

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	noTES
Lapeer Townships															
006-017-001-00	NORTH LAPEER ROAD	12/27/19	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$100,000	156.0	136.0	0.829	0.83	\$641	\$120,627	\$2.77	
012-012-010-10	IMLAY CITY RD	12/09/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,000	200.0	200.0	0.92	0.92	\$135	\$29,412	\$0.68	
001-009-013-22	BURGETT DR	03/31/22	\$127,500	WD	32-SPLIT VACANT	\$127,500	\$122,317	145.0	345.0	1.15	1.15	\$844	\$106,548	\$2.45	
012-029-044-20	2450 S LAPEER RD	11/05/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$21,000	242.0	217.0	1.21	1.21	\$87	\$17,413	\$0.40	
012-003-033-30	IMLAY CITY RD	08/23/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	155.0	343.0	1.22	1.22	\$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	2.00	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	
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	03-ARM'S LENGTH	\$53,000	\$53,000	265.0	610.0	3.720	3.72	\$200	\$14,247	\$0.33	
001-016-022-21	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	
Lapeer City/Villages															
L20-01-200-040-00	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
I19-83-207-100-20	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
I19-85-256-040-50	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	
L20-83-462-040-10	IMLAY CITY RD	03/18/21	\$375,000	WD	19-MULTI PARCEL ARM'S LE	\$375,000	\$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
017-006-00	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	457.4	4.574	5.01	\$763	\$58,590	\$1.35	
008-045-01	3690 S LAPEER 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
005-034-00	3477 S LAPEER	04/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$310,000	330.0	990.0	7.050	7.50	\$939	\$43,972	\$1.01	FORMER CHURCH SITE
005-030-00	3420 S LAPEER Vac	08/12/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	950.5		9.910	10.95	\$421	\$40,363	\$0.93	10A+ PARCEL WIDE FRONTAGE
Metamora Village Sales															
509-029-00	3998 N OAK	02/19/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,279	111.0	69.5	0.390	0.39	\$1,192	\$339,177	\$7.79	2
509-012-00	3795 N OAK	08/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$156,121	122.0	292.0	0.670	0.67	\$1,280	\$233,016	\$5.35	
Totals:			\$7,763,500			\$7,763,500	\$4,975,410	7,399.8		70.89	71.15				
								Average per Front Foot	\$672			Average per Net Acre=>	70,180.28	Average per SqFt=>	\$1.61

			No. Sales	\$ Sales	Front feet	\$/FF	Acreage	\$/sq ft	Avg sq ft	Avg residual	Avg FF	
Village small lots	2023 FF	Metamora TWP	14	\$2,948,193	3,819.8	\$772	40.77	1.66	126,855	\$210,585	272.8	
	\$900	All Twps	24	\$3,725,010	6,147.8	\$606	59.82	1.43	108,575	\$155,209	256.2	
Village regular lots	\$600	Metamora Village	2	\$288,400	233.0	\$1,238	1.06	6.25	23,087	\$144,200	116.5	
	2023 Land rates SF	Vacant City/Vlg	7	\$962,000	1,019.0	\$944	5.93	3.73	36,883	\$137,429	145.6	
M-24 at Dryden	\$3.30	All City/Village	9	\$1,250,400	1,252.0	\$999	6.99	4.11	33,817	\$138,933	139.1	
M-24 Standard	\$1.80											
Large parcel base	\$0.90	Small front lots	4	\$203,279	164.5	\$1,236	12.31	0.38	134,031	\$50,820	41.1	Supports a higher FF rate
Excess Land	\$0.40	Larger front lots	3	\$382,121	473.00	\$808	4.12	2.13	59,851	\$127,374	157.7	for smaller lots
Undevelopable	\$0.10	* small front village lots have more data points, only Metamora sale is residual, vacant sales elsewhere are given most weight Regular comm lots group is also pulled up by the single Metamora residual, the vacant sales are given most weight										

Excess land is not needed for current use, or anticipated expansion
Undevelopable:Wet land or unuseable slope/dropoff

Twp lots <2 acre	12	\$1,656,737	2162.00	\$766	11.73	3.24	42,590	\$138,061	180.2	Supports lower sq ft rate for larger parcels
Twp >2acre	12	\$2,068,273	3985.8	\$519	59.82	0.79	217,149	\$172,356	332.2	

Primary weight for township commercial will be from vacant land sales in township, in expanded time frame for data points, adjusted to the standard lot type
With some weight given to residual land values

	Vacant sale	Sale \$	Size	Sq Ft	\$/SF	Adj to norm	Adj \$/SF	Reason for adjustment
Below-normal size	1	\$100,000	0.585	25,483	3.92	1.00	\$3.92	Supports plus adjustment for smallest lots
Standard size	2	\$100,000	2.000	87,120	1.15	1.50	\$1.72	Requires shared access, no perc
Standard land	3-pt	\$235,530	3.310	144,184	1.63	1.10	\$1.80	Driveway access, limited visibility
Undevelopable land	3-pt	\$6,970	1.600	69,696	0.10	4.00	\$0.40	Unuseable land at 25% of excess land rate
Standard land-large	4-pt	\$344,800	6.740	293,594	1.17	1.00	\$1.17	Large-parcel rate indicator
Excess land	4-pt	\$55,200	3.170	138,085	0.40	1.00	\$0.40	