LAKE MI NORTHERN TWP ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. S	Cur. Appraisal	Land Residual	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	2200000	WD	03-ARM'S LENGTH	2200000	1023000	46.50	2046065	1447865	1293930	211.65	486.2	2.812	2.812	6840.845736	514887.9801	11.82020156	211.65	LFN		4779/491		LAKE MICH		1	0	########	401	MODERATI	HIGH BANI	HIGH BANK
07-420-004-00	2324 LAKESHORE DR	4/17/2020	1600000	WD	03-ARM'S LENGTH	1600000	860700	53.79	1721383	721917	843300	124	250	0.712	0.712	5821.91129	1013928.371	23.27659253	124	LFN		4452/647		LAKE MICH		0	0	########	401	MODERATI	HIGH BANK	
07-420-006-00	2326 LAKESHORE DR	3/1/2022	1500000	WD	03-ARM'S LENGTH	1500000	549000	36.60	1098000	1500000	1098000	165	300	1.136	1.136	9090.909091	1320422.535	30.31273038	165	LFN		4738/127		LAKE MICH		0	1	########	402	MINIMUM	BANK	
07-500-003-00	2018 BROOKHILL DR	6/17/2022	1775000	WD	03-ARM'S LENGTH	1775000	718900	40.50	1437730	1380270	1043000	140	227	1.459	1.459	9859.071429	946038.3825	21.71805286	280	LFN		4774/726		LAKE MICH		0	0	NOT INSPECTED	401	MINIMUM	BANK	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	3202500	WD	03-ARM'S LENGTH	3202500	1039000	32.44	2078010	2026090	901600	148	223	0.758	0.758	13689.7973	2672941.953	61.36230378	148	LFN				LAKE MICH		0	0	########	401	MINIMUM	BANK	
		Totals:	10277500			10277500	4190600		8381188	7076142	5179830	788.65		6.877	6.877																
							Sale. Ratio =>	40.77			Average			Average			Average															
							Std. Dev. =>	8.40			per FF=>	8972.474		per Net Ac	1028958		per SqFt=>	23.62161811													

CORRECTED IMPROVEMENT VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. S	Cur. Appraisal	Land Residual	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	2200000	WD	03-ARM'S LENGTH	2200000	1013500	46.07	2026954	1466976	1293930	211.65	486.2	2.812	2.812	6931.141035	521684.2105	11.97622155	211.65	LFN		4779/491		LAKE MICH		1	0	########	401	MODERATI	HIGH BANI	HIGH BANK
07-420-004-00	2324 LAKESHORE DR	4/17/2020	1600000	WD	03-ARM'S LENGTH	1600000	860700	53.79	1701693	741607	843300	124	250	0.712	0.712	5980.701613	1041582.865	23.91145237	124	LFN		4452/647		LAKE MICH		0	0	########	401	MODERATI	HIGH BANK	
07-420-006-00	2326 LAKESHORE DR	3/1/2022	1500000	WD	03-ARM'S LENGTH	1500000	549000	36.60	1098000	1500000	1098000	185	300	1.136	1.136	8108.108108	1320422.535	30.31273038	165	LFN		4738/127		LAKE MICH		0	1	########	402	MINIMUM	BANK	
07-500-003-00	2018 BROOKHILL DR	6/17/2022	1775000	WD	03-ARM'S LENGTH	1775000	718900	40.50	1437730	1380270	1043000	140	227	1.459	1.459	9859.071429	946038.3825	21.71805286	280	LFN		4774/726		LAKE MICH		0	0	NOT INSPECTED	401	MINIMUM	BANK	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	3202500	WD	03-ARM'S LENGTH	3202500	1229300	38.39	2458630	1645470	901600	148	223	0.758	0.758	11118.04054	2170804.749	49.83481977	148	LFN				LAKE MICH		0	0	########	401	MINIMUM	BANK	
		Totals:	10277500			10277500	4371400		8723007	6734323	5179830	808.65		6.877	6.877																
							Sale. Ratio =>	42.53			Average			Average			Average															
							Std. Dev. =>	6.97			per FF=>	8327.859		per Net Ac	979253		per SqFt=>	22.48055595													

CORRECTED IMPROVEMENT AND LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. S	Cur. Appraisal	Land Residual	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	2200000	WD	03-ARM'S LENGTH	2200000	1106300	50.29	2212520	1447865	1460385	211.65	486.2	2.812	2.812	6840.845736	514887.9801	11.82020156	211.65	LFN		4779/491		LAKE MICH		1	0	########	401	MODERATI	HIGH BANI	HIGH BANK
07-420-004-00	2324 LAKESHORE DR	4/17/2020	1600000	WD	03-ARM'S LENGTH	1600000	824100	51.51	1648123	721917	770040	124	250	0.712	0.712	5821.91129	1013928.371	23.27659253	124	LFN		4452/647		LAKE MICH		0	0	########	401	MODERATI	HIGH BANK	
07-420-006-00	2326 LAKESHORE DR	3/1/2022	1500000	WD	03-ARM'S LENGTH	1500000	749300	49.95	1498500	1500000	1498500	185	300	1.136	1.136	8108.108108	1320422.535	30.31273038	165	LFN		4738/127		LAKE MICH		0	1	########	402	MINIMUM	BANK	
07-500-003-00	2018 BROOKHILL DR	6/17/2022	1775000	WD	03-ARM'S LENGTH	1775000	764400	43.06	1528730	1400270	1134000	140	227	1.459	1.459	10001.92857	959746.4016	22.03274568	280	LFN		4774/726		LAKE MICH		0	0	NOT INSPECTED	401	MINIMUM	BANK	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	3202500	WD	03-ARM'S LENGTH	3202500	1289115	40.25	2578230	1645470	1021200	148	223	0.758	0.758	11118.04054	2170804.749	49.83481977	148	LFN				LAKE MICH		0	0	########	401	MINIMUM	BANK	
		Totals:	10277500			10277500	4733215		9466103	6715522	5884125	808.65		6.877	6.877																
							Sale. Ratio =>	46.05			Average			Average			Average															
							Std. Dev. =>	5.02			per FF=>	8304.609		per Net Ac	976519.1		per SqFt=>	22.41779435													