

Calculation of Agricultural Values per Acre

Parcel #	Location	Sale Date	Class	no Peril	Terms of Sale	Instrument	Liber Page	Other in Sale, Notes	Verified by	Adj Sale Price	Improved?	hp RCNLI	Crop Val / Notes	Land Residual	Net Acres	Total Ac	Tillable Ac	Untillable Ac	ROW Ac	Price/Acre	
11-234-011-00	Peninsula Con	11/4/2022	102	2 year	Arms' Length	WD- 77	2022R-17870	11-234-011-40, PDR	DEED	\$937,500	Vacant			\$405,654	\$531,846	29.343	30.448	23.862	5.481	1.105	\$18,125
11-234-001-03	Peninsula Con	2/1/2023	401	1 year	Arms' Length	WD- 81	2023-02685	PDR	DEED	\$245,000	Improved	\$40,567	PDR	\$204,433	7.800	10.200	0.000	6.800	2.400	\$26,209	
11-117-003-00	Peninsula Con	12/5/2023	102	1 year	Arms' Length	WD- 80	2023R-14588	PDR	REALTOR	\$350,000	Vacant		PDR only used for PDR or conservation info	\$350,000	27.764	30.264	26.764	1.000	2.500	\$12,606	
									TOTAL	\$1,532,500				\$1,086,279	64.907	70.912	50.626	13.281	6.005	\$16,736	
11-004-012-00	Peninsula	2/23/2023	401	2 year	Arms' Length	WD- 78	2023R-02485		DEED	\$401,250	Improved	\$50,719	nly a well and Roadside market for improvements, \$120,000	\$230,531	10.000	10.313	10.000	0.000	0.313	\$23,053	
11-110-027-00	Peninsula	6/30/2022	402	2 year	Arms' Length	WD- 79	2022R-11355		DEED	\$539,000	Vacant			\$410,349	17.842	18.645	18.645	0.000	0.803	\$22,999	
									TOTAL	\$4,005,250				\$640,880	27.842	28.958	28.645	0.000	1.116	\$23,018	
13-127-026-03	NE Tier	9/12/2023	102	1 year	Arms' Length	PTA- 97	2023R-11278		PTA	\$350,000	Vacant			\$350,000	24.190	25.790	24.190	0.000	1.600	\$14,469	
01-101-015-00	NE Tier	6/30/2023	401	1 year	Arms' Length	WD-86	2023R-07860		PTA	\$180,000	Improved	\$7,607	zoned ag	\$172,393	13.914	13.914	13.914	0.000	0.000	\$12,390	
13-004-022-10	NE Tier	1/5/2024	402	1 year	Arms' Length	WD- 95	2024R-00314		DEED	\$200,000	Vacant		ZONED AG	\$200,000	17.530	17.530	0.000	17.530	0.000	\$11,409	
13-003-021-60	NE Tier	2/21/2024	402	1 year	Arms' Length	WD- 96	2024R-02003	13-003-023-22	DEED	\$720,000	Vacant		ZONED AG, Four total parcel sale	\$720,000	87.920	88.000	5.000	83.000	0.080	\$8,189	
									TOTAL	\$1,450,000				\$1,442,393	143.654	145.234	43.104	100.530	1.680	\$10,048	
08-003-008-10	Central Tier	6/24/2022	402	2 year	Arms' Length	WD- 106	2022R-10739		DEED	\$350,000	Vacant		Looks like old tree farm, Ag is adjacent and across the road	\$350,000	26.409	26.935	3.703	22.706	0.526	\$13,253	
07-018-012-03	Central Tier	11/30/2023	402	1 year	Arms' Length	WD- 125	2023R-14975		PTA	\$100,000	Vacant		PO bigger parcel	\$100,000	12.830	12.830	0.000	12.830	0.000	\$7,794	
03-110-012-00	Central Tier	9/8/2022	401	2 year	Arms' Length	WD- 151	2022R-15236		DEED	\$425,000	Improved	\$255,568		\$169,432	18.200	18.382	1.000	17.200	0.181	\$9,309	
03-233-018-00	Central Tier	11/3/2023	BOTH	1 year	Arms' Length	WD- 134	2023R-13658		DEED	\$575,000	Both	\$120,646	qualified ag, multi-parcel-233-014-20 & -233-014-15	\$454,354	30.890	33.842	26.596	4.296	2.750	\$14,709	
03-227-037-00	Central Tier	10/21/2022	402	2 year	Arms' Length	WD- 150	2022R-17322		DEED	\$250,000	Vacant		purchased by a preserve LLC	\$250,000	39.551	39.551	27.837	11.714	0.000	\$6,321	
03-221-012-31	Central Tier	8/18/2022	402	2 year	Arms' Length	WD- 133	2022R-13767		DEED	\$250,000	Vacant			\$250,000	29.999	29.999	1.000	28.999	0.000	\$8,334	
									TOTAL	\$1,950,000				\$1,673,786	157.879	161.339	60.136	97.745	3.457	\$9,968	
04-018-011-10	South Tier	6/3/2022	401	2 year	Arms' Length	WD- 188	2022R-10124		DEED	\$250,000	Improved		\$100,287 in improvements, zoned ag & great for ag	\$149,713	41.640	42.144	17.644	24.000	0.500	\$3,595	
04-002-004-01	South Tier	6/13/2023	402	1 year	Arms' Length	WD- 189	2023R-07281		DEED	\$80,000	Vacant		zoned ag	\$80,000	10.863	11.133	0.000	10.863	0.270	\$7,364	
02-028-002-00	South Tier	9/1/2022	402	2 year	Arms' Length	WD-162	2022R-14522		DEED	\$130,000	Vacant		Zoned Ag, 90% UT	\$130,000	35.500	40.000	3.500	36.000	0.500	\$3,662	
06-015-002-10	South Tier	8/19/2022	102	2 year	Arms' Length	WD-167	2022R-14516		DEED	\$270,000	Vacant			\$270,000	75.830	77.590	75.571	0.257	1.760	\$3,561	
06-021-014-10	South Tier	2/27/2023	401	2 year	Arms' Length	WD-168	2023R-02466		DEED	\$275,000	Improved	\$192,376	Great for AG	\$82,624	14.820	15.116	14.816	0.000	0.300	\$5,575	
06-024-004-50	South Tier	12/5/2023	402	1 year	Arms' Length	WD-169	2023R-15107		DEED	\$100,000	Vacant			\$100,000	18.293	20.083	6.000	12.293	1.790	\$5,467	
10-012-012-06	South Tier	12/2/2022	102	2 year	Arms' Length	WD-182	2022R-18979		DEED	\$80,000	Vacant		was 102 at time of sale	\$80,000	24.931	24.931	24.931	0.000	0.000	\$3,209	
10-013-013-00	South Tier	10/13/2022	102	2 year	Arms' Length	WD-183	2022R-16683		DEED	\$120,000	Vacant			\$120,000	28.537	28.537	28.537	0.000	0.000	\$4,205	
10-024-002-03	South Tier	9/22/2022	102	2 year	Arms' Length	WD- 184	2022R-15807		DEED	\$125,000	Vacant		Multi-parcel sale with 10-024-002-04	\$125,000	25.845	26.511	24.298	1.547	0.666	\$4,837	
10-015-004-08	South Tier	6/30/2022	102	2 year	Arms' Length	LC- 185	2022R-11437		DEED	\$155,000	Vacant		Terms 0%, 0 down and 0 payments but balloon due in a year	\$155,000	64.786	64.816	64.786	0.000	0.030	\$2,392	
10-135-004-00	South Tier	4/14/2022	401	2 year	Arms' Length	WD-177	2022R-07655		DEED	\$440,000	Improved	\$306,507	zoned ag, arenas, stables, irregular shape,	\$133,493	28.190	28.338	14.400	13.785	0.121	\$4,735	
									TOTAL	\$1,125,000				\$1,425,830	369.235	379.199	274.483	98.745	5.937	\$3,862	

Class code with * = previous 160 class

*Crop Value - Green = grapes at \$17,000 and red = fruit at \$6,900

Blue= Lavender at \$30,000

Determination 2023-2024	Untillable	Tillable
Peninsula Con	\$14,200	\$15,000
Peninsula	\$19,000	\$19,500
NE Tier Con	\$5,200	\$5,700
NE Tier	\$6,500	\$8,000
Central Tier	\$5,500	\$6,500
South Tier	\$2,800	\$3,400

Determination 2024-2025	Untillable	Tillable
Peninsula Con	\$16,700	\$16,700
Peninsula	\$22,500	\$23,000
NE Tier Con	\$6,000	\$7,000
NE Tier	\$8,000	\$10,000
Central Tier	\$9,000	\$10,000
South Tier	\$3,400	\$3,900

Historical 2022-2023	Untillable	Tillable
Peninsula Con	\$14,200	\$14,200
Peninsula	\$18,200	\$18,200
NE Tier Con	\$5,000	\$5,500
NE Tier	\$6,000	\$7,200
Central Tier	\$5,200	\$6,200
South Tier	\$2,400	\$3,200

MLS#

VAC

PARCEL/S ID#

DATE

\$ / ACRE

UT OR T

BOTH PARCELS ZONED AG

ZONED AG

ZONED AG, ADJACENT TO FARM

Historical 2021-2022	Untillable	Tillable
Peninsula Con	\$14,000	\$14,000
Peninsula Non	\$18,000	\$18,000
NE Tier Con	\$4,800	\$5,300
NE Tier Non	\$5,800	\$6,900
Central Tier	\$5,000	\$6,000
South Tier	\$2,200	\$3,000

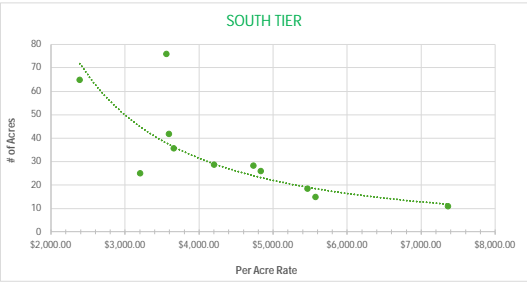
Historical 2019-2020	Untillable	Tillable
Peninsula Con	\$14,000	\$14,000
Peninsula Non	\$17,000	\$17,000
NE Tier Con	\$2,900	\$3,800
NE Tier Non	\$4,100	\$7,200
Central Tier	\$3,800	\$5,500
South Tier	\$2,700	\$3,300

Historical 2018-2019	Untillable	Tillable
Peninsula Con	\$14,500	\$14,500
Peninsula Non	\$17,000	\$17,000
NE Tier Con	\$2,900	\$3,800
NE Tier Non	\$4,100	\$7,200
Central Tier	\$3,800	\$5,300
South Tier	\$2,200	\$3,100

Historical 2017-2018	Untillable	Tillable
Peninsula Con	\$9,500	\$13,750
Peninsula Non	\$10,500	\$16,000
NE Tier Con	\$2,500	\$3,400
NE Tier Non	\$5,200	\$7,200
Central Tier	\$3,500	\$5,000
South Tier	\$2,000	\$3,000

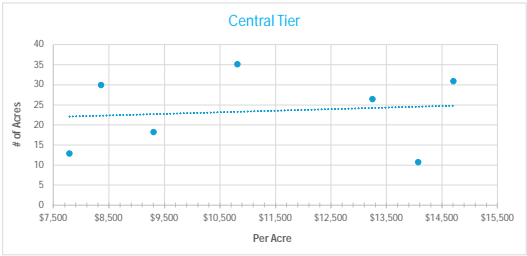
Agricultural land value regression curves.

Row	x	y	
162	\$3,662	35.5	130001
167	\$3,561	75.83	270030.63
168	\$5,577	14.82	82651.14
169	\$5,467	18.29	99991.43
182	\$3,209	24.93	80000.37
177	\$4,735	28.19	133479.65
183	\$4,205	28.54	120010.7
184	\$4,837	25.85	125036.45
185	\$2,392	64.79	154977.68
188	\$3,595	41.64	149695.8
189	\$7,364	10.86	79973.04
	\$48,604	369.24	1425847.89
Weighted average			\$ 3,861.57

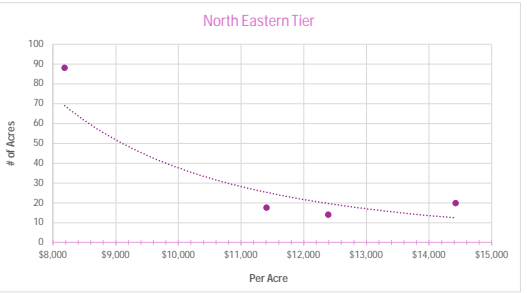


Row	x	y	
167	\$3,561	75.83	270030.63
182	\$3,209	24.93	80000.37
183	\$4,205	28.54	120010.7
184	\$4,837	25.85	125036.45
185	\$2,392	64.79	154977.68
	219.94		750055.83
Weighted Average			\$3,410.27

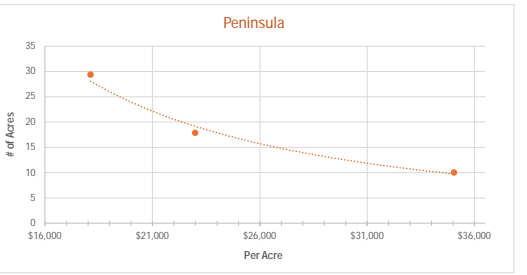
Row	x	y	
151	\$9,309	18.2	169423.8
134	\$14,708	30.89	454330.12
133	\$8,361	29.9	249993.9
125	\$7,794	12.83	99997.02
108	\$10,816	35.05	379100.8
107	\$14,075	10.66	150039.5
106	\$13,253	26.41	350011.73
	163.94		1852896.87
Weighted Average			\$ 11,302.29



Row	x	y	
96	\$8,189	87.92	719976.88
95	\$11,409	17.53	199999.77
86	\$12,393	13.91	172386.63
85	\$14,430	19.75	284992.5
97	\$14,463	24.2	350004.6
	163.31		1727360.38
Weighted Average			\$ 10,577.19



Row	x	y	
79	\$22,999	17.84	410302.16
78	\$35,053	10	350530
77	\$18,125	29.34	531787.5
	57.18		1292619.66
Weighted Average			\$ 22,606.15



YR 2024 ALL VACANT LAND STUDY

Parcel	Notes	Sale date	Net Acres	UT Pct	Adjusted Land Price	PRICE PER ACRE						
						5	10	20	40	80	120	
PENINSULA-11												
234-011-00& 234-011-40	Minus \$405,654 crop value, pdr, owns adjacent	Nov-22	29.34	18%	\$531,846			\$18,125				28-30N10W & 11W
004-012-00	Minus crop value \$80,000, well + roadside shack	Feb-23	10.00	0%	\$350,531		\$35,053					
110-027-00	Minus crop value \$129,951	Jun-22	17.84	0%	\$410,350			\$22,999				
117-003-00	PDR, ongoing ag, only used for CONSERV RATE.	Dec-23	27.76	3%	\$350,000			\$12,606				
234-001-03	PDR, ongoing ag, only used for CONSERV RATE, \$40,567 improvements	Feb-23	9.50	95%	\$204,433			\$21,519				
ACME-01												
225-004-02	Sold twice in four months	Dec-23	19.75	17%	\$285,000			\$14,430				28N10W & 9W
101-015-00	zoned ag, Improvement = \$7,607	Jun-23	13.91	0%	\$172,393		\$12,393					
WHITE WATER-13												
004-022-10	zoned ag but very Residential	Jan-24	17.53	100%	\$200,000			\$11,409				28N9W
003-021-60	& 003-023-22 & 002-015-30 & 003-027-00--zoned ag, \$ from PTA	Feb-24	87.92	100%	\$720,000				\$8,189			
127-026-03	2.6 miles from horse show	Sep-23	24.20	0%	\$350,000			\$14,463				
LONG LAKE-08												
003-008-10	Looks like old tree farm, Ag adj & across the road, zoned a	Jun-22	26.41	84%	\$350,000			\$13,253				27N12W
002-008-16		Feb-23	10.66	62%	\$150,000		\$14,075					
004-022-00	\$109,888 improvements	Oct-22	35.05	54%	\$379,112			\$10,816				
currently unused												
27N10W												
Green Lake-07												
(PO)018-012-03	\$ from MLS # 1916988, 2023R-14975	Nov-23	10.30	100%	\$100,000		\$9,709					26N12W
East Bay North-03												
221-012-31		Aug-22	29.90	97%	\$250,000			\$8,361				27N10W
233-018-00	& 233-014-20 & 233-014-15 -- Qualified Ag--Improvements \$120,646	Mar-24	30.89	14%	\$454,354			\$14,708				
East Bay South-03												
227-037-00**	purchased by preserve LLC	Oct-22	39.55	98%	\$250,000				\$6,321			26N10W
110-012-00	\$255,568 improvement	Sep-22	18.20	94%	\$169,432			\$9,309				
Blair North-02												
008-014-00*	developer-but used for previous Ag study-	Mar-23	46.59	5%	\$699,000			\$15,005				26N11W
Blair South-02												
028-002-00	zoned ag	Sep-22	35.50	90%	\$130,000			\$3,662				26N11W
030-008-19*	end of development, probably speculative for subdivision	May-23	26.45	80%	\$200,000			\$7,561				
Grant-06												
015-002-10		Aug-22	75.83	0%	\$270,000				\$3,561			25N12W
021-014-10++	\$192,376 improvements	Feb-23	14.82	0%	\$82,624		\$5,577					
024-004-50		Dec-23	18.29	67%	\$100,000			\$5,467				
Mayfield-09												
002-013-00*	assemblage w/ adjacent family, \$182,977 improvement	Mar-23	78.47	29%	\$467,023				\$5,952			25N11W
012-004-00	Barn+horse grazing, adjacent ag two sides	May-24	14.69	48%	\$229,217		\$15,605					
Paradise North-10												
135-004-00	zoned ag, arenas, stables, \$306,507 improvements, irregular shape	Apr-22	28.19	48%	\$133,493			\$4,735				26N10W
Paradise South-10												
012-012-06	was 102 at time of sale	Jun-23	24.93	0%	\$80,000			\$3,209				25N10W
013-013-00		Oct-22	28.54	0%	\$120,000			\$4,205				
024-002-03 & 024-002-04	multi-parcel adjacent	Sep-22	25.85	1%	\$125,000			\$4,837				
015-004-08*	LC terms 0% down, \$0 payments, developer? Since paid	Jun-22	64.79	0%	\$155,000				\$2,392			
Fife Lake-44												
018-011-10	zoned ag, \$100,287 improvements, great for ag	Jun-22	41.64	57%	\$149,713			\$3,595				25N9W
002-004-01	zoned ag (PO)04-002-004-00	Jun-23	10.86	100%	\$80,000		\$7,364					
Summations and Averages			994.15	TOTAL	\$8,698,521	\$0	\$15,162	\$10,331	\$9,018	\$5,024	#DIV/0!	Average Column
					\$0	\$151,619	\$206,626	\$360,713	\$401,880	#DIV/0!	\$0	Ave * Acres
					\$0	\$0	\$121,295	\$154,969	\$54,107	\$20,094	\$0	Sum Column
					\$0	0	8	15	6	4	0	Parcel Count
					\$0	\$0	\$15,162	\$10,331	\$9,018	\$5,024	#DIV/0!	Sum / Count
Summations and Averages			756.73	TOTAL	\$6,432,283	\$0	\$17,378	\$10,213	\$8,658	\$4,714	\$0	Average Column
					\$0	\$173,783	\$204,252	\$346,328	\$377,120	\$0	\$0	Ave * Acres
					\$0	\$0	\$69,513	\$122,551	\$43,291	\$14,142	\$0	Sum Column
					\$0	0	4	12	5	3	0	Parcel Count
					\$0	\$0	\$17,378	\$10,213	\$8,658	\$4,714	\$0	Sum / Count
Summations and Averages			237.43	TOTAL	\$2,266,238	\$0	\$12,946	\$10,806	\$10,816	\$5,952	\$0	Average Column
					\$0	\$129,455	\$216,120	\$432,640	\$476,160	\$0	\$0	Ave * Acres
					\$0	\$0	\$51,782	\$32,418	\$10,816	\$5,952	\$0	Sum Column
					\$0	0	4	3	1	1	0	Parcel Count
					\$0	\$0	\$12,946	\$10,806	\$10,816	\$5,952	\$0	Sum / Count
Summations and Averages			43.96	TOTAL	\$557,393	\$0	\$11,051	\$14,430	\$0	\$0	\$0	Average Column
					\$0	\$0	\$110,510	\$288,600	\$0	\$0	\$0	Ave * Acres
					\$0	\$0	\$22,102	\$14,430	\$0	\$0	\$0	Sum Column
					\$0	0	2	1	0	0	0	Parcel Count
					\$0	\$0	\$11,051	\$14,430	\$0	\$0	\$0	Sum / Count
Summations and Averages			193.47	TOTAL	\$1,708,845	\$0	\$14,840	\$8,994	\$10,816	\$5,952	\$0	Average Column
					\$0	\$148,400	\$179,880	\$432,640	\$476,160	\$0	\$0	Ave * Acres
					\$0	\$0	\$29,680	\$17,988	\$10,816	\$5,952	\$0	Sum Column
					\$0	0	2	1	1	1	0	Parcel Count
					\$0	\$0	\$14,840	\$8,994	\$10,816	\$5,952	\$0	Sum / Count

Commercial land value notes.

The commercial-urban land table will continue to use rates of \$14.00 for Traverse City and \$4.25 for Garfield Charter Township. This is supported by sales but is largely moot due to the large number of transactions in those two municipalities making sales studies their default.

Commercial-Rural land table notes:

NE Rural: Acme Outlying, East Bay Outlying, Whitewater. Sales around the equestrian show continue to lead this area, particularly in Acme where there were five pure vacant sales this period. Those sales had a mean of \$1.76 and were quite close together. Last year's \$0.90 will be increased to \$1.25 for this year, which will hopefully be a digestible increase we can repeat next year.

Acme Hi-Profile: Less effect from the horse shows on the Hi-Profile end which is largely concentrated on the M-72 corridor, but even without any sales in this table it would be foolish to ignore that nearby activity. \$5.75 for last year increases to \$6.00 for this year.

Blair Hi-Profile: No sales in this table but again I can't ignore what's going on in surrounding areas. I will test out a moderate increase from \$3.10 per SF to \$3.25.

Blair-Secondary: Half-a-dozen pure vacant sales here with a mean of \$1.91 versus last year's value of \$1.50, so an increase to \$1.75.

Blair – Outlying: There is only one sale which doesn't seem to indicate much of anything, so a small increase from \$0.90 to \$1.00 based on surrounding areas.

Villages: Held at \$1.50 for last year without meaningful sales, can't hold it down any longer based on nearby areas, so increase for now just to \$1.60.

East Bay "Miracle Mile" frontage: No increase from \$10,000 per front foot.

East Bay-Hi Profile: \$15.00 is still indicated.

East Bay-Secondary: Two sales for \$6 and \$8, but the latter is throwing things off as it's the overflow parking for the Tamarack hotel. No change for this year from the current \$5.

Grant: As I speculated last year, there's still no reliable sales data here but it is still subject to the same upward pressure. Consequently I'm adding Grant to the Outer Rural band below, at \$0.35.

Garfield: Not typically used, Garfield falls under the Commercial-Urban land table.

Green Lake-Outlying: Stable at \$1.00.

Green Lake-Interlochen: Sharing the \$1.50 to \$1.60 increase from the villages' rate.

Long Lake: Two sales at \$1.89 and \$1.95 suggest that last year's \$0.80 per SF isn't really cutting it any more. \$1.25 for this year.

Outer Rural, Mayfield, Paradise, Fife Lake, Union, Grant and rural parts of Green Lake, Long Lake and East Bay: Two pure vacant sales at 03-220-035-00 and 09-004-011-04, but neither suggests any increase from \$0.35, in line with the rest of that rural band of land tables.

Peninsula: Stable at \$2.00 per SF again for this year.

Excess Rate: The excess rate, taken from the lowest-value band of untillable agricultural land being the southern tier at \$3,400 per acre, continues to be \$0.08.

Extracted commercial land values.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
01-103-056-10	3593 BUNKER HILL RD	12/15/23	\$1,000,000	WD	\$1,000,000	0.87	0.87	\$ 519,265	\$11.92
01-103-056-20	3597 BUNKER HILL RD	12/15/23	\$800,000	WD	\$800,000	2.10	0.87	\$ 217,910	\$5.00
01-585-005-01	6211 SOUTH RAILWAY COMMONS	07/29/22	\$697,500	WD	\$697,500	0.57	0.57	\$ 554,487	\$12.73
02-004-007-46	151 BUCKSHOT DR	02/21/24	\$300,000	WD	\$300,000	0.30	0.30	\$ 362,066	\$8.31
02-004-009-15	101 US 31 SOUTH	11/01/22	\$2,500,000	WD	\$2,500,000	3.45	3.45	\$ 325,324	\$7.47
02-005-029-17	961 S EAST SILVER LAKE RD	09/08/22	\$562,271	WD	\$562,271	1.35	1.35	\$ 149,824	\$3.44
02-009-012-00	1155 S M 37	06/13/22	\$130,000	WD	\$130,000	1.59	1.59	\$ 47,595	\$1.09
02-009-018-00	1289 S M 37	02/01/23	\$875,000	WD	\$875,000	8.08	8.08	\$ 31,271	\$0.72
02-009-018-00	1289 S M 37	02/02/24	\$1,250,000	WD	\$1,250,000	8.08	8.08	\$ 77,682	\$1.78
02-009-021-10	1571 S M 37	08/25/23	\$308,000	WD	\$308,000	3.25	3.25	\$ 74,539	\$1.71
02-009-026-00	1919 S M 37	01/19/23	\$400,000	WD	\$400,000	2.07	2.07	\$ 58,721	\$1.35
02-017-005-00	2464 S M 37	12/15/23	\$420,000	WD	\$420,000	1.38	1.38	\$ 50,907	\$1.17
02-225-047-00	4277 VILLAGE PARK DR	10/13/22	\$222,000	WD	\$222,000	2.03	2.03	\$ 11,835	\$0.27
03-207-037-00	876 MUNSON	11/01/22	\$2,500,000	WD	\$2,500,000	0.93	0.93	\$ 1,444,163	\$33.15
03-208-048-30	1818 US 31 NORTH	03/10/23	\$450,000	WD	\$450,000	0.76	0.76	\$ 549,010	\$12.60
03-220-030-20	1015 NOTEWARE	08/30/23	\$475,000	WD	\$475,000	0.61	0.61	\$ 348,990	\$8.01
03-234-015-44	3161 TIBBETS	01/06/23	\$395,000	WD	\$395,000	1.00	1.12	\$ 107,403	\$2.47
03-320-001-50	4004 N FOUR MILE	05/05/23	\$250,000	WD	\$250,000	0.71	0.71	\$ 270,690	\$6.21
03-450-024-00	233 HIGH LAKE	06/12/23	\$325,000	WD	\$325,000	0.92	0.92	\$ 84,726	\$1.95
05-006-001-10	5008 BARNEY RD	04/04/23	\$1,250,000	WD	\$1,250,000	3.83	4.00	\$ 73,435	\$1.69
05-013-013-00	926 W SOUTH AIRPORT RD	06/24/22	\$775,000	WD	\$775,000	0.65	0.75	\$ 340,568	\$7.82
05-013-013-00	926 W SOUTH AIRPORT RD	10/02/23	\$876,000	WD	\$876,000	0.65	0.75	\$ 496,432	\$11.40
05-013-024-00	921 W SOUTH AIRPORT RD	11/07/23	\$800,000	WD	\$800,000	0.64	0.79	\$ 257,756	\$5.92
05-013-050-00	3066 N GARFIELD RD	11/21/23	\$550,000	WD	\$550,000	1.21	1.37	\$ 263,197	\$6.04
05-014-029-00	1610 W SOUTH AIRPORT RD	11/22/22	\$1,900,000	WD	\$1,900,000	1.88	2.08	\$ 466,069	\$10.70
05-014-034-10	1645 W SOUTH AIRPORT RD	05/31/23	\$1,295,000	WD	\$1,295,000	3.08	3.08	\$ 136,807	\$3.14
05-014-057-00	1767 BARLOW ST	06/30/23	\$700,000	WD	\$700,000	0.84	0.92	\$ 374,215	\$8.59
05-014-083-30	1133 W SOUTH AIRPORT RD	01/05/24	\$1,350,000	WD	\$1,350,000	0.85	0.87	\$ 248,461	\$5.70
05-014-094-10	1240 OAK TER	11/02/23	\$3,120,000	WD	\$3,120,000	5.74	5.79	\$ 50,574	\$1.16
05-015-059-44	3135 LOGAN VALLEY RD	08/22/23	\$552,000	WD	\$552,000	0.57	0.57	\$ 139,105	\$3.19
05-017-005-10	4100 BARNES RD	11/03/23	\$700,000	WD	\$700,000	5.23	5.37	\$ 49,787	\$1.14
05-022-027-15	2550 CASS RD	01/05/24	\$1,350,000	WD	\$1,350,000	3.78	4.11	\$ 69,581	\$1.60
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	\$460,000	0.76	0.90	\$ 191,924	\$4.41
05-023-003-00	2785 N GARFIELD RD	12/01/22	\$450,000	WD	\$450,000	0.34	0.56	\$ 65,637	\$1.51
05-046-092-00	890 ROBINWOOD CT	11/01/23	\$240,000	WD	\$240,000	0.78	0.78	\$ 193,420	\$4.44
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	\$495,000	0.57	0.57	\$ 294,889	\$6.77
05-060-051-20	770 WEST BLUE STAR DR	07/17/23	\$362,000	WD	\$362,000	0.47	0.75	\$ 213,994	\$4.91
05-060-061-00	707 ALCOR DR	06/29/22	\$250,000	WD	\$250,000	0.36	0.36	\$ 267,655	\$6.14
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	WD	\$1,695,000	2.00	2.00	\$ 157,734	\$3.62
05-275-008-00	1700 N WEST SILVER LAKE RD	06/15/22	\$950,000	WD	\$950,000	2.41	2.62	\$ 211,726	\$4.86
05-340-026-10	822 FLORESTA ST	07/28/22	\$1,300,000	WD	\$1,300,000	0.77	0.77	\$ 455,561	\$10.46
05-347-006-00	3960 WEST ROYAL DR	08/18/23	\$695,000	WD	\$695,000	1.02	1.07	\$ 143,589	\$3.30
06-500-009-00	7484 KARLIN RD	04/25/22	\$194,000	WD	\$194,000	0.23	0.23	\$ 314,839	\$7.23
07-010-006-00	1899 ROGERS RD	04/26/23	\$660,000	WD	\$660,000	6.01	3.79	\$ 26,022	\$0.60
07-012-013-01	1488 MCGREGOR WAY	03/22/23	\$350,000	WD	\$350,000	0.92	0.92	\$ 166,631	\$3.83
07-016-010-10	2120 J MADDY PKWY	12/28/22	\$450,000	WD	\$450,000	1.05	1.05	\$ 84,296	\$1.94
07-016-010-20	9596 FIRST ST	08/23/22	\$300,000	WD	\$300,000	2.77	1.39	\$ 22,647	\$0.52
08-001-010-21	5625 GRAY	08/26/22	\$233,000	WD	\$233,000	1.27	1.27	\$ 44,957	\$1.03
08-024-009-00	6270 SECOR	08/10/22	\$800,000	WD	\$800,000	17.08	17.08	\$ 27,630	\$0.63
11-110-009-00	16961 CENTER RD	06/23/23	\$400,000	WD	\$400,000	3.00	3.00	\$ 32,538	\$0.75
41-060-024-00	113 OAK ST	10/31/23	\$150,000	WD	\$150,000	0.23	0.23	\$ 266,157	\$6.11

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
01-002-005-30	BATES RD	06/06/23	\$200,000	3.04	5.79	\$65,811	\$1.51
01-015-005-05	6140 E ARNOLD RD	06/20/22	\$305,000	4.40	4.40	\$69,318	\$1.59
01-103-034-00	5644 US 31 NORTH	09/22/22	\$550,000	3.50	3.50	\$157,053	\$3.61
01-300-051-00	6188 US 31 NORTH	08/25/22	\$150,000	1.70	1.70	\$88,496	\$2.03
01-585-007-00	EAST RAILWAY COMMONS	09/12/23	\$330,000	3.99	2.32	\$82,707	\$1.90
01-585-008-00	EAST RAILWAY COMMONS	09/12/23	\$330,000	3.99	2.33	\$82,707	\$1.90
01-585-009-00	EAST RAILWAY COMMONS	09/12/23	\$330,000	3.99	3.18	\$82,707	\$1.90
02-009-012-00	1155 S M 37	06/13/22	\$130,000	1.98	1.59	\$65,657	\$1.51
02-032-019-10	4202 HAMLIN RD	06/10/22	\$65,000	5.00	5.00	\$13,000	\$0.30
02-225-004-00	W COMMERCE DR	06/23/22	\$99,500	1.29	1.29	\$77,432	\$1.78
02-225-005-00	452 W COMMERCE DR	06/30/22	\$291,717	3.57	1.69	\$81,645	\$1.87
02-225-006-00	440 W COMMERCE DR	06/30/22	\$291,717	3.57	1.76	\$81,645	\$1.87
02-225-045-00	4190 VILLAGE PARK DR	06/29/23	\$200,000	2.10	2.10	\$95,238	\$2.19
02-225-047-00	4277 VILLAGE PARK DR	10/12/22	\$222,000	2.11	2.11	\$105,213	\$2.42
02-225-054-00	W COMMERCE DR	06/13/23	\$117,850	1.56	1.56	\$75,545	\$1.73
03-735-173-00	3852 MAPLEWOOD LN	09/23/22	\$350,000	3.48	3.48	\$100,690	\$2.31
07-011-019-00	7770 US HIGHWAY 31	05/31/22	\$100,000	1.74	3.48	\$53,531	\$1.23
07-011-028-00	US HIGHWAY 31	09/13/23	\$112,500	9.98	18.60	\$11,277	\$0.26
08-346-007-00	5810 KYRE CT	06/08/22	\$85,000	1.04	1.04	\$82,126	\$1.89
08-346-008-00	5848 KYRE CT	06/08/22	\$85,000	1.00	1.00	\$85,000	\$1.95
09-004-011-04	S M 113	05/03/22	\$57,000	3.45	3.45	\$16,512	\$0.38

Acme Outlying mean = \$1.76

Blair Secondary mean = \$1.91