

**Tawas Township, Iosco County Land Value Study**  
**April 1, 2020 - March 31, 2022**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
101-019-100-005-00	361 N MCARDLE RD	10/09/20	WD	\$124,900	\$55,000	44.04	\$109,945	\$22,355	\$7,400	1.00	\$22,355	SEC	ALL SECTIONS
101-023-100-001-70	531 MILLER RD	12/15/21	WD	\$190,000	\$69,900	36.79	\$139,745	\$57,655	\$7,400	1.00	\$57,655	SEC	ALL SECTIONS
101-035-300-001-50	854 TOWNLINE RD	04/19/21	WD	\$186,000	\$84,400	45.38	\$168,877	\$24,523	\$7,400	1.00	\$24,523	SEC	ALL SECTIONS
101-023-200-005-00	254 N PLANK RD	05/11/21	WD	\$175,500	\$88,500	50.43	\$176,939	\$7,589	\$9,028	1.22	\$6,220	SEC	ALL SECTIONS
101-009-300-004-00	1110 LORENZ RD	02/26/21	WD	\$107,000	\$56,400	52.71	\$112,877	\$3,373	\$9,250	1.25	\$2,698	SEC	ALL SECTIONS
101-029-200-003-00	2311 W M-55	04/09/21	LC	\$150,000	\$60,600	40.40	\$143,212	\$16,260	\$9,472	1.28	\$12,703	SEC	ALL SECTIONS
101-024-300-013-00	432 M-55	10/13/21	WD	\$159,900	\$71,100	44.47	\$142,218	\$27,894	\$10,212	1.38	\$20,213	SEC	ALL SECTIONS
101-021-300-001-50	1984 M-55	02/23/22	WD	\$110,000	\$58,100	52.82	\$116,204	\$5,076	\$11,280	1.55	\$3,269	SEC	ALL SECTIONS
100-006-100-005-90	1164 S MCARDLE RD	10/27/21	WD	\$160,000	\$64,900	40.56	\$129,836	\$42,148	\$11,984	1.76	\$23,948	SEC	ALL SECTIONS
101-026-100-008-50	732 ANSCHUETZ DR	10/27/21	WD	\$277,500	\$90,800	32.72	\$181,442	\$110,747	\$14,689	1.99	\$55,792	SEC	ALL SECTIONS

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$1,640,800</b>	<b>\$699,700</b>		<b>\$1,421,295</b>	<b>\$317,620</b>	<b>\$98,115</b>	<b>13.43</b>			
<b>1-1.99 ACRES</b>	<b>**MULT PARCEL</b>					<b>Sale. Ratio =&gt;</b>	<b>42.64</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>6.68</b>			<b>per Net Acre=&gt;</b>	<b>23,653.56</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
100-002-100-025-00	714 RUEL RD	04/01/21	WD	\$170,000	\$83,500	49.12	\$167,069	\$15,923	\$12,992	2.03	\$7,844	SEC	ALL SECTIONS
101-025-200-003-00	433 M-55	04/22/20	WD	\$122,500	\$50,300	41.06	\$100,726	\$37,425	\$15,651	2.12	\$17,695	SEC	ALL SECTIONS
<b>101-023-400-002-50</b>	<b>PLANK RD</b>	<b>09/02/21</b>	<b>WD</b>	<b>\$15,000</b>	<b>\$7,700</b>	<b>51.33</b>	<b>\$15,386</b>	<b>\$15,000</b>	<b>\$15,386</b>	<b>2.40</b>	<b>\$6,240</b>	<b>SEC</b>	<b>ALL SECTIONS</b>
101-025-100-005-00	191 W M-55	11/25/20	WD	\$275,000	\$108,000	39.27	\$215,989	\$75,011	\$16,000	2.50	\$30,004	SEC	ALL SECTIONS
101-009-100-003-00	1258 N PLANK RD	06/30/21	WD	\$157,000	\$68,400	43.57	\$136,866	\$35,782	\$15,648	3.04	\$11,770	SEC	ALL SECTIONS
101-016-100-002-00	997 PLANK RD	11/12/21	WD	\$160,000	\$81,200	50.75	\$162,405	\$13,023	\$15,428	3.46	\$3,764	SEC	ALL SECTIONS

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$899,500</b>	<b>\$399,100</b>		<b>\$798,441</b>	<b>\$192,164</b>	<b>\$91,105</b>	<b>15.55</b>			
<b>2-3.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>44.37</b>			<b>Average</b>			
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>5.22</b>			<b>per Net Acre=&gt;</b>	<b>12,358.61</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
101-021-400-001-20	1612 W M 55	11/12/21	WD	\$264,900	\$121,100	45.72	\$242,143	\$39,557	\$16,800	4.00	\$9,889	SEC	ALL SECTIONS
101-035-400-007-00	602 TOWNLINE RD	10/08/20	WD	\$40,000	\$20,300	50.75	\$40,616	\$16,184	\$16,800	4.00	\$4,046	SEC	ALL SECTIONS
101-026-400-002-55	443 S REMINGTON	07/21/20	WD	\$360,000	\$168,300	46.75	\$336,508	\$40,952	\$17,460	4.30	\$9,524	SEC	ALL SECTIONS
101-014-300-003-75	635 KOBBS RD	12/10/21	WD	\$305,000	\$134,500	44.10	\$268,949	\$55,051	\$19,000	5.00	\$11,010	SEC	ALL SECTIONS
<b>101-034-300-005-51*</b>	<b>TOWNLINE RD</b>	<b>09/21/21</b>	<b>WD</b>	<b>\$17,000</b>	<b>\$8,500</b>	<b>50.00</b>	<b>\$19,000</b>	<b>\$17,000</b>	<b>\$19,000</b>	<b>5.00</b>	<b>\$3,400</b>	<b>SEC</b>	<b>ALL SECTIONS</b>
<b>101-034-300-005-52*</b>	<b>TOWNLINE RD</b>	<b>09/21/21</b>	<b>WD</b>	<b>\$17,000</b>	<b>\$8,500</b>	<b>50.00</b>	<b>\$19,000</b>	<b>\$17,000</b>	<b>\$19,000</b>	<b>5.00</b>	<b>\$3,400</b>	<b>SEC</b>	<b>ALL SECTIONS</b>
101-036-200-002-00	195 MEADOW RD	07/28/21	WD	\$295,500	\$109,800	37.16	\$219,525	\$98,509	\$22,534	6.14	\$16,044	SEC	ALL SECTIONS
<b>100-003-200-001-20*</b>	<b>OATES RD</b>	<b>11/17/21</b>	<b>WD</b>	<b>\$12,600</b>	<b>\$5,700</b>	<b>45.24</b>	<b>\$23,030</b>	<b>\$12,600</b>	<b>\$23,030</b>	<b>6.30</b>	<b>\$2,000</b>	<b>SEC</b>	<b>ALL SECTIONS</b>
101-023-400-001-20	138 N PLANK RD	05/14/21	WD	\$279,900	\$98,800	35.30	\$197,603	\$107,311	\$25,014	6.94	\$15,463	SEC	ALL SECTIONS
101-036-200-003-00	235 MEADOW RD	07/08/21	WD	\$300,000	\$106,200	35.40	\$212,410	\$114,006	\$26,416	7.76	\$14,691	SEC	ALL SECTIONS

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$1,891,900</b>	<b>\$781,700</b>		<b>\$1,578,784</b>	<b>\$518,170</b>	<b>\$205,054</b>	<b>54.44</b>			
<b>4-9.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>41.32</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>6.02</b>			<b>per Net Acre=&gt;</b>	<b>9,518.19</b>		

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100-003-200-001-40*	OATES RD	02/03/22	WD	\$42,500	\$15,000	35.29	\$30,000	\$42,500	\$30,000	10.00	\$4,250	SEC	ALL SECTIONS
101-020-200-002-25*	MILLER RD	12/29/20	WD	\$35,000	\$15,000	42.86	\$30,000	\$35,000	\$30,000	10.00	\$3,500	SEC	ALL SECTIONS
100-003-100-001-10*	KOBS RD	01/06/21	WD	\$35,000	\$15,100	43.14	\$30,126	\$35,000	\$30,126	10.07	\$3,476	SEC	ALL SECTIONS
100-006-100-001-05*	TOWNLINE RD	09/04/20	WD	\$25,000	\$15,100	60.40	\$30,270	\$25,000	\$30,270	10.15	\$2,463	SEC	ALL SECTIONS
101-014-200-004-25	900 N KOBS RD	05/21/21	WD	\$345,000	\$167,500	48.55	\$334,949	\$40,411	\$30,360	10.20	\$3,962	SEC	ALL SECTIONS
100-004-200-007-55	1181 S LORENZ RD	10/21/20	WD	\$285,000	\$126,600	44.42	\$253,204	\$67,988	\$36,192	13.44	\$5,059	SEC	ALL SECTIONS
<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$767,500</b>	<b>\$354,300</b>		<b>\$708,549</b>	<b>\$245,899</b>	<b>\$186,948</b>	<b>63.86</b>			
<b>10-14.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>46.16</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>8.35</b>			<b>per Net Acre=&gt;</b>	<b>3,850.60</b>		

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101-009-300-003-00*	LORENZ RD	09/10/21	WD	\$55,000	\$19,500	35.45	\$39,000	\$55,000	\$39,000	15.00	\$3,667	SEC	ALL SECTIONS
101-030-200-005-00	239 CHAMBERS RD	04/21/20	WD	\$159,500	\$93,800	58.81	\$187,630	\$10,870	\$39,000	15.00	\$725	SEC	ALL SECTIONS
100-003-100-011-50*	KOBS RD	01/25/21	WD	\$48,000	\$21,900	45.63	\$43,784	\$48,000	\$43,784	16.84	\$2,850	SEC	ALL SECTIONS
<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$262,500</b>	<b>\$135,200</b>		<b>\$270,414</b>	<b>\$113,870</b>	<b>\$121,784</b>	<b>46.84</b>			
<b>15-19.99 ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>51.50</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>11.71</b>			<b>per Net Acre=&gt;</b>	<b>2,431.04</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
101-019-300-004-50	114 N CHAMBERS RD	08/21/20	WD	\$60,000	\$35,300	58.83	\$70,620	\$41,380	\$52,000	20.00	\$2,069	SEC	ALL SECTIONS
<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$60,000</b>	<b>\$35,300</b>		<b>\$70,620</b>	<b>\$41,380</b>	<b>\$52,000</b>	<b>20.00</b>			
<b>20 ACRES</b>						<b>Sale. Ratio =&gt;</b>	<b>58.83</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>2,069.00</b>		

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100-003-400-003-00	1044 WHITTEMORE RD	07/30/21	WD	\$141,000	\$50,600	35.89	\$101,184	\$102,816	\$63,000	30.00	\$3,427	SEC	ALL SECTIONS
101-030-200-007-00**	2931 M-55	06/15/20	WD	\$149,000	\$96,000	64.43	\$191,981	\$39,367	\$82,348	30.22	\$1,303	SEC	ALL SECTIONS
101-031-400-004-00	2722 TOWNLINE RD	05/14/21	LC	\$75,000	\$38,000	50.67	\$80,199	\$75,000	\$80,199	38.19	\$1,964	SEC	ALL SECTIONS
<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$365,000</b>	<b>\$184,600</b>		<b>\$373,364</b>	<b>\$217,183</b>	<b>\$225,547</b>	<b>98.41</b>			
<b>30-39.99 ACRES</b>	<b>**MULT PARCEL</b>					<b>Sale. Ratio =&gt;</b>	<b>50.58</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>14.27</b>			<b>per Net Acre=&gt;</b>	<b>2,206.92</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
101-018-300-001-40	2958 W MILLER RD	08/07/20	WD	\$399,000	\$164,100	41.13	\$328,260	\$155,934	\$85,194	41.99	\$3,714	SEC	ALL SECTIONS
101-017-100-001-00*	LORENZ RD	03/26/21	WD	\$140,000	\$69,000	49.29	\$138,000	\$140,000	\$138,000	80.00	\$1,750	SEC	ALL SECTIONS
<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$539,000</b>	<b>\$233,100</b>		<b>\$466,260</b>	<b>\$295,934</b>	<b>\$223,194</b>	<b>121.99</b>			
<b>40+ ACRES</b>	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>43.25</b>			<b>Average</b>			
	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>5.77</b>			<b>per Net Acre=&gt;</b>	<b>2,425.89</b>		

<b>ACREAGE RATES</b>											
ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023
1	\$ 7,400.00	\$ 7,400.00	3	\$ 5,200.00	\$ 5,200.00	10	\$ 3,000.00	\$ 3,400.00	30	\$ 2,100.00	\$ 2,100.00
1.5	\$ 7,400.00	\$ 7,400.00	4	\$ 4,200.00	\$ 4,000.00	15	\$ 2,600.00	\$ 2,600.00	40	\$ 2,100.00	\$ 2,100.00
2	\$ 6,400.00	\$ 6,200.00	5	\$ 3,800.00	\$ 3,400.00	20	\$ 2,600.00	\$ 2,200.00	50	\$ 1,800.00	\$ 1,750.00
2.5	\$ 6,400.00	\$ 6,200.00	7	\$ 3,600.00	\$ 3,400.00	25	\$ 2,200.00	\$ 2,100.00	100	\$ 1,700.00	\$ 1,700.00

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100-002-100-007-00	497 TOWNLINE RD	06/01/21	WD	\$70,000	\$29,100	41.57	\$58,179	\$17,616	\$5,795	92.00	255.0	\$182	RES 60/200
101-015-300-002-00	1283 LAIDLAW RD	11/24/21	WD	\$146,000	\$69,000	47.26	\$138,007	\$18,872	\$10,879	183.00	191.0	\$104	RES 60/200
101-023-400-005-00**	200 N PLANK RD	10/15/21	WD	\$150,000	\$72,900	48.60	\$145,863	\$22,727	\$18,590	300.00	470.0	\$73	RES 60/200
101-023-400-022-00**	M-55	07/13/20	WD	\$21,000	\$22,100	105.24	\$44,264	\$21,000	\$43,764	280.00	840.0	\$74	RES 60/200
101-023-400-030-00**	514 M-55	12/14/21	WD	\$80,000	\$35,900	44.88	\$71,797	\$15,516	\$7,313	140.00	200.0	\$127	RES 60/200
101-024-300-014-00	436 M-55	12/30/20	MLC	\$65,000	\$30,500	46.92	\$61,027	\$7,710	\$3,737	60.00	241.2	\$124	RES 60/200
101-025-100-020-00	421 EMILY DR	12/30/21	WD	\$75,000	\$39,400	52.53	\$78,890	\$146	\$4,036	66.00	220.0	\$2	RES 60/200
101-025-100-031-00	103 EMILY DR	06/10/21	WD	\$71,000	\$33,700	47.46	\$67,468	\$11,604	\$8,072	132.00	220.0	\$86	RES 60/200
101-025-200-002-40	461 M-55	11/16/21	WD	\$60,000	\$15,800	26.33	\$31,640	\$33,948	\$5,588	98.00	155.0	\$365	RES 60/200
101-034-100-005-00	1085 MEADOW RD	11/19/21	LC	\$55,000	\$21,300	38.73	\$42,613	\$22,450	\$10,063	165.00	217.0	\$134	RES 60/200
101-035-400-003-00	510 TOWNLINE RD	03/25/21	WD	\$85,000	\$42,600	50.12	\$85,283	\$5,991	\$6,274	100.00	250.0	\$57	RES 60/200
102-T10-000-035-00	558 COURT ST	11/19/20	WD	\$114,000	\$57,300	50.26	\$114,659	\$9,916	\$10,575	180.00	180.0	\$56	RES 60/200

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$992,000</b>	<b>\$469,600</b>		<b>\$939,690</b>	<b>\$187,496</b>	<b>\$134,686</b>				
<b>FRONT FOOT RATES</b>	<b>**MULT PARCEL</b>					<b>Sale. Ratio =&gt;</b>	<b>47.34</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>18.75</b>		<b>per FF=&gt;</b>			<b>\$104</b>	
								<b>2022 FF RATE =&gt;</b>	<b>\$ 60.00</b>	<b>2023 FF RATE =&gt;</b>	<b>\$ 60.00</b>		

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100-003-200-003-00	1271 TOWNLINE RD	06/24/20	WD	\$63,000	\$41,000	65.08	\$81,943	(\$11,322)	\$7,621	132.00	165.0	(\$89)	RES 60/200
101-023-400-017-00	628 W M-55	06/18/21	WD	\$106,000	\$57,900	54.62	\$115,711	(\$3,711)	\$6,000	100.00	200.0	(\$37)	RES 60/200
101-023-400-027-00	530 M-55	11/30/20	WD	\$108,000	\$68,100	63.06	\$136,246	(\$17,340)	\$10,906	180.00	210.0	(\$95)	RES 60/200
101-023-400-032-00	25 PLANK RD	12/07/20	WD	\$62,000	\$42,600	68.71	\$85,238	(\$19,596)	\$3,642	67.00	122.0	(\$323)	RES 60/200
101-025-100-014-00**	410 EMILY DR	01/29/21	WD	\$69,200	\$39,100	56.50	\$78,200	(\$24)	\$8,976	132.00	748.0	\$0	RES 60/200
101-025-200-017-00	242 S PLANK RD	08/25/21	WD	\$135,000	\$77,900	57.70	\$155,822	(\$13,936)	\$6,886	120.00	160.0	(\$121)	RES 60/200
101-025-200-024-00	334 PLANK RD	01/31/21	WD	\$140,000	\$74,900	53.50	\$149,890	(\$14)	\$9,876	163.00	210.0	\$0	RES 60/200
102-F10-000-001-00	1509 M-55	03/22/22	WD	\$85,000	\$59,700	70.24	\$119,326	(\$25,326)	\$9,000	150.00	200.0	(\$169)	RES 60/200
102-P10-000-003-00**	129 PLANK RD	01/07/21	WD	\$125,000	\$101,300	81.04	\$202,459	(\$54,706)	\$22,753	420.00	240.0	(\$144)	RES 60/200

<b>RESIDENTIAL</b>	<b>Totals:</b>			<b>\$893,200</b>	<b>\$562,500</b>		<b>\$1,124,835</b>	<b>(\$145,975)</b>	<b>\$85,660</b>				
<b>NOT INCLUDED SALES</b>	<b>**MULT PARCEL</b>					<b>Sale. Ratio =&gt;</b>	<b>62.98</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>8.97</b>		<b>per FF=&gt;</b>			<b>(\$102.25)</b>	

*\*WITH SO MANY NEGATIVE SALES, FF RATE OF \$60 IS BEING MAINTAINED.*

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050-016-300-001-00	4758 MILLER RD	08/20/20	WD	\$275,000	\$149,200	54.25	\$316,727	\$128,553	\$170,280	100.00	100.00	\$1,286	101
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	WD	\$230,500	\$99,800	43.30	\$200,620	\$64,080	\$34,200	40.00	20.00	\$1,602	101
<b>070-020-100-002-00***</b>	<b>8203 ESMOND RD</b>	<b>08/26/21</b>	<b>WD</b>	<b>\$175,000</b>	<b>\$81,800</b>	<b>46.74</b>	<b>\$143,280</b>	<b>\$175,000</b>	<b>\$143,280</b>	<b>80.80</b>	<b>40.43</b>	<b>\$2,166</b>	<b>102</b>
<b>070-023-100-003-00*</b>	<b>TOWERLINE RD</b>	<b>06/04/21</b>	<b>WD</b>	<b>\$70,000</b>	<b>\$35,100</b>	<b>50.14</b>	<b>\$62,568</b>	<b>\$70,000</b>	<b>\$62,568</b>	<b>35.00</b>	<b>35.00</b>	<b>\$2,000</b>	<b>102</b>
<b>070-028-300-001-00*</b>	<b>N WILSON CREEK RD</b>	<b>10/26/21</b>	<b>WD</b>	<b>\$200,000</b>	<b>\$123,500</b>	<b>61.75</b>	<b>\$210,420</b>	<b>\$200,000</b>	<b>\$210,420</b>	<b>120.46</b>	<b>120.46</b>	<b>\$1,660</b>	<b>102</b>
080-027-100-001-00	100 S M65	09/04/20	WD	\$285,000	\$193,800	68.00	\$378,152	\$99,736	\$192,888	111.26	111.26	\$896	101
101-010-300-001-00	1284 SPARTON RD	01/21/22	WD	\$450,000	\$193,000	42.89	\$386,056	\$389,834	\$325,890	185.30	185.30	\$2,104	101
101-015-200-005-00	1368 LAIDLAW RD	11/20/20	WD	\$205,000	\$78,400	38.24	\$148,553	\$110,735	\$54,288	38.73	38.73	\$2,859	101
101-028-400-001-50	1582 MEADOW RD	09/22/21	WD	\$370,000	\$140,500	37.97	\$280,987	\$157,413	\$68,400	40.00	40.00	\$3,935	101
<b>101-029-200-002-30*</b>	<b>M-55</b>	<b>06/27/21</b>	<b>WD</b>	<b>\$8,560</b>	<b>\$4,100</b>	<b>47.90</b>	<b>\$7,704</b>	<b>\$8,560</b>	<b>\$7,704</b>	<b>4.28</b>	<b>4.28</b>	<b>\$2,000</b>	<b>102</b>
141-A10-002-001-00	300 W SHERMAN ST	05/26/21	WD	\$218,800	\$76,400	34.92	\$179,126	\$86,150	\$46,476	27.00	27.00	\$3,191	101
<b>AGRICULTURAL</b>		<b>Totals:</b>		<b>\$2,487,860</b>	<b>\$1,175,600</b>		<b>\$2,314,193</b>	<b>\$1,490,061</b>	<b>\$1,316,394</b>	<b>782.83</b>	<b>722.46</b>		
	<b>*VACANT</b>					<b>Sale. Ratio =&gt;</b>	<b>47.25</b>			<b>Average</b>			
<b>COUNTY WIDE STUDY</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>10.24</b>			<b>per Net Acre=&gt;</b>	<b>1,903.43</b>		
								<b>2022 P/A RATE =&gt;</b>	<b>\$1,800</b>	<b>2023 P/A RATE=&gt;</b>	<b>\$1,900.00</b>		