

**CITY OF EAST LANSING
2022 LAND VALUE ANALYSES**

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area	
LAND TABLE: 2000, CLINTON COUNTY, COMMERCIAL GENERAL															
19-20-10-31-300-020 ET AL	16647 CHANDLER ET AL	03/03/21	\$500,000	WD	\$500,000	\$0	\$500,000	---	---	10.00	---	\$50,000	\$1.15	2000	
19-20-50-26-400-026	E STATE	11/20/20	\$100,000	WD	\$100,000	\$0	\$100,000	---	---	7.10	---	\$14,085	\$0.32	2000	
19-20-50-35-400-037 ET AL	16997 WEST ET AL	04/08/20	\$275,000	WD	\$275,000	\$0	\$275,000	---	---	2.26	---	\$121,681	\$2.79	2000	
Totals:			\$875,000		\$875,000			Average Price Per Front Foot:			---				
											Average Price Per Acre:		\$61,922		
											Average Price Per Square Foot:		\$1.42		

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 2021 CONCLUSIONS FOR THIS LAND TABLE (ALSO \$3.75 AND \$1.90 PER SQUARE FOOT, RESPECTIVELY) AND TO THE RELATIVELY LOW QUALITY OF THE AVAILABLE SALE PARCELS.

LAND TABLE: 2060, CLINTON COUNTY, COMMERCIAL APARTMENTS															
33-20-01-01-301-001	2224 STONEHEDGE	11/13/19	\$12,250,000	CD	\$12,250,000	---	\$4,287,500	---	---	8.49	---	\$505,006	\$11.59	2060	
33-20-01-01-400-014 ET AL	500 W LAKE LANSING ET AL	03/12/20	\$9,000,000	WD	\$9,000,000	---	\$3,150,000	---	---	11.00	---	\$286,364	\$6.57	2060	
33-20-01-11-226-020	1502 S SHORE	11/13/19	\$9,815,000	CD	\$9,815,000	---	\$3,435,250	---	---	10.81	---	\$317,784	\$7.30	2060	
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	CD	\$15,000,000	---	\$5,250,000	---	---	18.18	---	\$288,779	\$6.63	2060	
Totals:			\$46,065,000		\$46,065,000			Average Price Per Front Foot:			---				
											Average Price Per Acre:		\$349,483		
											Average Price Per Square Foot:		\$8.02		

COMMENTS: THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD WITHIN THE CLINTON COUNTY PORTION OF THE CITY FOR THIS TABLE. IT WAS NECESSARY TO USE SALES OUTSIDE THIS AREA (FROM ELSEWHERE IN THE CITY) TO DRAW LAND VALUE CONCLUSIONS FOR THIS TABLE. THESE SALES ARE CONSIDERED HIGHLY SIMILAR TO THE PARCELS COVERED BY THIS LAND TABLE. A RATE OF **\$6.75** PER SQUARE FOOT IS ESTIMATED FOR USE FOR THIS TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS ALSO GIVEN TO THE 2021 LAND VALUE USED FOR THIS LAND TABLE (ALSO \$6.75 PER SQUARE FOOT). NOTE: THERE ARE JUST THREE PARCELS COVERED BY THIS LAND TABLE; LAND RESIDUALS WERE ESTIMATED AT 35 PERCENT OF IMPROVED PARCEL SALES.

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

COMMENTS: WITH CONSIDERATION GIVEN TO THE VALUE CONCLUSIONS FOR THIS TABLE FOR 2021 ASSESSMENTS AND THE ABOVE ANALYSIS, A SQUARE FOOT RATE OF **\$1.50** IS ESTIMATED FOR USE FOR PARCELS IN THIS AREA UP TO 1.0 ACRE IN SIZE. FOR PARCELS OVER 1.0 ACRE IN SIZE, A SQUARE FOOT RATE OF **\$0.20** WILL BE USED (FOR THE AREA ABOVE 1.0 ACRE). RATES OF **\$1.50** AND **\$0.20** WERE ALSO USED, RESPECTIVELY, FOR 2021. THE LAND RESIDUAL WAS ESTIMATED AT 30 PERCENT OF THE IMPROVED PARCEL SALE USED ABOVE.

LAND TABLE: 4970S, CLINTON COUNTY, THE BEAUMONT/THE VILLAS AT STRATFORD PLACE - SITE CONDOS														
19-20-50-36-301-022	3264 HAMLET	07/11/19	\$21,000	WD	\$21,000	\$0	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-026	3316 HAMLET	07/27/18	\$21,000	WD	\$21,000	\$0	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-059	3272 HAMLET	11/29/18	\$21,000	WD	\$21,000	\$0	\$21,000	---	---	---	---	---	---	4970S
Totals:			\$63,000		\$63,000		\$21,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF **\$21,000** WILL BE USED. SALES FROM OUTSIDE THE TWO-YEAR STUDY PERIOD WERE INCLUDED IN THE ABOVE ANALYSIS.

LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - STANDARD LOTS														
19-20-50-25-301-001	694 AQUILA	01/07/21	\$77,000	WD	\$77,000	\$0	\$77,000	---	---	---	---	---	---	4980
Totals:			\$77,000		\$77,000		\$77,000	<=Average Indicated Site Value						

LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - PREMIUM LOTS														
19-20-50-25-301-002	690 AQUILA	03/30/21	\$92,000	WD	\$92,000	\$0	\$92,000	---	---	---	---	---	---	4980P
19-20-50-25-301-024	575 AQUILA	01/08/20	\$80,000	WD	\$80,000	\$0	\$80,000	---	---	---	---	---	---	4980P
19-20-50-25-400-105	516 AQUILA	07/31/19	\$85,000	WD	\$85,000	\$0	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-106	535 AQUILA	09/03/20	\$87,000	WD	\$87,000	\$0	\$87,000	---	---	---	---	---	---	4980P
19-20-50-25-400-107	545 AQUILA	07/29/20	\$87,000	WD	\$87,000	\$0	\$87,000	---	---	---	---	---	---	4980P
Totals:			\$431,000		\$431,000		\$86,200	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF **\$72,000** IS ESTIMATED FOR STANDARD LOTS. A SITE VALUE OF **\$86,200** WILL BE USED FOR PREMIUM LOTS. IN REACHING THE CONCLUSION FOR STANDARD LOTS, CONSIDERATION WAS GIVEN TO THE 2021 SITE VALUE CONCLUSION FOR THOSE LOTS (\$69,500).

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - STANDARD LOTS														
19-20-50-36-202-317	687 ACCIPITER	03/19/20	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-326	658 ACCIPITER	09/30/19	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-327	668 ACCIPITER	06/07/19	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-328	678 ACCIPITER	05/31/19	\$30,000	WD	\$30,000	\$0	\$30,000	---	---	---	---	---	---	4990
19-20-50-36-202-357	3611 BOLERO	12/03/20	\$45,000	WD	\$45,000	\$0	\$45,000	---	---	---	---	---	---	4990
19-20-50-36-202-358	3601 BOLERO	05/22/19	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-360	631 ANHINGA	12/14/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-363	652 ANHINGA	11/07/19	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-368	623 AVOCET	03/24/20	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-371	664 AVOCET	03/19/21	\$39,000	WD	\$39,000	\$0	\$39,000	---	---	---	---	---	---	4990
19-20-50-36-202-372	654 AVOCET	08/19/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-373	644 AVOCET	10/22/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-374	634 AVOCET	08/21/20	\$35,000	WD	\$35,000	\$0	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-375	624 AVOCET	09/03/19	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-378	645 BUTEO	06/03/19	\$29,000	WD	\$29,000	\$0	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-382	696 BUTEO	11/22/19	\$39,000	WD	\$39,000	\$0	\$39,000	---	---	---	---	---	---	4990
Totals:			\$537,000		\$537,000		\$33,600	<=Average Indicated Site Value						

LAND TABLE: 4990, CLINTON COUNTY, HAWK NEST - PREMIUM LOTS														
19-20-50-36-202-352	685 BUTEO	08/29/17	\$38,000	WD	\$38,000	\$0	\$38,000	---	---	---	---	---	---	4990
Totals:			\$38,000		\$38,000		\$38,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$33,600 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$41,000 IS ESTIMATED FOR USE FOR PREMIUM LOTS FOR THIS LAND TABLE. IN REACHING THE CONCLUSION FOR PREMIUM LOTS, CONSIDERATION WAS GIVEN TO THE 2021 SITE VALUE CONCLUSION FOR THOSE LOTS (\$38,000). THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR PREMIUM LOTS; THE SALE USED ABOVE IS FROM OUTSIDE THE STUDY PERIOD.

LAND TABLE: 4995, CLINTON COUNTY, FALCON POINTE WEST - STANDARD LOTS														
19-20-50-36-203-001	3986 STIRRUP	01/27/21	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-010	3912 QUARTERHORSE	03/18/21	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-012	3949 STIRRUP	11/20/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-021	3985 STIRRUP	11/09/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-022	3989 STIRRUP	08/27/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-024	4002 GALLOP	12/06/19	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-025	3998 GALLOP	10/07/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-026	3994 GALLOP	12/17/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-027	3990 GALLOP	12/23/20	\$36,000	WD	\$36,000	\$0	\$36,000	---	---	---	---	---	---	4995
19-20-50-36-203-028	3986 GALLOP	02/26/21	\$38,500	WD	\$38,500	\$0	\$38,500	---	---	---	---	---	---	4995
19-20-50-36-203-029	3982 GALLOP	09/28/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-037	3950 GALLOP	09/11/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-055	4002 MUSTANG	08/16/19	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-057	3994 MUSTANG	09/16/19	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-091	4108 PALOMINO	06/04/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-092	4104 PALOMINO	08/20/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-097	4080 PALOMINO	11/05/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-098	4076 PALOMINO	11/19/20	\$34,000	WD	\$34,000	\$0	\$34,000	---	---	---	---	---	---	4995
Totals:			\$620,500		\$620,500		\$34,500	<=Average Indicated Site Value						

LAND TABLE: 4995, CLINTON COUNTY, FALCON POINTE WEST - PREMIUM LOTS														
19-20-50-36-203-069	3905 QUARTERHORSE	12/06/19	\$49,000	WD	\$49,000	\$0	\$49,000	---	---	---	---	---	---	4995
19-20-50-36-203-073	3889 QUARTERHORSE	12/23/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-074	3885 QUARTERHORSE	10/08/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-075	3949 MUSTANG	05/21/20	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-078	3961 MUSTANG	09/03/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-079	3965 MUSTANG	06/04/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-080	3969 MUSTANG	01/30/20	\$49,000	WD	\$49,000	\$0	\$49,000	---	---	---	---	---	---	4995
19-20-50-36-203-081	3973 MUSTANG	03/18/21	\$54,000	WD	\$54,000	\$0	\$54,000	---	---	---	---	---	---	4995
19-20-50-36-203-086	3993 MUSTANG	01/14/21	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
19-20-50-36-203-090	4009 MUSTANG	10/02/20	\$44,000	WD	\$44,000	\$0	\$44,000	---	---	---	---	---	---	4995
Totals:			\$470,000		\$470,000		\$47,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$34,500 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$47,000 WILL BE USED FOR PREMIUM LOTS FOR THIS LAND TABLE.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 2000, INGHAM COUNTY, COMMERCIAL GENERAL														
33-20-01-01-408-025	315 W LAKE LANSING	10/02/20	\$425,500	WD	\$425,500	\$121,220	\$304,280	---	---	2.79	---	\$109,061	\$2.50	2000
33-20-01-11-226-021	1501 N SHORE	02/28/20	\$355,000	WD	\$355,000	\$100,653	\$254,347	---	---	0.71	---	\$358,235	\$8.22	2000
33-20-01-13-114-014	1226 MICHIGAN	01/08/20	\$1,000,000	WD	\$1,000,000	\$420,623	\$579,377	---	---	0.59	---	\$981,995	\$22.54	2000
33-20-01-13-217-001	601 ABBOT	03/01/21	\$700,000	WD	\$700,000	\$606,572	\$93,428	---	---	0.60	---	\$155,713	\$3.57	2000
33-20-01-24-122-027	1060 TROWBRIDGE	08/27/19	\$607,000	WD	\$607,000	\$433,051	\$173,949	---	---	0.38	---	\$457,761	\$10.51	2000
33-20-02-06-301-002	6180 ABBOT	01/29/21	\$400,000	WD	\$400,000	\$115,349	\$284,651	---	---	2.73	---	\$104,268	\$2.39	2000
33-20-02-07-214-032	1350 E LAKE LANSING	03/30/21	\$1,300,000	WD	\$1,300,000	\$314,870	\$985,130	---	---	1.32	---	\$746,311	\$17.13	2000
33-20-02-08-200-007	2040 MERRITT	09/18/19	\$1,000,900	WD	\$1,000,900	\$0	\$1,000,900	---	---	5.73	---	\$174,677	\$4.01	2000
33-20-02-08-251-010	2740 EAST LANSING	04/22/19	\$450,000	WD	\$450,000	\$280,185	\$169,815	---	---	0.71	---	\$239,176	\$5.49	2000
			Totals:		\$6,238,400	\$6,238,400								
											Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$369,689		
											Average Price Per Square Foot:	\$8.48		

COMMENTS: A RATE OF **\$8.50** PER SQUARE FOOT WILL BE USED FOR THIS LAND TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2021 LAND VALUE CONCLUSION FOR THIS LAND TABLE (ALSO **\$8.50** PER SQUARE FOOT) AND THE ABOVE ANALYSIS. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS TO DRAW CONCLUSIONS FOR THIS LAND TABLE.

LAND TABLE: 2010, INGHAM COUNTY, COMMERCIAL NORTHERN														
33-20-01-02-226-107	1525 WATERTOWER	12/29/20	\$500,000	WD	\$500,000	\$0	\$500,000	---	---	0.49	---	\$1,020,408	\$23.43	2010
			Totals:		\$500,000	\$500,000								
											Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$1,020,408		
											Average Price Per Square Foot:	\$23.43		

COMMENTS: WITH CONSIDERATION GIVEN TO THE CONCLUSION DRAWN FOR THIS LAND TABLE FOR 2021 (**\$8.50** PER SQUARE FOOT) AND TO THE CONCLUSION DRAWN FOR LAND TABLE 2000 FOR INGHAM COUNTY, A RATE OF **\$8.50** PER SQUARE FOOT IS ESTIMATED FOR THIS LAND TABLE. PARCELS OF 5 ACRES OR MORE WILL BE ASSIGNED A VALUE OF **\$1.00** PER SQUARE FOOT (FOR THE AREA ABOVE 4.99 ACRES).

LAND TABLE: 2020, INGHAM COUNTY, COMMERCIAL DOWNTOWN														
33-20-01-13-227-004	270 W GRAND RIVER	02/10/20	\$737,169	WD	\$737,169	\$0	\$737,169	---	---	0.42	---	\$1,755,164	\$40.29	2020
33-20-01-13-229-016	311 ABBOT	03/31/21	\$810,000	WD	\$810,000	\$0	\$810,000	---	---	0.30	---	\$2,700,000	\$61.98	2020
33-20-01-13-240-004	234 MICHIGAN	05/15/19	\$1,428,000	WD	\$1,428,000	\$260,561	\$1,167,439	---	---	0.41	---	\$2,847,412	\$65.37	2020
			Totals:		\$2,975,169	\$2,975,169								
											Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$2,434,192		
											Average Price Per Square Foot:	\$55.88		

COMMENTS: A RATE OF **\$60.00** PER SQUARE FOOT WILL BE USED FOR THIS LAND TABLE WITH CONSIDERATION GIVEN TO THE 2021 LAND VALUE CONCLUSION FOR THIS TABLE (ALSO **\$60.00** PER SQUARE FOOT). IT WAS NECESSARY TO USE AN ABSTRACTION ANALYSIS FOR THIS LAND TABLE.

LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - UP TO 2.0 ACRES														
33-20-01-01-304-034	2345 N HARRISON	01/13/21	\$1,500,000	WD	\$1,500,000	\$219,145	\$1,280,855	282.5	321.9	1.40	\$4,534	\$914,896	\$21.00	2060
33-20-01-13-114-037 ET AL	144 HIGHLAND ET AL	01/13/21	\$3,500,000	WD	\$3,500,000	\$605,779	\$2,894,221	446.9	401.0	1.43	\$6,476	\$2,023,931	\$46.46	2060
33-20-02-07-304-013	131 WHITEHILLS	01/28/20	\$645,000	WD	\$645,000	\$113,165	\$531,835	67.1	116.0	0.20	\$7,926	\$2,659,175	\$61.05	2060
33-20-02-08-177-011	1700 CAMBRIA	09/30/20	\$385,000	WD	\$385,000	\$103,564	\$281,436	115.8	135.0	0.37	\$2,430	\$760,638	\$17.46	2060
			Totals:		\$6,030,000	\$6,030,000								
											Average Price Per Front Foot:	\$5,342		
											Average Price Per Acre:	\$1,589,660		
											Average Price Per Square Foot:	\$36.49		

LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - GREATER THAN 2.0 ACRES														
33-20-01-01-301-001	2224 STONEHEDGE	11/13/19	\$12,250,000	CD	\$12,250,000	\$1,796,112	\$10,453,888	---	---	8.49	---	\$1,231,318	\$28.27	2060
33-20-01-01-400-014 ET AL	500 W LAKE LANSING ET AL	03/12/20	\$9,000,000	WD	\$9,000,000	\$3,350,606	\$5,649,394	---	---	11.00	---	\$513,581	\$11.79	2060
33-20-01-11-226-020	1502 S SHORE	11/13/19	\$9,815,000	CD	\$9,815,000	\$1,154,924	\$8,660,076	---	---	10.81	---	\$801,117	\$18.39	2060
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	CD	\$15,000,000	\$4,329,565	\$10,670,435	---	---	18.18	---	\$586,933	\$13.47	2060
33-20-02-06-151-001 ET AL	6350 ABBOT ET AL	02/05/20	\$3,600,000	WD	\$3,600,000	\$4,938	\$3,595,062	---	---	22.08	---	\$162,820	\$3.74	2060
			Totals:		\$49,665,000	\$49,665,000								
											Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$659,154		
											Average Price Per Square Foot:	\$15.13		

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 **\$5,300** 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 **\$15.00** PER SQUARE FOOT WILL BE USED.

LAND TABLE: 2070, INGHAM COUNTY, COMMERCIAL FRATERNITY AND SORORITY HOUSES														
33-20-01-13-229-002	445 ABBOT	01/15/21	\$550,000	WD	\$550,000	\$41,643	\$508,357	70.4	165.0	0.25	\$7,221	\$2,033,428	\$46.68	2070
33-20-02-07-313-008	715 GROVE	09/25/19	\$425,000	WD	\$425,000	\$53,301	\$371,699	77.1	198.0	0.30	\$4,821	\$1,238,997	\$28.44	2070
			Totals:		\$975,000	\$975,000								
											Average Price Per Front Foot:	\$6,021		
											Average Price Per Acre:	\$1,636,213		
											Average Price Per Square Foot:	\$37.56		

COMMENTS: THERE WERE TWO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE ABOVE ANALYSIS AND TO THE 2021 LAND VALUE CONCLUSION FOR THIS TABLE (**\$4,800** PER FRONT FOOT), A FRONT FOOT RATE OF **\$4,800** IS ESTIMATED FOR USE. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS FOR THIS LAND TABLE.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
---------------	----------------	-----------	------------	------------	---------------------	-------------------	---------------	--------------------	-------	-----------	---------------------------	---------------------	----------------------------	----------

LAND TABLE: 3000, INGHAM COUNTY, INDUSTRIAL

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 2021 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (\$2.15), A RATE OF \$2.15 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THESE PARCELS. COMMERCIAL LAND RATES ARE CONSIDERED TO DRIVE THE LAND VALUE OF THESE INDUSTRIAL PARCELS.

LAND TABLE: 4000, INGHAM COUNTY, WOLF COURT/FLOWER POT/MARBLE														
33-20-01-24-101-005	1216 MARIGOLD	07/29/20	\$136,000	WD	\$136,000	---	\$34,000	67.4	183.0	0.25	\$504	\$136,000	\$3.12	4000
33-20-01-24-101-007	1166 MARIGOLD	03/12/21	\$150,000	WD	\$150,000	---	\$37,500	74.1	183.0	0.28	\$506	\$133,929	\$3.07	4000
33-20-01-24-101-009	1150 MARIGOLD	09/01/20	\$145,000	WD	\$145,000	---	\$36,250	74.1	183.0	0.28	\$489	\$129,464	\$2.97	4000
33-20-01-24-101-022	1030 MARIGOLD	12/06/19	\$147,500	WD	\$147,500	---	\$36,875	74.1	183.0	0.28	\$498	\$131,696	\$3.02	4000
33-20-01-24-102-008	1159 MARIGOLD	02/01/21	\$155,000	WD	\$155,000	---	\$38,750	70.4	165.0	0.25	\$550	\$155,000	\$3.56	4000
33-20-01-24-102-009	1151 MARIGOLD	11/13/19	\$135,000	WD	\$135,000	---	\$33,750	70.4	165.0	0.25	\$479	\$135,000	\$3.10	4000
33-20-01-24-103-007	1031 MARIGOLD	12/31/19	\$148,000	WD	\$148,000	---	\$37,000	70.4	165.0	0.25	\$526	\$148,000	\$3.40	4000
33-20-01-24-107-006	1029 LILAC	08/08/19	\$190,000	WD	\$190,000	---	\$47,500	99.9	83.0	0.25	\$475	\$190,000	\$4.36	4000
33-20-01-24-111-002	945 LARKSPUR	05/31/19	\$147,000	WD	\$147,000	---	\$36,750	67.8	136.0	0.22	\$542	\$167,045	\$3.83	4000
33-20-01-24-113-005	1232 TANAGER	10/02/20	\$195,000	WD	\$195,000	---	\$48,750	86.8	135.0	0.28	\$562	\$174,107	\$4.00	4000
33-20-02-07-402-018	755 BERKSHIRE	12/14/20	\$152,000	WD	\$152,000	---	\$38,000	73.0	107.0	0.21	\$521	\$180,952	\$4.15	4000
33-20-02-17-101-001	694 JOHN R	08/21/20	\$170,000	WD	\$170,000	---	\$42,500	80.0	165.0	0.28	\$531	\$151,786	\$3.48	4000
33-20-02-17-102-002	684 WAYLAND	08/16/19	\$149,000	WD	\$149,000	---	\$37,250	72.5	165.0	0.26	\$514	\$143,269	\$3.29	4000
33-20-02-17-105-012	1677 SNYDER	10/23/19	\$160,000	WD	\$160,000	---	\$40,000	73.5	115.0	0.22	\$544	\$181,818	\$4.17	4000
33-20-02-17-109-004	1622 SNYDER	09/20/19	\$182,900	WD	\$182,900	---	\$45,725	90.4	185.0	0.34	\$506	\$134,485	\$3.09	4000
33-20-02-17-109-018	1641 MELROSE	10/01/20	\$126,825	WD	\$126,825	---	\$31,706	56.5	185.0	0.21	\$561	\$150,981	\$3.47	4000
33-20-02-17-109-021	1623 MELROSE	11/25/20	\$107,500	WD	\$107,500	---	\$26,875	56.5	185.0	0.21	\$476	\$127,976	\$2.94	4000
33-20-02-17-110-001	542 WAYLAND	01/21/21	\$189,000	WD	\$189,000	---	\$47,250	91.5	142.0	0.30	\$516	\$157,500	\$3.62	4000
33-20-02-17-111-019	1857 MELROSE	11/02/20	\$162,000	WD	\$162,000	---	\$40,500	71.7	185.0	0.27	\$565	\$150,000	\$3.44	4000
33-20-02-17-115-008	1860 MELROSE	04/08/20	\$142,500	WD	\$142,500	---	\$35,625	71.3	183.0	0.27	\$500	\$131,944	\$3.03	4000
33-20-02-17-117-011	1639 ANN	02/18/20	\$141,000	WD	\$141,000	---	\$35,250	77.5	155.0	0.27	\$455	\$130,556	\$3.00	4000
33-20-02-17-118-001	1706 LINDEN	06/15/20	\$136,100	WD	\$136,100	---	\$34,025	74.4	111.0	0.22	\$457	\$154,659	\$3.55	4000
Totals:			\$3,367,325		\$3,367,325						Average Price Per Front Foot:	\$513		
											Average Price Per Acre:	\$149,826		
											Average Price Per Square Foot:	\$3.44		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$515 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).

LAND TABLE: 4010, INGHAM COUNTY, LANTERN HILL/WALNUT HEIGHTS/BROOKFIELD														
33-20-02-07-408-001	1268 CEDARHILL	12/27/19	\$207,000	WD	\$207,000	---	\$51,750	80.9	136.0	0.27	\$640	\$191,667	\$4.40	4010
33-20-02-07-408-009	933 BEDFORD	03/20/20	\$166,900	WD	\$166,900	---	\$41,725	71.4	136.0	0.23	\$584	\$181,413	\$4.16	4010
33-20-02-07-409-002	1017 DELRIDGE	03/17/20	\$198,700	WD	\$198,700	---	\$49,675	75.0	150.0	0.26	\$662	\$191,058	\$4.39	4010
33-20-02-07-409-010	1331 MARBLE	08/30/19	\$214,000	WD	\$214,000	---	\$53,500	85.0	150.0	0.29	\$629	\$184,483	\$4.24	4010
33-20-02-07-410-006	915 N HAGADORN	01/21/21	\$199,900	WD	\$199,900	---	\$49,975	99.7	149.0	0.34	\$501	\$146,985	\$3.37	4010
33-20-02-07-410-010	938 DELRIDGE	10/23/20	\$175,000	WD	\$175,000	---	\$43,750	71.4	136.0	0.23	\$613	\$190,217	\$4.37	4010
33-20-02-07-410-016	1020 DELRIDGE	08/13/20	\$185,000	WD	\$185,000	---	\$46,250	71.4	136.0	0.23	\$648	\$201,087	\$4.62	4010
33-20-02-08-303-004	1608 HASLETT	11/26/19	\$143,900	WD	\$143,900	---	\$35,975	71.6	120.0	0.22	\$502	\$163,523	\$3.75	4010
33-20-02-08-304-006	1719 PARKVALE	09/20/19	\$150,000	WD	\$150,000	---	\$37,500	57.5	121.0	0.18	\$652	\$208,333	\$4.78	4010
33-20-02-08-305-004	1538 PARKVALE	08/16/19	\$175,000	WD	\$175,000	---	\$43,750	65.5	178.8	0.25	\$668	\$175,000	\$4.02	4010
33-20-02-08-307-008	1895 RIDGEWOOD	08/21/19	\$226,000	WD	\$226,000	---	\$56,500	109.4	224.0	0.46	\$516	\$122,826	\$2.82	4010
33-20-02-08-307-009	1889 RIDGEWOOD	08/21/20	\$249,000	WD	\$249,000	---	\$62,250	108.8	224.0	0.46	\$572	\$135,326	\$3.11	4010
33-20-02-08-307-011	1873 RIDGEWOOD	07/28/20	\$252,500	WD	\$252,500	---	\$63,125	116.1	224.0	0.49	\$544	\$128,827	\$2.96	4010
33-20-02-08-307-013	1853 RIDGEWOOD	09/25/20	\$240,000	WD	\$240,000	---	\$60,000	116.1	224.0	0.49	\$517	\$122,449	\$2.81	4010
33-20-02-17-118-032	420 WAYLAND	07/14/20	\$214,900	WD	\$214,900	---	\$53,725	86.1	154.0	0.30	\$624	\$179,083	\$4.11	4010
33-20-02-17-121-015	304 E BROOKFIELD	07/17/19	\$249,500	WD	\$249,500	---	\$62,375	95.5	159.0	0.34	\$653	\$183,456	\$4.21	4010
33-20-02-17-124-002	1818 CAHILL	09/26/19	\$183,000	WD	\$183,000	---	\$45,750	73.0	125.0	0.23	\$627	\$198,913	\$4.57	4010
33-20-02-17-301-008	120 N HAGADORN	01/25/21	\$228,000	WD	\$228,000	---	\$57,000	104.3	212.0	0.43	\$547	\$132,558	\$3.04	4010
33-20-02-17-301-016	253 OAKLAND	07/09/20	\$215,000	WD	\$215,000	---	\$53,750	93.5	193.0	0.37	\$575	\$145,270	\$3.33	4010
33-20-02-17-301-019	219 OAKLAND	09/13/19	\$210,000	WD	\$210,000	---	\$52,500	99.8	220.0	0.42	\$526	\$125,000	\$2.87	4010
33-20-02-17-301-023	155 OAKLAND	07/19/19	\$260,000	WD	\$260,000	---	\$65,000	110.4	245.0	0.49	\$589	\$132,653	\$3.05	4010
33-20-02-17-302-011	158 OAKLAND	06/26/20	\$255,000	WD	\$255,000	---	\$63,750	106.4	243.0	0.47	\$599	\$135,638	\$3.11	4010
Totals:			\$4,598,300		\$4,598,300						Average Price Per Front Foot:	\$590		
											Average Price Per Acre:	\$162,535		
											Average Price Per Square Foot:	\$3.73		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$590 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4020, INGHAM COUNTY, WHITEHILLS														
33-20-02-07-104-013	1721 HITCHING POST	04/05/19	\$430,000	WD	\$430,000	---	\$86,000	150.1	195.9	0.66	\$573	\$130,303	\$2.99	4020
33-20-02-07-104-015	1777 HITCHING POST	04/24/20	\$610,000	WD	\$610,000	---	\$122,000	144.0	196.8	0.59	\$847	\$206,780	\$4.75	4020
33-20-02-07-108-006	1508 STANLAKE	02/04/20	\$455,000	WD	\$455,000	---	\$91,000	117.3	141.8	0.41	\$776	\$221,951	\$5.10	4020
33-20-02-07-110-002	320 CURTIS	09/25/19	\$472,400	WD	\$472,400	---	\$94,480	127.0	213.4	0.54	\$744	\$174,963	\$4.02	4020
33-20-02-07-110-007	407 WALBRIDGE	06/25/20	\$425,300	WD	\$425,300	---	\$85,060	126.4	176.0	0.49	\$673	\$173,592	\$3.99	4020
33-20-02-07-113-002	618 WALBRIDGE	07/10/20	\$300,000	WD	\$300,000	---	\$60,000	100.2	160.7	0.37	\$599	\$162,162	\$3.72	4020
33-20-02-07-113-004	638 WALBRIDGE	07/15/19	\$415,000	WD	\$415,000	---	\$83,000	119.7	149.7	0.43	\$693	\$193,023	\$4.43	4020
33-20-02-07-114-003	1723 OLD MILL	04/15/19	\$380,000	WD	\$380,000	---	\$76,000	116.9	111.6	0.36	\$650	\$211,111	\$4.85	4020
33-20-02-07-115-015	1508 HITCHING POST	08/28/20	\$435,000	WD	\$435,000	---	\$87,000	123.6	202.0	0.51	\$704	\$170,588	\$3.92	4020
33-20-02-07-118-002	828 TANGLEWOOD	06/08/20	\$427,000	WD	\$427,000	---	\$85,400	118.8	167.9	0.45	\$719	\$189,778	\$4.36	4020
33-20-02-07-200-014	985 NORTHGATE	11/16/20	\$325,000	WD	\$325,000	---	\$65,000	97.9	133.8	0.32	\$664	\$203,125	\$4.66	4020
33-20-02-07-201-006	1047 PEBBLEBROOK	03/17/21	\$360,000	WD	\$360,000	---	\$72,000	93.4	108.6	0.29	\$771	\$248,276	\$5.70	4020
33-20-02-07-202-004	1800 FOXCROFT	08/30/19	\$288,000	WD	\$288,000	---	\$57,600	82.7	135.0	0.28	\$696	\$205,714	\$4.72	4020
33-20-02-07-202-007	1740 FOXCROFT	10/28/19	\$300,000	WD	\$300,000	---	\$60,000	84.3	140.4	0.29	\$712	\$206,897	\$4.75	4020
33-20-02-07-202-016	1701 WYNGARDEN	12/20/19	\$359,900	WD	\$359,900	---	\$71,980	96.5	139.5	0.33	\$746	\$218,121	\$5.01	4020
33-20-02-07-202-019	1803 WYNGARDEN	01/25/21	\$350,000	WD	\$350,000	---	\$70,000	83.6	138.0	0.29	\$837	\$241,379	\$5.54	4020
33-20-02-07-202-026	1780 WYNGARDEN	09/13/19	\$315,000	WD	\$315,000	---	\$63,000	80.9	129.2	0.27	\$779	\$233,333	\$5.36	4020
33-20-02-07-205-002	884 TANGLEWOOD	08/06/20	\$429,000	WD	\$429,000	---	\$85,800	99.1	142.9	0.34	\$866	\$252,353	\$5.79	4020
33-20-02-07-205-003	904 TANGLEWOOD	06/19/20	\$422,000	WD	\$422,000	---	\$84,400	119.1	134.1	0.40	\$709	\$211,000	\$4.84	4020
33-20-02-07-206-004	1623 FOXCROFT	09/25/20	\$410,000	WD	\$410,000	---	\$82,000	100.7	137.4	0.33	\$814	\$248,485	\$5.70	4020
33-20-02-07-208-014	1456 MEADOWBROOK	05/24/19	\$575,000	WD	\$575,000	---	\$115,000	151.2	174.2	0.58	\$761	\$198,276	\$4.55	4020
33-20-02-07-213-004	1302 STONEGATE	07/23/20	\$329,000	WD	\$329,000	---	\$65,800	110.7	183.8	0.44	\$594	\$149,545	\$3.43	4020
33-20-02-07-213-005	1052 WALBRIDGE	06/09/20	\$420,000	WD	\$420,000	---	\$84,000	111.0	129.6	0.99	\$757	\$84,848	\$1.95	4020
33-20-02-07-218-011	1330 DENNISON	03/05/21	\$75,000	WD	\$75,000	\$0	\$75,000	84.0	154.4	0.30	\$893	\$250,000	\$5.74	4020
		Totals:	\$9,307,600		\$9,307,600			Average Price Per Front Foot:			\$732			
								Average Price Per Acre:			\$199,400			
								Average Price Per Square Foot:			\$4.58			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$730 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 2021 CONCLUSION FOR EXCESS ACREAGE FOR THIS TABLE, ALSO \$0.65 PER SQUARE FOOT).

LAND TABLE: 4030, INGHAM COUNTY, STRATHMORE														
33-20-01-13-115-007	448 COWLEY	06/26/20	\$215,000	WD	\$215,000	---	\$53,750	63.6	135.0	0.19	\$845	\$282,895	\$6.49	4030
33-20-01-13-120-013	301 UNIVERSITY	12/02/19	\$185,000	WD	\$185,000	---	\$46,250	46.6	145.0	0.14	\$992	\$330,357	\$7.58	4030
33-20-01-13-120-018	300 CHESTERFIELD	08/28/20	\$235,500	WD	\$235,500	---	\$58,875	63.7	119.0	0.18	\$924	\$327,083	\$7.51	4030
33-20-01-13-120-019	308 CHESTERFIELD	10/28/20	\$285,000	WD	\$285,000	---	\$71,250	82.5	113.0	0.22	\$864	\$323,864	\$7.43	4030
33-20-01-13-121-003	841 HUNTINGTON	03/27/20	\$220,000	WD	\$220,000	---	\$55,000	69.4	111.7	0.19	\$793	\$289,474	\$6.65	4030
33-20-01-13-121-007	819 HUNTINGTON	06/29/20	\$170,000	WD	\$170,000	---	\$42,500	54.5	92.6	0.13	\$780	\$326,923	\$7.51	4030
33-20-01-13-122-002	240 KENSINGTON	11/15/19	\$225,000	WD	\$225,000	---	\$56,250	56.4	112.0	0.15	\$997	\$375,000	\$8.61	4030
33-20-01-13-125-003	813 OAK	08/30/19	\$185,500	WD	\$185,500	---	\$46,375	48.5	115.0	0.13	\$956	\$356,731	\$8.19	4030
33-20-01-13-125-019	904 MICHIGAN	06/09/20	\$189,000	WD	\$189,000	---	\$47,250	50.0	120.0	0.14	\$945	\$337,500	\$7.75	4030
33-20-02-18-110-001	667 SNYDER	02/21/20	\$234,000	WD	\$234,000	---	\$58,500	62.4	73.0	0.13	\$938	\$450,000	\$10.33	4030
33-20-02-18-111-007	753 SNYDER	12/01/20	\$267,000	WD	\$267,000	---	\$66,750	72.0	103.0	0.18	\$927	\$370,833	\$8.51	4030
33-20-02-18-121-012	705 BEECH	10/13/20	\$295,000	WD	\$295,000	---	\$73,750	77.0	120.0	0.21	\$958	\$351,190	\$8.06	4030
33-20-02-18-123-001	646 BEECH	07/13/20	\$247,000	WD	\$247,000	---	\$61,750	65.6	81.1	0.15	\$941	\$411,667	\$9.45	4030
33-20-02-18-123-004	704 BEECH	03/18/20	\$149,380	WD	\$149,380	---	\$37,345	44.3	94.0	0.11	\$843	\$339,500	\$7.79	4030
33-20-02-18-123-012	448 COLLINGWOOD	07/09/19	\$235,000	WD	\$235,000	---	\$58,750	75.1	68.5	0.16	\$782	\$367,188	\$8.43	4030
33-20-02-18-133-012	420 BAILEY	02/13/20	\$193,900	WD	\$193,900	---	\$48,475	53.4	137.0	0.16	\$908	\$302,969	\$6.96	4030
33-20-02-18-145-011	352 COLLINGWOOD	04/18/19	\$177,000	WD	\$177,000	---	\$44,250	45.5	99.4	0.11	\$973	\$402,273	\$9.23	4030
33-20-02-18-201-005	631 KEDZIE	04/19/19	\$220,000	WD	\$220,000	---	\$55,000	65.7	92.0	0.16	\$837	\$343,750	\$7.89	4030
33-20-02-18-201-010	821 SNYDER	08/20/20	\$195,000	WD	\$195,000	---	\$48,750	58.3	96.7	0.14	\$836	\$348,214	\$7.99	4030
33-20-02-18-213-007	515 DURAND	08/28/20	\$215,400	WD	\$215,400	---	\$53,850	60.5	122.0	0.17	\$890	\$316,765	\$7.27	4030
		Totals:	\$4,338,680		\$4,338,680			Average Price Per Front Foot:			\$896			
								Average Price Per Acre:			\$347,709			
								Average Price Per Square Foot:			\$7.98			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$895 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4040, INGHAM COUNTY, FARWOOD														
33-20-01-12-126-008	1309 BASSWOOD	07/24/20	\$269,500	WD	\$269,500	---	\$53,900	80.1	136.2	0.25	\$673	\$215,600	\$4.95	4040
33-20-01-12-127-006	1410 FAIROAKS	12/11/20	\$332,500	WD	\$332,500	---	\$66,500	83.7	139.0	0.27	\$795	\$246,296	\$5.65	4040
33-20-01-12-128-002	1314 FAIROAKS	07/18/19	\$281,000	WD	\$281,000	---	\$56,200	90.1	172.1	0.32	\$624	\$175,625	\$4.03	4040
33-20-01-12-128-009	1315 FAIROAKS	02/24/21	\$320,000	WD	\$320,000	---	\$64,000	95.8	158.8	0.33	\$668	\$193,939	\$4.45	4040
33-20-01-12-302-001	1104 WHITMAN	11/21/19	\$225,000	WD	\$225,000	---	\$45,000	84.7	140.9	0.27	\$531	\$166,667	\$3.83	4040
33-20-01-12-302-011	862 WHITMAN	12/15/20	\$275,000	WD	\$275,000	---	\$55,000	86.0	127.8	0.26	\$640	\$211,538	\$4.86	4040
33-20-01-12-304-012	996 LONGFELLOW	07/26/19	\$265,000	WD	\$265,000	---	\$53,000	109.9	160.8	0.34	\$482	\$155,882	\$3.58	4040
33-20-01-12-305-008	921 LONGFELLOW	06/11/20	\$299,000	WD	\$299,000	---	\$59,800	98.2	153.9	0.36	\$609	\$166,111	\$3.81	4040
33-20-01-12-305-011	963 LONGFELLOW	03/20/20	\$329,900	WD	\$329,900	---	\$65,980	85.8	133.3	0.27	\$769	\$244,370	\$5.61	4040
33-20-01-12-305-020	965 WHITTIER	09/23/19	\$329,000	WD	\$329,000	---	\$65,800	81.4	134.1	0.26	\$808	\$253,077	\$5.81	4040
33-20-01-12-305-024	1017 WHITTIER	11/09/20	\$284,900	WD	\$284,900	---	\$56,980	86.2	140.7	0.25	\$661	\$227,920	\$5.23	4040
33-20-01-12-322-003	1336 CHARTWELL DUAL CARRIAGE	06/28/19	\$187,000	WD	\$187,000	---	\$37,400	41.9	98.4	0.11	\$893	\$340,000	\$7.81	4040
33-20-01-12-322-034	1038 TOURAINE	06/26/20	\$191,000	WD	\$191,000	---	\$38,200	46.1	89.3	0.14	\$829	\$272,857	\$6.26	4040
Totals:			\$3,588,800		\$3,588,800			Average Price Per Front Foot:			\$691			
								Average Price Per Acre:			\$220,760			
								Average Price Per Square Foot:			\$5.07			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$690 PER FRONT FOOT WILL BE USED.

LAND TABLE: 4050, INGHAM COUNTY, ABBOT PLACE/HARRISON MEADOWS														
33-20-01-01-101-006	1078 HARRINGTON	10/16/20	\$325,500	WD	\$325,500	---	\$65,100	---	---	---	---	---	---	4050
33-20-01-01-101-007	1066 HARRINGTON	04/19/19	\$317,000	WD	\$317,000	---	\$63,400	---	---	---	---	---	---	4050
33-20-01-01-104-003	1025 HARRINGTON	02/16/21	\$365,000	WD	\$365,000	---	\$73,000	---	---	---	---	---	---	4050
33-20-01-01-104-008	2900 AUDREYS	10/30/20	\$378,500	WD	\$378,500	---	\$75,700	---	---	---	---	---	---	4050
33-20-01-01-105-004	2941 AUDREYS	06/26/20	\$285,000	WD	\$285,000	---	\$57,000	---	---	---	---	---	---	4050
33-20-01-12-206-102	1590 ABBOTT WOODS	04/23/20	\$330,000	WD	\$330,000	---	\$66,000	---	---	---	---	---	---	4050
33-20-01-12-206-119	218 ABBOTT WOODS	10/18/19	\$280,000	WD	\$280,000	---	\$56,000	---	---	---	---	---	---	4050
33-20-01-12-206-124	1593 ABBOTT WOODS	02/25/21	\$285,000	WD	\$285,000	---	\$57,000	---	---	---	---	---	---	4050
33-20-01-12-206-125	1605 ABBOTT WOODS	12/29/20	\$354,000	WD	\$354,000	---	\$70,800	---	---	---	---	---	---	4050
Totals:			\$2,920,000		\$2,920,000		\$64,900	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A SITE VALUE OF \$64,900 WILL BE USED.

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

COMMENTS: THE LAND RESIDUAL WAS ESTIMATED AT 15 PERCENT OF THE IMPROVED PARCEL SALE. A SITE VALUE OF \$28,300 IS ESTIMATED FOR USE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2021 SITE VALUE CONCLUSION FOR THIS LAND TABLE (ALSO \$28,300). THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. THE ABOVE SALE OCCURRED OUTSIDE THE STUDY PERIOD.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4060, INGHAM COUNTY, BAILEY														
33-20-01-12-408-005	231 W SAGINAW	09/09/20	\$283,000	WD	\$283,000	---	\$56,600	80.7	196.0	0.30	\$701	\$188,667	\$4.33	4060
33-20-01-12-408-006	221 W SAGINAW	11/18/20	\$250,000	WD	\$250,000	---	\$50,000	80.5	201.0	0.31	\$621	\$161,290	\$3.70	4060
33-20-01-12-411-007	OXFORD	05/10/19	\$47,000	WD	\$47,000	\$0	\$47,000	74.3	114.0	0.21	\$633	\$223,810	\$5.14	4060
33-20-01-12-413-018	206 NORTHLAWN	05/29/20	\$159,000	WD	\$159,000	---	\$31,800	49.2	132.0	0.15	\$646	\$212,000	\$4.87	4060
33-20-01-12-413-021	222 NORTHLAWN	07/17/20	\$239,500	WD	\$239,500	---	\$47,900	78.3	132.0	0.24	\$612	\$199,583	\$4.58	4060
33-20-01-12-421-002	137 NORTHLAWN	03/02/21	\$172,000	WD	\$172,000	---	\$34,400	55.4	132.0	0.17	\$621	\$202,353	\$4.65	4060
33-20-01-13-111-005	510 HIGHLAND	11/11/19	\$147,000	WD	\$147,000	---	\$29,400	49.4	132.0	0.15	\$595	\$196,000	\$4.50	4060
33-20-01-13-114-003	324 HIGHLAND	10/02/20	\$185,000	WD	\$185,000	---	\$37,000	60.0	135.0	0.19	\$617	\$194,737	\$4.47	4060
33-20-01-13-114-009	230 HIGHLAND	04/22/20	\$154,900	WD	\$154,900	---	\$30,980	51.8	134.0	0.16	\$598	\$193,625	\$4.45	4060
33-20-01-13-114-018	149 COWLEY	04/29/19	\$171,000	WD	\$171,000	---	\$34,200	48.5	132.0	0.15	\$705	\$228,000	\$5.23	4060
33-20-01-13-114-033	333 COWLEY	08/14/19	\$206,800	WD	\$206,800	---	\$41,360	58.9	130.0	0.18	\$702	\$229,778	\$5.27	4060
33-20-01-13-221-004	323 MARSHALL	01/29/21	\$278,500	WD	\$278,500	---	\$55,700	82.3	169.0	0.29	\$677	\$192,069	\$4.41	4060
33-20-01-13-222-013	513 DOROTHY	11/02/20	\$108,000	WD	\$108,000	---	\$21,600	32.2	56.0	0.06	\$671	\$360,000	\$8.26	4060
33-20-02-18-100-020	637 GROVE	02/25/20	\$224,900	WD	\$224,900	---	\$44,980	66.3	165.0	0.23	\$678	\$195,565	\$4.49	4060
33-20-02-18-144-003	522 SYCAMORE	09/30/20	\$169,500	WD	\$169,500	---	\$33,900	47.9	115.0	0.14	\$708	\$242,143	\$5.56	4060
33-20-02-18-203-013	600 GUNSON	10/16/20	\$132,750	WD	\$132,750	---	\$26,550	40.0	135.0	0.12	\$664	\$221,250	\$5.08	4060
33-20-02-18-204-021	660 CORNELL	05/24/19	\$194,000	WD	\$194,000	---	\$38,800	55.0	135.0	0.17	\$705	\$228,235	\$5.24	4060
33-20-02-18-204-023	1156 BURCHAM	06/25/19	\$189,000	WD	\$189,000	---	\$37,800	53.5	191.0	0.20	\$707	\$189,000	\$4.34	4060
33-20-02-18-205-010	637 SPARTAN	05/22/20	\$125,000	WD	\$125,000	---	\$25,000	41.0	135.0	0.13	\$610	\$192,308	\$4.41	4060
33-20-02-18-210-001	630 LEXINGTON	06/19/20	\$130,500	WD	\$130,500	---	\$26,100	40.0	135.0	0.12	\$653	\$217,500	\$4.99	4060
33-20-02-18-220-009	539 LEXINGTON	06/05/19	\$130,000	WD	\$130,000	---	\$26,000	40.0	135.0	0.12	\$650	\$216,667	\$4.97	4060
33-20-02-18-235-024	331 LEXINGTON	08/30/19	\$170,000	WD	\$170,000	---	\$34,000	51.6	100.0	0.14	\$659	\$242,857	\$5.58	4060
33-20-02-18-244-007	272 KENBERRY	02/22/21	\$245,000	WD	\$245,000	---	\$49,000	79.7	118.0	0.23	\$615	\$213,043	\$4.89	4060
33-20-02-18-417-014	147 LEXINGTON	07/22/20	\$256,000	WD	\$256,000	---	\$51,200	72.2	125.0	0.22	\$709	\$232,727	\$5.34	4060
Totals:			\$4,368,350		\$4,368,350			Average Price Per Front Foot:			\$657			
								Average Price Per Acre:			\$215,550			
								Average Price Per Square Foot:			\$4.95			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$655 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 2021 SQUARE FOOT RATE CONCLUSION FOR THIS TABLE (ALSO \$0.40).

LAND TABLE: 4070, INGHAM COUNTY, PINECREST														
33-20-01-01-304-006	1258 RAMBLEWOOD	07/10/19	\$155,500	WD	\$155,500	---	\$38,875	76.5	142.0	0.25	\$508	\$155,500	\$3.57	4070
33-20-01-01-304-014	878 RAMBLEWOOD	08/09/19	\$170,000	WD	\$170,000	---	\$42,500	71.4	107.0	0.20	\$595	\$212,500	\$4.88	4070
33-20-01-01-304-025	842 TARLETON	11/27/19	\$225,000	WD	\$225,000	---	\$56,250	106.6	72.5	0.25	\$528	\$225,000	\$5.17	4070
33-20-01-01-314-024	1997 PINECREST	11/16/20	\$220,000	WD	\$220,000	---	\$55,000	86.7	130.0	0.27	\$634	\$203,704	\$4.68	4070
33-20-01-01-315-011	1918 PINECREST	02/11/21	\$210,000	WD	\$210,000	---	\$52,500	81.4	145.0	0.27	\$645	\$194,444	\$4.46	4070
33-20-01-01-315-012	834 CROWN	05/29/19	\$205,000	WD	\$205,000	---	\$51,250	76.9	137.0	0.24	\$666	\$213,542	\$4.90	4070
33-20-01-01-404-037	1970 RIVERIA	12/17/19	\$224,000	WD	\$224,000	---	\$56,000	106.4	86.0	0.28	\$526	\$200,000	\$4.59	4070
33-20-01-01-406-005	1981 RUTGERS	06/12/20	\$173,500	WD	\$173,500	---	\$43,375	80.3	123.0	0.24	\$540	\$180,729	\$4.15	4070
33-20-01-01-407-011	1913 TAMARISK	10/17/19	\$150,000	WD	\$150,000	---	\$37,500	67.5	130.0	0.21	\$556	\$178,571	\$4.10	4070
33-20-01-12-105-002	1048 BLANCHETTE	03/26/21	\$259,000	WD	\$259,000	---	\$64,750	98.0	140.0	0.32	\$661	\$202,344	\$4.65	4070
33-20-01-12-106-001	831 CROWN	03/02/21	\$217,500	WD	\$217,500	---	\$54,375	81.3	125.0	0.25	\$669	\$217,500	\$4.99	4070
33-20-01-12-106-016	1824 PINECREST	07/01/20	\$223,000	WD	\$223,000	---	\$55,750	85.5	160.0	0.29	\$652	\$192,241	\$4.41	4070
33-20-01-12-109-006	1619 GILCREST	12/23/20	\$249,900	WD	\$249,900	---	\$62,475	117.9	151.0	0.39	\$530	\$160,192	\$3.68	4070
33-20-01-12-109-010	1525 GILCREST	06/17/19	\$216,000	WD	\$216,000	---	\$54,000	114.2	151.0	0.38	\$473	\$142,105	\$3.26	4070
33-20-01-12-111-003	815 DARLINGTON	01/06/21	\$275,000	WD	\$275,000	---	\$68,750	117.2	116.0	0.34	\$587	\$202,206	\$4.64	4070
33-20-01-12-111-004	803 DARLINGTON	01/25/21	\$220,000	WD	\$220,000	---	\$55,000	106.0	140.0	0.34	\$519	\$161,765	\$3.71	4070
33-20-01-12-115-001	1534 GILCREST	10/20/20	\$305,000	WD	\$305,000	---	\$76,250	157.4	134.0	0.50	\$484	\$152,500	\$3.50	4070
33-20-01-12-115-002	1551 GREENVIEW	07/03/19	\$239,503	WD	\$239,503	---	\$59,876	128.0	125.0	0.39	\$468	\$153,528	\$3.52	4070
33-20-01-12-116-013	1508 GREENVIEW	09/01/20	\$198,000	WD	\$198,000	---	\$49,500	105.8	145.0	0.35	\$468	\$141,429	\$3.25	4070
33-20-01-12-118-007	1266 WOODINGHAM	04/21/20	\$234,000	WD	\$234,000	---	\$58,500	90.5	179.0	0.33	\$646	\$177,273	\$4.07	4070
33-20-01-12-205-003	1603 COLUMBINE	12/17/20	\$185,000	WD	\$185,000	---	\$46,250	84.5	100.0	0.23	\$547	\$201,087	\$4.62	4070
33-20-01-12-206-002	215 BESSEMAUR	06/03/20	\$194,000	WD	\$194,000	---	\$48,500	83.3	120.0	0.25	\$582	\$194,000	\$4.45	4070
33-20-01-12-208-028	610 BAINBRIDGE	11/18/19	\$175,000	WD	\$175,000	---	\$43,750	74.1	120.0	0.22	\$590	\$198,864	\$4.57	4070
33-20-01-12-210-002	223 LOREE	06/23/20	\$198,000	WD	\$198,000	---	\$49,500	79.4	138.0	0.25	\$623	\$198,000	\$4.55	4070
33-20-01-12-210-004	211 LOREE	04/04/19	\$197,900	WD	\$197,900	---	\$49,475	74.5	138.0	0.24	\$664	\$206,146	\$4.73	4070
33-20-01-12-306-002	938 COOLIDGE	12/18/20	\$201,875	WD	\$201,875	---	\$50,469	78.1	101.0	0.21	\$646	\$240,329	\$5.52	4070
Totals:			\$5,521,678		\$5,521,678			Average Price Per Front Foot:			\$577			
								Average Price Per Acre:			\$188,673			
								Average Price Per Square Foot:			\$4.33			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$575 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4080, INGHAM COUNTY, GLENCAIRN														
33-20-01-12-309-004	745 TOURAINE	11/15/19	\$385,000	WD	\$385,000	---	\$96,250	88.2	146.0	0.27	\$1,091	\$356,481	\$8.18	4080
33-20-01-12-310-003	825 TOURAINE	07/21/20	\$205,000	WD	\$205,000	---	\$51,250	52.5	92.0	0.13	\$976	\$394,231	\$9.05	4080
33-20-01-12-310-004	817 TOURAINE	09/20/19	\$218,900	WD	\$218,900	---	\$54,725	57.4	110.0	0.15	\$953	\$364,833	\$8.38	4080
33-20-01-12-312-020	846 TOURAINE	06/01/20	\$262,500	WD	\$262,500	---	\$65,625	66.1	131.1	0.19	\$993	\$345,395	\$7.93	4080
33-20-01-12-315-009	1025 NORTHLAWN	10/16/20	\$266,000	WD	\$266,000	---	\$66,500	81.1	161.0	0.26	\$820	\$255,769	\$5.87	4080
33-20-01-12-424-003	809 STUART	01/29/21	\$339,900	WD	\$339,900	---	\$84,975	79.4	118.2	0.22	\$1,070	\$386,250	\$8.87	4080
33-20-01-12-430-004	553 SOUTHLAWN	01/07/21	\$340,248	WD	\$340,248	---	\$85,062	99.1	150.0	0.31	\$858	\$274,394	\$6.30	4080
33-20-01-12-431-016	350 WILDWOOD	06/03/19	\$384,900	WD	\$384,900	---	\$96,225	83.9	150.0	0.26	\$1,147	\$370,096	\$8.50	4080
33-20-01-13-101-006	611 COWLEY	09/17/20	\$340,000	WD	\$340,000	---	\$85,000	88.8	166.7	0.29	\$957	\$293,103	\$6.73	4080
33-20-01-13-101-007	1230 W GRAND RIVER	04/10/20	\$627,000	WD	\$627,000	---	\$156,750	156.9	154.0	0.49	\$999	\$319,898	\$7.34	4080
33-20-01-13-104-002	1117 WILDWOOD	03/27/20	\$172,500	WD	\$172,500	---	\$43,125	50.8	124.0	0.14	\$849	\$308,036	\$7.07	4080
33-20-01-13-105-012	521 W OAKWOOD	05/17/19	\$210,000	WD	\$210,000	---	\$52,500	51.1	120.0	0.14	\$1,027	\$375,000	\$8.61	4080
33-20-01-13-106-002	1020 W GRAND RIVER	08/07/20	\$208,000	WD	\$208,000	---	\$52,000	55.6	103.0	0.14	\$935	\$371,429	\$8.53	4080
33-20-01-13-106-007	535 E OAKWOOD	07/08/19	\$249,500	WD	\$249,500	---	\$62,375	52.3	126.0	0.15	\$1,193	\$415,833	\$9.55	4080
33-20-01-13-107-005	545 UNIVERSITY	08/15/19	\$198,100	WD	\$198,100	---	\$49,525	53.2	120.0	0.15	\$931	\$330,167	\$7.58	4080
33-20-01-13-108-010	519 N HARRISON	09/24/20	\$225,000	WD	\$225,000	---	\$56,250	69.0	120.0	0.19	\$815	\$296,053	\$6.80	4080
33-20-01-13-204-019	610 GLENHAVEN	01/24/20	\$258,400	WD	\$258,400	---	\$64,600	63.0	122.0	0.18	\$1,025	\$358,889	\$8.24	4080
33-20-01-13-208-004	453 ROSEWOOD	11/01/20	\$290,000	WD	\$290,000	---	\$72,500	62.7	111.7	0.17	\$1,156	\$426,471	\$9.79	4080
33-20-01-13-208-011	404 CLIFTON	03/13/20	\$310,000	WD	\$310,000	---	\$77,500	83.6	122.8	0.23	\$927	\$336,957	\$7.74	4080
Totals:			\$5,490,948		\$5,490,948			Average Price Per Front Foot:			\$985			
								Average Price Per Acre:			\$346,278			
								Average Price Per Square Foot:			\$7.95			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$985 PER FRONT FOOT WILL BE USED.