



CORRECTED IMPROVEMENT - LOW BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,331,100	60.50	\$2,662,283	\$996,235	\$1,460,385	211.65	486.2	2.812	2.812	\$4,707	\$354,280	\$8	211.65	LFN	4779/491		LAKE MICHIGAN NORTHERN TOWNSHIP	401	MOD/HIGH BLUFF	
07-420-006-00	2326 LAKESHORE DR	3/1/2022	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$749,300	49.95	\$1,498,500	\$1,500,000	\$1,498,500	185	300	1.136	1.136	\$8,108	\$1,320,423	\$30	185	LFN	4738/127		LAKE MICHIGAN NORTHERN TOWNSHIP	402	MIN BLUFF	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	\$3,202,500	WD	03-ARM'S LENGTH	\$3,202,500	\$1,302,700	40.68	\$2,605,363	\$1,618,337	\$1,021,200	148	223	0.758	0.758	\$10,935	\$2,135,009	\$49	148	LFN			LAKE MICHIGAN NORTHERN TOWNSHIP	401	MOD/HIGH BLUFF	
Totals:						\$6,902,500	\$3,383,100		\$6,766,146	\$4,114,572	\$3,980,085	544.65		4.706	4.706											
						Sale. Ratio =>		49.01	Average						Average											
						Std. Dev. =>		9.92	per FF=>						per Net Acre=>											
						Median =>		49.95							per SqFt=>											
						Abs Diff =>		19.83																		
						COD =>		13.23																		
						COV =>		19.69																		

CORRECTED IMPROVEMENTS & LAND VALUE - HIGH BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
07-030-012-10	1540 71ST ST	4/30/2021	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$446,100	51.28	\$892,300	\$870,000	\$892,300	100	1074	2.617	2.617	\$8,700	\$332,442	\$8	200	LMF	4616/552		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-030-026-00	1479 71ST ST	9/30/2021	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$493,200	48.12	\$986,367	\$694,593	\$655,960	100.5	1190	2.746	2.746	\$6,911	\$252,947	\$6	100.5	LMF	4681/253		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-320-030-00	1786 MORNING GLORY RD	9/30/2022	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$449,800	48.37	\$899,651	\$330,349	\$300,000	50	300	0.344	0.344	\$6,607	\$960,317	\$22	50	LMF	4807/732		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-320-040-00	1758 MORNING GLORY RD	3/11/2022	\$895,000	WD	31-SPLIT IMPROVED	\$895,000	\$478,100	53.42	\$956,151	\$422,413	\$483,564	126	306	1.047	1.237	\$3,352	\$403,451	\$9	265	LMF	4740/532		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-350-003-00	1210 SHORE CREST DR	6/3/2022	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$414,700	49.37	\$829,341	\$382,981	\$372,322	100	200	0.459	0.459	\$3,830	\$834,381	\$19	100	MAES	4768/282		LAKE MICH FRONTAGE	401	HIGH BANK	
07-350-011-00	7183 SASSAFRAS DR	12/9/2022	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$763,600	50.91	\$1,527,243	\$1,050,801	\$1,078,044	95	400	1.185	1.185	\$11,061	\$886,752	\$20	285	MAES	4824/289		LAKE MICH FRONTAGE	401	HIGH BANK	
07-750-169-00	1420.5 KATHERINE ST	7/12/2021	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$316,700	45.57	\$633,393	\$401,122	\$339,515	60	150	0.207	0.207	\$6,685	\$1,937,787	\$44	60	LMF	4648/3		LAKE MICH FRONTAGE	401	HIGH BANK-PARK	
07-750-173-00	1416 KATHERINE ST	9/8/2021	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$560,200	56.02	\$1,120,487	\$332,199	\$452,686	80	150	0.275	0.275	\$4,152	\$1,207,996	\$28	80	LMF	4673/814		LAKE MICH FRONTAGE	401	HIGH BANK-PARK	
Totals:						\$7,755,000	\$3,922,400		\$7,844,933	\$4,484,458	\$4,574,391	711.5		8.88	9.07											
						Sale. Ratio =>		50.58	Average						Average											
						Std. Dev. =>		3.28	per FF=>						per Net Acre=>											
						Median =>		50.14							per SqFt=>											
						Abs Diff =>		20.75																		
						COD =>		5.17																		
						COV =>		6.52																		

CORRECTED IMPROVEMENTS & LAND VALUE - MOD BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
07-008-028-00	2192 LAKESHORE DR	3/15/2023	\$2,860,000	WD	03-ARM'S LENGTH	\$2,860,000	\$1,426,600	49.88	\$2,853,131	\$825,733	\$818,864	100	594.36	1.364	1.364	\$8,257	\$605,376	\$14	100	LFN	4851/27		LAKE MICHIGAN NORTHERN TOWNSHIP	401	MIN BLUFF	
07-008-028-10	LAKESHORE DR	3/15/2023	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$285,000	48.31	\$570,000	\$590,000	\$570,000	75	600	1.133	1.133	\$7,867	\$520,741	\$12	75	LFN	4850/969		LAKE MICHIGAN NORTHERN TOWNSHIP	402	MIN BLUFF	
07-019-009-00	1726 LAKE MICHIGAN DR	2/20/2023	\$1,499,000	WD	03-ARM'S LENGTH	\$1,499,000	\$743,300	49.59	\$1,486,652	\$862,086	\$849,838	123.75	400	1.136	1.136	\$6,966	\$758,879	\$17	123.75	LMF	4837/902		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-031-029-00	1258 FABUN RD	3/29/2022	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$343,800	50.93	\$687,500	\$438,857	\$451,417	210	150	0.723	0.723	\$2,090	\$606,994	\$14	210	LMF	4746/329		LAKE MICH FRONTAGE	401	HIGH BANK	
07-100-003-00	1298 FABUN RD	2/14/2022	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$472,400	51.52	\$944,702	\$543,649	\$571,351	146	100	0.335	0.335	\$3,724	\$1,622,833	\$37	146	LMF	4732/703		LAKE MICH FRONTAGE	401	HIGH BANK	
07-500-001-00	2010 BROOKHILL DR	10/5/2022	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$513,100	54.01	\$1,026,172	\$843,164	\$1,026,172	226	203.2035	1.054	1.054	\$3,731	\$799,966	\$18	226	EXEM	4805/897		LAKE MICH FRONTAGE	401	MEDIUM BANK	
07-500-003-00	2018 BROOKHILL DR	6/17/2022	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$785,600	44.26	\$1,571,283	\$1,219,081	\$1,015,364	140	220	1.459	1.459	\$8,708	\$835,559	\$19	140	LFN	4774/726		LAKE MICHIGAN NORTHERN TOWNSHIP	401	MIN BLUFF	
07-700-004-00	1614 WALKER RD	11/23/2021	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$537,200	63.20	\$1,074,464	\$414,322	\$638,786	100	180	0.413	0.413	\$4,143	\$1,003,201	\$23	100	LMF	4702/851		LAKE MICH FRONTAGE	401	MEDIUM BANK	
Totals:						\$10,116,000	\$5,107,000		\$10,213,904	\$5,736,892	\$5,941,792	1120.75		7.617	7.617											
						Sale. Ratio =>		50.48	Average						Average											
						Std. Dev. =>		5.51	per FF=>						per Net Acre=>											
						Median =>		50.41							per SqFt=>											
						Abs Diff =>		26.81																		
						COD =>		6.65																		
						COV =>		10.70																		

CORRECTED IMPROVEMENT & LAND VALUE - LOW BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,107,200	50.33	\$2,214,387	\$1,153,921	\$1,168,308	211.65	486.2	2.812	2.812	\$5,452	\$410,356	\$9	211.65	LFN	4779/491		LAKE MICHIGAN NORTHERN TOWNSHIP	401	MOD/HIGH BLUFF	
07-420-006-00	2326 LAKESHORE DR	3/1/2022	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$805,000	53.67	\$1,610,000	\$1,500,000	\$1,610,000	185	300	1.136	1.136	\$8,108	\$1,320,423	\$30	185	LFN	4738/127		LAKE MICHIGAN NORTHERN TOWNSHIP	402	MIN BLUFF	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	\$3,202,500	WD	03-ARM'S LENGTH	\$3,202,500	\$1,473,100	46.00	\$2,946,116	\$1,618,337	\$1,361,600	148	223	0.758	0.758	\$10,935	\$2,135,009	\$49	148	LFN			LAKE MICHIGAN NORTHERN TOWNSHIP	401	MOD/HIGH BLUFF	
Totals:						\$6,902,500	\$3,385,300		\$6,770,503	\$4,272,258	\$4,139,908	544.65		4.706	4.706											
						Sale. Ratio =>		49.04	Average						Average											
						Std. Dev. =>		3.84	per FF=>						per Net Acre=>											
						Median =>		50.33							per SqFt=>											
						Abs Diff =>		7.67																		
						COD =>		5.08																		
						COV =>		7.69																		