

2021 LAND TABLE - LAMB MICHIGAN BACKLUTCH CHANNEL - EXCELLENT BAY																				
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	High/Low	Diff. %	High/Low	High/Low	High/Low	High/Low	High/Low	High/Low	High/Low
38-330-019-00	3472 RIVERVIEW DR	12/14/20	\$182,000	WD	00-ARM'S LENGTH	\$182,000	\$98,000	32.7%	\$134,560	\$182,000	\$134,560	100.0	100.0	0.31	0.31	\$1,517	\$245,890	\$12.83	100.00	LAMB PFA
38-330-019-11	6914 CALLOWAY DR	12/14/20	\$1,310,000	WD	00-ARM'S LENGTH	\$1,310,000	\$525,300	44.0%	\$1,215,714	\$1,310,000	\$1,215,714	100.0	100.0	0.78	0.78	\$1,600	\$284,477	\$2.46	100.00	LAMB #12-155
38-330-020-01	2548 LAKEHURST DR	05/10/20	\$713,000	WD	00-ARM'S LENGTH	\$713,000	\$0	0.0%	\$713,285	\$713,000	\$713,285	100.0	100.0	1.32	1.32	\$1,708	\$14,747	\$2.18	100.00	LAMB #885-895 20-200-007-00
<b>Total:</b>						<b>\$1,275,000</b>	<b>\$683,300</b>		<b>\$2,438,819</b>	<b>\$2,841,285</b>	<b>\$2,841,285</b>	<b>100.0</b>	<b>100.0</b>	<b>0.80</b>	<b>0.80</b>					
						<b>Sale Ratio =&gt;</b>	<b>35.48</b>				<b>Average</b>					<b>Average</b>				
						<b>Std. Dev. =</b>	<b>78.21</b>				<b>Std. Dev. =</b>					<b>Std. Dev. =</b>				
Continued on file - <a href="#">Link 2</a>																				

2021 LAND TABLE LONG LEASE MICHIGAN BACKLIFT CHANNEL - AVERAGE BATT																											
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Adj. when Sold	Acq./Adj. Sale	Cur. Appraisal	Lease Rent/Unit	Est. Land Value	High/Low	Cost	Net Profit	Net Profit %	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit	Net Profit/Unit		
20-020-001-01	8930 OAKDAWN DR	06/29/20	\$185,000	WD	20-ARMS LENGTH	\$185,000	\$40,000	24.3%	\$66,132	\$185,000	\$91,200	200.0	0.0	6.12	6.12	5792	\$54,000	\$1.01	200.00	LMS	8479-054	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	1	1/15/2022	RES VAC	402
20-020-001-02	HYCOBY AV. S	10/21/21	\$161,000	WD	20-ARMS LENGTH	\$161,000	\$95,000	59.0%	\$106,674	\$161,000	\$16,479	200.7	0.0	0.73	0.73	5822	\$26,000	\$1.19	200.00	LMS	4714-186	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	1	NOT REPORTED	RES VAC	402
20-140-011-01	2654 CHESTNUT LN	10/27/20	\$725,000	WD	20-ARMS LENGTH	\$725,000	\$115,200	15.9%	\$720,866	\$115,884	\$146,200	100.0	200.0	0.69	0.69	5876	\$105,000	\$4.38	100.00	LMS	4529-295	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	1	1/15/2022	RES S FAMILY	401
20-004-001-01	3488 RIVERCHASE DR	10/02/20	\$164,000	WD	20-ARMS LENGTH	\$164,000	\$21,000	12.8%	\$95,788	\$161,847	\$64,000	100.0	100.0	0.57	0.57	5961	\$36,148	\$4.55	100.00	LMS	4529-157	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	1	1/15/2022	RES VAC	402
20-040-001-01	2838 WILD TURKEY LN	07/31/20	\$145,000	WD	20-ARMS LENGTH	\$145,000	\$55,200	38.0%	\$134,248	\$142,037	\$131,200	100.0	0.0	0.96	0.96	5100	\$144,015	\$1.33	100.00	LMS	4529-091	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	0	1/15/2022	RES VAC	402
20-000-001-01	6926 BIRCHMEADE DR	06/11/21	\$120,000	WD	20-ARMS LENGTH	\$120,000	\$72,000	60.0%	\$120,000	\$70,000	\$170,000	200.0	0.0	1.39	1.39	\$1,100	\$118,279	\$1.87	200.00	LMS	4612-687	LMS-LEASE MICHIGAN BACKLIFT CHANNEL	0	1	6/22/2021	RES VAC	402
<b>Totals:</b>						<b>\$1,604,000</b>	<b>\$620,400</b>																				
Sale Price %						38.6%	Average						1.08	Average						8.58	Average						82.82
Net Inv. %						\$4.92	Average						\$924	Average						\$888,888	Average						\$2.82
Continued If any <b>\$25.0</b>																											







2023 LAND TABLE LMB LAKE MICHIGAN BACKLOT/CHANNEL -  
EXCELLENT RIVER FRONT RATE

Neighborhood Statistics			
	2021	2022	% Change
excellent	1600	1650	3.13%
average	850	925	8.82%
good	975	1040	6.67%
fair	463	490	5.83%
lacking	332	360	8.43%
	Average Change		6.58%

No sales for Excellent River Front Rate

Adjusted prior rate by Neighborhood average rate of Change

2021 rate = 9,000

2022 rate = 9,585 (9,000 x 1.0658)

2023 LAND TABLE LMB LAKE MICHIGAN BACKLOT/CHANNEL - GOOD  
RIVER FRONT RATE

Neighborhood Statistics			
	2021	2022	% Change
excellent	1600	1650	3.13%
average	850	925	8.82%
good	975	1040	6.67%
fair	463	490	5.83%
lacking	332	360	8.43%
	Average Change		6.58%

No sales for Good River Front Rate

Adjusted prior rate by Neighborhood average rate of Change

2021 rate = 7,000

2022 rate = 7,455 (7,000 x 1.0658)

2023 LAND TABLE LMB LAKE MICHIGAN BACKLOT/CHANNEL -  
 AVERAGE RIVER FRONT RATE

Neighborhood Statistics			
	2021	2022	% Change
excellent	1600	1650	3.13%
average	850	925	8.82%
good	975	1040	6.67%
fair	463	490	5.83%
lacking	332	360	8.43%
	Average Change		6.58%

No sales for Average River Front Rate

Adjusted prior rate by Neighborhood average rate of Change

2021 rate = 2,788

2022 rate = 2,969 (2,788 x 1.0658)