

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-010-027/029-00	24185 US HWY 12	04/30/21	\$92,000	OTH	20-MULTI PARCEL	\$92,000	\$12,246	0.67	\$18,278	COMM TOWNSHIP
14-070-010-024-00	30027 US 12	11/24/21	\$100,000		03-ARM'S LENGTH	\$100,000	\$9,156	0.72	\$12,717	COMM TOWNSHIP
14-120-209-016-30	69639 SUNSET	08/27/20	\$50,000		03-ARM'S LENGTH	\$50,000	\$17,469	0.54	\$32,350	COMM TOWNSHIP
14-030-170-038-00		08/07/20	\$160,000		03-ARM'S LENGTH	\$160,000	\$34,376	1.10	\$31,251	COMM TOWNSHIP
Totals:			\$402,000			\$402,000	\$73,247	3.03		
									Average	
									per Net Acre=>	\$24,174 COMM TOWNSHIP
									USE ==>	\$24,200 1ST ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-011-003-10	29257 FOLLMER ST	09/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,552	2.60	\$20,212	COMM TOWNSHIP
14-090-007-063-00	MAY ST	12/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$200,000	4.40	\$45,455	COMM TOWNSHIP
14-030-014-186-20	64715 M 62	03/22/22	\$150,000		03-ARM'S LENGTH	\$150,000	\$15,783	4.03	\$3,916	COMM TOWNSHIP
14-050-016-014-10	52850 M 40	03/04/22	\$450,000		03-ARM'S LENGTH	\$450,000	\$283,309	3.00	\$94,436	COMM TOWNSHIP
14-060-016-303-01	19707 US 12	06/25/21	\$550,000		03-ARM'S LENGTH	\$550,000	\$107,990	2.55	\$42,349	COMM TOWNSHIP
14-070-011-003-10	29257 Follmer St	09/21/21	\$120,000		03-ARM'S LENGTH	\$120,000	\$77,659	2.57	\$30,218	COMM TOWNSHIP
14-090-005-040-00	26161 US 12	04/30/21	\$325,000		03-ARM'S LENGTH	\$325,000	\$324,765	7.55	\$43,015	COMM TOWNSHIP
14-090-007-063-00	May St	12/23/21	\$200,000		03-ARM'S LENGTH	\$200,000	\$200,000	4.44	\$45,045	COMM TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-091-108-051-20	69411 M-62 HWY	07/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$23,375	0.65	\$35,962	COMM VILLAGE
14-091-105-065-00	26862 MAIN ST	05/14/21	\$137,000		03-ARM'S LENGTH	\$137,000	\$15,673	0.33	\$47,494	COMM VILLAGE
75-051-510-007-00		11/19/20	\$120,900		03-ARM'S LENGTH	\$120,900	\$11,771	0.33	\$35,670	COMM VILLAGE
75-051-145-028-00		07/02/21	\$5,000		03-ARM'S LENGTH	\$5,000	\$5,000	0.14	\$35,714	COMM VILLAGE
75-051-145-027-00		12/06/21	\$200,000		03-ARM'S LENGTH	\$200,000	\$6,482	0.14	\$46,300	COMM VILLAGE
14-160-200-069-00		10/07/20	\$33,000		03-ARM'S LENGTH	\$33,000	\$5,597	0.08	\$69,963	COMM VILLAGE
Totals:			\$680,900			\$680,900	\$67,898	1.67		
									Average	
									per Net Acre=>	40,657 COMM VILLAGE
									USE ==>	\$40,700 1ST ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-018-005-03	70440 M-62 HWY	07/10/20	\$248,824	WD	03-ARM'S LENGTH	\$248,824	\$248,824	12.40	\$20,066	COMM VILLAGE
14-160-100-571-00	307 First Ave	01/03/22	\$199,000		03-ARM'S LENGTH	\$199,000	\$122,915	2.60	\$47,275	COMM VILLAGE
14-090-005-035-10	E Shore	02/10/22	\$75,000		03-ARM'S LENGTH	\$75,000	\$75,000	1.19	\$63,025	COMM VILLAGE
14-090-005-040-00	26161 US 12	04/30/21	\$325,000		03-ARM'S LENGTH	\$325,000	\$325,000	7.55	\$43,046	COMM VILLAGE
14-090-017-035-11	May St	07/02/21	\$99,000		03-ARM'S LENGTH	\$99,000	\$99,000	1.62	\$61,111	COMM VILLAGE
75-052-777-292-00	2806 S Centerville Rd	10/15/21	\$470,000		03-ARM'S LENGTH	\$470,000	\$50,953	4.40	\$11,580	COMM VILLAGE
14-091-108-022-00	69251 Meadowview Dr	02/19/21	\$750,000		03-ARM'S LENGTH	\$750,000	\$90,073	4.81	\$18,726	COMM VILLAGE
14-160-110-056-45	Pokagon St	10/22/20	\$834,120		03-ARM'S LENGTH	\$834,120	\$64,958	3.40	\$19,105	COMM VILLAGE

2023	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$24,200	\$24,200
	1.50	\$32,901	\$21,934
COMMERCIAL	2.00	\$37,672	\$18,836
TOWNSHIP	2.50	\$41,845	\$16,738
	3.00	\$45,595	\$15,198
	4.00	\$52,207	\$13,052
	5.00	\$57,990	\$11,598
	7.00	\$67,942	\$9,706
	10.00	\$80,364	\$8,036
	15.00	\$97,264	\$6,484
	20.00	\$111,370	\$5,569
	25.00	\$123,705	\$4,948
	30.00	\$134,791	\$4,493
	40.00	\$154,339	\$3,858
	50.00	\$171,434	\$3,429
	100.00	\$237,577	\$2,376

2023	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$40,700	\$40,700
	1.50	\$56,695	\$37,797
COMMERCIAL	2.00	\$65,487	\$32,744
VILLAGE	2.50	\$73,236	\$29,294
	3.00	\$80,243	\$26,748
	4.00	\$92,687	\$23,172
	5.00	\$103,654	\$20,731
	7.00	\$122,693	\$17,528
	10.00	\$146,707	\$14,671
	15.00	\$179,762	\$11,984
	20.00	\$207,641	\$10,382
	25.00	\$232,209	\$9,288
	30.00	\$254,426	\$8,481
	40.00	\$293,883	\$7,347
	50.00	\$328,656	\$6,573
	100.00	\$465,161	\$4,652