

**CITY OF EAST LANSING
2023 LAND VALUE ANALYSES**

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area	
LAND TABLE: 2000, CLINTON COUNTY, COMMERCIAL GENERAL															
19-20-10-31-300-020 ET AL	16647 CHANDLER ET AL	03/03/21	\$500,000	WD	\$500,000	\$0	\$500,000	---	---	10.00	---	\$50,000	\$1.15	2000	
19-20-50-26-400-026	E STATE	11/20/20	\$100,000	WD	\$100,000	\$0	\$100,000	---	---	7.10	---	\$14,085	\$0.32	2000	
19-20-50-35-400-037 ET AL	16997 WEST ET AL	04/08/20	\$275,000	WD	\$275,000	\$0	\$275,000	---	---	2.26	---	\$121,681	\$2.79	2000	
19-20-50-35-401-012	1560 EARL	06/08/21	\$5,510,000	WD	\$5,510,000	---	\$551,000	---	---	2.06	---	\$267,476	\$6.14	2000	
Totals:			\$6,385,000		\$6,385,000			Average Price Per Front Foot:		---					
Average Price Per Acre:											\$113,311				
Average Price Per Square Foot:											\$2.60				

COMMENTS: A RATE OF \$3.75 PER SQUARE FOOT IS ESTIMATED FOR USE; FOR PARCELS LARGER THAN 5 ACRES, A RATE OF \$1.90 PER SQUARE FOOT WILL BE USED (FOR THE AREA ABOVE 5 ACRES). IN REACHING THESE CONCLUSIONS, CONSIDERATION WAS GIVEN TO THE 2022 CONCLUSIONS FOR THIS LAND TABLE (ALSO \$3.75 AND \$1.90 PER SQUARE FOOT, RESPECTIVELY) AND TO THE RELATIVELY LOW QUALITY OF THE AVAILABLE VACANT LAND SALE PARCELS. A LAND RESIDUAL WAS ESTIMATED AT 10 PERCENT OF THE IMPROVED PARCEL SALE PRICE.

LAND TABLE: 2060, CLINTON COUNTY, COMMERCIAL APARTMENTS															
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	CD	\$15,000,000	---	\$5,250,000	---	---	18.18	---	\$288,779	\$6.63	2060	
Totals:			\$15,000,000		\$15,000,000			Average Price Per Front Foot:		---					
Average Price Per Acre:											\$288,779				
Average Price Per Square Foot:											\$6.63				

COMMENTS: THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD WITHIN THE CLINTON COUNTY PORTION OF THE CITY FOR THIS TABLE. IT WAS NECESSARY TO USE A SALE FROM OUTSIDE THIS AREA (FROM ELSEWHERE IN THE CITY) TO DRAW LAND VALUE CONCLUSIONS FOR THIS TABLE. THIS SALE PARCEL IS CONSIDERED HIGHLY SIMILAR TO THE PARCELS COVERED BY THIS LAND TABLE. A RATE OF \$6.75 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THIS TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS ALSO GIVEN TO THE 2022 LAND VALUE USED FOR THIS LAND TABLE (ALSO \$6.75 PER SQUARE FOOT). NOTE: THERE ARE JUST THREE PARCELS COVERED BY THIS LAND TABLE. THE LAND RESIDUAL WAS ESTIMATED AT 35 PERCENT OF THE IMPROVED PARCEL SALE PRICE.

LAND TABLE: 4000, CLINTON COUNTY, RESIDENTIAL GENERAL															
19-20-10-31-300-050	16696 TOWAR	10/28/20	\$250,000	WD	\$250,000	---	\$75,000	---	---	5.09	---	\$14,735	\$0.34	4000	
19-20-50-24-400-015	STOLL	01/16/21	\$360,000	WD	\$360,000	\$0	\$360,000	---	---	16.43	---	\$21,911	\$0.50	4000	
Totals:			\$610,000		\$610,000			Average Price Per Front Foot:		---					
Average Price Per Acre:											\$18,323				
Average Price Per Square Foot:											\$0.42				

COMMENTS: WITH CONSIDERATION GIVEN TO THE VALUE CONCLUSIONS FOR THIS TABLE FOR 2022 ASSESSMENTS AND THE ABOVE ANALYSIS, A SQUARE FOOT RATE OF \$1.50 IS ESTIMATED FOR USE FOR PARCELS IN THIS AREA UP TO 1.0 ACRE IN SIZE. FOR PARCELS OVER 1.0 ACRE IN SIZE, A SQUARE FOOT RATE OF \$0.20 WILL BE USED (FOR THE AREA ABOVE 1.0 ACRE). RATES OF \$1.50 AND \$0.20 WERE ALSO USED, RESPECTIVELY, FOR 2022. THE LAND RESIDUAL WAS ESTIMATED AT 30 PERCENT OF THE IMPROVED PARCEL SALE PRICE USED ABOVE.

LAND TABLE: 4970S, CLINTON COUNTY, THE BEAUMONT/THE VILLAS AT STRATFORD PLACE - SITE CONDOS														
19-20-50-36-301-019	3262 HAMLET	11/23/21	\$299,900	WD	\$299,900	---	\$29,990	---	---	---	---	---	---	4970S
19-20-50-36-301-020	3260 HAMLET	05/21/21	\$277,500	WD	\$277,500	---	\$27,750	---	---	---	---	---	---	4970S
19-20-50-36-301-021	3266 HAMLET	09/25/20	\$252,900	WD	\$252,900	---	\$25,290	---	---	---	---	---	---	4970S
19-20-50-36-301-026	3316 HAMLET	07/17/20	\$213,000	WD	\$213,000	---	\$21,300	---	---	---	---	---	---	4970S
19-20-50-36-301-038	3174 HAMLET	06/11/20	\$230,000	WD	\$230,000	---	\$23,000	---	---	---	---	---	---	4970S
19-20-50-36-301-061	3034 HAMLET	10/19/21	\$249,900	WD	\$249,900	---	\$24,990	---	---	---	---	---	---	4970S
19-20-50-36-301-062	3036 HAMLET	10/29/20	\$234,000	WD	\$234,000	---	\$23,400	---	---	---	---	---	---	4970S
19-20-50-36-301-105	3322 HAMLET	09/30/21	\$293,900	WD	\$293,900	---	\$29,390	---	---	---	---	---	---	4970S
19-20-50-36-301-106	3324 HAMLET	08/16/21	\$298,000	WD	\$298,000	---	\$29,800	---	---	---	---	---	---	4970S
19-20-50-36-301-107	3320 HAMLET	07/02/21	\$279,720	WD	\$279,720	---	\$27,972	---	---	---	---	---	---	4970S
19-20-50-36-301-108	3318 HAMLET	07/01/21	\$305,802	WD	\$305,802	---	\$30,580	---	---	---	---	---	---	4970S
19-20-50-36-302-003	3360 WHARTON	11/16/20	\$200,000	WD	\$200,000	---	\$20,000	---	---	---	---	---	---	4970S
19-20-50-36-302-004	3340 WHARTON	02/09/22	\$249,900	WD	\$249,900	---	\$24,990	---	---	---	---	---	---	4970S
19-20-50-36-302-006	3300 WHARTON	12/11/20	\$255,000	WD	\$255,000	---	\$25,500	---	---	---	---	---	---	4970S
Totals:			\$3,639,522		\$3,639,522		\$26,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$26,000 WILL BE USED. LAND RESIDUALS WERE ESTIMATED AT 10 PERCENT OF IMPROVED PARCEL SALE PRICES.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - STANDARD LOTS														
19-20-50-25-301-001	694 AQUILA	01/07/21	\$77,000	WD	\$77,000	\$0	\$77,000	---	---	---	---	---	---	4980
19-20-50-25-301-038	667 AQUILA	03/22/22	\$500,000	WD	\$500,000	---	\$75,000	---	---	---	---	---	---	4980
19-20-50-25-301-040	675 AQUILA	05/14/21	\$425,000	WD	\$425,000	---	\$63,750	---	---	---	---	---	---	4980
19-20-50-25-301-045	647 AQUILA	11/12/21	\$450,000	WD	\$450,000	---	\$67,500	---	---	---	---	---	---	4980
Totals:			\$1,452,000		\$1,452,000		\$70,800	<=Average Indicated Site Value						

LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - PREMIUM LOTS														
19-20-50-25-301-002	690 AQUILA	03/30/21	\$92,000	WD	\$92,000	\$0	\$92,000	---	---	---	---	---	---	4980P
19-20-50-25-301-005	670 AQUILA	09/10/20	\$630,000	WD	\$630,000	---	\$94,500	---	---	---	---	---	---	4980P
19-20-50-25-301-009	644 AQUILA	11/19/21	\$505,000	WD	\$505,000	---	\$75,750	---	---	---	---	---	---	4980P
19-20-50-25-301-010	640 AQUILA	09/13/21	\$569,900	WD	\$569,900	---	\$85,485	---	---	---	---	---	---	4980P
19-20-50-25-301-011	634 AQUILA	04/09/21	\$499,000	WD	\$499,000	---	\$74,850	---	---	---	---	---	---	4980P
19-20-50-25-400-102	528 AQUILA	07/01/20	\$525,000	WD	\$525,000	---	\$78,750	---	---	---	---	---	---	4980P
19-20-50-25-400-104	520 AQUILA	04/27/21	\$625,000	WD	\$625,000	---	\$93,750	---	---	---	---	---	---	4980P
19-20-50-25-400-105	516 AQUILA	05/01/20	\$562,500	WD	\$562,500	---	\$84,375	---	---	---	---	---	---	4980P
19-20-50-25-400-106	535 AQUILA	09/03/20	\$87,000	WD	\$87,000	\$0	\$87,000	---	---	---	---	---	---	4980P
19-20-50-25-400-107	545 AQUILA	07/29/20	\$87,000	WD	\$87,000	\$0	\$87,000	---	---	---	---	---	---	4980P
Totals:			\$4,182,400		\$4,182,400		\$85,300	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$70,800 WILL BE USED FOR STANDARD LOTS. A SITE VALUE OF \$85,300 WILL BE USED FOR PREMIUM LOTS. LAND RESIDUALS WERE ESTIMATED AT 15 PERCENT OF IMPROVED PARCEL SALE PRICES.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - STANDARD LOTS														
19-20-50-36-102-003	541 ANHINGA	09/02/20	\$252,000	WD	\$252,000	---	\$37,800	---	---	---	---	---	---	4990
19-20-50-36-102-014	431 ANHINGA	01/26/21	\$268,000	WD	\$268,000	---	\$40,200	---	---	---	---	---	---	4990
19-20-50-36-102-073	495 BUTEO	11/18/20	\$205,000	WD	\$205,000	---	\$30,750	---	---	---	---	---	---	4990
19-20-50-36-102-077	455 BUTEO	10/22/21	\$300,000	WD	\$300,000	---	\$45,000	---	---	---	---	---	---	4990
19-20-50-36-102-086	3673 KISKADEE	04/28/21	\$249,300	WD	\$249,300	---	\$37,395	---	---	---	---	---	---	4990
19-20-50-36-102-090	3633 KISKADEE	03/31/21	\$270,000	WD	\$270,000	---	\$40,500	---	---	---	---	---	---	4990
19-20-50-36-102-092	424 AVOCET	07/08/21	\$300,000	WD	\$300,000	---	\$45,000	---	---	---	---	---	---	4990
19-20-50-36-102-094	444 AVOCET	09/14/20	\$274,200	WD	\$274,200	---	\$41,130	---	---	---	---	---	---	4990
19-20-50-36-102-102	524 AVOCET	04/17/20	\$246,000	WD	\$246,000	---	\$36,900	---	---	---	---	---	---	4990
19-20-50-36-102-111	523 AVOCET	09/01/20	\$265,000	WD	\$265,000	---	\$39,750	---	---	---	---	---	---	4990
19-20-50-36-102-130	502 ANHINGA	04/03/20	\$285,000	WD	\$285,000	---	\$42,750	---	---	---	---	---	---	4990
19-20-50-36-102-133	532 ANHINGA	12/28/20	\$245,000	WD	\$245,000	---	\$36,750	---	---	---	---	---	---	4990
19-20-50-36-102-142	3787 KISKADEE	04/15/20	\$264,900	WD	\$264,900	---	\$39,735	---	---	---	---	---	---	4990
19-20-50-36-102-146	3813 PLOVER	07/29/20	\$276,000	WD	\$276,000	---	\$41,400	---	---	---	---	---	---	4990
19-20-50-36-102-147	3817 PLOVER	07/07/21	\$307,000	WD	\$307,000	---	\$46,050	---	---	---	---	---	---	4990
19-20-50-36-102-176	3848 CARACARA	06/11/20	\$240,000	WD	\$240,000	---	\$36,000	---	---	---	---	---	---	4990
19-20-50-36-102-187	3847 KISKADEE	01/11/21	\$254,000	WD	\$254,000	---	\$38,100	---	---	---	---	---	---	4990
19-20-50-36-202-207	601 ANHINGA	04/24/20	\$259,900	WD	\$259,900	---	\$38,985	---	---	---	---	---	---	4990
19-20-50-36-202-213	3605 SHEARWATER	11/24/20	\$206,200	WD	\$206,200	---	\$30,930	---	---	---	---	---	---	4990
19-20-50-36-202-218	3625 SHEARWATER	07/06/21	\$305,000	WD	\$305,000	---	\$45,750	---	---	---	---	---	---	4990
19-20-50-36-202-222	641 PUFFIN	04/29/21	\$262,000	WD	\$262,000	---	\$39,300	---	---	---	---	---	---	4990
19-20-50-36-202-227	687 PUFFIN	04/03/20	\$229,500	WD	\$229,500	---	\$34,425	---	---	---	---	---	---	4990
19-20-50-36-202-230	628 PUFFIN	12/09/20	\$254,000	WD	\$254,000	---	\$38,100	---	---	---	---	---	---	4990
19-20-50-36-202-238	692 PUFFIN	08/13/21	\$294,000	WD	\$294,000	---	\$44,100	---	---	---	---	---	---	4990
19-20-50-36-202-240	679 WILLET	07/16/21	\$310,000	WD	\$310,000	---	\$46,500	---	---	---	---	---	---	4990
19-20-50-36-202-243	649 WILLET	04/24/20	\$280,000	WD	\$280,000	---	\$42,000	---	---	---	---	---	---	4990
19-20-50-36-202-245	629 WILLET	06/15/21	\$245,000	WD	\$245,000	---	\$36,750	---	---	---	---	---	---	4990
19-20-50-36-202-250	622 WILLET	08/16/21	\$280,000	WD	\$280,000	---	\$42,000	---	---	---	---	---	---	4990
19-20-50-36-202-256	682 WILLET	10/12/21	\$292,000	WD	\$292,000	---	\$43,800	---	---	---	---	---	---	4990
19-20-50-36-202-265	621 GANNETT	05/01/20	\$269,500	WD	\$269,500	---	\$40,425	---	---	---	---	---	---	4990
19-20-50-36-202-266	3725 SHEARWATER	06/18/21	\$250,000	WD	\$250,000	---	\$37,500	---	---	---	---	---	---	4990
19-20-50-36-202-287	664 PHOEBE	05/21/21	\$310,000	WD	\$310,000	---	\$46,500	---	---	---	---	---	---	4990
19-20-50-36-202-290	696 PHOEBE	04/17/20	\$227,000	WD	\$227,000	---	\$34,050	---	---	---	---	---	---	4990
19-20-50-36-202-319	667 ACCIPITER	07/16/20	\$299,000	WD	\$299,000	---	\$44,850	---	---	---	---	---	---	4990
19-20-50-36-202-323	627 ACCIPITER	06/08/21	\$274,000	WD	\$274,000	---	\$41,100	---	---	---	---	---	---	4990
19-20-50-36-202-324	638 ACCIPITER	03/18/21	\$259,900	WD	\$259,900	---	\$38,985	---	---	---	---	---	---	4990
19-20-50-36-202-325	648 ACCIPITER	10/01/20	\$284,900	WD	\$284,900	---	\$42,735	---	---	---	---	---	---	4990
19-20-50-36-202-329	688 ACCIPITER	06/25/20	\$210,000	WD	\$210,000	---	\$31,500	---	---	---	---	---	---	4990
19-20-50-36-202-330	698 ACCIPITER	10/29/21	\$279,000	WD	\$279,000	---	\$41,850	---	---	---	---	---	---	4990
19-20-50-36-202-333	3785 SHEARWATER	05/20/21	\$250,000	WD	\$250,000	---	\$37,500	---	---	---	---	---	---	4990
19-20-50-36-202-357	3611 BOLERO	12/03/20	\$45,000	WD	\$45,000	\$0	\$45,000	---	---	---	---	---	---	4990
19-20-50-36-202-360	631 ANHINGA	12/14/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-368	623 AVOCET	07/24/20	\$280,901	WD	\$280,901	---	\$42,135	---	---	---	---	---	---	4990
19-20-50-36-202-369	633 AVOCET	06/21/21	\$284,900	WD	\$284,900	---	\$42,735	---	---	---	---	---	---	4990
19-20-50-36-202-371	664 AVOCET	03/19/21	\$39,000	WD	\$39,000	\$0	\$39,000	---	---	---	---	---	---	4990
19-20-50-36-202-372	654 AVOCET	08/19/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-373	644 AVOCET	10/22/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-374	634 AVOCET	08/21/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-388	636 BUTEO	06/25/20	\$273,000	WD	\$273,000	---	\$40,950	---	---	---	---	---	---	4990
Totals:			\$11,695,101		\$11,695,101		\$39,700	<=Average Indicated Site Value						

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - PREMIUM LOTS														
19-20-50-36-102-021	3620 KISKADEE	08/25/21	\$247,001	WD	\$247,001	---	\$37,050	---	---	---	---	---	---	4990
19-20-50-36-102-027	3670 KISKADEE	06/01/21	\$283,500	WD	\$283,500	---	\$42,525	---	---	---	---	---	---	4990
19-20-50-36-102-033	3710 KISKADEE	06/26/20	\$278,000	WD	\$278,000	---	\$41,700	---	---	---	---	---	---	4990
19-20-50-36-102-036	3726 KISKADEE	11/13/20	\$239,000	WD	\$239,000	---	\$35,850	---	---	---	---	---	---	4990
19-20-50-36-102-038	3740 KISKADEE	06/18/21	\$300,000	WD	\$300,000	---	\$45,000	---	---	---	---	---	---	4990
19-20-50-36-102-148	3823 PLOVER	12/28/20	\$259,450	WD	\$259,450	---	\$38,918	---	---	---	---	---	---	4990
19-20-50-36-102-152	3843 PLOVER	06/11/21	\$303,000	WD	\$303,000	---	\$45,450	---	---	---	---	---	---	4990
19-20-50-36-102-160	3883 PLOVER	11/20/20	\$282,000	WD	\$282,000	---	\$42,300	---	---	---	---	---	---	4990
19-20-50-36-102-198	3826 KISKADEE	07/29/20	\$270,000	WD	\$270,000	---	\$40,500	---	---	---	---	---	---	4990
19-20-50-36-202-291	3701 PARULA	10/06/21	\$310,000	WD	\$310,000	---	\$46,500	---	---	---	---	---	---	4990
19-20-50-36-202-308	3662 SHEARWATER	07/21/21	\$295,000	WD	\$295,000	---	\$44,250	---	---	---	---	---	---	4990
19-20-50-36-202-311	3612 SHEARWATER	07/14/20	\$269,000	WD	\$269,000	---	\$40,350	---	---	---	---	---	---	4990
19-20-50-36-202-312	3695 PARULA	07/24/20	\$275,000	WD	\$275,000	---	\$41,250	---	---	---	---	---	---	4990
19-20-50-36-202-313	3751 PARULA	07/24/20	\$272,900	WD	\$272,900	---	\$40,935	---	---	---	---	---	---	4990
19-20-50-36-202-338	3758 SHEARWATER	05/12/20	\$279,900	WD	\$279,900	---	\$41,985	---	---	---	---	---	---	4990
19-20-50-36-202-345	3792 SHEARWATER	09/10/21	\$302,000	WD	\$302,000	---	\$45,300	---	---	---	---	---	---	4990
Totals:			\$4,465,751		\$4,465,751		\$41,900	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$39,700 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$41,900 WILL BE USED FOR PREMIUM LOTS FOR THIS LAND TABLE. LAND RESIDUALS WERE ESTIMATED AT 15 PERCENT OF IMPROVED PARCEL SALE PRICES. FOR PARCELS OVER 1.0 ACRE IN SIZE, A SQUARE FOOT RATE OF \$0.20 WILL BE USED (FOR THE AREA ABOVE 1.0 ACRE), BASED ON THE LARGE PARCEL RATE FOR LAND TABLE 4000, CLINTON COUNTY, RESIDENTIAL GENERAL.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4995, CLINTON COUNTY, FALCON POINTE WEST - STANDARD LOTS														
19-20-50-36-203-001	3986 STIRRUP	01/27/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-002	3982 STIRRUP	08/26/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-003	3978 STIRRUP	06/24/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-005	3970 STIRRUP	12/02/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-006	3966 STIRRUP	02/18/22	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-007	3962 STIRRUP	01/28/22	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-010	3912 QUARTERHORSE	03/18/21	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-011	3916 QUARTERHORSE	12/16/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-012	3949 STIRRUP	11/20/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-013	3953 STIRRUP	10/21/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-014	3957 STIRRUP	03/31/22	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-015	3961 STIRRUP	01/13/22	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-017	3969 STIRRUP	05/13/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-018	3973 STIRRUP	09/24/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-019	3977 STIRRUP	09/13/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-021	3985 STIRRUP	11/09/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-022	3989 STIRRUP	08/27/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-025	3998 GALLOP	10/07/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-026	3994 GALLOP	12/17/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-027	3990 GALLOP	12/23/20	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-028	3986 GALLOP	02/26/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-029	3982 GALLOP	09/28/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-031	3974 GALLOP	10/22/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-032	3970 GALLOP	04/01/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-033	3966 GALLOP	04/23/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-034	3962 GALLOP	06/09/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-035	3958 GALLOP	11/12/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-036	3954 GALLOP	11/19/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-037	3950 GALLOP	09/11/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-091	4108 PALOMINO	06/04/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-092	4104 PALOMINO	08/20/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-093	4100 PALOMINO	11/10/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-094	4096 PALOMINO	08/09/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-095	4092 PALOMINO	05/06/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-097	4080 PALOMINO	11/05/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-098	4076 PALOMINO	11/19/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-100	4068 PALOMINO	03/18/22	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-101	4064 PALOMINO	09/24/21	\$40,500	WD	\$40,500	\$0	\$40,500	---	---	---	---	---	---	4995
19-20-50-36-203-102	4060 PALOMINO	04/08/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
Totals:			\$1,458,500		\$1,458,500		\$37,400	<=Average Indicated Site Value						

LAND TABLE: 4995, CLINTON COUNTY, FALCON POINTE WEST - PREMIUM LOTS														
19-20-50-36-203-072	3893 QUARTERHORSE	04/08/21	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-073	3889 QUARTERHORSE	12/23/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-074	3885 QUARTERHORSE	10/08/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-075	3949 MUSTANG	05/21/20	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-078	3961 MUSTANG	09/03/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-079	3965 MUSTANG	06/04/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-081	3973 MUSTANG	03/18/21	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-082	3977 MUSTANG	05/27/21	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-084	3985 MUSTANG	04/29/21	\$61,000	WD	\$61,000	\$0	\$61,000	---	---	---	---	---	---	4995
19-20-50-36-203-086	3993 MUSTANG	01/14/21	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-087	3997 MUSTANG	05/06/21	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-088	4001 MUSTANG	04/22/21	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-089	4005 MUSTANG	06/17/21	\$61,000	WD	\$61,000	\$0	\$61,000	---	---	---	---	---	---	4995
19-20-50-36-203-090	4009 MUSTANG	10/02/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
Totals:			\$700,000		\$700,000		\$50,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$37,400 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$50,000 WILL BE USED FOR PREMIUM LOTS FOR THIS LAND TABLE.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 2000, INGHAM COUNTY, COMMERCIAL GENERAL														
33-20-01-01-408-017	139 W LAKE LANSING	08/27/21	\$1,133,000	WD	\$1,133,000	\$730,017	\$402,983	---	---	1.55	---	\$259,989	\$5.97	2000
33-20-01-01-408-024	307 W LAKE LANSING	02/07/22	\$575,000	WD	\$575,000	\$247,610	\$327,390	---	---	0.97	---	\$337,515	\$7.75	2000
33-20-01-02-427-017	1601 W LAKE LANSING	02/14/22	\$1,750,000	WD	\$1,750,000	\$1,029,601	\$720,399	---	---	1.77	---	\$407,005	\$9.34	2000
33-20-01-13-217-001	601 ABBOT	03/01/21	\$700,000	WD	\$700,000	\$635,570	\$64,430	---	---	0.60	---	\$107,383	\$2.47	2000
33-20-01-24-123-002	1103 TROWBRIDGE	09/27/21	\$265,000	WD	\$265,000	\$123,260	\$141,740	---	---	0.23	---	\$616,261	\$14.15	2000
33-20-01-24-123-003	1071 TROWBRIDGE	04/26/21	\$222,500	WD	\$222,500	\$123,346	\$99,154	---	---	0.26	---	\$381,362	\$8.75	2000
33-20-02-06-301-002	6180 ABBOT	01/29/21	\$400,000	WD	\$400,000	\$84,650	\$315,350	---	---	2.73	---	\$115,513	\$2.65	2000
33-20-02-07-214-031	1300 E LAKE LANSING	03/30/21	\$100,000	WD	\$100,000	\$0	\$100,000	---	---	1.18	---	\$84,746	\$1.95	2000
33-20-02-07-214-032	1350 E LAKE LANSING	03/30/21	\$1,300,000	WD	\$1,300,000	\$223,032	\$1,076,968	---	---	1.32	---	\$815,885	\$18.73	2000
Totals:			\$6,445,500		\$6,445,500					Average Price Per Front Foot:				
											Average Price Per Acre:		\$347,295	
											Average Price Per Square Foot:		\$7.97	

COMMENTS: A RATE OF \$8.00 PER SQUARE FOOT WILL BE USED FOR THIS LAND TABLE. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS TO DRAW CONCLUSIONS FOR THIS LAND TABLE.

LAND TABLE: 2010, INGHAM COUNTY, COMMERCIAL NORTHERN														
33-20-01-02-202-013	3225 WEST	01/12/22	\$850,000	WD	\$850,000	\$0	\$850,000	---	---	4.34	---	\$195,853	\$4.50	2010
33-20-01-02-226-107	1525 WATERTOWER	12/29/20	\$500,000	WD	\$500,000	\$0	\$500,000	---	---	0.49	---	\$1,020,408	\$23.43	2010
Totals:			\$1,350,000		\$1,350,000					Average Price Per Front Foot:				
											Average Price Per Acre:		\$608,131	
											Average Price Per Square Foot:		\$13.97	

COMMENTS: WITH CONSIDERATION GIVEN TO THE CONCLUSION DRAWN FOR THIS LAND TABLE FOR 2022 (\$8.50 PER SQUARE FOOT) AND TO THE CONCLUSION DRAWN FOR LAND TABLE 2000 FOR INGHAM COUNTY, A RATE OF \$8.00 PER SQUARE FOOT IS ESTIMATED FOR THIS LAND TABLE. PARCELS OF 5 ACRES OR MORE WILL BE ASSIGNED A VALUE OF \$1.00 PER SQUARE FOOT (FOR THE AREA ABOVE 4.99 ACRES).

LAND TABLE: 2020, INGHAM COUNTY, COMMERCIAL DOWNTOWN														
33-20-01-13-229-016	311 ABBOT	03/31/21	\$810,000	WD	\$810,000	\$0	\$810,000	---	---	0.30	---	\$2,700,000	\$61.98	2020
33-20-01-13-240-005	210 MICHIGAN	03/14/22	\$700,000	LC	\$700,000	\$69,418	\$630,582	---	---	0.26	---	\$2,425,315	\$55.68	2020
Totals:			\$1,510,000		\$1,510,000					Average Price Per Front Foot:				
											Average Price Per Acre:		\$2,562,658	
											Average Price Per Square Foot:		\$58.83	

COMMENTS: A RATE OF \$60.00 PER SQUARE FOOT WILL BE USED FOR THIS LAND TABLE WITH CONSIDERATION GIVEN TO THE 2022 LAND VALUE CONCLUSION FOR THIS TABLE (ALSO \$60.00 PER SQUARE FOOT). IT WAS NECESSARY TO USE AN ABSTRACTION ANALYSIS FOR THIS LAND TABLE.

LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - UP TO 2.0 ACRES														
33-20-01-01-304-034	2345 N HARRISON	01/13/21	\$1,500,000	WD	\$1,500,000	---	\$525,000	282.5	321.9	1.40	\$1,858	\$375,000	\$8.61	2060
33-20-01-13-114-037 ET AL	144 HIGHLAND ET AL	01/13/21	\$3,500,000	WD	\$3,500,000	---	\$1,225,000	446.9	401.0	1.43	\$2,741	\$856,643	\$19.67	2060
33-20-01-13-125-005	241 N HARRISON	07/22/21	\$446,500	WD	\$446,500	---	\$156,275	74.0	60.0	0.16	\$2,112	\$976,719	\$22.42	2060
33-20-02-07-313-001	910 ABBOT	12/21/21	\$2,000,000	WD	\$2,000,000	---	\$700,000	186.4	192.0	0.71	\$3,755	\$985,915	\$22.63	2060
33-20-02-07-319-002	711 BURCHAM	06/18/21	\$1,450,000	WD	\$1,450,000	---	\$507,500	187.7	190.0	0.71	\$2,704	\$714,789	\$16.41	2060
33-20-02-07-406-006	1416 HASLETT	04/20/21	\$2,930,853	CD	\$2,930,853	---	\$1,025,799	317.8	366.0	1.68	\$3,228	\$610,595	\$14.02	2060
Totals:			\$11,827,353		\$11,827,353					Average Price Per Front Foot:		\$2,733		
											Average Price Per Acre:		\$753,277	
											Average Price Per Square Foot:		\$17.29	

LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - GREATER THAN 2.0 ACRES														
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	CD	\$15,000,000	---	\$5,250,000	---	---	18.18	---	\$288,779	\$6.63	2060
33-20-02-07-319-003	731 BURCHAM	11/30/21	\$9,297,200	WD	\$9,297,200	---	\$3,254,020	---	---	2.59	---	\$1,256,378	\$28.84	2060
33-20-02-07-319-004	745 BURCHAM	11/30/21	\$10,142,400	WD	\$10,142,400	---	\$3,549,840	---	---	2.39	---	\$1,485,289	\$34.10	2060
Totals:			\$34,439,600		\$34,439,600					Average Price Per Front Foot:				
											Average Price Per Acre:		\$1,010,149	
											Average Price Per Square Foot:		\$23.19	

COMMENTS: THIS ANALYSIS WAS DIVIDED INTO TWO SECTIONS--PARCELS UP TO 2.0 ACRES AND PARCELS GREATER THAN 2.0 ACRES. A RATE OF \$2,700 PER FRONT FOOT WILL BE USED FOR PARCELS UP TO 2.0 ACRES IN SIZE. FOR PARCELS ABOVE 2.0 ACRES IN SIZE, A RATE OF \$12.00 PER SQUARE FOOT IS ESTIMATED FOR USE, WITH CONSIDERATION GIVEN TO THE 2022 LAND VALUE CONCLUSION FOR THESE PARCELS (\$15.00 PER SQUARE FOOT) AND THE SIZE OF MOST PARCELS VALUED BY THIS LAND TABLE. LAND RESIDUALS WERE ESTIMATED AT 35 PERCENT OF IMPROVED PARCEL SALE PRICES.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 2070, INGHAM COUNTY, COMMERCIAL FRATERNITY AND SORORITY HOUSES														
33-20-01-13-229-002	445 ABBOT	01/15/21	\$550,000	WD	\$550,000	---	\$192,500	70.4	165.0	0.25	\$2,734	\$770,000	\$17.68	2070
33-20-01-13-231-015	330 N HARRISON	08/02/21	\$1,100,000	WD	\$1,100,000	---	\$385,000	196.6	219.0	0.80	\$1,958	\$481,250	\$11.05	2070
Totals:			\$1,650,000		\$1,650,000						Average Price Per Front Foot:	\$2,346		
											Average Price Per Acre:	\$625,625		
											Average Price Per Square Foot:	\$14.37		

COMMENTS: THERE WERE TWO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE ABOVE ANALYSIS AND TO THE FRONT FOOT RATE CONCLUSION FOR LAND TABLE 2060, INGHAM COUNTY (\$2,700 PER FRONT FOOT), A FRONT FOOT RATE OF \$2,700 IS ESTIMATED FOR USE. LAND RESIDUALS WERE ESTIMATED AT 35 PERCENT OF IMPROVED PARCEL SALE PRICES.

LAND TABLE: 3000, INGHAM COUNTY, INDUSTRIAL

COMMENTS: THERE WERE NO SALES FOR THIS LAND TABLE. THIS LAND TABLE COVERS JUST TWO PARCELS, WHICH ARE CLASSIFIED INDUSTRIAL REAL PROPERTY. WITH REGARD GIVEN TO CURRENT MARKET CONDITIONS AND THE 2022 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (\$2.15), A RATE OF \$2.15 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THESE PARCELS. COMMERCIAL LAND VALUES ARE CONSIDERED TO DRIVE THE LAND VALUE OF THESE INDUSTRIAL PARCELS.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4000, INGHAM COUNTY, WOLF COURT/FLOWER POT/MARBLE														
33-20-01-12-104-005	1620 COOLIDGE	07/23/20	\$108,000	WD	\$108,000	---	\$27,000	42.3	104.0	0.12	\$638	\$225,000	\$5.17	4000
33-20-01-12-113-017	1217 WOLF	07/29/20	\$136,000	WD	\$136,000	---	\$34,000	54.6	173.0	0.20	\$623	\$170,000	\$3.90	4000
33-20-01-12-113-021	1131 WOLF	06/29/20	\$159,900	WD	\$159,900	---	\$39,975	54.6	173.0	0.20	\$732	\$199,875	\$4.59	4000
33-20-01-12-114-001	1433 GILCREST	11/25/20	\$260,000	WD	\$260,000	---	\$65,000	112.0	151.0	0.38	\$580	\$171,053	\$3.93	4000
33-20-01-24-101-005	1216 MARIGOLD	07/29/20	\$136,000	WD	\$136,000	---	\$34,000	67.4	183.0	0.25	\$504	\$136,000	\$3.12	4000
33-20-01-24-101-007	1166 MARIGOLD	03/12/21	\$150,000	WD	\$150,000	---	\$37,500	74.1	183.0	0.28	\$506	\$133,929	\$3.07	4000
33-20-01-24-101-009	1150 MARIGOLD	09/01/20	\$145,000	WD	\$145,000	---	\$36,250	74.1	183.0	0.28	\$489	\$129,464	\$2.97	4000
33-20-01-24-102-007	1167 MARIGOLD	03/11/21	\$175,000	WD	\$175,000	---	\$43,750	70.4	165.0	0.25	\$621	\$175,000	\$4.02	4000
33-20-01-24-102-008	1159 MARIGOLD	02/01/21	\$155,000	WD	\$155,000	---	\$38,750	70.4	165.0	0.25	\$550	\$155,000	\$3.56	4000
33-20-01-24-103-001	1079 MARIGOLD	10/01/21	\$176,750	WD	\$176,750	---	\$44,188	70.4	165.0	0.25	\$628	\$176,752	\$4.06	4000
33-20-01-24-105-004	1314 DAISY	12/09/21	\$180,000	WD	\$180,000	---	\$45,000	90.8	83.0	0.23	\$496	\$195,652	\$4.49	4000
33-20-01-24-110-015	1113 DAISY	07/07/21	\$220,000	WD	\$220,000	---	\$55,000	76.5	195.0	0.30	\$719	\$183,333	\$4.21	4000
33-20-01-24-111-003	1057 DAISY	06/15/20	\$265,000	WD	\$265,000	---	\$66,250	108.2	171.6	0.39	\$612	\$169,872	\$3.90	4000
33-20-01-24-113-005	1232 TANAGER	10/02/20	\$195,000	WD	\$195,000	---	\$48,750	86.8	135.0	0.28	\$562	\$174,107	\$4.00	4000
33-20-01-24-116-006	REBECCA	05/28/21	\$69,300	WD	\$69,300	\$0	\$69,300	100.3	180.0	0.37	\$691	\$187,297	\$4.30	4000
33-20-01-24-116-009	1137 REBECCA	07/17/20	\$300,000	WD	\$300,000	---	\$75,000	105.6	150.2	0.36	\$710	\$208,333	\$4.78	4000
33-20-01-24-117-004	1148 REBECCA	09/29/21	\$190,000	WD	\$190,000	---	\$47,500	83.4	178.0	0.31	\$570	\$153,226	\$3.52	4000
33-20-02-07-319-008	773 ALTON	09/11/20	\$238,000	WD	\$238,000	---	\$59,500	92.3	198.0	0.36	\$645	\$165,278	\$3.79	4000
33-20-02-07-402-007	765 BERKSHIRE	02/15/22	\$300,000	WD	\$300,000	---	\$75,000	138.7	160.0	0.49	\$541	\$153,061	\$3.51	4000
33-20-02-17-100-010	1527 MT VERNON	11/18/21	\$49,900	LC	\$49,900	\$0	\$49,900	66.1	230.0	0.28	\$755	\$178,214	\$4.09	4000
33-20-02-17-101-001	694 JOHN R	08/21/20	\$170,000	WD	\$170,000	---	\$42,500	80.0	165.0	0.28	\$531	\$151,786	\$3.48	4000
33-20-02-17-101-017	685 WAYLAND	01/19/22	\$155,000	WD	\$155,000	---	\$38,750	80.0	165.0	0.28	\$484	\$138,393	\$3.18	4000
33-20-02-17-106-010	1726 MT VERNON	08/13/21	\$210,000	WD	\$210,000	---	\$52,500	90.5	175.8	0.33	\$580	\$159,091	\$3.65	4000
33-20-02-17-108-011	1566 SNYDER	01/06/21	\$125,000	WD	\$125,000	---	\$31,250	46.4	125.0	0.14	\$673	\$223,214	\$5.12	4000
33-20-02-17-108-021	1535 MELROSE	07/09/21	\$179,900	WD	\$179,900	---	\$44,975	67.8	185.0	0.26	\$663	\$172,981	\$3.97	4000
33-20-02-17-108-023	1509 MELROSE	08/28/20	\$160,000	WD	\$160,000	---	\$40,000	53.8	144.0	0.18	\$743	\$222,222	\$5.10	4000
33-20-02-17-109-018	1641 MELROSE	05/01/20	\$126,825	WD	\$126,825	---	\$31,706	56.5	185.0	0.21	\$561	\$150,981	\$3.47	4000
33-20-02-17-109-021	1623 MELROSE	11/25/20	\$107,500	WD	\$107,500	---	\$26,875	56.5	185.0	0.21	\$476	\$127,976	\$2.94	4000
33-20-02-17-110-001	542 WAYLAND	01/21/21	\$189,000	WD	\$189,000	---	\$47,250	91.5	142.0	0.30	\$516	\$157,500	\$3.62	4000
33-20-02-17-110-003	1724 SNYDER	02/22/22	\$214,900	WD	\$214,900	---	\$53,725	79.6	185.0	0.30	\$675	\$179,083	\$4.11	4000
33-20-02-17-111-002	530 MOORLAND	06/19/20	\$169,000	WD	\$169,000	---	\$42,250	65.0	125.0	0.20	\$650	\$211,250	\$4.85	4000
33-20-02-17-111-019	1857 MELROSE	11/02/20	\$162,000	WD	\$162,000	---	\$40,500	71.7	185.0	0.27	\$565	\$150,000	\$3.44	4000
33-20-02-17-111-026	1805 MELROSE	02/28/22	\$170,000	WD	\$170,000	---	\$42,500	67.2	160.0	0.24	\$632	\$177,083	\$4.07	4000
33-20-02-17-113-011	1672 MELROSE	05/04/21	\$150,000	WD	\$150,000	---	\$37,500	83.4	105.0	0.24	\$450	\$156,250	\$3.59	4000
33-20-02-17-113-019	1617 LINDEN	12/17/21	\$200,000	WD	\$200,000	---	\$50,000	79.7	119.0	0.24	\$627	\$208,333	\$4.78	4000
33-20-02-17-114-010	1715 LINDEN	06/30/21	\$205,000	WD	\$205,000	---	\$51,250	66.1	150.0	0.22	\$775	\$232,955	\$5.35	4000
33-20-02-17-115-008	1860 MELROSE	04/08/20	\$142,500	WD	\$142,500	---	\$35,625	71.3	183.0	0.27	\$500	\$131,944	\$3.03	4000
33-20-02-17-117-010	1645 ANN	06/10/21	\$181,000	WD	\$181,000	---	\$45,250	82.7	155.0	0.29	\$547	\$156,034	\$3.58	4000
33-20-02-17-118-001	1706 LINDEN	06/15/20	\$136,100	WD	\$136,100	---	\$34,025	74.4	111.0	0.22	\$457	\$154,659	\$3.55	4000
Totals:			\$6,762,575		\$6,762,575			Average Price Per Front Foot:		\$597	Average Price Per Acre:		\$171,851	
										Average Price Per Square Foot:		\$3.95		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$595 PER FRONT FOOT WILL BE USED. FOR PARCELS ABOVE 1.5 ACRES IN SIZE, A SQUARE FOOT RATE OF \$0.20 WILL BE USED (BASED ON THE CONCLUSION FOR LARGER RESIDENTIAL PARCELS IN LAND TABLE 4000, CLINTON COUNTY, RESIDENTIAL GENERAL).

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4010, INGHAM COUNTY, LANTERN HILL/WALNUT HEIGHTS/BROOKFIELD														
33-20-02-07-404-010	842 LANTERN HILL	07/31/20	\$375,000	WD	\$375,000	---	\$93,750	131.1	258.0	0.59	\$715	\$158,898	\$3.65	4010
33-20-02-07-406-011	1339 CEDARHILL	11/03/20	\$230,000	WD	\$230,000	---	\$57,500	76.5	156.0	0.27	\$752	\$212,963	\$4.89	4010
33-20-02-07-407-002	1244 CEDARHILL	12/23/20	\$288,900	WD	\$288,900	---	\$72,225	102.9	120.0	0.32	\$702	\$225,703	\$5.18	4010
33-20-02-07-409-009	1337 MARBLE	07/07/21	\$225,000	WD	\$225,000	---	\$56,250	85.0	150.0	0.29	\$662	\$193,966	\$4.45	4010
33-20-02-07-410-010	938 DELRIDGE	10/23/20	\$175,000	WD	\$175,000	---	\$43,750	71.4	136.0	0.23	\$613	\$190,217	\$4.37	4010
33-20-02-07-410-016	1020 DELRIDGE	08/13/20	\$185,000	WD	\$185,000	---	\$46,250	71.4	136.0	0.23	\$648	\$201,087	\$4.62	4010
33-20-02-08-175-018	1439 KARLIN	04/01/20	\$179,900	WD	\$179,900	---	\$44,975	69.7	85.9	0.18	\$645	\$249,861	\$5.74	4010
33-20-02-08-303-017	1613 PARKVALE	03/16/22	\$190,000	WD	\$190,000	---	\$47,500	71.6	120.0	0.22	\$663	\$215,909	\$4.96	4010
33-20-02-08-307-009	1889 RIDGEWOOD	08/21/20	\$249,000	WD	\$249,000	---	\$62,250	108.8	224.0	0.46	\$572	\$135,326	\$3.11	4010
33-20-02-08-309-013	1611 WOODSIDE	04/16/21	\$250,000	WD	\$250,000	---	\$62,500	84.4	132.0	0.27	\$741	\$231,481	\$5.31	4010
33-20-02-08-310-012	1817 WALNUT HEIGHTS	09/24/20	\$295,000	WD	\$295,000	---	\$73,750	111.4	172.0	0.41	\$662	\$179,878	\$4.13	4010
33-20-02-08-311-011	1856 WALNUT HEIGHTS	11/05/21	\$378,750	WD	\$378,750	---	\$94,688	127.4	221.0	0.53	\$743	\$178,657	\$4.10	4010
33-20-02-08-312-004	1550 WOODSIDE	12/15/21	\$260,399	WD	\$260,399	---	\$65,100	89.1	132.0	0.29	\$731	\$224,483	\$5.15	4010
33-20-02-17-118-032	420 WAYLAND	07/14/20	\$214,900	WD	\$214,900	---	\$53,725	86.1	154.0	0.30	\$624	\$179,083	\$4.11	4010
33-20-02-17-119-017	1529 CAHILL	05/26/20	\$235,000	WD	\$235,000	---	\$58,750	86.2	123.6	0.27	\$682	\$217,593	\$5.00	4010
33-20-02-17-121-023	316 WAYLAND	09/30/20	\$236,500	WD	\$236,500	---	\$59,125	77.9	110.0	0.23	\$759	\$257,065	\$5.90	4010
33-20-02-17-122-008	331 TIMBERLANE	04/23/21	\$244,000	WD	\$244,000	---	\$61,000	84.6	156.0	0.30	\$721	\$203,333	\$4.67	4010
33-20-02-17-123-004	1538 CAHILL	05/04/20	\$200,000	WD	\$200,000	---	\$50,000	72.1	122.0	0.22	\$693	\$227,273	\$5.22	4010
33-20-02-17-123-009	1614 CAHILL	08/06/21	\$162,000	WD	\$162,000	---	\$40,500	68.5	125.0	0.22	\$591	\$184,091	\$4.23	4010
33-20-02-17-123-015	1666 CAHILL	05/20/21	\$224,000	WD	\$224,000	---	\$56,000	73.6	127.0	0.23	\$761	\$243,478	\$5.59	4010
33-20-02-17-124-007	1846 CAHILL	04/24/20	\$200,000	WD	\$200,000	---	\$50,000	67.6	122.0	0.21	\$740	\$238,095	\$5.47	4010
33-20-02-17-301-008	120 N HAGADORN	01/25/21	\$228,000	WD	\$228,000	---	\$57,000	104.3	212.0	0.43	\$547	\$132,558	\$3.04	4010
33-20-02-17-301-016	253 OAKLAND	07/09/20	\$215,000	WD	\$215,000	---	\$53,750	93.5	193.0	0.37	\$575	\$145,270	\$3.33	4010
33-20-02-17-301-027	224 N HAGADORN	02/11/22	\$290,000	WD	\$290,000	---	\$72,500	96.4	205.0	0.39	\$752	\$185,897	\$4.27	4010
33-20-02-17-302-011	158 OAKLAND	06/09/21	\$289,000	WD	\$289,000	---	\$72,250	106.4	243.0	0.47	\$679	\$153,723	\$3.53	4010
Totals:			\$6,020,349		\$6,020,349			Average Price Per Front Foot:			\$679			
											Average Price Per Acre:		\$198,636	
											Average Price Per Square Foot:		\$4.56	

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$680 PER FRONT FOOT WILL BE USED.

LAND TABLE: 4020, INGHAM COUNTY, WHITEHILLS														
33-20-02-07-104-015	1777 HITCHING POST	04/24/20	\$610,000	WD	\$610,000	---	\$122,000	144.0	196.8	0.59	\$847	\$206,780	\$4.75	4020
33-20-02-07-105-011	407 WOODLAND	06/16/21	\$99,000	WD	\$99,000	\$0	\$99,000	118.9	150.4	0.40	\$833	\$247,500	\$5.68	4020
33-20-02-07-105-012	389 WOODLAND	06/16/21	\$79,000	WD	\$79,000	\$0	\$79,000	101.8	166.0	0.38	\$776	\$207,895	\$4.77	4020
33-20-02-07-110-007	407 WALBRIDGE	06/25/20	\$425,300	WD	\$425,300	---	\$85,060	126.4	176.0	0.49	\$673	\$173,592	\$3.99	4020
33-20-02-07-114-003	1723 OLD MILL	07/09/21	\$415,000	WD	\$415,000	---	\$83,000	116.9	111.6	0.36	\$710	\$230,556	\$5.29	4020
33-20-02-07-114-014	635 APPLEGATE	08/03/21	\$581,000	WD	\$581,000	---	\$116,200	134.0	162.3	0.50	\$867	\$232,400	\$5.34	4020
33-20-02-07-115-010	1413 OLD MILL	07/14/21	\$550,000	WD	\$550,000	---	\$110,000	142.9	133.7	0.48	\$770	\$229,167	\$5.26	4020
33-20-02-07-115-015	1508 HITCHING POST	08/28/20	\$435,000	WD	\$435,000	---	\$87,000	123.6	202.0	0.51	\$704	\$170,588	\$3.92	4020
33-20-02-07-118-002	828 TANGLEWOOD	06/08/20	\$427,000	WD	\$427,000	---	\$85,400	118.8	167.9	0.45	\$719	\$189,778	\$4.36	4020
33-20-02-07-200-014	985 NORTHGATE	11/16/20	\$325,000	WD	\$325,000	---	\$65,000	97.9	133.8	0.32	\$664	\$203,125	\$4.66	4020
33-20-02-07-201-006	1047 PEBBLEBROOK	03/17/21	\$360,000	WD	\$360,000	---	\$72,000	93.4	108.6	0.29	\$771	\$248,276	\$5.70	4020
33-20-02-07-202-001	1860 FOXCROFT	12/30/21	\$294,800	WD	\$294,800	---	\$58,960	75.8	101.8	0.22	\$778	\$268,000	\$6.15	4020
33-20-02-07-202-010	1630 FOXCROFT	06/30/21	\$434,500	WD	\$434,500	---	\$86,900	104.4	133.4	0.35	\$832	\$248,286	\$5.70	4020
33-20-02-07-202-019	1803 WYNGARDEN	01/25/21	\$350,000	WD	\$350,000	---	\$70,000	83.6	138.0	0.29	\$837	\$241,379	\$5.54	4020
33-20-02-07-202-021	1851 WYNGARDEN	06/04/21	\$375,000	WD	\$375,000	---	\$75,000	83.6	159.1	0.36	\$897	\$208,333	\$4.78	4020
33-20-02-07-205-002	884 TANGLEWOOD	08/06/20	\$429,000	WD	\$429,000	---	\$85,800	99.1	142.9	0.34	\$866	\$252,353	\$5.79	4020
33-20-02-07-205-003	904 TANGLEWOOD	06/19/20	\$422,000	WD	\$422,000	---	\$84,400	119.1	134.1	0.40	\$709	\$211,000	\$4.84	4020
33-20-02-07-206-004	1623 FOXCROFT	09/25/20	\$410,000	WD	\$410,000	---	\$82,000	100.7	137.4	0.33	\$814	\$248,485	\$5.70	4020
33-20-02-07-208-003	1525 STONEGATE	04/14/21	\$420,000	WD	\$420,000	---	\$84,000	125.0	160.0	0.46	\$672	\$182,609	\$4.19	4020
33-20-02-07-210-008	1494 DENNISON	01/24/22	\$540,000	WD	\$540,000	---	\$108,000	158.0	156.1	0.57	\$684	\$189,474	\$4.35	4020
33-20-02-07-210-024	1399 FOXCROFT	05/12/21	\$610,000	WD	\$610,000	---	\$122,000	136.8	152.7	0.49	\$892	\$248,980	\$5.72	4020
33-20-02-07-213-003	1014 WALBRIDGE	05/07/21	\$389,000	WD	\$389,000	---	\$77,800	115.6	130.3	0.43	\$673	\$180,930	\$4.15	4020
33-20-02-07-213-005	1052 WALBRIDGE	06/09/20	\$420,000	WD	\$420,000	---	\$84,000	111.0	129.6	0.99	\$757	\$84,848	\$1.95	4020
33-20-02-07-218-011	1330 DENNISON	03/05/21	\$75,000	WD	\$75,000	\$0	\$75,000	84.0	154.4	0.30	\$893	\$250,000	\$5.74	4020
33-20-02-07-307-014	1138 OLD HICKORY	01/06/22	\$335,000	WD	\$335,000	---	\$67,000	91.4	338.6	0.51	\$733	\$131,373	\$3.02	4020
Totals:			\$9,810,600		\$9,810,600			Average Price Per Front Foot:			\$775			
											Average Price Per Acre:		\$211,428	
											Average Price Per Square Foot:		\$4.85	

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$775 PER FRONT FOOT WILL BE USED. FOR EXCESS ACREAGE (I.E., AREA OVER 2.0 ACRES), A SQUARE FOOT RATE OF \$0.65 IS ESTIMATED FOR USE (WITH CONSIDERATION GIVEN TO THE 2022 CONCLUSION FOR EXCESS ACREAGE FOR THIS TABLE, ALSO \$0.65 PER SQUARE FOOT).

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4030, INGHAM COUNTY, STRATHMORE														
33-20-01-13-115-007	448 COWLEY	06/26/20	\$215,000	WD	\$215,000	---	\$53,750	63.6	135.0	0.19	\$845	\$282,895	\$6.49	4030
33-20-01-13-117-002	1041 W GRAND RIVER	04/08/20	\$178,400	WD	\$178,400	---	\$44,600	43.7	88.0	0.10	\$1,021	\$446,000	\$10.24	4030
33-20-01-13-120-007	345 UNIVERSITY	09/22/20	\$330,000	WD	\$330,000	---	\$82,500	74.1	130.0	0.21	\$1,113	\$392,857	\$9.02	4030
33-20-01-13-120-018	300 CHESTERFIELD	09/20/21	\$317,000	WD	\$317,000	---	\$79,250	63.7	119.0	0.18	\$1,244	\$440,278	\$10.11	4030
33-20-01-13-120-019	308 CHESTERFIELD	10/28/20	\$285,000	WD	\$285,000	---	\$71,250	82.5	113.0	0.22	\$864	\$323,864	\$7.43	4030
33-20-01-13-123-017	952 MICHIGAN	04/22/21	\$225,000	WD	\$225,000	---	\$56,250	50.0	120.0	0.14	\$1,125	\$401,786	\$9.22	4030
33-20-01-13-125-019	904 MICHIGAN	06/09/20	\$189,000	WD	\$189,000	---	\$47,250	50.0	120.0	0.14	\$945	\$337,500	\$7.75	4030
33-20-02-18-108-007	555 COLLINGWOOD	10/08/20	\$202,000	WD	\$202,000	---	\$50,500	48.7	114.0	0.13	\$1,037	\$388,462	\$8.92	4030
33-20-02-18-109-009	711 COLLINGWOOD	06/22/20	\$299,900	WD	\$299,900	---	\$74,975	71.4	170.0	0.23	\$1,050	\$325,978	\$7.48	4030
33-20-02-18-111-007	753 SNYDER	12/01/20	\$267,000	WD	\$267,000	---	\$66,750	72.0	103.0	0.18	\$927	\$370,833	\$8.51	4030
33-20-02-18-121-012	705 BEECH	10/13/20	\$295,000	WD	\$295,000	---	\$73,750	77.0	120.0	0.21	\$958	\$351,190	\$8.06	4030
33-20-02-18-123-001	646 BEECH	07/13/20	\$247,000	WD	\$247,000	---	\$61,750	65.6	81.1	0.15	\$941	\$411,667	\$9.45	4030
33-20-02-18-134-021	432 BUTTERFIELD	04/21/21	\$240,000	WD	\$240,000	---	\$60,000	58.1	150.0	0.18	\$1,033	\$333,333	\$7.65	4030
33-20-02-18-135-002	820 BEECH	06/01/20	\$274,900	WD	\$274,900	---	\$68,725	68.1	99.0	0.17	\$1,009	\$404,265	\$9.28	4030
33-20-02-18-135-012	428 ORCHARD	07/20/20	\$264,000	WD	\$264,000	---	\$66,000	57.0	129.1	0.16	\$1,158	\$412,500	\$9.47	4030
33-20-02-18-147-006	713 ANN	12/13/21	\$206,000	WD	\$206,000	---	\$51,500	46.3	103.0	0.12	\$1,112	\$429,167	\$9.85	4030
33-20-02-18-148-006	829 ANN	07/28/21	\$220,000	WD	\$220,000	---	\$55,000	46.9	110.0	0.12	\$1,173	\$458,333	\$10.52	4030
33-20-02-18-201-010	821 SNYDER	11/24/21	\$240,000	WD	\$240,000	---	\$60,000	58.3	96.7	0.14	\$1,029	\$428,571	\$9.84	4030
33-20-02-18-212-002	820 SNYDER	09/18/20	\$252,103	WD	\$252,103	---	\$63,026	58.1	96.2	0.14	\$1,085	\$450,186	\$10.33	4030
33-20-02-18-213-007	515 DURAND	08/28/20	\$215,400	WD	\$215,400	---	\$53,850	60.5	122.0	0.17	\$890	\$316,765	\$7.27	4030
33-20-02-18-222-010	420 KEDZIE	05/19/21	\$285,000	WD	\$285,000	---	\$71,250	63.5	154.3	0.20	\$1,122	\$356,250	\$8.18	4030
Totals:			\$5,247,703		\$5,247,703			Average Price Per Front Foot:			\$1,032			
								Average Price Per Acre:			\$383,937			
								Average Price Per Square Foot:			\$8.81			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$1,030 PER FRONT FOOT WILL BE USED.

LAND TABLE: 4040, INGHAM COUNTY, FARWOOD														
33-20-01-12-101-001	1805 BRAMBLE	06/07/21	\$359,900	WD	\$359,900	---	\$71,980	98.6	200.0	0.38	\$730	\$189,421	\$4.35	4040
33-20-01-12-103-005	1259 BLANCHETTE	05/19/20	\$305,000	WD	\$305,000	---	\$61,000	80.0	139.9	0.26	\$763	\$234,615	\$5.39	4040
33-20-01-12-122-004	1246 FARWOOD	07/12/21	\$389,900	WD	\$389,900	---	\$77,980	96.9	131.6	0.30	\$805	\$259,933	\$5.97	4040
33-20-01-12-126-006	1301 BASSWOOD	03/01/21	\$324,900	WD	\$324,900	---	\$64,980	93.2	188.3	0.41	\$697	\$158,488	\$3.64	4040
33-20-01-12-126-008	1309 BASSWOOD	07/24/20	\$269,500	WD	\$269,500	---	\$53,900	80.1	136.2	0.25	\$673	\$215,600	\$4.95	4040
33-20-01-12-127-001	1430 FAIROAKS	11/16/21	\$424,900	WD	\$424,900	---	\$84,980	105.9	211.0	0.42	\$802	\$202,333	\$4.64	4040
33-20-01-12-127-006	1410 FAIROAKS	12/11/20	\$332,500	WD	\$332,500	---	\$66,500	83.7	139.0	0.27	\$795	\$246,296	\$5.65	4040
33-20-01-12-128-012	1411 FAIROAKS	01/27/22	\$316,500	WD	\$316,500	---	\$63,300	94.7	155.0	0.32	\$668	\$197,813	\$4.54	4040
33-20-01-12-128-016	1427 FAIROAKS	02/16/22	\$314,800	WD	\$314,800	---	\$62,960	88.9	124.2	0.27	\$708	\$233,185	\$5.35	4040
33-20-01-12-302-004	1048 WHITMAN	03/04/22	\$338,000	WD	\$338,000	---	\$67,600	83.3	134.2	0.26	\$812	\$260,000	\$5.97	4040
33-20-01-12-302-007	1000 WHITMAN	07/13/21	\$279,100	WD	\$279,100	---	\$55,820	82.8	132.6	0.26	\$674	\$214,692	\$4.93	4040
33-20-01-12-302-012	842 WHITMAN	08/03/21	\$350,000	WD	\$350,000	---	\$70,000	83.0	133.1	0.26	\$843	\$269,231	\$6.18	4040
33-20-01-12-304-004	842 LONGFELLOW	07/29/21	\$394,000	WD	\$394,000	---	\$78,800	96.0	136.6	0.33	\$821	\$238,788	\$5.48	4040
33-20-01-12-304-022	893 WHITMAN	10/28/21	\$470,000	WD	\$470,000	---	\$94,000	116.9	125.8	0.36	\$804	\$261,111	\$5.99	4040
33-20-01-12-322-034	1038 TOURAINE	06/26/20	\$191,000	WD	\$191,000	---	\$38,200	46.1	89.3	0.14	\$829	\$272,857	\$6.26	4040
33-20-01-12-322-040	1002 TOURAINE	06/11/21	\$270,000	WD	\$270,000	---	\$54,000	68.4	72.4	0.17	\$789	\$317,647	\$7.29	4040
33-20-01-12-322-041	1150 CHARTWELL CARRIAGEWAY S	08/31/20	\$190,000	WD	\$190,000	---	\$38,000	53.7	62.9	0.12	\$708	\$316,667	\$7.27	4040
33-20-01-12-322-047	968 TOURAINE	07/20/20	\$205,000	WD	\$205,000	---	\$41,000	50.0	100.1	0.14	\$820	\$292,857	\$6.72	4040
33-20-01-12-322-055	1207 CHARTWELL CARRIAGEWAY S	06/15/20	\$205,000	WD	\$205,000	---	\$41,000	49.1	58.8	0.11	\$835	\$372,727	\$8.56	4040
33-20-01-12-322-064	979 CRIMSON	05/18/21	\$221,000	WD	\$221,000	---	\$44,200	53.5	86.3	0.15	\$826	\$294,667	\$6.76	4040
33-20-01-12-323-015	948 WHITTIER	07/30/21	\$324,500	WD	\$324,500	---	\$64,900	84.7	150.3	0.28	\$766	\$231,786	\$5.32	4040
Totals:			\$6,475,500		\$6,475,500			Average Price Per Front Foot:			\$770			
								Average Price Per Acre:			\$251,463			
								Average Price Per Square Foot:			\$5.77			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$770 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4050, INGHAM COUNTY, ABBOT PLACE/HARRISON MEADOWS														
33-20-01-01-103-002	943 ABBEY	11/25/20	\$379,500	WD	\$379,500	---	\$75,900	---	---	---	---	---	---	4050
33-20-01-01-104-003	1025 HARRINGTON	02/16/21	\$365,000	WD	\$365,000	---	\$73,000	---	---	---	---	---	---	4050
33-20-01-01-104-008	2900 AUDREYS	10/30/20	\$378,500	WD	\$378,500	---	\$75,700	---	---	---	---	---	---	4050
33-20-01-01-108-008	2863 TURTLECREEK	06/24/21	\$395,000	WD	\$395,000	---	\$79,000	---	---	---	---	---	---	4050
33-20-01-12-200-018	1755 CRICKET	06/04/21	\$360,000	WD	\$360,000	---	\$72,000	---	---	---	---	---	---	4050
33-20-01-12-206-102	1590 ABBOTT WOODS	04/23/20	\$330,000	WD	\$330,000	---	\$66,000	---	---	---	---	---	---	4050
33-20-01-12-206-122	200 ABBOTT WOODS	09/20/21	\$355,000	WD	\$355,000	---	\$71,000	---	---	---	---	---	---	4050
33-20-01-12-206-125	1605 ABBOTT WOODS	12/29/20	\$354,000	WD	\$354,000	---	\$70,800	---	---	---	---	---	---	4050
Totals:			\$2,917,000		\$2,917,000		\$72,900	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A SITE VALUE OF \$72,900 WILL BE USED.

LAND TABLE: 4055, INGHAM COUNTY, COTTAGES AT GASLIGHT VILLAGE - SITE CONDOS														
33-20-02-06-302-002	3465 GASLIGHT	01/24/19	\$188,500	WD	\$188,500	---	\$28,275	---	---	---	---	---	---	4050
Totals:			\$188,500		\$188,500		\$28,300	<=Average Indicated Site Value						

COMMENTS: THE LAND RESIDUAL WAS ESTIMATED AT 15 PERCENT OF THE IMPROVED PARCEL SALE PRICE. A SITE VALUE OF \$30,000 IS ESTIMATED FOR USE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2022 SITE VALUE CONCLUSION FOR THIS LAND TABLE (\$28,300). THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. THE ABOVE SALE OCCURRED OUTSIDE THE STUDY PERIOD.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4060, INGHAM COUNTY, BAILEY														
33-20-01-12-407-011	1121 SUNSET	08/12/21	\$203,000	WD	\$203,000	---	\$40,600	56.8	144.0	0.18	\$715	\$225,556	\$5.18	4060
33-20-01-12-408-005	231 W SAGINAW	09/09/20	\$283,000	WD	\$283,000	---	\$56,600	80.7	196.0	0.30	\$701	\$188,667	\$4.33	4060
33-20-01-12-412-006	319 OXFORD	06/19/20	\$259,900	WD	\$259,900	---	\$51,980	63.6	140.0	0.20	\$817	\$259,900	\$5.97	4060
33-20-01-12-413-018	206 NORTHLAWN	05/29/20	\$159,000	WD	\$159,000	---	\$31,800	49.2	132.0	0.15	\$646	\$212,000	\$4.87	4060
33-20-01-12-426-003	821 SUNSET	10/12/20	\$270,000	WD	\$270,000	---	\$54,000	75.8	138.0	0.24	\$712	\$225,000	\$5.17	4060
33-20-01-13-112-011	417 COWLEY	05/19/20	\$229,000	WD	\$229,000	---	\$45,800	59.3	132.0	0.18	\$772	\$254,444	\$5.84	4060
33-20-01-13-113-006	235 HIGHLAND	12/20/21	\$203,500	WD	\$203,500	---	\$40,700	54.6	149.0	0.18	\$745	\$226,111	\$5.19	4060
33-20-01-13-114-025	235 COWLEY	11/16/20	\$174,900	WD	\$174,900	---	\$34,980	47.8	131.0	0.15	\$732	\$233,200	\$5.35	4060
33-20-01-13-116-014	118 COWLEY	02/25/21	\$245,000	WD	\$245,000	---	\$49,000	61.0	135.0	0.19	\$803	\$257,895	\$5.92	4060
33-20-01-13-116-022	135 KENSINGTON	11/20/20	\$170,000	WD	\$170,000	---	\$34,000	47.1	120.0	0.14	\$722	\$242,857	\$5.58	4060
33-20-01-13-123-021	922 MICHIGAN	06/05/20	\$183,000	WD	\$183,000	---	\$36,600	46.8	118.5	0.14	\$782	\$261,429	\$6.00	4060
33-20-01-13-221-004	323 MARSHALL	01/29/21	\$278,500	WD	\$278,500	---	\$55,700	82.3	169.0	0.29	\$677	\$192,069	\$4.41	4060
33-20-01-13-222-013	513 DOROTHY	11/02/20	\$108,000	WD	\$108,000	---	\$21,600	32.2	56.0	0.06	\$671	\$360,000	\$8.26	4060
33-20-02-18-106-007	635 BAILEY	10/27/21	\$189,000	WD	\$189,000	---	\$37,800	54.0	140.0	0.17	\$700	\$222,353	\$5.10	4060
33-20-02-18-107-007	615 BAILEY	10/12/20	\$276,900	WD	\$276,900	---	\$55,380	71.3	140.0	0.23	\$777	\$240,783	\$5.53	4060
33-20-02-18-144-003	522 SYCAMORE	09/30/20	\$169,500	WD	\$169,500	---	\$33,900	47.9	115.0	0.14	\$708	\$242,143	\$5.56	4060
33-20-02-18-203-013	600 GUNSON	10/16/20	\$132,750	WD	\$132,750	---	\$26,550	40.0	135.0	0.12	\$664	\$221,250	\$5.08	4060
33-20-02-18-207-034	VIRGINIA	02/24/21	\$35,000	WD	\$35,000	\$0	\$35,000	46.1	115.0	0.13	\$759	\$269,231	\$6.18	4060
33-20-02-18-210-001	630 LEXINGTON	06/19/20	\$130,500	WD	\$130,500	---	\$26,100	40.0	135.0	0.12	\$653	\$217,500	\$4.99	4060
33-20-02-18-218-014	501 SPARTAN	08/05/21	\$148,900	WD	\$148,900	---	\$29,780	40.0	135.0	0.12	\$745	\$248,167	\$5.70	4060
33-20-02-18-219-019	550 SPARTAN	09/14/21	\$145,000	WD	\$145,000	---	\$29,000	40.0	135.0	0.12	\$725	\$241,667	\$5.55	4060
33-20-02-18-219-020	556 SPARTAN	06/21/21	\$145,000	WD	\$145,000	---	\$29,000	40.0	135.0	0.12	\$725	\$241,667	\$5.55	4060
33-20-02-18-219-023	580 SPARTAN	03/01/22	\$136,000	WD	\$136,000	---	\$27,200	40.0	135.0	0.12	\$680	\$226,667	\$5.20	4060
33-20-02-18-220-009	539 LEXINGTON	03/30/22	\$156,750	WD	\$156,750	---	\$31,350	40.0	135.0	0.12	\$784	\$261,250	\$6.00	4060
33-20-02-18-221-023	568 LEXINGTON	01/01/22	\$137,000	LC	\$137,000	---	\$27,400	40.0	135.0	0.12	\$685	\$228,333	\$5.24	4060
33-20-02-18-238-003	227 DURAND	07/12/21	\$165,700	WD	\$165,700	---	\$33,140	52.0	149.0	0.17	\$637	\$194,941	\$4.48	4060
33-20-02-18-406-016	145 MILFORD	09/09/20	\$165,000	WD	\$165,000	---	\$33,000	42.6	121.0	0.13	\$775	\$253,846	\$5.83	4060
33-20-02-18-406-017	139 MILFORD	05/10/21	\$175,000	WD	\$175,000	---	\$35,000	42.6	121.0	0.13	\$822	\$269,231	\$6.18	4060
33-20-02-18-412-005	227 KENBERRY	12/23/20	\$260,000	WD	\$260,000	---	\$52,000	73.3	129.0	0.22	\$709	\$236,364	\$5.43	4060
33-20-02-18-417-001	230 KENBERRY	09/24/21	\$255,500	WD	\$255,500	---	\$51,100	72.2	125.0	0.22	\$708	\$232,273	\$5.33	4060
33-20-02-18-417-007	134 KENBERRY	07/14/20	\$267,500	WD	\$267,500	---	\$53,500	72.2	125.0	0.22	\$741	\$243,182	\$5.58	4060
33-20-02-18-417-014	147 LEXINGTON	07/22/20	\$256,000	WD	\$256,000	---	\$51,200	72.2	125.0	0.22	\$709	\$232,727	\$5.34	4060
Totals:			\$6,113,800		\$6,113,800			Average Price Per Front Foot:			\$725			
								Average Price Per Acre:			\$239,459			
								Average Price Per Square Foot:			\$5.50			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$725 PER FRONT FOOT WILL BE USED. FOR EXCESS AREAS (I.E., AREAS OVER 1.0 ACRE IN SIZE), A SQUARE FOOT RATE OF \$0.40 IS ESTIMATED FOR USE BASED ON THE 2022 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (ALSO \$0.40).

LAND TABLE: 4070, INGHAM COUNTY, PINECREST														
33-20-01-01-303-018	1356 RED LEAF	02/11/22	\$220,000	WD	\$220,000	---	\$55,000	71.2	145.0	0.23	\$772	\$239,130	\$5.49	4070
33-20-01-01-303-030	2220 ROLLING BROOK	02/08/22	\$211,000	WD	\$211,000	---	\$52,750	85.4	170.0	0.33	\$618	\$159,848	\$3.67	4070
33-20-01-01-314-021	1973 PINECREST	09/17/21	\$227,500	WD	\$227,500	---	\$56,875	77.1	130.0	0.24	\$738	\$236,979	\$5.44	4070
33-20-01-01-314-024	1997 PINECREST	11/16/20	\$220,000	WD	\$220,000	---	\$55,000	86.7	130.0	0.27	\$634	\$203,704	\$4.68	4070
33-20-01-01-315-011	1918 PINECREST	02/11/21	\$210,000	WD	\$210,000	---	\$52,500	81.4	145.0	0.27	\$645	\$194,444	\$4.46	4070
33-20-01-01-406-005	1981 RUTGERS	10/15/21	\$233,000	WD	\$233,000	---	\$58,250	80.3	123.0	0.24	\$725	\$242,708	\$5.57	4070
33-20-01-01-406-016	543 TARLETON	08/05/20	\$182,000	WD	\$182,000	---	\$45,500	64.8	120.0	0.19	\$702	\$239,474	\$5.50	4070
33-20-01-01-406-038	1923 MENDOTA	09/13/21	\$205,000	WD	\$205,000	---	\$51,250	65.9	117.4	0.19	\$778	\$269,737	\$6.19	4070
33-20-01-12-105-002	1048 BLANCHETTE	03/26/21	\$259,000	WD	\$259,000	---	\$64,750	98.0	140.0	0.32	\$661	\$202,344	\$4.65	4070
33-20-01-12-106-001	831 CROWN	03/02/21	\$217,500	WD	\$217,500	---	\$54,375	81.3	125.0	0.25	\$669	\$217,500	\$4.99	4070
33-20-01-12-106-004	803 CROWN	04/28/21	\$226,000	WD	\$226,000	---	\$56,500	84.1	125.0	0.26	\$672	\$217,308	\$4.99	4070
33-20-01-12-106-016	1824 PINECREST	07/01/20	\$223,000	WD	\$223,000	---	\$55,750	85.5	160.0	0.29	\$652	\$192,241	\$4.41	4070
33-20-01-12-109-010	1525 GILCREST	12/03/21	\$275,000	WD	\$275,000	---	\$68,750	114.2	151.0	0.38	\$602	\$180,921	\$4.15	4070
33-20-01-12-110-003	1027 DARLINGTON	09/01/21	\$270,000	WD	\$270,000	---	\$67,500	108.9	166.0	0.38	\$620	\$177,632	\$4.08	4070
33-20-01-12-118-007	1266 WOODINGHAM	04/21/20	\$234,000	WD	\$234,000	---	\$58,500	90.5	179.0	0.33	\$646	\$177,273	\$4.07	4070
33-20-01-12-203-005	420 GAINSBOROUGH	07/13/20	\$205,000	WD	\$205,000	---	\$51,250	72.5	150.0	0.24	\$707	\$213,542	\$4.90	4070
33-20-01-12-206-004	141 BESSEMAUR	04/14/21	\$241,000	WD	\$241,000	---	\$60,250	83.5	135.0	0.26	\$722	\$231,731	\$5.32	4070
33-20-01-12-208-021	1433 ROXBURGH	04/28/20	\$215,000	WD	\$215,000	---	\$53,750	78.7	120.0	0.23	\$683	\$233,696	\$5.36	4070
33-20-01-12-210-002	223 LOREE	06/23/20	\$198,000	WD	\$198,000	---	\$49,500	79.4	138.0	0.25	\$623	\$198,000	\$4.55	4070
33-20-01-12-306-002	938 COOLIDGE	12/18/20	\$201,875	WD	\$201,875	---	\$50,469	78.1	101.0	0.21	\$646	\$240,329	\$5.52	4070
Totals:			\$4,473,875		\$4,473,875			Average Price Per Front Foot:			\$676			
								Average Price Per Acre:			\$213,427			
								Average Price Per Square Foot:			\$4.90			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$675 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4080, INGHAM COUNTY, GLENCAIRN														
33-20-01-12-310-003	825 TOURAIN	07/21/20	\$205,000	WD	\$205,000	---	\$51,250	52.5	92.0	0.13	\$976	\$394,231	\$9.05	4080
33-20-01-12-312-020	846 TOURAIN	06/01/20	\$262,500	WD	\$262,500	---	\$65,625	66.1	131.1	0.19	\$993	\$345,395	\$7.93	4080
33-20-01-12-313-002	955 AUDUBON	08/17/21	\$343,000	WD	\$343,000	---	\$85,750	92.2	126.0	0.26	\$930	\$329,808	\$7.57	4080
33-20-01-12-313-010	873 AUDUBON	09/07/21	\$345,000	WD	\$345,000	---	\$86,250	102.0	139.0	0.30	\$846	\$287,500	\$6.60	4080
33-20-01-12-415-003	937 ROXBURGH	05/26/21	\$459,100	WD	\$459,100	---	\$114,775	96.5	138.0	0.29	\$1,189	\$395,776	\$9.09	4080
33-20-01-12-416-002	991 ROSEWOOD	06/24/21	\$300,000	WD	\$300,000	---	\$75,000	75.8	149.0	0.23	\$989	\$326,087	\$7.49	4080
33-20-01-12-416-007	915 ROSEWOOD	07/23/21	\$366,000	WD	\$366,000	---	\$91,500	94.5	106.0	0.25	\$968	\$366,000	\$8.40	4080
33-20-01-12-417-008	912 STUART	07/15/21	\$357,500	WD	\$357,500	---	\$89,375	81.0	109.0	0.21	\$1,103	\$425,595	\$9.77	4080
33-20-01-12-424-003	809 STUART	01/29/21	\$339,900	WD	\$339,900	---	\$84,975	79.4	118.2	0.22	\$1,070	\$386,250	\$8.87	4080
33-20-01-12-425-008	822 STUART	09/10/21	\$385,000	WD	\$385,000	---	\$96,250	98.3	122.0	0.27	\$979	\$356,481	\$8.18	4080
33-20-01-12-430-004	553 SOUTHLAWN	01/07/21	\$340,248	WD	\$340,248	---	\$85,062	99.1	150.0	0.31	\$858	\$274,394	\$6.30	4080
33-20-01-13-101-006	611 COWLEY	09/17/20	\$340,000	WD	\$340,000	---	\$85,000	88.8	166.7	0.29	\$957	\$293,103	\$6.73	4080
33-20-01-13-101-007	1230 W GRAND RIVER	04/10/20	\$627,000	WD	\$627,000	---	\$156,750	156.9	154.0	0.49	\$999	\$319,898	\$7.34	4080
33-20-01-13-103-006	806 WILDWOOD	07/09/21	\$321,000	WD	\$321,000	---	\$80,250	76.4	143.0	0.23	\$1,050	\$348,913	\$8.01	4080
33-20-01-13-106-002	1020 W GRAND RIVER	08/07/20	\$208,000	WD	\$208,000	---	\$52,000	55.6	103.0	0.14	\$935	\$371,429	\$8.53	4080
33-20-01-13-106-005	942 W GRAND RIVER	04/19/21	\$184,900	WD	\$184,900	---	\$46,225	55.6	103.0	0.14	\$831	\$330,179	\$7.58	4080
33-20-01-13-201-001	716 GLENHAVEN	09/21/21	\$282,500	WD	\$282,500	---	\$70,625	73.5	125.0	0.21	\$961	\$336,310	\$7.72	4080
33-20-01-13-206-005	529 WOODLAND	07/23/20	\$305,000	WD	\$305,000	---	\$76,250	61.2	125.0	0.17	\$1,246	\$448,529	\$10.30	4080
33-20-01-13-208-004	453 ROSEWOOD	11/01/20	\$290,000	WD	\$290,000	---	\$72,500	62.7	111.7	0.17	\$1,156	\$426,471	\$9.79	4080
33-20-01-13-209-001	423 MARSHALL	10/06/21	\$298,000	WD	\$298,000	---	\$74,500	82.5	145.4	0.25	\$903	\$298,000	\$6.84	4080
Totals:			\$6,559,648		\$6,559,648			Average Price Per Front Foot:			\$997			
											Average Price Per Acre:	\$353,017		
											Average Price Per Square Foot:	\$8.10		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALE PRICES. A RATE OF \$995 PER FRONT FOOT WILL BE USED.