

EVERGREEN BEACH ANALYSIS

RAW SALES (ALL VACANT)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S.	Adj. Sale \$	Asd. when So	Asd/Adj. Si	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fror	ECF Area	Other Parcels in Sale	Land Table	Class
07-008-033-10	LAKESHORE DR	6/25/2021	\$135,000	WD	03-ARM'S I	\$135,000	\$71,100	52.67	\$142,801	\$135,000	\$137,500	125	258.9	0.743		\$1,080	\$181,696	\$4	125	LMB		LAKE MICH BACKLOT	402
07-180-025-00	EVERGREEN LN	10/19/2020	\$47,500	WD	03-ARM'S I	\$47,500	\$25,900	54.53	\$69,750	\$47,500	\$69,750	120	240	0.33	0.11	\$396	\$143,939	\$3	120	EGB	07-180-026-00	EVERGREEN BEACH	402
07-180-049-00	EVERGREEN LN	10/29/2021	\$50,000	WD	03-ARM'S I	\$50,000	\$20,100	40.20	\$41,000	\$50,000	\$41,000	120	120	0.331	0.331	\$417	\$151,057	\$3	120	EGB		EVERGREEN BEACH	402
07-180-119-00	SILVER RD	9/9/2022	\$45,000	WD	03-ARM'S I	\$45,000	\$13,500	30.00	\$27,000	\$45,000	\$27,000	120	120	0.331	0.331	\$375	\$135,952	\$3	120	EGB		EVERGREEN BEACH	402
07-320-093-00	MORNING GLORY RD	12/9/2020	\$25,000	WD	03-ARM'S I	\$25,000	\$11,300	45.20	\$25,000	\$25,000	\$25,000	50	115	0.132	0.132	\$500	\$189,394	\$4	50	LMB2		LAKE MICH BACKLOT	402
07-350-029-00	SASSAFRAS DR	11/30/2020	\$75,000	WD	03-ARM'S I	\$75,000	\$49,400	65.87	\$98,330	\$75,000	\$98,330	122	168	0.471	0.471	\$615	\$159,236	\$4	122	MAES		LAKE MICH BACKLOT	402
07-350-037-00	BEECH DR	6/1/2021	\$99,500	WD	03-ARM'S I	\$99,500	\$58,500	58.79	\$117,000	\$99,500	\$117,000	130	200	0.597	0.597	\$765	\$166,667	\$4	130	MAES		LAKE MICH BACKLOT	402
07-350-038-00	BEECH DR	12/13/2021	\$97,900	WD	03-ARM'S I	\$97,900	\$50,800	51.89	\$123,250	\$97,900	\$123,250	145	170	0.566	0.566	\$675	\$172,968	\$4	145	MAES		LAKE MICH BACKLOT	402
07-350-039-00	BEECH DR	12/22/2021	\$97,000	WD	03-ARM'S I	\$97,000	\$52,500	54.12	\$127,500	\$97,000	\$127,500	150	200	0.689	0.689	\$647	\$140,784	\$3	150	MAES		LAKE MICH BACKLOT	402
07-350-040-00	BEECH DR	7/29/2022	\$90,000	WD	03-ARM'S I	\$90,000	\$52,500	58.33	\$127,500	\$90,000	\$127,500	150	155	0.534	0.534	\$600	\$166,539	\$4	150	MAES		LAKE MICH BACKLOT	402
07-350-050-00	1251 HEMLOCK DR	8/6/2021	\$100,000	WD	03-ARM'S I	\$100,000	\$52,300	52.50	\$127,500	\$100,000	\$127,500	150	240	0.826	0.826	\$667	\$121,065	\$3	150	MAES		LAKE MICH BACKLOT	402
07-350-054-00	CREEKWOOD DR	11/19/2021	\$120,000	WD	03-ARM'S I	\$120,000	\$31,900	26.58	\$145,000	\$120,000	\$145,000	220	330	1.667	1.667	\$545	\$71,986	\$2	220	MAES		LAKE MICH BACKLOT	402
07-350-057-00	7116 CREEKWOOD DR	2/14/2022	\$75,000	WD	03-ARM'S I	\$75,000	\$52,500	70.00	\$127,500	\$75,000	\$127,500	150	200	0.689	0.689	\$500	\$108,853	\$2	150	MAES		LAKE MICH BACKLOT	402
07-630-034-00	WALKER AVE	10/2/2020	\$63,500	WD	03-ARM'S I	\$63,500	\$33,800	53.23	\$67,500	\$63,500	\$67,500	375	200	1.722	1.722	\$169	\$36,876	\$1	375	LMB2		LAKE MICH BACKLOT	402
07-750-035-01	7135 RIDGEWAY ST	5/5/2021	\$64,000	WD	03-ARM'S I	\$64,000	\$12,000	18.75	\$24,000	\$64,000	\$24,000	120	300	0.413	0.413	\$533	\$154,964	\$4	120	LMB3	07-750-037-00	LAKE MICH BACKLOT	401
Totals:			\$1,184,400			\$1,184,400	\$588,300		\$1,385,631	\$1,184,400	\$1,380,330	2247		10.041	9.821								
							Sale. Ratio =>	49.67				Average		Average		Average							
							Std. Dev. =>	14.36				per FF=>	\$527		per Net Ac	\$117.956							
																Average							
																per SqFt=>	\$3						