

## AGNEW

### CURRENT VALUATION

Rate Table:

The screenshot shows a 'Rate Table' window with the following details:

- Description: AG RATES
- Units: Acres
- Adjustments... button

Description	Rate	Don't Include in total Acreage
TILLABLE	5,200.00	<input type="checkbox"/>
NON TILLABLE	4,000.00	<input type="checkbox"/>
LOW/MUCK	2,000.00	<input type="checkbox"/>
HOMESITE 2 ACRE	12,500.00	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>

### ANALYSIS

- Analysis of vacant land sales supports current valuation

## COM N. COMMERCIAL 2022

### CURRENT VALUATION

Current Rate Table:

The screenshot shows a 'Rate Table' window with the following details:

- Description: COMMERCIAL SF RATES
- Units: SqFt
- Adjustments... button

Description	Rate	Don't Include in total Acreage
<1 ACRE	1.00	<input type="checkbox"/>
1 - 5 ACRES	0.30	<input type="checkbox"/>
5 - 10 ACRES	0.10	<input type="checkbox"/>
10 ACRES +	0.50	<input type="checkbox"/>
LOW	0.05	<input type="checkbox"/>
ROW	0.00	<input checked="" type="checkbox"/>
AG RATE	0.12	<input type="checkbox"/>

### ANALYSIS

- Analysis supports reduction in Commercial Land value Rates.
- Sales exhibiting Residential Highest and Best Use removed from study.

- Rates for acreages greater than the scope of sale analysis interpolated from sale data.

**REVISED VALUATION**

Description	Rate	Don't Include in total Acreage
<1 ACRE	0.85	<input type="checkbox"/>
1 - 5 ACRES	0.30	<input type="checkbox"/>
5 - 10 ACRES	0.10	<input type="checkbox"/>
10 ACRES +	0.10	<input type="checkbox"/>
LOW	0.05	<input type="checkbox"/>
ROW	0.00	<input checked="" type="checkbox"/>
AG RATE	0.12	<input type="checkbox"/>

**EVG.EVERGREEN BEACH**

**CURRENT VALUATION**

- Site Value of \$27,000 for 1 acre Lots
- Front Foot Values as Follows
  - Very Good FF - \$1,100 / FF
  - Good FF - \$900 / FF
  - Average FF - \$700 / FF
  - Fair FF - \$500 / FF
  - Low/Wet FF - \$225 / FF
  - Unimproved FF - \$225 / FF
  - Low/Buildable FF - \$125 / FF

**ANALYSIS**

- Vacant Land Sales support consolidation of FF rate.
- Support taken from Lake MI Backlot and Lake MI Frontage Land Tables

**REVISED VALUATION**

- Parcels with frontage on Lake MI Drive valued at \$1100 / FF
- Parcels with frontage on roads other than Lake MI Drive valued at \$550 / FF.
- Parcels with frontage on un-developed roads (no / limited access) valued at \$225 / FF.

# GLN.GLENN VILLAGE

## CURRENT VALUATION

- Residential Acreage Table

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="28,000"/>	3 Acre:	<input type="text" value="43,000"/>	10 Acre:	<input type="text" value="75,000"/>	30 Acre:	<input type="text" value="140,000"/>
1.5 Acre:	<input type="text" value="31,000"/>	4 Acre:	<input type="text" value="51,000"/>	15 Acre:	<input type="text" value="102,000"/>	40 Acre:	<input type="text" value="186,000"/>
2 Acre:	<input type="text" value="34,500"/>	5 Acre:	<input type="text" value="58,000"/>	20 Acre:	<input type="text" value="120,000"/>	50 Acre:	<input type="text" value="210,000"/>
2.5 Acre:	<input type="text" value="38,500"/>	7 Acre:	<input type="text" value="65,000"/>	25 Acre:	<input type="text" value="130,000"/>	100 Acre:	<input type="text" value="420,000"/>

- Commercial Rates

Rate Table X

Description:  Units:

**Rates**

Description	Rate	Don't Include in total Acreage
CM SF2-15AC .11	0.13	<input type="checkbox"/>
COMM SF<1AC .75	1.00	<input type="checkbox"/>
CM SF>2-4AC .17	0.30	<input type="checkbox"/>
COMM SF>15A .34	0.34	<input type="checkbox"/>
SCRUB .05	0.05	<input type="checkbox"/>

- Front Foot Rates as follows:
  - Very Good FF - \$220 / FF
  - Good FF - \$190 / FF
  - Average FF - \$180 / FF
  - Fair FF - \$130 / FF
  - Poor FF - \$85 / FF

## ANALYSIS

- Analysis supports consolidation rates and increase in valuation.
- 2 Areas of Interest identified
  - East of Blue Star Highway

- West of Blue Star Highway
- Parcels having greater than 1 acre of land valued using Acreage Table. Parcels having less than 1 acre of land valued using Site Value.
- Values set for acreages extrapolated from sales data.
- Parcels that are land locked or non-compliant with zoning valued using marginal site value.
- Commercial rates removed from land table. Not identified as highest and best use.

REVISED VALUATION

- Site Values:
  - East of Blue Star Highway - \$38,000
  - West of Blue Star Highway - \$50,000
  - Marginal/Non-Conform Lot - \$15,000
- East of Blue Star Highway Acreage Table,

Acreege Table 'A'

Description: EAST OF BSH

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	45,000	3 Acre:	55,000	10 Acre:	82,500	30 Acre:	202,500
1.5 Acre:	47,500	4 Acre:	60,000	15 Acre:	112,500	40 Acre:	232,500
2 Acre:	50,000	5 Acre:	65,000	20 Acre:	142,500	50 Acre:	252,500
2.5 Acre:	52,500	7 Acre:	72,500	25 Acre:	172,500	100 Acre:	505,000

Acreege Table 'B'

Description: WEST OF BSH

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	60,000	3 Acre:	90,000	10 Acre:	150,000	30 Acre:	270,000
1.5 Acre:	65,000	4 Acre:	100,000	15 Acre:	180,000	40 Acre:	300,000
2 Acre:	75,000	5 Acre:	120,000	20 Acre:	210,000	50 Acre:	330,000
2.5 Acre:	80,000	7 Acre:	135,000	25 Acre:	240,000	100 Acre:	660,000

- West of Blue Star Highway Acreage Table

## GLOAK.GLENN OAKS CONDO

### CURRENT VALUATION

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="40,000"/>	3 Acre:	<input type="text" value="54,000"/>	10 Acre:	<input type="text" value="0"/>	30 Acre:	<input type="text" value="0"/>
1.5 Acre:	<input type="text" value="45,000"/>	4 Acre:	<input type="text" value="60,000"/>	15 Acre:	<input type="text" value="0"/>	40 Acre:	<input type="text" value="0"/>
2 Acre:	<input type="text" value="50,000"/>	5 Acre:	<input type="text" value="75,000"/>	20 Acre:	<input type="text" value="0"/>	50 Acre:	<input type="text" value="0"/>
2.5 Acre:	<input type="text" value="52,000"/>	7 Acre:	<input type="text" value="0"/>	25 Acre:	<input type="text" value="0"/>	100 Acre:	<input type="text" value="0"/>

### ANALYSIS

Sale Analysis supports current valuation.

## HLB. HUTCHINS LAKE BACKLOT

### CURRENT VALUATION

- Front Foot Rates as follows:
  - Very Good FF - \$650 / FF
  - Good FF - \$500 / FF
  - Average FF - \$400 / FF
  - Fair FF - \$300 / FF
  - Low/Wet - \$150 / FF
  - Fair FF – Steep - \$250 / FF
  - Rural Backlot - \$200 / FF
  
- Rate table for “Low” land valued at \$500 / Acre.

### ANALYSIS

- Sale Study period extended to 6/1/22 to capture additional sales data.
- Consolidation of FF rates and increase in rates supported.

### REVISED VALUATION

- Front Foot Rates converted to site values as follows:
  - Large / Lake View - \$100,000
  - Standard - \$70,000
  - Small / Incumbered - \$50,000
  - Wet / Very Small - \$28,00

## HLF. HUTCHINS LAKE FRONT

## CURRENT VALUATION

- SF Table:

Square Footage Table ×

Description:

**Square Footage Values**

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft:	<input type="text" value="2500"/>	15,000 Sq. Ft:	<input type="text" value="0"/>	50,000 Sq. Ft:	<input type="text" value="0"/>	217,800 Sq. Ft:	<input type="text" value="0"/>
5,000 Sq. Ft:	<input type="text" value="5000"/>	20,000 Sq. Ft:	<input type="text" value="0"/>	60,000 Sq. Ft:	<input type="text" value="0"/>	435,600 Sq. Ft:	<input type="text" value="0"/>
7,500 Sq. Ft:	<input type="text" value="7500"/>	25,000 Sq. Ft:	<input type="text" value="0"/>	87,120 Sq. Ft:	<input type="text" value="0"/>	653,400 Sq. Ft:	<input type="text" value="0"/>
10,000 Sq. Ft:	<input type="text" value="0"/>	30,000 Sq. Ft:	<input type="text" value="0"/>	130,680 Sq. Ft:	<input type="text" value="0"/>	871,200 Sq. Ft:	<input type="text" value="0"/>
12,500 Sq. Ft:	<input type="text" value="0"/>	40,000 Sq. Ft:	<input type="text" value="0"/>	174,240 Sq. Ft:	<input type="text" value="0"/>	1,089,000 Sq. Ft:	<input type="text" value="0"/>

- FF Rates
  - Very Good FF - \$4,500
  - Good FF - \$3,800
  - Average FF - \$3,100
  - Fair FF - \$2,400
  - Low/Wet FF - \$1,200
  - Good Canal FF - \$900
  - Avg Canal FF - \$800
  - Fair Canal FF - \$450
  - Swamp - \$25
  - Back Lot - \$500
- Rate Table
  - Swamp - \$500 / Acre

## ANALYSIS

- Current Valuation Supported.
  - 2 Areas of influence found for parcels having frontage on Hutchins Lake. Rates consolidated.
    - On 122<sup>nd</sup>
    - Off 122<sup>nd</sup>
- Canal Rates consolidated
- Standard Backlot value supported by “Hutchins Lake Backlot” Land Table,
- Marginal value applied to wet/swamp parcels.

## REVISED VALUATION

- FF Rates
  - Off 122<sup>nd</sup> - \$4,100 / FF
  - On 122<sup>nd</sup> - \$2,800 / FF
  - Canal - \$850 / FF
- Site Value
  - Backlot - \$70,000

- Rate Table
  - Swamp - \$3,200 / Acre

## 301N. INDUSTRIAL NEW

### CURRENT VALUATION

Tillable Acreage Table:

X

Acreage Table 'A'

Description: AG RATES TILLABLE

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80%;" type="text" value="5,200"/>	3 Acre: <input style="width: 80%;" type="text" value="15,600"/>	10 Acre: <input style="width: 80%;" type="text" value="52,000"/>	30 Acre: <input style="width: 80%;" type="text" value="156,000"/>
1.5 Acre: <input style="width: 80%;" type="text" value="7,800"/>	4 Acre: <input style="width: 80%;" type="text" value="20,800"/>	15 Acre: <input style="width: 80%;" type="text" value="78,000"/>	40 Acre: <input style="width: 80%;" type="text" value="208,000"/>
2 Acre: <input style="width: 80%;" type="text" value="10,400"/>	5 Acre: <input style="width: 80%;" type="text" value="26,000"/>	20 Acre: <input style="width: 80%;" type="text" value="104,000"/>	50 Acre: <input style="width: 80%;" type="text" value="260,000"/>
2.5 Acre: <input style="width: 80%;" type="text" value="13,000"/>	7 Acre: <input style="width: 80%;" type="text" value="36,400"/>	25 Acre: <input style="width: 80%;" type="text" value="130,000"/>	100 Acre: <input style="width: 80%;" type="text" value="520,000"/>

Non-Tillable Acreage Table:

X

Acreage Table 'B'

Description: AG RATES NON TILLABL

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80%;" type="text" value="2,600"/>	3 Acre: <input style="width: 80%;" type="text" value="7,800"/>	10 Acre: <input style="width: 80%;" type="text" value="26,000"/>	30 Acre: <input style="width: 80%;" type="text" value="78,000"/>
1.5 Acre: <input style="width: 80%;" type="text" value="3,900"/>	4 Acre: <input style="width: 80%;" type="text" value="10,400"/>	15 Acre: <input style="width: 80%;" type="text" value="39,000"/>	40 Acre: <input style="width: 80%;" type="text" value="104,000"/>
2 Acre: <input style="width: 80%;" type="text" value="5,200"/>	5 Acre: <input style="width: 80%;" type="text" value="13,000"/>	20 Acre: <input style="width: 80%;" type="text" value="52,000"/>	50 Acre: <input style="width: 80%;" type="text" value="130,000"/>
2.5 Acre: <input style="width: 80%;" type="text" value="6,500"/>	7 Acre: <input style="width: 80%;" type="text" value="18,200"/>	25 Acre: <input style="width: 80%;" type="text" value="65,000"/>	100 Acre: <input style="width: 80%;" type="text" value="260,000"/>

Rate Table:

Rate Table

Description: INDUSTRIAL Units: SqFt Adjustments...

Rates

Description	Rate	Don't Include in total Acreage
INDUSTRIAL	0.90	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>
WET	0.03	<input type="checkbox"/>
	0.00	<input type="checkbox"/>
DEVELOPMENTAL	0.30	<input type="checkbox"/>

### ANALYSIS

- Sales study period adjusted to capture market activity.
- Singular vacant land sale from 2018 supports “Developmental” Rate.
- Developmental rate adjusted base on Commercial Land Table analysis to determine Industrial rate.
  - Parcels are often geographically concise.
  - Mixed Use zoning allows for fluid highest and best use.
- Rates for Consumers Utility Easements derived from non-tillable agricultural rate.

### REVISED VALUATION

Rate Table

Description: INDUSTRIAL Units: SqFt Adjustments...

Rates

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>
WET/EXCESS	0.03	<input type="checkbox"/>
	0.00	<input type="checkbox"/>
DEVELOPMENTAL	0.30	<input type="checkbox"/>
IND	0.68	<input type="checkbox"/>
CONSUMERS ROW	0.10	<input type="checkbox"/>



## **LFN. LAKE MICHIGAN NORTHERN FRONTAGE**

\*Date range extended to 8/1/22 capture additional recent market data\*

### **CURRENT VALUATION**

- FF Rates
  - Moderate Bank - \$8,250 / FF
  - Medium Bank - \$7,000 / FF
  - High Bank - \$4,200 / FF
  - Excess - \$1,250 / FF

### **ANALYSIS**

- Sale analysis supports increase and consolidation of FF rates.
  - Most parcels found to have split application of FF rates.
- 2 Areas of interest identified
  - Minimum Bluff
  - Moderate/High Bluff
- Minimum consideration given to 2020 sale of parcel 03-07-0420-004-00, sale furthest removed from current market (time).
- Most consideration given to vacant land sale.

### **REVISED VALUATION**

- Minimum Bluff - \$8,100 / FF
- Moderate/High Bluff - \$6,900 / FF

## **LMB. LAKE MICHIGAN BACKLOT**

### **CURRENT VALUATION**

FF Rates:

- Very Good FF - \$1,100 / FF
- Good FF - \$900 / FF
- Average FF - \$850 / FF
- Fair FF - \$500 / FF
- Low/Wet FF - \$225 / FF
- Unimproved Area - \$225 / FF
- Low/Buildable? - \$125 / FF
- Wetlands - \$30 / FF
- Vacant/Low - \$300 / FF

Acreage Tables:

Acreage Table 'A' ✕

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="27,000"/>	3 Acre:	<input type="text" value="45,000"/>	10 Acre:	<input type="text" value="85,000"/>	30 Acre:	<input type="text" value="184,000"/>
1.5 Acre:	<input type="text" value="31,000"/>	4 Acre:	<input type="text" value="51,000"/>	15 Acre:	<input type="text" value="120,000"/>	40 Acre:	<input type="text" value="230,000"/>
2 Acre:	<input type="text" value="36,000"/>	5 Acre:	<input type="text" value="60,000"/>	20 Acre:	<input type="text" value="150,000"/>	50 Acre:	<input type="text" value="276,000"/>
2.5 Acre:	<input type="text" value="40,000"/>	7 Acre:	<input type="text" value="72,000"/>	25 Acre:	<input type="text" value="170,000"/>	100 Acre:	<input type="text" value="460,000"/>

Acreage Table 'B' ✕

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="34,000"/>	3 Acre:	<input type="text" value="80,000"/>	10 Acre:	<input type="text" value="135,000"/>	30 Acre:	<input type="text" value="250,000"/>
1.5 Acre:	<input type="text" value="44,000"/>	4 Acre:	<input type="text" value="90,000"/>	15 Acre:	<input type="text" value="185,000"/>	40 Acre:	<input type="text" value="340,000"/>
2 Acre:	<input type="text" value="55,000"/>	5 Acre:	<input type="text" value="100,000"/>	20 Acre:	<input type="text" value="210,000"/>	50 Acre:	<input type="text" value="400,000"/>
2.5 Acre:	<input type="text" value="65,000"/>	7 Acre:	<input type="text" value="120,000"/>	25 Acre:	<input type="text" value="235,000"/>	100 Acre:	<input type="text" value="700,000"/>

Rate Table:

Rate Table

Description:  Units:  Adjustments...

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
	0.00	<input type="checkbox"/>
KRAMER SC #1	111,000.00	<input type="checkbox"/>
KRAMER SC #2	23,200.00	<input type="checkbox"/>
KRAMER SC #3	14,300.00	<input type="checkbox"/>
KRAMER SC #4	30,300.00	<input type="checkbox"/>
LOW LAND	500.00	<input type="checkbox"/>

## ANALYSIS

- Sales support Current Valuation

## LMF. LAKE MICHIGAN FRONTAGE

### CURRENT VALUATION

FF Rates:

- Low Bank - \$9,000 / FF
- Moderate Bank - \$7,700 / FF
- Medium Bank - \$6,200 / FF
- High Bank - \$4,200 / FF
- High Bank – Park - \$4,700 / FF
- Back Lot - \$1,250 / FF
- Fair Back Lot - \$700 / FF
- Medium Bank – Park - \$4,900 / FF
- Excess Back Lot - \$500 / FF
- Odd Lake MI Frontage - \$210 / FF

Acreage Tables:

Acreage Table 'A'

Description: **SITE TABLE A**

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="30,000"/>	3 Acre:	<input type="text" value="50,000"/>	10 Acre:	<input type="text" value="95,000"/>	30 Acre:	<input type="text" value="215,000"/>
1.5 Acre:	<input type="text" value="35,000"/>	4 Acre:	<input type="text" value="58,000"/>	15 Acre:	<input type="text" value="12,500"/>	40 Acre:	<input type="text" value="265,000"/>
2 Acre:	<input type="text" value="40,000"/>	5 Acre:	<input type="text" value="66,000"/>	20 Acre:	<input type="text" value="160,000"/>	50 Acre:	<input type="text" value="320,000"/>
2.5 Acre:	<input type="text" value="45,000"/>	7 Acre:	<input type="text" value="80,000"/>	25 Acre:	<input type="text" value="180,000"/>	100 Acre:	<input type="text" value="520,000"/>

Acreage Table 'B'

Description: **SITE TABLE B**

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="43,000"/>	3 Acre:	<input type="text" value="84,000"/>	10 Acre:	<input type="text" value="160,000"/>	30 Acre:	<input type="text" value="300,000"/>
1.5 Acre:	<input type="text" value="53,000"/>	4 Acre:	<input type="text" value="95,000"/>	15 Acre:	<input type="text" value="210,000"/>	40 Acre:	<input type="text" value="375,000"/>
2 Acre:	<input type="text" value="64,000"/>	5 Acre:	<input type="text" value="105,000"/>	20 Acre:	<input type="text" value="235,000"/>	50 Acre:	<input type="text" value="460,000"/>
2.5 Acre:	<input type="text" value="74,000"/>	7 Acre:	<input type="text" value="130,000"/>	25 Acre:	<input type="text" value="260,000"/>	100 Acre:	<input type="text" value="800,000"/>

**ANALYSIS**

- Sales support Current Valuation

**LMI. LAKE MICHIGAN INFLUENCE**

**CURRENT VALUATION**

FF Rates:

- Very Good FF - \$1,200 / FF
- Good FF - \$950 / FF
- Average FF - \$750 / FF
- Fair FF - \$500 / FF
- Lake MI FF - \$7,000 / FF

Rate Table:

- Lake MI Influence      -\$15,000 / Acre

Acreage Table A:

Acreage Table 'A' ×

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="65,000"/>	3 Acre:	<input type="text" value="120,000"/>	10 Acre:	<input type="text" value="230,000"/>	30 Acre:	<input type="text" value="460,000"/>
1.5 Acre:	<input type="text" value="75,000"/>	4 Acre:	<input type="text" value="140,000"/>	15 Acre:	<input type="text" value="300,000"/>	40 Acre:	<input type="text" value="575,000"/>
2 Acre:	<input type="text" value="90,000"/>	5 Acre:	<input type="text" value="160,000"/>	20 Acre:	<input type="text" value="375,000"/>	50 Acre:	<input type="text" value="675,000"/>
2.5 Acre:	<input type="text" value="100,000"/>	7 Acre:	<input type="text" value="200,000"/>	25 Acre:	<input type="text" value="430,000"/>	100 Acre:	<input type="text" value="1,350,000"/>

Acreage Table B:

Acreage Table 'B' ×

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="35,000"/>	3 Acre:	<input type="text" value="75,000"/>	10 Acre:	<input type="text" value="135,000"/>	30 Acre:	<input type="text" value="277,500"/>
1.5 Acre:	<input type="text" value="45,000"/>	4 Acre:	<input type="text" value="85,000"/>	15 Acre:	<input type="text" value="185,000"/>	40 Acre:	<input type="text" value="370,000"/>
2 Acre:	<input type="text" value="55,000"/>	5 Acre:	<input type="text" value="95,000"/>	20 Acre:	<input type="text" value="215,000"/>	50 Acre:	<input type="text" value="420,000"/>
2.5 Acre:	<input type="text" value="65,000"/>	7 Acre:	<input type="text" value="115,000"/>	25 Acre:	<input type="text" value="240,000"/>	100 Acre:	<input type="text" value="750,000"/>

### ANALYSIS

- Analysis indicates Northern, Southern, and “Development” (Stonebridge) areas of interest.
- Northern site value developed for parcels having approximately 2 acres, Acreage Table developed for parcels having greater land
- Southern site value developed for parcels having approximately 3 acres, Acreage Table developed for parcels having greater land
- Acreage Table rates extrapolated from sale data.

### REVISED VALUATION

Site Values:

- North Approximately 2 Acres      - \$140,000
- South Approximately 3 Acres      - \$100,000
- Stonebridge                              - \$250,000

Acreage Tables:

- North Acreage

Acreage Table 'A'

Description: NORTH ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="0"/>	3 Acre:	<input type="text" value="150,000"/>	10 Acre:	<input type="text" value="315,000"/>	30 Acre:	<input type="text" value="505,000"/>
1.5 Acre:	<input type="text" value="0"/>	4 Acre:	<input type="text" value="165,000"/>	15 Acre:	<input type="text" value="355,000"/>	40 Acre:	<input type="text" value="575,000"/>
2 Acre:	<input type="text" value="0"/>	5 Acre:	<input type="text" value="190,000"/>	20 Acre:	<input type="text" value="405,000"/>	50 Acre:	<input type="text" value="675,000"/>
2.5 Acre:	<input type="text" value="0"/>	7 Acre:	<input type="text" value="240,000"/>	25 Acre:	<input type="text" value="455,000"/>	100 Acre:	<input type="text" value="1,350,000"/>

- South Acreage

Acreage Table 'B'

Description: SOUTH ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="0"/>	3 Acre:	<input type="text" value="0"/>	10 Acre:	<input type="text" value="240,000"/>	30 Acre:	<input type="text" value="440,000"/>
1.5 Acre:	<input type="text" value="0"/>	4 Acre:	<input type="text" value="125,000"/>	15 Acre:	<input type="text" value="290,000"/>	40 Acre:	<input type="text" value="490,000"/>
2 Acre:	<input type="text" value="0"/>	5 Acre:	<input type="text" value="150,000"/>	20 Acre:	<input type="text" value="340,000"/>	50 Acre:	<input type="text" value="540,000"/>
2.5 Acre:	<input type="text" value="0"/>	7 Acre:	<input type="text" value="190,000"/>	25 Acre:	<input type="text" value="390,000"/>	100 Acre:	<input type="text" value="1,080,000"/>

**PCF. PIER COVE FOREST**

**CURRENT VALUATION**

FF Rates:

- Very Good FF - \$700 / FF
- Good FF - \$600 / FF
- Average FF - \$500 / FF
- Fair FF - \$400 / FF

**ANALYSIS**

- Increase in Land Value supported.

- Support derived from lake Michigan Influence Land Table Analysis.
- Convert FF Rates to Site Values.

**REVISED VALUATION**

Site Values:

- Prime - \$140,000
- Standard - \$80,000

**RAA. RESORT ACREAGE - A**

**CURRENT VALUATION**

Acreage Table:

The screenshot shows a software window titled "Acreage Table 'A'". The description field contains "SITE TABLE A". Below this is a section titled "Estimated Land Values" with the instruction "Enter the Estimated Land Value for each of these sizes." The table below lists acreage sizes and their corresponding values:

1 Acre:	28,000	3 Acre:	39,200	10 Acre:	84,000	30 Acre:	160,000
1.5 Acre:	30,800	4 Acre:	44,800	15 Acre:	110,000	40 Acre:	200,000
2 Acre:	33,600	5 Acre:	50,400	20 Acre:	132,000	50 Acre:	220,000
2.5 Acre:	36,400	7 Acre:	67,200	25 Acre:	150,000	100 Acre:	420,000

Per Acre Rates:

- Resort Acreage - \$4,275 / Acre
- Low Land - \$500 / Acre

Site Value:

- Blue Goose Site - \$45,000 / Site

**ANALYSIS**

- Analysis supports increase in valuation.
- 2 Areas on interest on Blue Goose
  - Standard
  - Large
- Acreage Table amended through sale data interpolation.
- Value per Acre for Conklin parcels

**REVISED VALUATION**

Blue Goose:

- Standard - \$50,000 / Site
- Large - \$80,000 / Site

Conklin:

- Value / Acre - \$9,800

Acreage Table:

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="32,000"/>	3 Acre:	<input type="text" value="48,000"/>	10 Acre:	<input type="text" value="100,000"/>	30 Acre:	<input type="text" value="180,000"/>
1.5 Acre:	<input type="text" value="36,000"/>	4 Acre:	<input type="text" value="56,000"/>	15 Acre:	<input type="text" value="120,000"/>	40 Acre:	<input type="text" value="210,000"/>
2 Acre:	<input type="text" value="40,000"/>	5 Acre:	<input type="text" value="64,000"/>	20 Acre:	<input type="text" value="140,000"/>	50 Acre:	<input type="text" value="240,000"/>
2.5 Acre:	<input type="text" value="44,000"/>	7 Acre:	<input type="text" value="78,000"/>	25 Acre:	<input type="text" value="160,000"/>	100 Acre:	<input type="text" value="480,000"/>

**RAB. RESORT ACREAGE -B**

**CURRENT VALUATION**

Acreage Table:

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="60,000"/>	3 Acre:	<input type="text" value="90,000"/>	10 Acre:	<input type="text" value="175,000"/>	30 Acre:	<input type="text" value="300,000"/>
1.5 Acre:	<input type="text" value="65,000"/>	4 Acre:	<input type="text" value="100,000"/>	15 Acre:	<input type="text" value="225,000"/>	40 Acre:	<input type="text" value="360,000"/>
2 Acre:	<input type="text" value="70,000"/>	5 Acre:	<input type="text" value="112,500"/>	20 Acre:	<input type="text" value="250,000"/>	50 Acre:	<input type="text" value="450,000"/>
2.5 Acre:	<input type="text" value="75,000"/>	7 Acre:	<input type="text" value="140,000"/>	25 Acre:	<input type="text" value="275,000"/>	100 Acre:	<input type="text" value="800,000"/>



Acreage Table – Foster Lane:

Acreage Table 'B'

Description: FOSTER LN

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	0	3 Acre:	64,000	10 Acre:	0	30 Acre:	0
1.5 Acre:	0	4 Acre:	100,000	15 Acre:	0	40 Acre:	0
2 Acre:	56,000	5 Acre:	102,500	20 Acre:	0	50 Acre:	0
2.5 Acre:	60,000	7 Acre:	122,500	25 Acre:	0	100 Acre:	0

Rate Table:

Rate Table

Description: ACREAGE TABLE A Units: Acres Adjustments...

Rates

Description	Rate	Don't Include in total Acreage
RESORT AC	7,600.00	<input type="checkbox"/>
LOW LAND	600.00	<input type="checkbox"/>

**ANALYSIS**

- Sale Analysis supports current valuation.

# REAR. RURAL REAR ACREAGE

## CURRENT VALUATION

Acreage Table:

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="17,100"/>	3 Acre:	<input type="text" value="24,300"/>	10 Acre:	<input type="text" value="46,800"/>	30 Acre:	<input type="text" value="103,500"/>
1.5 Acre:	<input type="text" value="18,900"/>	4 Acre:	<input type="text" value="27,900"/>	15 Acre:	<input type="text" value="64,800"/>	40 Acre:	<input type="text" value="126,000"/>
2 Acre:	<input type="text" value="20,700"/>	5 Acre:	<input type="text" value="31,500"/>	20 Acre:	<input type="text" value="81,000"/>	50 Acre:	<input type="text" value="144,000"/>
2.5 Acre:	<input type="text" value="22,500"/>	7 Acre:	<input type="text" value="36,000"/>	25 Acre:	<input type="text" value="94,500"/>	100 Acre:	<input type="text" value="288,000"/>

Rate Table:

Rate Table X

Description:

Units:

**Rates**

Description	Rate	Don't Include in total Acreage
LOW	500.00	<input type="checkbox"/>

## ANALYSIS

- Sale Analysis supports current valuation.

## RSC. RURAL SITE CONDO

### CURRENT VALUATION

Acresage Table:

The screenshot shows a software window titled "Acresage Table 'A'". Inside, there is a "Description:" field with the text "SITE TABLE A". Below this is a section titled "Estimated Land Values" with the instruction "Enter the Estimated Land Value for each of these sizes." The table below lists acreage sizes and their corresponding values in a grid format.

Estimated Land Values			
Enter the Estimated Land Value for each of these sizes.			
1 Acre:	20,000	3 Acre:	37,500
1.5 Acre:	26,600	4 Acre:	43,200
2 Acre:	30,400	5 Acre:	47,400
2.5 Acre:	33,300	7 Acre:	55,900
		10 Acre:	66,500
		15 Acre:	0
		20 Acre:	0
		25 Acre:	0
		30 Acre:	0
		40 Acre:	0
		50 Acre:	0
		100 Acre:	0

### ANALYSIS

- Sale Analysis supports current valuation.

## RSP. RESORT PLAT

### CURRENT VALUATION

Front Foot Values:

- Very Good FF - \$375 / FF
- Good FF - \$300 / FF
- Average FF - \$250 / FF
- Fair FF - \$200 / FF

Site Value

- \$55,000 / Site

### ANALYSIS

- Sale analysis supports current valuation with additional Stone Bridge site value for parcels greater than 1 acre as "Large Site"

### REVISED VALUATION

Front Foot Values:

- Very Good FF - \$375 / FF
- Good FF - \$300 / FF
- Average FF - \$250 / FF
- Fair FF - \$200 / FF

Site Value

- Stone Bridge Small - \$60,000 / Site
- Stone Bridge Large - \$120,000 / Site

**RUAA. RURAL ACREAGE – A**

**CURRENT VALUATION**

Acreage Table:

Acreage Table 'A'

Description: SITE TABLE A

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	22,500	3 Acre:	38,000	10 Acre:	65,000	30 Acre:	150,000
1.5 Acre:	26,000	4 Acre:	42,000	15 Acre:	96,250	40 Acre:	200,000
2 Acre:	30,000	5 Acre:	48,000	20 Acre:	105,000	50 Acre:	250,000
2.5 Acre:	34,000	7 Acre:	56,000	25 Acre:	125,000	100 Acre:	500,000

Rate Table:

Rate Table

Description: LOW - ROW Units: SqFt Adjustments...

Rates

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
LOW/SWAMPY	0.02	<input type="checkbox"/>
ROW	0.00	<input checked="" type="checkbox"/>

Site Value:

- Less than 1 Acre - \$30,000 / Site

## ANALYSIS

- Adequate vacant land sales to omit improved parcel sales
- Sale Analysis show under valuation of smaller parcels.
- Valuation extrapolated from sale data.

## REVISED VALUATION

Acreage Table:

Acreage Table 'A'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="30,000"/>	3 Acre:	<input type="text" value="50,000"/>	10 Acre:	<input type="text" value="85,000"/>	30 Acre:	<input type="text" value="150,000"/>
1.5 Acre:	<input type="text" value="40,000"/>	4 Acre:	<input type="text" value="55,000"/>	15 Acre:	<input type="text" value="95,000"/>	40 Acre:	<input type="text" value="200,000"/>
2 Acre:	<input type="text" value="42,500"/>	5 Acre:	<input type="text" value="65,000"/>	20 Acre:	<input type="text" value="105,000"/>	50 Acre:	<input type="text" value="250,000"/>
2.5 Acre:	<input type="text" value="45,000"/>	7 Acre:	<input type="text" value="75,000"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="500,000"/>

Rate Table:

Rate Table

Description:  Units:  Adjustments...

Rates

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
	0.00	<input checked="" type="checkbox"/>
LOW/SWAMPY	0.02	<input type="checkbox"/>
ROW	0.00	<input checked="" type="checkbox"/>

Site Value:

- Less than 1 Acre - \$30,000 / Site

## RUAB. RURAL ACREAGE - B

### CURRENT VALUATION

Acreage Table:

Acreage Table 'A'

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="21,000"/>	3 Acre:	<input type="text" value="36,000"/>	10 Acre:	<input type="text" value="65,000"/>	30 Acre:	<input type="text" value="150,000"/>
1.5 Acre:	<input type="text" value="24,000"/>	4 Acre:	<input type="text" value="40,000"/>	15 Acre:	<input type="text" value="86,250"/>	40 Acre:	<input type="text" value="200,000"/>
2 Acre:	<input type="text" value="28,000"/>	5 Acre:	<input type="text" value="48,000"/>	20 Acre:	<input type="text" value="105,000"/>	50 Acre:	<input type="text" value="250,000"/>
2.5 Acre:	<input type="text" value="32,000"/>	7 Acre:	<input type="text" value="56,000"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="500,000"/>

Rate Table:

Rate Table

Description:

Units:

**Rates**

Description	Rate	Don't Include in total Acreage
R/W	0.00	<input type="checkbox"/>
LOW LAND	500.00	<input type="checkbox"/>

### ANALYSIS

- Adequate vacant land sales to omit improved parcel sales
- Sale Analysis show under valuation of smaller parcels.
- Valuation extrapolated from sale data.

### REVISED VALUATION

Acreage Table:

Acreage Table 'A' X

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="30,000"/>	3 Acre:	<input type="text" value="50,000"/>	10 Acre:	<input type="text" value="85,000"/>	30 Acre:	<input type="text" value="150,000"/>
1.5 Acre:	<input type="text" value="40,000"/>	4 Acre:	<input type="text" value="55,000"/>	15 Acre:	<input type="text" value="90,000"/>	40 Acre:	<input type="text" value="200,000"/>
2 Acre:	<input type="text" value="42,500"/>	5 Acre:	<input type="text" value="65,000"/>	20 Acre:	<input type="text" value="105,000"/>	50 Acre:	<input type="text" value="250,000"/>
2.5 Acre:	<input type="text" value="45,000"/>	7 Acre:	<input type="text" value="75,000"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="500,000"/>

Rate Table:

Rate Table X

Description:

Units:

**Rates**

Description	Rate	Don't Include in total Acreage
R/W	0.00	<input type="checkbox"/>
LOW LAND	500.00	<input type="checkbox"/>