

2025 Land Value Analysis O-1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-03-301-063	6024 LIVERNOIS	04/24/23	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$370,540
88-20-03-301-087	6054 LIVERNOIS	12/20/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$415,660
88-20-12-100-086	2032 E SQUARE LAKE	06/22/22	\$1,733,333	WD	03-ARM'S LENGTH	\$1,733,333	\$771,990
88-20-14-102-048	4792 ROCHESTER	06/10/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$198,670
88-20-22-358-019	189 E BIG BEAVER	03/29/23	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$468,790
88-20-25-101-028	2170 E BIG BEAVER	10/30/23	\$3,400,000	WD	03-ARM'S LENGTH	\$3,400,000	\$1,715,490
88-20-26-351-016	1441 E MAPLE	05/12/22	\$1,995,000	WD	03-ARM'S LENGTH	\$1,995,000	\$1,059,720
88-20-26-482-032	1853 E MAPLE	02/13/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$239,030
88-20-27-154-025	2328 LIVERNOIS	07/26/23	\$1,170,000	MLC	04-BUYERS INTEREST IN A LC	\$1,170,000	\$581,730
88-20-27-305-022	2050 LIVERNOIS	09/01/23	\$1,650,000	MLC	04-BUYERS INTEREST IN A LC	\$1,650,000	\$725,430
88-20-27-307-038	1950 LIVERNOIS	07/28/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$259,960
88-20-27-351-016	1934 LIVERNOIS	02/23/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$131,220
88-20-27-358-016	125 E MAPLE	05/05/23	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$208,930
88-20-27-379-013	505 E MAPLE	06/08/22	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$742,780
88-20-28-252-016	245 KIRTS	10/19/22	\$5,950,000	CD	03-ARM'S LENGTH	\$5,950,000	\$2,930,170
88-20-28-302-007	1890 CROOKS	04/14/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$547,930
88-20-28-432-021	2065 LIVERNOIS	04/11/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,930
88-20-29-226-047	1615 W BIG BEAVER	08/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,140
88-20-29-226-059	1551 W BIG BEAVER	07/31/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$82,870
88-20-29-226-060	1551 W BIG BEAVER	04/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,650
88-20-29-226-081	2833 CROOKS	12/13/22	\$1,236,000	WD	03-ARM'S LENGTH	\$1,236,000	\$650,810
88-20-29-227-026	2125 BUTTERFIELD	05/31/23	\$5,875,000	WD	03-ARM'S LENGTH	\$5,875,000	\$2,858,980
Totals:			\$32,329,333			\$32,329,333	\$15,337,420
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
49.08	\$741,074	\$395,390	\$381,464	0.99	0.99	\$397,777	\$9.13	BANK	58584/808
48.90	\$831,311	\$321,862	\$303,173	0.79	0.79	\$407,420	\$9.35	OFF	58336/849
44.54	\$1,543,975	\$651,028	\$461,670	1.20	1.20	\$541,170	\$12.42	OFF	57897/730
44.15	\$397,338	\$222,536	\$169,874	0.44	0.44	\$502,339	\$11.53	MED	57875/456
41.67	\$937,586	\$459,343	\$271,929	0.71	0.71	\$647,874	\$14.87	OFF	58528/798
50.46	\$3,430,982	\$871,092	\$902,074	4.70	4.70	\$185,497	\$4.26	ENG	59026/076
53.12	\$2,119,446	\$201,740	\$326,186	1.70	1.70	\$118,810	\$2.73	OFF	57788/436
31.87	\$478,061	\$451,866	\$179,927	0.47	0.47	\$963,467	\$22.12	OFF	58431/643
49.72	\$1,163,461	\$383,061	\$376,522	0.98	0.98	\$390,480	\$8.96	OFF	58769/784
43.97	\$1,450,861	\$632,239	\$433,100	1.13	1.13	\$559,999	\$12.86	OFF	58857/241
44.06	\$519,913	\$250,454	\$180,367	0.47	0.47	\$532,881	\$12.23	OFF	58003/841
26.78	\$262,436	\$304,634	\$77,070	0.20	0.20	\$1,515,592	\$34.79	OFF	58477/265
41.79	\$417,857	\$178,172	\$96,029	0.25	0.25	\$712,688	\$16.36	OFF	58630/715
47.92	\$1,485,569	\$398,400	\$333,969	0.87	0.87	\$457,931	\$10.51	OFF	57887/382
49.25	\$5,860,332	\$1,314,889	\$1,225,221	6.38	6.38	\$206,160	\$4.73	APT1	58241/835
49.81	\$1,095,865	\$415,227	\$411,092	1.07	1.07	\$387,700	\$8.90	OFF	
47.71	\$419,868	\$124,196	\$104,064	0.27	0.27	\$458,288	\$10.52	OFF	57696/845
33.26	\$166,282	\$126,367	\$42,649	0.11	0.11	\$1,138,441	\$26.14	MED	58826/240
30.69	\$165,733	\$146,916	\$42,649	0.11	0.11	\$1,323,568	\$30.38	MED	58800/872
41.83	\$167,307	\$75,342	\$42,649	0.11	0.11	\$678,757	\$15.58	MED	
52.65	\$1,301,616	\$309,778	\$375,394	0.98	0.98	\$316,746	\$7.27	MED	58349/476
48.66	\$5,717,963	\$3,283,292	\$3,126,255	8.15	8.15	\$403,056	\$9.25	OFF	58701/528
\$30,674,836		\$11,517,824	\$9,863,327	32.08	32.08				
47.44						Average			
7.39						per SqFt=>	\$8.24		

Land Table	Class
O-1	201
O-1	201
O-1	201
O-1	201
O-1	201
O-1	201
O-1	201
O-1	201
O-1	201
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O-1	201
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O-1	201
O-1	201
O-1	207
O-1	207
O-1	207
O-1	201
O-1	201
