable   | 0.30 | \$3,390  |
| Pond         | 0.97 | \$11,000 |
| Road ROW     | -    | \$0      |
| County Drain | -    | \$0      |
| Swamp        | 0.13 | \$1,000  |
| Rec          | 0.70 | \$5,500  |

**Sales Removed**

|               |              |          |           |           |           |       |           |            |          |     |     |      |      |         |            |          |
|---------------|--------------|----------|-----------|-----------|-----------|-------|-----------|------------|----------|-----|-----|------|------|---------|------------|----------|
| 23-014-008-10 | 10432 RESCUE | 11/03/23 | \$155,000 | \$155,000 | \$101,600 | 65.55 | \$203,188 | (\$34,876) | \$13,312 | 0.0 | 0.0 | 1.46 | 1.46 | #DIV/0! | (\$23,888) | (\$0.55) |
| 15-016-001-55 |              | 04/17/24 | \$220,000 | \$220,000 | \$193,700 | 88.05 | \$344,313 | (\$66,983) | \$57,330 | 0.0 | 0.0 | 6.75 | 5.75 | #DIV/0! | (\$9,923)  | (\$0.23) |

## 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     |                |                      |               |
|----------------|------------------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|--------------|-------|--------------------|----------------|----------------|--------------------------|------------------|----------------|----------------------|---------------|
| 23-003-001-03  | V/L KILMANAGH          | 02/05/25  | \$38,000           | \$38,000           | \$9,800                  | 25.79         | \$19,674           | \$38,000           | \$19,242           | 0.0          | 0.0   | 4.26               | 4.26           | #DIV/0!        | \$8,920                  | \$0.20           |                |                      |               |
| 16-029-012-00  | CAMPBELL & LACKIE ROAD | 08/29/24  | \$965,000          | \$965,000          | \$335,700                | 34.79         | \$746,864          | \$965,000          | \$719,264          | 0.0          | 0.0   | 80.00              | 80.00          | #DIV/0!        | \$12,063                 | \$0.28           |                |                      |               |
| 16-030-009-00  | CAMPBELL ROAD          | 11/22/23  | \$800,000          | \$800,000          | \$322,900                | 40.36         | \$792,068          | \$800,000          | \$761,972          | 0.0          | 0.0   | 77.50              | 77.50          | #DIV/0!        | \$10,323                 | \$0.24           |                |                      |               |
| 03-032-005-20  | BACH                   | 02/07/25  | \$499,900          | \$499,900          | \$186,600                | 37.33         | \$406,269          | \$499,900          | \$406,269          | 0.0          | 0.0   | 38.13              | 39.00          | #DIV/0!        | \$13,110                 | \$0.30           |                |                      |               |
| 23-034-005-00  | GETTEL                 | 01/23/25  | \$390,000          | \$390,000          | \$209,800                | 53.79         | \$419,510          | \$389,565          | \$419,075          | 0.0          | 0.0   | 38.75              | 40.00          | #DIV/0!        | \$10,053                 | \$0.23           |                |                      |               |
| <b>Totals:</b> |                        |           | <b>\$2,692,900</b> | <b>\$2,692,900</b> | <b>\$1,064,800</b>       |               | <b>\$2,384,385</b> | <b>\$2,692,465</b> | <b>\$2,325,822</b> | <b>0.0</b>   |       | <b>238.64</b>      | <b>240.76</b>  |                |                          |                  |                |                      |               |
|                |                        |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>39.54</b>  |                    |                    |                    |              |       | <b>Average</b>     |                |                | <b>Average</b>           |                  |                |                      |               |
|                |                        |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>10.17</b>  |                    |                    |                    |              |       | <b>per FF=&gt;</b> | <b>#DIV/0!</b> | <b>Average</b> | <b>per Net Acre=&gt;</b> | <b>11,282.54</b> | <b>Average</b> | <b>per SqFt=&gt;</b> | <b>\$0.26</b> |

#### Caseville Township Aq Rate Table

|              |      |          |
|--------------|------|----------|
| NO 1         | 1.00 | \$11,300 |
| NO 2         | 0.95 | \$10,735 |
| NO 3         | 0.90 | \$10,170 |
| NO 4         | 0.85 | \$9,605  |
| NO 5         | 0.80 | \$9,040  |
| NO 6         | 0.75 | \$8,475  |
| NO 7         | 0.70 | \$7,910  |
| NO 8         | 0.65 | \$7,345  |
| Good Woods   | 0.75 | \$8,500  |
| Other Woods  | 0.30 | \$3,390  |
| Unillable    | 0.30 | \$3,390  |
| Pond         | -    | \$0      |
| County Drain | -    | \$0      |
| Swamp        | 0.09 | \$1,000  |

#### Sales Removed

|               |              |          |           |           |           |       |           |            |          |     |     |      |      |         |            |          |
|---------------|--------------|----------|-----------|-----------|-----------|-------|-----------|------------|----------|-----|-----|------|------|---------|------------|----------|
| 23-014-008-10 | 10432 RESCUE | 11/03/23 | \$155,000 | \$155,000 | \$101,600 | 65.55 | \$203,188 | (\$34,876) | \$13,312 | 0.0 | 0.0 | 1.46 | 1.46 | #DIV/0! | (\$23,888) | (\$0.55) |
| 15-016-001-55 |              | 04/17/24 | \$220,000 | \$220,000 | \$193,700 | 88.05 | \$344,313 | (\$66,983) | \$57,330 | 0.0 | 0.0 | 6.75 | 5.75 | #DIV/0! | (\$9,923)  | (\$0.23) |

## CASEVILLE TOWNSHIP CHANNEL FRONTAGE PROPERTIES LAND STUDY

### Frontage A & 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  |
|----------------|-----------------------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|--------------------------|-------------------|------------|----------------------|---------------|
| 04-168-036-11  | SHAWNEE TRAIL               | 07/25/25  | \$65,000           | \$65,000           | \$0                      | 0.00          | \$73,800           | \$65,000           | \$73,800           | 164.0          | 0.0   | 0.00                     | 0.00              | \$396      | #DIV/0!              | #DIV/0!       |
| 04-167-215-00  | POINT CHARITIES AVENUE      | 11/16/23  | \$52,000           | \$52,000           | \$23,800                 | 45.77         | \$53,550           | \$52,000           | \$53,550           | 119.0          | 150.0 | 0.41                     | 0.41              | \$437      | \$126,829            | \$2.91        |
| 04-168-031-00  | 4375 TOM - TOM TRAIL        | 05/22/24  | \$50,000           | \$50,000           | \$25,400                 | 50.80         | \$50,850           | \$50,000           | \$50,850           | 113.0          | 0.0   | 0.00                     | 0.00              | \$442      | #DIV/0!              | #DIV/0!       |
| 04-157-181-50  | 8933 SHOSHONI PASS          | 07/15/25  | \$345,000          | \$345,000          | \$168,500                | 48.84         | \$344,344          | \$38,906           | \$38,250           | 85.0           | 120.0 | 0.23                     | 0.23              | \$458      | \$166,265            | \$3.82        |
| 04-167-270-00  | RUNNING DEER TRAIL          | 09/27/23  | \$49,000           | \$49,000           | \$18,900                 | 38.57         | \$33,750           | \$49,000           | \$33,750           | 100.0          | 120.0 | 0.28                     | 0.28              | \$490      | \$178,182            | \$4.09        |
| 04-332-267-00  | 9161 DRURY LANE             | 07/07/23  | \$210,000          | \$210,000          | \$82,000                 | 39.05         | \$215,245          | \$30,755           | \$36,000           | 60.0           | 120.0 | 0.17                     | 0.17              | \$513      | \$186,394            | \$4.28        |
| 04-332-317-00  | LOIS DRIVE                  | 06/30/25  | \$48,000           | \$48,000           | \$27,000                 | 56.25         | \$54,000           | \$48,000           | \$54,000           | 90.0           | 0.0   | 0.00                     | 0.00              | \$533      | #DIV/0!              | #DIV/0!       |
| 04-167-270-00  | RUNNING DEER TRAIL          | 06/07/24  | \$56,000           | \$56,000           | \$22,500                 | 40.18         | \$33,750           | \$56,000           | \$33,750           | 100.0          | 120.0 | 0.28                     | 0.28              | \$560      | \$203,636            | \$4.67        |
| 04-167-280-00  | RUNNING DEER TRAIL          | 05/17/24  | \$56,500           | \$56,500           | \$22,500                 | 39.82         | \$45,000           | \$56,500           | \$45,000           | 100.0          | 120.0 | 0.28                     | 0.28              | \$565      | \$205,455            | \$4.72        |
| 04-168-027-00  | 4488 TOM - TOM TRAIL        | 11/18/24  | \$65,000           | \$65,000           | \$25,000                 | 38.46         | \$49,950           | \$65,000           | \$49,950           | 111.0          | 148.0 | 0.38                     | 0.38              | \$586      | \$172,414            | \$3.96        |
| 04-411-082-00  | SHORE DRIVE                 | 06/06/23  | \$64,000           | \$64,000           | \$25,300                 | 39.53         | \$60,000           | \$64,000           | \$60,000           | 100.0          | 0.0   | 0.00                     | 0.00              | \$640      | #DIV/0!              | #DIV/0!       |
| 04-167-252-00  | 4325 POINT CHARITIES AVENUE | 05/15/25  | \$67,000           | \$67,000           | \$22,800                 | 34.03         | \$45,675           | \$67,000           | \$45,675           | 101.5          | 133.0 | 0.31                     | 0.31              | \$660      | \$216,129            | \$4.96        |
| 04-332-246-00  | 4427 DRURY LANE             | 12/04/24  | \$230,000          | \$230,000          | \$115,700                | 50.30         | \$225,347          | \$40,653           | \$36,000           | 60.0           | 0.0   | 0.00                     | 0.00              | \$678      | #DIV/0!              | #DIV/0!       |
| 04-411-135-00  | 9905 CIRCLE DRIVE           | 08/30/23  | \$71,000           | \$71,000           | \$26,300                 | 37.04         | \$62,400           | \$71,000           | \$62,400           | 104.0          | 0.0   | 0.00                     | 0.00              | \$683      | #DIV/0!              | #DIV/0!       |
| 04-332-254-00  | 9166 DRURY LANE             | 05/02/23  | \$215,000          | \$215,000          | \$73,900                 | 34.37         | \$209,135          | \$45,465           | \$39,600           | 66.0           | 0.0   | 0.00                     | 0.00              | \$689      | #DIV/0!              | #DIV/0!       |
| 04-411-130-00  | 9935 CIRCLE DRIVE           | 11/03/23  | \$367,000          | \$367,000          | \$115,900                | 31.58         | \$353,746          | \$73,254           | \$60,000           | 100.0          | 0.0   | 0.00                     | 0.00              | \$733      | #DIV/0!              | #DIV/0!       |
| 04-332-253-00  | 9164 DRURY LANE             | 04/28/23  | \$250,000          | \$250,000          | \$77,400                 | 30.96         | \$240,622          | \$48,978           | \$39,600           | 66.0           | 0.0   | 0.00                     | 0.00              | \$742      | #DIV/0!              | #DIV/0!       |
| 04-411-134-00  | 9911 CIRCLE DRIVE           | 05/09/24  | \$380,000          | \$380,000          | \$127,100                | 33.45         | \$362,833          | \$78,967           | \$61,800           | 103.0          | 146.0 | 0.35                     | 0.35              | \$767      | \$228,890            | \$5.25        |
| 04-137-112-00  | POINT CHARITIES AVENUE      | 01/09/25  | \$45,000           | \$45,000           | \$11,300                 | 25.11         | \$22,500           | \$45,000           | \$22,500           | 50.0           | 125.0 | 0.14                     | 0.14              | \$900      | \$314,685            | \$7.22        |
| 04-168-016-00  | 4493 POINT CHARITIES AVENUE | 09/22/25  | \$600,000          | \$600,000          | \$246,000                | 41.00         | \$506,173          | \$182,477          | \$88,650           | 197.0          | 0.0   | 0.00                     | 0.00              | \$926      | #DIV/0!              | #DIV/0!       |
| 04-007-004-22  | LONE EAGLE TRAIL            | 12/09/24  | \$95,000           | \$95,000           | \$0                      | 0.00          | \$60,000           | \$95,000           | \$60,000           | 100.0          | 203.0 | 0.47                     | 0.47              | \$950      | \$203,863            | \$4.68        |
| 04-157-174-00  | 4360 CHIPPEWA DRIVE         | 10/01/24  | \$235,000          | \$235,000          | \$79,200                 | 33.70         | \$197,961          | \$88,039           | \$51,000           | 85.0           | 120.0 | 0.23                     | 0.23              | \$1,036    | \$376,235            | \$8.64        |
| 04-168-032-00  | 4497 TOM - TOM TRAIL        | 05/08/25  | \$380,000          | \$380,000          | \$160,000                | 42.11         | \$330,553          | \$85,447           | \$36,000           | 80.0           | 0.0   | 0.16                     | 0.00              | \$1,068    | \$527,451            | \$12.11       |
| 04-157-193-00  | 4313 IROQUOIS DRIVE         | 06/02/23  | \$265,000          | \$265,000          | \$90,500                 | 34.15         | \$211,531          | \$91,719           | \$38,250           | 85.0           | 120.0 | 0.23                     | 0.23              | \$1,079    | \$391,962            | \$9.00        |
| 04-147-138-00  | 4378 WHITE SAND DRIVE       | 06/20/25  | \$365,000          | \$365,000          | \$79,000                 | 21.64         | \$306,356          | \$112,644          | \$54,000           | 90.0           | 120.0 | 0.25                     | 0.25              | \$1,252    | \$454,210            | \$10.43       |
| 04-137-099-00  | 8950 POINT CHARITIES AVENUE | 05/15/24  | \$295,000          | \$295,000          | \$122,900                | 41.66         | \$232,080          | \$87,606           | \$24,686           | 68.0           | 100.0 | 0.27                     | 0.16              | \$1,288    | \$320,901            | \$7.37        |
| 04-411-016-00  | 9765 SHORE DRIVE            | 09/20/24  | \$353,400          | \$353,400          | \$127,500                | 36.08         | \$281,303          | \$132,097          | \$60,000           | 100.0          | 120.0 | 0.28                     | 0.28              | \$1,321    | \$480,353            | \$11.03       |
| 04-137-127-00  | 8824 POINT CHARITIES AVENUE | 08/25/23  | \$360,000          | \$360,000          | \$126,700                | 35.19         | \$300,786          | \$107,214          | \$48,000           | 80.0           | 200.0 | 0.37                     | 0.37              | \$1,340    | \$292,136            | \$6.71        |
| 04-167-273-00  | 4392 RUNNING DEER TRAIL     | 06/05/24  | \$445,000          | \$445,000          | \$158,000                | 35.51         | \$353,921          | \$151,079          | \$60,000           | 100.0          | 120.0 | 0.28                     | 0.28              | \$1,511    | \$549,378            | \$12.61       |
| 04-332-229-00  | 4457 DRURY LANE             | 09/01/23  | \$195,000          | \$195,000          | \$58,500                 | 30.00         | \$139,998          | \$91,002           | \$36,000           | 60.0           | 0.0   | 0.00                     | 0.00              | \$1,517    | #DIV/0!              | #DIV/0!       |
| <b>Totals:</b> |                             |           | <b>\$6,273,900</b> | <b>\$6,273,900</b> | <b>\$2,259,600</b>       |               | <b>\$5,457,159</b> | <b>\$2,269,802</b> | <b>\$1,453,061</b> | <b>2,837.5</b> |       | <b>5.34</b>              | <b>5.06</b>       |            |                      |               |
|                |                             |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>36.02</b>  |                    |                    | <b>Average</b>     |                |       | <b>Average</b>           |                   |            | <b>Average</b>       |               |
|                |                             |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>12.13</b>  |                    |                    | <b>per FF=&gt;</b> | <b>\$800</b>   |       | <b>per Net Acre=&gt;</b> | <b>424,817.89</b> |            | <b>per SqFt=&gt;</b> | <b>\$9.75</b> |

## 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    | Effec. Front       | Depth        | Net Acres      | Total Acres              | Dollars/FF        | Dollars/Acre   | Dollars/SqFt         |               |
|-----------------|-----------------------------|-----------|--------------------|--------------------------|--------------------|---------------|--------------------|--------------------|--------------------|--------------------|--------------|----------------|--------------------------|-------------------|----------------|----------------------|---------------|
| 04-167-271-00   | RUNNING DEER TRAIL          | 07/24/23  | \$33,000           | \$33,000                 | \$20,000           | 60.61         | \$45,000           | \$33,000           | \$45,000           | 100.0              | 120.0        | 0.28           | 0.28                     | \$330             | \$120,000      | \$2.75               |               |
| 04-212-137-00   | CRESCENT BEACH ROAD         | 10/02/24  | \$24,990           | \$24,990                 | \$22,500           | 90.04         | \$45,000           | \$24,990           | \$45,000           | 75.0               | 0.0          | 0.00           | 0.00                     | \$333             | #DIV/0!        | #DIV/0!              |               |
| 04-147-150-00   | 4306 CHIPPEWA DRIVE         | 04/28/23  | \$232,000          | \$232,000                | \$104,100          | 44.87         | \$242,618          | \$60,932           | \$71,550           | 159.0              | 120.0        | 0.44           | 0.44                     | \$383             | \$139,114      | \$3.19               |               |
| 04-168-036-11   | SHAWNEE TRAIL               | 07/25/25  | \$65,000           | \$65,000                 | \$0                | 0.00          | \$73,800           | \$65,000           | \$73,800           | 164.0              | 0.0          | 0.00           | 0.00                     | \$396             | #DIV/0!        | #DIV/0!              |               |
| 04-167-215-00   | POINT CHARITIES AVENUE      | 11/16/23  | \$52,000           | \$52,000                 | \$23,800           | 45.77         | \$53,550           | \$52,000           | \$53,550           | 119.0              | 150.0        | 0.41           | 0.41                     | \$437             | \$126,829      | \$2.91               |               |
| 04-168-031-00   | 4375 TOM - TOM TRAIL        | 05/22/24  | \$50,000           | \$50,000                 | \$25,400           | 50.80         | \$50,850           | \$50,000           | \$50,850           | 113.0              | 0.0          | 0.00           | 0.00                     | \$442             | #DIV/0!        | #DIV/0!              |               |
| 04-157-181-50   | 8933 SHOSHONI PASS          | 07/15/25  | \$345,000          | \$345,000                | \$168,500          | 48.84         | \$344,344          | \$38,906           | \$38,250           | 85.0               | 120.0        | 0.23           | 0.23                     | \$458             | \$166,265      | \$3.82               |               |
| 04-167-270-00   | RUNNING DEER TRAIL          | 09/27/23  | \$49,000           | \$49,000                 | \$18,900           | 38.57         | \$33,750           | \$49,000           | \$33,750           | 100.0              | 120.0        | 0.28           | 0.28                     | \$490             | \$178,182      | \$4.09               |               |
| 04-332-267-00   | 9161 DRURY LANE             | 07/07/23  | \$210,000          | \$210,000                | \$82,000           | 39.05         | \$215,245          | \$30,755           | \$36,000           | 60.0               | 120.0        | 0.17           | 0.17                     | \$513             | \$186,394      | \$4.28               |               |
| 04-332-317-00   | LOIS DRIVE                  | 06/30/25  | \$48,000           | \$48,000                 | \$27,000           | 56.25         | \$54,000           | \$48,000           | \$54,000           | 90.0               | 0.0          | 0.00           | 0.00                     | \$533             | #DIV/0!        | #DIV/0!              |               |
| 04-167-270-00   | RUNNING DEER TRAIL          | 06/07/24  | \$56,000           | \$56,000                 | \$22,500           | 40.18         | \$33,750           | \$56,000           | \$33,750           | 100.0              | 120.0        | 0.28           | 0.28                     | \$560             | \$203,636      | \$4.67               |               |
| 04-167-280-00   | RUNNING DEER TRAIL          | 05/17/24  | \$56,500           | \$56,500                 | \$22,500           | 39.82         | \$45,000           | \$56,500           | \$45,000           | 100.0              | 120.0        | 0.28           | 0.28                     | \$565             | \$205,455      | \$4.72               |               |
| 04-168-027-00   | 4488 TOM - TOM TRAIL        | 11/18/24  | \$65,000           | \$65,000                 | \$25,000           | 38.46         | \$49,950           | \$65,000           | \$49,950           | 111.0              | 148.0        | 0.38           | 0.38                     | \$586             | \$172,414      | \$3.96               |               |
| 04-411-082-00   | SHORE DRIVE                 | 06/06/23  | \$64,000           | \$64,000                 | \$25,300           | 39.53         | \$60,000           | \$64,000           | \$60,000           | 100.0              | 0.0          | 0.00           | 0.00                     | \$640             | #DIV/0!        | #DIV/0!              |               |
| 04-167-252-00   | 4325 POINT CHARITIES AVENUE | 05/15/25  | \$67,000           | \$67,000                 | \$22,800           | 34.03         | \$45,675           | \$67,000           | \$45,675           | 101.5              | 133.0        | 0.31           | 0.31                     | \$660             | \$216,129      | \$4.96               |               |
| 04-332-246-00   | 4427 DRURY LANE             | 12/04/24  | \$230,000          | \$230,000                | \$115,700          | 50.30         | \$225,347          | \$40,653           | \$36,000           | 60.0               | 0.0          | 0.00           | 0.00                     | \$678             | #DIV/0!        | #DIV/0!              |               |
| 04-411-135-00   | 9905 CIRCLE DRIVE           | 08/30/23  | \$71,000           | \$71,000                 | \$26,300           | 37.04         | \$62,400           | \$71,000           | \$62,400           | 104.0              | 0.0          | 0.00           | 0.00                     | \$683             | #DIV/0!        | #DIV/0!              |               |
| 04-332-254-00   | 9166 DRURY LANE             | 05/02/23  | \$215,000          | \$215,000                | \$73,900           | 34.37         | \$209,135          | \$45,465           | \$39,600           | 66.0               | 0.0          | 0.00           | 0.00                     | \$689             | #DIV/0!        | #DIV/0!              |               |
| 04-411-130-00   | 9935 CIRCLE DRIVE           | 11/03/23  | \$367,000          | \$367,000                | \$115,900          | 31.58         | \$353,746          | \$73,254           | \$60,000           | 100.0              | 0.0          | 0.00           | 0.00                     | \$733             | #DIV/0!        | #DIV/0!              |               |
| 04-332-253-00   | 9164 DRURY LANE             | 04/28/23  | \$250,000          | \$250,000                | \$77,400           | 30.96         | \$240,622          | \$48,978           | \$39,600           | 66.0               | 0.0          | 0.00           | 0.00                     | \$742             | #DIV/0!        | #DIV/0!              |               |
| 04-411-134-00   | 9911 CIRCLE DRIVE           | 05/09/24  | \$380,000          | \$380,000                | \$127,100          | 33.45         | \$362,833          | \$78,967           | \$61,800           | 103.0              | 146.0        | 0.35           | 0.35                     | \$767             | \$228,890      | \$5.25               |               |
| 04-137-112-00   | POINT CHARITIES AVENUE      | 01/09/25  | \$45,000           | \$45,000                 | \$11,300           | 25.11         | \$22,500           | \$45,000           | \$22,500           | 50.0               | 125.0        | 0.14           | 0.14                     | \$900             | \$314,685      | \$7.22               |               |
| 04-168-016-00   | 4493 POINT CHARITIES AVENUE | 09/22/25  | \$600,000          | \$600,000                | \$246,000          | 41.00         | \$506,173          | \$182,477          | \$88,650           | 197.0              | 0.0          | 0.00           | 0.00                     | \$926             | #DIV/0!        | #DIV/0!              |               |
| 04-007-004-22   | LONE EAGLE TRAIL            | 12/09/24  | \$95,000           | \$95,000                 | \$0                | 0.00          | \$60,000           | \$95,000           | \$60,000           | 100.0              | 203.0        | 0.47           | 0.47                     | \$950             | \$203,863      | \$4.68               |               |
| <b>Totals:</b>  |                             |           | <b>\$3,670,490</b> | <b>\$3,670,490</b>       | <b>\$1,403,900</b> |               | <b>\$3,435,288</b> | <b>\$1,441,877</b> | <b>\$1,206,675</b> | <b>2,423.5</b>     |              | <b>3.99</b>    | <b>3.99</b>              |                   |                |                      |               |
|                 |                             |           |                    | <b>Sale. Ratio =&gt;</b> | <b>38.25</b>       |               |                    |                    |                    | <b>Average</b>     |              |                | <b>Average</b>           |                   |                | <b>Average</b>       |               |
| <b>\$600/FF</b> |                             |           |                    | <b>Std. Dev. =&gt;</b>   | <b>17.75</b>       |               |                    |                    |                    | <b>per FF=&gt;</b> | <b>\$595</b> | <b>Average</b> | <b>per Net Acre=&gt;</b> | <b>361,553.91</b> | <b>Average</b> | <b>per SqFt=&gt;</b> | <b>\$8.30</b> |





# The Glen

| 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   |
|----------------------|-------------------------|-----------------|--------------------|--------------------|--------------------------|---------------|--------------------|--------------------|------------------|--------------------------|----------------|----------------------|----------------|----------------|--------------|----------------|
| 04-524-480-67        | 5729 KILKENNY DRIVE     | 10/20/23        | \$187,000          | \$187,000          | \$88,500                 | 47.33         | \$202,149          | \$22,351           | \$37,500         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| 04-626-001-57        | 6297 DUNNY BROOK        | 05/15/25        | \$31,000           | \$31,000           | \$18,800                 | 60.65         | \$37,500           | \$31,000           | \$37,500         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| 04-524-480-11        | 5797 DUBLIN DRIVE       | 08/09/24        | \$32,500           | \$32,500           | \$17,500                 | 53.85         | \$37,500           | \$32,500           | \$37,500         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| 04-524-480-67        | 5729 KILKENNY DRIVE     | 07/25/25        | \$205,000          | \$205,000          | \$99,300                 | 48.44         | \$202,149          | \$40,351           | \$37,500         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| 04-524-480-26        | 5739 COUNTY KERRY DRIVE | 04/29/24        | \$303,000          | \$303,000          | \$114,000                | 37.62         | \$284,507          | \$55,993           | \$37,500         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| 04-524-480-34        | 5723 COUNTY KERRY DRIVE | 06/20/25        | \$332,000          | \$332,000          | \$135,700                | 40.87         | \$321,230          | \$57,645           | \$46,875         | 0.0                      | 0.0            | 0.00                 | 0.00           | #DIV/0!        | #DIV/0!      | #DIV/0!        |
| <b>Totals:</b>       |                         |                 | <b>\$1,090,500</b> | <b>\$1,090,500</b> | <b>\$473,800</b>         |               | <b>\$1,085,035</b> | <b>\$239,840</b>   | <b>\$234,375</b> | <b>0.0</b>               |                | <b>0.00</b>          | <b>0.00</b>    |                |              |                |
| <b>\$40,000/unit</b> | <b>Price per unit</b>   | <b>\$39,973</b> |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>43.45</b>  |                    | <b>Average</b>     |                  | <b>Average</b>           |                | <b>Average</b>       |                | <b>Average</b> |              | <b>Average</b> |
|                      |                         |                 |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>8.40</b>   |                    | <b>per FF=&gt;</b> | <b>#DIV/0!</b>   | <b>per Net Acre=&gt;</b> | <b>#DIV/0!</b> | <b>per SqFt=&gt;</b> | <b>#DIV/0!</b> |                |              |                |

## CASEVILLE TOWNSHIP HIGHWAY LAND STUDY 2025

### 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 |               |
|-----------------|---------------------------|-----------|--------------------------|------------------|------------------|---------------|--------------------|------------------|------------------|----------------|--------------------------|-------------|----------------|-------------------|----------------------|--------------|---------------|
| 04-004-017-00   | PORT AUSTIN ROAD          | 05/14/25  | \$22,000                 | \$22,000         | \$18,900         | 85.91         | \$37,800           | \$22,000         | \$37,800         | 60.0           | 188.0                    | 0.26        | 0.26           | \$367             | \$84,942             | \$1.95       |               |
| 04-002-009-60   | 4700 CASEVILLE ROAD NORTH | 12/16/24  | \$240,000                | \$240,000        | \$106,400        | 44.33         | \$232,259          | \$54,991         | \$47,250         | 135.0          | 0.0                      | 0.00        | 0.00           | \$407             | #DIV/0!              | #DIV/0!      |               |
| 53-835-527-00   | 7035 E PARK STREET        | 06/18/24  | \$210,000                | \$210,000        | \$101,600        | 48.38         | \$224,285          | \$45,715         | \$60,000         | 120.0          | 157.0                    | 0.43        | 0.43           | \$381             | \$105,577            | \$2.42       |               |
| 53-835-238-00   | 6612 VINE STREET          | 07/23/24  | \$79,000                 | \$79,000         | \$37,800         | 47.85         | \$90,692           | \$43,308         | \$55,000         | 110.0          | 75.0                     | 0.19        | 0.19           | \$394             | \$229,143            | \$5.26       |               |
| 53-835-505-40   | 7038 E PARK STREET        | 12/23/24  | \$225,000                | \$225,000        | \$77,300         | 34.36         | \$233,798          | \$66,077         | \$55,475         | 111.0          | 157.0                    | 0.40        | 0.40           | \$596             | \$165,193            | \$3.79       |               |
| <b>Totals:</b>  |                           |           | <b>\$776,000</b>         | <b>\$776,000</b> | <b>\$342,000</b> |               | <b>\$818,834</b>   | <b>\$232,091</b> | <b>\$255,525</b> | <b>536.0</b>   |                          | <b>1.28</b> | <b>1.28</b>    |                   |                      |              |               |
|                 |                           |           | <b>Sale. Ratio =&gt;</b> |                  |                  | <b>44.07</b>  | <b>Average</b>     |                  |                  | <b>Average</b> |                          |             | <b>Average</b> |                   |                      |              |               |
| <b>\$430/FF</b> |                           |           | <b>Std. Dev. =&gt;</b>   |                  |                  | <b>19.69</b>  | <b>per FF=&gt;</b> |                  |                  | <b>\$433</b>   | <b>per Net Acre=&gt;</b> |             |                | <b>181,179.55</b> | <b>per SqFt=&gt;</b> |              | <b>\$4.16</b> |

### 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 |               |
|-----------------|-----------------------|-----------|--------------------------|------------------|------------------|---------------|--------------------|------------------|------------------|----------------|--------------------------|-------------|----------------|-------------------|----------------------|--------------|---------------|
| 04-003-132-42   | PORT AUSTIN ROAD      | 06/19/25  | \$50,000                 | \$50,000         | \$0              | 0.00          | \$56,700           | \$50,000         | \$56,700         | 90.0           | 150.0                    | 0.31        | 0.31           | \$556             | \$161,290            | \$3.70       |               |
| 04-004-093-00   | 7599 PORT AUSTIN ROAD | 06/16/23  | \$225,000                | \$225,000        | \$63,100         | 28.04         | \$222,592          | \$65,408         | \$63,000         | 100.0          | 150.0                    | 0.34        | 0.34           | \$654             | \$190,140            | \$4.37       |               |
| 04-003-132-40   | 7252 PORT AUSTIN ROAD | 04/11/25  | \$193,000                | \$193,000        | \$88,900         | 46.06         | \$180,461          | \$125,939        | \$113,400        | 180.0          | 150.0                    | 0.62        | 0.62           | \$700             | \$203,127            | \$4.66       |               |
| 53-826-153-00   | 6630 CENTER STREET    | 10/04/23  | \$145,000                | \$145,000        | \$40,300         | 27.79         | \$121,680          | \$40,480         | \$17,160         | 66.0           | 132.0                    | 0.20        | 0.20           | \$613             | \$202,400            | \$4.65       |               |
| 53-835-435-00   | 6867 OAK BLUFF DRIVE  | 08/27/24  | \$37,000                 | \$37,000         | \$11,100         | 30.00         | \$30,000           | \$37,000         | \$30,000         | 60.0           | 150.0                    | 0.21        | 0.21           | \$617             | \$178,744            | \$4.10       |               |
| 53-835-421-00   | 6980 SAGINAW STREET   | 09/24/24  | \$130,000                | \$130,000        | \$46,400         | 35.69         | \$112,640          | \$62,360         | \$45,000         | 90.0           | 119.0                    | 0.25        | 0.25           | \$693             | \$253,496            | \$5.82       |               |
| <b>Totals:</b>  |                       |           | <b>\$780,000</b>         | <b>\$780,000</b> | <b>\$249,800</b> |               | <b>\$724,073</b>   | <b>\$381,187</b> | <b>\$325,260</b> | <b>586.0</b>   |                          | <b>1.93</b> | <b>1.93</b>    |                   |                      |              |               |
|                 |                       |           | <b>Sale. Ratio =&gt;</b> |                  |                  | <b>32.03</b>  | <b>Average</b>     |                  |                  | <b>Average</b> |                          |             | <b>Average</b> |                   |                      |              |               |
| <b>\$650/FF</b> |                       |           | <b>Std. Dev. =&gt;</b>   |                  |                  | <b>15.32</b>  | <b>per FF=&gt;</b> |                  |                  | <b>\$650</b>   | <b>per Net Acre=&gt;</b> |             |                | <b>197,813.70</b> | <b>per SqFt=&gt;</b> |              | <b>\$4.54</b> |

### Sale Removed

|               |                       |          |           |           |     |      |           |           |          |      |       |      |      |         |           |         |
|---------------|-----------------------|----------|-----------|-----------|-----|------|-----------|-----------|----------|------|-------|------|------|---------|-----------|---------|
| 04-003-132-41 | 7252 PORT AUSTIN ROAD | 04/11/25 | \$193,000 | \$193,000 | \$0 | 0.00 | \$123,761 | \$125,939 | \$56,700 | 80.0 | 150.0 | 0.28 | 0.28 | \$1,574 | \$457,960 | \$10.51 |
|---------------|-----------------------|----------|-----------|-----------|-----|------|-----------|-----------|----------|------|-------|------|------|---------|-----------|---------|

## CASEVILLE TOWNSHIP INDUSTRIAL LAND STUDY

### Frontage A & Table Ten

| 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 |            |        |
|----------------|---------------------------|-----------|------------------|------------------|------------------|----------------|------------------|------------------|------------------|--------------|-------|----------------|-------------|------------|--------------|--------------|------------|--------|
| 53-835-456-00  | 6820 MAIN STREET          | 09/05/24  | \$365,000        | \$365,000        | \$180,400        | 49.42          | \$390,238        | \$104,362        | \$129,600        | 270.0        | 0.0   | 0.00           | 0.00        | \$387      | #DIV/0!      | #DIV/0!      |            |        |
| 04-002-003-20  | 4930 WILFRED DRIVE        | 04/14/23  | \$90,000         | \$90,000         | \$44,500         | 49.44          | \$110,983        | \$21,017         | \$60,000         | 100.0        | 0.0   | 0.00           | 0.00        | \$210      | #DIV/0!      | #DIV/0!      |            |        |
| 06-012-009-00  | 1053 VAN DYKE ROAD NORTH  | 12/23/24  | \$200,000        | \$200,000        | \$72,600         | 36.30          | \$162,719        | \$143,611        | \$106,330        | 343.0        | 250.0 | 1.97           | 1.97        | \$419      | \$72,936     | \$1.67       |            |        |
| 39-017-002-10  | 592 UNIONVILLE ROAD SOUTH | 10/31/24  | \$70,000         | \$70,000         | \$32,600         | 46.57          | \$65,245         | \$48,803         | \$44,048         | 110.1        | 162.8 | 0.41           | 0.41        | \$443      | \$118,454    | \$2.72       |            |        |
| <b>Totals:</b> |                           |           | <b>\$725,000</b> | <b>\$725,000</b> | <b>\$330,100</b> |                | <b>\$729,185</b> | <b>\$317,793</b> | <b>\$339,978</b> | <b>823.1</b> |       | <b>2.38</b>    | <b>2.38</b> |            |              |              |            |        |
|                |                           |           |                  |                  |                  | Sale. Ratio => | 45.53            | Average          |                  |              |       | Average        |             | Average    |              |              |            |        |
|                |                           |           |                  |                  |                  | Std. Dev. =>   | 6.24             | per FF=>         |                  |              |       | per Net Acre=> |             | per SqFt=> |              |              |            |        |
|                |                           |           | \$385/FF         |                  |                  |                |                  |                  |                  |              |       |                |             |            |              |              | 133,470.39 | \$3.06 |

### Acreage Table 1

| Parcel Number               | Street Address          | Sale Date | Sale Price       | Adj. Sale \$     | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value  | Effec. Front | Depth    | Net Acres    | Total Acres  | Dollars/FF | Dollars/Acre   | Dollars/SqFt |            |  |
|-----------------------------|-------------------------|-----------|------------------|------------------|----------------|---------------|------------------|------------------|------------------|--------------|----------|--------------|--------------|------------|----------------|--------------|------------|--|
| 16-010-011-02               | THOMAS ROAD             | 02/04/25  | \$364,000        | \$364,000        | \$0            | 0.00          | \$357,517        | \$364,000        | \$348,317        | 0.0          | 0.0      | 39.14        | 39.14        | #DIV/0!    | \$9,300        | \$0.21       |            |  |
| 23-003-001-03               | V/L KILMANAGH           | 02/05/25  | \$38,000         | \$38,000         | \$9,800        | 25.79         | \$19,674         | \$38,000         | \$19,242         | 0.0          | 0.0      | 4.26         | 4.26         | #DIV/0!    | \$8,920        | \$0.20       |            |  |
| 16-016-015-10               | MC MILLAN & FILION ROAD | 07/10/23  | \$33,390         | \$33,390         | \$0            | 0.00          | \$51,564         | \$33,390         | \$51,564         | 0.0          | 0.0      | 12.72        | 12.72        | #DIV/0!    | \$2,625        | \$0.06       |            |  |
| 16-016-015-10               | MC MILLAN & FILION ROAD | 07/10/23  | \$33,390         | \$33,390         | \$0            | 0.00          | \$51,564         | \$33,390         | \$51,564         | 0.0          | 0.0      | 12.72        | 12.72        | #DIV/0!    | \$2,625        | \$0.06       |            |  |
| 16-016-015-20               | MC MILLAN & FILION ROAD | 09/25/23  | \$161,640        | \$161,640        | \$0            | 0.00          | \$218,608        | \$161,640        | \$205,608        | 0.0          | 0.0      | 26.94        | 26.94        | #DIV/0!    | \$6,000        | \$0.14       |            |  |
| <b>10 Acres = \$66,000</b>  |                         |           | <b>\$630,420</b> | <b>\$630,420</b> | <b>\$9,800</b> |               | <b>\$698,927</b> | <b>\$630,420</b> | <b>\$676,295</b> | <b>0.0</b>   |          | <b>95.78</b> | <b>95.78</b> |            |                |              |            |  |
| <b>15 Acres = \$99,000</b>  |                         |           |                  |                  |                |               |                  |                  | Sale. Ratio =>   | 1.55         | Average  |              |              |            | Average        |              |            |  |
| <b>20 Acres = \$132,000</b> |                         |           |                  |                  |                |               |                  |                  | Std. Dev. =>     | 11.53        | per FF=> |              |              |            | per Net Acre=> |              | per SqFt=> |  |
|                             |                         |           |                  |                  |                |               |                  |                  |                  |              |          |              | 6,581.96     |            | \$0.15         |              |            |  |

## CASEVILLE TOWNSHIP LAKE FRONT PROPERTIES LAND STUDY

### Rate Table Eleven \$6,700

| 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   |
|-------------------|-----------------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|--------------------------|----------------|---------------------|----------------------|----------------|----------------|
| 04-227-372-00     | 8808 CRESCENT BEACH ROAD    | 06/09/23  | \$460,000          | \$460,000          | \$161,100          | 35.02                    | \$416,827          | \$280,673          | \$237,500          | 50.0           | 285.0                    | 0.33           | 0.33                | \$5,613              | \$858,327      | \$19.70        |
| 04-178-085-00     | 8330 CRESCENT BEACH ROAD    | 08/11/23  | \$445,000          | \$445,000          | \$132,300          | 29.73                    | \$313,342          | \$291,658          | \$160,000          | 50.0           | 175.0                    | 0.20           | 0.20                | \$5,833              | \$1,451,035    | \$33.31        |
| 04-411-063-00     | 9740 SHORE DRIVE NORTH      | 07/24/23  | \$920,000          | \$920,000          | \$335,500          | 36.47                    | \$879,717          | \$615,283          | \$575,000          | 100.0          | 175.0                    | 0.40           | 0.40                | \$6,153              | \$1,530,555    | \$35.14        |
| 04-227-382-00     | 8756 CRESCENT BEACH ROAD    | 07/06/23  | \$740,000          | \$740,000          | \$244,900          | 33.09                    | \$666,727          | \$310,773          | \$237,500          | 50.0           | 222.0                    | 0.26           | 0.26                | \$6,215              | \$1,218,718    | \$27.98        |
| 04-200-108-00     | 9120 CRESCENT BEACH ROAD    | 12/30/24  | \$429,000          | \$429,000          | \$150,000          | 34.97                    | \$338,792          | \$327,708          | \$237,500          | 50.0           | 225.0                    | 0.26           | 0.26                | \$6,554              | \$1,270,186    | \$29.16        |
| 04-626-007-00     | 6160 PORT AUSTIN ROAD       | 09/08/25  | \$850,000          | \$850,000          | \$311,000          | 36.59                    | \$626,632          | \$698,368          | \$475,000          | 100.0          | 0.0                      | 0.00           | 0.00                | \$6,984              | #DIV/0!        | #DIV/0!        |
| 04-452-387-00     | 9321 POINT CHARITIES AVENUE | 08/27/25  | \$500,000          | \$500,000          | \$185,400          | 37.08                    | \$374,070          | \$363,430          | \$237,500          | 50.0           | 0.0                      | 0.00           | 0.00                | \$7,269              | #DIV/0!        | #DIV/0!        |
| 04-524-125-00     | 5872 PORT AUSTIN ROAD       | 07/22/24  | \$549,900          | \$549,900          | \$172,900          | 31.44                    | \$463,078          | \$374,322          | \$287,500          | 50.0           | 0.0                      | 0.00           | 0.00                | \$7,486              | #DIV/0!        | #DIV/0!        |
| 04-524-130-00     | 5862 PORT AUSTIN ROAD       | 10/23/24  | \$1,500,000        | \$1,500,000        | \$429,000          | 28.60                    | \$1,261,112        | \$854,238          | \$661,250          | 115.0          | 225.0                    | 0.59           | 0.59                | \$7,428              | \$1,438,111    | \$33.01        |
| <b>Totals:</b>    |                             |           | <b>\$6,393,900</b> | <b>\$6,393,900</b> | <b>\$2,122,100</b> |                          | <b>\$5,340,297</b> | <b>\$4,116,453</b> | <b>\$3,108,750</b> | <b>615.0</b>   |                          | <b>2.04</b>    | <b>2.04</b>         |                      |                |                |
|                   |                             |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>33.19</b>       | <b>Average</b>     |                    |                |                          | <b>Average</b> |                     |                      | <b>Average</b> |                |
| <b>\$6,700/FF</b> |                             |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>3.12</b>        | <b>per FF=&gt;</b> |                    | <b>\$6,693</b> | <b>per Net Acre=&gt;</b> |                | <b>2,020,840.94</b> | <b>per SqFt=&gt;</b> |                | <b>\$46.39</b> |

### Rate Table Eleven \$5,400

| 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   |
|-------------------|-----------------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|--------------------------|----------------|-------------------|----------------------|----------------|----------------|
| 04-207-314-00     | 8932 CRESCENT BEACH ROAD    | 08/22/24  | \$652,000          | \$652,000          | \$184,500          | 28.30                    | \$288,912          | \$378,088          | \$15,000           | 50.0           | 200.0                    | 0.12           | 0.23              | \$7,562              | \$3,287,722    | \$75.48        |
| 04-127-092-00     | 8529 POINT CHARITIES AVENUE | 06/19/24  | \$230,000          | \$230,000          | \$100,000          | 43.48                    | \$200,000          | \$230,000          | \$200,000          | 50.0           | 275.0                    | 0.32           | 0.32              | \$4,600              | \$727,848      | \$16.71        |
| 04-127-081-00     | 8573 POINT CHARITIES AVENUE | 08/02/24  | \$450,000          | \$450,000          | \$204,100          | 45.36                    | \$451,176          | \$236,324          | \$237,500          | 50.0           | 158.0                    | 0.18           | 0.18              | \$4,726              | \$1,305,657    | \$29.97        |
| 04-524-248-60     | 5998 PORT AUSTIN ROAD       | 06/29/23  | \$680,000          | \$680,000          | \$266,000          | 39.12                    | \$811,046          | \$680,000          | \$764,750          | 133.0          | 415.0                    | 1.27           | 1.27              | \$5,113              | \$536,701      | \$12.32        |
| 04-004-164-00     | 7616 PORT AUSTIN ROAD       | 04/01/24  | \$635,000          | \$635,000          | \$290,000          | 45.67                    | \$671,035          | \$481,465          | \$517,500          | 90.0           | 100.0                    | 0.21           | 0.21              | \$5,350              | \$2,325,918    | \$53.40        |
| 04-178-098-00     | 8254 CRESCENT BEACH ROAD    | 08/30/23  | \$525,000          | \$525,000          | \$173,900          | 33.12                    | \$475,930          | \$405,320          | \$356,250          | 75.0           | 200.0                    | 0.34           | 0.34              | \$5,404              | \$1,178,256    | \$27.05        |
| 04-127-085-00     | 8553 POINT CHARITIES AVENUE | 06/26/24  | \$340,000          | \$340,000          | \$124,000          | 36.47                    | \$309,734          | \$229,766          | \$199,500          | 42.0           | 275.0                    | 0.27           | 0.27              | \$5,471              | \$867,042      | \$19.90        |
| 04-227-372-00     | 8808 CRESCENT BEACH ROAD    | 06/09/23  | \$460,000          | \$460,000          | \$161,100          | 35.02                    | \$416,827          | \$280,673          | \$237,500          | 50.0           | 285.0                    | 0.33           | 0.33              | \$5,613              | \$858,327      | \$19.70        |
| <b>Totals:</b>    |                             |           | <b>\$3,972,000</b> | <b>\$3,972,000</b> | <b>\$1,503,600</b> |                          | <b>\$3,624,660</b> | <b>\$2,921,636</b> | <b>\$2,528,000</b> | <b>540.0</b>   |                          | <b>3.02</b>    | <b>3.14</b>       |                      |                |                |
|                   |                             |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>37.85</b>       | <b>Average</b>     |                    |                |                          | <b>Average</b> |                   |                      | <b>Average</b> |                |
| <b>\$5,400/FF</b> |                             |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>6.24</b>        | <b>per FF=&gt;</b> |                    | <b>\$5,410</b> | <b>per Net Acre=&gt;</b> |                | <b>966,788.88</b> | <b>per SqFt=&gt;</b> |                | <b>\$22.19</b> |

### Sales Removed

|               |                             |          |           |           |           |       |           |           |           |       |       |      |      |         |           |         |
|---------------|-----------------------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-------|-------|------|------|---------|-----------|---------|
| 04-127-091-00 | 8531 POINT CHARITIES AVENUE | 06/19/24 | \$230,000 | \$230,000 | \$165,300 | 71.87 | \$332,254 | \$97,746  | \$200,000 | 50.0  | 275.0 | 0.32 | 0.32 | \$1,955 | \$309,323 | \$7.10  |
| 04-004-105-55 | 7640 PORT AUSTIN ROAD       | 05/19/23 | \$270,000 | \$270,000 | \$200,000 | 74.07 | \$575,000 | \$270,000 | \$575,000 | 100.0 | 150.0 | 0.34 | 0.34 | \$2,700 | \$784,884 | \$18.02 |
| 04-127-046-00 | POINT CHARITIES AVENUE      | 06/27/23 | \$240,000 | \$240,000 | \$120,000 | 50.00 | \$356,250 | \$240,000 | \$356,250 | 75.0  | 300.0 | 0.52 | 0.52 | \$3,200 | \$464,217 | \$10.66 |
| 04-452-389-00 | 9311 POINT CHARITIES AVENUE | 05/29/24 | \$500,000 | \$500,000 | \$278,000 | 55.60 | \$555,341 | \$344,659 | \$400,000 | 100.0 | 0.0   | 0.00 | 0.00 | \$3,447 | #DIV/0!   | #DIV/0! |
| 04-112-036-00 | 9147 POINT CHARITIES AVENUE | 10/11/24 | \$281,000 | \$281,000 | \$149,800 | 53.31 | \$337,801 | \$180,699 | \$237,500 | 50.0  | 170.0 | 0.20 | 0.20 | \$3,614 | \$926,662 | \$21.27 |
| 04-112-052-00 | 9023 POINT CHARITIES AVENUE | 07/31/23 | \$300,000 | \$300,000 | \$132,500 | 44.17 | \$347,765 | \$180,235 | \$228,000 | 48.0  | 170.0 | 0.19 | 0.19 | \$3,755 | \$963,824 | \$22.13 |
| 04-451-174-00 | 9575 POINT CHARITIES AVENUE | 10/25/24 | \$301,000 | \$301,000 | \$154,000 | 51.16 | \$308,602 | \$192,398 | \$200,000 | 50.0  | 0.0   | 0.00 | 0.00 | \$3,848 | #DIV/0!   | #DIV/0! |

## 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 |  |
|-------------------|--------------------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|--------------------|------------------|--------------------------|----------------|-------------------|----------------------|------------|----------------|--------------|--|
| 04-524-198-00     | 5854 WALLACE DRIVE       | 12/10/24  | \$355,000          | \$355,000          | \$169,700                | 47.80         | \$364,982          | \$57,896           | \$67,878         | 51.4                     | 118.0          | 0.14              | 0.14                 | \$1,126    | \$428,859      | \$9.85       |  |
| 04-005-001-00     | 7996 CRESCENT BEACH ROAD | 04/28/25  | \$231,310          | \$231,310          | \$119,700                | 51.75         | \$243,770          | \$97,086           | \$109,546        | 83.0                     | 120.0          | 0.25              | 0.25                 | \$1,170    | \$391,476      | \$8.99       |  |
| 04-003-335-00     | 7378 PORT AUSTIN ROAD    | 06/05/25  | \$225,000          | \$225,000          | \$60,900                 | 27.07         | \$214,627          | \$71,278           | \$60,905         | 46.1                     | 95.0           | 0.11              | 0.11                 | \$1,545    | \$653,927      | \$15.01      |  |
| 04-524-248-20     | 6196 ISLAND VIEW DRIVE   | 05/12/23  | \$275,000          | \$275,000          | \$70,000                 | 25.45         | \$250,224          | \$122,757          | \$97,981         | 74.2                     | 96.0           | 0.20              | 0.20                 | \$1,654    | \$619,985      | \$14.23      |  |
| 04-003-031-00     | 7359 PORT AUSTIN ROAD    | 10/23/24  | \$140,000          | \$140,000          | \$35,100                 | 25.07         | \$118,505          | \$92,741           | \$71,246         | 54.0                     | 130.0          | 0.15              | 0.15                 | \$1,718    | \$622,423      | \$14.29      |  |
| 04-004-195-00     | 7921 BAY DRIVE           | 03/17/25  | \$270,000          | \$270,000          | \$73,900                 | 27.37         | \$239,177          | \$108,023          | \$79,200         | 60.0                     | 120.0          | 0.17              | 0.17                 | \$1,800    | \$654,685      | \$15.03      |  |
| 04-004-005-00     | 7709 PORT AUSTIN ROAD    | 11/22/24  | \$270,000          | \$270,000          | \$56,500                 | 20.93         | \$230,286          | \$128,084          | \$88,370         | 66.9                     | 200.0          | 0.23              | 0.23                 | \$1,913    | \$556,887      | \$12.78      |  |
| 04-524-175-00     | 5855 WALLACE DRIVE       | 04/22/25  | \$225,000          | \$225,000          | \$81,000                 | 36.00         | \$165,797          | \$123,418          | \$64,215         | 48.6                     | 125.0          | 0.13              | 0.13                 | \$2,537    | \$956,729      | \$21.96      |  |
| 04-524-167-00     | 5820 PORT AUSTIN ROAD    | 06/20/25  | \$325,000          | \$325,000          | \$162,200                | 49.91         | \$328,343          | \$169,014          | \$172,357        | 65.3                     | 125.0          | 0.19              | 0.19                 | \$2,589    | \$903,818      | \$20.75      |  |
| 04-524-239-00     | 5815 OAK POINT           | 06/02/23  | \$300,000          | \$300,000          | \$93,900                 | 31.30         | \$257,042          | \$108,697          | \$65,739         | 41.3                     | 90.0           | 0.09              | 0.09                 | \$2,633    | \$1,168,785    | \$26.83      |  |
| <b>Totals:</b>    |                          |           | <b>\$2,616,310</b> | <b>\$2,616,310</b> | <b>\$922,900</b>         |               | <b>\$2,412,753</b> | <b>\$1,078,994</b> | <b>\$877,437</b> | <b>590.9</b>             |                | <b>1.64</b>       | <b>1.64</b>          |            |                |              |  |
|                   |                          |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>35.27</b>  | <b>Average</b>     |                    | <b>Average</b>   |                          | <b>Average</b> |                   | <b>Average</b>       |            |                |              |  |
| <b>\$1,825/FF</b> |                          |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>11.47</b>  | <b>per FF=&gt;</b> |                    | <b>\$1,826</b>   | <b>per Net Acre=&gt;</b> |                | <b>656,721.85</b> | <b>per SqFt=&gt;</b> |            | <b>\$15.08</b> |              |  |

### Sales Removed

|               |                             |          |           |           |           |       |           |           |           |       |       |      |      |         |           |         |
|---------------|-----------------------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-------|-------|------|------|---------|-----------|---------|
| 04-524-240-00 | OAK POINT DRIVE             | 07/28/23 | \$32,000  | \$32,000  | \$14,100  | 44.06 | \$59,280  | \$32,000  | \$59,280  | 44.9  | 90.0  | 0.10 | 0.10 | \$713   | \$310,680 | \$7.13  |
| 04-004-210-00 | 7919 PINE STREET            | 09/29/23 | \$189,500 | \$189,500 | \$72,500  | 38.26 | \$219,354 | \$49,346  | \$79,200  | 60.0  | 120.0 | 0.17 | 0.17 | \$822   | \$299,067 | \$6.87  |
| 04-004-213-00 | 7942 CRESCENT BEACH ROAD    | 10/09/23 | \$233,000 | \$233,000 | \$118,400 | 50.82 | \$385,248 | \$108,922 | \$261,170 | 131.9 | 100.0 | 0.41 | 0.41 | \$826   | \$263,734 | \$6.05  |
| 04-112-066-00 | 9050 POINT CHARITIES AVENUE | 04/14/25 | \$369,000 | \$369,000 | \$111,800 | 30.30 | \$343,567 | \$147,071 | \$121,638 | 92.1  | 125.0 | 0.29 | 0.29 | \$1,596 | \$512,443 | \$11.76 |

## 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  | Effec. Front | Depth | Net Acres                | Total Acres       | Dollars/FF           | Dollars/Acre | Dollars/SqFt  |
|----------------|--------------------------|-----------|------------------|------------------|--------------------------|---------------|------------------|--------------------|------------------|--------------|-------|--------------------------|-------------------|----------------------|--------------|---------------|
| 04-004-038-00  | 7824 CRESCENT BEACH ROAD | 05/03/23  | \$24,000         | \$24,000         | \$11,700                 | 48.75         | \$31,085         | \$7,915            | \$15,000         | 60.0         | 100.0 | 0.14                     | 0.14              | \$132                | \$57,355     | \$1.32        |
| 04-004-028-00  | 7801 POORMAN LANE        | 09/12/25  | \$22,500         | \$22,500         | \$14,100                 | 62.67         | \$28,545         | \$8,955            | \$15,000         | 60.0         | 100.0 | 0.14                     | 0.14              | \$149                | \$64,891     | \$1.49        |
| 04-004-060-00  | 7794 POORMAN LANE        | 10/16/24  | \$115,000        | \$115,000        | \$33,500                 | 29.13         | \$84,693         | \$32,307           | \$15,000         | 60.0         | 100.0 | 0.14                     | 0.14              | \$538                | \$234,109    | \$5.37        |
| 04-004-074-00  | 7795 POORMAN LANE        | 08/03/23  | \$25,000         | \$25,000         | \$10,400                 | 41.60         | \$28,372         | \$11,628           | \$15,000         | 60.0         | 100.0 | 0.14                     | 0.14              | \$194                | \$84,261     | \$1.93        |
| 04-004-065-00  | 7766 POORMAN LANE        | 07/17/23  | \$30,000         | \$30,000         | \$10,400                 | 34.67         | \$28,766         | \$16,234           | \$15,000         | 60.0         | 100.0 | 0.14                     | 0.14              | \$271                | \$117,638    | \$2.70        |
| 04-004-037-00  | 7832 CRESCENT BEACH ROAD | 05/31/24  | \$104,000        | \$104,000        | \$22,400                 | 21.54         | \$63,214         | \$70,786           | \$30,000         | 120.0        | 100.0 | 0.28                     | 0.28              | \$590                | \$257,404    | \$5.91        |
| <b>Totals:</b> |                          |           | <b>\$320,500</b> | <b>\$320,500</b> | <b>\$102,500</b>         |               | <b>\$264,675</b> | <b>\$147,825</b>   | <b>\$105,000</b> | <b>420.0</b> |       | <b>0.97</b>              | <b>0.97</b>       |                      |              |               |
|                |                          |           |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>31.98</b>  |                  |                    | <b>Average</b>   |              |       | <b>Average</b>           |                   | <b>Average</b>       |              |               |
|                |                          |           |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>14.70</b>  |                  | <b>per FF=&gt;</b> |                  | <b>\$352</b> |       | <b>per Net Acre=&gt;</b> | <b>153,186.53</b> | <b>per SqFt=&gt;</b> |              | <b>\$3.52</b> |

### Sales Removed

|               |                          |          |           |           |          |       |          |          |          |      |       |      |      |         |           |         |
|---------------|--------------------------|----------|-----------|-----------|----------|-------|----------|----------|----------|------|-------|------|------|---------|-----------|---------|
| 04-004-030-00 | 7817 POORMAN LANE        | 01/03/25 | \$108,000 | \$108,000 | \$18,500 | 17.13 | \$39,182 | \$83,818 | \$15,000 | 60.0 | 100.0 | 0.14 | 0.14 | \$1,397 | \$607,377 | \$13.94 |
| 04-004-039-00 | 7816 CRESCENT BEACH ROAD | 04/28/23 | \$129,000 | \$129,000 | \$29,600 | 22.95 | \$87,812 | \$56,188 | \$15,000 | 60.0 | 100.0 | 0.14 | 0.14 | \$936   | \$407,159 | \$9.35  |
| 04-004-060-00 | 7794 POORMAN LANE        | 10/16/24 | \$115,000 | \$115,000 | \$33,500 | 29.13 | \$84,693 | \$45,307 | \$15,000 | 60.0 | 100.0 | 0.14 | 0.14 | \$755   | \$328,312 | \$7.54  |

# CASEVILLE TOWNSHIP RURAL LOTS 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  |
|----------------|--------------------------|-----------|--------------------|--------------------|--------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|--------------|--------------|----------------------------------|------------------------------|---------------|
| 04-310-001-72  | SAND                     | 08/25/23  | \$14,000           | \$14,000           | \$13,400           | 95.71         | \$47,040           | \$14,000           | \$47,040           | 112.0          | 336.0 | 0.86         | 0.86         | \$125                            | \$16,204                     | \$0.37        |
| 04-524-483-50  | 5727 OAK RIDGE DRIVE     | 09/03/24  | \$155,000          | \$155,000          | \$78,900           | 50.90         | \$163,837          | \$12,763           | \$21,600           | 80.0           | 150.0 | 0.28         | 0.28         | \$160                            | \$46,411                     | \$1.07        |
| 04-003-025-62  | 4847 BAY                 | 06/04/24  | \$17,800           | \$17,800           | \$9,800            | 55.06         | \$27,000           | \$17,800           | \$27,000           | 120.0          | 184.7 | 0.42         | 0.42         | \$178                            | \$41,981                     | \$0.96        |
| 04-003-127-00  | 4833 COTTICK DRIVE       | 08/20/25  | \$70,000           | \$70,000           | \$48,400           | 69.14         | \$83,050           | \$30,825           | \$43,875           | 162.5          | 120.0 | 0.45         | 0.45         | \$190                            | \$68,806                     | \$1.58        |
| 04-524-351-00  | 5773 BIRCH DRIVE         | 09/13/24  | \$48,000           | \$48,000           | \$22,800           | 47.50         | \$52,926           | \$14,784           | \$19,710           | 73.0           | 100.0 | 0.17         | 0.17         | \$203                            | \$88,000                     | \$2.02        |
| 04-524-314-00  | 5789 SHADY LANE DRIVE    | 09/22/23  | \$20,000           | \$20,000           | \$7,800            | 39.00         | \$24,798           | \$15,992           | \$20,790           | 77.0           | 130.0 | 0.23         | 0.23         | \$208                            | \$69,530                     | \$1.60        |
| 04-524-482-20  | 5730 OAK RIDGE DRIVE     | 03/08/24  | \$17,500           | \$17,500           | \$6,200            | 35.43         | \$21,600           | \$17,500           | \$21,600           | 80.0           | 150.0 | 0.28         | 0.28         | \$219                            | \$63,636                     | \$1.46        |
| 04-524-361-00  | 5760 PINE DRIVE          | 07/08/25  | \$95,000           | \$95,000           | \$41,100           | 43.26         | \$98,815           | \$16,705           | \$20,520           | 76.0           | 100.0 | 0.17         | 0.17         | \$220                            | \$96,006                     | \$2.20        |
| 04-003-048-00  | 7400 EASY                | 05/22/24  | \$45,000           | \$45,000           | \$18,800           | 41.78         | \$51,763           | \$45,000           | \$51,300           | 190.0          | 150.0 | 0.65         | 0.65         | \$237                            | \$68,807                     | \$1.58        |
| 04-112-082-00  | POINT CHARITIES AVENUE   | 07/14/23  | \$6,000            | \$6,000            | \$0                | 0.00          | \$10,500           | \$6,000            | \$10,500           | 25.0           | 121.0 | 0.07         | 0.07         | \$240                            | \$86,957                     | \$2.00        |
| 04-472-208-96  | CRESCENT BEACH ROAD      | 09/28/23  | \$22,000           | \$22,000           | \$10,800           | 49.09         | \$37,800           | \$22,000           | \$37,800           | 90.0           | 0.0   | 0.00         | 0.00         | \$244                            | #DIV/0!                      | #DIV/0!       |
| 04-003-098-00  | 4827 LORI LU DRIVE       | 06/20/25  | \$110,000          | \$110,000          | \$55,400           | 50.36         | \$111,721          | \$30,679           | \$32,400           | 120.0          | 120.0 | 0.33         | 0.33         | \$256                            | \$92,686                     | \$2.13        |
| 04-524-315-00  | 5785 SHADY LANE DRIVE    | 08/31/23  | \$151,000          | \$151,000          | \$62,900           | 41.66         | \$151,220          | \$20,570           | \$20,790           | 77.0           | 130.0 | 0.23         | 0.23         | \$267                            | \$89,435                     | \$2.05        |
| 04-002-061-10  | 7025 CAMPBELL DRIVE      | 02/12/24  | \$232,000          | \$232,000          | \$89,400           | 38.53         | \$236,411          | \$82,889           | \$87,300           | 305.0          | 135.7 | 0.95         | 0.95         | \$272                            | \$87,252                     | \$2.00        |
| 04-002-027-00  | 4798 HILL CREST DRIVE    | 07/03/24  | \$170,000          | \$170,000          | \$81,700           | 48.06         | \$169,571          | \$28,779           | \$28,350           | 105.0          | 200.0 | 0.48         | 0.48         | \$274                            | \$59,707                     | \$1.37        |
| 04-242-156-00  | 4455 BETTY ROAD          | 11/15/23  | \$16,500           | \$16,500           | \$7,200            | 43.64         | \$25,200           | \$16,500           | \$25,200           | 60.0           | 132.0 | 0.18         | 0.18         | \$275                            | \$90,659                     | \$2.08        |
| 04-524-483-61  | 5719 OAK RIDGE DRIVE     | 05/17/24  | \$55,000           | \$55,000           | \$22,500           | 40.91         | \$52,755           | \$23,845           | \$21,600           | 80.0           | 0.0   | 0.00         | 0.00         | \$298                            | #DIV/0!                      | #DIV/0!       |
| 04-472-208-96  | CRESCENT BEACH ROAD      | 09/30/25  | \$27,000           | \$27,000           | \$18,900           | 70.00         | \$37,800           | \$27,000           | \$37,800           | 90.0           | 0.0   | 0.00         | 0.00         | \$300                            | #DIV/0!                      | #DIV/0!       |
| 04-237-419-10  | 8808 CRESCENT BEACH ROAD | 08/28/23  | \$23,333           | \$23,333           | \$0                | 0.00          | \$31,500           | \$23,333           | \$31,500           | 75.0           | 200.0 | 0.34         | 0.34         | \$311                            | \$67,828                     | \$1.56        |
| 04-524-399-10  | 5740 PINE DRIVE          | 08/11/25  | \$185,000          | \$185,000          | \$55,800           | 30.16         | \$157,139          | \$81,213           | \$53,352           | 247.0          | 100.0 | 0.57         | 0.57         | \$329                            | \$149,233                    | \$3.29        |
| 04-462-202-00  | CRESCENT BEACH ROAD      | 08/23/23  | \$41,500           | \$41,500           | \$15,000           | 36.14         | \$52,500           | \$41,500           | \$52,500           | 125.0          | 0.0   | 0.00         | 0.00         | \$332                            | #DIV/0!                      | #DIV/0!       |
| 04-003-101-00  | 4843 LORI LU DRIVE       | 03/14/25  | \$148,000          | \$148,000          | \$65,100           | 43.99         | \$138,298          | \$51,012           | \$41,310           | 153.0          | 0.0   | 0.00         | 0.00         | \$333                            | #DIV/0!                      | #DIV/0!       |
| 04-003-107-00  | 4814 COTTICK DRIVE       | 07/12/24  | \$110,000          | \$110,000          | \$43,600           | 39.64         | \$100,113          | \$44,987           | \$35,100           | 130.0          | 120.0 | 0.36         | 0.36         | \$346                            | \$125,662                    | \$2.88        |
| 04-462-197-00  | CRESCENT BEACH ROAD      | 08/26/24  | \$32,100           | \$32,100           | \$13,500           | 42.06         | \$37,800           | \$32,100           | \$37,800           | 90.0           | 100.0 | 0.21         | 0.21         | \$357                            | \$155,072                    | \$3.56        |
| 04-002-020-00  | 7074 WOOD HILL DRIVE     | 06/06/23  | \$168,000          | \$168,000          | \$60,000           | 35.71         | \$154,367          | \$49,273           | \$35,640           | 132.0          | 110.0 | 0.33         | 0.33         | \$373                            | \$147,967                    | \$3.40        |
| 04-524-251-40  | 5854 BEVERLY LANE        | 04/30/24  | \$190,000          | \$190,000          | \$93,100           | 49.00         | \$200,148          | \$43,572           | \$53,720           | 116.0          | 140.0 | 0.37         | 0.37         | \$376                            | \$116,815                    | \$2.68        |
| 04-524-350-00  | 5775 BIRCH DRIVE         | 08/01/25  | \$98,000           | \$98,000           | \$29,500           | 30.10         | \$89,476           | \$28,234           | \$19,710           | 73.0           | 100.0 | 0.17         | 0.17         | \$387                            | \$168,060                    | \$3.86        |
| 04-178-074-14  | CRESCENT BEACH ROAD      | 12/31/24  | \$20,000           | \$20,000           | \$0                | 0.00          | \$21,000           | \$20,000           | \$21,000           | 50.0           | 0.0   | 0.00         | 0.00         | \$400                            | #DIV/0!                      | #DIV/0!       |
| 04-003-294-00  | 7145 MICHAEL DRIVE       | 09/27/24  | \$75,000           | \$75,000           | \$16,100           | 21.47         | \$64,249           | \$32,351           | \$21,600           | 80.0           | 130.0 | 0.24         | 0.24         | \$404                            | \$135,360                    | \$3.11        |
| 04-003-193-00  | 4519 DANYLUK DRIVE       | 10/28/24  | \$102,000          | \$102,000          | \$40,900           | 40.10         | \$103,246          | \$32,354           | \$33,600           | 80.0           | 127.0 | 0.23         | 0.23         | \$404                            | \$138,858                    | \$3.19        |
| 04-525-025-00  | 6077 SAND ROAD           | 09/01/23  | \$293,000          | \$293,000          | \$124,100          | 42.35         | \$304,738          | \$59,542           | \$71,280           | 132.0          | 330.0 | 1.00         | 1.00         | \$451                            | \$59,542                     | \$1.37        |
| 04-003-295-00  | 7137 MICHAEL DRIVE       | 02/23/25  | \$115,000          | \$115,000          | \$46,700           | 40.61         | \$98,298           | \$38,302           | \$21,600           | 80.0           | 130.0 | 0.24         | 0.24         | \$479                            | \$160,259                    | \$3.68        |
| 04-003-053-00  | 7386 EASY STREET         | 05/09/23  | \$189,900          | \$189,900          | \$53,000           | 27.91         | \$168,977          | \$47,923           | \$27,000           | 100.0          | 150.0 | 0.34         | 0.34         | \$479                            | \$139,311                    | \$3.20        |
| <b>Totals:</b> |                          |           | <b>\$3,062,633</b> | <b>\$3,062,633</b> | <b>\$1,252,400</b> | <b>40.89</b>  | <b>\$3,125,656</b> | <b>\$1,069,327</b> | <b>\$1,131,887</b> | <b>3,565.5</b> |       | <b>10.16</b> | <b>10.16</b> | <b>Average per Net Acre=&gt;</b> | <b>Average per SqFt=&gt;</b> | <b>\$2.42</b> |

## Acresage Table 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  |
|----------------------|------------------------|-----------|------------------|------------------|------------------|---------------|------------------|-----------------|------------------|--------------|-------|------------------|-------------|----------------------------------|------------------------------|---------------|
| 04-003-283-00        | 4737 PATRICK DRIVE     | 06/09/23  | \$21,000         | \$21,000         | \$13,900         | 66.19         | \$40,166         | \$814           | \$19,980         | 74.0         | 130.0 | 0.22             | 0.22        | \$11                             | \$3,683                      | \$0.08        |
| 04-524-483-40        | 5735 OAK RIDGE DRIVE   | 12/10/24  | \$100,000        | \$100,000        | \$57,600         | 57.60         | \$121,472        | \$2,828         | \$24,300         | 90.0         | 150.0 | 0.31             | 0.31        | \$31                             | \$9,123                      | \$0.21        |
| 04-003-258-00        | 7180 SUGAR MAPLE DRIVE | 12/03/24  | \$103,000        | \$103,000        | \$56,200         | 54.56         | \$118,435        | \$2,385         | \$17,820         | 66.0         | 130.0 | 0.20             | 0.20        | \$36                             | \$12,107                     | \$0.28        |
| 04-310-001-72        | SAND                   | 08/25/23  | \$14,000         | \$14,000         | \$13,400         | 95.71         | \$47,040         | \$14,000        | \$47,040         | 112.0        | 336.0 | 0.86             | 0.86        | \$125                            | \$16,204                     | \$0.37        |
| 04-003-264-00        | 7187 SUGAR MAPLE DRIVE | 06/25/24  | \$12,000         | \$12,000         | \$8,700          | 72.50         | \$24,030         | \$12,000        | \$24,030         | 89.0         | 144.0 | 0.29             | 0.29        | \$125                            | \$40,816                     | \$0.94        |
| <b>Totals:</b>       |                        |           | <b>\$250,000</b> | <b>\$250,000</b> | <b>\$149,800</b> | <b>59.92</b>  | <b>\$351,143</b> | <b>\$32,027</b> | <b>\$133,170</b> | <b>431.0</b> |       | <b>1.89</b>      | <b>1.89</b> | <b>Average per Net Acre=&gt;</b> | <b>Average per SqFt=&gt;</b> | <b>\$0.39</b> |
| 1.5 Acres = \$25,500 |                        |           |                  |                  |                  | <b>16.37</b>  |                  |                 |                  | <b>\$74</b>  |       | <b>16,981.44</b> |             |                                  |                              |               |

Sales Removed

|               |                        |          |           |           |          |       |           |           |          |       |       |      |      |       |           |        |
|---------------|------------------------|----------|-----------|-----------|----------|-------|-----------|-----------|----------|-------|-------|------|------|-------|-----------|--------|
| 04-524-483-40 | 5735 OAK RIDGE DRIVE   | 12/10/24 | \$100,000 | \$100,000 | \$57,600 | 57.60 | \$121,472 | \$2,828   | \$24,300 | 90.0  | 150.0 | 0.31 | 0.31 | \$31  | \$9,123   | \$0.21 |
| 04-003-258-00 | 7180 SUGAR MAPLE DRIVE | 12/03/24 | \$103,000 | \$103,000 | \$56,200 | 54.56 | \$118,435 | \$2,385   | \$17,820 | 66.0  | 130.0 | 0.20 | 0.20 | \$36  | \$12,107  | \$0.28 |
| 04-524-374-00 | 5795 PINE DRIVE        | 08/09/24 | \$180,000 | \$180,000 | \$52,600 | 29.22 | \$143,720 | \$77,860  | \$41,580 | 154.0 | 100.0 | 0.35 | 0.35 | \$506 | \$219,944 | \$5.05 |
| 04-003-244-00 | 4902 MIKES DRIVE       | 11/01/24 | \$246,900 | \$246,900 | \$74,500 | 30.17 | \$196,709 | \$104,191 | \$54,000 | 200.0 | 165.0 | 0.76 | 0.76 | \$521 | \$137,455 | \$3.16 |
| 04-524-407-00 | 5722 BIRCH DRIVE       | 09/04/24 | \$158,000 | \$158,000 | \$47,500 | 30.06 | \$102,774 | \$87,896  | \$32,670 | 121.0 | 100.0 | 0.28 | 0.28 | \$726 | \$316,173 | \$7.26 |
| 04-002-057-00 | MORSE DRIVE            | 06/24/24 | \$81,000  | \$81,000  | \$10,500 | 12.96 | \$28,500  | \$81,000  | \$28,500 | 108.0 | 150.0 | 0.96 | 0.37 | \$750 | \$84,463  | \$1.94 |

## CASEVILLE TOWNSHIP SUBDIVISIONS LAND STUDY

### Frontage A , B & 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 |
|-----------------|-----------------------------|-----------|--------------------|--------------------|--------------------------|---------------|--------------------|--------------------|------------------|--------------------------|-------------------|----------------------|---------------|----------------|--------------|--------------|
| 04-003-025-62   | 4847 BAY                    | 06/04/24  | \$17,800           | \$17,800           | \$9,800                  | 55.06         | \$27,000           | \$17,800           | \$27,000         | 100.0                    | 184.7             | 0.42                 | 0.42          | \$178          | \$41,981     | \$0.96       |
| 04-524-482-20   | 5730 OAK RIDGE DRIVE        | 03/08/24  | \$17,500           | \$17,500           | \$6,200                  | 35.43         | \$21,600           | \$17,500           | \$21,600         | 80.0                     | 150.0             | 0.28                 | 0.28          | \$219          | \$63,636     | \$1.46       |
| 04-003-048-00   | 7400 EASY                   | 05/22/24  | \$45,000           | \$45,000           | \$18,800                 | 41.78         | \$51,763           | \$45,000           | \$51,300         | 190.0                    | 150.0             | 0.65                 | 0.65          | \$237          | \$68,807     | \$1.58       |
| 04-112-082-00   | POINT CHARITIES AVENUE      | 07/14/23  | \$6,000            | \$6,000            | \$0                      | 0.00          | \$10,500           | \$6,000            | \$10,500         | 25.0                     | 121.0             | 0.07                 | 0.07          | \$240          | \$86,957     | \$2.00       |
| 04-472-208-96   | CRESCENT BEACH ROAD         | 09/28/23  | \$22,000           | \$22,000           | \$10,800                 | 49.09         | \$37,800           | \$22,000           | \$37,800         | 90.0                     | 0.0               | 0.00                 | 0.00          | \$244          | #DIV/0!      | #DIV/0!      |
| 04-242-156-00   | 4455 BETTY ROAD             | 11/15/23  | \$16,500           | \$16,500           | \$7,200                  | 43.64         | \$25,200           | \$16,500           | \$25,200         | 60.0                     | 132.0             | 0.18                 | 0.18          | \$275          | \$90,659     | \$2.08       |
| 04-472-208-96   | CRESCENT BEACH ROAD         | 09/30/25  | \$27,000           | \$27,000           | \$18,900                 | 70.00         | \$37,800           | \$27,000           | \$37,800         | 90.0                     | 0.0               | 0.00                 | 0.00          | \$300          | #DIV/0!      | #DIV/0!      |
| 04-237-419-10   | 8808 CRESCENT BEACH ROAD    | 08/28/23  | \$23,333           | \$23,333           | \$0                      | 0.00          | \$31,500           | \$23,333           | \$31,500         | 75.0                     | 200.0             | 0.34                 | 0.34          | \$311          | \$67,828     | \$1.56       |
| 04-462-202-00   | CRESCENT BEACH ROAD         | 08/23/23  | \$41,500           | \$41,500           | \$15,000                 | 36.14         | \$52,500           | \$41,500           | \$52,500         | 125.0                    | 0.0               | 0.00                 | 0.00          | \$332          | #DIV/0!      | #DIV/0!      |
| 04-462-197-00   | CRESCENT BEACH ROAD         | 08/26/24  | \$32,100           | \$32,100           | \$13,500                 | 42.06         | \$37,800           | \$32,100           | \$37,800         | 90.0                     | 100.0             | 0.21                 | 0.21          | \$357          | \$155,072    | \$3.56       |
| 04-524-251-40   | 5854 BEVERLY LANE           | 04/30/24  | \$190,000          | \$190,000          | \$93,100                 | 49.00         | \$200,148          | \$43,572           | \$53,720         | 116.0                    | 140.0             | 0.37                 | 0.37          | \$376          | \$116,815    | \$2.68       |
| 04-112-019-00   | 9120 POINT CHARITIES AVENUE | 07/31/23  | \$131,118          | \$131,118          | \$52,500                 | 40.04         | \$115,812          | \$41,706           | \$26,400         | 110.0                    | 0.0               | 0.00                 | 0.00          | \$379          | #DIV/0!      | #DIV/0!      |
| 04-178-074-14   | CRESCENT BEACH ROAD         | 12/31/24  | \$20,000           | \$20,000           | \$0                      | 0.00          | \$21,000           | \$20,000           | \$21,000         | 50.0                     | 0.0               | 0.00                 | 0.00          | \$400          | #DIV/0!      | #DIV/0!      |
| 04-003-193-00   | 4519 DANYLUK DRIVE          | 10/28/24  | \$102,000          | \$102,000          | \$40,900                 | 40.10         | \$103,246          | \$32,354           | \$33,600         | 80.0                     | 127.0             | 0.23                 | 0.23          | \$404          | \$138,858    | \$3.19       |
| 04-525-025-00   | 6077 SAND ROAD              | 09/01/23  | \$293,000          | \$293,000          | \$124,100                | 42.35         | \$304,738          | \$59,542           | \$71,280         | 132.0                    | 330.0             | 1.00                 | 1.00          | \$451          | \$59,542     | \$1.37       |
| 04-003-053-00   | 7386 EASY STREET            | 05/09/23  | \$189,900          | \$189,900          | \$53,000                 | 27.91         | \$168,977          | \$47,923           | \$27,000         | 100.0                    | 150.0             | 0.34                 | 0.34          | \$479          | \$139,311    | \$3.20       |
| 04-217-339-10   | CRESCENT BEACH ROAD         | 10/19/23  | \$38,000           | \$38,000           | \$0                      | 0.00          | \$21,000           | \$38,000           | \$21,000         | 50.0                     | 100.0             | 0.12                 | 0.12          | \$760          | \$330,435    | \$7.59       |
| 04-524-418-00   | 5730 SHADY LANE DRIVE       | 06/24/24  | \$389,900          | \$389,900          | \$128,300                | 32.91         | \$323,719          | \$134,280          | \$68,099         | 134.0                    | 229.0             | 0.70                 | 0.70          | \$1,002        | \$190,739    | \$4.38       |
| 04-003-063-00   | 7417 EASY STREET            | 08/30/24  | \$210,000          | \$210,000          | \$57,400                 | 27.33         | \$127,352          | \$109,648          | \$27,000         | 100.0                    | 150.0             | 0.34                 | 0.34          | \$1,096        | \$318,744    | \$7.32       |
| 04-178-074-02   | CRESCENT BEACH ROAD         | 12/31/24  | \$55,000           | \$55,000           | \$0                      | 0.00          | \$21,000           | \$55,000           | \$21,000         | 50.0                     | 0.0               | 0.00                 | 0.00          | \$1,100        | #DIV/0!      | #DIV/0!      |
| 04-178-074-03   | CRESCENT BEACH ROAD         | 12/31/24  | \$55,000           | \$55,000           | \$0                      | 0.00          | \$21,000           | \$55,000           | \$21,000         | 50.0                     | 0.0               | 0.00                 | 0.00          | \$1,100        | #DIV/0!      | #DIV/0!      |
| 04-112-065-00   | 9066 POINT CHARITIES AVENUE | 02/21/25  | \$156,500          | \$156,500          | \$45,000                 | 28.75         | \$93,622           | \$83,878           | \$21,000         | 50.0                     | 0.0               | 0.00                 | 0.00          | \$1,678        | #DIV/0!      | #DIV/0!      |
| 04-242-168-00   | BETTY ROAD                  | 07/25/23  | \$220,000          | \$220,000          | \$12,000                 | 5.45          | \$24,000           | \$220,000          | \$24,000         | 100.0                    | 0.0               | 0.00                 | 0.00          | \$2,200        | #DIV/0!      | #DIV/0!      |
| <b>Totals:</b>  |                             |           | <b>\$2,299,151</b> | <b>\$2,299,151</b> | <b>\$706,500</b>         |               | <b>\$1,879,077</b> | <b>\$1,189,636</b> | <b>\$769,099</b> | <b>2,047.0</b>           |                   | <b>5.27</b>          | <b>5.27</b>   |                |              |              |
|                 |                             |           |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>30.73</b>  |                    | <b>Average</b>     |                  | <b>Average</b>           |                   | <b>Average</b>       |               | <b>Average</b> |              |              |
| <b>\$580/FF</b> |                             |           |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>21.16</b>  |                    | <b>per FF=&gt;</b> | <b>\$581</b>     | <b>per Net Acre=&gt;</b> | <b>225,823.08</b> | <b>per SqFt=&gt;</b> | <b>\$5.18</b> |                |              |              |

### Frontage 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 |
|---------------|------------------------|-----------|------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|
| 04-524-391-00 | 5725 PINE DRIVE        | 09/12/24  | \$61,000   | \$61,000     | \$34,300       | 56.23         | \$69,239       | \$14,381      | \$22,620        | 116.0        | 116.0 | 0.31      | 0.31        | \$124      | \$46,540     | \$1.07       |
| 04-003-264-00 | 7187 SUGAR MAPLE DRIVE | 06/25/24  | \$12,000   | \$12,000     | \$8,700        | 72.50         | \$24,030       | \$12,000      | \$24,030        | 89.0         | 144.0 | 0.29      | 0.29        | \$135      | \$40,816     | \$0.94       |
| 04-524-296-00 | 5750 SHADY LANE DRIVE  | 04/05/23  | \$52,000   | \$52,000     | \$22,600       | 43.46         | \$61,706       | \$10,544      | \$20,250        | 75.0         | 130.0 | 0.22      | 0.22        | \$141      | \$47,071     | \$1.08       |
| 04-524-355-00 | 5755 BIRCH DRIVE       | 12/08/23  | \$142,000  | \$142,000    | \$61,500       | 43.31         | \$143,286      | \$13,534      | \$14,820        | 76.0         | 100.0 | 0.17      | 0.17        | \$178      | \$77,782     | \$1.79       |
| 04-003-127-00 | 4833 COTTICK DRIVE     | 08/20/25  | \$70,000   | \$70,000     | \$48,400       | 69.14         | \$83,050       | \$30,825      | \$43,875        | 162.5        | 120.0 | 0.45      | 0.45        | \$190      | \$68,806     | \$1.58       |
| 04-524-351-00 | 5773 BIRCH DRIVE       | 09/13/24  | \$48,000   | \$48,000     | \$22,800       | 47.50         | \$52,926       | \$14,784      | \$19,710        | 73.0         | 100.0 | 0.17      | 0.17        | \$203      | \$88,000     | \$2.02       |
| 04-524-314-00 | 5789 SHADY LANE DRIVE  | 09/22/23  | \$20,000   | \$20,000     | \$7,800        | 39.00         | \$24,798       | \$15,992      | \$20,790        | 77.0         | 130.0 | 0.23      | 0.23        | \$208      | \$69,530     | \$1.60       |
| 04-524-361-00 | 5760 PINE DRIVE        | 07/08/25  | \$95,000   | \$95,000     | \$41,100       | 43.26         | \$98,815       | \$16,705      | \$20,520        | 76.0         | 100.0 | 0.17      | 0.17        | \$220      | \$96,006     | \$2.20       |
| 04-003-098-00 | 4827 LORI LU DRIVE     | 06/20/25  | \$110,000  | \$110,000    | \$55,400       | 50.36         | \$111,721      | \$30,679      | \$32,400        | 120.0        | 120.0 | 0.33      | 0.33        | \$256      | \$92,686     | \$2.13       |
| 04-524-315-00 | 5785 SHADY LANE DRIVE  | 08/31/23  | \$151,000  | \$151,000    | \$62,900       | 41.66         | \$151,220      | \$20,570      | \$20,790        | 77.0         | 130.0 | 0.23      | 0.23        | \$267      | \$89,435     | \$2.05       |
| 04-002-061-10 | 7025 CAMPBELL DRIVE    | 02/12/24  | \$232,000  | \$232,000    | \$89,400       | 38.53         | \$236,411      | \$82,889      | \$87,300        | 305.0        | 135.7 | 0.95      | 0.95        | \$272      | \$87,252     | \$2.00       |
| 04-002-027-00 | 4798 HILL CREST DRIVE  | 07/03/24  | \$170,000  | \$170,000    | \$81,700       | 48.06         | \$169,571      | \$28,779      | \$28,350        | 105.0        | 200.0 | 0.48      | 0.48        | \$274      | \$59,707     | \$1.37       |
| 04-524-399-10 | 5740 PINE DRIVE        | 08/11/25  | \$185,000  | \$185,000    | \$55,800       | 30.16         | \$157,139      | \$81,213      | \$53,352        | 247.0        | 100.0 | 0.57      | 0.57        | \$329      | \$143,233    | \$3.29       |
| 04-003-101-00 | 4843 LORI LU DRIVE     | 03/14/25  | \$148,000  | \$148,000    | \$65,100       | 43.99         | \$138,298      | \$51,012      | \$41,310        | 153.0        | 0.0   | 0.00      | 0.00        | \$333      | #DIV/0!      | #DIV/0!      |
| 04-003-107-00 | 4814 COTTICK DRIVE     | 07/12/24  | \$110,000  | \$110,000    | \$43,600       | 39.64         | \$100,113      | \$44,987      | \$35,100        | 130.0        | 120.0 | 0.36      | 0.36        | \$346      | \$125,662    | \$2.88       |
| 04-002-020-00 | 7074 WOOD HILL DRIVE   | 06/06/23  | \$168,000  | \$168,000    | \$60,000       | 35.71         | \$154,367      | \$49,273      | \$35,640        | 132.0        | 110.0 | 0.33      | 0.33        | \$373      | \$147,967    | \$3.40       |
| 04-524-251-40 | 5854 BEVERLY LANE      | 04/30/24  | \$190,000  | \$190,000    | \$93,100       | 49.00         | \$200,148      | \$43,572      | \$53,720        | 116.0        | 140.0 | 0.37      | 0.37        | \$376      | \$116,815    | \$2.68       |
| 04-524-350-00 | 5775 BIRCH DRIVE       | 08/01/25  | \$98,000   | \$98,000     | \$29,500       | 30.10         | \$89,476       | \$28,234      | \$19,710        | 73.0         | 100.0 | 0.17      | 0.17        | \$387      | \$168,060    | \$3.86       |
| 04-003-294-00 | 7145 MICHAEL DRIVE     | 09/27/24  | \$75,000   | \$75,000     | \$16,100       | 21.47         | \$64,249       | \$32,351      | \$21,600        | 80.0         | 130.0 | 0.24      | 0.24        | \$404      | \$135,360    | \$3.11       |
| 04-003-295-00 | 7137 MICHAEL DRIVE     | 02/23/25  | \$115,000  | \$115,000    | \$46,700       | 40.61         | \$98,298       | \$54,302      | \$21,600        | 80.0         | 130.0 | 0.24      | 0.24        | \$679      | \$227,205    | \$5.22       |
| 04-524-374-00 | 5795 PINE DRIVE        | 08/09/24  | \$180,000  | \$180,000    | \$52,600       | 29.22         | \$143,720      | \$77,860      | \$41,580        | 154.0        | 100.0 | 0.35      | 0.35        | \$506      | \$219,944    | \$5.05       |
| 04-003-244-00 | 4902 MIKES DRIVE       | 11/01/24  | \$246,900  | \$246,900    | \$74,500       | 30.17         | \$196,709      | \$104,191     | \$54,000        | 200.0        | 165.0 | 0.76      | 0.76        | \$521      | \$137,455    | \$3.16       |
| 04-524-407-00 | 5722 BIRCH DRIVE       | 09/04/24  | \$158,000  | \$158,000    | \$47,500       | 30.06         | \$102,774      | \$87,896      | \$32,670        | 121.0        | 100.0 | 0.28      | 0.28        | \$726      | \$316,173    | \$7.26       |

|                 |                       |          |                          |                    |                    |              |                    |                    |                  |                |                          |             |                |                   |                      |         |               |
|-----------------|-----------------------|----------|--------------------------|--------------------|--------------------|--------------|--------------------|--------------------|------------------|----------------|--------------------------|-------------|----------------|-------------------|----------------------|---------|---------------|
| 04-002-057-00   | MORSE DRIVE           | 06/24/24 | \$81,000                 | \$81,000           | \$10,500           | 12.96        | \$28,500           | \$81,000           | \$28,500         | 108.0          | 150.0                    | 0.96        | 0.37           | \$750             | \$84,463             | \$1.94  |               |
| 04-524-313-00   | 5791 SHADY LANE DRIVE | 04/18/23 | \$200,000                | \$200,000          | \$41,800           | 20.90        | \$162,917          | \$57,873           | \$20,790         | 77.0           | 130.0                    | 0.23        | 0.23           | \$752             | \$251,622            | \$5.78  |               |
| 04-524-355-50   | BIRCH DRIVE           | 12/08/23 | \$142,000                | \$142,000          | \$5,900            | 4.15         | \$14,820           | \$142,000          | \$14,820         | 76.0           | 100.0                    | 0.17        | 0.17           | \$1,868           | \$816,092            | \$18.73 |               |
| <b>Totals:</b>  |                       |          | <b>\$3,259,900</b>       | <b>\$3,259,900</b> | <b>\$1,179,300</b> |              | <b>\$2,878,301</b> | <b>\$1,227,446</b> | <b>\$829,847</b> | <b>3,098.5</b> |                          | <b>9.04</b> | <b>8.46</b>    |                   |                      |         |               |
|                 |                       |          | <b>Sale. Ratio =&gt;</b> |                    |                    | <b>36.18</b> | <b>Average</b>     |                    |                  | <b>Average</b> |                          |             | <b>Average</b> |                   |                      |         |               |
| <b>\$400/FF</b> |                       |          | <b>Std. Dev. =&gt;</b>   |                    |                    | <b>15.17</b> | <b>per FF=&gt;</b> |                    |                  | <b>\$396</b>   | <b>per Net Acre=&gt;</b> |             |                | <b>135,719.37</b> | <b>per SqFt=&gt;</b> |         | <b>\$3.12</b> |

### Sales Removed

|               |                             |          |           |           |          |       |           |           |           |       |       |      |      |          |             |          |
|---------------|-----------------------------|----------|-----------|-----------|----------|-------|-----------|-----------|-----------|-------|-------|------|------|----------|-------------|----------|
| 04-524-483-40 | 5735 OAK RIDGE DRIVE        | 12/10/24 | \$100,000 | \$100,000 | \$57,600 | 57.60 | \$121,472 | \$2,828   | \$24,300  | 90.0  | 150.0 | 0.31 | 0.31 | \$31     | \$9,123     | \$0.21   |
| 04-452-405-00 | 9311 POINT CHARITIES AVENUE | 05/29/24 | \$500,000 | \$500,000 | \$23,800 | 4.76  | \$426,548 | \$473,452 | \$400,000 | 100.0 | 100.0 | 0.00 | 0.23 | \$4,735  | #DIV/0!     | #DIV/0!  |
| 04-217-350-50 |                             | 01/23/24 | \$645,000 | \$645,000 | \$40,200 | 6.23  | \$88,631  | \$575,869 | \$19,500  | 50.0  | 100.0 | 0.12 | 0.12 | \$11,517 | \$5,007,557 | \$114.96 |
| 04-217-341-00 | V/L CRESCENT BEACH          | 08/22/24 | \$652,000 | \$652,000 | \$7,500  | 1.15  | \$15,000  | \$652,000 | \$15,000  | 50.0  | 100.0 | 0.12 | 0.12 | \$13,040 | \$5,669,565 | \$130.16 |
| 04-461-438-00 | POINT CHARITIES AVENUE      | 10/25/24 | \$301,000 | \$301,000 | \$4,900  | 1.63  | \$200,000 | \$301,000 | \$200,000 | 50.0  | 100.0 | 0.00 | 0.12 | \$6,020  | #DIV/0!     | #DIV/0!  |
| 04-310-001-72 | SAND                        | 08/25/23 | \$14,000  | \$14,000  | \$13,400 | 95.71 | \$47,040  | \$14,000  | \$47,040  | 112.0 | 336.0 | 0.86 | 0.86 | \$125    | \$16,204    | \$0.37   |
| 04-524-483-63 | 5715 OAK RIDGE DRIVE        | 05/17/24 | \$55,000  | \$55,000  | \$0      | 0.00  | \$76,478  | \$21,722  | \$43,200  | 160.0 | 0.0   | 0.00 | 0.00 | \$136    | #DIV/0!     | #DIV/0!  |
| 04-524-483-50 | 5727 OAK RIDGE DRIVE        | 09/03/24 | \$155,000 | \$155,000 | \$78,900 | 50.90 | \$163,837 | \$12,763  | \$21,600  | 80.0  | 150.0 | 0.28 | 0.28 | \$160    | \$46,411    | \$1.07   |
| 04-524-483-61 | 5719 OAK RIDGE DRIVE        | 05/17/24 | \$55,000  | \$55,000  | \$22,500 | 40.91 | \$52,755  | \$23,845  | \$21,600  | 80.0  | 0.0   | 0.00 | 0.00 | \$298    | #DIV/0!     | #DIV/0!  |