

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
009-27-200-008-02	7494 COLBY LAKE RD	8/24/2020	WD	\$ 19,999	\$ 19,999	0.913	\$ 21,905
009-14-200-001-01	5004 SHAFTSBURG RD	12/11/2020	WD	\$ 130,000	\$ 29,755	0.92	\$ 32,342
009-02-200-003-02	3500 SHAFTSBURG RD	2/10/2022	WD	\$ 184,000	\$ 55,361	1	\$ 55,361
009-34-400-001	8601 COLBY LAKE RD	7/7/2020	WD	\$ 143,000	\$ 37,385	1	\$ 37,385
				\$ 197,500	\$ 44,265	1	\$ 44,265
009-34-400-010	8167 TYRRELL RD	8/28/2020	LC	\$ 25,000	\$ 25,000	1.14	\$ 21,930
				\$ 60,000	\$ 33,859	1.2	\$ 28,216
009-20-400-002	6747 MERIDIAN RD	10/5/2021	WD	\$ 139,900	\$ 68,165	1.25	\$ 54,532
009-01-300-008	6828 BENNINGTON RD	10/7/2021	WD	\$ 328,500	\$ 55,929	1.3	\$ 43,022
009-14-300-004	7801 PARKER RD	3/25/2022	WD	\$ 190,000	\$ 28,497	1.36	\$ 20,954
009-33-300-002-06	8834 WOODBURY RD	11/5/2021	WD	\$ 395,000	\$ 64,869	1.42	\$ 45,682
009-20-400-001-02	6635 MERIDIAN RD	11/22/2021	WD	\$ 162,000	\$ 70,069	1.6	\$ 43,793
009-34-200-005-12	8340 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-13	8320 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-14	8300 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-15	8280 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-16	8260 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-17	8240 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-34-200-005-18	8220 COLBY LAKE RD	7/29/2021	WD	\$ 20,000	\$ 20,000	1.61	\$ 12,422
009-08-100-008	10411 BENNINGTON RD	6/5/2020	WD	\$ 152,200	\$ 52,875	2	\$ 26,438
009-33-400-006	8469 OLD WOODBURY RD	8/2/2021	WD	\$ 172,500	\$ 45,793	2	\$ 22,897
				\$ 473,000	\$ 91,835	2.07	\$ 44,365
009-28-300-009	7864 LAINGSBURG RD	10/13/2021	WD	\$ 180,000	\$ 44,041	2.09	\$ 21,072
009-23-200-001	6272 SHAFTSBURG RD	8/13/2020	WD	\$ 201,394	\$ 54,083	2.31	\$ 23,413
009-03-400-002-03	8358 BENNINGTON RD	3/1/2021	WD	\$ 265,000	\$ 64,643	2.5	\$ 25,857
				\$ 229,000	\$ 54,777	2.5	\$ 21,911
009-22-300-001-03	8645 DOYLE RD	7/27/2021	WD	\$ 25,000	\$ 25,000	2.5	\$ 10,000
009-35-300-001-05	7928 TYRRELL RD	11/2/2020	WD	\$ 255,000	\$ 60,332	2.75	\$ 21,939
				\$ 65,000	\$ 65,000	5	\$ 13,000
009-26-100-001-01	7750 GRAND RIVER RD	1/26/2022	WD	\$ 200,000	\$ 92,976	5.2	\$ 17,880
009-16-200-002-01	9050 PARKER RD	12/4/2020	WD	\$ 385,000	\$ 100,845	8.26	\$ 12,209
009-32-400-015	8787 LAINGSBURG RD	1/5/2021	WD	\$ 171,000	\$ 93,091	8.4	\$ 11,082
009-28-300-008	7714 LAINGSBURG RD	5/11/2021	WD	\$ 343,500	\$ 147,360	8.5	\$ 17,336

Totals:	\$ 5,232,493	\$ 1,665,804	81.453	\$ 20,451
		Residential	USED	\$20,000/AC

	2500/ EXTRA
	USED ACRE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
009-38-010-000	6800 GRAND RIVER RD	6/19/2021	LC	66000	-4546
009-38-011-000	6780 GRAND RIVER RD	6/19/2021	LC	9000	9000
009-38-017-000	6660 GRAND RIVER RD	7/18/2021	LC	20000	4648
Totals:				95000	9102
	Indian		USED	\$9,000/SITE	

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt
009-40-011-000	7702 WOODBURY RD	7/23/2021	WD	\$ 200,000	28111	0.885	\$ 0.73
009-40-012-000	WOODBURY RD	7/23/2021	WD	\$ 5,000	5000	0.885	\$ 0.13
009-42-026-000	7911 WOODBURY RD	2/16/2021	WD	\$ 225,000	46770	0.386	\$ 2.78
009-42-027-000	7881 WOODBURY RD	4/30/2021	WD	\$ 189,500	46377	0.482	\$ 2.21
009-42-038-000	7980 WALTERS DR	1/3/2022	WD	\$ 263,000	71126	0.371	\$ 4.40
009-42-065-000	7875 CIRCLE DR	6/9/2020	WD	\$ 185,000	64195	0.548	\$ 2.69
009-42-080-000	7699 WOODBURY RD	7/1/2020	LC	\$ 153,850	19170	0.517	\$ 0.85
009-42-084-000	7737 WOODBURY RD	9/28/2020	WD	\$ 195,000	35569	0.344	\$ 2.37
Totals:				\$ 1,416,350	316318	4.418	\$ 1.64
					Walter	USED	1.60/SF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
009-09-200-001-07	BENNINGTON RD	4/9/2021	WD	\$ 125,000.00	\$ 125,000	44.11	\$ 2,834
009-14-300-003-01	PARKER RD	9/3/2020	WD	\$ 70,100.00	\$ 70,100	26.8	\$ 2,616
009-22-200-003-04	DOYLE RD	9/9/2020	WD	\$ 185,000.00	\$ 185,000	40	\$ 4,625
009-22-200-003-05	DOYLE RD	4/17/2020	WD	\$ 80,000.00	\$ 80,000	26.86	\$ 2,978
Totals:				\$ 460,100.00	\$ 460,100	137.77	\$ 3,340
					Agricultural	USED	\$ 4,175

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* 002-48-007-002-01	216 S WEST ST	6/8/2021	WD	44000	\$	10,459	1.47	\$	7,115
* 004-60-005-008-03	9449 GENESEE	8/20/2020	WD	147815	\$	7,978	1	\$	7,978
* 004-60-011-001	9518 GENESEE	4/21/2021	WD	125000	\$	20,315	0.468	\$	43,408
* 004-74-042-002-03	GENESEE	6/11/2021	WD	28100	\$	28,100	1.8	\$	15,611
* 004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	181000	\$	19,842	0.4	\$	49,605
* 004-74-051-000	10054 GENESEE	7/31/2020	WD	200000	\$	30,685	0.5	\$	61,370
* 006-12-300-021	1475 N M-52	1/6/2022	WD	135000	\$	29,452	0.765	\$	38,499
* 006-15-400-006	119 N DELANEY	12/7/2020	WD	500000	\$	7,789	3.34	\$	2,332
* 006-15-400-010	2170 W M21	11/30/2021	WD	600000	\$	103,550	2	\$	51,775
* 006-23-300-007	615 DELANEY	12/28/2020	WD	1200000	\$	455,587	5.3	\$	85,960
* 006-34-400-009	DELANEY	8/27/2020	MLC	275000	\$	84,404	3.16	\$	26,710
* 007-14-400-004	KERBY	3/22/2021	WD	33000	\$	6,215	0.58	\$	10,716
* 007-17-400-002	1719 E MAIN	10/20/2021	WD	125000	\$	125,000	1	\$	125,000
* 007-18-400-021	1031 E MAIN	11/1/2021	WD	500000	\$	92,588	1.282	\$	72,222
* 007-18-400-029	1083 E MAIN	2/11/2022	WD	275000	\$	73,737	0.589	\$	125,190
* 008-24-200-003	206 S M-13	1/13/2022	WD	270500	\$	136,477	1.96	\$	69,631
* 008-70-029-000	1246 S M-13	10/8/2020	WD	140000	\$	7,716	3	\$	2,572
* 012-16-200-005-01	5090 S DURAND	10/27/2021	WD	330000	\$	140,454	1.33	\$	105,605
* 012-16-200-016	5224 DURAND	3/3/2021	WD	130000	\$	25,997	0.926	\$	28,075
* 012-60-003-013	111 MAIN	11/22/2021	WD	50000	\$	20,131	0.14	\$	143,793
* 012-60-003-022	137 E MAIN	2/9/2022	WD	285000	\$	145,065	0.43	\$	337,360
* 013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	440000	\$	84,282	3.16	\$	26,672
* 014-11-100-005	1541 1555 LANSING	6/5/2020	WD	500000	\$	278,374	4.1	\$	67,896
* 014-11-300-012	10224 ROSE	1/31/2022	WD	270000	\$	72,830	1	\$	72,830
* 014-45-010-000	BENNETT	11/25/2020	WD	53000	\$	53,000	1.035	\$	51,208
* 014-45-014-000	10838 BENNETT	6/3/2021	WD	80000	\$	67,343	1.5	\$	44,895
* 014-60-004-020	329 MAIN	4/16/2021	WD	132500	\$	14,886	1	\$	14,886
* 016-60-003-008	110 N SAGINAW	4/16/2020	WD	73000	\$	14,367	0.351	\$	40,932
* 016-60-016-010	127 S SAGINAW	6/4/2021	MLC	150000	\$	44,194	1	\$	44,194
* 016-66-003-000	426 N CHURCH	5/20/2021	WD	480000	\$	116,024	5.97	\$	19,435
				7752915	\$	2,316,841	50.556	\$	45,827

Commercial **USED** **\$45,000 / AC SITE**
USED **\$2,500/EXTRA ACRE**

* COMPARABLE UNIT