

CODES AND DESCRIPTIONS

NEIGHBORHOOD #1

I

COMMERICAL AND INDUSTRIAL

PARCEL NUMBER	SALE DATE	SALE PRIC	ADJ SALE	NET ACRI	\$ ACRES	LIBER/PAGE
16-27-255-014	5/20/2022	60,000	60,000	0.5	9,000	488-7577
NOT USED FC SALE						
16-27-256-022	6/29/2022	75,000	75,000	1.9	11,000	489-3411
ONLY ONE SALE TO USE						
PLEASE REFER TO COUNTY						
REVIEW SHEETS I USED.						
COMMERCIAL ABOVE						
INDUSTRIAL BELOW						
NO SALES USED COUNTY						
DATA AND ADJ TOWNSHIP						
INFORMATION.						
INDUSTRIAL IS ALL PARCELS						
OWNED BY CONSUMERS						
ENERGY.						

VACANT LAND SALES FOR 2024 BIG PRAIRIE TOWNSHIP - Commercial

1 Acre	8,000	3Acre	15,000	10Acre	28,000	30 Acre	54,000
1.5 Acre	8,000	4 Acre	25,000	15 Acre	28,000	40 Acre	78,000
2Acre	10,000	5 Acre	20,000	20 Acre	36,000	50 Acre	90,000
2.5 Acre	10,000	7 Acre	20,000	25 Acre	50,000	100 Acre	160,000

BIG PRAIRIE TOWNSHIP Industrial Land Values

1 ACRE	5,000	3 ACRE	15,000	10 ACRE	38,000	30 ACRE	64,000
1.5 ACRE	6,500	4 ACRE	20,000	15 ACRE	38,000	40 ACRE	84,000
2 ACRE	8,500	5 ACRE	20,000	20 ACRE	48,000	50 ACRE	120,000
2.5 ACRE	10,000	7 ACRE	20,000	25 ACRE	52,000	100 ACRE	160,000

INDUSTRIAL VACANT LAND SALES 2024

BIIG PRAIRIE TOWNSHIP

There are no vacant land sales or any sales in the industrial class for ~~class~~ for 2024
All parcels are owned by consumers Energy.

1 ACRE	5,000	3 ACRE	15,000	10 ACRE	38,000	30 ACRE	64,000
1.5 ACRE	6,500	4 ACRE	20,000	15 ACRE	38,000	40 ACRE	84,000
2 ACRE	8,500	5 ACRE	20,000	20 ACRE	48,000	50 ACRE	120,000
2.5 ACRE	10,000	7 ACRE	20,000	25 ACRE	52,000	100 ACRE	160,000

Front foot values remain at \$100 per front Foot for 2024

Land values and building values are also considered under the 5070 report filed by Consumers each year.

Township 2024 Roll
Commercial Industrial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$1.89	\$82,298	\$4,723
5,000	0.0115	\$1.28	\$55,856	\$6,411
7,500	0.0172	\$1.02	\$44,525	\$7,666
10,000	0.2300	\$0.87	\$37,909	\$8,703
12,500	0.0287	\$0.77	\$33,462	\$9,602
15,000	0.3440	\$0.69	\$30,219	\$10,406
20,000	0.4590	\$0.59	\$25,729	\$11,813
25,000	0.5740	\$0.52	\$22,711	\$13,034
30,000	0.6890	\$0.47	\$20,510	\$14,125
40,000	0.9180	\$0.40	\$17,462	\$16,035
50,000	1.1480	\$0.35	\$15,414	\$17,693
60,000	1.3770	\$0.32	\$13,920	\$19,174
87,120	2.0000	\$0.26	\$11,300	\$22,600
130,680	3.0000	\$0.21	\$9,008	\$27,023
174,240	4.0000	\$0.18	\$7,669	\$30,677
217,800	5.0000	\$0.16	\$6,770	\$33,848
435,600	10.0000	\$0.11	\$4,595	\$45,945
653,400	15.0000	\$0.08	\$3,663	\$54,938
871,200	20.0000	\$0.07	\$3,118	\$62,366
1,089,000	25.0000	\$0.06	\$2,753	\$68,813

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.38	\$16,649	\$16,649
65340	1.50	\$0.30	\$13,272	\$19,908
87120	2.00	\$0.26	\$11,300	\$22,600
108900	2.50	\$0.23	\$9,974	\$24,936
130680	3.00	\$0.21	\$9,008	\$27,023
174240	4.00	\$0.18	\$7,669	\$30,677
217800	5.00	\$0.16	\$6,770	\$33,848
304920	7.00	\$0.13	\$5,609	\$39,260
435600	10.00	\$0.11	\$4,595	\$45,945
653400	15.00	\$0.08	\$3,663	\$54,938
871200	20.00	\$0.07	\$3,118	\$62,366
1089000	25.00	\$0.06	\$2,753	\$68,813
1306800	30.00	\$0.06	\$2,486	\$74,573
1742400	40.00	\$0.05	\$2,116	\$84,656
2178000	50.00	\$0.04	\$1,868	\$93,407
4356000	100.00	\$0.03	\$1,268	\$126,791

Township SF Commercial/Industrial Land Value

Conclusions. Sales used in similar market in Newaygo County. Please see the Assessor for the Sales used in these conclusions as some of the sales are confidential or to be directed to the local unit Assessor. Information is deemed reliable but not guaranteed.

18-25-27E 8379 S MASON DR	06/09/21	\$160,000	\$160,000	\$67,500	\$126,755	\$38,204	\$121,796
18-25-40C 8669 S MASON DR	04/23/21	\$460,000	\$460,000	\$122,000	\$466,622	\$168,762	\$291,238
14-34-331 4424 S PARSON AVE	05/28/21	\$90,000	\$90,000	\$52,200	\$70,295	\$35,282	\$54,718
04-30-40C 5555 E 13 MILE RD	08/23/21	\$184,900	\$184,900	\$0	\$170,041	\$57,020	\$127,880
06-13-30C 7528 N WOODBRIDGE	11/19/21	\$55,000	\$55,000	\$17,800	\$59,782	\$21,176	\$33,824
17-01-30C 5594 S WARNER AVE	06/29/21	\$185,000	\$185,000	\$70,700	\$190,384	\$21,514	\$163,486
10-13-40C 2795 N MUNDY AVE	03/17/22	\$857,000	\$857,000	\$212,400	\$764,163	\$396,605	\$460,395
18-14-30C 1363 W 72ND ST	03/14/22	\$165,000	\$165,000	\$92,700	\$222,436	\$105,994	\$59,006
18-36-20C 16 W VARIE LANE	04/18/22	\$240,000	\$240,000	\$100,600	\$308,874	\$47,686	\$192,314
11-20-401 1970 N EVERGREEN DF	05/13/22	\$175,000	\$175,000	\$32,800	\$154,253	\$21,344	\$153,656
16-27-25E 3551 S DENNIS AVE	06/29/22	\$75,000	\$75,000	\$58,600	\$68,994	\$19,227	\$55,773
11-20-401 1970 N EVERGREEN DF	05/13/22	\$175,000	\$175,000	\$32,800	\$154,253	\$21,344	\$153,656

\$110,827	1.099	840	\$25,825	GARFIELD SW
\$267,745	1.088	7,200	\$125,186	CITY OF NEWAYGO
\$43,821	1.249	196	\$35,282	CITY OF FREMONT SW
\$141,453	0.904	3,768	\$33,866	BARTON N
\$48,318	0.700	1,085	\$18,686	MERRILL N
\$211,352	0.774	3,744	\$12,626	SHERIDAN SW
\$460,023	1.001	5,612	\$22,780	LINCOLN N
\$85,961	0.686	2,448	\$105,994	GARFIELD SW
\$299,785	0.642	4,928	\$47,686	GARFIELD SW
\$166,344	0.924	4,064	\$21,344	WILCOX N
\$62,287	0.895	2,560	\$16,350	BIG PRAIRIE N
\$166,344	0.924	4,064	\$21,344	WILCOX N

COMMERCIAL AND INDUSTRIAL E.C.F.

BIG PRAIRIE 2024

WITH ONLY 2 SALES, I REACHED OUT TO COUNTY DATA AND ADJ TOWNSHIP.

PARCEL	ADDRESS	SALE PRICE	TERMS	ADJ SALE	BLD RESIDUAL
16-27-255-014	7633 E 36TH	60,000	03- ARMS L	60,000	
16-27-256-022	3551 DENNIS	75,000	03-ARMS L	75,000	
15-29-300-006	3821 EVERGREEN	119,000	03-ARM L	119,000	
15-32-100-004	4023 EVERGREEN	109,967	03-ARM L	119,000	
		363,967		363,967	
				TOTAL	238,600

SEE ATT FOR ALL SALES USED FOR COMMERCIAL AND INDUSTRIAL

COST MAN	ECF	AREA	CLASS	SALE DATE
		0.895 BIG P	201	5/20/2022
		0.756 BIG P	201	6/9/2000
		0.327 EVERT	201	12/28/2022
		0.7 EVERT	201	2/21/2023

480,911 ECF .554

Post Man	E.C.F.	Floor Area	Value	Table
\$227,936	0.327	3,265	\$30,829	EVERETT N
\$130,014	0.700	1,565	\$13,444	EVERETT N
\$58,029	0.756	1,008	\$10,395	BIG PRAIRIE N
\$62,287	0.895	2,560	\$16,350	BIG PRAIRIE N
\$478,265				
E.C.F. =>	0.554			
Ave. E.C.F	0.670			

\$110,827	1.099	840	\$25,825	GARFIELD SW
\$267,745	1.088	7,200	\$125,186	CITY OF NEWAYGO
\$43,821	1.249	196	\$35,282	CITY OF FREMONT SW
\$141,453	0.904	3,768	\$33,866	BARTON N
\$48,318	0.700	1,085	\$18,686	MERRILL N
\$211,352	0.774	3,744	\$12,626	SHERIDAN SW
\$460,023	1.001	5,612	\$22,780	LINCOLN N
\$85,961	0.686	2,448	\$105,994	GARFIELD SW
\$299,785	0.642	4,928	\$47,686	GARFIELD SW
\$166,344	0.924	4,064	\$21,344	WILCOX N
\$62,287	0.895	2,560	\$16,350	BIG PRAIRIE N
\$166,344	0.924	4,064	\$21,344	WILCOX N

2023 for 2024 Commercial and Industrial ECF

Parcel Numb	Street Address	Sale Date	Sale Price	Adj. Sale \$/Sq. Ft.	When Sold	Appraisal and + Yardage	Residual
15-29-30C	3821 S EVERGREEN DR	12/28/22	\$119,000	\$119,000	\$93,500	\$226,570	\$44,449
15-32-10C	4023 S EVERGREEN DR	02/21/23	\$109,967	\$109,967	\$46,600	\$122,850	\$18,969
16-27-25E	7633 E 36TH ST	05/20/22	\$60,000	\$60,000	\$39,900	\$62,497	\$16,132
16-27-25E	3551 S DENNIS AVE	06/29/22	\$75,000	\$75,000	\$58,600	\$68,994	\$19,227
Totals:			\$363,967	\$363,967	\$238,600	\$480,911	\$265,190

Sale. Ratio =>

Std. Dev. =>

Used Data from County due to limited data within

Township

Commercial ECF Used

0.554

*USED
0.554*

Not Used

18-25-27E	8379 S MASON DR	06/09/21	\$160,000	\$160,000	\$67,500	\$126,755	\$38,204
18-25-40C	8669 S MASON DR	04/23/21	\$460,000	\$460,000	\$122,000	\$466,622	\$168,762
14-34-331	4424 S PARSON AVE	05/28/21	\$90,000	\$90,000	\$52,200	\$70,295	\$35,282
04-30-40C	5555 E 13 MILE RD	08/23/21	\$184,900	\$184,900	\$0	\$170,041	\$57,020
06-13-30C	7528 N WOODBRIDGE	11/19/21	\$55,000	\$55,000	\$17,800	\$59,782	\$21,176
17-01-30C	5594 S WARNER AVE	06/29/21	\$185,000	\$185,000	\$70,700	\$190,384	\$21,514
10-13-40C	2795 N MUNDY AVE	03/17/22	\$857,000	\$857,000	\$212,400	\$764,163	\$396,605
18-14-30C	1363 W 72ND ST	03/14/22	\$165,000	\$165,000	\$92,700	\$222,436	\$105,994
18-36-20C	16 W VARIE LANE	04/18/22	\$240,000	\$240,000	\$100,600	\$308,874	\$47,686
11-20-401	1970 N EVERGREEN DR	05/13/22	\$175,000	\$175,000	\$32,800	\$154,253	\$21,344
16-27-25E	3551 S DENNIS AVE	06/29/22	\$75,000	\$75,000	\$58,600	\$68,994	\$19,227
11-20-401	1970 N EVERGREEN DR	05/13/22	\$175,000	\$175,000	\$32,800	\$154,253	\$21,344

CODES AND DESCRIPTIONS
BIG PRAIRIE NEIGHBORHOOD #2

I

- (DA WE)-IDA WESTGATE
- (IDA-IDA) WESTGATE
- (WESTG-IDA) WESTGATE#4
- (SPORT)- SPORTSMA PARK
- (WOOD)-WOODRUFF RIVERSIDE
- (WOOD2)-WOODRUFF RIVERSIDE #2

Neighborhoods Used: ANDRS - Andersonville, DA WE - IDA WESTGATE, SPORT - Sportman's Park, TUT - Tutville,
WESTG - Ida J. Westgate Plat #4, WOOD - Woodruff Riverside, WOOD2 - Woodruff Riverside #2,
IDA W - IDA WESTGATE

N-B #2

2508 S FAWN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-21-131-003 12/12/2022 SPORT 401 146,300 15,307
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 130,993 79,970 1.638

1655 S CAMP AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-14-237-007 11/17/2022 WESTG 401 160,000 15,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 145,000 100,552 1.442

8104 E KNIGHT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-23-155-005 12/23/2021 WOOD2 401 47,500 16,190
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 47 31,310 31,026 1.009

2555 S FAWN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-21-130-018 08/24/2021 SPORT 401 117,550 12,287
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 50 95,779 63,588 1.506
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9484 6297 1.506

1774 S CAMP AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-14-242-003 08/16/2021 WESTG 401 127,000 11,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 79 115,500 64,324 1.796

8186 E RAY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-23-153-009 07/21/2021 WOOD 401 100,000 14,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 86,000 69,262 1.242

8764 DIANNA
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-14-242-001 05/18/2021 IDA W 401 138,000 19,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 65 118,650 87,245 1.360

6623 E DEERWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-21-131-011 04/26/2021 SPORT 401 159,900 12,356
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 147,544 125,606 1.175

1616 S CAMP AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-14-236-003 04/05/2021 WESTG 401 60,000 4,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 73 55,200 64,766 0.852

Parcel Number	Street Address	Sale Date	Sale Price	nrst	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	vsd/Adj. Sal	Cur. Appraisals	and Residu
16-21-131-017	6683 E DEERWOOD DR	11/15/21	\$5,000	WD	03-ARMS LENGTH	\$5,000	\$6,800	136.00	\$13,643	\$5,000
16-21-133-014		10/03/21	\$12,500	QC	03-ARMS LENGTH	\$12,500	\$6,200	49.60	\$12,410	\$12,500
Totals:			\$17,500			\$17,500	\$13,000		\$26,053	\$17,500

Sale. Ratio =
Std. Dev. =>

BIG PRAIRIE

NEIBORHOOD # 2

THESE GROUPS HAVE ASSO. AND LEASE AGGREMENTS TO HARDY PONE FOR DOCKS.
AVERAGE FF VALUE IS \$100 TO \$175 PER FF. I DID NOT BASE TOTALS ON JUST THE 2 SALES LISTED.

st. Land Value	FF=c.	From	Depth	Net Acres	Total Acres	Dollars/Polars/Act	Dollars/SqF	Actual Front	ECF Area	Libert/Page	Land Table	W/Class
\$13,643		113.7	145.0	0.33	0.33	\$44	\$15,015	100.00	SPORT	486-5115	Sportman's Park	CT 402
\$12,410		103.4	120.0	0.28	0.28	\$121	\$45,455	100.00	SPORT		Sportman's Park	CT 402
\$26,053		217.1		0.61	0.61							
Average				Average			Average					
per FF=>				per Net A	#####		per SqFt=>					

CODES AND DESCRIPTIONS

NEIGHBORHOOD #3

I

(CORY) CORY ACRES

(HCKBC) ST ADDITION HICHORY BEACH

(HRYDK) HORDYKS

(MKPIN) MUSKEGON PINES

(LINI) LINIDA #1

(LINI) LINIDA #2

PARCEL NUMBER	SALE DATE	SALE PRIC	ADJ SALE	FF	PER FF	LIBER/PAGE
16-32-329-010	7/15/2022	5,000	5,000	160 BL		489-4270
16-32-329-029	7/15/2022	5,000	5,000	100BL		489-4264
16-32-329-019 OUT SIDE	10/24/23	48,000	48,000	FF132	363	494-6192
With only 2 vacant sales=	NOT USED	TRADE				
LINDIA WATER FF	\$900					
LINDIA BACK LOTS	\$220		110			AVG
MUSK PINES WATER FF	\$800					
MUSK PINES BACK LOTS	\$165		110			AVG
HICKORY BEACH WFF	\$900					
HORDYK BACK LOTS			125			AVG
CORY ACRES WFF	\$400		200	100		AVG
BACK LOTS						
NO ACREAGE SALES						
FOR WOODED BACK LOTS						

VACANT LAND SALES FOR 2024

NEIGHBO NO#3

1 Acre	4,000	3Acre	12,000	10Acre	22,000	30 Acre	60,000
1.5 Acre	5,000	4 Acre	12,000	15 Acre	28,000	40 Acre	80,000
2Acre	8,000	5 Acre	15,000	20 Acre	36,000	50 Acre	100,000
2.5 Acre	10,000	7 Acre	18,000	25 Acre	38,000	100 Acre	120,000

1 ACRE 4,000 3 ACRE 12,000 10 ACRE 22,000 30 ACRE 60,000
 1.5 ACRE 5,000 4 ACRE 12,000 15 ACRE 28,000 40 ACRE 80,000
 2 ACRE 8,000 5 ACRE 15,000 20 ACRE 26,000 50 ACRE 100,000
 2.5 ACRE 10,000 7 ACRE 18,000 25 ACRE 38,000 100 ACRE 120,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
16-32-329-010		07/15/22	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$12,000
16-32-329-029	PARTRIDGE LANE	07/15/22	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$7,500
Totals:						\$10,000	

BIG PRAIRIE GROUP # 3

This is waterfront parcels with NO VACANT SALES.
THE 2 SALES LISTED ARE BACK LOT SALES.

FRONT FF AVERAGE FOR RIVER IS AVERAGE OF \$900 FF WITH LOW BANK OF \$400 FF
BACK LOTS AVERAGE \$220FF

Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
Muskegon Pines	: 402 PLATTED LOT				
Muskegon Pines	: 402 PLATTED LOT				

Neighborhoods Used: HRDYK - Hordyk's, CORY - Cory Acres, HCKBC - 1ST Addition Hickory Beach, LIN1 - Linida #1, MKPIN - Muskegon Pines

N-N #3

4532 S TEAL LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-327-024 06/24/2022 MKPIN 401 190,000 71,604
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MANUFACTURED 77 118,396 98,177 1.206

5833 PARTRIDGE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-329-014 06/24/2022 MKPIN 401 150,000 15,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 135,000 90,681 1.489

4560 TEAL LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-327-023 04/11/2022 MKPIN 401 450,000 68,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 74 321,255 144,690 2.220
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 59995 27021 2.220

4741 S CROTON-HARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-33-101-002 12/10/2021 CORY 401 280,000 72,554
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 176,739 139,871 1.264
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 30707 24302 1.264

4479 S CROTON-HARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-28-386-005 09/08/2021 CORY 401 25,000 21,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 4,000 19,330 0.207

4510 S TEAL LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-327-013 06/16/2021 MKPIN 401 264,100 115,355
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 148,745 118,280 1.258

4510 S TEAL LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-327-026 06/16/2021 MKPIN 401 264,100 115,355
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 148,745 118,280 1.258

4532 S TEAL LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 16-32-327-024 05/21/2021 MKPIN 401 160,000 68,636
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MANUFACTURED 78 91,364 92,651 0.986

CODES AND DESCRIPTIONS**NEIGHBORHOOD #4**

I

(ANDRS) ANDERSONVILLE
(BRNFF) BRANIFF PINE POINT
(EH) EAST HARDY
(FHL) FOREST HILLS
(FHL2) FOREST HILLS #2
(FWPIN) FORWARD PINES
(GRDU) GRAND VIEW
(HARDY) HARDY ACRES
(KEND) KENDRICKS ACRES
(LAZYA) LAZY ACRES
(OAK) OAKWOOD
(OGGS) OGGS ACRES
(OXBVU) OXBOW VIEW
(OXBWM) OXBOW MANNOR
(PINGR) PINE GROVE
(PNDOA)POND OAKS
(TROY) ED TROYANOWISKI PLAT
(WHARD) WEST HARDY
(WHISP) WHISPERING PINES
(WHSPI2)WHISPERING PINES 2
(WHPWL) WHIP-POR-WILL

Neighborhoods Used: DEFLT - Default Neighborhood, BRNFF - Braniff's Pine Point, E.H - East Hardy, FHL - Forest Hills, FHL2 - Forest Hills #2, GRDU - Grand Vu, HARDY - Hardy Acres #2, KEND - Kendrick Acres, LAZYA - Lazy Acres, OGGS - Ogg's Acres, OXBWM - OXBOW MANOR, PNDOA - Pond Oaks, PNGR2 - Pine Grove #2, TROY - EDWARD TROYANOWSKI PLAT, WHARD - West Hardy, WHSP2 - Whispering Pines #2, FWPIN - Forwood Pines, HDYPI - Hardy Pines, PINGR - Pine Grove, OAK - OAKWOOD ACRES

NH (4)

3515 S INDIAN HEAD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-29-276-006	10/07/2022 FWPIN	401	52,500	15,386
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	46	37,114	25,635
				E.C.F. 1.448

6504 E 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-09-301-003	09/01/2022 OAK	401	99,500	22,219
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	77,281	59,307
				E.C.F. 1.303

3327 OWEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-26-102-012	06/27/2022 HARDY	401	50,000	12,590
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUF S-W	64	37,410	37,156
				E.C.F. 1.007

3242 JOHNSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-26-105-007	05/31/2022 HARDY	401	40,000	11,746
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	51	28,254	21,853
				E.C.F. 1.293

7727 E SANDRA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-27-276-002	05/24/2021 LAZYA	401	83,000	27,721
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	RANCH	71	42,746	37,311
				E.C.F. 1.146
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12533	10940	1.146	

7727 E SANDRA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-27-276-018	05/24/2021 LAZYA	401	83,000	27,721
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	RANCH	71	42,746	37,311
				E.C.F. 1.146
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12533	10940	1.146	

3527 S INDIAN HEAD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-29-276-018	05/07/2021 FWPIN	401	70,051	24,224
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	35	30,032	16,340
				E.C.F. 1.838
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15795	8594	1.838	

Neighborhood #4

PARCEL NUMBER	SALE DATE	SALE PRIC	ADJ SALE	FF	FF\$	LIBER/PAGE
16-05-401-006	8/22/2022	8,500	8,500	124	68	489-9478
16-09-369-002	8/16/2021	10,000	10,000	150	67	484-1295
16-11-399-001	8/18/2022	11,500	11,500	100	115	489-8573
16-11-399-002	9/20/2022	7,500	7,500	100	75	490-2599
16-20-327-001	4/12/2022	7,900	7,900	111	79	488-2212
16-27-401-006	4/21/2021	10,300	10,300	150	56	483-5875
16-27-402-008	5/11/2022					488-6051
16-29-276-027	5/5/2021	10,050	10,050	116	86	483-4182
16-29-277-032	7/1/2022	50,000	50,000	216	231	489-3847
NEIGHBORHOOD #4	VACANT	SALES				
ALL SMALL PLATS MOSTLY MOBILE HOMES						
AVERAGE FRONT FOOT VALL						

VACANT LAND SALES FOR 2024

1 Acre		3Acre		10Acre		30 Acre
1.5 Acre		4 Acre		15 Acre		40 Acre
2Acre		5 Acre		20 Acre		50 Acre
2.5 Acre		7 Acre		25 Acre		100 Acre

UGARANT Land
N-M #44

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Saler. Apprais.
16-05-401-006	857 th	08/22/22	\$8,500	QC	03-ARM'S LENGTH	\$8,500	\$5,000	58.82	\$9,992
16-09-369-002		06/16/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,600	56.00	\$11,250
16-11-399-001		08/18/22	\$11,500	QC	03-ARM'S LENGTH	\$11,500	\$3,300	28.70	\$6,500
16-11-399-002		09/20/22	\$7,500	QC	03-ARM'S LENGTH	\$7,500	\$3,800	50.67	\$7,500
16-20-327-001	5838 E 28TH ST	04/12/22	\$7,900	QC	03-ARM'S LENGTH	\$7,900	\$3,800	48.10	\$7,503
16-27-401-006		04/21/21	\$10,300	WD	03-ARM'S LENGTH	\$10,300	\$6,900	66.99	\$13,870
16-27-402-008		05/11/22	\$0	QC	03-ARM'S LENGTH	\$0	\$5,900	#DIV/0!	\$11,831
16-29-276-027	3428 E PIONEER DR	05/05/21	\$10,050	WD	03-ARM'S LENGTH	\$10,050	\$5,800	57.71	\$11,680
16-29-277-032	3520 S HIGHLAND ST	07/01/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,800	21.60	\$21,682
16-29-277-033	3494 S HIGHLAND ST	07/01/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,800	21.60	\$21,682

Totals: #####

Sale. Ratio #####

Std. Dev. =: #####

BIG PRAIRIE TOWNSHIP NEBORHOOD #4

NEIBORHOOD #4 =SMALL PLATS MOSTLY MOBILE HOMES.

AVERAGE FF VALUES ARE \$100 FF.

and Residuc	Land Valffec. Froi	Depth	let Acreotal	Acreollars/F	ollars/Ac	ollars/Sq	Actual Froi	ECF Area	Liber/Page	Other Parcels in Sal
\$8,500	\$9,992	124.9	128.9	0.33	0.33	\$68	\$26,074	\$0.60	110.00	HDYPI 489-9478
\$10,000	\$11,250	150.0	297.0	1.02	1.02	\$67	\$9,775	\$0.22	150.00	TROY 484-1295
\$11,500	\$6,500	100.0	175.0	1.40	1.40	\$115	\$8,203	\$0.19	100.00	PINGR 489-8573
\$7,500	\$6,500	100.0	175.0	1.40	1.40	\$75	\$5,350	\$0.12	100.00	PINGR 490-2599
\$7,900	\$7,503	100.0	195.0	0.50	0.50	\$79	\$15,895	\$0.36	111.00	GRDU 488-2212
\$10,300	\$13,870	184.9	152.0	0.52	0.52	\$56	\$19,694	\$0.45	150.00	E.H 483-5875
\$0	\$9,831	122.9	151.0	0.35	0.35	\$0	\$0	\$0.00	100.00	E.H 488/6051
\$10,050	\$11,680	116.8	180.0	0.41	0.41	\$86	\$24,334	\$0.56	100.00	FWPIN 483-4182
\$50,000	\$21,682	216.8	203.0	0.94	0.94	\$231	\$53,362	\$1.23	201.00	FWPIN 489-3847
\$50,000	\$21,682	216.8	203.0	0.94	0.89	\$231	\$53,362	\$1.23	201.00	FWPIN 489-3847

Average per FF=> \$116 Average per Nel ##### Average per SqFt=: \$0.49

Land Table	Class	Site Characteristics	Access	Water Supply	Sewer
Hardy Pines	402				
EDWARD TROYANO	402				
Pine Grove	001				
Pine Grove	001				
Grand Vu	402				
East Hardy	402				
East Hardy	402				
Forwood Pines	402				
Forwood Pines	402				
Forwood Pines	402				
Forwood Pines	401				

CODES AND DESCRIPTIONS

NEIGHBORHOOD #5

(M&B) UNPLATTED AREAS

(RURAL) UNPLATTED AREAS

PARCEL NUMBER	SALE DATE	SALE PRICE	ADJ SALE	NET ACRES	\$ ACRES	LIBER/PAGE
16-09-300-007	9/16/2021	12,500	12,500	2	6,250	485-8009
16-16-200-006	8/26/2022	8,680	8,680	1.56	5,564	489-9848
16-19-200-010	11/5/2021	10,000	10,000	1.25	8,000	486-2598
16-21-300-011	10/4/2021	25,000	25,000	2.5	10,000	485-9354
16-34-100-031	6/30/2021	34,000	34,000	4.83	3,400	484-3023
16-31-400-017	7/26/2022	35,000	35,000	5.3	6,603	489-5849
16-34-100-032	6/30/2021	34,000	34,000	5.16	3,400	484-3023
16-36-400-009	10/20/2022	15,000	15,000	5	3,000	490-6324
16-34-400-011	11/1/2022	18,000	18,000	4	4,500	PT
16-06-100-011	7/1/2022	34,000	34,000	7	4,857	489-3408
16-06-200-004	3/29/2000	27,500	27,500	10	2,750	487-9825
16-32-300-022	10/25/2022	70,000	70,000	17.5	4,000	490-8600
16-34-400-009	12/23/2021	100,000	100,000	20	5,000	487-392
16-09-400-005	2/9/2023	40,000	40,000	20	2,000	491-7158
16-36-400-009	10/20/2022	60,750	60,750	40	1,518	491-20
16-04-400-013	5/19/2021	145,000	145,000	40	3,625	483-6389
16-10-100-012	6/25/2021	138,000	138,000	40	3,000	484-2264

WITH 16-3

VACANT LAND SALES FOR 2024 BIG PRAIRIE TOWNSHIP

UNPLATTED AND RURAL

(# 5)

1 Acre	8,000	3Acre	15,000	10Acre	38,000	30 Acre	72,000
1.5 Acre	8,500	4 Acre	18,000	15 Acre	36,000	40 Acre	92,000
2Acre	12,000	5 Acre	25,000	20 Acre	60,000	50 Acre	110,000
2.5 Acre	12,500	7 Acre	28,000	25 Acre	60,000	100 Acre	160,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Sur. Asmnt/Adj. S	Sur. Apprais.:	F Area
16-04-300-013	588 S ELM AVE	10/25/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$10,000	13.33	\$20,000 M&B
16-06-100-011	4958 E BASELINE RD	07/01/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$11,000	32.35	\$22,000 M&B
16-06-200-004	5372 E BASELINE RD	03/29/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$17,000	61.82	\$34,000 M&B
16-09-300-007		09/16/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$4,000	32.00	\$8,000 M&B
16-09-400-005		02/09/23	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$30,000	75.00	\$60,000 M&B
16-10-100-012	7325 E 12TH ST	06/25/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$55,600	40.29	\$111,211 M&B
16-10-300-014		05/14/21	\$23,500	QC	03-ARM'S LENGTH	\$23,500	\$16,000	68.09	\$32,000 M&B
16-14-202-003	1657 S NASH AVE	05/12/21	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$42,100	32.76	\$4,500 M&B
16-14-202-013	1762 S STEBBINS RD	08/20/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$1,500	5.00	\$3,000 M&B
16-14-202-018		06/01/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$29,000	25.00	\$3,000 M&B
16-14-203-002	1640 S NASH AVE	06/24/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,700	21.27	\$3,000 M&B
16-16-200-006		08/26/22	\$17,000	QC	03-ARM'S LENGTH	\$17,000	\$4,300	25.29	\$8,680 M&B
16-16-200-018	1849 S SUMAC AVE	10/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$16,100	16.10	\$32,180 M&B
16-16-200-019		10/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$16,100	16.10	\$32,180 M&B
16-16-222-007	6868 E 16TH ST	08/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$17,400	11.23	\$34,800 M&B
16-19-200-010	5277 E 28TH ST	11/05/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$7,400	6.17	\$10,000 M&B
16-21-300-011		10/04/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$5,000	20.00	\$10,000 M&B
16-25-100-022	8877 E	12/22/21	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$1,500	#####	\$3,000 M&B
16-25-100-022	8877 E	06/30/22	\$4,000	QC	03-ARM'S LENGTH	\$4,000	\$1,500	37.50	\$3,000 M&B
16-31-400-017	5367 E 48TH ST	07/26/22	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$10,200	29.14	\$20,300 M&B
16-32-300-002		10/25/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$20,000	28.57	\$40,000 M&B
16-34-100-031	E DAVIS TRAIL	06/30/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$9,800	28.82	\$19,660 RURAL
16-34-100-032	E DAVIS TRAIL	06/30/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$9,800	28.82	\$19,660 RURAL
16-34-100-033	4171 S CHESTNUT AVE	05/14/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,000	57.89	\$15,000 RURAL
16-34-400-007	CHESTNUT AVE	11/01/22	\$60,750	PTA	03-ARM'S LENGTH	\$60,750	\$44,000	72.43	\$88,000 RURAL
16-34-400-009	4522 S CHESTNUT AVE	12/23/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$22,000	22.00	\$44,000 RURAL
16-34-400-011	CHESTNUT AVE	11/01/22	\$60,750	WD	03-ARM'S LENGTH	\$60,750	\$9,000	14.81	\$18,000 RURAL
16-34-400-011	CHESTNUT AVE	11/01/22	\$60,750	PTA	03-ARM'S LENGTH	\$60,750	\$44,000	72.43	\$88,000 RURAL
16-36-400-009	4809 S NEWCOSTA AVE	10/20/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$10,000	66.67	\$20,000 M&B

Totals: ##### \$1,767,750 ##### Sale. Rati 30.04 \$807,171

Neighborhoods Used: M&B - Unplatted areas, RURAL - Unplatted areas

4TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
16-04-400-013	05/19/2021 M&B	402	145,000	88,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	57,000	69,623	0.819	

