

**RES-Agg acreage analysis LF SD**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
002-301-027-00	BREVORT LAKE	04/21/25	\$3,000	WD	\$3,000	\$1,000	33.33	\$2,047	\$3,000	\$2,047	0.17	0.17	\$17,442
080-S16-000-010-60	SILVER STRAND RD	03/31/25	\$17,500	WD	\$17,500	\$0	0.00	\$4,165	\$17,500	\$4,165	0.35	0.35	\$50,000
080-S16-000-010-50	SILVER STRAND RD	03/21/25	\$17,500	WD	\$17,500	\$0	0.00	\$7,438	\$17,500	\$7,438	0.63	0.63	\$28,000
080-S16-000-010-30	SILVER STRAND RD	03/21/25	\$25,000	WD	\$25,000	\$0	0.00	\$10,472	\$25,000	\$10,472	0.88	0.88	\$28,409
11-13-35-101-117	1325 WALKABOUT LN	11/08/24	\$17,500	WD	\$17,500	\$6,900	39.43	\$13,790	\$17,500	\$13,790	0.95	0.95	\$18,402
11-13-35-101-129	1206 WALKABOUT LN	10/23/24	\$15,000	WD	\$15,000	\$7,000	46.67	\$13,920	\$15,000	\$13,920	0.96	0.96	\$15,625
11-13-35-101-129	1206 WALKABOUT LN	03/07/25	\$30,000	WD	\$30,000	\$7,000	23.33	\$13,920	\$30,000	\$13,920	0.96	0.96	\$31,250
080-S16-000-010-20	SILVER STRAND RD	03/31/25	\$25,000	WD	\$25,000	\$0	0.00	\$11,781	\$25,000	\$11,781	0.99	0.99	\$25,253
130-019-200-003-05	MULLETT TOWNSHIP DUMP	07/01/24	\$25,000	WD	\$25,000	\$4,700	18.80	\$15,000	\$25,000	\$15,000	1.00	1.00	\$25,000
11-13-26-425-151	1781 STONEHEDGE CT	03/28/25	\$15,000	WD	\$15,000	\$8,100	54.00	\$16,147	\$15,000	\$14,507	1.00	1.00	\$14,940
130-020-300-001-02	4968 SUMMER PLACE	08/21/23	\$18,500	WD	\$18,500	\$4,500	24.32	\$16,095	\$18,500	\$15,280	1.07	1.07	\$17,290
030-036-300-002-04	6812 LEVERING	02/02/24	\$15,000	WD	\$15,000	\$20,500	136.67	\$10,050	\$15,000	\$9,000	1.10	1.10	\$13,636
130-020-300-002-03	4811 SUMMER PALCE	05/06/24	\$20,000	WD	\$20,000	\$4,700	23.50	\$15,400	\$20,000	\$15,400	1.10	1.10	\$18,182
<b>Totals:</b>			<b>\$244,000</b>		<b>\$244,000</b>	<b>\$64,400</b>		<b>\$150,225</b>	<b>\$244,000</b>	<b>\$146,720</b>	<b>11.16</b>	<b>11.16</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>	<b>21,859.88</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
03-06-27-200-007		05/10/23	\$4,500	WD	\$4,500	\$1,000	22.22	\$7,075	\$4,500	\$7,075	1.89	1.89	\$2,381
002-129-013-00	4227 JOHN MARTIN	07/17/24	\$37,000	WD	\$37,000	\$4,500	12.16	\$14,600	\$37,000	\$14,600	2.00	2.00	\$18,500
011-035-100-002-05	18862 N OLD MACKINAW RD	07/09/25	\$37,900	WD	\$37,900	\$9,400	24.80	\$18,800	\$37,900	\$18,800	2.35	2.35	\$16,128
<b>Totals:</b>			<b>\$79,400</b>		<b>\$79,400</b>	<b>\$14,900</b>		<b>\$40,475</b>	<b>\$79,400</b>	<b>\$40,475</b>	<b>6.24</b>	<b>6.24</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>	<b>12,724.36</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
105-040-000-013-00	BONTER	10/05/23	\$22,500	WD	\$22,500	\$5,500	24.44	\$23,079	\$22,500	\$23,079	4.71	4.71	\$4,777
03-06-27-400-014	7299 N US 31 HWY	05/31/23	\$32,000	WD	\$32,000	\$11,000	34.38	\$42,155	\$32,000	\$42,155	4.77	4.77	\$6,709
105-040-000-019-00	BONTER	10/11/23	\$40,000	WD	\$40,000	\$5,600	14.00	\$27,588	\$40,000	\$23,471	4.79	4.79	\$8,351
130-020-100-001-08	4881 WOODMANSEE	12/22/23	\$36,000	WD	\$36,000	\$0	0.00	\$25,000	\$36,000	\$25,000	5.00	5.00	\$7,200
080-025-200-006-00	7735 S EXTENSION RD	06/16/23	\$30,000	WD	\$30,000	\$8,200	27.33	\$25,608	\$30,000	\$25,608	5.60	5.60	\$5,357
151-017-200-024-09		03/15/24	\$43,000	WD	\$43,000	\$13,300	30.93	\$26,650	\$43,000	\$26,650	6.00	6.00	\$7,167
<b>Totals:</b>			<b>\$203,500</b>		<b>\$203,500</b>	<b>\$43,600</b>		<b>\$170,080</b>	<b>\$203,500</b>	<b>\$165,963</b>	<b>30.87</b>	<b>30.87</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>	<b>6,592.16</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
104-010-300-004-07	10123 N BLACK RIVER	03/15/24	\$34,000	WD	\$34,000	\$11,700	34.41	\$29,333	\$34,000	\$29,333	8.00	8.00	\$4,250
102-035-200-006-08	US 23	08/10/23	\$27,000	WD	\$27,000	\$12,900	47.78	\$30,747	\$27,000	\$30,747	9.06	9.06	\$2,980
103-032-400-002-07	US 23	11/22/24	\$35,000	WD	\$35,000	\$13,800	39.43	\$31,067	\$35,000	\$31,067	9.30	9.30	\$3,763
030-022-204-031-00		01/05/24	\$30,000	WD	\$30,000	\$13,300	44.33	\$26,600	\$30,000	\$26,600	9.40	9.40	\$3,191
002-131-018-20	DUKES	03/01/24	\$30,000	WD	\$30,000	\$8,200	27.33	\$27,478	\$30,000	\$27,478	9.42	9.42	\$3,185
104-036-200-004-00	5870 ORCHARD BEACH	07/12/24	\$30,000	WD	\$30,000	\$14,000	46.67	\$31,280	\$30,000	\$31,280	9.46	9.46	\$3,171
02-05-08-400-008	LAKEVIEW RD	07/03/25	\$30,000	WD	\$30,000	\$28,400	94.67	\$56,702	\$30,000	\$56,702	9.94	9.94	\$3,018
03-06-15-100-032		07/28/23	\$25,000	WD	\$25,000	\$12,500	50.00	\$53,000	\$25,000	\$53,000	10.00	10.00	\$2,500
003-023-007-10	MAGEE RD N	02/16/24	\$30,000	WD	\$30,000	\$18,500	61.67	\$44,000	\$30,000	\$44,000	10.00	10.00	\$3,000
011-035-300-002-04	18293 LIBERTY TR	05/30/24	\$40,000	WD	\$40,000	\$18,500	46.25	\$32,000	\$40,000	\$32,000	10.00	10.00	\$4,000
010-012-020-00	4520 DEERFIELD TR	8/11/23	\$30,000	WD	\$30,000	\$22,000	73.33	\$44,000	\$30,000	\$44,000	10.00	10.00	\$3,000
182-028-100-001-02		10/21/24	\$90,128	WD	\$90,128	\$15,000	16.64	\$31,000	\$90,128	\$31,000	10.00	10.00	\$9,013
182-029-300-001-00		02/21/25	\$30,000	WD	\$30,000	\$15,000	50.00	\$31,000	\$30,000	\$31,000	10.00	10.00	\$3,000
101-025-400-003-00	5560 US 23	08/06/24	\$45,000	WD	\$45,000	\$14,700	32.67	\$32,000	\$45,000	\$32,000	10.00	10.00	\$4,500
104-014-200-001-05	ORCHARD RD	12/10/24	\$56,000	WD	\$56,000	\$14,700	26.25	\$32,019	\$56,000	\$32,019	10.01	10.01	\$5,594
080-005-100-002-04		06/16/23	\$50,550	WD	\$50,550	\$0	0.00	\$33,262	\$50,550	\$33,262	10.11	10.11	\$5,000
104-014-113-122-00	9707 UPPER MOGRAIN	08/04/23	\$32,000	WD	\$32,000	\$14,100	44.06	\$32,380	\$32,000	\$32,380	10.20	10.20	\$3,137
104-010-300-004-08	10059 N BLACK RIVER	10/20/23	\$50,000	WD	\$50,000	\$14,500	29.00	\$33,520	\$50,000	\$33,520	10.80	10.80	\$4,630

<b>Totals:</b>	<b>\$694,678</b>	<b>\$694,678</b>	<b>\$261,800</b>		<b>\$631,388</b>	<b>\$694,678</b>	<b>\$631,388</b>	<b>175.70</b>	<b>175.70</b>	<b>Average per Net Acre=&gt; 3,953.77</b>
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
080-021-216-160-00		04/11/24	\$40,000	WD	\$40,000	\$11,300	28.25	\$36,000	\$40,000	\$36,000	15.00	15.00	\$2,667
104-029-100-004-00	MCDONALD	05/07/24	\$38,000	WD	\$38,000	\$18,600	48.95	\$42,589	\$38,000	\$42,589	16.21	16.21	\$2,344
02-05-08-400-007	LAKEVIEW RD	07/30/25	\$75,995	WD	\$75,995	\$32,400	42.63	\$64,821	\$75,995	\$64,821	16.27	16.27	\$4,671
104-015-200-001-03	9764 N BLACK RIVER	04/20/23	\$51,000	WD	\$51,000	\$18,400	36.08	\$43,669	\$51,000	\$43,669	17.41	17.41	\$2,929
<b>Totals:</b>			<b>\$204,995</b>		<b>\$204,995</b>	<b>\$80,700</b>		<b>\$187,079</b>	<b>\$204,995</b>	<b>\$187,079</b>	<b>64.89</b>	<b>64.89</b>	<b>Average per Net Acre=&gt; 3,159.12</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
030-013-100-003-01	OLD MACKINAW	01/05/24	\$44,500	WD	\$44,500	\$19,400	43.60	\$38,800	\$44,500	\$38,800	19.00	19.00	\$2,342
02-05-27-100-007	CANBY RD	12/29/23	\$55,000	WD	\$55,000	\$26,400	48.00	\$67,509	\$55,000	\$67,509	20.00	20.00	\$2,750
<b>Totals:</b>			<b>\$99,500</b>		<b>\$99,500</b>	<b>\$45,800</b>		<b>\$106,309</b>	<b>\$99,500</b>	<b>\$106,309</b>	<b>39.00</b>	<b>39.00</b>	<b>Average per Net Acre=&gt; 2,551.28</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
105-060-000-001-00	N BLACK RIVER	01/30/25	\$90,000	WD	\$90,000	\$4,700	5.22	\$11,147	\$90,000	\$11,147	26.36	26.36	\$3,414
02-05-17-200-010	STRONG RD	06/20/25	\$82,000	WD	\$82,000	\$40,600	49.51	\$81,191	\$82,000	\$81,191	29.53	29.53	\$2,777
003-010-003-15	SPRINGVALE RD	11/25/24	\$90,000	WD	\$90,000	\$33,000	36.67	\$72,750	\$90,000	\$78,000	30.00	30.00	\$3,000
003-017-024-00	3195 HOWARD RD	12/15/23	\$105,000	WD	\$105,000	\$34,600	32.95	\$69,230	\$105,000	\$69,230	31.48	30.00	\$3,335
<b>Totals:</b>			<b>\$367,000</b>		<b>\$367,000</b>	<b>\$112,900</b>		<b>\$234,318</b>	<b>\$367,000</b>	<b>\$239,568</b>	<b>117.37</b>	<b>115.89</b>	<b>Average per Net Acre=&gt; 3,126.86</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-15-200-003	LAKEVIEW RD	04/28/23	\$131,250	WD	\$131,250	\$30,000	22.86	\$94,650	\$131,250	\$94,650	40.00	40.00	\$3,281
03-06-26-100-009		11/04/24	\$73,000	LC	\$73,000	\$44,000	60.27	\$96,560	\$73,000	\$96,560	40.00	40.00	\$1,825
151-010-100-018-00		04/05/23	\$72,000	WD	\$72,000	\$36,000	50.00	\$72,000	\$72,000	\$72,000	40.00	40.00	\$1,800
151-010-300-001-00		03/08/24	\$103,500	WD	\$103,500	\$36,000	34.78	\$72,000	\$103,500	\$72,000	40.00	40.00	\$2,588
<b>Totals:</b>			<b>\$379,750</b>		<b>\$379,750</b>	<b>\$146,000</b>		<b>\$335,210</b>	<b>\$379,750</b>	<b>\$335,210</b>	<b>160.00</b>	<b>160.00</b>	<b>Average per Net Acre=&gt; 2,373.44</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
102-026-300-008-00	10053 US 23	03/07/25	\$90,000	WD	\$90,000	\$29,500	32.78	\$61,789	\$90,000	\$61,789	46.81	46.81	\$1,923
02-05-24-200-003		05/24/23	\$175,000	WD	\$175,000	\$45,000	25.71	\$127,923	\$175,000	\$127,923	59.95	59.95	\$2,919
<b>Totals:</b>			<b>\$265,000</b>		<b>\$265,000</b>	<b>\$74,500</b>		<b>\$189,712</b>	<b>\$265,000</b>	<b>\$189,712</b>	<b>106.76</b>	<b>106.76</b>	<b>Average per Net Acre=&gt; 2,482.20</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
104-033-300-007-00	N M33	05/15/24	\$175,000	WD	\$175,000	\$48,200	27.54	\$96,398	\$175,000	\$96,398	67.38	39.00	\$2,597
030-025-100-002-00	13480 DOUGLAS	03/21/25	\$167,500	WD	\$167,500	\$37,100	22.15	\$74,204	\$167,500	\$70,200	78.00	78.00	\$2,147
02-05-16-200-004	CANBY RD	08/07/23	\$271,000	WD	\$271,000	\$59,300	21.88	\$157,831	\$271,000	\$157,450	81.00	81.00	\$3,346
140-022-100-004-05	3432 MANN	08/30/24	\$127,950	WD	\$127,950	\$0	0.00	\$114,717	\$127,950	\$114,717	82.29	82.29	\$1,555
030-017-300-002-00	HEBRON TOWNHALL	10/10/24	\$280,000	WD	\$280,000	\$132,100	47.18	\$264,100	\$280,000	\$264,100	139.00	139.00	\$2,014
<b>Totals:</b>			<b>\$1,021,450</b>		<b>\$1,021,450</b>	<b>\$276,700</b>		<b>\$707,250</b>	<b>\$1,021,450</b>	<b>\$702,865</b>	<b>447.67</b>	<b>419.29</b>	<b>Average per Net Acre=&gt; 2,281.70</b>

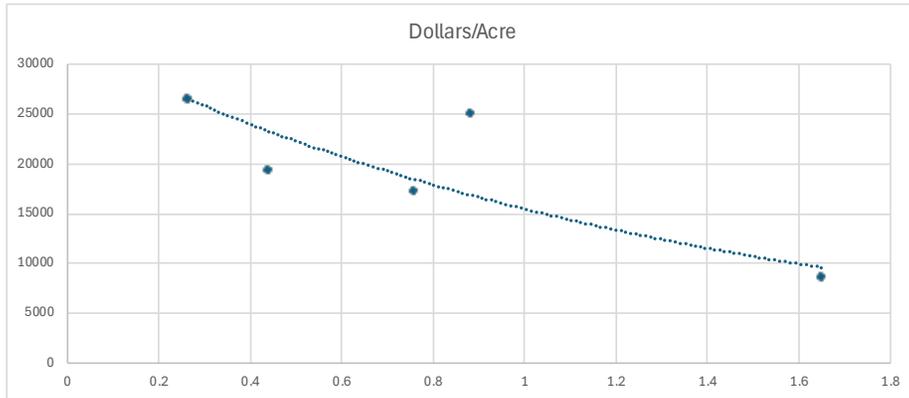
Acres	Value	\$ per Acre
1.00	\$21,900	\$21,900

1.50	\$23,700	\$15,800
2.00	\$25,400	\$12,700
2.50	\$27,300	\$10,920
3.00	\$29,200	\$9,733
4.00	\$31,100	\$7,775
5.00	\$33,000	\$6,600
7.00	\$37,000	\$5,286
10.00	\$40,000	\$4,000
15.00	\$48,000	\$3,200
20.00	\$50,000	\$2,500
25.00	\$67,500	\$2,700
30.00	\$93,000	\$3,100
40.00	\$96,000	\$2,400
50.00	\$125,000	\$2,500
100.00	\$230,000	\$2,300

**Res Boyne Air Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-17-276-002	2255 KNOLLWOOD DR	06/09/22	\$8,500	WD	\$8,500	\$11,900	140.00	\$5,981	\$8,500	\$5,981	0.44	0.44	\$19,187
11-13-17-276-003	2263 KNOLLWOOD DR	11/26/25	\$7,000	WD	\$7,000	\$7,100	101.43	\$3,578	\$7,000	\$3,578	0.27	0.27	\$26,415
11-13-17-276-024	2335 KNOLLWOOD DR	03/22/22	\$22,000	WD	\$22,000	\$23,800	108.18	\$11,921	\$22,000	\$11,921	0.88	0.43	\$24,915
11-13-17-276-042	1165 SUMAC DR	04/28/22	\$13,000	WD	\$13,000	\$20,500	157.69	\$10,247	\$13,000	\$10,247	0.76	0.76	\$17,128
<b>Totals:</b>			<b>\$50,500</b>		<b>\$50,500</b>	<b>\$63,300</b>		<b>\$31,727</b>	<b>\$50,500</b>	<b>\$31,727</b>	<b>2.35</b>	<b>1.89</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>21,489.36</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-17-276-039		11/21/25	\$14,000	WD	\$14,000	\$11,000	78.57	\$22,275	\$14,000	\$22,275	1.65	1.65	\$8,485
<b>Totals:</b>			<b>\$14,000</b>		<b>\$14,000</b>	<b>\$11,000</b>		<b>\$22,275</b>	<b>\$14,000</b>	<b>\$22,275</b>	<b>1.65</b>	<b>1.65</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>8,484.85</b>



Acres	Value	\$ per Acre
1.00	\$21,500	\$21,500
1.50	\$19,250	\$12,833
2.00	\$17,000	\$8,500

**Res Agg HS SD**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-28-300-002	554 HEATHER DR	08/19/25	\$7,000	WD	\$7,000	\$0	0.00	\$3,657	\$7,000	\$3,657	0.07	0.07	\$101,449
11-13-33-427-019	5729 ELM LN	04/14/22	\$25,000	WD	\$25,000	\$7,000	28.00	\$13,674	\$25,000	\$13,674	0.25	0.51	\$100,806
11-13-28-115-117	971 ARONIMINK DR	05/27/25	\$50,000	WD	\$50,000	\$10,000	20.00	\$19,610	\$50,000	\$19,610	0.37	0.37	\$135,135
11-13-33-277-009	96 STAG'S RUN	04/07/22	\$35,000	WD	\$35,000	\$10,000	28.57	\$19,663	\$35,000	\$19,663	0.37	0.37	\$94,340

11-13-33-277-009	96 STAG'S RUN	12/06/24	\$36,000	WD	\$36,000	\$10,000	27.78	\$19,663	\$36,000	\$19,663	0.37	0.37	\$97,035
11-13-28-301-028	798 HEATHER DR	09/10/24	\$35,900	WD	\$35,900	\$10,100	28.13	\$19,875	\$35,900	\$19,875	0.38	0.38	\$95,733
11-13-33-277-020	99 STAG'S RUN	08/16/23	\$29,000	WD	\$29,000	\$10,400	35.86	\$20,511	\$29,000	\$20,511	0.39	0.39	\$74,935
11-13-33-277-022	86 MEADOW-WOOD DR	06/27/23	\$24,000	WD	\$24,000	\$11,200	46.67	\$22,101	\$24,000	\$22,101	0.42	0.42	\$57,554
11-13-28-115-120	935 ARONIMINK DR	10/20/25	\$41,000	WD	\$41,000	\$12,200	29.76	\$24,009	\$41,000	\$24,009	0.45	0.45	\$90,508
11-13-28-115-121	923 ARONIMINK DR	06/13/25	\$45,000	WD	\$45,000	\$12,200	27.11	\$24,009	\$45,000	\$24,009	0.45	0.45	\$99,338
11-13-33-277-024		04/03/23	\$24,000	WD	\$24,000	\$12,300	51.25	\$24,115	\$24,000	\$24,115	0.46	0.46	\$52,747
11-13-34-100-031		08/29/25	\$37,000	WD	\$37,000	\$8,900	24.05	\$17,596	\$37,000	\$17,596	0.50	0.83	\$74,597
11-13-34-102-016	107 FOUR SEASONS DR	09/29/23	\$61,000	WD	\$61,000	\$13,600	22.30	\$26,818	\$61,000	\$26,818	0.50	1.01	\$121,032
11-13-33-275-168	165 PLEASANT VALLEY DR	05/11/23	\$23,000	WD	\$23,000	\$15,200	66.09	\$29,945	\$23,000	\$29,945	0.57	0.57	\$40,708
11-13-33-275-168	165 PLEASANT VALLEY DR	07/29/25	\$12,000	WD	\$12,000	\$15,200	126.67	\$29,945	\$12,000	\$29,945	0.57	0.57	\$21,239
11-13-27-101-004	177 BEAUX RIVAGES DR	03/05/25	\$14,000	QC	\$14,000	\$15,600	111.43	\$30,687	\$14,000	\$30,687	0.58	0.58	\$24,180
11-13-33-276-016		02/13/23	\$24,900	WD	\$24,900	\$19,000	76.31	\$37,418	\$24,900	\$37,418	0.71	0.71	\$35,269
11-13-33-400-024	248 HIGHLANDS PIKE	12/16/24	\$55,000	WD	\$55,000	\$19,400	35.27	\$38,160	\$55,000	\$38,160	0.72	0.72	\$76,389
11-13-33-275-172	80 PLEASANT VALLEY DR	11/25/25	\$32,000	WD	\$32,000	\$21,600	67.50	\$42,400	\$32,000	\$42,400	0.80	0.80	\$40,000
11-13-28-115-126	863 ARONIMINK DR	11/30/22	\$55,000	WD	\$55,000	\$21,900	39.82	\$43,036	\$55,000	\$43,036	0.81	0.81	\$67,734
11-13-34-300-030		08/16/22	\$23,500	WD	\$23,500	\$22,000	93.62	\$43,195	\$23,500	\$43,195	0.82	0.82	\$28,834
11-13-33-275-173	110 PLEASANT VALLEY DR	05/02/23	\$31,000	WD	\$31,000	\$22,000	70.97	\$43,354	\$31,000	\$43,354	0.82	0.82	\$37,897
11-13-33-275-174	140 PLEASANT VALLEY DR	04/18/25	\$20,000	WD	\$20,000	\$22,200	111.00	\$43,725	\$20,000	\$43,725	0.83	0.83	\$24,242
11-13-33-276-019		07/19/23	\$45,000	WD	\$45,000	\$22,600	50.22	\$44,361	\$45,000	\$44,361	0.84	0.84	\$53,763
11-13-28-205-123	4134 EAST RIDGE CT	10/07/24	\$52,000	WD	\$52,000	\$26,700	51.35	\$52,523	\$52,000	\$52,523	0.99	0.99	\$52,472
08-16-13-200-005	NORTH CONWAY RD	04/18/22	\$10,000	WD	\$10,000	\$3,100	31.00	\$11,544	\$10,000	\$11,544	0.38	0.38	\$26,110
08-16-13-200-037	HITCHINGS LANE	04/08/22	\$3,000	WD	\$3,000	\$2,300	76.67	\$16,909	\$3,000	\$16,909	0.56	0.56	\$5,348
08-16-03-120-148	6153 WINTERGREEN DR	08/16/24	\$30,000	WD	\$30,000	\$13,600	45.33	\$31,515	\$30,000	\$31,515	0.57	0.57	\$52,356
08-16-03-120-153	6093 WINTERGREEN DR	08/09/24	\$35,000	WD	\$35,000	\$14,800	42.29	\$34,210	\$35,000	\$34,210	0.62	0.62	\$56,270
08-16-03-120-145	6085 TRILLIUM WOODS DR	05/02/22	\$44,500	WD	\$44,500	\$12,200	27.42	\$37,290	\$44,500	\$37,290	0.68	0.68	\$65,634
08-16-03-120-151	6117 WINTERGREEN DR	08/02/22	\$55,000	WD	\$55,000	\$12,200	22.18	\$37,345	\$55,000	\$37,345	0.68	0.68	\$81,001
08-16-03-120-143	6045 TRILLIUM WOODS DR	04/13/22	\$42,500	WD	\$42,500	\$13,600	32.00	\$41,415	\$42,500	\$41,415	0.75	0.75	\$56,441
08-16-08-401-120	7890 BAY MEADOWS DRIVE	04/21/23	\$35,000	WD	\$35,000	\$18,400	52.57	\$43,450	\$35,000	\$43,450	0.79	0.79	\$44,304
08-16-03-120-158	298 PLEASANT RIDGE DR	07/08/22	\$64,000	WD	\$64,000	\$14,500	22.66	\$44,385	\$64,000	\$44,385	0.81	0.81	\$79,306
08-16-10-120-114	107 FAWN RUN	04/07/22	\$19,900	WD	\$19,900	\$16,500	82.91	\$45,307	\$19,900	\$45,307	0.92	0.92	\$21,654
08-16-09-226-105	171 NORTH VIEW TRAIL	09/02/22	\$22,900	MLC	\$22,900	\$16,700	72.93	\$50,930	\$22,900	\$50,930	0.93	0.93	\$24,730
08-16-03-120-159	292 PLEASANT RIDGE DR	04/18/25	\$62,000	WD	\$62,000	\$25,700	41.45	\$51,425	\$62,000	\$51,425	0.94	0.94	\$66,310
08-16-05-101-007	6028 FOREST RIDGE LN	12/22/22	\$40,000	WD	\$40,000	\$17,100	42.75	\$52,250	\$40,000	\$52,250	0.95	0.95	\$42,105
08-16-16-145-117	557 ARCADIA DR	05/31/23	\$35,400	WD	\$35,400	\$23,600	66.67	\$55,014	\$35,400	\$55,014	1.08	1.08	\$32,747
08-16-12-252-009	7410 LIEGL CT	06/26/24	\$35,000	WD	\$35,000	\$36,200	103.43	\$30,439	\$35,000	\$30,439	1.11	1.11	\$31,532
08-16-16-145-110	ARCADIA DR	05/12/23	\$28,000	WD	\$28,000	\$23,900	85.36	\$55,029	\$28,000	\$55,029	1.17	1.17	\$23,993

**Totals: \$1,399,500 \$1,399,500 \$635,700 \$1,372,507 \$1,399,500 \$1,372,507 26.94 28.03**

**Average per Net Acre=> 51,956.49**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-28-135-109	4135 ARTHUR HILLS DR	09/09/22	\$67,500	WD	\$67,500	\$27,500	40.74	\$53,066	\$67,500	\$53,066	1.33	1.33	\$50,714
11-13-33-125-104	590 EASTWIND DR	09/26/22	\$52,500	WD	\$52,500	\$27,600	52.57	\$53,086	\$52,500	\$53,086	1.43	1.43	\$36,713
11-13-33-125-104	590 EASTWIND DR	07/13/23	\$60,000	PTA	\$60,000	\$27,600	46.00	\$53,086	\$60,000	\$53,086	1.43	1.43	\$41,958
11-13-20-276-005	1061 HERRINGBONE RD	12/29/22	\$35,000	WD	\$35,000	\$27,900	79.71	\$53,255	\$35,000	\$53,255	1.61	1.61	\$21,726
11-13-28-205-133		08/29/22	\$99,500	WD	\$99,500	\$28,400	28.54	\$53,582	\$99,500	\$53,582	1.84	1.84	\$53,959
08-16-08-401-129	7650 BAY MEADOWS DRIVE	10/26/23	\$28,500	WD	\$28,500	\$24,500	85.96	\$55,062	\$28,500	\$55,062	1.35	1.35	\$21,095
11-13-33-276-001	5267 MOUNTAIN VIEW DR	01/03/25	\$55,000	WD	\$55,000	\$28,700	52.18	\$54,247	\$55,000	\$54,247	2.04	2.04	\$26,921

**Totals: \$398,000 \$398,000 \$192,200 \$375,384 \$398,000 \$375,384 11.04 11.04**

**Average per Net Acre=> 36,050.72**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-06-400-014	EMMET HEIGHTS RD	11/14/24	\$97,000	WD	\$97,000	\$47,300	48.76	\$103,450	\$97,000	\$103,450	5.00	5.00	\$19,400
08-16-01-100-011	EDWARD RD	09/15/22	\$37,000	WD	\$37,000	\$12,800	34.59	\$21,616	\$37,000	\$21,616	5.60	5.60	\$6,607

**Totals: \$134,000 \$134,000 \$60,100 \$125,066 \$134,000 \$125,066 10.60 10.60**

**Average**

per Net Acre=> 12,641.51

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
16-12-36-300-016	5770 DEER RUN TR	11/01/24	\$120,000	WD	\$120,000	\$58,600	48.83	\$128,117	\$120,000	\$128,117	9.50	9.50	\$12,632
16-12-32-200-009	FIVE MILE CREEK RD	07/22/22	\$73,850	WD	\$73,850	\$32,500	44.01	\$130,764	\$73,850	\$130,764	9.96	9.96	\$7,415
16-12-32-200-006	FIVE MILE CREEK RD	05/23/22	\$30,000	WD	\$30,000	\$32,500	108.33	\$130,804	\$30,000	\$130,804	9.97	9.97	\$3,010
08-16-03-300-004	6873 S PLEASANTVIEW RD	11/25/24	\$120,000	WD	\$120,000	\$87,600	73.00	\$195,395	\$120,000	\$195,395	10.05	10.05	\$11,940
11-13-21-100-008		12/27/24	\$20,000	WD	\$20,000	\$32,600	163.00	\$65,208	\$20,000	\$65,208	10.10	8.63	\$1,980
<b>Totals:</b>			<b>\$363,850</b>		<b>\$363,850</b>	<b>\$243,800</b>		<b>\$650,288</b>	<b>\$363,850</b>	<b>\$650,288</b>	<b>49.58</b>	<b>48.11</b>	
											Average per Net Acre=>		7,339.38

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-01-100-010	EDWARD RD	09/20/22	\$125,000	WD	\$125,000	\$20,900	16.72	\$108,852	\$125,000	\$108,852	28.20	28.20	\$4,433
08-16-13-300-024		12/21/22	\$65,000	WD	\$65,000	\$0	0.00	\$99,000	\$65,000	\$99,000	31.25	31.25	\$2,080
<b>Totals:</b>			<b>\$190,000</b>		<b>\$190,000</b>	<b>\$20,900</b>		<b>\$207,852</b>	<b>\$190,000</b>	<b>\$207,852</b>	<b>59.45</b>	<b>59.45</b>	
											Average per Net Acre=>		3,195.96

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
16-12-34-400-005	MIDDLE RD	11/29/22	\$490,000	WD	\$490,000	\$109,500	22.35	\$449,968	\$490,000	\$449,968	79.00	79.00	\$6,203
11-13-27-100-002	56 MARLOW LN	07/11/25	\$680,000	WD	\$680,000	\$135,100	19.87	\$270,197	\$680,000	\$270,197	80.00	79.27	\$8,500
<b>Totals:</b>			<b>\$1,170,000</b>		<b>\$1,170,000</b>	<b>\$244,600</b>		<b>\$720,165</b>	<b>\$1,170,000</b>	<b>\$720,165</b>	<b>159.00</b>	<b>158.27</b>	
											Average per Net Acre=>		7,358.49

Acres	Value	\$ per Acre
1.00	\$52,000	\$52,000
1.50	\$54,000	\$36,000
2.00	\$56,500	\$28,250
2.50	\$59,000	\$23,600
3.00	\$61,800	\$20,600
4.00	\$62,150	\$15,538
5.00	\$63,000	\$12,600
7.00	\$68,000	\$9,714
10.00	\$73,000	\$7,300
15.00	\$78,800	\$5,253
20.00	\$84,600	\$4,230
25.00	\$90,400	\$3,616
30.00	\$96,000	\$3,200
40.00	\$124,000	\$3,100
50.00	\$157,500	\$3,150
100.00	\$400,000	\$4,000

**Boyne Ski Sites**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-29-369-119	1556 ANDOVER CLUB DR	02/23/24	\$98,000	WD	\$98,000	\$40,500	41.33	\$81,053	\$98,000	\$81,053	0.32	0.32	\$305,296
11-13-29-369-128	1419 ANDOVER CLUB DR	12/26/24	\$159,900	WD	\$159,900	\$45,500	28.46	\$90,900	\$159,900	\$90,900	0.36	0.36	\$444,167
11-13-29-369-125	1467 ANDOVER CLUB DR	06/07/22	\$101,000	WD	\$101,000	\$48,900	48.42	\$97,718	\$101,000	\$97,718	0.39	0.39	\$260,982
11-13-29-369-125	1467 ANDOVER CLUB DR	06/16/25	\$110,000	WD	\$110,000	\$48,900	44.45	\$97,718	\$110,000	\$97,718	0.39	0.39	\$284,238
11-13-29-369-129	1403 ANDOVER CLUB DR	10/27/23	\$125,000	WD	\$125,000	\$52,000	41.60	\$104,030	\$125,000	\$104,030	0.41	0.41	\$303,398
11-13-29-369-111	1428 ANDOVER CLUB DR	06/14/22	\$99,900	WD	\$99,900	\$56,400	56.46	\$112,868	\$99,900	\$112,868	0.45	0.45	\$223,490
11-13-29-369-112	1444 ANDOVER CLUB DR	10/01/25	\$77,000	WD	\$77,000	\$56,700	73.64	\$113,373	\$77,000	\$113,373	0.45	0.45	\$171,492
11-13-29-369-130	1387 ANDOVER CLUB DR	06/08/22	\$105,000	WD	\$105,000	\$66,500	63.33	\$133,068	\$105,000	\$133,068	0.53	0.53	\$199,241
<b>Totals:</b>			<b>\$875,800</b>		<b>\$875,800</b>	<b>\$415,400</b>		<b>\$830,728</b>	<b>\$875,800</b>	<b>\$830,728</b>	<b>3.29</b>	<b>3.29</b>	
											Average per Net Acre=>		266,200.61

Acres	Value	\$ per Acre
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1.00	\$266,200	\$266,200
1.50	\$399,300	\$266,200

**Boyne Area Condos Site Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
11-13-28-133-101	4079 PINEHURST LN	01/12/24	\$580,000	WD	\$580,000	\$246,900	42.57	\$506,114	\$131,886
11-13-28-133-121	4056 PINEHURST LN	04/25/24	\$530,000	WD	\$530,000	\$244,300	46.09	\$498,773	\$89,227
11-13-28-133-128	4142 PINEHURST LN	05/05/25	\$585,000	WD	\$585,000	\$235,800	40.31	\$481,062	\$161,938
11-13-28-133-140	4270 PINEHURST LN	12/06/23	\$507,500	WD	\$507,500	\$244,300	48.14	\$498,773	\$66,727
11-13-28-302-103	4724 CAMELOT DR	02/24/25	\$500,000	WD	\$500,000	\$191,000	38.20	\$387,752	\$170,248
11-13-28-302-104	4722 CAMELOT DR	08/26/24	\$450,000	WD	\$450,000	\$192,200	42.71	\$395,263	\$112,737
11-13-28-302-122	4690 CAMELOT DR	08/18/23	\$434,500	WD	\$434,500	\$174,600	40.18	\$358,289	\$134,211
11-13-32-230-122	5165 ALPINE OVERPASS	04/04/23	\$370,000	WD	\$370,000	\$160,200	43.30	\$329,002	\$98,998
11-13-32-230-138	1150 ALPINE VILLAGE DR	11/22/24	\$430,000	WD	\$430,000	\$179,900	41.84	\$369,168	\$118,832
11-13-32-230-143	1113 NORTH PEAK PASS DR	04/21/23	\$520,000	WD	\$520,000	\$236,600	45.50	\$489,240	\$88,760
11-13-33-121-103	5152 GREYSTONE CT	09/18/23	\$625,000	WD	\$625,000	\$326,800	52.29	\$668,162	\$14,838
11-13-33-121-111	5227 GREYSTONE CT	05/14/24	\$765,000	WD	\$765,000	\$328,200	42.90	\$670,976	\$152,024
<b>Totals:</b>			<b>\$6,297,000</b>		<b>\$6,297,000</b>	<b>\$2,760,800</b>		<b>\$5,652,574</b>	<b>\$1,340,426</b>
Average per Site=>									<b>\$78,849</b>

**Hamlet Condo Site Residual**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
11-13-34-352-112	5841 S PLEASANTVIEW RD	10/17/22	\$479,900	WD	\$479,900	\$193,900	40.40	\$397,217	\$133,183
11-13-34-353-110	5901 S PLEASANTVIEW RD	04/13/22	\$250,000	WD	\$250,000	\$121,700	48.68	\$244,995	\$55,505
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/10/22	\$335,000	WD	\$335,000	\$121,700	36.33	\$244,995	\$140,505
<b>Totals:</b>			<b>\$1,064,900</b>		<b>\$1,064,900</b>	<b>\$437,300</b>		<b>\$887,207</b>	<b>\$329,193</b>
Average per Site=>									<b>82,298.25</b>

**Boyne Highlands Inn Site Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
11-13-33-303-142	5620 HIGHLANDS DR	01/31/25	\$170,000	WD	\$170,000	\$83,100	48.88	\$168,249	\$2,251
11-13-33-303-146	5620 HIGHLANDS DR	08/14/24	\$178,000	WD	\$178,000	\$84,200	47.30	\$170,337	\$8,163
11-13-33-303-175	5620 HIGHLANDS DR	05/16/25	\$270,000	WD	\$270,000	\$128,300	47.52	\$261,094	\$9,406
<b>Totals:</b>			<b>\$618,000</b>		<b>\$618,000</b>	<b>\$295,600</b>		<b>\$599,680</b>	<b>\$19,820</b>
Average per Site=>									<b>\$6,607</b>

**Commercial Industrial Land Analysis Small Tracts (multi county)**

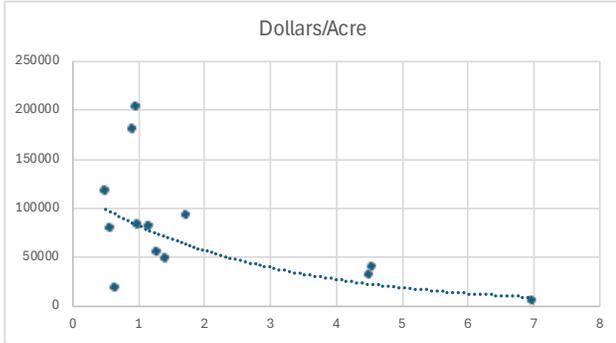
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-631-000-003-01	MANTZ ST	05/14/23	\$175,000	LC	\$175,000	\$58,091	0.50	0.14	\$117,119
08-16-15-276-012	965 WEST CONWAY RD	12/20/22	\$400,000	MLC	\$400,000	\$46,026	0.58	0.58	\$79,492
001-632-000-003-00	MARIUS ST	09/29/22	\$12,000	WD	\$12,000	\$12,000	0.66	0.66	\$18,154
08-16-14-326-017	8525 COMMERCE CT	02/07/22	\$165,000	WD	\$165,000	\$165,000	0.92	1.01	\$179,543
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$200,069	0.98	0.98	\$203,529
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$82,229	1.00	1.00	\$82,229
061-035-000-003-00	15878 US-23 S	04/15/21	\$155,000	WD	\$155,000	\$95,000	1.17	1.17	\$81,197
08-16-14-325-009	COMMERCE CT	03/22/24	\$70,000	WD	\$70,000	\$70,000	1.30	1.30	\$53,929
<b>Totals:</b>			<b>\$1,597,000</b>		<b>\$1,597,000</b>	<b>\$728,415</b>	<b>7.11</b>	<b>6.84</b>	
Average per Net Acre=>									<b>102,507.04</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$67,967	1.42	1.42	\$47,864
001-440-000-007-00	4090 DOYLE DR	08/31/23	\$350,000	WD	\$350,000	\$160,200	1.73	1.73	\$92,601
<b>Totals:</b>			<b>\$470,000</b>		<b>\$470,000</b>	<b>\$228,167</b>	<b>3.15</b>	<b>3.15</b>	
Average per Net Acre=>									<b>72,433.97</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
08-16-15-400-046	WEST CONWAY RD	05/25/21	\$205,000	WD	\$205,000	\$205,000	3.21	1.06	\$63,803

02-016-011-05	NIMROD RD	02/02/22	\$180,000	WD	\$180,000	\$180,000	4.56	4.56	\$39,474
030-012-000-030-00	4003 US 23 S	08/29/22	\$265,000	WD	\$265,000	\$140,800	4.50	4.50	\$31,289
001-022-000-005-06		11/22/23	\$35,000	WD	\$35,000	\$35,000	6.98	6.98	\$5,014
<b>Totals:</b>			<b>\$685,000</b>		<b>\$685,000</b>	<b>\$560,800</b>	<b>19.25</b>	<b>17.10</b>	

Average  
per Net Acre=> **29,127.93**



ACRES	VALUE	RATE / ACRE
1.00	\$102,500	\$102,500
1.50	\$108,600	\$72,400
2.00	\$115,980	\$57,990
2.50	\$123,360	\$49,344
3.00	\$130,740	\$43,580
4.00	\$138,120	\$34,530
5.00	\$145,000	\$29,000

**TC 55\_AH Condo Site Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
11-13-21-475-103	96 TWO PINES DR	01/24/24	\$465,000	WD	\$465,000	\$196,300	42.22	\$405,154	\$94,846
11-13-21-475-105	3882 PARKSIDE WAY	11/27/24	\$319,000	WD	\$319,000	\$168,100	52.70	\$345,328	\$8,672
11-13-21-475-109	48 TWO PINES DR	08/01/23	\$450,000	WD	\$450,000	\$212,300	47.18	\$436,096	\$48,904
11-13-21-475-110	46 TWO PINES DR	09/05/23	\$502,000	WD	\$502,000	\$214,800	42.79	\$441,170	\$95,830
11-13-21-475-115	3864 PARKSIDE WAY	05/28/24	\$315,000	WD	\$315,000	\$168,100	53.37	\$345,407	\$4,593
11-13-27-301-110	4749 S PLEASANTVIEW RD	09/17/24	\$365,000	WD	\$365,000	\$169,400	46.41	\$346,435	\$53,565
11-13-27-301-124	4749 S PLEASANTVIEW RD	10/05/23	\$320,000	WD	\$320,000	\$169,400	52.94	\$346,435	\$8,565
11-13-27-301-126	4749 S PLEASANTVIEW RD	04/11/25	\$379,900	WD	\$379,900	\$169,400	44.59	\$346,435	\$68,465
11-13-27-301-128	4749 S PLEASANTVIEW RD	08/13/24	\$419,000	WD	\$419,000	\$190,800	45.54	\$390,742	\$63,258
11-13-27-301-132	4749 S PLEASANTVIEW RD	10/09/24	\$380,000	WD	\$380,000	\$169,400	44.58	\$346,435	\$68,565
11-13-27-301-134	4749 S PLEASANTVIEW RD	04/26/24	\$409,000	WD	\$409,000	\$190,800	46.65	\$390,742	\$53,258
11-13-27-301-154	4749 S PLEASANTVIEW RD	07/11/24	\$390,500	WD	\$390,500	\$159,600	40.87	\$326,211	\$99,289
11-13-27-301-155	4749 S PLEASANTVIEW RD	04/14/23	\$217,400	WD	\$217,400	\$93,900	43.19	\$192,103	\$60,297
11-13-27-301-157	4749 S PLEASANTVIEW RD	05/10/24	\$292,000	WD	\$292,000	\$133,500	45.72	\$271,750	\$55,250
11-13-27-301-158	4749 S PLEASANTVIEW RD	12/14/23	\$395,000	WD	\$395,000	\$190,800	48.30	\$390,742	\$39,258
11-13-27-301-160	4749 S PLEASANTVIEW RD	01/19/24	\$419,000	WD	\$419,000	\$190,800	45.54	\$390,742	\$63,258
11-13-27-301-163	4749 S PLEASANTVIEW RD	09/18/23	\$220,000	WD	\$220,000	\$93,900	42.68	\$192,103	\$62,897
11-13-27-301-166	4749 S PLEASANTVIEW RD	09/19/24	\$410,000	WD	\$410,000	\$190,800	46.54	\$390,742	\$54,258
11-13-27-301-167	4749 S PLEASANTVIEW RD	02/09/24	\$400,000	WD	\$400,000	\$190,800	47.70	\$390,742	\$44,258
11-13-27-301-186	4749 S PLEASANTVIEW RD	12/15/23	\$282,000	WD	\$282,000	\$133,500	47.34	\$271,750	\$45,250
11-13-27-301-188	4749 S PLEASANTVIEW RD	06/25/24	\$420,000	WD	\$420,000	\$190,800	45.43	\$390,742	\$64,258
11-13-27-301-200	4749 S PLEASANTVIEW RD	07/27/23	\$277,900	WD	\$277,900	\$133,500	48.04	\$271,750	\$41,150
11-13-27-301-203	4749 S PLEASANTVIEW RD	05/05/25	\$301,000	WD	\$301,000	\$133,500	44.35	\$271,750	\$64,250
11-13-27-301-206	4749 S PLEASANTVIEW RD	06/09/23	\$380,000	WD	\$380,000	\$169,400	44.58	\$346,435	\$68,565
11-13-27-301-237	4749 S PLEASANTVIEW RD	07/14/23	\$399,900	WD	\$399,900	\$190,800	47.71	\$390,742	\$44,158
11-13-27-301-239	4749 S PLEASANTVIEW RD	07/28/23	\$379,900	WD	\$379,900	\$169,400	44.59	\$346,435	\$68,465
11-13-27-301-241	4749 S PLEASANTVIEW RD	04/10/24	\$361,500	WD	\$361,500	\$169,400	46.86	\$346,435	\$50,065
11-13-27-301-248	4749 S PLEASANTVIEW RD	01/30/24	\$380,000	WD	\$380,000	\$169,400	44.58	\$346,435	\$68,565
<b>Totals:</b>			<b>\$10,250,000</b>		<b>\$10,250,000</b>	<b>\$4,722,600</b>		<b>\$9,667,988</b>	<b>\$1,562,012</b>
Average per Site=>									<b>\$52,067</b>