

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
88-20-01-476-069	43109 DEQUINDRE	11/03/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000
88-20-04-100-059	1981 W SOUTH BOULEVARD	09/23/22	\$1,985,000	WD	03-ARM'S LENGTH	\$1,985,000
88-20-10-101-003	54 E SQUARE LAKE	07/08/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000
88-20-22-226-044	3903 ROCHESTER	07/15/22	\$1,023,664	WD	03-ARM'S LENGTH	\$1,023,664
88-20-22-226-074	3995 ROCHESTER	02/06/23	\$1,928,193	WD	03-ARM'S LENGTH	\$1,928,193
88-20-22-276-046	3705 ROCHESTER	01/26/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000
88-20-22-380-033	301 E BIG BEAVER	02/23/23	\$6,196,500	CD	03-ARM'S LENGTH	\$6,196,500
88-20-22-401-019	3439 ROCHESTER	06/20/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000
88-20-22-477-048	751 E BIG BEAVER	08/24/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000
88-20-23-352-040	3190 ROCHESTER	08/13/21	\$601,000	WD	03-ARM'S LENGTH	\$601,000
88-20-23-354-051	3132 ROCHESTER	11/18/22	\$3,950,000	WD	03-ARM'S LENGTH	\$3,950,000
88-20-27-451-055	675 E MAPLE	12/23/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000
88-20-27-451-095	1603 ROCHESTER	10/01/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000
88-20-27-482-030	1095 E MAPLE	12/16/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000
88-20-27-483-028	1105 E MAPLE	02/22/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000
88-20-28-433-031	2011 LIVERNOIS	10/11/22	\$775,000	CD	03-ARM'S LENGTH	\$775,000
88-20-28-433-031	2011 LIVERNOIS	08/23/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000
88-20-28-478-057	1613 LIVERNOIS	03/14/22	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000
88-20-35-400-031	750 W FOURTEEN MILE	03/24/22	\$7,000,000	WD	03-ARM'S LENGTH	\$7,000,000
Totals:			\$32,448,357			\$32,448,357

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$359,800	37.87	\$719,604	\$950,000	\$719,604	0.0	0.0	0.81	0.81	#DIV/0!
\$773,540	38.97	\$1,547,080	\$1,514,598	\$1,076,678	0.0	0.0	1.21	1.21	#DIV/0!
\$138,600	49.50	\$277,203	\$141,184	\$138,387	0.0	0.0	0.31	0.31	#DIV/0!
\$397,080	38.79	\$794,150	\$727,409	\$497,895	0.0	0.0	0.56	0.56	#DIV/0!
\$873,760	45.31	\$1,747,519	\$1,516,107	\$1,335,433	0.0	0.0	1.51	1.51	#DIV/0!
\$324,980	50.00	\$649,969	\$166,352	\$166,321	0.0	0.0	0.38	0.38	#DIV/0!
\$2,452,760	39.58	\$4,905,522	\$2,720,637	\$1,429,659	0.0	0.0	1.61	1.61	#DIV/0!
\$693,890	49.56	\$1,387,775	\$609,628	\$597,403	0.0	0.0	0.67	0.67	#DIV/0!
\$649,950	50.00	\$1,299,891	\$715,559	\$715,450	0.0	0.0	0.81	0.81	#DIV/0!
\$301,490	50.16	\$602,983	\$236,595	\$238,578	0.0	0.0	0.54	0.54	#DIV/0!
\$1,306,520	33.08	\$3,712,082	\$1,452,962	\$1,215,044	0.0	0.0	1.37	1.37	#DIV/0!
\$68,500	50.00	\$136,993	\$109,931	\$109,924	0.0	0.0	0.25	0.25	#DIV/0!
\$305,170	45.21	\$610,345	\$484,152	\$419,497	0.0	0.0	0.47	0.47	#DIV/0!
\$160,840	49.19	\$321,675	\$182,864	\$177,539	0.0	0.0	0.20	0.20	#DIV/0!
\$110,900	59.95	\$221,802	\$185,000	\$221,802	0.0	0.0	0.25	0.25	#DIV/0!
\$343,610	44.34	\$687,219	\$481,543	\$393,762	0.0	0.0	0.44	0.44	#DIV/0!
\$343,610	58.74	\$687,219	\$291,543	\$393,762	0.0	0.0	0.44	0.44	#DIV/0!
\$711,810	28.47	\$1,423,622	\$1,688,318	\$611,940	0.0	0.0	0.69	0.69	#DIV/0!
\$3,536,040	50.51	\$7,072,074	\$2,875,922	\$2,947,996	0.0	0.0	6.65	6.65	#DIV/0!
\$13,852,850		\$28,804,727	\$17,050,304	\$13,406,674	0.0		19.18	19.18	
Sale. Ratio =>	42.69			Average			Average		
Std. Dev. =>	8.04			per FF=>	#DIV/0!		per Net Acre=>	889,101.74	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
\$1,171,393	\$26.89	0.00	VLCOM	58324/651		B-123	0
\$1,247,610	\$28.64	0.00	RTL	58202/421		B-123	0
\$452,513	\$10.39	0.00	RTL	56690/065		B-123	0
\$1,296,629	\$29.77	0.00	ILM	57977/647		B-123	0
\$1,006,711	\$23.11	0.00	RSTFF	58434/818		B-123	0
\$443,605	\$10.18	0.00	VET	58408/703		B-123	0
\$1,687,740	\$38.75	0.00	SCN	58453/195		B-123	0
\$904,493	\$20.76	0.00	SG	57974/169		B-123	0
\$886,690	\$20.36	0.00	BANK	56898/680		B-123	0
\$439,768	\$10.10	0.00	OFF	56882/554		B-123	0
\$1,060,556	\$24.35	0.00	SCN	58398/030	88-20-23-354-052	B-123	0
\$443,270	\$10.18	0.00	RHCOM	58405/624		B-123	0
\$1,023,577	\$23.50	0.00	RTL	57013/788		B-123	0
\$914,320	\$20.99	0.00	OFF			B-123	0
\$740,000	\$16.99	0.00	RHCOM	58453/893		B-123	0
\$1,084,556	\$24.90	0.00	DISTW	58191/517		B-123	0
\$656,628	\$15.07	0.00	DISTW	56766/525		B-123	0
\$2,446,838	\$56.17	0.00	MKT	58028/624		B-123	0
\$432,600	\$9.93	0.00	RTL	57708/729		B-123	0

**Average
per SqFt=> \$20.41**

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
1	1/16/1997		202							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		301							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		201							
1	NOT INSPECTED		301							
1	NOT INSPECTED		201							
1	7/25/2022		201							
1	NOT INSPECTED		201							

Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences
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Bottom Character

