

**CITY OF EAST LANSING
2021 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														
19-20-50-25-100-027	211 HARRIER	12/20/18	\$131,568	WD	\$131,568	---	\$131,568	---	---	1.00	---	\$131,568	\$3.02	2000
19-20-50-35-401-011 ET AL	1520 EARL ET AL	08/10/18	\$1,725,000	WD	\$1,725,000	---	\$1,725,000	---	---	9.90	---	\$174,242	\$4.00	2000
19-20-50-36-300-045	3512 COOLIDGE	02/14/19	\$650,000	WD	\$650,000	---	\$650,000	---	---	2.10	---	\$309,524	\$7.11	2000
Totals:			\$2,506,568		\$2,506,568						Average Price Per Front Foot:			
											Average Price Per Acre:	\$205,111		
											Average Price Per Square Foot:	\$4.71		

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 2020 CONCLUSIONS FOR THIS LAND TABLE (ALSO \$3.75 AND \$1.90 PER SQUARE FOOT, RESPECTIVELY).

LAND TABLE: 2060, CLINTON COUNTY, COMMERCIAL APARTMENTS														
33-02-02-20-302-001	2929 HANNAH	10/04/13	\$5,409,600	WD	\$5,409,600	---	\$5,409,600	---	---	7.86	---	\$688,244	\$15.80	---
33-02-02-20-327-001	2721 HANNAH	10/09/12	\$3,203,200	WD	\$3,203,200	---	\$3,203,200	---	---	9.05	---	\$353,945	\$8.13	---
33-02-02-20-176-007	2700 HANNAH	07/14/10	\$4,700,000	WD	\$4,700,000	---	\$4,700,000	---	---	15.71	---	\$299,173	\$6.87	---
Totals:			\$13,312,800		\$13,312,800						Average Price Per Front Foot:			
											Average Price Per Acre:	\$447,121		
											Average Price Per Square Foot:	\$10.27		

COMMENTS: THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD WITHIN THE CITY OF EAST LANSING FOR THIS TABLE. IT WAS NECESSARY TO USE SALES OUTSIDE THIS AREA AND OUTSIDE THE STUDY PERIOD TO DRAW LAND VALUE CONCLUSIONS FOR THIS TABLE. SALES FROM MERIDIAN TOWNSHIP WERE USED IN THE ANALYSIS. THESE SALES ARE CONSIDERED HIGHLY SIMILAR TO THE PARCEL COVERED BY THIS LAND TABLE; HOWEVER, THE PARCEL COVERED BY THE LAND TABLE IS LARGER THAN THE PARCELS ANALYZED ABOVE. WITH THIS IN MIND, A RATE OF **\$6.75** PER SQUARE FOOT WILL BE USED FOR THIS TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS ALSO GIVEN TO THE 2020 LAND VALUE USED FOR THIS LAND TABLE (ALSO \$6.75 PER SQUARE FOOT). NOTE: THERE IS JUST ONE PARCEL COVERED BY THIS LAND TABLE.

LAND TABLE: 4000, CLINTON COUNTY, RESIDENTIAL GENERAL														
19-20-50-35-400-140	2982 E COLEMAN	08/21/18	\$160,000	WD	\$160,000	---	\$160,000	---	---	1.50	---	\$106,667	\$2.45	4000
19-20-50-35-400-165 ET AL	16877 WEST ET AL	02/27/19	\$125,000	WD	\$125,000	---	\$31,250	---	---	1.75	---	\$17,857	\$0.41	4000
Totals:			\$285,000		\$285,000						Average Price Per Front Foot:			
											Average Price Per Acre:	\$62,262		
											Average Price Per Square Foot:	\$1.43		

COMMENTS: WITH CONSIDERATION GIVEN TO THE VALUE CONCLUSIONS FOR THIS TABLE FOR 2020 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 2020. THE LAND RESIDUAL WAS ESTIMATED AT 25 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	---	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-026	3316 HAMLET	07/27/18	\$21,000	WD	\$21,000	---	\$21,000	---	---	---	---	---	---	4970S
19-20-50-36-301-059	3272 HAMLET	11/29/18	\$21,000	WD	\$21,000	---	\$21,000	---	---	---	---	---	---	4970S
Totals:			\$63,000		\$63,000		\$21,000				<=Average Indicated Site Value			

COMMENTS: A SITE VALUE OF **\$21,000** WILL BE USED.

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

LAND TABLE: 4980, CLINTON COUNTY, EAGLE EYE - PREMIUM LOTS														
19-20-50-25-301-023	565 AQUILA	08/23/18	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-301-024	575 AQUILA	01/08/20	\$80,000	WD	\$80,000	---	\$80,000	---	---	---	---	---	---	4980P
19-20-50-25-400-105	516 AQUILA	07/31/19	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-106	535 AQUILA	03/24/20	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-107	545 AQUILA	01/11/19	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4980P
19-20-50-25-400-108	555 AQUILA	02/15/19	\$83,000	WD	\$83,000	---	\$83,000	---	---	---	---	---	---	4980P
Totals:			\$503,000		\$503,000		\$83,800				<=Average Indicated Site Value			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A SITE VALUE OF **\$69,500** IS ESTIMATED FOR STANDARD LOTS. A SITE VALUE OF **\$83,800** WILL BE USED FOR PREMIUM LOTS. THERE WERE NO SALES WITHIN THE TWO-YEAR STUDY PERIOD FOR STANDARD LOTS; SALES FROM OUTSIDE THE STUDY PERIOD WERE USED ABOVE.

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														
19-20-50-36-202-316	697 ACCIPITER	04/20/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-317	687 ACCIPITER	03/19/20	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-318	677 ACCIPITER	10/31/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-320	657 ACCIPITER	10/19/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-326	658 ACCIPITER	09/30/19	\$35,000	WD	\$35,000	---	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-327	668 ACCIPITER	06/07/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-328	678 ACCIPITER	05/31/19	\$30,000	WD	\$30,000	---	\$30,000	---	---	---	---	---	---	4990
19-20-50-36-202-329	688 ACCIPITER	02/01/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-330	698 ACCIPITER	10/29/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-354	3641 BOLERO	01/28/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-358	3601 BOLERO	05/22/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-359	641 ANHINGA	09/28/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-361	621 ANHINGA	10/12/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-363	652 ANHINGA	11/07/19	\$35,000	WD	\$35,000	---	\$35,000	---	---	---	---	---	---	4990
19-20-50-36-202-367	613 AVOCET	06/14/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-368	623 AVOCET	03/24/20	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-370	653 AVOCET	08/17/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-375	624 AVOCET	09/03/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-378	645 BUTEO	06/03/19	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-380	665 BUTEO	05/23/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
19-20-50-36-202-382	696 BUTEO	11/22/19	\$39,000	WD	\$39,000	---	\$39,000	---	---	---	---	---	---	4990
19-20-50-36-202-385	668 BUTEO	06/19/18	\$29,000	WD	\$29,000	---	\$29,000	---	---	---	---	---	---	4990
Totals:			\$661,000		\$661,000		\$30,000	<=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	---	\$38,000	---	---	---	---	---	---	4990
Totals:			\$38,000		\$38,000		\$38,000	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$30,000 WILL BE USED FOR STANDARD LOTS FOR THIS LAND TABLE. A SITE VALUE OF \$38,000 IS ESTIMATED FOR USE FOR PREMIUM LOTS FOR THIS LAND TABLE. IN REACHING THE CONCLUSION FOR PREMIUM LOTS, CONSIDERATION WAS GIVEN TO THE 2019 AND 2020 SITE VALUE CONCLUSIONS FOR THESE LOTS (\$29,400 AND \$38,000, RESPECTIVELY). 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														
19-20-50-36-203-024	4002 GALLOP	12/06/19	\$34,000	WD	\$34,000	---	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-048	3989 GALLOP	01/31/19	\$32,000	WD	\$32,000	---	\$32,000	---	---	---	---	---	---	4995
19-20-50-36-203-055	4002 MUSTANG	08/16/19	\$34,000	WD	\$34,000	---	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-057	3994 MUSTANG	09/16/19	\$34,000	WD	\$34,000	---	\$34,000	---	---	---	---	---	---	4995
19-20-50-36-203-069	3905 QUARTERHORSE	12/06/19	\$49,000	WD	\$49,000	---	\$49,000	---	---	---	---	---	---	4995
19-20-50-36-203-076	3953 MUSTANG	09/14/18	\$52,000	WD	\$52,000	---	\$52,000	---	---	---	---	---	---	4995
19-20-50-36-203-080	3969 MUSTANG	01/30/20	\$49,000	WD	\$49,000	---	\$49,000	---	---	---	---	---	---	4995
Totals:			\$284,000		\$284,000		\$40,600	<=Average Indicated Site Value						

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

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 2000, INGHAM COUNTY, COMMERCIAL GENERAL														
33-20-01-01-301-015	818 W LAKE LANSING	06/27/18	\$730,000	WD	\$730,000	\$176,449	\$553,551	---	---	0.72	---	\$768,821	\$17.65	2000
33-20-01-01-408-020	411 W LAKE LANSING	08/13/18	\$675,000	WD	\$675,000	\$339,531	\$335,469	---	---	0.86	---	\$390,080	\$8.96	2000
33-20-01-11-226-021	1501 N SHORE	02/28/20	\$355,000	WD	\$355,000	\$117,402	\$237,598	---	---	0.71	---	\$334,645	\$7.68	2000
33-20-01-24-122-027	1060 TROWBRIDGE	08/27/19	\$607,000	WD	\$607,000	\$445,273	\$161,727	---	---	0.37	---	\$437,100	\$10.03	2000
33-20-02-08-251-010	2740 EAST LANSING	04/22/19	\$450,000	WD	\$450,000	\$284,248	\$165,752	---	---	0.71	---	\$233,454	\$5.36	2000
Totals:			\$2,817,000		\$2,817,000						Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$432,820		
											Average Price Per Square Foot:	\$9.94		

COMMENTS: A RATE OF \$8.50 PER SQUARE FOOT IS ESTIMATED FOR THIS LAND TABLE. IN REACHING THIS CONCLUSION, CONSIDERATION WAS GIVEN TO THE 2020 LAND VALUE CONCLUSION FOR THIS LAND TABLE (\$8.35 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														
33-20-01-02-226-008 ET AL	3315 COOLIDGE ET AL	10/25/19	\$1,630,000	WD	\$1,630,000	---	\$1,630,000	---	---	8.09	---	\$201,483	\$4.63	2010
33-20-01-02-226-107	1525 WATERTOWER	12/14/18	\$500,000	WD	\$500,000	---	\$500,000	---	---	0.49	---	\$1,020,408	\$23.43	2010
33-20-01-02-251-101	1760 ABBEY	10/01/18	\$2,685,000	LC	\$2,685,000	\$1,811,022	\$873,978	---	---	2.44	---	\$358,188	\$8.22	2010
Totals:			\$4,815,000		\$4,815,000						Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$526,693		
											Average Price Per Square Foot:	\$12.09		

COMMENTS: WITH CONSIDERATION GIVEN TO THE CONCLUSION DRAWN FOR THIS LAND TABLE FOR 2020 (\$8.35 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). IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS TO DRAW CONCLUSIONS FOR THIS LAND TABLE.

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	\$28,400	\$708,769	---	---	0.42	---	\$1,687,545	\$38.74	2020
33-20-01-13-240-004	234 MICHIGAN	05/15/19	\$1,428,000	WD	\$1,428,000	\$280,828	\$1,147,172	---	---	0.41	---	\$2,797,980	\$64.23	2020
Totals:			\$2,165,169		\$2,165,169						Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$2,242,763		
											Average Price Per Square Foot:	\$51.49		

COMMENTS: THERE WERE JUST TWO USEABLE SALES DURING THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. A RATE OF \$60.00 PER SQUARE FOOT IS ESTIMATED FOR USE FOR THIS LAND TABLE WITH CONSIDERATION GIVEN TO THE 2020 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														
33-20-02-07-304-013	131 WHITEHILLS	01/28/20	\$645,000	WD	\$645,000	\$85,950	\$559,050	67.1	116.0	0.20	\$8,332	\$2,795,250	\$64.17	2060
33-20-02-18-100-003	610 ABBOT	09/26/19	\$1,945,000	WD	\$1,945,000	\$900,531	\$1,044,469	339.8	200.5	1.33	\$3,074	\$785,315	\$18.03	2060
33-20-02-18-151-003	408 ANN	05/31/19	\$850,000	WD	\$850,000	\$186,932	\$663,068	42.5	134.0	0.14	\$15,602	\$4,736,200	\$108.73	2060
Totals:			\$3,440,000		\$3,440,000						Average Price Per Front Foot:	\$9,003		
											Average Price Per Acre:	\$2,772,255		
											Average Price Per Square Foot:	\$63.64		

LAND TABLE: 2060, INGHAM COUNTY, COMMERCIAL APARTMENTS - GREATER THAN 2.0 ACRES														
33-20-01-01-100-039	2610 MARFITT	06/15/18	\$8,500,000	WD	\$8,500,000	\$2,973,055	\$5,526,945	---	---	5.27	---	\$1,048,756	\$24.08	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	\$2,798,688	\$6,201,312	---	---	9.69	---	\$639,970	\$14.69	2060
Totals:			\$17,500,000		\$17,500,000						Average Price Per Front Foot:	---		
											Average Price Per Acre:	\$844,363		
											Average Price Per Square Foot:	\$19.39		

COMMENTS: THIS ANALYSIS WAS DIVIDED INTO TWO SECTIONS--PARCELS UP TO 2.0 ACRES AND PARCELS GREATER THAN 2.0 ACRES. IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS. A RATE OF \$5,625 PER FRONT FOOT IS ESTIMATED FOR PARCELS UP TO 2.0 ACRES IN SIZE. FOR PARCELS ABOVE 2.0 ACRES IN SIZE, A RATE OF \$16.00 PER SQUARE FOOT IS ESTIMATED FOR USE. IN REACHING THESE CONCLUSIONS, CONSIDERATION WAS GIVEN TO THE LAND VALUE CONCLUSIONS FOR THIS LAND TABLE FOR 2020 ASSESSMENTS (ALSO \$5,625 PER FRONT FOOT AND \$16.00 PER SQUARE FOOT, RESPECTIVELY).

LAND TABLE: 2070, INGHAM COUNTY, COMMERCIAL FRATERNITY AND SORORITY HOUSES														
33-20-02-07-313-008	715 GROVE	09/25/19	\$425,000	WD	\$425,000	\$49,368	\$375,632	77.1	198.0	0.30	\$4,872	\$1,252,107	\$28.74	2070
Totals:			\$425,000		\$425,000						Average Price Per Front Foot:	\$4,872		
											Average Price Per Acre:	\$1,252,107		
											Average Price Per Square Foot:	\$28.74		

COMMENTS: THERE WAS ONLY ONE SALE WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE ABOVE ANALYSIS AND TO THE 2020 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.

LAND TABLE: 3000, INGHAM COUNTY, INDUSTRIAL														
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COMMENTS: THERE WERE NO SALES FOR THIS LAND TABLE. THIS LAND TABLE COVERS JUST TWO PARCELS, WHICH ARE CLASSIFIED INDUSTRIAL REAL PROPERTY. WITH REGARD GIVEN TO CURRENT MARKET CONDITIONS AND THE 2020 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.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
LAND TABLE: 4000, INGHAM COUNTY, WOLF COURT/FLOWER POT/MARBLE														
33-20-01-24-101-022	1030 MARIGOLD	12/06/19	\$147,500	WD	\$147,500	---	\$36,875	74.1	183.0	0.28	\$498	\$131,696	\$3.02	4000
33-20-01-24-102-009	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
33-20-01-24-105-003	1326 DAISY	06/22/18	\$152,000	WD	\$152,000	---	\$38,000	92.5	83.0	0.23	\$411	\$165,217	\$3.79	4000
33-20-01-24-107-006	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	06/06/19	\$175,000	WD	\$175,000	---	\$43,750	86.8	135.0	0.28	\$504	\$156,250	\$3.59	4000
33-20-01-24-116-006	REBECCA	02/05/20	\$60,000	WD	\$60,000	---	\$60,000	100.3	180.0	0.37	\$598	\$162,162	\$3.72	4000
33-20-01-24-116-018	1174 ARBOR	07/09/18	\$190,000	WD	\$190,000	---	\$47,500	106.0	121.0	0.32	\$448	\$148,438	\$3.41	4000
33-20-01-24-117-007	1260 IVANHOE	06/28/19	\$155,000	WD	\$155,000	---	\$38,750	89.1	180.0	0.33	\$435	\$117,424	\$2.70	4000
33-20-02-07-402-003	811 KING	01/08/20	\$100,000	QC	\$100,000	---	\$25,000	52.5	132.0	0.17	\$476	\$147,059	\$3.38	4000
33-20-02-17-101-012	1641 MT VERNON	03/26/20	\$184,900	WD	\$184,900	---	\$46,225	102.5	224.0	0.42	\$451	\$110,060	\$2.53	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
33-20-02-17-106-014	627 MOORLAND	10/16/18	\$170,000	WD	\$170,000	---	\$42,500	88.1	93.1	0.24	\$482	\$177,083	\$4.07	4000
33-20-02-17-109-004	1622 SNYDER	09/20/19	\$182,900	WD	\$182,900	---	\$45,725	90.4	185.0	0.34	\$506	\$134,485	\$3.09	4000
33-20-02-17-109-025	1678 SNYDER	06/11/18	\$105,900	WD	\$105,900	---	\$26,475	50.7	123.0	0.16	\$522	\$165,469	\$3.80	4000
33-20-02-17-113-015	1667 LINDEN	03/14/19	\$165,000	WD	\$165,000	---	\$41,250	75.9	119.0	0.23	\$543	\$179,348	\$4.12	4000
33-20-02-17-114-001	466 WAYLAND	02/22/19	\$137,500	WD	\$137,500	---	\$34,375	61.5	95.0	0.17	\$559	\$202,206	\$4.64	4000
33-20-02-17-115-001	466 MOORLAND	01/28/20	\$118,320	WD	\$118,320	---	\$29,580	71.9	183.0	0.27	\$411	\$109,556	\$2.52	4000
33-20-02-17-115-006	1842 MELROSE	09/25/18	\$152,500	WD	\$152,500	---	\$38,125	71.3	183.0	0.27	\$535	\$141,204	\$3.24	4000
33-20-02-17-117-011	1639 ANN	02/18/20	\$141,000	WD	\$141,000	---	\$35,250	77.5	155.0	0.27	\$455	\$130,556	\$3.00	4000
33-20-02-17-117-012	1631 ANN	10/04/19	\$132,300	WD	\$132,300	---	\$33,075	77.5	155.0	0.27	\$427	\$122,500	\$2.81	4000
33-20-02-17-118-005	1806 LINDEN	06/04/18	\$162,000	WD	\$162,000	---	\$40,500	84.9	111.0	0.25	\$477	\$162,000	\$3.72	4000
Totals:			\$3,560,820		\$3,560,820						Average Price Per Front Foot:	\$492		
											Average Price Per Acre:	\$151,160		
											Average Price Per Square Foot:	\$3.47		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$490 PER FRONT FOOT WILL BE USED. FOR PARCELS ABOVE 1.5 ACRES IN SIZE, A SQUARE FOOT RATE OF \$0.20 WILL BE USED (BASED ON THE CONCLUSION FOR LARGER RESIDENTIAL PARCELS IN LAND TABLE 4000, CLINTON COUNTY, RESIDENTIAL GENERAL).

LAND TABLE: 4010, INGHAM COUNTY, LANTERN HILL/WALNUT HEIGHTS/BROOKFIELD														
33-20-02-07-406-011	1339 CEDARHILL	09/03/19	\$180,000	WD	\$180,000	---	\$45,000	76.5	156.0	0.27	\$588	\$166,667	\$3.83	4010
33-20-02-07-407-003	1018 LANTERN HILL	09/28/18	\$232,000	WD	\$232,000	---	\$58,000	112.9	236.0	0.49	\$514	\$118,367	\$2.72	4010
33-20-02-07-408-001	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
33-20-02-08-302-002	1718 GREENCREST	01/31/19	\$176,900	WD	\$176,900	---	\$44,225	87.6	142.0	0.29	\$505	\$152,500	\$3.50	4010
33-20-02-08-303-004	1608 HASLETT	11/26/19	\$143,900	WD	\$143,900	---	\$35,975	71.6	120.0	0.22	\$502	\$163,523	\$3.75	4010
33-20-02-08-303-008	1640 HASLETT	10/16/19	\$135,000	WD	\$135,000	---	\$33,750	71.6	120.0	0.22	\$471	\$153,409	\$3.52	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
33-20-02-08-304-007	1707 PARKVALE	04/13/18	\$165,400	WD	\$165,400	---	\$41,350	69.0	121.0	0.21	\$599	\$196,905	\$4.52	4010
33-20-02-08-305-002	1524 PARKVALE	11/01/18	\$166,900	WD	\$166,900	---	\$41,725	69.2	113.0	0.21	\$603	\$198,690	\$4.56	4010
33-20-02-08-307-008	1895 RIDGEWOOD	08/21/19	\$226,000	WD	\$226,000	---	\$56,500	109.4	224.0	0.46	\$516	\$122,826	\$2.82	4010
33-20-02-08-307-011	1873 RIDGEWOOD	11/21/18	\$228,000	WD	\$228,000	---	\$57,000	116.1	224.0	0.49	\$491	\$116,327	\$2.67	4010
33-20-02-08-308-009	1630 RIDGEWOOD	08/30/19	\$225,000	WD	\$225,000	---	\$56,250	118.6	135.0	0.39	\$474	\$144,231	\$3.31	4010
33-20-02-08-308-025	1525 WALNUT HEIGHTS	12/31/18	\$235,000	WD	\$235,000	---	\$58,750	121.2	150.0	0.42	\$485	\$139,881	\$3.21	4010
33-20-02-08-309-002	1546 WALNUT HEIGHTS	07/06/18	\$190,000	WD	\$190,000	---	\$47,500	98.5	132.0	0.32	\$482	\$148,438	\$3.41	4010
33-20-02-08-309-014	1565 WOODSIDE	10/26/18	\$237,900	WD	\$237,900	---	\$59,475	93.8	132.0	0.30	\$634	\$198,250	\$4.55	4010
33-20-02-08-311-005	1874 RIDGEWOOD	10/26/18	\$216,000	WD	\$216,000	---	\$54,000	108.9	210.0	0.44	\$496	\$122,727	\$2.82	4010
33-20-02-08-312-004	1550 WOODSIDE	09/20/18	\$193,250	WD	\$193,250	---	\$48,313	89.1	132.0	0.29	\$542	\$166,597	\$3.82	4010
33-20-02-17-121-015	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
33-20-02-17-301-016	253 OAKLAND	02/28/19	\$199,900	WD	\$199,900	---	\$49,975	93.5	193.0	0.37	\$534	\$135,068	\$3.10	4010
33-20-02-17-301-019	219 OAKLAND	09/13/19	\$210,000	WD	\$210,000	---	\$52,500	99.8	220.0	0.42	\$526	\$125,000	\$2.87	4010
33-20-02-17-302-018	277 MAPLEWOOD	10/11/18	\$230,000	WD	\$230,000	---	\$57,500	120.2	256.1	0.54	\$478	\$106,481	\$2.44	4010
Totals:			\$4,960,250		\$4,960,250						Average Price Per Front Foot:	\$555		
											Average Price Per Acre:	\$160,608		
											Average Price Per Square Foot:	\$3.69		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$555 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															
33-20-02-07-103-005	660 PEBBLEBROOK	07/10/18	\$256,000	WD	\$256,000	---	\$51,200	90.2	130.2	0.30	\$568	\$170,667	\$3.92	4020	
33-20-02-07-104-013	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	
33-20-02-07-108-006	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	
33-20-02-07-110-003	340 CURTIS	12/19/18	\$400,000	WD	\$400,000	---	\$80,000	104.6	153.1	0.38	\$765	\$210,526	\$4.83	4020	
33-20-02-07-111-010	421 CURTIS	12/20/19	\$335,000	WD	\$335,000	---	\$67,000	130.9	201.3	0.52	\$512	\$128,846	\$2.96	4020	
33-20-02-07-112-010	509 WALBRIDGE	06/22/18	\$330,000	WD	\$330,000	---	\$66,000	134.7	130.7	0.45	\$490	\$146,667	\$3.37	4020	
33-20-02-07-113-004	638 WALBRIDGE	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	
33-20-02-07-114-014	635 APPLGATE	05/04/18	\$525,000	WD	\$525,000	---	\$105,000	134.0	162.3	0.50	\$784	\$210,000	\$4.82	4020	
33-20-02-07-201-006	1047 PEBBLEBROOK	11/12/19	\$335,000	WD	\$335,000	---	\$67,000	93.4	108.6	0.29	\$717	\$231,034	\$5.30	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	
33-20-02-07-202-008	1720 FOXCROFT	08/09/19	\$435,000	WD	\$435,000	---	\$87,000	93.5	140.0	0.32	\$930	\$271,875	\$6.24	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	
33-20-02-07-202-017	1733 WYNGARDEN	12/18/18	\$350,000	WD	\$350,000	---	\$70,000	80.9	145.0	0.28	\$865	\$250,000	\$5.74	4020	
33-20-02-07-202-026	1780 WYNGARDEN	09/13/19	\$315,000	WD	\$315,000	---	\$63,000	80.9	129.2	0.27	\$779	\$233,333	\$5.36	4020	
33-20-02-07-204-005	944 PEBBLEBROOK	06/28/18	\$560,000	WD	\$560,000	---	\$112,000	123.9	134.9	0.42	\$904	\$266,667	\$6.12	4020	
33-20-02-07-205-002	884 TANGLEWOOD	05/10/18	\$300,000	WD	\$300,000	---	\$60,000	99.1	142.9	0.34	\$605	\$176,471	\$4.05	4020	
33-20-02-07-206-006	1620 DENNISON	09/04/18	\$370,000	WD	\$370,000	---	\$74,000	116.2	141.1	0.40	\$637	\$185,000	\$4.25	4020	
33-20-02-07-208-014	1456 MEADOWBROOK	05/24/19	\$575,000	WD	\$575,000	---	\$115,000	151.2	174.2	0.58	\$761	\$198,276	\$4.55	4020	
33-20-02-07-209-014	1465 DENNISON	06/13/18	\$575,000	WD	\$575,000	---	\$115,000	138.2	180.9	0.54	\$832	\$212,963	\$4.89	4020	
33-20-02-07-213-005	1052 WALBRIDGE	06/19/18	\$395,000	WD	\$395,000	---	\$79,000	111.0	129.6	0.99	\$712	\$79,798	\$1.83	4020	
33-20-02-07-217-005	1084 APPLGATE	05/31/18	\$360,000	WD	\$360,000	---	\$72,000	103.0	144.0	0.38	\$699	\$189,474	\$4.35	4020	
33-20-02-07-218-013	1106 CAMBRIA	03/08/19	\$399,900	WD	\$399,900	---	\$79,980	117.7	134.1	0.37	\$680	\$216,162	\$4.96	4020	
Totals:			\$9,916,200		\$9,916,200			Average Price Per Front Foot:			\$713				
											Average Price Per Acre:		\$197,594		
											Average Price Per Square Foot:		\$4.54		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$715 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 2020 CONCLUSION FOR EXCESS ACREAGE FOR THIS TABLE, ALSO \$0.65 PER SQUARE FOOT).

LAND TABLE: 4030, INGHAM COUNTY, STRATHMORE															
33-20-01-13-117-007	1015 W GRAND RIVER	04/04/18	\$142,000	WD	\$142,000	---	\$35,500	52.0	130.0	0.15	\$683	\$236,667	\$5.43	4030	
33-20-01-13-117-021	1002 HUNTINGTON	03/29/19	\$247,000	WD	\$247,000	---	\$61,750	62.9	190.0	0.22	\$982	\$280,682	\$6.44	4030	
33-20-01-13-117-023	1014 HUNTINGTON	07/11/18	\$183,000	WD	\$183,000	---	\$45,750	60.6	176.0	0.20	\$755	\$228,750	\$5.25	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	
33-20-01-13-121-003	841 HUNTINGTON	03/27/20	\$220,000	WD	\$220,000	---	\$55,000	69.4	111.7	0.19	\$793	\$289,474	\$6.65	4030	
33-20-01-13-122-002	240 KENSINGTON	11/15/19	\$225,000	WD	\$225,000	---	\$56,250	56.4	112.0	0.15	\$997	\$375,000	\$8.61	4030	
33-20-01-13-124-010	57 UNIVERSITY	03/27/19	\$289,400	WD	\$289,400	---	\$72,350	91.0	87.3	0.22	\$795	\$328,864	\$7.55	4030	
33-20-01-13-125-001	246 UNIVERSITY	06/03/19	\$300,000	WD	\$300,000	---	\$75,000	98.0	107.0	0.26	\$765	\$288,462	\$6.62	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	
33-20-02-18-110-001	667 SNYDER	02/21/20	\$234,000	WD	\$234,000	---	\$58,500	62.4	73.0	0.13	\$938	\$450,000	\$10.33	4030	
33-20-02-18-111-003	639 ORCHARD	04/30/18	\$306,500	WD	\$306,500	---	\$76,625	88.7	100.0	0.22	\$864	\$348,295	\$8.00	4030	
33-20-02-18-111-004	629 ORCHARD	08/29/18	\$219,000	WD	\$219,000	---	\$54,750	64.0	100.2	0.16	\$855	\$342,188	\$7.86	4030	
33-20-02-18-121-009	513 BUTTERFIELD	11/15/18	\$202,500	WD	\$202,500	---	\$50,625	61.2	80.0	0.14	\$827	\$361,607	\$8.30	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	
33-20-02-18-134-002	746 BEECH	12/20/19	\$202,000	WD	\$202,000	---	\$50,500	67.0	110.0	0.18	\$754	\$280,556	\$6.44	4030	
33-20-02-18-134-011	715 LINDEN	04/03/19	\$174,500	WD	\$174,500	---	\$43,625	56.8	79.0	0.13	\$768	\$335,577	\$7.70	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	
33-20-02-18-147-007	304 COLLINGWOOD	12/02/19	\$183,620	WD	\$183,620	---	\$45,905	69.0	85.0	0.16	\$665	\$286,906	\$6.59	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	
33-20-02-18-201-014	632 ORCHARD	07/30/19	\$180,000	WD	\$180,000	---	\$45,000	60.7	123.0	0.17	\$741	\$264,706	\$6.08	4030	
33-20-02-18-213-012	520 KEDZIE	07/06/18	\$194,000	WD	\$194,000	---	\$48,500	67.8	116.0	0.18	\$715	\$269,444	\$6.19	4030	
33-20-02-18-225-002	1014 LINDEN	04/15/19	\$194,900	WD	\$194,900	---	\$48,725	65.0	120.0	0.18	\$750	\$270,694	\$6.21	4030	
Totals:			\$5,043,200		\$5,043,200			Average Price Per Front Foot:			\$831				
											Average Price Per Acre:		\$320,027		
											Average Price Per Square Foot:		\$7.35		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$830 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														
33-20-01-01-312-004	1980 WEMBLEY	05/29/18	\$259,900	WD	\$259,900	---	\$51,980	90.2	156.1	0.31	\$576	\$167,677	\$3.85	4040
33-20-01-01-312-010	1012 FOX HILLS	04/09/19	\$245,500	WD	\$245,500	---	\$49,100	86.4	153.7	0.29	\$568	\$169,310	\$3.89	4040
33-20-01-12-100-006	1811 BRAMBLE	10/24/18	\$245,000	WD	\$245,000	---	\$49,000	94.8	196.6	0.36	\$517	\$136,111	\$3.12	4040
33-20-01-12-102-001	1800 BRAMBLE	12/03/18	\$310,000	WD	\$310,000	---	\$62,000	106.1	86.5	0.27	\$584	\$229,630	\$5.27	4040
33-20-01-12-122-007	1202 FARWOOD	06/21/19	\$290,000	WD	\$290,000	---	\$58,000	89.8	123.6	0.27	\$646	\$214,815	\$4.93	4040
33-20-01-12-124-001	1225 FARWOOD	03/13/19	\$289,900	WD	\$289,900	---	\$57,980	95.9	142.6	0.31	\$605	\$187,032	\$4.29	4040
33-20-01-12-126-006	1301 BASSWOOD	08/06/18	\$287,000	WD	\$287,000	---	\$57,400	93.2	188.3	0.41	\$616	\$140,000	\$3.21	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
33-20-01-12-128-005	1302 FAIROAKS	10/01/18	\$231,500	WD	\$231,500	---	\$46,300	90.1	135.8	0.35	\$514	\$132,286	\$3.04	4040
33-20-01-12-128-015	1423 FAIROAKS	09/10/18	\$237,000	WD	\$237,000	---	\$47,400	93.0	146.7	0.31	\$510	\$152,903	\$3.51	4040
33-20-01-12-301-009	1085 PRESCOTT	07/17/18	\$260,000	WD	\$260,000	---	\$52,000	99.4	153.0	0.33	\$523	\$157,576	\$3.62	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
33-20-01-12-305-013	987 LONGFELLOW	02/22/19	\$265,000	WD	\$265,000	---	\$53,000	90.4	157.8	0.31	\$586	\$170,968	\$3.92	4040
33-20-01-12-322-040	1002 TOURAINE	06/07/19	\$192,500	WD	\$192,500	---	\$38,500	68.4	72.4	0.17	\$563	\$226,471	\$5.20	4040
33-20-01-12-322-043	992 TOURAINE	11/08/19	\$207,500	WD	\$207,500	---	\$41,500	65.7	68.4	0.16	\$632	\$259,375	\$5.95	4040
33-20-01-12-322-056	990 CRIMSON	08/23/19	\$187,000	WD	\$187,000	---	\$37,400	52.6	100.3	0.15	\$711	\$249,333	\$5.72	4040
33-20-01-12-322-058	978 CRIMSON	02/15/19	\$204,900	WD	\$204,900	---	\$40,980	55.3	101.2	0.15	\$741	\$273,200	\$6.27	4040
33-20-01-12-322-070	1325 CHARTWELL CARRIAGEWAY S	01/24/20	\$177,000	WD	\$177,000	---	\$35,400	64.7	139.3	0.23	\$547	\$153,913	\$3.53	4040
33-20-01-12-323-013	962 WHITTIER	06/28/18	\$295,000	WD	\$295,000	---	\$59,000	85.0	151.3	0.28	\$694	\$210,714	\$4.84	4040
Totals:			\$4,690,700		\$4,690,700			Average Price Per Front Foot:			\$594			
								Average Price Per Acre:			\$188,085			
								Average Price Per Square Foot:			\$4.32			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$595 PER FRONT FOOT WILL BE USED.

LAND TABLE: 4050, INGHAM COUNTY, ABBOT PLACE/HARRISON MEADOWS														
33-20-01-01-101-007	1066 HARRINGTON	04/19/19	\$317,000	WD	\$317,000	---	\$63,400	---	---	---	---	---	---	4050
33-20-01-01-102-007	916 HARRINGTON	06/29/18	\$349,900	WD	\$349,900	---	\$69,980	---	---	---	---	---	---	4050
33-20-01-01-104-002	1043 HARRINGTON	03/29/19	\$280,000	WD	\$280,000	---	\$56,000	---	---	---	---	---	---	4050
33-20-01-01-108-008	2863 TURTLECREEK	05/06/19	\$265,000	WD	\$265,000	---	\$53,000	---	---	---	---	---	---	4050
33-20-01-12-200-031	1866 CRICKET	11/01/18	\$365,000	WD	\$365,000	---	\$73,000	---	---	---	---	---	---	4050
33-20-01-12-206-114	242 ABBOTT WOODS	12/04/19	\$280,000	WD	\$280,000	---	\$56,000	---	---	---	---	---	---	4050
33-20-01-12-206-118	222 ABBOTT WOODS	12/10/18	\$340,000	WD	\$340,000	---	\$68,000	---	---	---	---	---	---	4050
33-20-01-12-206-119	218 ABBOTT WOODS	10/18/19	\$280,000	WD	\$280,000	---	\$56,000	---	---	---	---	---	---	4050
Totals:			\$2,476,900		\$2,476,900		\$61,900	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A SITE VALUE OF \$61,900 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 2020 SITE VALUE CONCLUSION FOR THIS LAND TABLE (ALSO \$28,300).

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														
33-20-01-12-411-007	OXFORD	05/10/19	\$47,000	WD	\$47,000	---	\$47,000	74.3	114.0	0.21	\$633	\$223,810	\$5.14	4060
33-20-01-12-420-006	933 EVERGREEN	07/11/19	\$125,000	WD	\$125,000	---	\$25,000	42.1	104.0	0.12	\$594	\$208,333	\$4.78	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
33-20-01-13-112-004	424 HIGHLAND	01/13/20	\$147,940	QC	\$147,940	---	\$29,588	56.4	132.0	0.17	\$525	\$174,047	\$4.00	4060
33-20-01-13-113-003	211 HIGHLAND	05/23/18	\$150,000	WD	\$150,000	---	\$30,000	54.8	150.0	0.18	\$547	\$166,667	\$3.83	4060
33-20-01-13-114-025	235 COWLEY	11/14/18	\$150,000	WD	\$150,000	---	\$30,000	47.8	131.0	0.15	\$628	\$200,000	\$4.59	4060
33-20-02-18-100-004	124 BURCHAM	10/10/18	\$165,000	WD	\$165,000	---	\$33,000	55.6	190.0	0.21	\$594	\$157,143	\$3.61	4060
33-20-02-18-105-013	618 CHARLES	09/06/18	\$110,000	WD	\$110,000	---	\$22,000	37.2	134.0	0.12	\$591	\$183,333	\$4.21	4060
33-20-02-18-203-006	649 CORNELL	08/06/19	\$198,500	WD	\$198,500	---	\$39,700	76.0	135.0	0.24	\$522	\$165,417	\$3.80	4060
33-20-02-18-210-005	1403 SNYDER	01/17/20	\$112,000	WD	\$112,000	---	\$22,400	40.0	135.0	0.12	\$560	\$186,667	\$4.29	4060
33-20-02-18-216-008	545 CORNELL	06/22/18	\$105,000	WD	\$105,000	---	\$21,000	40.0	135.0	0.12	\$525	\$175,000	\$4.02	4060
33-20-02-18-217-002	1164 SNYDER	12/19/19	\$106,900	WD	\$106,900	---	\$21,380	37.0	80.0	0.09	\$578	\$237,556	\$5.45	4060
33-20-02-18-217-008	551 STODDARD	07/25/18	\$105,000	WD	\$105,000	---	\$21,000	40.0	135.0	0.12	\$525	\$175,000	\$4.02	4060
33-20-02-18-217-028	513 STODDARD	08/06/18	\$130,000	WD	\$130,000	---	\$26,000	40.0	135.0	0.12	\$650	\$216,667	\$4.97	4060
33-20-02-18-218-018	526 STODDARD	07/31/18	\$118,750	WD	\$118,750	---	\$23,750	40.0	135.0	0.12	\$594	\$197,917	\$4.54	4060
33-20-02-18-220-005	569 LEXINGTON	01/13/20	\$111,000	WD	\$111,000	---	\$22,200	40.0	135.0	0.12	\$555	\$185,000	\$4.25	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
33-20-02-18-240-007	207 MILFORD	12/27/18	\$125,000	WD	\$125,000	---	\$25,000	40.7	121.0	0.12	\$614	\$208,333	\$4.78	4060
33-20-02-18-244-006	248 KENBERRY	06/22/18	\$229,000	WD	\$229,000	---	\$45,800	81.7	124.6	0.24	\$561	\$190,833	\$4.38	4060
33-20-02-18-245-005	244 LEXINGTON	08/14/19	\$226,400	WD	\$226,400	---	\$45,280	84.2	102.0	0.23	\$538	\$196,870	\$4.52	4060
33-20-02-18-412-006	213 KENBERRY	06/14/18	\$214,900	WD	\$214,900	---	\$42,980	83.1	129.0	0.25	\$517	\$171,920	\$3.95	4060
33-20-02-18-415-004	164 SPARTAN	08/05/19	\$183,000	WD	\$183,000	---	\$36,600	66.2	149.0	0.22	\$553	\$166,364	\$3.82	4060
Totals:			\$3,307,390		\$3,307,390			Average Price Per Front Foot:			\$579			
											Average Price Per Acre:		\$193,148	
											Average Price Per Square Foot:		\$4.43	

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$580 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 2020 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
33-20-01-01-305-023	1368 RAMBLEWOOD	09/18/19	\$140,000	WD	\$140,000	---	\$35,000	68.4	124.0	0.21	\$512	\$166,667	\$3.83	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
33-20-01-01-315-014	812 CROWN	10/16/18	\$165,000	WD	\$165,000	---	\$41,250	65.1	121.0	0.19	\$634	\$217,105	\$4.98	4070
33-20-01-01-315-023	1969 N HARRISON	05/14/18	\$176,000	WD	\$176,000	---	\$44,000	66.1	125.0	0.20	\$666	\$220,000	\$5.05	4070
33-20-01-01-406-002	663 TARLETON	10/24/18	\$187,500	WD	\$187,500	---	\$46,875	74.8	114.0	0.22	\$627	\$213,068	\$4.89	4070
33-20-01-01-406-026	1937 RIVERIA	09/07/18	\$155,000	WD	\$155,000	---	\$38,750	64.8	120.0	0.19	\$598	\$203,947	\$4.68	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
33-20-01-01-407-014	1900 RIVERIA	01/18/19	\$167,900	WD	\$167,900	---	\$41,975	92.0	159.3	0.37	\$456	\$113,446	\$2.60	4070
33-20-01-12-107-002	1037 BLANCHETTE	04/18/18	\$188,250	WD	\$188,250	---	\$47,063	81.9	130.0	0.25	\$575	\$188,252	\$4.32	4070
33-20-01-12-109-010	1525 GILCREST	06/17/19	\$216,000	WD	\$216,000	---	\$54,000	114.2	151.0	0.38	\$473	\$142,105	\$3.26	4070
33-20-01-12-111-004	803 DARLINGTON	05/21/18	\$202,500	WD	\$202,500	---	\$50,625	106.0	140.0	0.34	\$478	\$148,897	\$3.42	4070
33-20-01-12-115-002	1551 GREENVIEW	07/03/19	\$239,503	WD	\$239,503	---	\$59,876	128.0	125.0	0.39	\$468	\$153,528	\$3.52	4070
33-20-01-12-116-006	1501 SHERWOOD	08/29/18	\$199,000	WD	\$199,000	---	\$49,750	108.1	151.0	0.36	\$460	\$138,194	\$3.17	4070
33-20-01-12-202-003	702 GAINSBOROUGH	12/06/18	\$200,000	WD	\$200,000	---	\$50,000	103.5	150.0	0.34	\$483	\$147,059	\$3.38	4070
33-20-01-12-202-004	626 GAINSBOROUGH	02/15/19	\$191,000	WD	\$191,000	---	\$47,750	103.5	150.0	0.34	\$461	\$140,441	\$3.22	4070
33-20-01-12-205-007	1510 COLORADO	10/10/18	\$210,000	WD	\$210,000	---	\$52,500	84.5	100.0	0.23	\$621	\$228,261	\$5.24	4070
33-20-01-12-206-016	134 LOREE	10/19/18	\$169,000	WD	\$169,000	---	\$42,250	74.1	120.0	0.22	\$570	\$192,045	\$4.41	4070
33-20-01-12-207-005	1441 GLENHAVEN	06/04/18	\$190,000	WD	\$190,000	---	\$47,500	103.5	150.0	0.34	\$459	\$139,706	\$3.21	4070
33-20-01-12-208-025	1525 ROXBURGH	12/21/18	\$166,000	WD	\$166,000	---	\$41,500	78.0	95.0	0.21	\$532	\$197,619	\$4.54	4070
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
33-20-01-12-210-004	211 LOREE	04/04/19	\$197,900	WD	\$197,900	---	\$49,475	74.5	138.0	0.24	\$664	\$206,146	\$4.73	4070
Totals:			\$4,216,053		\$4,216,053			Average Price Per Front Foot:			\$550			
											Average Price Per Acre:		\$178,933	
											Average Price Per Square Foot:		\$4.11	

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$550 PER FRONT FOOT WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instrument	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Sale Price Per Front Foot	Sale Price Per Acre	Sale Price Per Square Foot	ECF Area
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	10/30/19	\$175,900	WD	\$175,900	---	\$43,975	52.5	92.0	0.13	\$838	\$338,269	\$7.77	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
33-20-01-12-311-004	726 TOURAINE	02/19/19	\$214,000	WD	\$214,000	---	\$53,500	66.6	108.7	0.18	\$803	\$297,222	\$6.82	4080
33-20-01-12-319-005	819 SOUTHLAWN	08/29/18	\$317,000	WD	\$317,000	---	\$79,250	83.5	163.0	0.27	\$949	\$293,519	\$6.74	4080
33-20-01-12-405-009	1030 GLENHAVEN	08/30/18	\$200,000	WD	\$200,000	---	\$50,000	79.2	146.0	0.24	\$631	\$208,333	\$4.78	4080
33-20-01-12-415-014	830 GLENHAVEN	12/28/18	\$420,000	WD	\$420,000	---	\$105,000	121.4	141.0	0.36	\$865	\$291,667	\$6.70	4080
33-20-01-12-423-001	515 CENTERLAWN	08/17/18	\$350,000	WD	\$350,000	---	\$87,500	96.6	93.8	0.24	\$906	\$364,583	\$8.37	4080
33-20-01-12-424-010	421 CENTERLAWN	05/01/18	\$194,750	WD	\$194,750	---	\$48,688	71.7	126.0	0.20	\$679	\$243,440	\$5.59	4080
33-20-01-12-431-011	711 SUNSET	09/10/18	\$197,000	WD	\$197,000	---	\$49,250	63.1	165.0	0.20	\$781	\$246,250	\$5.65	4080
33-20-01-12-431-016	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
33-20-01-13-102-003	1112 WILDWOOD	09/28/18	\$227,500	WD	\$227,500	---	\$56,875	50.0	120.0	0.14	\$1,138	\$406,250	\$9.33	4080
33-20-01-13-104-002	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
33-20-01-13-106-007	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
33-20-01-13-107-015	522 E OAKWOOD	03/08/19	\$168,000	WD	\$168,000	---	\$42,000	49.0	120.0	0.14	\$857	\$300,000	\$6.89	4080
33-20-01-13-204-019	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
33-20-01-13-208-011	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:			\$4,851,450		\$4,851,450			Average Price Per Front Foot:			\$926			
								Average Price Per Acre:			\$326,622			
								Average Price Per Square Foot:			\$7.50			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 25 PERCENT OF IMPROVED PARCEL SALES. A RATE OF \$925 PER FRONT FOOT WILL BE USED.