

2023 for 2024 Lovells Township 2000 COMMERCIAL ACREAGE Land Value Analysis											
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Class
010-11-026-05-200-00	CHERRY CREEK RD	11/10/22	\$2,000	\$600	30.00	\$2,000	0.25	0.25	\$8,000		402
010-12-019-03-140-00	E COUNTY RD 612*	12/30/22	\$3,400	\$1,300	38.24	\$3,400	0.32	0.32	\$10,526		402
010-12-019-03-280-00	6510 E COUNTY RD 612	01/10/23	\$70,000	\$72,300	103.29	\$48,977	0.52	0.65	\$94,187		201
010-11-022-12-100-00	N MCMASTERS BRIDGE RD	05/04/21	\$4,000	\$2,000	50.00	\$4,000	0.80	0.80	\$5,000		402
010-12-019-01-260-00	E COUNTY RD 612	04/26/21	\$5,500	\$2,300	41.82	\$5,500	0.94	0.69	\$5,870	010-12-019-01-280-00	402
010-12-020-12-050-01	8350 LOVELLS RD	05/12/21	\$8,000	\$3,600	45.00	\$8,000	1.97	1.97	\$4,061		402
010-12-019-14-020-00	8877 LOVELLS RD	06/03/21	\$32,000	\$6,300	19.69	\$32,000	2.68	2.68	\$11,940		201
010-13-013-14-360-00	FUM TRL	03/31/22	\$10,000	\$5,200	52.00	\$10,000	2.99	2.99	\$3,340		402
010-11-035-07-010-00	N MCMASTERS BRIDGE RD	01/31/23	\$29,900	\$10,900	36.45	\$29,900	9.93	9.93	\$3,011		402
010-11-027-15-045-00	1095 N MCMASTERS BRIDGE RD	01/01/23	\$460,000	\$121,800	26.48	\$230,798	12.70	12.70	\$18,173		201
010-13-024-01-340-04	TWIN BRIDGE RD	01/07/22	\$35,000	\$13,300	38.00	\$35,000	13.23	13.23	\$2,646		402
010-11-035-02-020-01	PORTER TRL*	12/02/21	\$38,000	\$19,500	51.32	\$38,000	19.47	19.47	\$1,952		402
010-12-019-12-025-00	6122 E COUNTY RD 612	12/06/21	\$600,000	\$250,700	41.78	\$212,420	20.17	20.17	\$10,529		201
010-13-024-01-340-01	TWIN BRIDGE RD	04/15/21	\$61,000	\$23,400	38.36	\$61,000	22.28	10.76	\$2,738	010-13-024-01-340-02	402
010-11-003-01-010-00	E TOWNLINE RD	05/12/22	\$72,000	\$25,300	35.14	\$72,000	27.53	27.53	\$2,615		402
010-11-011-05-020-00	HOPKINS LODGE TRL	12/09/22	\$45,000	\$32,500	72.22	\$45,000	37.79	37.79	\$1,191		402
010-13-001-03-020-00	TWIN BRIDGE RD/AKRON CLUB	12/09/21	\$66,000	\$34,000	51.52	\$66,000	39.68	39.68	\$1,663		402

Totals: \$1,541,800 \$625,000 \$903,995 213.26 201.62
Sale. Ratio => 40.54 Average
Std. Dev. => 19.09 per Net Acre=> 4,238.97

1 Acre:	5,500	3 Acre:	10,500	10 Acre:	31,000	30 Acre:	66,000
1.5 Acre:	7,200	4 Acre:	13,200	15 Acre:	40,500	40 Acre:	76,000
2 Acre:	8,000	5 Acre:	15,000	20 Acre:	48,000	50 Acre:	80,000
2.5 Acre:	9,500	7 Acre:	21,700	25 Acre:	60,000	100 Acre:	160,000

2023 for 2024 Lovells Township 4000 GENERAL ACREAGE Land Value Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
010-11-026-05-200-00	CHERRY CREEK RD	11/10/22	\$2,000	\$600	30.00	\$2,000	0.25	0.25	\$8,000	
010-12-019-03-140-00	E COUNTY RD 612*	12/30/22	\$3,400	\$1,300	38.24	\$3,400	0.32	0.32	\$10,526	
010-11-022-12-100-00	N MCMASTERS BRIDGE RD	05/04/21	\$4,000	\$2,000	50.00	\$4,000	0.80	0.80	\$5,000	
010-12-019-01-260-00	E COUNTY RD 612	04/26/21	\$5,500	\$2,300	41.82	\$5,500	0.94	0.69	\$5,870	010-12-019-01-280-00
010-12-020-12-050-01	8350 LOVELLS RD	05/12/21	\$8,000	\$3,600	45.00	\$8,000	1.97	1.97	\$4,061	
010-13-013-14-360-00	FUM TRL	03/31/22	\$10,000	\$5,200	52.00	\$10,000	2.99	2.99	\$3,340	
010-11-035-07-010-00	N MCMASTERS BRIDGE RD	01/31/23	\$29,900	\$10,900	36.45	\$29,900	9.93	9.93	\$3,011	
010-13-024-01-340-04	TWIN BRIDGE RD	01/07/22	\$35,000	\$13,300	38.00	\$35,000	13.23	13.23	\$2,646	
010-11-035-02-020-01	PORTER TRL*	12/02/21	\$38,000	\$19,500	51.32	\$38,000	19.47	19.47	\$1,952	
010-13-024-01-340-01	TWIN BRIDGE RD	04/15/21	\$61,000	\$23,400	38.36	\$61,000	22.28	10.76	\$2,738	010-13-024-01-340-02
010-11-003-01-010-00	E TOWNLINE RD	05/12/22	\$72,000	\$25,300	35.14	\$72,000	27.53	27.53	\$2,615	
010-11-011-05-020-00	HOPKINS LODGE TRL	12/09/22	\$45,000	\$32,500	72.22	\$45,000	37.79	37.79	\$1,191	
010-13-001-03-020-00	TWIN BRIDGE RD/AKRON CLUB	12/09/21	\$66,000	\$34,000	51.52	\$66,000	39.68	39.68	\$1,663	

Totals: \$379,800 \$173,900 \$379,800 177.18 165.42
 Sale. Ratio => 45.79 Average
 Std. Dev. => 10.95 per Net Acre=> 2,143.53

1 Acre:	5,500	3 Acre:	10,500	10 Acre:	31,000	30 Acre:	66,000
1.5 Acre:	7,200	4 Acre:	13,200	15 Acre:	40,500	40 Acre:	76,000
2 Acre:	8,000	5 Acre:	15,000	20 Acre:	48,000	50 Acre:	80,000
2.5 Acre:	9,500	7 Acre:	21,700	25 Acre:	60,000	100 Acre:	160,000

2023 for 2024 Lovells Township 4300 Warblers Land Value Analysis															
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Rate Group 1	
010-14-150-00-020-0C	CREEKVIEW DR	05/26/21	\$6,000	\$32,500	541.67	\$6,000	65.6	365.9	0.55	0.55	\$91	\$10,889		WATER INFLU 1	
010-14-401-00-261-0C	TIMBERLANE TRL	07/19/21	\$5,000	\$2,500	50.00	\$5,000	160.0	502.9	1.85	1.85	\$31	\$2,707		WATER INFLU 1	
010-14-803-00-608-0C	KIRKLAND DR	08/26/21	\$11,250	\$5,000	44.44	\$11,250	160.1	175.0	0.64	0.64	\$70	\$17,496		WATER INFLU 2	
Totals:			\$22,250	\$40,000		\$22,250	385.8		3.04	3.04		\$31,092			
					Sale. Ratio =>	179.78	Average		Average				Average		
					Std. Dev. =>	285.48	per FF=>		\$58		per Net Acre=>		7,316.67	Average per Water Inf LOT=>	\$5,563
													USE =>	\$5,550	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	LOT(s)
010-14-151-00-031-0C	WYNNEWOOD RD	12/31/21	\$3,000	\$900	30.00	\$3,000	68.1	463.5	0.72	0.72	\$44	\$4,144		1
010-14-151-00-032-0C	WYNNEWOOD RD	12/29/21	\$8,500	\$1,800	21.18	\$8,500	140.2	773.2	1.24	0.64	\$61	\$6,855	010-14-151-00-033-0C	2
010-14-151-00-041-0C	WYNNEWOOD RD	07/29/21	\$5,000	\$900	18.00	\$5,000	80.2	355.7	0.66	0.66	\$62	\$7,634		1
010-14-151-00-045-0C	WYNNEWOOD RD	03/24/22	\$2,000	\$900	45.00	\$2,000	102.9	230.3	0.54	0.54	\$19	\$3,676		1
010-14-151-00-046-0C	WYNNEWOOD RD	05/04/22	\$4,000	\$900	22.50	\$4,000	90.3	201.9	0.42	0.42	\$44	\$9,547		1
010-14-151-00-059-0C	WYNNEWOOD RD	08/06/21	\$1,600	\$900	56.25	\$1,600	80.2	189.7	0.35	0.35	\$20	\$4,585		1
010-14-400-00-089-0C	NORTHEAST TRL	04/19/22	\$1,100	\$900	81.82	\$1,100	60.0	210.0	0.29	0.29	\$18	\$3,806		1
010-14-400-00-090-0C	NORTHEAST TRL	04/19/22	\$1,200	\$900	75.00	\$1,200	60.0	210.0	0.29	0.29	\$20	\$4,152		1
010-14-400-00-091-0C	NORTHEAST TRL	05/05/22	\$1,000	\$900	90.00	\$1,000	60.0	210.0	0.29	0.29	\$17	\$3,460		1
010-14-400-00-096-0C	NORTHEAST TRL	07/06/22	\$1,000	\$900	90.00	\$1,000	60.0	210.0	0.29	0.29	\$17	\$3,460		1
010-14-400-00-140-0C	HIGHBANKS DR/TRAILS RIDGE	06/22/21	\$1,200	\$900	75.00	\$1,200	80.0	175.0	0.32	0.32	\$15	\$3,738		1
010-14-400-00-152-0C	TRAIL RIDGE	02/14/23	\$1,500	\$900	60.00	\$1,500	60.0	175.0	0.24	0.24	\$25	\$6,224		1
010-14-400-00-187-0C	NORTHEAST TRL	04/24/22	\$1,200	\$1,700	141.67	\$1,200	122.7	250.3	0.71	0.71	\$10	\$1,702		2
010-14-400-00-201-0C	TIMBERLANE TRL	10/04/22	\$1,400	\$900	64.29	\$1,400	60.0	200.0	0.28	0.28	\$23	\$5,091		1
010-14-400-00-217-0C	TIMBERLANE TRL	09/23/22	\$2,200	\$900	40.91	\$2,200	60.0	200.0	0.28	0.28	\$37	\$8,000		1
010-14-400-00-218-0C	TIMBERLANE TRL	09/23/22	\$2,100	\$900	42.86	\$2,100	60.0	200.0	0.28	0.28	\$35	\$7,636		1
010-14-400-00-219-0C	TIMBERLANE TRL	09/23/22	\$1,600	\$900	56.25	\$1,600	60.0	200.0	0.28	0.28	\$27	\$5,818		1
010-14-401-00-282-0C	TIMBERLANE TRL	06/08/22	\$10,000	\$1,800	18.00	\$10,000	160.0	594.8	1.09	0.57	\$63	\$9,158	010-14-401-00-283-0C	2
010-14-401-00-284-0C	TIMBERLANE TRL	12/13/22	\$5,000	\$900	18.00	\$5,000	73.6	264.8	0.45	0.45	\$68	\$11,186		1
010-14-401-00-311-0C	TIMBERLANE TRL	05/03/21	\$1,200	\$900	75.00	\$1,200	80.0	175.0	0.32	0.32	\$15	\$3,738		1
010-14-401-00-348-0C	E NORTH DOWN RIVER RD	09/01/22	\$1,900	\$900	47.37	\$1,900	60.0	150.0	0.21	0.21	\$32	\$9,179		1

010-14-401-00-349-0C	E NORTH DOWN RIVER RD	09/01/22	\$1,800	\$900	50.00	\$1,800	60.0	150.0	0.21	0.21	\$30	\$8,696		1	
010-14-401-00-367-0C	E NORTH DOWN RIVER RD	12/06/22	\$750	\$900	120.00	\$750	60.0	150.0	0.21	0.21	\$13	\$3,623		1	
010-14-800-00-006-0C	SOUTH BIG CREEK RD	04/04/22	\$1,750	\$900	51.43	\$1,750	60.1	188.1	0.26	0.26	\$29	\$6,731		1	
010-14-800-00-081-0C	ALPENHOF DR	01/27/22	\$3,000	\$900	30.00	\$3,000	79.1	197.8	0.36	0.36	\$38	\$8,357		1	
010-14-800-00-203-0C	E NORTH DOWN RIVER RD	09/23/22	\$1,600	\$900	56.25	\$1,600	60.1	176.5	0.24	0.24	\$27	\$6,557		1	
010-14-801-00-332-0C	ALPINE DR	08/13/21	\$6,500	\$6,000	92.31	\$6,500	423.5	383.9	1.86	1.05	\$15	\$3,491	010-14-801-00-314-0C	5	
010-14-802-00-451-0C	FERNWOOD DR	12/31/21	\$3,500	\$1,700	48.57	\$3,500	117.4	150.9	0.41	0.41	\$30	\$8,600		1	
010-14-802-00-454-0C	FERNWOOD DR	05/13/21	\$3,000	\$1,700	56.67	\$3,000	144.7	240.7	0.80	0.80	\$21	\$3,755		2	
010-14-802-00-465-0C	FERNWOOD DR	05/12/21	\$1,000	\$900	90.00	\$1,000	84.0	180.0	0.35	0.35	\$12	\$2,882		1	
010-14-802-00-468-0C	FERNWOOD DR	06/10/21	\$3,000	\$1,800	60.00	\$3,000	164.0	341.9	0.64	0.33	\$18	\$4,658	010-14-802-00-469-0C	2	
010-14-803-00-568-0C	HEMLOCK DR	10/05/22	\$2,500	\$1,700	68.00	\$2,500	171.6	165.7	0.65	0.65	\$15	\$3,828		2	
Totals:			\$86,100	\$39,800		\$86,100	3,102.5		15.51	13.26		\$183,966		42	
					Sale. Ratio =>	46.23	Average		Average				Average		
					Std. Dev. =>	29.31	per FF=>		\$28		per Net Acre=>		5,551.26	Average per LOT=>	\$2,050
													USE =>	\$2,050	

2023 for 2024 Lovells Township 4310 BIG CREEK Land Value Analysis											
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	
010-11-015-16-120-00	3178 MIDDLETON TRL	12/22/22	\$175,000	\$52,200	29.83	\$20,565	2.29	2.29	\$8,980		
010-11-010-13-040-00	4381 THUNDER MUG RD	06/18/22	\$115,000	\$18,100	15.74	\$50,083	3.03	1.94	\$16,529		
010-11-012-03-040-00	WALSH RD	04/16/21	\$37,000	\$15,300	41.35	\$37,000	9.24	9.24	\$4,004		
010-11-012-03-020-00	4708 WALSH RD	02/14/23	\$35,000	\$15,800	45.14	\$35,000	9.56	9.56	\$3,661		
010-11-012-04-040-00	N MERIDIAN RD	04/16/21	\$34,900	\$16,100	46.13	\$34,900	9.74	9.74	\$3,583		
010-11-001-13-040-00	5370 WALSH RD	06/25/21	\$215,000	\$66,900	31.12	\$35,640	9.80	9.80	\$3,637		
010-11-012-02-080-01	4832 WALSH RD	09/30/22	\$65,000	\$25,000	38.46	\$22,813	10.45	9.69	\$2,183		
Totals:			\$676,900	\$209,400		\$236,001	54.11	52.26			
					Sale. Ratio =>	30.94	Average				
					Std. Dev. =>	10.73	per Net Acre=>		4,361.50		

1 Acre:	<input type="text" value="8,000"/>	3 Acre:	<input type="text" value="21,000"/>	10 Acre:	<input type="text" value="40,000"/>	30 Acre:	<input type="text" value="66,000"/>
1.5 Acre:	<input type="text" value="12,000"/>	4 Acre:	<input type="text" value="28,000"/>	15 Acre:	<input type="text" value="46,500"/>	40 Acre:	<input type="text" value="80,000"/>
2 Acre:	<input type="text" value="16,000"/>	5 Acre:	<input type="text" value="32,500"/>	20 Acre:	<input type="text" value="54,000"/>	50 Acre:	<input type="text" value="90,000"/>
2.5 Acre:	<input type="text" value="20,000"/>	7 Acre:	<input type="text" value="38,500"/>	25 Acre:	<input type="text" value="60,000"/>	100 Acre:	<input type="text" value="180,000"/>

2023 for 2024 Lovells Township 4400 NORTH BRANCH AUSABLE RIVER Land Value Analysis														
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Rate Group 1
010-11-022-02-020-00	2841 LOVELLS RD	02/10/23	\$899,900	\$231,900	25.77	\$867,829	2,614.0	417.8	100.60	90.30	\$332	\$8,627	010-11-015-12-080-00	600 FF
010-11-022-14-020-01	9769 E NORTH DOWN RIVER RD	08/11/22	\$214,000	\$107,000	50.00	\$196,930	300.9	854.2	5.90	5.90	\$655	\$33,378		600 FF
010-11-026-11-060-00	955 MORLEY RD	07/05/22	\$425,000	\$163,700	38.52	\$68,688	200.0	318.5	1.46	1.46	\$343	\$46,982		600 FF
010-11-036-11-020-00	33 N LINCOLN LODGE RD	08/01/22	\$250,000	\$104,800	41.92	\$247,766	614.3	0.0	19.02	19.02	\$403	\$13,027		600 FF
010-12-019-15-160-00	6650 HAWTHORN TRL	04/23/21	\$183,000	\$92,400	50.49	\$147,398	161.2	203.0	0.75	0.75	\$914	\$196,269		600 FF
010-12-019-15-280-00	8098 BALD HILL RD	10/07/22	\$365,000	\$157,600	43.18	\$97,845	200.0	631.6	2.90	2.90	\$489	\$33,740		600 FF
010-12-019-15-400-00	6737 NORTH BRANCH DR	03/25/22	\$190,000	\$73,200	38.53	\$122,910	101.4	1005.2	2.34	2.34	\$1,212	\$52,526		600 FF
010-12-019-16-165-00	6869 NORTH BRANCH DR	10/07/22	\$405,000	\$134,100	33.11	\$335,819	165.0	854.8	3.24	3.24	\$2,035	\$103,712		600 FF
010-12-029-06-090-00	7835 KNOX TRL	11/17/22	\$445,999	\$159,000	35.65	\$240,225	294.9	542.1	6.56	6.56	\$815	\$36,620		600 FF
010-12-029-06-280-00	7057 NORTH BRANCH DR (SOUTH)	09/09/21	\$300,000	\$137,200	45.73	\$288,046	342.6	476.0	3.24	3.24	\$841	\$88,903		600 FF
010-12-029-06-320-00	7109 NORTH BRANCH DR (SOUTH)	09/24/21	\$335,000	\$138,600	41.37	\$227,949	341.8	280.4	3.26	3.26	\$667	\$69,923		600 FF
010-13-012-10-020-01	9990 SKI HILL RD	09/09/21	\$339,000	\$94,600	27.91	\$272,323	467.0	118.5	4.65	1.27	\$583	\$58,564	010-13-013-02-180-00	600 FF
010-13-013-02-040-00	9921 TWIN BRIDGE RD	09/16/22	\$79,000	\$39,100	49.49	\$69,675	54.0	116.3	1.62	0.14	\$1,290	\$42,903	010-13-013-02-100-00	600 FF
010-13-013-16-040-00	9029 NORSABLE PINES TRL	12/20/21	\$289,000	\$130,000	44.98	\$79,511	217.7	584.7	2.92	2.92	\$365	\$27,211		600 FF
010-13-024-04-012-00	8676 TWIN BRIDGE RD	09/08/21	\$405,000	\$155,400	38.37	\$358,655	200.0	436.0	2.00	2.00	\$1,793	\$179,148		600 FF
010-14-380-00-002-00	5986 NORTH DR	10/25/22	\$505,000	\$178,300	35.31	\$75,585	223.4	274.5	0.96	0.96	\$338	\$78,734		600 FF
010-14-380-00-018-00	8564 TWIN BRIDGE RD	09/09/21	\$193,000	\$98,100	50.83	\$42,134	181.6	988.2	4.12	4.12	\$232	\$10,227		600 FF
Totals:			\$5,822,899	\$2,195,000		\$3,739,288	6,679.7		165.55	150.39				
					Sale. Ratio =>	37.70	Average		Average					
					Std. Dev. =>	7.61	per FF=>		per Net Acre=>		22,587.20			
						USE =>	\$600							

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Rate Group 1
010-11-016-16-126-018777	HAMLIN TRL	09/29/22	\$100,000	\$39,300	39.30	\$100,000	389.2	404.6	4.32	4.32	\$257	\$23,148		300 VACANT FF
010-11-027-01-040-041844	HAROLDS TRL	03/21/23	\$185,000	\$40,200	21.73	\$185,000	388.7	0.0	5.65	5.65	\$476	\$32,743		300 VACANT FF
010-12-019-09-140-026127	E COUNTY RD 612/TWIN BRI	05/14/21	\$47,500	\$30,000	63.16	\$47,500	200.0	487.9	2.24	2.24	\$238	\$21,205		300 VACANT FF
010-12-020-11-100-00BURCHI	TRL	09/30/22	\$44,900	\$40,500	90.20	\$44,900	200.0	0.0	7.00	7.00	\$225	\$6,414		300 VACANT FF
010-13-013-13-025-14NORSABLE	PINES TRL	10/27/21	\$172,900	\$77,200	44.65	\$172,900	851.6	849.5	6.37	3.62	\$203	\$27,143	010-13-013-13-025-15	300 VACANT FF
Totals:			\$550,300	\$227,200		\$550,300	2,029.6		25.58	22.83				
			Sale. Ratio =>		41.29	Average		Average						
			Std. Dev. =>		26.05	per FF=>		\$271	per Net Acre=>		21,512.90			
						USE =>		\$300	Acreage Rates as determined and applied =>					
									1 Acre: 73,000	3 Acre: 77,000	10 Acre: 82,000	30 Acre: 180,000		
									1.5 Acre: 74,500	4 Acre: 78,000	15 Acre: 123,000	40 Acre: 185,000		
									2 Acre: 75,500	5 Acre: 80,000	20 Acre: 150,000	50 Acre: 190,000		
									2.5 Acre: 76,500	7 Acre: 81,000	25 Acre: 170,000	100 Acre: 240,000		

2023 for 2024 Lovells Township 4500 KP LAKE Land Value Analysis														
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale				
010-13-028-01-540-00	7808 HIRIDGE TRL	07/13/22	\$199,999	\$46,900	23.45	\$34,323	50.2	443.3	\$684					
010-13-028-03-060-00	7326 KEY PHYVE TRL	04/01/22	\$150,000	\$77,900	51.93	\$70,953	237.4	1146.8	\$299					
010-14-500-00-014-00	7733 KP LAKE RD	09/08/21	\$425,000	\$162,400	38.21	\$59,065	211.2	466.7	\$280					
Totals:			\$774,999	\$287,200		\$164,341	498.8							
			Sale. Ratio =>		37.06	Average								
			Std. Dev. =>		14.24	per FF=>		\$329						
						USE =>		\$350						

2023 for 2024 Lovells Township 4510 Shupac Lake Land Value Analysis														
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Other Parcels in Sale				
010-12-018-13-100-00	9411 SHUPAC LAKE RD	08/31/22	\$338,500	\$89,900	26.56	\$142,429	\$79,636	177.0	367.8					
010-14-650-00-008-00	SHUPAC LAKE RD	06/11/21	\$292,500	\$168,800	57.71	\$292,500	\$337,634	750.3	528.4					
Totals:			\$631,000	\$258,700		\$434,929	\$417,270	927.3						
			Sale. Ratio =>		41.00	Average								
			Std. Dev. =>		22.03	per FF=>		\$469						
						USE =>		\$475						

2023 for 2024 Lovells Township All Neighborhoods Combined ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
010-11-001-13-040-00	5370 WALSH RD	06/25/21	\$215,000	\$66,900	31.12	\$43,405	\$171,595	\$175,855	0.976		BIG CREEK
010-11-005-09-040-00	7530 HIRSCHFIELD DR	09/09/22	\$1,300,000	\$459,800	35.37	\$727,666	\$572,334	\$511,051	1.120	010-11-008-02-025-00	N. BR. AU SABLE RIVER
010-11-010-01-020-00	4803 THUNDER MUG RD	10/01/21	\$350,000	\$103,300	29.51	\$146,786	\$203,214	\$252,439	0.805		BIG CREEK
010-11-010-10-020-01	4151 THUNDER MUG RD	03/04/22	\$356,000	\$157,100	44.13	\$52,937	\$303,063	\$340,294	0.891	010-11-011-11-020-01	BIG CREEK
010-11-010-13-040-00	4381 THUNDER MUG RD	06/18/22	\$115,000	\$18,100	15.74	\$16,226	\$98,774	\$64,211	1.538		BIG CREEK
010-11-012-02-080-01	4832 WALSH RD	09/30/22	\$65,000	\$25,000	38.46	\$39,868	\$25,132	\$41,927	0.599		BIG CREEK
010-11-012-03-060-00	4594 WALSH RD	04/16/21	\$225,000	\$67,100	29.82	\$56,491	\$168,509	\$218,925	0.770		BIG CREEK
010-11-015-15-035-01	9625 CROOKED TRL	05/21/21	\$122,500	\$33,300	27.18	\$14,381	\$108,119	\$142,293	0.760		GENERAL TOWNSHIP
010-11-015-15-120-00	3109 LOVELLS RD	09/13/22	\$46,000	\$15,400	33.48	\$9,285	\$36,715	\$63,526	0.578		GENERAL TOWNSHIP
010-11-015-15-140-00	3123 LOVELLS RD	01/24/23	\$60,000	\$19,900	33.17	\$21,744	\$38,256	\$55,561	0.689		GENERAL TOWNSHIP
010-11-015-15-220-00	3096 LOVELLS RD	07/01/21	\$50,000	\$18,700	37.40	\$10,001	\$39,999	\$73,991	0.541	010-11-015-15-200-00	GENERAL TOWNSHIP
010-11-015-16-060-00	9873 CROOKED TRL	08/25/22	\$145,000	\$62,600	43.17	\$13,882	\$131,118	\$211,330	0.620		GENERAL TOWNSHIP
010-11-015-16-120-00	3178 MIDDLETON TRL	12/22/22	\$175,000	\$52,200	29.83	\$19,372	\$155,628	\$227,234	0.685		BIG CREEK
010-11-022-02-020-00	2841 LOVELLS RD	02/10/23	\$899,900	\$231,900	25.77	\$322,875	\$577,025	\$323,956	1.781	010-11-015-12-080-00	N. BR. AU SABLE RIVER
010-11-022-12-080-00	2042 N MCMASTERS BRIDGE RD	05/27/22	\$66,000	\$30,700	46.52	\$12,140	\$53,860	\$89,400	0.602		GENERAL TOWNSHIP
010-11-022-14-020-01	9769 E NORTH DOWN RIVER RD	08/11/22	\$214,000	\$107,000	50.00	\$180,515	\$33,485	\$23,224	1.442		N. BR. AU SABLE RIVER
010-11-026-11-060-00	955 MORLEY RD	07/05/22	\$425,000	\$163,700	38.52	\$123,085	\$301,915	\$454,511	0.664		N. BR. AU SABLE RIVER
010-11-027-14-060-00	1379 N MCMASTERS BRIDGE RD	02/28/22	\$157,000	\$39,400	25.10	\$35,162	\$121,838	\$163,394	0.746		GENERAL TOWNSHIP
010-11-027-15-045-00	1095 N MCMASTERS BRIDGE RD	01/01/23	\$460,000	\$121,800	26.48	\$45,588	\$414,412	\$364,315	1.138		COMMERCIAL LAND
010-11-036-11-020-03	33 N LINCOLN LODGE RD	08/01/22	\$250,000	\$104,800	41.92	\$145,123	\$104,877	\$121,213	0.865		N. BR. AU SABLE RIVER
010-12-016-03-020-00	9623 BOONDOCKS RD	05/26/21	\$373,000	\$112,700	30.21	\$89,061	\$283,939	\$356,779	0.796		BIG CREEK
010-12-018-13-100-00	9411 SHUPAC LAKE RD	08/31/22	\$338,500	\$89,900	26.56	\$86,479	\$252,021	\$280,338	0.899		SHUPAC LAKE
010-12-019-01-620-00	6878 MORRIS TRL	07/08/22	\$120,000	\$28,000	23.33	\$8,666	\$111,334	\$134,860	0.826		GENERAL TOWNSHIP
010-12-019-03-010-01	6604 E COUNTY RD 612	03/15/22	\$50,000	\$16,400	32.80	\$10,821	\$39,179	\$63,228	0.620		GENERAL TOWNSHIP
010-12-019-03-012-00	6566 E COUNTY RD 612	02/17/22	\$165,000	\$36,700	22.24	\$18,577	\$146,423	\$162,337	0.902		GENERAL TOWNSHIP
010-12-019-12-025-00	6122 E COUNTY RD 612	12/06/21	\$600,000	\$250,700	41.78	\$249,364	\$350,636	\$567,518	0.618		N. BR. AU SABLE RIVER
010-12-019-15-280-00	8098 BALD HILL RD	10/07/22	\$365,000	\$157,600	43.18	\$126,337	\$238,663	\$260,818	0.915		N. BR. AU SABLE RIVER

010-12-019-15-280-00	8098 BALD HILL RD	10/07/22	\$365,000	\$157,600	43.18	\$126,337	\$238,663	\$260,818	0.915		N. BR. AU SABLE RIVER
010-12-019-15-400-00	6737 NORTH BRANCH DR	03/25/22	\$190,000	\$73,200	38.53	\$62,942	\$127,058	\$164,988	0.770		N. BR. AU SABLE RIVER
010-12-019-16-165-00	6869 NORTH BRANCH DR	10/07/22	\$405,000	\$134,100	33.11	\$114,207	\$290,793	\$353,974	0.822		N. BR. AU SABLE RIVER
010-12-028-06-040-00	8036 NEPHEW TRL	08/20/21	\$149,900	\$35,300	23.55	\$38,032	\$111,868	\$137,085	0.816		GENERAL TOWNSHIP
010-12-028-11-060-00	7094 LOVELLS RD	04/29/22	\$135,000	\$30,100	22.30	\$49,684	\$85,316	\$129,273	0.660		GENERAL TOWNSHIP
010-12-029-04-060-00	7601 LOVELLS RD	06/18/21	\$214,900	\$45,200	21.03	\$41,192	\$173,708	\$247,334	0.702		GENERAL TOWNSHIP
010-12-029-06-090-00	7835 KNOX TRL	11/17/22	\$445,999	\$159,000	35.65	\$261,190	\$184,809	\$198,420	0.931		N. BR. AU SABLE RIVER
010-12-029-13-060-00	7341 LOVELLS RD	03/21/22	\$102,000	\$30,700	30.10	\$63,475	\$38,525	\$68,148	0.565		GENERAL TOWNSHIP
010-12-030-12-080-00	7029 BALD HILL RD	08/04/22	\$120,000	\$47,500	39.58	\$84,121	\$35,879	\$61,380	0.585		GENERAL TOWNSHIP
010-12-032-15-020-02	7696 LYNX TRL	07/16/21	\$315,000	\$117,500	37.30	\$103,993	\$211,007	\$405,876	0.520		GENERAL TOWNSHIP
010-12-033-10-020-00	6396 LOVELLS RD	10/11/21	\$115,000	\$43,800	38.09	\$82,993	\$32,007	\$57,288	0.559		GENERAL TOWNSHIP
010-13-012-10-020-01	9990 SKI HILL RD	09/09/21	\$339,000	\$94,600	27.91	\$151,703	\$187,297	\$246,764	0.759	010-13-013-02-180-02	N. BR. AU SABLE RIVER
010-13-013-15-130-00	9015 TWIN BRIDGE RD	11/23/21	\$160,000	\$53,500	33.44	\$18,901	\$141,099	\$195,799	0.721		GENERAL TOWNSHIP
010-13-013-16-040-02	9029 NORSABLE PINES TRL	12/20/21	\$289,000	\$130,000	44.98	\$131,492	\$157,508	\$208,617	0.755		N. BR. AU SABLE RIVER
010-13-024-04-012-00	8676 TWIN BRIDGE RD	09/08/21	\$405,000	\$155,400	38.37	\$143,007	\$261,993	\$323,338	0.810		N. BR. AU SABLE RIVER
010-13-028-01-540-00	7808 HIRIDGE TRL	07/13/22	\$199,999	\$46,900	23.45	\$29,261	\$170,738	\$153,981	1.109		K.P. LAKE
010-13-030-16-060-10	755 E COUNTY RD 612	03/21/22	\$89,900	\$14,500	16.13	\$13,089	\$76,811	\$93,942	0.818		GENERAL TOWNSHIP
010-14-151-00-090-00	2388 LOVELLS RD	05/31/22	\$119,000	\$37,900	31.85	\$11,292	\$107,708	\$157,391	0.684		WARBLER'S
010-14-380-00-002-00	5986 NORTH DR	10/25/22	\$505,000	\$178,300	35.31	\$137,237	\$367,763	\$426,218	0.863		N. BR. AU SABLE RIVER
010-14-380-00-018-00	8564 TWIN BRIDGE RD	09/09/21	\$193,000	\$98,100	50.83	\$113,341	\$79,659	\$146,503	0.544		N. BR. AU SABLE RIVER
010-14-400-00-068-00	3447 NORTHEAST TRL	09/27/22	\$180,000	\$46,700	25.94	\$5,262	\$174,738	\$238,051	0.734	010-14-400-00-069-00	WARBLER'S
010-14-400-00-110-00	3140 NORTHEAST TRL	06/23/21	\$229,500	\$69,800	30.41	\$33,337	\$196,163	\$245,523	0.799	010-14-400-00-114-00, 010-14-	WARBLER'S
010-14-400-00-185-00	3119 NORTHEAST TRL	11/16/21	\$103,000	\$18,000	17.48	\$7,737	\$95,263	\$113,944	0.836		WARBLER'S
010-14-401-00-265-00	2623 TIMBERLANE TRL	10/12/21	\$179,900	\$34,000	18.90	\$13,403	\$166,497	\$131,669	1.265	010-14-401-00-264-00	WARBLER'S
010-14-401-00-357-00	10811 E NORTH DOWN RIVER RD	09/14/22	\$115,000	\$24,700	21.48	\$7,160	\$107,840	\$129,267	0.834		WARBLER'S
010-14-402-00-385-01	2457 HIDEAWAY DR	06/16/21	\$110,000	\$36,000	32.73	\$11,162	\$98,838	\$121,999	0.810		WARBLER'S
010-14-500-00-014-00	7733 KP LAKE RD	09/08/21	\$425,000	\$162,400	38.21	\$90,995	\$334,005	\$448,849	0.744		K.P. LAKE
010-14-600-00-016-00	10340 ISLAND ST	08/05/21	\$79,300	\$24,700	31.15	\$5,440	\$73,860	\$106,387	0.694		GENERAL TOWNSHIP
010-14-800-00-075-00	10656 ALPENHOF DR	05/04/22	\$92,000	\$23,500	25.54	\$15,980	\$76,020	\$106,373	0.715		WARBLER'S

010-14-800-00-194-11	2228 BERGHOF DR	10/19/21	\$110,000	\$25,300	23.00	\$4,325	\$105,675	\$83,984	1.258		WARBLER'S
010-14-801-00-257-10	10377 ALPINE DR	06/04/21	\$250,000	\$69,800	27.92	\$26,777	\$223,223	\$260,117	0.858	010-14-801-00-253-00	WARBLER'S
010-14-801-00-311-01	10441 ALPENHOF DR	06/14/21	\$140,500	\$26,000	18.51	\$6,633	\$133,867	\$132,151	1.013		WARBLER'S
010-14-801-00-342-00	10506 ALPINE DR	08/12/21	\$89,000	\$30,400	34.16	\$14,756	\$74,244	\$121,442	0.611		WARBLER'S
010-14-802-00-363-00	2308 KIRKLAND DR	11/03/21	\$135,000	\$48,300	35.78	\$38,089	\$96,911	\$140,412	0.690		WARBLER'S

Totals:	\$14,438,798	\$4,755,900				\$9,880,753	\$11,901,017				
			Sale. Ratio =>	32.94			E.C.F. =>	0.830			
			Std. Dev. =>	8.41			Ave. E.C.F. =>	0.821			