

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
140-075-000-012-00	5417 MORROW RD	11/08/19	\$42,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$42,000	\$19,900	47.38	\$44,030	\$7,850	\$9,880
140-075-000-015-01	5399 MORROW RD	11/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,000	50.00	\$48,389	\$8,751	\$7,140
140-075-000-052-00	5394 JERRY RD	08/06/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$21,800	29.07	\$56,904	\$29,226	\$11,130
140-075-000-056-00	5416 JERRY RD	06/13/20	\$27,500	LC	03-ARM'S LENGTH	\$27,500	\$11,200	40.73	\$29,670	\$6,230	\$8,400
Totals:			\$194,500			\$194,500	\$77,900		\$178,993	\$52,057	\$36,550
						Sale. Ratio =>		40.05			
						Std. Dev. =>		9.34	Average per FF=>		

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
76.0	0.0	0.00	0.00	\$103	#DIV/0!	#DIV/0!	76.00	4550	1167/137	140-075-000-011-00	GRASS LAKE WATERFRONT	6/22/2021	401
51.0	293.0	0.34	0.34	\$172	\$25,513	\$0.59	51.00	4550	1256/112		GRASS LAKE WATERFRONT	6/22/2021	401
79.5	177.2	0.32	0.32	\$368	\$90,483	\$2.08	79.50	4550	1218/844		GRASS LAKE WATERFRONT	6/1/2021	401
60.0	221.0	0.30	0.30	\$104	\$20,493	\$0.47	60.00	4550	1181/217		GRASS LAKE WATERFRONT	7/1/2019	401
266.5		0.97	0.97										
\$195		Average per Net Acre	53,667.01		Average per SqFt=>	\$1.23							

Used \$190/ff

no change from 2023