

FLUSH HEIGHTS & C		1 ACRE	.75 AC	.50 AC	ADD ACRE	LARGE RES						
SALE	\$	24,000	\$	20,000	\$	18,000	\$	2,000	\$	2,200		
		SALE PRICE	ACRE	ADD ACRES	1st Acre	Add Acres	2023 RATES	2022 RATES				
19-526-016		\$30,000	1	3.85	\$ 24,000	\$ 7,700	\$ 31,700	\$ 31,700				
LAND RESIDUAL STUDY												
FLUSHING HEIGHTS & DATE		SALE PRICE	RESIDUAL	CURRENT LAND								
19-526-001		10/27/20	\$ 146,000	\$ 33,070	\$ 31,320	4.66 AC						
19-526-008		03/19/21	\$ 169,000	\$ 34,041	\$ 18,000	.55 AC						
19-526-014		01/19/21	\$ 140,000	\$ 22,747	\$ 25,200	1.60 AC						
GILLETTE CNT VILL \$16,500 95*220 LOT/\$17,000 100*370 LOT												
LAND RESIDUAL STUDY												
GILLETTE CNTRY VI DATE		SALE PRICE	RESIDUAL	CURRENT LAND								
10-501-016		03/12/21	\$ 161,000	\$ 42,143	\$ 17,000	100*370						
10-501-022		01/20/22	\$ 150,000	\$ 20,682	\$ 22,000	200*370 (2 lots)						
HI-LE \$16,500 PER LOT												
MILLER CREST \$16,500 PER LOT												
RIVER RIDGE EST \$18,000 PER LOT (.5 ac lots)												
LAND RESIDUAL STUDY												
RIVER RIDGE EST DATE		SALE PRICE	RESIDUAL	CURRENT LAND								
22-501-007		10/26/20	\$159,900	\$10,465	\$18,000							
22-501-022		04/01/21	\$182,500	\$38,365	\$18,000							
22-501-025		08/27/21	\$169,900	\$32,936	\$18,000							
22-502-003		04/08/21	\$145,000	\$18,710	\$18,000							
22-502-004		02/22/21	\$116,000	\$21,783	\$18,000							
22-502-042		12/23/20	\$152,000	\$29,265	\$18,000							
		AVERAGE	\$25,254									
SEYMOUR HEIGH NON-RIVER PER ACRE \$22,000/20,000/17,000/2,000												
SEYMOUR HEIGH RIVER LOTS PER ACRE \$55,000/55,000 HALF AC/6,000 ADD ACRE												
SUP PLAT 27 By Acre \$24,000/\$20,000/\$17,000/\$2,500 (HAS RIVER LOTS AS WELL)												
LAND RESIDUAL STUDY												
SUP PLAT 27 DATE		SALE PRICE	RESIDUAL	CURRENT LAND								
27-502-017		12/17/21	\$175,000	\$49,856	\$26,113	1.85 AC						
27-502-022		10/23/20	\$227,500	\$26,254	\$24,000	.77 AC						
27-502-026		11/18/20	\$89,000	\$5,106	\$24,000	.62 AC						
ZONE 3		1 ACRE	.75 AC	.50 AC	ADD ACRE	LARGE RES						
SALE	\$	27,000	\$	25,000	\$	24,000	\$	2,600	\$	2,200		
		SALE PRICE	ACRE	ADD ACRES	1st Acre	Add Acres	2023 RATES	2022 RATES				
32-400-037		\$43,000	1	5	\$ 27,000	\$ 13,000	\$ 40,000	\$40,000				
36-100-018		\$43,500	1	5.12	\$ 27,000	\$ 13,312	\$ 40,312	\$64,712	MULTI PARCEL SALE			
36-400-004		\$109,900	1	16.8	\$ 27,000	\$ 43,680	\$ 70,680	\$103,680	MULTI WITH 554-012 & 554-019			
FLUSH GOLF & C SALE PRICE \$40,000 PER LOT/\$55,000 F app 1 acre lots, 2 on river												
36-504-013		\$38,000	(1 ac APPROX)									
LAND RESIDUAL STUDY												
FLUSH GOLF & C DATE		SALE PRICE	RESIDUAL	CURRENT LAND								
36-504-007		07/14/21	\$345,000	\$57,028	\$40,000							
MUD CREEK		SALE PRICE	CONDO \$27,000 AVG LOT/\$27,000 LRG LOT									
36-651-003		\$18,000	bought to be added to Unit 4									
36-651-012		\$15,500										
AMBLESIDE \$25,000 LOT/\$30,000 WOODED LOT												
BEACHTREE FMS \$20,000 PER LOT												
BONNIEBROOK \$22,000 PER LOT												

BONNIEBROOK SALE DATE SALE PRICE

36-501-007 11/4/2020 \$29,900
36-503-005 9/20/2021 \$25,000
36-503-013 8/5/2021 \$29,900

DENEENS ACRES ZONE 3 RATES

DUFFIELD EST 1a \$27,000/.75a 26,000/.5a 25,000/add 2,500

DILLON RD AC 1a \$26,000/.75a 25,000/.5a 23,000/add 2,200

EVENING SHAD \$32,000 PER LOT

FAIR ACRES \$23,000 PER LOT

FERGUSON PLAT \$20,000 PER LOT

FIELDSTONE FRM \$22,000 PER LOT

KRYST KREEK 2&: \$32,000 LOT/\$32,000 CUL-SAC/\$52,000 DEEP LOT

MISSY ACRES \$22,000 PER LOT

POTTER RD ACRE USE 23 ACRES ONLY 3 LOTS

SHADOWLAND \$27,000 PER LOT (.5 to .8 ac sizes) 6 lots

SUP PLAT 32 USE 23 ACRES

THORN RIDGE \$32,000 PER LOT/\$36,000 LARGER LOT

VICTORIAN EST \$22,000 PER LOT (1 AC LOTS)

WOODHAVEN ES \$27,000 PER LOT (ATTACHED TO MUD CREEK)

WOODHAVEN FN \$22,000 PER LOT (VAR SIZES))

ZONE 4 SALE	1 ACRE SALE	1 ACRE \$	.75 AC 20,000	.50 AC \$ 17,000	ADD ACRE \$ 2,600	LARGE RES \$ 2,200
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02-200-021	SALE PRICE	ACRE	ADD ACRES	1st Acre	Add Acres	2023 RATES	2022 RATES
	\$18,000	1	1.75	\$ 20,000	\$ 4,550	\$ 24,550	\$24,550

owns adj imp parcel
as add land?

BRENTWOOD AC \$17,000 PER LOT/\$8,400 OUTLOT

HAZELWOOD \$17,000 PER LOT

MORRISH EST \$17,000 PER LOT(.23 AC)/\$26,000 LOT 15 (.42 SC)

WET LAND

\$ 2,000

TWP RIVER SALE	1 ACRE SALE	1 ACRE \$	.75 AC 55,000	.50 AC \$ 55,000	ADD ACRE \$ 6,000	LARGE RES \$ 3,500
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	SALE PRICE	ACRE	ADD ACRES	1st Acre	Add Acres	2023 RATES	2022 RATES
10-400-011	\$85,000	1	3.38	\$ 55,000	\$ 20,280	\$ 75,280	\$75,280
10-400-028	\$75,000	1	3.91	\$ 55,000	\$ 23,460	\$ 78,460	\$78,460
10-400-023	\$209,500	1	13.11	\$ 55,000	\$ 78,660	\$ 133,660	\$133,660

MORANS RIVER f per acre \$55,000/55,000/55,000/6,000

all river frontage

RIVER RD ACRES per acre \$55,000/55,000/55,000/6,000

all river frontage

ZONE 5 SALE	1 ACRE SALE	1 ACRE \$	.75 AC 25,000	.50 AC \$ 23,000	ADD ACRE \$ 2,600	LARGE RES \$ 2,200
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	SALE PRICE	ACRE	ADD ACRES	1st Acre	Add Acres	2022 RATES	2021 RATES
24-100-029	\$15,000	1				\$ -	\$26,000
12-200-016	\$29,600	1	1.13	\$ 26,000	\$ 2,938	\$ 28,938	\$28,938
23-200-046	\$58,000	1	7.08	\$ 26,000	\$ 18,408	\$ 44,408	\$44,408
12-300-040	\$55,000	1	8	\$ 26,000	\$ 20,800	\$ 46,800	\$46,800
12-300-040	\$29,000	1	8	\$ 26,000	\$ 20,800	\$ 46,800	\$46,800
11-100-005	\$318,000	1	102	\$ 26,000	\$ 265,200	\$ 291,200	\$291,200
24-300-023	\$4,000		2.96		\$ 7,696	\$ 7,696	\$7,696

Large Res Rates?
Purchased as Additional Land

BLUFFS NORTH IS SALE PRICE SITE CONDO \$50,000 RIVER/\$40,000 WOODED/\$35,000 AVERAGE/\$19,000 FRONT/\$10,000 ENTRY PER LOT

15-676-002 \$10,000

MEADOWBROOK	SALE PRICE	\$21,000 PER LOT/\$30,000 DUPLEX/\$17,000 HALF DUPLEX	
23-578-071	\$17,000		
APPLE HILL EST	\$20,000 PER LOT		
1 Vacant Sale : 23-552-005 sold 10/12/20 for 10,500. house burned, certain restrictions on building, not desireable.			
BROPHY EST	\$20,000 PER LOT		
CLOUTIER SUB	\$23,000 130*294 LOT/\$20,000 100*200 LOT		
COLE CREEK	\$18,000 PER LOT		
ELMSVIEW SUB	\$20,000 PER LOT		
FLUSH HEIGHTS # By acre same as z5 rates			
FLUSH MEADOW	\$20,000 PER LOT		
GRANRICH EST A	\$20,000 PER LOT		
HIDDEN LAKE	\$40,000 LAKE LOT/\$24,000 NONLAKE		
14-601-016 SOLD 3/31/22 FOR 28,000, ON LAKE, ON MARKET SINCE 2018.			
JOHNSON RD SIT	\$20,000 PER LOT		
LAURIE ACRES	\$26,000 1ac lot/\$25,000 .75 ac lot	(SAME AS ACRES FOR Z5)	
PLEASANC AC	by acre \$25,000/23,000/19,000/3,000		
PLEASANT AC REI	\$18,000 PER LOT		
PARTRIDGE EST	\$20,000 PER LOT		
PARKSIDE SUB	\$20,000 PER LOT	(right by granrich)	
PONDEROSA	\$22,000 PER LOT	(right by granrich)	
PLEASANT WOOD	\$32,000 PER LOT		
RACHOW ACRES	\$20,000 PER LOT	(.75 AR LOTS)	
ROADSIDE ACRES	\$20,000 PER LOT	(.65 ac lots)	
STANLEY RD WES	\$20,000 PER LOT	(ONLY 4 .65 ac lots)	
TWIN OAKS	\$30,000 PER LOT		
WALMAR PLAT	\$26,000 156*330 LOT, USES Z5 ACRES VALUES		
WENDAL ACRES	\$20,000 AVG LOT/22,000 DEEP	(.8 AND 2 ACRE SIZES)	

<u>HYDE PARK EST</u>		<u>DATE</u>	<u>SALE PRICE</u>	<u>SINGLE HOME LOTS</u>	<u>\$20,000 PER UNIT</u>
08-36-678-025	08/11/20		\$14,500		
08-36-678-054	06/10/20		\$14,500		
08-36-678-050	09/10/20		\$20,000		
08-36-678-059	03/31/21		\$21,500		
08-36-678-027	08/27/20		\$80,000	19-MULTI / \$80,000 8 lots = Per \$10,000	-27-028-029-031-043-045-060-061
08-36-678-053	05/29/20		\$63,500	19-MULTI / \$63,500 3 lots = Per \$21,166	with -054 & 056
LAND RESIDUAL STUDY					
<u>HYDE PARK EST</u>		<u>DATE</u>	<u>SALE PRICE</u>	<u>LAND RESI CURRENT LAND</u>	
08-36-678-014	09/16/20		\$238,000	\$23,202	\$19,500
08-36-678-026	06/12/20		\$210,000	\$20,485	\$19,500
08-36-678-039	04/13/21		\$282,900	\$34,708	\$19,500
08-36-678-047	08/12/20		\$224,900	\$16,740	\$19,500
AVERAGE:			\$23,784		
HYDE PARK CONDOS					
			2, 3 & 4 UNIT CONDOS \$10,700 PER UNIT		
LAND RESIDUAL STUDY					
<u>HYDE PARK cond</u>		<u>DATE</u>	<u>SALE PRICE</u>	<u>LAND RESI CURRENT LAND</u>	
08-36-676-081	06/17/21		\$220,000	\$35,913	\$10,700
08-36-676-082	08/31/21		\$226,000	\$77,878	\$10,700
08-36-676-099	06/26/20		\$179,900	\$31,778	\$10,700
AVERAGE:			\$48,523		
DEVONSHIRE COMMONS					
			CONDO DUPLEXES, EACH HALF HAS IT'S OWN PARCEL NUMBER AND 1/2 LOT \$10,700 PER UNIT		

LAND RESIDUAL STUDY				
DEVONSHIRE CO	DATE	SALE PRICE	LAND RESI	CURRENT LAND
08-36-677-114	03/18/21	\$127,900	\$10,825	\$10,700
08-36-677-116	06/30/21	\$155,000	\$37,925	\$10,700
		AVERAGE:	\$24,375	
OUT OF BAND (REF ONLY)				
08-36-678-027	05/26/22	\$138,000	19-MULTI , 8 lots = Per	\$80,000 \$17,250
-27-028-029-031-043-045-060-061				

Parcel Number	Street Address	Sale Date	Adj. Sale \$		Gross Acreage	Soil Rating - Average								No Val ROW etc	Sale Price per Net Acr	RATE TO #1	#1 EQUIVALEN
						#1 100%	#2 95%	#3 90%	#4 80%	#5 75%	#6 65%	#7 55%	#8 45%				
08-09-200-030	W MT MORRIS RD	9/2/2020	\$175,000	\$175,000	46.86			38.52						8.34	\$4,543	0.90	\$5,048
08-12-400-005	E ELMS RD	6/8/2020	\$100,000	\$100,000	27.82				25.02					2.80	\$3,997	0.80	\$4,996
08-17-400-019/20-300-019	W COLDWATER/W CARPENTER RD	5/12/2020	\$336,860	\$336,860	92.94			90.02							\$3,742		\$4,158
08-28-400-024	W PIERSON RD	2/25/2021	\$60,500	\$60,500	15.46		15.37							2.36	\$3,936	0.90	\$4,143
														0.09		0.95	
AVERAGE #1 PRICE PER ACRE= \$4,586 AVERAGE SALE PRICE PER NET ACRE= \$4,055 AVERAGE SALE #2-#4 PER ACRE \$4,055																	
UNIT SALES 04,08,09,11,13,14,16,17,18																	
Parcel Number	Street Address	Sale Date	Adj. Sale \$		Gross Acreage	Soil Rating - Average								No Val ROW etc	Sale Price per Net Acr	RATE TO #1	#1 EQUIVALEN
						#1 100%	#2 95%	#3 90%	#4 80%	#5 75%	#6 65%	#7 55%	#8 45%				
04-03-300-002 & 003	N SEYMOUR RD	5/26/2021	\$435,000	\$435,000	115.95			98.11						17.84	\$4,434	0.90	\$4,926
04-12-400-014	N ELMS RD	7/24/2020	\$210,000	\$210,000	62.33		56.70							5.63	\$3,704	0.95	\$3,899
04-17-300-002	CORUNNA RD	8/16/2021	\$114,000	\$114,000	35.90		30.36							5.54	\$3,755	0.95	\$3,953
04-33-200-005	S VAN VLEET RD	5/13/2020	\$60,000	\$60,000	19.27		17.13							2.14	\$3,503	0.95	\$3,687
04-33-200-006	S VAN VLEET RD	5/13/2020	\$55,000	\$55,000	17.75			16.49						1.26	\$3,335	0.90	\$3,706
08-09-200-030	W MT MORRIS RD	9/2/2020	\$175,000	\$175,000	46.86			38.52						8.34	\$4,543	0.90	\$5,048
08-12-400-005	E ELMS RD	6/8/2020	\$100,000	\$100,000	27.82				25.02					2.80	\$3,997	0.80	\$4,996
08-17-400-019/20-300-019	W COLDWATER/W CARPENTER RD	5/12/2020	\$336,860	\$336,860	92.94			90.02							\$3,742		\$4,158
08-28-400-024	W PIERSON RD	2/25/2021	\$60,500	\$60,500	15.46		15.37							2.36	\$3,936	0.90	\$4,143
13-04-400-011/09-200-016	MCKINLEY RD	11/10/2020	\$200,000	\$200,000	40.68			40.10						0.09	\$4,988	0.95	\$5,542
														0.58		0.90	

AVERAGE #1 PRICE PER ACRE=\$4,406

AVERAGE SALE PRICE PER NET ACRE=\$3,994

2023 AGRICULTURAL LAND VALUES USED \$3,900/ACRE

2023 COMMERCIAL/INDUSTRIAL LAND VALUES FLUSHING TOWNSHIP

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residual	Land Value	Effective Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
08-02-300-027	8394 W MT A	04/27/21	03-ARM'S I	\$130,000	\$105,800	81.38	\$218,865	\$34,206	\$91,568	175.0	518.0	2.09	2.09	\$195	\$16,406	\$0.38	175.00
08-10-200-004	7416 GILLET	04/20/21	19-MULTI I	\$5,940,000	\$2,129,200	35.85	\$4,258,446	#####	\$354,561	1,597.0	0.0	59.81	69.13	\$1,275	\$34,042	\$0.78	1,597.00
08-23-300-003	5034 N MCKI	05/14/21	03-ARM'S I	\$912,000	\$421,800	46.25	\$884,698	\$192,830	\$165,528	200.0	0.0	2.00	2.00	\$964	\$96,415	\$2.21	200.00
08-27-502-005	4359 N SEYM	08/26/21	33-TO BE C	\$450,000	\$199,500	44.33	\$419,691	\$167,296	\$50,250	150.0	0.0	6.38	6.38	\$1,115	\$26,222	\$0.60	150.00
Totals:				\$7,432,000	\$2,856,300		\$5,781,700	#####	\$661,907	2,122.0		70.28	79.60				
					Sale. Ratio =>	38.43			Average			Average			Average		
					Std. Dev. =>	20.14			per FF=>	\$1,145		Average			per SqFt=>	\$0.79	
												per Net Acre=	34,584.31				

Land Residual Used. No Commercial/Ind Vacant Land Sales in Flushing Township All Sales in study are IMPROVED Properties

Very Little High Traffic Commercial Property

2023 RU-4.80 per Sq Ft

2023 Average 1.50 Per Sq Ft

Add Resid. 10 Per Sq Ft

1.37 TOTAL AVERAGE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Adj. Sale \$	Effective Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
14-02-300-039	Clio Rd	02/08/21	\$89,000	\$89,000			1.58				\$1.29	
04-19-100-014	12502 CORUI	06/07/21	\$45,000	\$45,000			0.71				\$1.46	
16-34-100-029	State Rd	03/09/21	\$250,000	\$250,000			2.00				\$2.87	
Totals:				\$384,000	\$384,000		4.29					
							Average			Average		
							per Net Acre=	89,489.63		per SqFt=>	\$2.05	