AGNEW

CURRENT VALUATION

Rate Table:

ate Table			
Description: AG RATES		Units: Acres 🗸 Adjus	tments
Rates			
Description	Rate	Don't Include in total Acreage	^
TILLABLE	5,200.00		
NON TILLABLE	4,000.00		
LOW/MUCK	2,000.00		
HOMESITE 2 ACRE	12,500.00		
ROW	0.00		

ANALYSIS

• Analysis of vacant land sales supports current valuation

COM N. COMMERCIAL 2022

CURRENT VALUATION

Current Rate Table:

Rate Table				×
Descrip	tion: COMMERCIAL SF RATES		Units: SqFt 💽 Adjustme	ents
Rates				
Descrip	otion	Rate	Don't Include in total Acreage	^
<1 AC	Æ	1.00		
1 - 5 A	ORES	0.30		
5 - 10	ACRES	0.10		
10 ACF	ES +	0.50		
LOW		0.05		
ROW		0.00	\checkmark	
AG RA	E	0.12		

ANALYSIS

- Analysis supports reduction in Commercial Land value Rates.
- Sales exhibiting Residential Highest and Best Use removed from study.

• Rates for acreages greater than the scope of sale analysis interpolated from sale data.

REVISED VALUATION

te Table			
Description: COMMERCIAL SP	RATES	Units: SqFt	Adjustments
Rates			
Description	Rate	Don't Include in total Acreage	^
<1 ACRE	0.85		
1 - 5 ACRES	0.30		
5 - 10 ACRES	0.10		
10 ACRES +	0.10		
LOW	0.05		
ROW	0.00		
AG RATE	0.12		

EVG.EVERGREEN BEACH

CURRENT VALUATION

- Site Value of \$27,000 for 1 acre Lots
- Front Foot Values as Follows

0	Very Good FF	- \$1,100 / FF
0	Good FF	- \$900 / FF
0	Average FF	- \$700 / FF
0	Fair FF	- \$500 / FF
0	Low/Wet FF	- \$225 / FF
0	Unimproved FF	- \$225 / FF
0	Low/Buildable FF	- \$125 / FF

ANALYSIS

- Vacant Land Sales support consolidation of FF rate.
- Support taken from Lake MI Backlot and Lake MI Frontage Land Tables

REVISED VALUATION

- Parcels with frontage on Lake MI Drive valued at \$1100 / FF
- Parcels with frontage on roads other than Lake MI Drive valued at \$550 / FF.
- Parcels with frontage on un-developed roads (no / limited access) valued at \$225 / FF.

GLN.GLENN VILLAGE

CURRENT VALUATION

• Residential Acreage Table

Acreage Table	e 'A'							×
Description:	SITE TABLE A							
	Land Values stimated Land Value	for each of	these sizes.					
1 Acre:	28,000	3 Acre:	43,000	10 Acre:	75,000	30 Acre:	140,000	
1.5 Acre:	31,000	4 Acre:	51,000	15 Acre:	102,000	40 Acre:	186,000	
2 Acre:	34,500	5 Acre:	58,000	20 Acre:	120,000	50 Acre:	210,000	
2.5 Acre:	38,500	7 Acre:	65,000	25 Acre:	130,000	100 Acre:	420,000	

Commercial Rates

te Table			:
Description: COMMERCIAL SF RAT	ES	Units: SqFt 🗸	djustments
Rates Description	Rate	Don't Include in total Acreage	^
CM SF2-15AC .11	0.13		
COMM SF<1AC .75	1.00		
CM SF>2-4AC .17	0.30		
COMM SF>15A .34	0.34		
SCRUB .05	0.05		

• Front Foot Rates as follows:

0	Very Good FF	- \$220 / FF
0	Good FF	- \$190 / FF
0	Average FF	- \$180 / FF
0	Fair FF	- \$130 / FF
0	Poor FF	- \$85 / FF

ANALYSIS

- Analysis supports consolidation rates and increase in valuation.
- 2 Areas of Interest identified
 - o East of Blue Star Highway

- West of Blue Star Highway
- Parcels having greater than 1 acre of land valued using Acreage Table. Parcels having less than 1 acre of land valued using Site Value.
- Values set for acreages extrapolated from sales data.
- Parcels that are land locked or non-compliant with zoning valued using marginal site value.
- Commercial rates removed from land table. Not identified as highest and best use.

REVISED VALUATION

- Site Values:
 - East of Blue Star Highway \$38,000
 - West of Blue Star Highway \$50,000
 - Marginal/Non-Conform Lot \$15,000
- East of Blue Star Highway Acreage Table,

Acreage Table 'A'

.

Description: EAST OF BSH									
Estimated Land Values									
Enter the Estimated Land Value for each of these sizes.									
1 Acre:	45,000	3 Acre:	55,000	10 Acre:	82,500	30 Acre:	202,500		
1.5 Acre:	47,500	4 Acre:	60,000	15 Acre:	112,500	40 Acre:	232,500		
2 Acre:	50,000	5 Acre:	65,000	20 Acre:	142,500	50 Acre:	252,500		
2.5 Acre:	52,500	7 Acre:	72,500	25 Acre:	172,500	100 Acre:	505,000		

 \times

_			n au cu						
A	creage Table	'B'							\times
	Description:	WEST OF BSH							
1	Estimated Land Values								
1	Enter the Es	timated Land Value	for each of	these sizes.					
	1 Acre:	60,000	3 Acre:	90,000	10 Acre:	150,000	30 Acre:	270,000	
	1.5 Acre:	65,000	4 Acre:	100,000	15 Acre:	180,000	40 Acre:	300,000	
	2 Acre:	75,000	5 Acre:	120,000	20 Acre:	210,000	50 Acre:	330,000	
	2.5 Acre:	80,000	7 Acre:	135,000	25 Acre:	240,000	100 Acre:	660,000	

• West of Blue Star Highway Acreage Table

GLOAK.GLENN OAKS CONDO

CURRENT VALUATION

Acreage Table	e 'A'							×	
Description:	GLENN OAKS								
Estimated	Estimated Land Values								
Enter the Es	stimated Land Value	for each of th	nese sizes.						
1 Acre:	40,000	3 Acre:	54,000	10 Acre:	0	30 Acre:		0	
1.5 Acre:	45,000	4 Acre:	60,000	15 Acre:	0	40 Acre:		0	
2 Acre:	50,000	5 Acre:	75,000	20 Acre:	0	50 Acre:		0	
2.5 Acre:	52,000	7 Acre:	0	25 Acre:	0	100 Acre:		0	

ANALYSIS

Sale Analysis supports current valuation.

HLB. HUTCINS LAKE BACKLOT

CURRENT VALUATION

• Front Foot Rates as follows:

0	Very Good FF	- \$650 / FF
0	Good FF	- \$500 / FF
0	Average FF	- \$400 / FF
0	Fair FF	- \$300 / FF
0	Low/Wet	- \$150 / FF
0	Fair FF – Steep	- \$250 / FF
0	Rural Backlot	- \$200 / FF

• Rate table for "Low" land valued at \$500 / Acre.

ANALYSIS

- Sale Study period extended to 6/1/22 to capture additional sales data.
- Consolidation of FF rates and increase in rates supported.

REVISED VALUATION

- Front Foot Rates converted to site values as follows:
 - o Large / Lake View \$100,000
 - Standard \$70,000
 - Small / Incumbered \$50,000
 - Wet / Very Small \$28,00

HLF. HUTCHINS LAKE FRONT

CURRENT VALUATION

• SF Table:

So	quare Footage Tab	le						×
	Description: Bac	ck lot						
	Square Footage	e Values						
	Enter the Estimat	ted Land Value for each	n of these sizes.					
1	2,500 Sq. Ft:	2500	15,000 Sq. Ft:	0	50,000 Sq. Ft:	0	217,800 Sq. Ft:	0
	5,000 Sq. Ft:	5000	20,000 Sq. Ft:	0	60,000 Sq. Ft:	0	435,600 Sq. Ft:	0
	7,500 Sq. Ft:	7500	25,000 Sq. Ft:	0	87,120 Sq. Ft:	0	653,400 Sq. Ft:	0
	10,000 Sq. Ft:	0	30,000 Sq. Ft:	0	130,680 Sq. Ft:	0	871,200 Sq. Ft:	0
	12,500 Sq. Ft:	0	40,000 Sq. Ft:	0	174,240 Sq. Ft:	0	1,089,000 Sq. Ft:	0

. .

o FF Rates

	•	Very Good FF	- \$4,500
	•	Good FF	- \$3,800
	•	Average FF	- \$3,100
	•	Fair FF	- \$2,400
	•	Low/Wet FF	- \$1,200
	•	Good Canal FF	- \$900
	•	Avg Canal FF	- \$800
	•	Fair Canal FF	- \$450
	•	Swamp	- \$25
	•	Back Lot	- \$500
0	Rate Ta	able	
	•	Swamp	- \$500 / Acre

ANALYSIS

- Current Valuation Supported. 0
 - 2 Areas of influence found for parcels having frontage on Hutchins Lake. Rates consolidated.
 - On 122nd
 - Off 122nd •
- Canal Rates consolidated
- Standard Backlot value supported by "Hutchins Lake Backlot" Land Table,
- Marginal value applied to wet/swamp parcels.

REVISED VALUATION

o FF Rates

 Off 122nd 	- \$4,100 / FF

- On 122nd - \$2,800 / FF
- \$850 / FF Canal
- Site Value
 - Backlot - \$70,000

- Rate Table
 - Swamp \$3,200 / Acre

301N. INDUSTRIAL NEW

CURRENT VALUATION

Tillable Acreage Table:

Acreage Table	'A'							Х
Description:	AG RATES TILLABL	E						
	Land Values					_	_	
Enter the Es	stimated Land Value	for each of	these sizes.					
1 Acre:	5,200	3 Acre:	15,600	10 Acre:	52,000	30 Acre:	156,000	
1.5 Acre:	7,800	4 Acre:	20,800	15 Acre:	78,000	40 Acre:	208,000	
2 Acre:	10,400	5 Acre:	26,000	20 Acre:	104,000	50 Acre:	260,000	
2.5 Acre:	13,000	7 Acre:	36,400	25 Acre:	130,000	100 Acre:	520,000	

Non-Tillable Acreage Table:

Acreage Table 'B'								Х
Description: AG	RATES NON TIL	LABL						
Estimated Land Enter the Estimat		for each of t	hese sizes.					
1 Acre:	2,600	3 Acre:	7,800	10 Acre:	26,000	30 Acre:	78,000	
1.5 Acre:	3,900	4 Acre:	10,400	15 Acre:	39,000	40 Acre:	104,000	
2 Acre:	5,200	5 Acre:	13,000	20 Acre:	52,000	50 Acre:	130,000	
2.5 Acre:	6,500	7 Acre:	18,200	25 Acre:	65,000	100 Acre:	260,000	

Rate Table:

te Table			
Description: INDUSTRIAL		Units: SqFt 💌 Adjust	ments
Rates			
Description	Rate	Don't Include in total Acreage	^
INDUSTRIAL	0.90		
ROW	0.00		
WET	0.03		
	0.00		
DEVELOPMENTAL	0.30		

ANALYSIS

- Sales study period adjusted to capture market activity.
- Singular vacant land sale from 2018 supports "Developmental" Rate.
- Developmental rate adjusted base on Commercial Land Table analysis to determine Industrial rate.
 - Parcels are often geographically concise.
 - Mixed Use zoning allows for fluid highest and best use.
- Rates for Consumers Utility Easements derived from non-tillable agricultural rate.

REVISED VALUATION

te Table			
Description: INDUSTRIAL		Units: SqFt 💽 Ac	ljustments
Rates			
Description	Rate	Don't Include in total Acreage	^
	0.00		
ROW	0.00		
WET/EXCESS	0.03		
	0.00		
DEVELOPMENTAL	0.30		
IND	0.68		
CONSUMERS ROW	0.10		

LFN. LAKE MICHIGAN NORTHERN FRONTAGE

Date range extended to 8/1/22 capture additional recent market data

CURRENT VALUATION

• FF Rates

0	Moderate Bank	- \$8,250 / FF
0	Medium Bank	- \$7,000 / FF

- High Bank \$4,200 / FF
- Excess \$1,250 / FF

ANALYSIS

- Sale analysis supports increase and consolidation of FF rates.
 - Most parcels found to have split application of FF rates.
- 2 Areas of interest identified
 - Minimum Bluff
 - Moderate/High Bluff
- Minimum consideration given to 2020 sale of parcel 03-07-0420-004-00, sale furthest removed from current market (time).
- Most consideration given to vacant land sale.

REVISED VALUATION

•	Minimum Bluff	- \$8,100 / FF
•	Moderate/High Bluff	- \$6,900 / FF

LMB. LAKE MICHIGAN BACKLOT

CURRENT VALUATION

FF Rates:

•	Very Good FF	- \$1,100 / FF
•	Good FF	- \$900 / FF
•	Average FF	- \$850 / FF
•	Fair FF	- \$500 / FF
•	Low/Wet FF	- \$225 / FF
•	Unimproved Area	- \$225 / FF
•	Low/Buildable?	- \$125 / FF
•	Wetlands	- \$30 / FF
•	Vacant/Low	- \$300 / FF

Acreage Tables:

Acreage Table '	Α'							×
Description:	SITE TABLE A							
Estimated L	and Values							
Enter the Esti	imated Land Value f	for each of t	these sizes.					
1 Acre:	27,000	3 Acre:	45,000	10 Acre:	85,000	30 Acre:	184,000	
1.5 Acre:	31,000	4 Acre:	51,000	15 Acre:	120,000	40 Acre:	230,000	
2 Acre:	36,000	5 Acre:	60,000	20 Acre:	150,000	50 Acre:	276,000	
2.5 Acre:	40,000	7 Acre:	72,000	25 Acre:	170,000	100 Acre:	460,000	

Acreage Table 'B'

Acreage Table	e 'B'							×
Description:	SITE TABLE B							
	Land Values stimated Land Value	for each of	these sizes.					
1 Acre:	34,000	3 Acre:	80,000	10 Acre:	135,000	30 Acre:	250,000	
1.5 Acre:	44,000	4 Acre:	90,000	15 Acre:	185,000	40 Acre:	340,000	
2 Acre:	55,000	5 Acre:	100,000	20 Acre:	210,000	50 Acre:	400,000	
2.5 Acre:	65,000	7 Acre:	120,000	25 Acre:	235,000	100 Acre:	700,000	

Rate Table:

Description:		Units: Units 🔹 Adjus	stments
Rates			
Description	Rate	Don't Include in total Acreage	^
	0.00		
	0.00		
KRAMER SC #1	111,000.00		
KRAMER SC #2	23,200.00		
KRAMER SC #3	14,300.00		
KRAMER SC #4	30,300.00		
LOW LAND	500.00		

ANALYSIS

• Sales support Current Valuation

LMF. LAKE MICHIGAN FRONTAGE

CURRENT VALUATION

FF Rates:

•	Low Bank	- \$9,000 / FF
•	Moderate Bank	- \$7,700 / FF
•	Medium Bank	- \$6,200 / FF
•	High Bank	- \$4,200 / FF
•	High Bank – Park	- \$4,700 / FF
•	Back Lot	- \$1,250 / FF
•	Fair Back Lot	- \$700 / FF
•	Medium Bank – Park	- \$4,900 / FF
•	Excess Back Lot	- \$500 / FF
•	Odd Lake MI Frontage	- \$210 / FF

Acreage Tables:

Acreage Table 'A'								\times
Description: SI	E TABLE A							
Estimated Lan	d Values							
Enter the Estima	ted Land Value f	for each of t	hese sizes.					
1 Acre:	30,000	3 Acre:	50,000	10 Acre:	95,000	30 Acre:	215,000	
1.5 Acre:	35,000	4 Acre:	58,000	15 Acre:	12,500	40 Acre:	265,000	
2 Acre:	40,000	5 Acre:	66,000	20 Acre:	160,000	50 Acre:	320,000	
2.5 Acre:	45,000	7 Acre:	80,000	25 Acre:	180,000	100 Acre:	520,000	

creage Table 'B'								×
Description: SI	E TABLE B							
Estimated Lan	d Values							
Enter the Estima	ted Land Value	for each of t	hese sizes.					
1 Acre:	43,000	3 Acre:	84,000	10 Acre:	160,000	30 Acre:	300,000	
1.5 Acre:	53,000	4 Acre:	95,000	15 Acre:	210,000	40 Acre:	375,000	
2 Acre:	64,000	5 Acre:	105,000	20 Acre:	235,000	50 Acre:	460,000	
2.5 Acre:	74,000	7 Acre:	130,000	25 Acre:	260,000	100 Acre:	800,000	

ANALYSIS

• Sales support Current Valuation

LMI. LAKE MICHIGAN INFLUENCE

CURRENT VALUATION

FF Rates:

- Very Good FF \$1,200 / FF
- Good FF \$950 / FF
- Average FF \$750 / FF
- Fair FF \$500 / FF
- Lake MI FF \$7,000 / FF

Rate Table:

• Lake MI Influence -\$15,000 / Acre

Acreage Table A:

Acreage Table	e 'A'							\times
Description:	SITE TABLE A							
Estimated	Land Values							
Enter the E	stimated Land Value	for each of	these sizes.					
1 Acre:	65,000	3 Acre:	120,000	10 Acre:	230,000	30 Acre:	460,000	
1.5 Acre:	75,000	4 Acre:	140,000	15 Acre:	300,000	40 Acre:	575,000	
2 Acre:	90,000	5 Acre:	160,000	20 Acre:	375,000	50 Acre:	675,000	
2.5 Acre:	100,000	7 Acre:	200,000	25 Acre:	430,000	100 Acre:	1,350,000	

Acreage Table B:

_									
A	creage Table	'B'							×
	Description:	SITE TABLE B							
1	Estimated	Land ¥alues							
	Enter the Es	timated Land Value	for each of	these sizes.					
	1 Acre:	35,000	3 Acre:	75,000	10 Acre:	135,000	30 Acre:	277,500	
	1.5 Acre:	45,000	4 Acre:	85,000	15 Acre:	185,000	40 Acre:	370,000	
	2 Acre:	55,000	5 Acre:	95,000	20 Acre:	215,000	50 Acre:	420,000	
	2.5 Acre:	65,000	7 Acre:	115,000	25 Acre:	240,000	100 Acre:	750,000	
	2.5 Acre:	65,000	7 Acre:	115,000	25 Acre:	240,000	100 Acre:	750,000	

ANALYSIS

- Analysis indicates Northern, Southern, and "Development" (Stonebridge) areas of interest.
- Northern site value developed for parcels having approximately 2 acres, Acreage Table developed for parcels having greater land
- Southern site value developed for parcels having approximately 3 acres, Acreage Table developed for parcels having greater land
- Acreage Table rates extrapolated from sale data.

REVISED VALUATION

Site Values:

- North Approximately 2 Acres \$140,000
- South Approximately 3 Acres \$100,000
- Stonebridge \$250,000

Acreage Tables:

• North Acreage

		- ROLE						
Acreage Table	e 'A'							\times
Description:	NORTH ACREAGE							
Estimated	Land ¥alues							
Enter the Es	stimated Land Value f	for each of	these sizes.					
1 Acre:	0	3 Acre:	150,000	10 Acre:	315,000	30 Acre:	505,000	
1.5 Acre:	0	4 Acre:	165,000	15 Acre:	355,000	40 Acre:	575,000	
2 Acre:	0	5 Acre:	190,000	20 Acre:	405,000	50 Acre:	675,000	
2.5 Acre:	0	7 Acre:	240,000	25 Acre:	455,000	100 Acre:	1,350,000	

• South Acreage

Acreage Table 'B'			SHIIII 17				:	×
Description: SO	UTH ACREAGE							
Estimated Lan Enter the Estima		for each of	these sizes.					
1 Acre:	0	3 Acre:	0	10 Acre:	240,000	30 Acre:	440,000	
1.5 Acre:	0	4 Acre:	125,000	15 Acre:	290,000	40 Acre:	490,000	
2 Acre:	0	5 Acre:	150,000	20 Acre:	340,000	50 Acre:	540,000	
2.5 Acre:	0	7 Acre:	190,000	25 Acre:	390,000	100 Acre:	1,080,000	

PCF. PIER COVE FOREST

CURRENT VALUATION

FF Rates:

- Very Good FF \$700 / FF
- Good FF \$600 / FF
- Average FF \$500 / FF
- Fair FF \$400 / FF

ANALYSIS

• Increase in Land Value supported.

- Support derived from lake Michigan Influence Land Table Analysis.
- Convert FF Rates to Site Values.

REVISED VALUATION

Site Values:

- Prime \$140,000
- Standard \$80,000

RAA. RESORT ACREAGE - A

CURRENT VALUATION

Acreage Table:

		Baie M						
Acreage Table 'A'								Х
Description: SIT	E TABLE A							
Estimated Lan	d Values							
Enter the Estima	ted Land Value f	for each of th	ese sizes.					
1 Acre:	28,000	3 Acre:	39,200	10 Acre:	84,000	30 Acre:	160,000	
1.5 Acre:	30,800	4 Acre:	44,800	15 Acre:	110,000	40 Acre:	200,000	
2 Acre:	33,600	5 Acre:	50,400	20 Acre:	132,000	50 Acre:	220,000	
2.5 Acre:	36,400	7 Acre:	67,200	25 Acre:	150,000	100 Acre:	420,000	
213 Adei	30,400	/ Ade.	07,200	20 Adie.	150,000	TOO ACIE.	420,000	

Per Acre Rates:

- Resort Acreage \$4,275 / Acre
- Low Land \$500 / Acre

Site Value:

• Blue Goose Site - \$45,000 / Site

ANALYSIS

- Analysis supports increase in valuation.
- 2 Areas on interest on Blue Goose
 - o Standard
 - o Large
- Acreage Table amended through sale data interpolation.
- Value per Acre for Conklin parcels

REVISED VALUATION

Blue Goose:

- Standard \$50,000 / Site
- Large \$80,000 / Site

Conklin:

• Value / Acre - \$9,800

Acreage Table:

Acreage Table 'A'								×
Description: RES	SORT ACREAGE							
Estimated Lane	d Values							
Enter the Estimat	ted Land Value f	for each of t	hese sizes.					
1 Acre:	32,000	3 Acre:	48,000	10 Acre:	100,000	30 Acre:	180,000	
1.5 Acre:	36,000	4 Acre:	56,000	15 Acre:	120,000	40 Acre:	210,000	
2 Acre:	40,000	5 Acre:	64,000	20 Acre:	140,000	50 Acre:	240,000	
2.5 Acre:	44,000	7 Acre:	78,000	25 Acre:	160,000	100 Acre:	480,000	

RAB. RESORT ACREAGE -B

CURRENT VALUATION

Acreage Table:

		RALE						
Acreage Table 'A'								Х
-								
Description: SI	TE TABLE A							
Estimated Lar	nd Values	_		_		_		
Enter the Estima	ated Land Value	for each of	these sizes.					
1 Acre:	60,000	3 Acre:	90,000	10 Acre:	175,000	30 Acre:	300,000	
1.5 Acre:	65,000	4 Acre:	100,000	15 Acre:	225,000	40 Acre:	360,000	
2 Acre:	70,000	5 Acre:	112,500	20 Acre:	250,000	50 Acre:	450,000	
2.5 Acre:	75,000	7 Acre:	140,000	25 Acre:	275,000	100 Acre:	800,000	

Acreage Table – Foster Lane:

Acreage Table 'B'								×
Description: FO	STER LN							
Estimated Land	d Values					_	_	
Enter the Estimat	ted Land Value f	for each of	these sizes.					
1 Acre:	0	3 Acre:	64,000	10 Acre:	0	30 Acre:		0
1.5 Acre:	0	4 Acre:	100,000	15 Acre:	0	40 Acre:		0
2 Acre:	56,000	5 Acre:	102,500	20 Acre:	0	50 Acre:		0
2.5 Acre:	60,000	7 Acre:	122,500	25 Acre:	0	100 Acre:		0

Rate Table:

Rate Table			×
Description: ACREAGE TA	BLE A	Units: Acres 💌 Adjustr	ments
Rates		Dap's Include in tatal Accesses	
Description	Rate	Don't Include in total Acreage	n
Description RESORT AC	7,600.00	Don't Include in total Acreage	

ANALYSIS

• Sale Analysis supports current valuation.

REAR. RURAL REAR ACREAGE

CURRENT VALUATION

Acreage Table:

Acreage Table	'A'							×
Description:	SITE TABLE A							
	Land ¥alues stimated Land Value	for each of	these sizes.					
1 Acre:	17,100	3 Acre:	24,300	10 Acre:	46,800	30 Acre:	103,500	
1.5 Acre:	18,900	4 Acre:	27,900	15 Acre:	64,800	40 Acre:	126,000	
2 Acre:	20,700	5 Acre:	31,500	20 Acre:	81,000	50 Acre:	144,000	
2.5 Acre:	22,500	7 Acre:	36,000	25 Acre:	94,500	100 Acre:	288,000	

Rate Table:

Rate Table			×
Description:		Units: Acres	Adjustments
Rates Description	Rate	Don't Include in total Acreage	^
LOW	500.00		

ANALYSIS

• Sale Analysis supports current valuation.

RSC. RURAL SITE CONDO

CURRENT VALUATION

Acreage Table:

Acreage Table 'A'							×
Description: SI	TE TABLE A						
Estimated Lan	d Values						
Enter the Estima	ated Land Value f	for each of th	ese sizes.				
1 Acre:	20,000	3 Acre:	37,500	10 Acre:	66,500	30 Acre:	0
1.5 Acre:	26,600	4 Acre:	43,200	15 Acre:	0	40 Acre:	0
2 Acre:	30,400	5 Acre:	47,400	20 Acre:	0	50 Acre:	0
2.5 Acre:	33,300	7 Acre:	55,900	25 Acre:	0	100 Acre:	0

ANALYSIS

• Sale Analysis supports current valuation.

RSP. RESORT PLAT

CURRENT VALUATION

Front Foot Values:

•	Very Good FF	- \$375 / FF
•	Good FF	- \$300 / FF
	A viana da EE	\$250 / EE

Average FF - \$250 / FF
 Fair FF - \$200 / FF

Site Value

• \$55,000 / Site

ANALYSIS

• Sale analysis supports current valuation with additional Stone Bridge site value for parcels greater than 1 acre as "Large Site"

REVISED VALUATION

Front Foot Values:

٠	Very Good FF	- \$375 / FF
•	Good FF	- \$300 / FF

- Average FF \$250 / FF
- Equip FE \$200 / FE
- Fair FF \$200 / FF

Site Value

- Stone Bridge Small \$60,000 / Site
- Stone Bridge Large \$120,000 / Site

RUAA. RURAL ACREAGE – A

CURRENT VALUATION

Acreage Table:

Acreage Table 'A'										
Description: SITE TABLE A										
Estimated	Estimated Land Values									
Enter the E	Enter the Estimated Land Value for each of these sizes.									
1 Acre:	22,500	3 Acre:	38,000	10 Acre:	65,000	30 Acre:	150,000			
1.5 Acre:	26,000	4 Acre:	42,000	15 Acre:	96,250	40 Acre:	200,000			
2 Acre:	30,000	5 Acre:	48,000	20 Acre:	105,000	50 Acre:	250,000			
2.5 Acre:	34,000	7 Acre:	56,000	25 Acre:	125,000	100 Acre:	500,000			

Rate Table:

Description: LOW - ROW		Units: SqFt 🗨 Adju	stments
Rates			
Description	Rate	Don't Include in total Acreage	^
	0.00		
	0.00		
	0.00	\checkmark	
	0.00		
	0.00	\checkmark	
	0.00		
LOW/SWAMPY	0.02		
ROW	0.00		

Site Value:

• Less than 1 Acre - \$30,000 / Site

ANALYSIS

- Adequate vacant land sales to omit improved parcel sales
- Sale Analysis show under valuation of smaller parcels.
- Valuation extrapolated from sale data.

REVISED VALUATION

Acreage Table:

-		Kdie G						
Acreage Table	'Α'							×
Description:	SITE TABLE A							
Estimated	Land Values							
Enter the Es	timated Land Value	for each of t	hese sizes.					
1 Acre:	30,000	3 Acre:	50,000	10 Acre:	85,000	30 Acre:	150,000	
1.5 Acre:	40,000	4 Acre:	55,000	15 Acre:	95,000	40 Acre:	200,000	
2 Acre:	42,500	5 Acre:	65,000	20 Acre:	105,000	50 Acre:	250,000	
2.5 Acre:	45,000	7 Acre:	75,000	25 Acre:	125,000	100 Acre:	500,000	

Rate Table:

te Table			
Description: LOW - ROW		Units: SqFt 💽 Ad	justments
Rates			
Description	Rate	Don't Include in total Acreage	^
	0.00		
	0.00	\checkmark	
	0.00	\checkmark	
	0.00		
	0.00	\checkmark	
	0.00		
LOW/SWAMPY	0.02		
ROW	0.00	\checkmark	

Site Value:

• Less than 1 Acre - \$30,000 / Site

RUAB. RURAL ACREAGE - B

CURRENT VALUATION

Acreage Table:

		DOLE Y						
Acreage Table	'A'							\times
Description:	SITE TABLE A							
Estimated	Land Values	_		_		_		
Enter the Es	timated Land Value	for each of t	these sizes.					
1 Acre:	21,000	3 Acre:	36,000	10 Acre:	65,000	30 Acre:	150,000	
1.5 Acre:	24,000	4 Acre:	40,000	15 Acre:	86,250	40 Acre:	200,000	
2 Acre:	28,000	5 Acre:	48,000	20 Acre:	105,000	50 Acre:	250,000	
2.5 Acre:	32,000	7 Acre:	56,000	25 Acre:	125,000	100 Acre:	500,000	

Rate Table:

Rate Table			×
Description:		Units: Acres Adjustment	s
Rates	Rate	Don't Include in total Acreage	^
R/W	0.00		
LOW LAND	500.00		

ANALYSIS

- Adequate vacant land sales to omit improved parcel sales
- Sale Analysis show under valuation of smaller parcels.
- Valuation extrapolated from sale data.

REVISED VALUATION

Acreage Table:

			RALE							
Acre	age Table	e 'A'							\times	
De	scription:	RURAL ACREAGE E	}							
Es	Estimated Land Values									
Er	nter the Es	stimated Land Value	for each of	these sizes.						
	1 Acre:	30,000	3 Acre:	50,000	10 Acre:	85,000	30 Acre:	150,000		
1	.5 Acre:	40,000	4 Acre:	55,000	15 Acre:	90,000	40 Acre:	200,000		
	2 Acre:	42,500	5 Acre:	65,000	20 Acre:	105,000	50 Acre:	250,000		
2	.5 Acre:	45,000	7 Acre:	75,000	25 Acre:	125,000	100 Acre:	500,000		

Rate Table:

ate Table			>
Description:		Units: Acres	Adjustments
Description	Rate	Don't Include in total Acreage	^
R/W	0.00		
LOW LAND	500.00		