Parcel Number														
	Street Address	Sale Date	Sale Price Insti	. Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	noTES
Lapeer Townships	NORTH LARGER BOAS	12/27/20	¢100,000, *** C	O2 ADMIC LENGTH	¢100.000	¢100.000	150.0	126.0	0.020	0.03	¢C.44	¢120.027	62.77	
	NORTH LAPEER ROAD			03-ARM'S LENGTH	\$100,000	\$100,000	156.0 200.0	136.0 200.0	0.829 0.92	0.83 0.92	\$641	\$120,627	\$2.77 \$0.68	
012-012-010-10 001-009-013-22	IMLAY CITY RD BURGETT DR	12/09/21 03/31/22	\$27,000 WD \$127,500 WD	03-ARM'S LENGTH 32-SPLIT VACANT	\$27,000 \$127,500	\$27,000 \$122,317	200.0 145.0	345.0	1.15	1.15	\$135 \$844	\$29,412 \$106,548	\$0.68	
012-029-044-20	2450 S LAPEER RD	11/05/21	\$127,500 WD \$21,000 WD	03-ARM'S LENGTH	\$127,500	\$122,317	242.0	217.0	1.15	1.15	\$844	\$106,548	\$2.45	
012-029-044-20	IMLAY CITY RD	08/23/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$75,000	155.0	343.0	1.22	1.21	\$484	\$61,425	\$1.41	
001-034-013-06	VAN DYKE RD	03/09/21	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$60,000	165.0	495.0	2.000	2.00	\$364	\$30,000	\$0.69	13
012-003-039-00	IMLAY CITY RD	08/20/21	\$111,000 WD	03-ARM'S LENGTH	\$111,000	\$111,000	530.0	165.0	2.01	2.01	\$209	\$55,279	\$1.27	10
014-028-023-01	1926 N SAGINAW	09/19/19	\$152,500 WD	32-SPLIT VACANT	\$152,500	\$152,500	180.0	0.0	2.090	2.09	\$847	\$72,967	\$1.68	
007-011-042-20	DRYDEN RD	06/12/20	\$53,000 WD		\$53,000	\$53,000	265.0	610.0	3.720	3.72	\$200	\$14,247	\$0.33	
	TUBSPRING RD	09/23/20	\$55,000 WD	32-SPLIT VACANT	\$55,000	\$55,000	290.0	586.0	3.910	3.91	\$190	\$14,066	\$0.32	
		,,	****		+,	400,000					7	+= -,	*****	
Lapeer City/VillageS	s													
	155 W NEPESSING ST	02/23/22	\$6,000 WD	03-ARM'S LENGTH	\$6,000	\$6,000	12.0	120.0	0.03	0.03	\$500	\$181,818	\$4.17	fragment
L20-10-900-040-00	W NEPESSING ST	11/22/21	\$35,000 WD	03-ARM'S LENGTH	\$35,000	\$35,000	40.0	120.0	0.110	0.11	\$875	\$318,182	\$7.30	
L20-01-000-040-00	141 W NEPESSING ST	02/16/22	\$30,000 WD	03-ARM'S LENGTH	\$30,000	\$30,000	43.0	120.0	0.12	0.12	\$698	\$254,237	\$5.84	8
119-83-207-100-20	S CEDAR ST	01/27/22	\$290,000 WD	03-ARM'S LENGTH	\$290,000	\$290,000	173.0	225.0	0.89	0.89	\$1,676	\$324,385	\$7.45	Outlier
19-85-256-040-50	2045 S ALMONT	01/02/20	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$80,000	126.0	533.0	1.542	1.54	\$635	\$51,881	\$1.19	
047-636-005-01	5630 OTTER LAKE	09/13/21	\$146,000 WD	32-SPLIT VACANT	\$146,000	\$146,000	225.0	337.0	1.91	1.91	\$649	\$76,440	\$1.75	
20-83-462-040-10	IMLAY CITY RD	03/18/21	\$375,000 WD	19-MULTI PARCEL ARM'S LE		\$375,000	400.0	0.0	5.407	1.32	\$938	\$69,355	\$1.59	Oversize for Metamora
Metamora Sales														
017-009-41	4082 S LAPEER Vac	08/02/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$100,000	170.0	210.0	0.585	0.82	\$588	\$170,940	\$3.92	M24 S OF DRYDEN
008-051-00	3900 S LAPEER	05/12/20	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$97,600	200.0	150.0	0.689	0.69	\$488	\$141,655	\$3.25	M-24 S OF DRYDEN
008-006-00	3522 S LAPEER	06/07/21	\$425,000 WD	03-ARM'S LENGTH	\$425,000	\$217,200	165.0	258.0	0.773	1.00	\$1,316	\$281,092	\$6.45	Outlier
17-006-00	4067 S LAPEER	05/10/19	\$220,000 WD	03-ARM'S LENGTH	\$220,000	\$116,390	132.0	330.0	0.820	1.00	\$882	\$141,939	\$3.26	M-24 S OF DRYDEN
017-007-00	4079 S LAPEER	12/17/21	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$219,343	132.0	330.0	0.820	1.00	\$1,662	\$267,491	\$6.14	m24 SOUTH OF DRYDEN
008-064-00	950 W DRYDEN	01/29/01	\$1,075,000 WD	03-ARM'S LENGTH	\$1,075,000	\$358,906	315.0	220.0	1.094	1.43	\$1,139	\$328,068	\$7.53	CORNER OF M-24 & DRYDEN
008-047-10	3782 S LAPEER	08/12/21	\$525,000 LC	03-ARM'S LENGTH	\$525,000	\$201,981	150.0	533.0	1.630	1.84	\$1,347	\$123,915	\$2.84	
008-007-10	1029 PRATT RD Vac	04/07/22	\$100,000 LC	03-ARM'S LENGTH	\$100,000	\$97,760	307.0	330.0	2.000	2.12	\$318	\$48,880	\$1.12	PRATT W OF M-24
008-056-00	830 W DRYDEN	05/25/21	\$387,000 WD	03-ARM'S LENGTH	\$387,000	\$187,723	288.0	355.0	2.290	2.76	\$652	\$81,975	\$1.88	DRYDEN OFF M-24
005-030-20	3414 S LAPEER	03/15/22	\$400,000 WD	03-ARM'S LENGTH	\$400,000	\$130,800	263.0	660.0	3.626	3.99	\$497	\$36,073	\$0.83	FORMER BANK
008-045-02	3716 S LAPEER	08/16/21	\$325,000 WD	03-ARM'S LENGTH	\$325,000	\$267,990	351.3		4.574	5.01	\$763	\$58,590	\$1.35	
200 045 04	3690 S LAPEER Vac	00/47/40	62.42 F00 14/D											
008-045-01	3030 3 LAFLLIN Vac	09/17/19	\$242,500 WD	03-ARM'S LENGTH	\$242,500	\$242,500	66.0	1324.0	4.910	5.01	\$3,674	\$49,389	\$1.13	66-FT ACCESS TO BACK LAND
	3477 S LAPEER	09/17/19	\$650,000 WD	03-ARM'S LENGTH	\$242,500 \$650,000	\$242,500 \$310,000	66.0 330.0	1324.0 990.0	4.910 7.050	5.01 7.50	\$3,674 \$939	\$49,389 \$43,972		FORMER CHURCH SITE
005-034-00													\$1.01	
005-034-00 005-030-00 Metamora Village S	3477 S LAPEER 3420 S LAPEER Vac Gales	04/06/22 08/12/22	\$650,000 WD \$400,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000	\$310,000 \$400,000	330.0 950.5	990.0	7.050 9.910	7.50 10.95	\$939 \$421	\$43,972 \$40,363	\$1.01 \$0.93	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 509-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales 3998 N OAK	04/06/22 08/12/22 02/19/19	\$650,000 WD \$400,000 WD \$275,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000	\$310,000 \$400,000 \$132,279	330.0 950.5 111.0	990.0	7.050 9.910 0.390	7.50 10.95 0.39	\$939 \$421 \$1,192	\$43,972 \$40,363 \$339,177	\$1.01 \$0.93 \$7.79	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 509-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000	\$310,000 \$400,000 \$132,279 \$156,121	330.0 950.5 111.0 122.0	990.0	7.050 9.910 0.390 0.670	7.50 10.95 0.39 0.67	\$939 \$421	\$43,972 \$40,363	\$1.01 \$0.93	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 509-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales 3998 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000	\$310,000 \$400,000 \$132,279	330.0 950.5 111.0	990.0 69.5 292.0	7.050 9.910 0.390 0.670 70.89	7.50 10.95 0.39	\$939 \$421 \$1,192	\$43,972 \$40,363 \$339,177 \$233,016	\$1.01 \$0.93 \$7.79	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 509-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales 3998 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410	330.0 950.5 111.0 122.0 7,399.8	990.0 69.5 292.0	7.050 9.910 0.390 0.670 70.89	7.50 10.95 0.39 0.67 71.15	\$939 \$421 \$1,192	\$43,972 \$40,363 \$339,177 \$233,016	\$1.01 \$0.93 \$7.79 \$5.35	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 609-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales 3998 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410	330.0 950.5 111.0 122.0	990.0 69.5 292.0	7.050 9.910 0.390 0.670 70.89	7.50 10.95 0.39 0.67	\$939 \$421 \$1,192	\$43,972 \$40,363 \$339,177 \$233,016	\$1.01 \$0.93 \$7.79	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 609-029-00	3477 S LAPEER 3420 S LAPEER Vac Gales 3998 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410	330.0 950.5 111.0 122.0 7,399.8 \$672	990.0 69.5 292.0	7.050 9.910 0.390 0.670 70.89 Average	7.50 10.95 0.39 0.67 71.15 70,180.28	\$939 \$421 \$1,192 \$1,280	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=>	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 609-029-00	3477 S LAPEER 3420 S LAPEER Vac 6ales 3998 N OAK 3795 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales	330.0 950.5 111.0 122.0 7,399.8 \$672	990.0 69.5 292.0 \$/FF	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=>	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft	\$939 \$421 \$1,192 \$1,280	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=>	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village S 509-029-00 509-012-00	3477 S LAPEER 3420 S LAPEER Vac 6ales 3998 N OAK 3795 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8	990.0 69.5 292.0 \$/FF \$772	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village Si 509-029-00 509-012-00 Village small lots	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8	\$/FF \$772 \$606	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village Si 509-029-00 509-012-00 Village small lots	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0	\$/FF \$772 \$606 \$1,238	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5	FORMER CHURCH SITE
005-034-00 005-030-00 Metamora Village Si 509-029-00 509-012-00 Village small lots //illage regular lots	3477 S LAPEER 3420 S LAPEER Vac 3498 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0	990.0 69.5 292.0 \$/FF \$772 \$606 \$1,238 \$944	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6	FORMER CHURCH SITE
005-034-00 005-030-00 Wetamora Village Sc 009-029-00 009-012-00 Village small lots Village regular lots M-24 at Dryden	3477 S LAPEER 3420 S LAPEER Vac isales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0	\$/FF \$772 \$606 \$1,238	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5	FORMER CHURCH SITE
005-034-00 005-030-00 Wetamora Village Si 09-029-00 009-012-00 Village small lots //illage regular lots M-24 at Dryden M-24 Standard	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0	\$/FF \$772 \$606 \$1,238 \$944 \$999	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99	7.50 10.95 0.39 0.67 71.15 70,180.28 S/sq ft 1.66 1.43 6.25 3.73 4.11	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2
005-034-00 005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0	990.0 69.5 292.0 \$/FF \$772 \$606 \$1,238 \$944 \$999	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE Supports a higher FF rate
005-034-00 005-030-00 Wetamora Village Sc 009-029-00 509-012-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land	3477 S LAPEER 3420 S LAPEER Vac sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,75 23,087 36,883 33,817 134,031 59,851	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE
005-034-00 005-034-00 005-030-00 Wetamora Village Si 009-029-00 Village small lots //illage regular lots M-24 at Dryden M-24 Standard Large parcel base	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90	04/06/22 08/12/22 02/19/19 08/03/20	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots * small front village lots have	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 /e more data p	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is res	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacan	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mos	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,75 23,087 36,883 33,817 134,031 59,851	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2 Supports a higher FF rate
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 /e more data p	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is res	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacan	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mos	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,75 23,087 36,883 33,817 134,031 59,851	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2 Supports a higher FF rate
005-034-00 005-030-00 Wetamora Village Si 009-029-00 Village small lots //illage regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots Larger front lots Regular comm lots group is	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ve more data p	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residual	990.0 69.5 292.0 \$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacanal, the vacan	7.050 9.910 0.390 0.670 70.89 Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given most weight	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2 Supports a higher FF rate for smaller lots
05-034-00 05-030-00 Metamora Village Si 09-029-00 09-012-00 Village small lots fillage regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vilg All City/Village Small front lots Larger front lots * small front village lots ha	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ye more data palso pulled up	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Metalby the single Metalby the singl	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residu.	\$766	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/\$q ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2 Supports a higher FF rate for smaller lots Supports lower sq ft rate for
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots Larger front lots Regular comm lots group is	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ve more data p	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residual	990.0 69.5 292.0 \$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacanal, the vacan	7.050 9.910 0.390 0.670 70.89 Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given most weight	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE 2 Supports a higher FF rate for smaller lots
005-034-00 005-030-00 Wetamora Village Si 009-029-00 Village small lots //illage regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots 1 small front village lots have Regular comm lots group is Twp lots <2 acre Twp >2acre	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ye more data p also pulled up	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Me \$1,656,737 \$2,068,273	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$888 \$idual, vacan al, the vacan \$766 \$519	7.050 9.910 0.390 0.670 70.89 Average per Net Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE Supports a higher FF rate for smaller lots Supports lower sq ft rate for
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots * small front village lots have Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ye more data palso pulled up	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 points, only Meta by the single Me \$1,656,737 \$2,068,273 will be from vaca	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$888 \$idual, vacan al, the vacan \$766 \$519	7.050 9.910 0.390 0.670 70.89 Average per Net Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE Supports a higher FF rate for smaller lots Supports lower sq ft rate for
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots 1 small front village lots have Regular comm lots group is Twp lots <2 acre Twp >2acre	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ve more data palso pulled up 12 12 p commercial residual land ve	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Meta \$1,656,737 \$2,068,273	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residu. 2162.00 3985.8 nt land sales in	\$766 \$1,236 \$999 \$1,236 \$808 \$idual, vacanal, the vacan	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qft=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	FORMER CHURCH SITE 10A+ PARCEL WIDE FRONTAGE Supports a higher FF rate for smaller lots Supports lower sq ft rate for
005-034-00 005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots * small front village lots har Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 re more data p also pulled up 12 12 p commercial residual land of Vacant sale	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Me \$1,656,737 \$2,068,273 will be from vaca alues Sale \$	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residu. 2162.00 3985.8 nt land sales in	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacanal, the vacan \$766 \$519 \$1 township, in	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus Adj \$/\$F	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$qFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7 180.2 332.2 ard lot type stment	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels
005-034-00 005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots * small front village lots har Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to Below-normal size	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 ye more data p also pulled up 12 12 p commercial residual land v Vacant sale 1	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$962,000 \$1,250,400 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$382,121 \$203,279 \$20	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8 nt land sales in	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacanal, the vacan \$766 \$519 township, it	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales are given n 11.73 59.82 n expanded time f \$/\$F 3.92	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm 1.00	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus Adj \$/\$F \$3.92	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju Supports plus a	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7 180.2 332.2 ard lot type stment djustment for	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vilg All City/Village Small front lots Larger front lots * small front village lots have Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to Below-normal size Standard size	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I 24 22 7 9 4 3 ye more data p also pulled up 12 12 p commercial residual land v Vacant sale 1 2	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 points, only Meta by the single Meta \$1,656,737 \$2,068,273 will be from vaca values \$160,000 \$100,000	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8 int land sales in Size 0.585 2.000	\$766 \$1,236 \$808 \$1,236 \$808 \$1,236 \$808 \$1,036 \$766 \$519 \$1,036	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f \$\sec{5}\sec{5}\sec{5}\sec{3}\sec{9}\sec{2}\sec{5}\sec{5}\sec{5}\sec{3}\sec{5}\s	7.50 10.95 0.39 0.67 71.15 70,180.28 \$\frac{5}{3},73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm 1.00 1.50	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus Adj \$/\$F \$3.92 \$1.72	\$43,972 \$40,363 \$339,177 \$233,016 Average per SqFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju Supports plus a Requires shared	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels
Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Vilg All City/Village Small front lots Larger front lots * small front village lots har Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to Below-normal size Standard size Standard land	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I 24 22 7 9 4 3 ve more data p also pulled up 12 12 p commercial residual land v Vacant sale 1 2 3-pt	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Me \$1,656,737 \$2,068,273 will be from vaca values \$100,000 \$100,000 \$235,530	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8 Int land sales in Size 0.585 2.000 3.310	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacan al, the vacan \$766 \$519 \$\$ township, in \$\$ 54 \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f \$/\$F 3.92 1.15 1.63	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm 1.00 1.50 1.10	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus Adj \$/\$F \$3.92 \$1.72 \$1.80	\$43,972 \$40,363 \$339,177 \$233,016 Average per Sqft=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju Supports plus a Requires sharec Driveway acces:	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7 180.2 332.2 ard lot type stment djustment for la ccess, no p s, limited visil	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels smallest lots erc billity
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Village Small front lots Larger front lots **small front village lots have regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to Below-normal size Standard size Standard land Undevelopable land	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I No. Sales 14 24 2 7 9 4 3 re more data p also pulled up 12 12 p commercial residual land of Vacant sale 1 2 3-pt 3-pt 3-pt	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Me \$1,656,737 \$2,068,273 will be from vaca alues \$100,000 \$100,000 \$235,530 \$6,970	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8 int land sales in Size 0.585 2.000 3.310 1.600	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacanal, the vacan \$766 \$519 \$1 township, it \$60,696 \$60,966 \$60,9	7.050 9.910 0.390 0.670 70.89 Average per Net Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm 1.00 1.50 1.10 4.00	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,675 23,087 36,883 33,817 134,031 t weight 42,590 217,149 points, adjus Adj \$/\$F \$3.92 \$1.72 \$1.80	\$43,972 \$40,363 \$339,177 \$233,016 Average per \$GFt=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju Supports plus a Requires sharec Unuseable land	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7 180.2 332.2 ard lot type stment djustment for laccess, no p s, limited visili at 25% of ex	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels smallest lots erc billity
005-034-00 005-030-00 Metamora Village Si 509-029-00 Village small lots Village regular lots M-24 at Dryden M-24 Standard Large parcel base Excess Land Undevelopable Excess land is no	3477 S LAPEER 3420 S LAPEER Vac Sales 3998 N OAK 3795 N OAK 2023 FF \$900 \$600 2023 Land rates SF \$3.30 \$1.80 \$0.90 \$0.40 \$0.10 ot needed for current use, o	04/06/22 08/12/22 02/19/19 08/03/20 Totals:	\$650,000 WD \$400,000 WD \$275,000 WD \$295,000 WD \$7,763,500	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Metamora TWP All Twps Metamora Village Vacant City/Vig All City/Vilg All City/Village Small front lots Larger front lots * small front village lots har Regular comm lots group is Twp lots <2 acre Twp >2acre Primary weight for townshi With some weight given to Below-normal size Standard size Standard land	\$650,000 \$400,000 \$275,000 \$295,000 \$7,763,500 Average per I 24 22 7 9 4 3 ve more data p also pulled up 12 12 p commercial residual land v Vacant sale 1 2 3-pt	\$310,000 \$400,000 \$132,279 \$156,121 \$4,975,410 Front Foot \$ Sales \$2,948,193 \$3,725,010 \$288,400 \$962,000 \$1,250,400 \$203,279 \$382,121 boints, only Meta by the single Me \$1,656,737 \$2,068,273 will be from vaca values \$100,000 \$100,000 \$235,530	330.0 950.5 111.0 122.0 7,399.8 \$672 Front feet 3,819.8 6,147.8 233.0 1,019.0 1,252.0 164.5 473.00 mora sale is restamora residus 2162.00 3985.8 Int land sales in Size 0.585 2.000 3.310	\$/FF \$772 \$606 \$1,238 \$944 \$999 \$1,236 \$808 \$idual, vacan al, the vacan \$766 \$519 \$\$ township, in \$\$ 54 \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ 54 \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	7.050 9.910 0.390 0.670 70.89 Average per Net Acre=> Acreage 40.77 59.82 1.06 5.93 6.99 12.31 4.12 t sales elsewhere t sales are given n 11.73 59.82 n expanded time f \$/\$F 3.92 1.15 1.63	7.50 10.95 0.39 0.67 71.15 70,180.28 \$/sq ft 1.66 1.43 6.25 3.73 4.11 0.38 2.13 are given mosnost weight 3.24 0.79 frame for data Adj to norm 1.00 1.50 1.10	\$939 \$421 \$1,192 \$1,280 Avg sq ft 126,855 108,575 23,087 36,883 33,817 134,031 59,851 t weight 42,590 217,149 points, adjus Adj \$/\$F \$3.92 \$1.72 \$1.80	\$43,972 \$40,363 \$339,177 \$233,016 Average per Sqft=> Avg residual \$210,585 \$155,209 \$144,200 \$137,429 \$138,933 \$50,820 \$127,374 \$138,061 \$172,356 ted to the stand Reason for adju Supports plus a Requires sharec Driveway acces:	\$1.01 \$0.93 \$7.79 \$5.35 \$1.61 Avg FF 272.8 256.2 116.5 145.6 139.1 41.1 157.7 180.2 332.2 ard lot type stment djustment for laccess, no p s, limited visili at 25% of ex	Supports a higher FF rate for smaller lots Supports lower sq ft rate for larger parcels smallest lots erc billity