

**CITY OF EAST LANSING  
2020 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
<b>LAND TABLE: 2000, CLINTON COUNTY, COMMERCIAL GENERAL</b>														
19-20-50-25-100-027	211 HARRIER	12/20/18	\$131,568	WD	\$131,568	---	\$131,568	---	---	1.00	---	\$131,568	\$3.02	2000
19-20-50-35-401-011 ET AL	1520 EARL AVE ET AL	08/10/18	\$1,725,000	WD	\$1,725,000	---	\$1,725,000	---	---	9.90	---	\$174,242	\$4.00	2000
19-20-50-36-300-045	3512 COOLIDGE RD	02/14/19	\$650,000	WD	\$650,000	---	\$650,000	---	---	2.49	---	\$261,044	\$5.99	2000
<b>Totals:</b>			<b>\$2,506,568</b>		<b>\$2,506,568</b>						<b>Average Price Per Front Foot:</b>	<b>---</b>		
											<b>Average Price Per Acre:</b>	<b>\$188,951</b>		
											<b>Average Price Per Square Foot:</b>	<b>\$4.34</b>		

COMMENTS: A RATE OF **\$3.75** PER SQUARE FOOT WILL BE USED; 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 THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2019 CONCLUSIONS FOR THIS LAND TABLE (\$3.50 AND \$1.90 PER SQUARE FOOT, RESPECTIVELY).

<b>LAND TABLE: 2060, CLINTON COUNTY, COMMERCIAL APARTMENTS</b>														
33-02-02-20-302-001	2929 HANNAH	10/04/13	\$5,409,600	WD	\$5,409,600	---	\$5,409,600	---	---	7.86	---	\$688,244	\$15.80	---
33-02-02-20-327-001	2721 HANNAH	10/09/12	\$3,203,200	WD	\$3,203,200	---	\$3,203,200	---	---	9.05	---	\$353,945	\$8.13	---
33-02-02-20-176-007	2700 HANNAH	07/14/10	\$4,700,000	WD	\$4,700,000	---	\$4,700,000	---	---	15.71	---	\$299,173	\$6.87	---
33-20-01-01-200-019	2501 ABBOT	11/15/16	\$21,590,000	WD	\$21,590,000	\$11,633,725	\$9,956,275	---	---	25.78	---	\$386,202	\$8.87	2060IC
<b>Totals:</b>			<b>\$34,902,800</b>		<b>\$34,902,800</b>						<b>Average Price Per Front Foot:</b>	<b>---</b>		
											<b>Average Price Per Acre:</b>	<b>\$431,891</b>		
											<b>Average Price Per Square Foot:</b>	<b>\$9.92</b>		

COMMENTS: THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD WITHIN THE CITY OF EAST LANSING IN CLINTON COUNTY FOR THIS TABLE. IT WAS NECESSARY TO USE SALES OUTSIDE THIS AREA AND OUTSIDE THE STUDY PERIOD TO DRAW LAND VALUE CONCLUSIONS FOR THIS TABLE. SALES FROM MERIDIAN TOWNSHIP AND THE CITY OF EAST LANSING IN INGHAM COUNTY WERE USED IN THE ANALYSIS. THESE SALES ARE CONSIDERED HIGHLY SIMILAR TO THE PARCEL COVERED BY THIS LAND TABLE; HOWEVER, THE PARCEL COVERED BY THE LAND TABLE IS LARGER THAN THE PARCELS ANALYZED ABOVE. WITH THIS IN MIND, A RATE OF **\$6.75** PER SQUARE FOOT WILL BE USED FOR THIS TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS ALSO GIVEN TO THE 2019 LAND VALUE USED FOR THIS LAND TABLE (\$6.50 PER SQUARE FOOT). NOTE: THERE IS JUST ONE PARCEL COVERED BY THIS LAND TABLE. AN ABSTRACTION ANALYSIS WAS USED FOR THE MOST RECENT SALE.

<b>LAND TABLE: 4000, CLINTON COUNTY, RESIDENTIAL GENERAL</b>														
19-20-50-35-400-140	2982 E COLEMAN	08/21/18	\$160,000	WD	\$160,000	---	\$160,000	---	---	1.50	---	\$106,667	\$2.45	4000
19-20-50-35-400-165 ET AL	16877 WEST ET AL	02/27/19	\$125,000	WD	\$125,000	\$65,731	\$59,269	---	---	1.75	---	\$33,868	\$0.78	4000
<b>Totals:</b>			<b>\$285,000</b>		<b>\$285,000</b>						<b>Average Price Per Front Foot:</b>	<b>---</b>		
											<b>Average Price Per Acre:</b>	<b>\$70,268</b>		
											<b>Average Price Per Square Foot:</b>	<b>\$1.62</b>		

COMMENTS: WITH CONSIDERATION GIVEN TO THE VALUE CONCLUSIONS FOR THIS TABLE FOR 2019 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 **\$1.30** AND **\$0.20** WERE USED, RESPECTIVELY, FOR 2019. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS FOR ONE OF THE SALES USED ABOVE.

<b>LAND TABLE: 4970S, CLINTON COUNTY, THE VILLAS AT STRATFORD PLACE - SITE CONDOS</b>														
19-20-50-36-301-017	3330 HAMLET	11/21/17	\$21,000	WD	\$21,000	---	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-026	3316 HAMLET	07/27/18	\$21,000	WD	\$21,000	---	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-027	3312 HAMLET	05/05/17	\$12,000	WD	\$12,000	---	\$12,000	---	---	---	---	---	---	4970S
19-20-50-36-301-059	3272 HAMLET	11/29/18	\$21,000	WD	\$21,000	---	\$21,000	---	---	---	---	---	---	4970S
<b>Totals:</b>			<b>\$75,000</b>		<b>\$75,000</b>		<b>\$18,800</b>	<b>&lt;=Average Indicated Site Value</b>						

COMMENTS: A SITE VALUE OF **\$18,800** 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
<b>LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - STANDARD LOTS</b>														
19-20-50-25-301-036	657 AQUILA	11/22/17	\$360,000	WD	\$360,000	---	\$72,000	---	---	---	---	---	---	4980
19-20-50-25-301-040	675 AQUILA	10/03/17	\$335,000	WD	\$335,000	---	\$67,000	---	---	---	---	---	---	4980
19-20-50-25-301-042	607 IBIS	05/12/17	\$345,000	WD	\$345,000	---	\$69,000	---	---	---	---	---	---	4980
19-20-50-25-301-048	589 AQUILA	09/25/17	\$349,900	WD	\$349,900	---	\$69,980	---	---	---	---	---	---	4980
<b>Totals:</b>			<b>\$1,389,900</b>		<b>\$1,389,900</b>		<b>\$69,500</b>	<b>&lt;=Average Indicated Site Value</b>						

<b>LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - PREMIUM LOTS</b>														
19-20-50-25-301-010	640 AQUILA	05/30/17	\$435,000	WD	\$435,000	---	\$87,000	---	---	---	---	---	---	4980P
19-20-50-25-301-018	594 AQUILA	05/14/18	\$422,500	WD	\$422,500	---	\$84,500	---	---	---	---	---	---	4980P
19-20-50-25-301-023	565 AQUILA	08/23/18	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-101	532 AQUILA	09/06/17	\$445,000	WD	\$445,000	---	\$89,000	---	---	---	---	---	---	4980P
19-20-50-25-400-103	524 AQUILA	06/21/17	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-104	520 AQUILA	01/24/18	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-107	545 AQUILA	01/11/19	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-108	555 AQUILA	02/15/19	\$83,000	WD	\$83,000	---	\$83,000	---	---	---	---	---	---	4980P
<b>Totals:</b>			<b>\$1,725,500</b>		<b>\$1,725,500</b>		<b>\$85,400</b>	<b>&lt;=Average Indicated Site Value</b>						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A SITE VALUE OF \$69,500 WILL BE USED FOR STANDARD LOTS. A SITE VALUE OF \$85,400 WILL BE USED FOR PREMIUM LOTS.

<b>LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - STANDARD LOTS</b>														
19-20-50-36-202-316	697 ACCIPITER	04/20/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-318	677 ACCIPITER	10/31/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-320	657 ACCIPITER	10/19/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-325	648 ACCIPITER	01/26/18	\$31,000	WD	\$31,000	---	\$31,000	---	---	---	---	---	---	4990
19-20-50-36-202-329	688 ACCIPITER	02/01/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-330	698 ACCIPITER	10/29/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-333	3785 SHEARWATER	04/27/17	\$31,000	WD	\$31,000	---	\$31,000	---	---	---	---	---	---	4990
19-20-50-36-202-334	3779 SHEARWATER	06/30/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-335	3775 SHEARWATER	08/24/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-353	3651 BOLERO	11/01/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-354	3641 BOLERO	01/28/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-355	3631 BOLERO	07/28/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-356	3621 BOLERO	03/30/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-359	641 ANHINGA	09/28/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-361	621 ANHINGA	10/12/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-362	611 ANHINGA	01/12/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-364	642 ANHINGA	06/22/17	\$34,000	WD	\$34,000	---	\$34,000	---	---	---	---	---	---	4990
19-20-50-36-202-365	632 ANHINGA	01/26/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-367	613 AVOCET	06/14/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-370	653 AVOCET	08/17/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-380	665 BUTEO	05/23/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-381	675 BUTEO	11/09/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-384	676 BUTEO	01/24/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-385	668 BUTEO	06/19/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-388	636 BUTEO	06/12/17	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
<b>Totals:</b>			<b>\$734,000</b>		<b>\$734,000</b>		<b>\$29,400</b>	<b>&lt;=Average Indicated Site Value</b>						

<b>LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - PREMIUM LOTS</b>														
19-20-50-36-202-352	685 BUTEO	08/29/17	\$38,000	WD	\$38,000	---	\$38,000	---	---	---	---	---	---	4990
<b>Totals:</b>			<b>\$38,000</b>		<b>\$38,000</b>		<b>\$38,000</b>	<b>&lt;=Average Indicated Site Value</b>						

COMMENTS: A SITE VALUE OF \$29,400 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$38,000 IS ESTIMATED FOR USE FOR PREMIUM LOTS FOR THIS LAND TABLE. IN REACHING THE CONCLUSION FOR PREMIUM LOTS, CONSIDERATION WAS GIVEN TO THE 2019 SITE VALUE CONCLUSION FOR THESE LOTS (\$38,400).

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
<b>LAND TABLE: 4995, CLINTON COUNTY, FALCON POINTE WEST</b>														
19-20-50-36-203-048	3989 GALLOP	01/31/19	\$32,000	WD	\$32,000	---	\$32,000	---	---	---	---	---	---	4990
19-20-50-36-203-076	3953 MUSTANG	09/14/18	\$52,000	WD	\$52,000	---	\$52,000	---	---	---	---	---	---	4990
<b>Totals:</b>			<b>\$84,000</b>		<b>\$84,000</b>		<b>\$42,000</b>	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$32,000 IS ESTIMATED FOR USE FOR THIS LAND TABLE. ADJUSTMENTS WILL BE MADE TO PARCELS WITH GOLF COURSE FRONTAGE (BRINGING THOSE SITE VALUES TO ROUGHLY \$51,000).

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
<b>LAND TABLE: 2000, INGHAM COUNTY, COMMERCIAL GENERAL</b>														
33-20-01-01-301-014	830 W LAKE LANSING	07/25/17	\$2,694,347	WD	\$2,694,347	\$1,220,418	\$1,473,929	---	---	4.01	---	\$367,563	\$8.44	2000
33-20-01-01-400-005	612 W LAKE LANSING	07/25/17	\$1,426,037	WD	\$1,426,037	\$208,395	\$1,217,642	---	---	5.00	---	\$243,528	\$5.59	2000
33-20-01-01-408-020	411 W LAKE LANSING	08/13/18	\$675,000	WD	\$675,000	\$346,196	\$328,804	---	---	0.86	---	\$382,330	\$8.78	2000
33-20-01-24-122-001	1100 TROWBRIDGE	06/09/17	\$1,800,000	WD	\$1,800,000	---	\$1,800,000	---	---	3.43	---	\$524,781	\$12.05	2000
33-20-02-08-401-004	1950 MERRITT	10/19/17	\$272,500	WD	\$272,500	\$45,827	\$226,673	---	---	0.75	---	\$302,231	\$6.94	2000
<b>Totals:</b>			<b>\$6,867,884</b>		<b>\$6,867,884</b>			<b>Average Price Per Front Foot:</b>		<b>---</b>	<b>Average Price Per Acre:</b>		<b>\$364,087</b>	
										<b>Average Price Per Square Foot:</b>		<b>\$8.36</b>		

COMMENTS: A RATE OF \$8.35 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.

<b>LAND TABLE: 2010, INGHAM COUNTY, COMMERCIAL NORTHERN</b>														
33-20-01-02-251-101	1760 ABBEY	10/01/18	\$2,685,000	LC	\$2,685,000	\$2,152,142	\$532,858	---	---	2.44	---	\$218,384	\$5.01	2010
<b>Totals:</b>			<b>\$2,685,000</b>		<b>\$2,685,000</b>			<b>Average Price Per Front Foot:</b>		<b>---</b>	<b>Average Price Per Acre:</b>		<b>\$218,384</b>	
										<b>Average Price Per Square Foot:</b>		<b>\$5.01</b>		

COMMENTS: THERE WAS ONLY ONE USABLE SALE WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE WHICH COVERS 25 PARCELS. WITH CONSIDERATION GIVEN TO THE CONCLUSION DRAWN FOR LAND TABLE 2000 FOR INGHAM COUNTY, A RATE OF \$8.35 PER SQUARE FOOT WILL BE USED 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).

<b>LAND TABLE: 2020, INGHAM COUNTY, COMMERCIAL DOWNTOWN</b>														
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COMMENTS: THERE WERE NO USEABLE SALES DURING THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. A RATE OF \$60.00 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THIS LAND TABLE WITH CONSIDERATION GIVEN TO THE 2019 LAND VALUE CONCLUSION FOR THIS TABLE (\$55.00 PER SQUARE FOOT).

<b>LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - UP TO 2.0 ACRES</b>														
33-20-01-13-228-001	458 EVERGREEN	01/29/18	\$525,000	WD	\$525,000	\$67,863	\$457,137	101.7	147.0	0.34	\$4,495	\$1,344,521	\$30.87	2060
33-20-01-13-234-014	619 OAK	12/28/17	\$440,000	WD	\$440,000	\$40,866	\$399,134	65.1	68.0	0.15	\$6,131	\$2,660,893	\$61.09	2060
33-20-02-07-406-006	1416 HASLETT	05/05/17	\$3,245,000	WD	\$3,245,000	\$1,254,686	\$1,990,314	317.8	366.0	1.68	\$6,263	\$1,184,711	\$27.20	2060
<b>Totals:</b>			<b>\$4,210,000</b>		<b>\$4,210,000</b>			<b>Average Price Per Front Foot:</b>		<b>\$5,630</b>	<b>Average Price Per Acre:</b>		<b>\$1,730,042</b>	
										<b>Average Price Per Square Foot:</b>		<b>\$39.72</b>		

<b>LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - GREATER THAN 2.0 ACRES</b>														
33-20-01-01-100-039	2610 MARFITT	06/15/18	\$8,500,000	WD	\$8,500,000	\$2,946,792	\$5,553,208	---	---	5.27	---	\$1,053,740	\$24.19	2060
33-20-02-06-301-018	6170 ABBOT	01/10/18	\$7,500,000	WD	\$7,500,000	\$2,344,435	\$5,155,565	---	---	4.12	---	\$1,251,351	\$28.73	2060
<b>Totals:</b>			<b>\$16,000,000</b>		<b>\$16,000,000</b>			<b>Average Price Per Front Foot:</b>		<b>---</b>	<b>Average Price Per Acre:</b>		<b>\$1,152,546</b>	
										<b>Average Price Per Square Foot:</b>		<b>\$26.46</b>		

COMMENTS: THIS ANALYSIS WAS DIVIDED INTO TWO SECTIONS--PARCELS UP TO 2.0 ACRES AND PARCELS GREATER THAN 2.0 ACRES. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS. A RATE OF \$5,625 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 \$16.00 PER SQUARE FOOT IS ESTIMATED FOR USE; IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE SQUARE FOOT RATE DETERMINED FOR 2019 ASSESSMENTS (\$15.00).

<b>LAND TABLE: 2070, INGHAM COUNTY, COMMERCIAL FRATERNITY AND SORORITY HOUSES</b>														
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COMMENTS: THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE FRONT FOOT RATE CONCLUSION FOR LAND TABLE 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS, A FRONT FOOT RATE OF \$4,800 IS ESTIMATED FOR USE. THE LAND COVERED BY LAND TABLE 2060 IS SIMILAR TO (BUT MORE DESIRABLE THAN) THE LAND COVERED BY THIS LAND TABLE.

<b>LAND TABLE: 3000, INGHAM COUNTY, INDUSTRIAL</b>														
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COMMENTS: THERE WERE NO SALES FOR THIS LAND TABLE. THIS LAND TABLE COVERS JUST THREE PARCELS, WHICH ARE CLASSIFIED INDUSTRIAL REAL PROPERTY. WITH REGARD GIVEN TO CURRENT MARKET CONDITIONS AND THE 2019 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (\$2.00), A RATE OF \$2.15 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THESE PARCELS. COMMERCIAL LAND RATES 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
<b>LAND TABLE: 4000, INGHAM COUNTY, WOLF COURT/FLOWER POT/MARBLE</b>														
33-20-01-12-113-013	1305 WOLF	07/20/18	\$124,900	WD	\$124,900	---	\$31,225	54.6	173.0	0.20	\$572	\$156,125	\$3.58	4000
33-20-01-12-113-017	1217 WOLF	08/25/17	\$113,000	WD	\$113,000	---	\$28,250	54.6	173.0	0.20	\$517	\$141,250	\$3.24	4000
33-20-01-24-101-018	1062 MARIGOLD	09/29/17	\$139,900	WD	\$139,900	---	\$34,975	74.1	183.0	0.28	\$472	\$124,911	\$2.87	4000
33-20-01-24-102-008	1159 MARIGOLD	08/17/17	\$125,000	WD	\$125,000	---	\$31,250	70.4	165.0	0.25	\$444	\$125,000	\$2.87	4000
33-20-01-24-103-016	1030 LILAC	02/08/18	\$193,500	WD	\$193,500	---	\$48,375	70.4	165.0	0.25	\$687	\$193,500	\$4.44	4000
33-20-01-24-104-004	947 MARIGOLD	12/20/17	\$134,900	WD	\$134,900	---	\$33,725	70.4	165.0	0.25	\$479	\$134,900	\$3.10	4000
33-20-01-24-105-003	1326 DAISY	06/22/18	\$152,000	WD	\$152,000	---	\$38,000	92.5	83.0	0.23	\$411	\$165,217	\$3.79	4000
33-20-01-24-107-012	920 NARCISSUS	04/19/17	\$103,000	WD	\$103,000	---	\$25,750	70.1	132.0	0.22	\$367	\$117,045	\$2.69	4000
33-20-01-24-110-027	1211 DAISY	10/25/18	\$156,000	WD	\$156,000	---	\$39,000	116.3	196.0	0.45	\$335	\$86,667	\$1.99	4000
33-20-01-24-116-018	1174 ARBOR	07/09/18	\$190,000	WD	\$190,000	---	\$47,500	106.0	121.0	0.32	\$448	\$148,438	\$3.41	4000
33-20-01-24-117-001	1281 SCOTT	05/26/17	\$117,500	WD	\$117,500	---	\$29,375	88.3	176.5	0.32	\$333	\$91,797	\$2.11	4000
33-20-01-24-117-008	1252 IVANHOE	06/12/18	\$193,000	WD	\$193,000	---	\$48,250	119.6	178.3	0.44	\$403	\$109,659	\$2.52	4000
33-20-02-17-101-001	694 JOHN R	02/21/18	\$144,000	WD	\$144,000	---	\$36,000	80.0	165.0	0.28	\$450	\$128,571	\$2.95	4000
33-20-02-17-101-017	685 WAYLAND	11/16/18	\$126,000	WD	\$126,000	---	\$31,500	80.0	165.0	0.28	\$394	\$112,500	\$2.58	4000
33-20-02-17-105-002	630 JOHN R	02/07/18	\$135,000	WD	\$135,000	---	\$33,750	71.5	83.0	0.18	\$472	\$187,500	\$4.30	4000
33-20-02-17-105-018	1627 SNYDER	06/09/17	\$190,000	WD	\$190,000	---	\$47,500	69.9	181.4	0.26	\$680	\$182,692	\$4.19	4000
33-20-02-17-106-014	627 MOORLAND	10/16/18	\$170,000	WD	\$170,000	---	\$42,500	88.1	93.1	0.24	\$482	\$177,083	\$4.07	4000
33-20-02-17-109-006	1642 SNYDER	05/05/17	\$129,000	WD	\$129,000	---	\$32,250	56.5	185.0	0.21	\$571	\$153,571	\$3.53	4000
33-20-02-17-109-025	1678 SNYDER	06/11/18	\$105,900	WD	\$105,900	---	\$26,475	50.7	123.0	0.16	\$522	\$165,469	\$3.80	4000
33-20-02-17-111-001	536 MOORLAND	11/22/17	\$139,900	WD	\$139,900	---	\$34,975	66.9	125.0	0.21	\$523	\$166,548	\$3.82	4000
33-20-02-17-111-002	530 MOORLAND	09/22/17	\$153,000	WD	\$153,000	---	\$38,250	65.0	125.0	0.20	\$588	\$191,250	\$4.39	4000
33-20-02-17-111-029	1885 MELROSE	07/07/17	\$175,500	WD	\$175,500	---	\$43,875	113.0	185.0	0.43	\$388	\$102,035	\$2.34	4000
33-20-02-17-112-013	1545 LINDEN	06/15/17	\$115,000	WD	\$115,000	---	\$28,750	68.5	119.0	0.21	\$420	\$136,905	\$3.14	4000
33-20-02-17-113-005	1636 MELROSE	03/06/19	\$147,500	WD	\$147,500	---	\$36,875	56.3	184.0	0.21	\$655	\$175,595	\$4.03	4000
33-20-02-17-113-015	1667 LINDEN	03/14/19	\$165,000	WD	\$165,000	---	\$41,250	75.9	119.0	0.23	\$543	\$179,348	\$4.12	4000
33-20-02-17-113-017	1647 LINDEN	01/26/18	\$175,500	WD	\$175,500	---	\$43,875	75.9	119.0	0.23	\$578	\$190,761	\$4.38	4000
33-20-02-17-113-018	1639 LINDEN	09/14/17	\$162,000	WD	\$162,000	---	\$40,500	75.9	119.0	0.23	\$534	\$176,087	\$4.04	4000
33-20-02-17-113-020	1605 LINDEN	09/21/17	\$145,309	WD	\$145,309	---	\$36,327	82.6	119.0	0.25	\$440	\$145,308	\$3.34	4000
33-20-02-17-114-001	466 WAYLAND	02/22/19	\$137,500	WD	\$137,500	---	\$34,375	61.5	95.0	0.17	\$559	\$202,206	\$4.64	4000
33-20-02-17-115-006	1842 MELROSE	09/25/18	\$152,500	WD	\$152,500	---	\$38,125	71.3	183.0	0.27	\$535	\$141,204	\$3.24	4000
33-20-02-17-117-010	1645 ANN	01/02/18	\$115,000	WD	\$115,000	---	\$28,750	82.7	155.0	0.29	\$348	\$99,138	\$2.28	4000
33-20-02-17-118-005	1806 LINDEN	06/04/18	\$162,000	WD	\$162,000	---	\$40,500	84.9	111.0	0.25	\$477	\$162,000	\$3.72	4000
<b>Totals:</b>			<b>\$4,688,309</b>		<b>\$4,688,309</b>			<b>Average Price Per Front Foot:</b>			<b>\$488</b>			
								<b>Average Price Per Acre:</b>			<b>\$149,071</b>			
								<b>Average Price Per Square Foot:</b>			<b>\$3.42</b>			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$490 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
<b>LAND TABLE: 4010, INGHAM COUNTY, LANTERN HILL/WALNUT HEIGHTS/BROOKFIELD</b>														
33-20-02-07-407-003	1018 LANTERN HILL	09/28/18	\$232,000	WD	\$232,000	---	\$58,000	112.9	236.0	0.49	\$514	\$118,367	\$2.72	4010
33-20-02-07-408-017	1334 MARBLE	03/05/18	\$189,000	WD	\$189,000	---	\$47,250	83.4	185.5	0.32	\$567	\$147,656	\$3.39	4010
33-20-02-07-410-005	927 N HAGADORN	12/05/18	\$175,000	WD	\$175,000	---	\$43,750	99.7	149.0	0.34	\$439	\$128,676	\$2.95	4010
33-20-02-07-410-007	903 N HAGADORN	05/31/17	\$169,500	WD	\$169,500	---	\$42,375	92.7	129.0	0.30	\$457	\$141,250	\$3.24	4010
33-20-02-08-302-002	1718 GREENCREST	01/31/19	\$176,900	WD	\$176,900	---	\$44,225	87.6	142.0	0.29	\$505	\$152,500	\$3.50	4010
33-20-02-08-303-022	1643 PARKVALE	04/14/17	\$170,000	WD	\$170,000	---	\$42,500	94.3	121.0	0.29	\$451	\$146,552	\$3.36	4010
33-20-02-08-304-007	1707 PARKVALE	04/13/18	\$165,400	WD	\$165,400	---	\$41,350	69.0	121.0	0.21	\$599	\$196,905	\$4.52	4010
33-20-02-08-305-002	1524 PARKVALE	11/01/18	\$166,900	WD	\$166,900	---	\$41,725	69.2	113.0	0.21	\$603	\$198,690	\$4.56	4010
33-20-02-08-305-015	1028 N HAGADORN	09/07/17	\$154,900	WD	\$154,900	---	\$38,725	65.7	120.0	0.20	\$589	\$193,625	\$4.45	4010
33-20-02-08-307-011	1873 RIDGEWOOD	11/21/18	\$228,000	WD	\$228,000	---	\$57,000	116.1	224.0	0.49	\$491	\$116,327	\$2.67	4010
33-20-02-08-308-018	1643 WALNUT HEIGHTS	11/22/17	\$192,000	WD	\$192,000	---	\$48,000	104.6	149.0	0.36	\$459	\$133,333	\$3.06	4010
33-20-02-08-308-025	1525 WALNUT HEIGHTS	12/31/18	\$235,000	WD	\$235,000	---	\$58,750	121.2	150.0	0.42	\$485	\$139,881	\$3.21	4010
33-20-02-08-308-026	1515 WALNUT HEIGHTS	10/10/17	\$170,000	WD	\$170,000	---	\$42,500	96.6	140.0	0.32	\$440	\$132,813	\$3.05	4010
33-20-02-08-309-002	1546 WALNUT HEIGHTS	07/06/18	\$190,000	WD	\$190,000	---	\$47,500	98.5	132.0	0.32	\$482	\$148,438	\$3.41	4010
33-20-02-08-309-014	1565 WOODSIDE	10/26/18	\$237,900	WD	\$237,900	---	\$59,475	93.8	132.0	0.30	\$634	\$198,250	\$4.55	4010
33-20-02-08-311-005	1874 RIDGEWOOD	10/26/18	\$216,000	WD	\$216,000	---	\$54,000	108.9	210.0	0.44	\$496	\$122,727	\$2.82	4010
33-20-02-08-311-017	1792 WALNUT HEIGHTS	11/28/17	\$237,500	WD	\$237,500	---	\$59,375	107.7	149.2	0.37	\$551	\$160,473	\$3.68	4010
33-20-02-08-312-004	1550 WOODSIDE	09/20/18	\$193,250	WD	\$193,250	---	\$48,313	89.1	132.0	0.29	\$542	\$166,597	\$3.82	4010
33-20-02-17-119-013	304 LEE	06/21/17	\$180,000	WD	\$180,000	---	\$45,000	81.3	117.0	0.25	\$554	\$180,000	\$4.13	4010
33-20-02-17-119-017	1529 CAHILL	06/16/17	\$220,000	WD	\$220,000	---	\$55,000	86.2	123.6	0.27	\$638	\$203,704	\$4.68	4010
33-20-02-17-120-012	1665 CAHILL	10/02/17	\$180,000	WD	\$180,000	---	\$45,000	81.4	125.0	0.26	\$553	\$173,077	\$3.97	4010
33-20-02-17-120-015	312 DROSTE	11/30/17	\$182,200	WD	\$182,200	---	\$45,550	74.8	111.0	0.22	\$609	\$207,045	\$4.75	4010
33-20-02-17-120-024	316 JOHN R	05/25/17	\$199,800	WD	\$199,800	---	\$49,950	112.7	146.5	0.39	\$443	\$128,077	\$2.94	4010
33-20-02-17-124-005	1836 CAHILL	01/23/18	\$156,000	WD	\$156,000	---	\$39,000	67.9	123.0	0.21	\$574	\$185,714	\$4.26	4010
33-20-02-17-301-015	261 OAKLAND	10/23/17	\$220,000	WD	\$220,000	---	\$55,000	90.9	195.0	0.36	\$605	\$152,778	\$3.51	4010
33-20-02-17-301-016	253 OAKLAND	02/28/19	\$199,900	WD	\$199,900	---	\$49,975	93.5	193.0	0.37	\$534	\$135,068	\$3.10	4010
33-20-02-17-301-022	165 OAKLAND	11/02/17	\$186,500	WD	\$186,500	---	\$46,625	108.3	246.0	0.48	\$431	\$97,135	\$2.23	4010
33-20-02-17-301-029	277 OAKLAND	07/31/17	\$233,500	WD	\$233,500	---	\$58,375	138.2	199.1	0.55	\$422	\$106,136	\$2.44	4010
33-20-02-17-302-018	277 MAPLEWOOD	10/11/18	\$230,000	WD	\$230,000	---	\$57,500	120.2	256.1	0.54	\$478	\$106,481	\$2.44	4010
33-20-02-17-303-014	152 MAPLEWOOD	04/26/17	\$225,000	WD	\$225,000	---	\$56,250	103.7	237.0	0.45	\$542	\$125,000	\$2.87	4010
<b>Totals:</b>			<b>\$5,912,150</b>		<b>\$5,912,150</b>			<b>Average Price Per Front Foot:</b>			<b>\$523</b>			
											<b>Average Price Per Acre:</b>		<b>\$151,443</b>	
											<b>Average Price Per Square Foot:</b>		<b>\$3.48</b>	

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$525 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
<b>LAND TABLE: 4020, INGHAM COUNTY, WHITEHILLS</b>														
33-20-02-07-101-006	605 PEBBLEBROOK	06/30/17	\$310,000	WD	\$310,000	---	\$62,000	126.7	189.2	0.51	\$489	\$121,569	\$2.79	4020
33-20-02-07-102-001	1840 NORTHGATE	02/13/19	\$269,500	WD	\$269,500	---	\$53,900	119.5	71.7	0.28	\$451	\$192,500	\$4.42	4020
33-20-02-07-103-005	660 PEBBLEBROOK	07/10/18	\$256,000	WD	\$256,000	---	\$51,200	90.2	130.2	0.30	\$568	\$170,667	\$3.92	4020
33-20-02-07-103-006	680 PEBBLEBROOK	12/29/17	\$295,000	WD	\$295,000	---	\$59,000	90.2	130.2	0.30	\$654	\$196,667	\$4.51	4020
33-20-02-07-103-009	776 PEBBLEBROOK	09/12/17	\$327,500	WD	\$327,500	---	\$65,500	103.6	129.9	0.34	\$632	\$192,647	\$4.42	4020
33-20-02-07-104-013	1721 HITCHING POST	08/17/18	\$372,000	WD	\$372,000	---	\$74,400	150.1	195.9	0.66	\$496	\$112,727	\$2.59	4020
33-20-02-07-105-003	539 WOODLAND	06/15/18	\$295,000	WD	\$295,000	---	\$59,000	128.2	147.3	0.45	\$460	\$131,111	\$3.01	4020
33-20-02-07-107-003	1541 STANLAKE	10/31/18	\$499,999	WD	\$499,999	---	\$100,000	98.5	107.8	0.30	\$1,015	\$333,333	\$7.65	4020
33-20-02-07-107-024	1515 STANLAKE	08/17/17	\$320,000	WD	\$320,000	---	\$64,000	77.5	150.3	0.28	\$826	\$228,571	\$5.25	4020
33-20-02-07-108-006	1508 STANLAKE	04/25/17	\$405,000	WD	\$405,000	---	\$81,000	117.3	141.8	0.41	\$691	\$197,561	\$4.54	4020
33-20-02-07-108-019	324 WALBRIDGE	05/10/17	\$485,000	WD	\$485,000	---	\$97,000	117.6	145.5	0.42	\$825	\$230,952	\$5.30	4020
33-20-02-07-110-003	340 CURTIS	12/19/18	\$400,000	WD	\$400,000	---	\$80,000	104.6	153.1	0.38	\$765	\$210,526	\$4.83	4020
33-20-02-07-111-010	421 CURTIS	07/31/17	\$357,900	WD	\$357,900	---	\$71,580	130.9	201.3	0.52	\$547	\$137,654	\$3.16	4020
33-20-02-07-112-010	509 WALBRIDGE	06/22/18	\$330,000	WD	\$330,000	---	\$66,000	134.7	130.7	0.45	\$490	\$146,667	\$3.37	4020
33-20-02-07-113-004	638 WALBRIDGE	05/22/18	\$418,000	WD	\$418,000	---	\$83,600	119.7	149.7	0.43	\$698	\$194,419	\$4.46	4020
33-20-02-07-113-005	1305 HITCHING POST	05/18/18	\$205,000	WD	\$205,000	---	\$41,000	90.8	151.5	0.31	\$452	\$132,258	\$3.04	4020
33-20-02-07-114-014	635 APPLGATE	05/04/18	\$525,000	WD	\$525,000	---	\$105,000	134.0	162.3	0.50	\$784	\$210,000	\$4.82	4020
33-20-02-07-115-001	1536 HITCHING POST	01/12/18	\$310,000	WD	\$310,000	---	\$62,000	133.8	180.8	0.52	\$463	\$119,231	\$2.74	4020
33-20-02-07-115-002	634 APPLGATE	05/15/17	\$450,000	WD	\$450,000	---	\$90,000	150.7	172.9	0.58	\$597	\$155,172	\$3.56	4020
33-20-02-07-115-010	1413 OLD MILL	02/16/18	\$380,000	WD	\$380,000	---	\$76,000	142.9	133.7	0.48	\$532	\$158,333	\$3.63	4020
33-20-02-07-115-015	1508 HITCHING POST	12/22/17	\$395,000	WD	\$395,000	---	\$79,000	123.6	202.0	0.51	\$639	\$154,902	\$3.56	4020
33-20-02-07-117-002	1536 OLD MILL	01/08/19	\$290,000	WD	\$290,000	---	\$58,000	138.4	161.0	0.51	\$419	\$113,725	\$2.61	4020
33-20-02-07-118-003	840 TANGLEWOOD	06/16/17	\$240,000	WD	\$240,000	---	\$48,000	117.1	168.9	0.44	\$410	\$109,091	\$2.50	4020
33-20-02-07-202-002	1840 FOXCROFT	10/11/17	\$227,000	WD	\$227,000	---	\$45,400	70.3	111.9	0.22	\$646	\$206,364	\$4.74	4020
33-20-02-07-202-005	1780 FOXCROFT	03/23/18	\$299,500	WD	\$299,500	---	\$59,900	75.9	141.5	0.26	\$789	\$230,385	\$5.29	4020
33-20-02-07-202-017	1733 WYNGARDEN	12/18/18	\$350,000	WD	\$350,000	---	\$70,000	80.9	145.0	0.28	\$865	\$250,000	\$5.74	4020
33-20-02-07-203-003	882 NORTHGATE	08/28/17	\$197,000	WD	\$197,000	---	\$39,400	81.8	114.6	0.26	\$482	\$151,538	\$3.48	4020
33-20-02-07-203-012	925 PEBBLEBROOK	05/18/17	\$232,833	WD	\$232,833	---	\$46,567	84.8	122.1	0.27	\$549	\$172,470	\$3.96	4020
33-20-02-07-203-014	885 PEBBLEBROOK	09/22/17	\$255,000	WD	\$255,000	---	\$51,000	84.3	120.9	0.26	\$605	\$196,154	\$4.50	4020
33-20-02-07-204-005	944 PEBBLEBROOK	06/28/18	\$560,000	WD	\$560,000	---	\$112,000	123.9	134.9	0.42	\$904	\$266,667	\$6.12	4020
33-20-02-07-204-012	845 TANGLEWOOD	03/14/18	\$355,000	WD	\$355,000	---	\$71,000	137.2	136.2	0.47	\$517	\$151,064	\$3.47	4020
33-20-02-07-204-013	864 PEBBLEBROOK	11/16/18	\$455,000	WD	\$455,000	---	\$91,000	90.2	126.0	0.29	\$1,009	\$313,793	\$7.20	4020
33-20-02-07-205-002	884 TANGLEWOOD	05/10/18	\$300,000	WD	\$300,000	---	\$60,000	99.1	142.9	0.34	\$605	\$176,471	\$4.05	4020
33-20-02-07-206-006	1620 DENNISON	09/04/18	\$370,000	WD	\$370,000	---	\$74,000	116.2	141.1	0.40	\$637	\$185,000	\$4.25	4020
33-20-02-07-208-010	951 WALBRIDGE	01/12/18	\$350,000	WD	\$350,000	---	\$70,000	122.5	150.4	0.45	\$571	\$155,556	\$3.57	4020
33-20-02-07-209-005	1502 STONEGATE	06/07/17	\$482,000	WD	\$482,000	---	\$96,400	152.4	152.7	0.55	\$633	\$175,273	\$4.02	4020
33-20-02-07-209-014	1465 DENNISON	06/13/18	\$575,000	WD	\$575,000	---	\$115,000	138.2	180.9	0.54	\$832	\$212,963	\$4.89	4020
33-20-02-07-213-005	1052 WALBRIDGE	06/19/18	\$395,000	WD	\$395,000	---	\$79,000	111.0	129.6	0.99	\$712	\$79,798	\$1.83	4020
33-20-02-07-214-033	1721 CRANSTON	07/10/17	\$440,000	WD	\$440,000	---	\$88,000	82.0	109.9	0.25	\$1,073	\$352,000	\$8.08	4020
33-20-02-07-214-034	1731 CRANSTON	04/28/17	\$355,000	WD	\$355,000	---	\$71,000	74.7	193.9	0.30	\$950	\$236,667	\$5.43	4020
33-20-02-07-214-035	1730 CRANSTON	03/20/19	\$350,000	WD	\$350,000	---	\$70,000	55.0	268.5	0.26	\$1,273	\$269,231	\$6.18	4020
33-20-02-07-217-005	1084 APPLGATE	05/31/18	\$360,000	WD	\$360,000	---	\$72,000	103.0	144.0	0.38	\$699	\$189,474	\$4.35	4020
33-20-02-07-218-013	1106 CAMBRIA	03/08/19	\$399,900	WD	\$399,900	---	\$79,980	117.7	134.1	0.37	\$680	\$216,162	\$4.96	4020
33-20-02-07-218-018	1331 DENNISON	06/28/17	\$332,500	WD	\$332,500	---	\$66,500	83.2	120.4	0.25	\$799	\$266,000	\$6.11	4020
33-20-02-07-218-023	1315 TAVISTOCK	10/12/18	\$398,000	WD	\$398,000	---	\$79,600	76.7	106.6	0.25	\$1,038	\$318,400	\$7.31	4020
33-20-02-07-218-029	1350 TAVISTOCK	10/04/18	\$535,900	WD	\$535,900	---	\$107,180	92.0	122.8	0.30	\$1,165	\$357,267	\$8.20	4020
33-20-02-07-219-016	1394 FOXCROFT	06/20/18	\$156,000	WD	\$156,000	---	\$31,200	132.5	115.6	0.41	\$1,177	\$380,488	\$8.73	4020
33-20-02-07-306-004	1113 OLD HICKORY	05/15/17	\$234,000	WD	\$234,000	---	\$46,800	116.1	165.9	0.44	\$403	\$106,364	\$2.44	4020
33-20-02-07-307-006	633 WHITEHILLS	12/08/17	\$312,000	WD	\$312,000	---	\$62,400	136.7	247.1	0.62	\$456	\$100,645	\$2.31	4020
33-20-02-07-310-007	440 WHITEHILLS	07/10/17	\$505,000	WD	\$505,000	---	\$101,000	95.9	173.6	0.37	\$1,053	\$272,973	\$6.27	4020
33-20-02-07-311-006	632 WHITEHILLS	06/15/17	\$381,000	WD	\$381,000	---	\$76,200	117.8	183.3	0.46	\$647	\$165,652	\$3.80	4020
<b>Totals:</b>			<b>\$18,298,532</b>		<b>\$18,298,532</b>			<b>Average Price Per Front Foot:</b>			<b>\$699</b>			
								<b>Average Price Per Acre:</b>			<b>\$198,139</b>			
								<b>Average Price Per Square Foot:</b>			<b>\$4.55</b>			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$700 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 2019 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
<b>LAND TABLE: 4050, INGHAM COUNTY, ABBOT PLACE/HARRISON MEADOWS</b>														
33-20-01-01-101-001	1158 HARRINGTON	07/31/17	\$300,000	WD	\$300,000	---	\$60,000	---	---	---	---	---	---	4050
33-20-01-01-101-008	1030 HARRINGTON	06/30/17	\$333,000	WD	\$333,000	---	\$66,600	---	---	---	---	---	---	4050
33-20-01-01-102-007	916 HARRINGTON	06/29/18	\$349,900	WD	\$349,900	---	\$69,980	---	---	---	---	---	---	4050
33-20-01-01-102-012	920 ABBEY	01/04/18	\$367,500	WD	\$367,500	---	\$73,500	---	---	---	---	---	---	4050
33-20-01-01-104-002	1043 HARRINGTON	03/29/19	\$280,000	WD	\$280,000	---	\$56,000	---	---	---	---	---	---	4050
33-20-01-01-104-004	971 HARRINGTON	08/25/17	\$275,000	WD	\$275,000	---	\$55,000	---	---	---	---	---	---	4050
33-20-01-01-105-013	2811 AUDREYS	04/28/17	\$329,800	WD	\$329,800	---	\$65,960	---	---	---	---	---	---	4050
33-20-01-01-105-030	2866 TURTLECREEK	12/22/17	\$240,000	LC	\$240,000	---	\$48,000	---	---	---	---	---	---	4050
33-20-01-01-107-011	2841 MARFITT	06/30/17	\$230,000	WD	\$230,000	---	\$46,000	---	---	---	---	---	---	4050
33-20-01-01-108-006	1307 HARRINGTON	10/13/17	\$224,500	WD	\$224,500	---	\$44,900	---	---	---	---	---	---	4050
33-20-01-01-108-007	1291 HARRINGTON	09/28/18	\$212,000	WD	\$212,000	---	\$42,400	---	---	---	---	---	---	4050
33-20-01-12-200-018	1755 CRICKET	11/30/17	\$270,000	WD	\$270,000	---	\$54,000	---	---	---	---	---	---	4050
33-20-01-12-200-031	1866 CRICKET	11/01/18	\$365,000	WD	\$365,000	---	\$73,000	---	---	---	---	---	---	4050
33-20-01-12-206-118	222 ABBOTT WOODS	12/10/18	\$340,000	WD	\$340,000	---	\$68,000	---	---	---	---	---	---	4050
<b>Totals:</b>			<b>\$4,116,700</b>		<b>\$4,116,700</b>		<b>\$58,800</b>	<b>&lt;=Average Indicated Site Value</b>						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A SITE VALUE OF \$58,800 WILL BE USED.

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

COMMENTS: THE LAND RESIDUAL WAS ESTIMATED AT 15 PERCENT OF THE IMPROVED PARCEL SALE. A SITE VALUE OF \$28,300 IS ESTIMATED FOR USE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2019 SITE VALUE CONCLUSION FOR THIS LAND TABLE (\$28,100).

<b>LAND TABLE: 4060, INGHAM COUNTY, BAILEY</b>															
33-20-01-12-408-010	1151 SABRON	03/30/18	\$195,000	WD	\$195,000	---	\$39,000	56.6	120.0	0.17	\$689	\$229,412	\$5.27	4060	
33-20-01-12-410-010	1045 SUNSET	08/31/17	\$165,000	WD	\$165,000	---	\$33,000	62.4	140.0	0.20	\$529	\$165,000	\$3.79	4060	
33-20-01-13-110-004	445 HIGHLAND	10/05/17	\$170,000	WD	\$170,000	---	\$34,000	62.1	116.0	0.18	\$548	\$188,889	\$4.34	4060	
33-20-01-13-111-003	522 HIGHLAND	03/14/18	\$194,900	WD	\$194,900	---	\$38,980	57.7	132.0	0.18	\$676	\$216,556	\$4.97	4060	
33-20-01-13-113-003	211 HIGHLAND	05/23/18	\$150,000	WD	\$150,000	---	\$30,000	54.8	150.0	0.18	\$547	\$166,667	\$3.83	4060	
33-20-01-13-114-008	236 HIGHLAND	12/01/17	\$147,000	WD	\$147,000	---	\$29,400	51.8	134.0	0.16	\$568	\$183,750	\$4.22	4060	
33-20-01-13-114-025	235 COWLEY	11/14/18	\$150,000	WD	\$150,000	---	\$30,000	47.8	131.0	0.15	\$628	\$200,000	\$4.59	4060	
33-20-01-13-116-004	302 COWLEY	01/04/19	\$220,000	WD	\$220,000	---	\$44,000	66.0	135.0	0.21	\$667	\$209,524	\$4.81	4060	
33-20-01-13-210-005	529 HILLCREST	03/15/18	\$151,000	WD	\$151,000	---	\$30,200	48.9	132.0	0.15	\$618	\$201,333	\$4.62	4060	
33-20-01-13-213-011	627 SUNSET	09/05/17	\$215,900	WD	\$215,900	---	\$43,180	64.2	227.0	0.26	\$673	\$166,077	\$3.81	4060	
33-20-02-18-100-004	124 BURCHAM	10/10/18	\$165,000	WD	\$165,000	---	\$33,000	55.6	190.0	0.21	\$594	\$157,143	\$3.61	4060	
33-20-02-18-104-002	619 CHARLES	11/10/17	\$130,000	WD	\$130,000	---	\$26,000	39.9	149.0	0.13	\$652	\$200,000	\$4.59	4060	
33-20-02-18-105-013	618 CHARLES	09/06/18	\$110,000	WD	\$110,000	---	\$22,000	37.2	134.0	0.12	\$591	\$183,333	\$4.21	4060	
33-20-02-18-143-013	519 SYCAMORE	08/08/17	\$220,000	WD	\$220,000	---	\$44,000	71.2	107.0	0.20	\$618	\$220,000	\$5.05	4060	
33-20-02-18-203-008	637 CORNELL	04/26/17	\$114,900	WD	\$114,900	---	\$22,980	40.0	135.0	0.12	\$575	\$191,500	\$4.40	4060	
33-20-02-18-204-021	660 CORNELL	06/06/17	\$175,000	WD	\$175,000	---	\$35,000	55.0	135.0	0.17	\$636	\$205,882	\$4.73	4060	
33-20-02-18-216-008	545 CORNELL	06/22/18	\$105,000	WD	\$105,000	---	\$21,000	40.0	135.0	0.12	\$525	\$175,000	\$4.02	4060	
33-20-02-18-217-002	1164 SNYDER	09/21/18	\$119,000	WD	\$119,000	---	\$23,800	37.0	80.0	0.09	\$643	\$264,444	\$6.07	4060	
33-20-02-18-217-008	551 STODDARD	07/25/18	\$105,000	WD	\$105,000	---	\$21,000	40.0	135.0	0.12	\$525	\$175,000	\$4.02	4060	
33-20-02-18-217-028	513 STODDARD	08/06/18	\$130,000	WD	\$130,000	---	\$26,000	40.0	135.0	0.12	\$650	\$216,667	\$4.97	4060	
33-20-02-18-218-018	526 STODDARD	07/31/18	\$118,750	WD	\$118,750	---	\$23,750	40.0	135.0	0.12	\$594	\$197,917	\$4.54	4060	
33-20-02-18-239-014	222 DURAND	05/31/17	\$145,000	WD	\$145,000	---	\$29,000	55.5	170.0	0.19	\$523	\$152,632	\$3.50	4060	
33-20-02-18-240-007	207 MILFORD	12/27/18	\$125,000	WD	\$125,000	---	\$25,000	40.7	121.0	0.12	\$614	\$208,333	\$4.78	4060	
33-20-02-18-244-006	248 KENBERRY	06/22/18	\$229,000	WD	\$229,000	---	\$45,800	81.7	124.6	0.24	\$561	\$190,833	\$4.38	4060	
33-20-02-18-302-004	151 KEDZIE	05/10/18	\$136,500	LC	\$136,500	---	\$27,300	53.0	154.5	0.18	\$515	\$151,667	\$3.48	4060	
33-20-02-18-412-006	213 KENBERRY	06/14/18	\$214,900	WD	\$214,900	---	\$42,980	83.1	129.0	0.25	\$517	\$171,920	\$3.95	4060	
33-20-02-18-417-014	147 LEXINGTON	01/29/18	\$213,000	WD	\$213,000	---	\$42,600	72.2	125.0	0.22	\$590	\$193,636	\$4.45	4060	
<b>Totals:</b>			<b>\$4,314,850</b>		<b>\$4,314,850</b>			<b>Average Price Per Front Foot:</b>			<b>\$595</b>				
											<b>Average Price Per Acre:</b>		<b>\$191,967</b>		
											<b>Average Price Per Square Foot:</b>		<b>\$4.41</b>		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$595 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 2019 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (\$0.45).

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	
<b>LAND TABLE: 4070, INGHAM COUNTY, PINECREST</b>															
33-20-01-01-303-023	2156 ROLLING BROOK	07/31/17	\$164,900	WD	\$164,900	---	\$41,225	69.6	109.2	0.20	\$592	\$206,125	\$4.73	4070	
33-20-01-01-304-016	2156 WINCHESTER	02/08/18	\$180,000	WD	\$180,000	---	\$45,000	96.5	175.8	0.37	\$466	\$121,622	\$2.79	4070	
33-20-01-01-315-014	812 CROWN	10/16/18	\$165,000	WD	\$165,000	---	\$41,250	65.1	121.0	0.19	\$634	\$217,105	\$4.98	4070	
33-20-01-01-315-016	1915 N HARRISON	03/12/18	\$158,500	WD	\$158,500	---	\$39,625	66.1	125.0	0.20	\$599	\$198,125	\$4.55	4070	
33-20-01-01-315-023	1969 N HARRISON	05/14/18	\$176,000	WD	\$176,000	---	\$44,000	66.1	125.0	0.20	\$666	\$220,000	\$5.05	4070	
33-20-01-01-405-026	1978 N HARRISON	05/04/18	\$175,000	WD	\$175,000	---	\$43,750	64.8	120.0	0.19	\$675	\$230,263	\$5.29	4070	
33-20-01-01-406-002	663 TARLETON	10/24/18	\$187,500	WD	\$187,500	---	\$46,875	74.8	114.0	0.22	\$627	\$213,068	\$4.89	4070	
33-20-01-01-406-039	1915 MENDOTA	07/26/17	\$167,500	WD	\$167,500	---	\$41,875	78.8	96.3	0.21	\$531	\$199,405	\$4.58	4070	
33-20-01-12-106-001	831 CROWN	10/13/17	\$174,900	WD	\$174,900	---	\$43,725	81.3	125.0	0.25	\$538	\$174,900	\$4.02	4070	
33-20-01-12-106-014	1802 PINECREST	12/06/17	\$204,000	WD	\$204,000	---	\$51,000	91.1	160.9	0.31	\$560	\$164,516	\$3.78	4070	
33-20-01-12-106-017	1834 PINECREST	08/11/17	\$185,000	WD	\$185,000	---	\$46,250	85.5	160.0	0.29	\$541	\$159,483	\$3.66	4070	
33-20-01-12-107-002	1037 BLANCHETTE	04/18/18	\$188,250	WD	\$188,250	---	\$47,063	81.9	130.0	0.25	\$575	\$188,252	\$4.32	4070	
33-20-01-12-109-004	1639 GILCREST	01/14/19	\$184,999	WD	\$184,999	---	\$46,250	102.8	148.0	0.34	\$450	\$136,029	\$3.12	4070	
33-20-01-12-111-004	803 DARLINGTON	05/21/18	\$202,500	WD	\$202,500	---	\$50,625	106.0	140.0	0.34	\$478	\$148,897	\$3.42	4070	
33-20-01-12-116-006	1501 SHERWOOD	08/29/18	\$199,000	WD	\$199,000	---	\$49,750	108.1	151.0	0.36	\$460	\$138,194	\$3.17	4070	
33-20-01-12-202-003	702 GAINSBOROUGH	12/06/18	\$200,000	WD	\$200,000	---	\$50,000	103.5	150.0	0.34	\$483	\$147,059	\$3.38	4070	
33-20-01-12-202-004	626 GAINSBOROUGH	02/15/19	\$191,000	WD	\$191,000	---	\$47,750	103.5	150.0	0.34	\$461	\$140,441	\$3.22	4070	
33-20-01-12-203-005	420 GAINSBOROUGH	02/26/18	\$183,000	WD	\$183,000	---	\$45,750	72.5	150.0	0.24	\$631	\$190,625	\$4.38	4070	
33-20-01-12-205-007	1510 COLORADO	10/10/18	\$210,000	WD	\$210,000	---	\$52,500	84.5	100.0	0.23	\$621	\$228,261	\$5.24	4070	
33-20-01-12-206-014	118 LOREE	05/25/17	\$181,750	WD	\$181,750	---	\$45,438	74.1	120.0	0.22	\$613	\$206,536	\$4.74	4070	
33-20-01-12-206-016	134 LOREE	10/19/18	\$169,000	WD	\$169,000	---	\$42,250	74.1	120.0	0.22	\$570	\$192,045	\$4.41	4070	
33-20-01-12-207-002	1525 GLENHAVEN	04/14/17	\$200,000	WD	\$200,000	---	\$50,000	103.5	150.0	0.34	\$483	\$147,059	\$3.38	4070	
33-20-01-12-207-005	1441 GLENHAVEN	06/04/18	\$190,000	WD	\$190,000	---	\$47,500	103.5	150.0	0.34	\$459	\$139,706	\$3.21	4070	
33-20-01-12-208-025	1525 ROXBURGH	12/21/18	\$166,000	WD	\$166,000	---	\$41,500	78.0	95.0	0.21	\$532	\$197,619	\$4.54	4070	
<b>Totals:</b>			<b>\$4,403,799</b>		<b>\$4,403,799</b>			<b>Average Price Per Front Foot:</b>			<b>\$552</b>				
											<b>Average Price Per Acre:</b>		<b>\$179,389</b>		
											<b>Average Price Per Square Foot:</b>		<b>\$4.12</b>		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$550 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
<b>LAND TABLE: 4080, INGHAM COUNTY, GLENCAIRN</b>														
33-20-01-12-311-004	726 TOURAINE	02/19/19	\$214,000	WD	\$214,000	---	\$53,500	66.6	108.7	0.18	\$803	\$297,222	\$6.82	4080
33-20-01-12-314-006	940 AUDUBON	10/30/17	\$274,900	WD	\$274,900	---	\$68,725	77.8	129.0	0.22	\$883	\$312,386	\$7.17	4080
33-20-01-12-315-010	1015 NORTHLAWN	09/22/17	\$242,000	WD	\$242,000	---	\$60,500	90.1	110.2	0.24	\$671	\$252,083	\$5.79	4080
33-20-01-12-315-017	1108 SOUTHLAWN	08/09/18	\$385,700	WD	\$385,700	---	\$96,425	77.5	128.0	0.22	\$1,244	\$438,295	\$10.06	4080
33-20-01-12-315-020	1134 SOUTHLAWN	05/30/17	\$330,000	WD	\$330,000	---	\$82,500	78.8	132.5	0.23	\$1,047	\$358,696	\$8.23	4080
33-20-01-12-318-002	1133 SOUTHLAWN	08/10/17	\$387,000	WD	\$387,000	---	\$96,750	102.5	135.0	0.30	\$944	\$322,500	\$7.40	4080
33-20-01-12-319-005	819 SOUTHLAWN	08/29/18	\$317,000	WD	\$317,000	---	\$79,250	83.5	163.0	0.27	\$949	\$293,519	\$6.74	4080
33-20-01-12-405-009	1030 GLENHAVEN	08/30/18	\$200,000	WD	\$200,000	---	\$50,000	79.2	146.0	0.24	\$631	\$208,333	\$4.78	4080
33-20-01-12-406-004	1029 ROSEWOOD	12/28/17	\$265,000	WD	\$265,000	---	\$66,250	81.0	132.0	0.23	\$818	\$288,043	\$6.61	4080
33-20-01-12-415-010	821 ROXBURGH	09/20/18	\$395,000	WD	\$395,000	---	\$98,750	80.8	122.3	0.23	\$1,222	\$429,348	\$9.86	4080
33-20-01-12-415-014	830 GLENHAVEN	12/28/18	\$420,000	WD	\$420,000	---	\$105,000	121.4	141.0	0.36	\$865	\$291,667	\$6.70	4080
33-20-01-12-423-001	515 CENTERLAWN	08/17/18	\$350,000	WD	\$350,000	---	\$87,500	96.6	93.8	0.24	\$906	\$364,583	\$8.37	4080
33-20-01-12-424-010	421 CENTERLAWN	05/01/18	\$194,750	WD	\$194,750	---	\$48,688	71.7	126.0	0.20	\$679	\$243,440	\$5.59	4080
33-20-01-12-430-009	500 WILDWOOD	05/04/18	\$600,000	WD	\$600,000	---	\$150,000	131.6	120.4	0.36	\$1,140	\$416,667	\$9.57	4080
33-20-01-12-431-011	711 SUNSET	09/10/18	\$197,000	WD	\$197,000	---	\$49,250	63.1	165.0	0.20	\$781	\$246,250	\$5.65	4080
33-20-01-13-102-003	1112 WILDWOOD	09/28/18	\$227,500	WD	\$227,500	---	\$56,875	50.0	120.0	0.14	\$1,138	\$406,250	\$9.33	4080
33-20-01-13-106-004	1002 W GRAND RIVER	02/23/18	\$147,450	WD	\$147,450	---	\$36,863	40.8	103.0	0.10	\$904	\$368,630	\$8.46	4080
33-20-01-13-106-008	541 E OAKWOOD	12/15/17	\$206,900	WD	\$206,900	---	\$51,725	65.8	126.0	0.19	\$786	\$272,237	\$6.25	4080
33-20-01-13-106-009	530 W OAKWOOD	12/04/17	\$219,900	WD	\$219,900	---	\$54,975	52.3	126.0	0.15	\$1,051	\$366,500	\$8.41	4080
33-20-01-13-107-015	522 E OAKWOOD	03/08/19	\$168,000	WD	\$168,000	---	\$42,000	49.0	120.0	0.14	\$857	\$300,000	\$6.89	4080
33-20-01-13-108-005	615 N HARRISON	08/22/17	\$150,000	WD	\$150,000	---	\$37,500	50.0	120.0	0.14	\$750	\$267,857	\$6.15	4080
33-20-01-13-108-008	537 N HARRISON	04/03/17	\$155,000	WD	\$155,000	---	\$38,750	50.0	120.0	0.14	\$775	\$276,786	\$6.35	4080
33-20-01-13-200-001	716 WILDWOOD	03/20/19	\$300,000	WD	\$300,000	---	\$75,000	121.7	125.0	0.34	\$616	\$220,588	\$5.06	4080
33-20-01-13-204-003	611 ARDSON	06/01/18	\$553,000	WD	\$553,000	---	\$138,250	119.9	112.2	0.32	\$1,153	\$432,031	\$9.92	4080
33-20-01-13-206-002	532 ARDSON	02/02/18	\$434,000	WD	\$434,000	---	\$108,500	87.1	132.0	0.25	\$1,246	\$434,000	\$9.96	4080
33-20-01-13-207-006	431 CLIFTON	12/04/17	\$257,000	WD	\$257,000	---	\$64,250	70.9	123.0	0.20	\$906	\$321,250	\$7.37	4080
<b>Totals:</b>			<b>\$7,591,100</b>		<b>\$7,591,100</b>			<b>Average Price Per Front Foot:</b>			<b>\$914</b>			
								<b>Average Price Per Acre:</b>			<b>\$324,199</b>			
								<b>Average Price Per Square Foot:</b>			<b>\$7.44</b>			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$915 PER FRONT FOOT WILL BE USED.