

COMMERCIAL AND INDUSTRIAL
VACANT LAND AND ECF

COMMERICAL

INDUSTRIAL

ECF STUDY

2024

PARCEL NUMBER	ADDRESS	SALE DATE	TERMS	PRICE	ECF	CLASS
15-29-300-006	3821 EVERGREEN	12/28/2022	03-AL	119,000	0.327	202
15-32-100-004	4023 EVERGREEN	2/21/2023	03-AL	109,967	0.7	202
16-27-255-014	7633 E 36TH	5/20/2022	03-AL	60,000	0.756	202
16-27-256-022	3551 DENNIS	6/29/2022	03-AL	75,000	0.895	202
20-08-183-001	7641 CROTON HARDY	3/31/2023	PTA	200,000	NOT	USED

TOTAL 363,967
TOTAL ECF USED 0.554

WITH ONLY 1 SALE IN COMMERICAL AND NONE IN INDUSTRIAL
I USED COUNTY AND ADJ TOWNSHIP FOR MY ECF.

CROTON TOWNSHIP LAND VALUES FOR COMMERCIAL AND INDUSTRIAL

All industrial property in this township is owned by Consumers Energy. I reviewed sales from the County data base and the acreage values used remain stable. Also have reviewed the land values from the 5070 Report filed by Consumers..

The rates are attached as conclusions.

No sales in industrial in the 2-year study.

Commercial:

I had one unusable sale, used data from adjoining township and county date.

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

NEIGHBORHOOD #1

PETTIT LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Character	Access	FRONTAGE
20-19-301-002	4925 S OJIBWE POINTE	10/04/21	\$149,900	WD		FF 121	\$1,004	WF-402
20-19-301-030	5274 E MANITOU WAY	12/15/21	\$50,000	QC		FF135	\$370	BL-402
20-30-135-009	8171 S ISLAND VIEW DR	11/30/22	\$230,000	WD				BL-401
20-30-201-001	8015 S ISLAND VIEW DR	02/16/22	\$350,000	PTA				WF-402
20-19-301-001	4935 OJIBWE POINT	05/12/21	\$109,000	WD		FF 100	\$1,000	WF-402
20-19-301-022	5173 MANITOU	04/30/21	\$104,000	WD		FF110	\$945	WF-402
20-19-301-023	5177 MANITOU	04/16/21	\$104,900	WD		FF109	\$940	WF-402
20-19-301-025	5181 MANITOU	04/12/21	\$79,900	WD		FF120	\$665	BL-402
20-19-301-025	5181 MANITOU	04/12/21	\$82,000	WD		FF120	\$683	BL-402
20-19-301-031	5274 MANITOU	04/26/21	\$59,000	WD		FF 120	\$491	BL-402
20-19-301-046	4860 PETTIT LAKE	02/28/22	\$97,500	WD		FF 110	\$881	WF-402
WF-LOTS	\$1,000 FF	BACK LOTS	\$300 FF	AVG PER FF				

VACANT LAND SALES PETTIT LAKE

PETTIT LAKE ECF

THERE WERE NO IMPROVED SALES IN THIS STUDY.

ECF USED IS 1.428

Code	Description	Ave. ECF	Comments
<hr/> Unit 6217 - CROTON TOWNSHIP			
370	Ottawa Pointe	1.428	WITH NO IMPROVED SALES FOR THE FOR THE 2 YEAR STUDY THE ECF REMAINS THE SAME.

NEIGHBORHOOD #2

RURAL AND METES AND BOUNDS

Neighborhoods Used: 101 - METES AND BOUNDS, 100 - METES AND BOUNDS, 100T - METES AND BOUNDS, 102 - METES AND BOUNDS, 103 - METES AND BOUNDS, 104 - METES AND BOUNDS

7791 S LOCUST AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-19-400-039	01/30/2023 100	401	357,500	27,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	75	301,434	183,951	1.639
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	28816	17585	1.639		
8233 S BEECH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-26-200-013	01/12/2023 100	401	202,000	27,009	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68	174,991	163,826	1.068
6922 E 56TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-09-200-014	01/10/2023 100	401	50,000	14,581	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	S WIDE	46	35,419	30,684	1.154
5013 S CHESTNUT AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-03-100-004	12/27/2022 100	401	89,000	37,167	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	58	51,833	37,143	1.396
9540 S NEWCOSTA AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-01-400-047	12/15/2022 100	401	222,000	9,130	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	86	212,870	129,145	1.648
6433 80TH ST E					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-21-300-022	11/02/2022 100	401	230,000	25,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	Ranch	59	205,000	103,060	1.989
6787 E 68TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-16-200-020	10/19/2022 100	401	246,000	15,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	70	230,050	160,073	1.437
9565 E TIMBERLINE CT					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-01-400-043	09/12/2022 100	401	225,000	7,304	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	85	217,696	117,789	1.848
7924 S BEECH					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-24-300-045	08/25/2022 100	401	150,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	76	104,092	56,558	1.840
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	25908	14077	1.840		
6185 E 76TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-20-200-023	07/20/2022 100	401	295,000	48,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	66	218,359	125,209	1.744
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	28641	16423	1.744		
5216 E 64TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-18-200-021	06/28/2022 100	401	220,000	8,380	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	78	211,620	182,316	1.161
8872 S BEECH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-36-100-024	06/08/2022 100T	401	32,500	8,350	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	Ranch	46	24,150	24,525	0.985

Neighborhoods Used: 101 - METES AND BOUNDS, 100 - METES AND BOUNDS, 100T - METES AND BOUNDS, 102 - METES AND BOUNDS, 103 - METES AND BOUNDS, 104 - METES AND BOUNDS

9566 S NEWCOSTA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-01-400-048 06/03/2022 100 401 290,000 10,130
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Ranch 86 252,683 131,826 1.917
Agricultural Buildings: ResidualValue CostByManual E.C.F.
27187 14183 1.917

7853 S CROOKED TREE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-34-200-028 05/27/2022 100 401 80,000 39,000
Agricultural Buildings: ResidualValue CostByManual E.C.F.
41000 34314 1.195

5450 E PEAR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-06-400-026 04/28/2022 100 401 163,000 19,892
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MANUFACTURED 63 143,108 81,988 1.745

9363 E 56TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-01-400-022 02/02/2022 100 401 259,750 23,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Ranch 65 183,654 106,877 1.718
Agricultural Buildings: ResidualValue CostByManual E.C.F.
52346 30463 1.718

7612 E S BEECH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-24-300-048 12/20/2021 100 401 226,000 8,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Bi-Level 88 217,610 143,180 1.520

8627 S SWAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-30-460-004 12/14/2021 104 401 100,000 49,851
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Ranch 36 50,149 28,207 1.778

8740 S COTTONWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-26-300-004 12/03/2021 100 401 208,000 21,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED 71 186,600 123,256 1.514

5761 S E 80 TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-20-300-021 11/23/2021 101 401 152,000 20,511
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MANUFACTURED 57 95,469 66,581 1.434
Agricultural Buildings: ResidualValue CostByManual E.C.F.
36020 25120 1.434

6374 S PEAR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-07-400-001 09/10/2021 100 401 265,000 21,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Ranch 64 227,880 126,491 1.802
Agricultural Buildings: ResidualValue CostByManual E.C.F.
15947 8852 1.802

8613 S BEECH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-26-400-031 09/03/2021 100 401 259,900 35,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Two-Story 87 185,095 109,821 1.685
Agricultural Buildings: ResidualValue CostByManual E.C.F.
39265 23297 1.685

8663 S BEECH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
20-26-400-035 08/27/2021 100 401 120,000 14,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MANUFACTURED 61 105,789 57,893 1.827

PARCEL NUMBER	SALE DATE	SALE PRIC	ADJ SALE	ACRE	\$PER ACRE	LIBER/PAGE
20-01-300-003	5/25/2021	11,000	11,000	1.9	5,759	483-7220
20-04-100-025	10/7/2022	18,000	18,000	2.3	7,826	490-5244
20-04-200-002	2/8/2023	209,000	209,000	39.5	5,291	491-7320
20-04-300-006	9/24/2021	35,000	35,000	4.57	7,659	485-6424
20-06-100-007	4/15/2021	22,000	22,000	3.37	6,528	483-1583
20-09-400-014	7/12/2021	85,000	85,000	SPLIT	NOT	USED
20-09-400-015	7/12/2021			SPLIT	NOT	USED
20-09-400-019	7/1/2021		COMB	SPLIT	NOT	USED
20-10-200-014	7/12/2022	86,000	86,000	40	2,150	489-3622
20-11-300-019	10/22/2021	70,000	70,000	20	3,500	486-2154
20-12-200-025	3/18/2022	55,000	55,000	10.25	5,366	487-8758
20-13-400-009	9/22/2021	80,000	80,000	6	CREEK	485-7658
20-14-200-023	6/28/2022	30,000	30,000	10.35	28.99	489-1966
20-20-200-027	4/14/2023	OUT OF	TIME		NOT	USED
20-20-400-028	2/11/2022	60,000	60,000	10	6,000	487-5001
20-20-400-028	6/15/2021	49,500	49,500	10	4,950	484-1583
20-21-100-013	4/23/2021	90,300	90,300	46.9	1,963	483-2474
20-22-400-013	12/28/2021	105,000	105,000	19.04	5,777	491-6254
20-24-200-009	11/8/2022	185,000	185,000	21	8,810	490-8999

VACANT LAND SALES FOR 2024 CROTON

1 Acre	8,000	3Acre	18,000	10Acre	50,000	30 Acre	72,000
1.5 Acre	10,000	4 Acre	22,000	15 Acre	50,000	40 Acre	100,000
2Acre	12,000	5 Acre	30,000	20 Acre	60,000	50 Acre	150,000
2.5 Acre	14,000	7 Acre	35,000	25 Acre	64,000	100 Acre	160,000

WATER FF \$1,000 C-\$600 S-\$300

LOW TO SWAMP \$200

20-26-100-031	5/18/2021	121,000	121,000	36.7	3,297	483-8366
20-27-200-021	10/25/2022	23,000	23,000	5	4,600	490-7196
20-27-300-018	7/9/2021	55,000	55,000	10	5,500	484-4788
20-27-400-002	5/17/2023	43,000	43,000	9.6	4,447	492-6788
20-29-100-019	12/13/2021	54,000	54,000	9.18	5,882	484-9436
20-30-200-013	8/11/2021	14,000	14,000	4.99	2,806	484-9436
20-35300-017	9/23/2022	21,900	21,900	2.75	7,964	490-3574

Parcel Number	Street Address	Sale Date	Sale Price	Instr. is of	Adj. Sale \$	Asd. when Solcur.	Appraisand Residui:t.	Land Val/Vet Acre:		
20-01-300-003		05/24/21	\$11,000	WD 03-	\$11,000	\$5,700	\$11,370	\$11,000	\$11,370	1.91
20-04-100-025	5525 CROTON HARDY DR	10/07/22	\$18,000	WD 03-	\$18,000	\$6,200	\$12,300	\$18,000	\$12,300	2.30
20-04-200-002		02/08/23	\$209,000	WD 03-	\$209,000	\$43,500	\$89,100	\$209,000	\$89,100	39.50
20-04-300-006	5231 S MUSKEGO DR	09/24/21	\$35,000	WD 03-	\$35,000	\$11,400	\$22,850	\$35,000	\$22,850	4.57
20-06-100-007	5061 E 52ND ST	04/15/21	\$22,000	WD 03-	\$22,000	\$13,400	\$26,850	\$22,000	\$26,850	3.37
20-09-400-014		07/12/21	\$85,000	WD 03-	\$85,000	\$17,800	\$35,600	\$85,000	\$35,600	14.00
20-09-400-015		07/12/21	\$85,000	WD 03-	\$85,000	\$17,800	\$35,600	\$85,000	\$35,600	14.00
20-09-400-019		07/01/21	\$85,000	WD 03-	\$85,000	\$0	\$42,600	\$85,000	\$42,600	20.25
20-10-200-014		07/12/22	\$0	QC 03-	\$0	\$43,000	\$86,000	\$0	\$86,000	40.00
20-11-300-019	62ND ST	10/22/21	\$70,000	WD 03-	\$70,000	\$21,000	\$42,000	\$70,000	\$42,000	20.00
20-12-200-025	9330 E 56TH ST	03/18/22	\$55,000	WD 03-	\$55,000	\$17,000	\$38,000	\$55,000	\$38,000	10.25
20-13-400-009	9585 E BUHLER	09/22/21	\$80,000	WD 03-	\$80,000	\$13,300	\$71,295	\$80,000	\$71,295	6.00
20-14-200-023	8636 E BEECHWOOD BLF	06/28/22	\$30,000	WD 03-	\$30,000	\$19,000	\$38,000	\$30,000	\$38,000	10.35
20-20-200-027	ELM AVE S	04/14/23	\$45,000	WD 03-	\$45,000	\$12,500	\$25,000	\$45,000	\$25,000	5.00
20-20-400-013		01/10/22	\$0	QC 03-	\$0	\$5,600	\$11,230	\$0	\$11,230	2.00
20-20-400-028	6095 E 80TH ST	02/11/22	\$60,000	WD 03-	\$60,000	\$17,000	\$38,000	\$60,000	\$38,000	10.00
20-20-400-028	6095 E 80TH ST	06/15/21	\$49,500	WD 03-	\$49,500	\$17,000	\$34,000	\$49,500	\$34,000	10.00
20-21-100-013	E 72ND ST	04/23/21	\$0	WD 03-	\$0	\$45,200	\$90,300	\$0	\$90,300	46.90
20-22-400-013	7945 E 80TH ST	12/28/21	\$105,000	WD 03-	\$105,000	\$20,400	\$40,848	\$105,000	\$40,848	19.04
20-22-400-013	7945 E 80TH ST	01/26/23	\$110,000	WD 03-	\$110,000	\$23,000	\$52,080	\$110,000	\$52,080	19.04
20-24-200-009		11/08/22	\$185,000	WD 03-	\$185,000	\$24,400	\$48,800	\$185,000	\$48,800	21.00
20-26-100-031	80 TH ST	05/18/21	\$121,000	WD 03-	\$121,000	\$39,400	\$78,740	\$121,000	\$78,740	36.70
20-26-400-039	8695 S BEECH AVE	08/18/21	\$0	QC 03-	\$0	\$4,100	\$8,250	\$0	\$8,250	1.25
20-27-200-021	8179 S COTTONWOOD	10/25/22	\$23,000	QC 03-	\$23,000	\$12,500	\$25,000	\$23,000	\$25,000	5.00
20-27-300-018	M 82	07/09/21	\$55,000	WD 03-	\$55,000	\$17,000	\$34,000	\$55,000	\$34,000	10.00
20-27-400-002	7653 E 88TH ST	05/17/23	\$43,000	QC 03-	\$43,000	\$21,600	\$43,223	\$43,000	\$43,223	9.67
20-27-400-004	7759 E 88TH STREET	09/16/22	\$165,000	WD 03-	\$165,000	\$11,700	\$23,300	\$165,000	\$23,300	4.94
20-27-400-005		09/16/22	\$165,000	WD 03-	\$165,000	\$11,700	\$23,300	\$165,000	\$23,300	4.94
20-29-100-019	8167 SKYHILL LN	12/13/21	\$54,000	WD 03-	\$54,000	\$18,600	\$37,106	\$54,000	\$32,360	9.18
20-30-200-013		08/11/21	\$14,000	QC 03-	\$14,000	\$11,500	\$23,000	\$14,000	\$23,000	4.99
20-30-200-015		12/30/21	\$65,000	WD 03-	\$65,000	\$4,300	\$8,500	\$65,000	\$8,500	2.70
20-30-200-028	8141 S SWAN AVE	12/30/21	\$65,000	WD 03-	\$65,000	\$4,300	\$8,500	\$65,000	\$8,500	2.70
20-30-460-008	8633 S	09/12/22	\$50,000	WD 03-	\$50,000	\$9,200	\$18,314	\$50,000	\$18,314	0.09

Rollars/Ac	Liber/Page	her Parcels in S:	Land Table	(Class	Rate Group 2	Rate Group 3	Site Characteristics
\$5,759	483-7220		METES AND BOUNDS	402			
\$7,826	490-5244		METES AND BOUNDS	402			
\$5,291	491-7320		METES AND BOUNDS	402			
\$7,659	485-6424		METES AND BOUNDS	402			
\$6,528	483-1583		METES AND BOUNDS	402			
\$6,071	484-3422	20-09-400-015	METES AND BOUNDS	001			
\$6,071	484-3422	20-09-400-014	METES AND BOUNDS	001			
\$4,198	490-1292 QF		METES AND BOUNDS	402			
\$0	489-3622		METES AND BOUNDS	402			
\$3,500	486-2154		METES AND BOUNDS	402			
\$5,366	487-8758		METES AND BOUNDS	401			
#####	485-7658		METES AND BOUNDS	402			
\$2,899	489-1966		METES AND BOUNDS	402			
\$9,000			METES AND BOUNDS	402			
\$0	487-1377		METES AND BOUNDS	402			
\$6,000	487-5001		METES AND BOUNDS	402			
\$4,950	484-1583		METES AND BOUNDS	402			
\$0	483-2474		METES AND BOUNDS	402			
\$5,515	487-744		METES AND BOUNDS	402			
\$5,777	491-6254		METES AND BOUNDS	402			
\$8,810	490-8999		METES AND BOUNDS	402			
\$3,297	483-8366		METES AND BOUNDS	402			
\$0	485-648		METES AND BOUNDS	402			
\$4,600	4490-7196		METES AND BOUNDS	402			
\$5,500	484-4788		METES AND BOUNDS	001			
\$4,447	492-6788		METES AND BOUNDS	402			
#####	490-2767	20-27-400-005	METES AND BOUNDS	402			
#####	490-2767	20-27-400-004	METES AND BOUNDS	402			
\$5,882	486-7552		METES AND BOUNDS	402			
\$2,806	484-9436		METES AND BOUNDS	402			
#####		20-30-200-028	METES AND BOUNDS	402			
#####	487-349	20-30-200-015	METES AND BOUNDS	401			
#####	490-1877		METES AND BOUNDS	402			

20-34-400-010	04/11/23	\$0	WD	03-	\$0	\$235,300	\$465,023	#####	\$44,000	15.00
20-34-400-011	04/11/23	\$0	WD	03-	\$0	\$235,300	\$465,023	#####	\$44,000	15.00
20-35-300-017	09/23/22	\$21,900	WD	03-	\$21,900	\$6,900	\$13,750	\$21,900	\$13,750	2.75
Totals:		\$2,181,400			\$2,181,400	\$1,037,600	#####	#####	#####	444.39
						Sale. Ratio =>			Average	Average
						Std. Dev. =>			per FF=>	per Net.

#####	492-4316	20-34-400-011	METES AND BOUNDS	402
#####	492-4316	20-34-400-010	METES AND BOUNDS	402
\$7,964	490-3574		METES AND BOUNDS	402

Average
per SqFt:

NEIGHBORHOOD #3

CROTON POND

Neighborhoods Used: 110 - ALKIRE SHORES, 125 - BREEZY ISLE, 130 - COZY POINT, 130W - COZY POINT, 135 - CROTON PARK, 135W - CROTON PARK, 150 - CROTON VIEW, 155 - CROTON WOODS DEVEL. 1, 155W - CROTON WOODS DEVEL. 1, 175 - EAST CROTON, 180 - EAST CROTON 2, 205 - JUNIPER RIDGE, 210 - JUNIPER RIDGE 2, 220 - KIRKHOFF ASSOC DEVEL, 225 - KIRKHOFF ASSOC DEVEL 1, 225W - KIRKHOFF ASSOC DEVEL 1, 230 - KIRKHOFF ASSOC DEVEL 2, 230W - KIRKHOFF ASSOC DEVEL 2, 235 - KIRKHOFF ASSOC DEVEL 3, 240 - MAYS SUB, 240T - MAYS SUB, 245 - MITCHELL ADD VIL CROTON, ... (MORE SELECTED)

USE

6632 S RIVER HOLLOW DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-09-300-013	03/16/2023 225	401	289,900	66,029	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74	223,871	113,665	1.970
6709 E CARRIGAN DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-09-380-050	12/06/2022 235	401	238,000	36,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	53	202,000	99,022	2.040
5440 S FRONT ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-04-376-046	11/01/2022 315	401	175,000	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	59	165,000	95,005	1.737
6282 E CARRIGAN CT					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-08-290-006	09/22/2022 220	401	325,000	79,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	61	245,500	103,925	2.362
9398 E NEW RIVER DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-13-420-009	06/27/2022 175	401	140,000	57,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	52	83,000	43,523	1.907
6876 E MAPLE ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-04-421-008	05/19/2022 315	401	86,300	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	52	76,300	57,828	1.319
6544 E CARRIGAN DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-09-302-021	05/06/2022 225W	401	307,500	93,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68	213,750	218,893	0.977
6344 S CROTON-HARDY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-04-380-003	04/05/2022 315T	401	90,000	16,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	74,000	45,100	1.641
4838 JUNIPER RIDGE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-05-227-027	01/14/2022 205	401	360,000	70,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	74	254,078	152,057	1.671
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	35922	21498	1.671		
6408 S CROTON-HARDY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-04-380-027	12/29/2021 315	401	120,000	18,577	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	70	101,423	75,488	1.344
6784 E AUTUMN AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-09-380-023	12/01/2021 235	401	35,000	25,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	Ranch	35	9,375	22,566	0.415
6302 S CROTON HARDY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
20-04-420-008	10/26/2021 315	401	207,000	41,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	165,375	85,662	1.931

Neighborhoods Used: 110 - ALKIRE SHORES, 125 - BREEZY ISLE, 130 - COZY POINT, 130W - COZY POINT, 135 - CROTON PARK, 135W - CROTON PARK, 150 - CROTON VIEW, 155 - CROTON WOODS DEVEL. 1, 155W - CROTON WOODS DEVEL. 1, 175 - EAST CROTON, 180 - EAST CROTON 2, 205 - JUNIPER RIDGE, 210 - JUNIPER RIDGE 2, 220 - KIRKHOFF ASSOC DEVEL, 225 - KIRKHOFF ASSOC DEVEL 1, 225W - KIRKHOFF ASSOC DEVEL 1, 230 - KIRKHOFF ASSOC DEVEL 2, 230W - KIRKHOFF ASSOC DEVEL 2, 235 - KIRKHOFF ASSOC DEVEL 3, 240 - MAYS SUB, 240T - MAYS SUB, 245 - MITCHELL ADD VIL CROTON, ... (MORE SELECTED)

4860 S JUNIPER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-05-227-004 09/21/2021 205 401 79,000 42,247
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 35 36,753 18,789 1.956

9588 E NEW RIVER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-13-480-004 08/17/2021 175 401 175,000 104,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 71 70,500 45,221 1.559

6732 E RIVER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-04-335-005 08/03/2021 315 401 68,000 18,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 45 50,000 45,679 1.095

6747 E CARRIGAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-09-380-049 07/30/2021 235 401 210,000 31,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 70 178,800 121,970 1.466

5317 S FRONT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-04-331-015 07/16/2021 315W 401 179,751 75,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 51 103,951 44,925 2.314

5950 S PEAR AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-07-251-016 07/09/2021 345W 401 207,000 57,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 58 123,764 95,775 1.292
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25286 19568 1.292

5842 S LINDEN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-07-251-004 05/07/2021 350 401 301,000 50,687
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 58 250,313 108,761 2.302

6157 S CROTON-HARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 20-04-331-003 04/22/2021 315W 401 90,000 34,025
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 45 55,975 62,833 0.891

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. S&ur	Apprais
20-05-380-003	5557 S RIVER DR	08/08/22	\$475,000	WD	03-ARM'S LENGT	\$475,000	\$99,400	20.93 \$195,965
20-05-381-005	5560 S COZY POINT DR	11/30/22	\$345,000	WD	03-ARM'S LENGT	\$345,000	\$113,900	33.01 \$224,812
20-05-448-004	6215 E LAKE ST	10/22/21	\$180,000	WD	03-ARM'S LENGT	\$180,000	\$55,900	31.06 \$110,635
20-05-448-004	6215 E LAKE ST	07/08/22	\$225,000	WD	03-ARM'S LENGT	\$225,000	\$59,200	26.31 \$117,105
20-05-448-005	6223 E LAKE ST	08/31/21	\$210,000	WD	03-ARM'S LENGT	\$210,000	\$73,900	35.19 \$166,794
20-08-115-004	5639 S RIVER DR	10/03/22	\$424,900	WD	03-ARM'S LENGT	\$424,900	\$108,200	25.46 \$213,904
20-08-116-004		10/03/22	\$424,900	WD	03-ARM'S LENGT	\$424,900	\$8,900	2.09 \$73,720
20-09-300-013	6632 S RIVER HOLLOW DR	03/16/23	\$289,900	WD	03-ARM'S LENGT	\$289,900	\$107,500	37.08 \$235,390
20-09-302-001	6410 E CARRIGAN DR	10/18/22	\$270,000	WD	03-ARM'S LENGT	\$270,000	\$98,400	36.44 \$195,016
20-09-302-005	6454 E CARRIGAN DR	04/30/21	\$142,500	WD	03-ARM'S LENGT	\$142,500	\$56,600	39.72 \$112,964
20-09-302-021	6544 E CARRIGAN DR	05/06/22	\$307,500	WD	03-ARM'S LENGT	\$307,500	\$209,000	67.97 \$413,334
20-09-335-011	CARRIGAN DR	12/01/21	\$306,000	WD	03-ARM'S LENGT	\$306,000	\$23,100	7.55 \$46,200
20-09-335-012	6712 E CARRIGAN DR	12/01/21	\$306,000	WD	03-ARM'S LENGT	\$306,000	\$91,400	29.87 \$231,542
20-09-381-022	6754 FOUR SEASONS DR	12/16/22	\$387,500	WD	03-ARM'S LENGT	\$387,500	\$130,600	33.70 \$258,665
Totals:			\$4,294,200			\$4,294,200	#####	#####

Sale. Ratio : 28.78
Std. Dev. => 15.38

CROTON POND WATERFRONT Land values print out.

Front Foot values were set at \$1,520
Back Lots are set at \$500 and \$700 FF for High and Low bank.
Vacant sales are very limited.

Land Residualst.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Per Page
\$340,145	\$61,110	63.0	205.0	0.30	0.30	\$5,399	\$1,149,139	\$26.38	63.00	130W 489-7075	
\$190,998	\$70,810	73.0	200.0	0.34	0.34	\$2,616	\$570,143	\$13.09	73.00	130W 491-3865	
\$115,615	\$46,250	50.0	144.0	0.17	0.17	\$2,312	\$700,697	\$16.09	50.00	110 486-1369	
\$154,145	\$46,250	50.0	144.0	0.17	0.17	\$3,083	\$934,212	\$21.45	50.00	110 489-3833	
\$103,206	\$60,000	100.0	2.0	0.01	0.01	\$1,032	\$20,641,200	\$473.86	100.00	110 485-3881	
\$284,716	\$73,720	76.0	197.0	0.34	0.34	\$3,746	\$827,663	\$19.00	76.00	130W 490-4566	
\$424,900	\$73,720	89.0	151.0	0.34	0.31	\$4,774	\$1,235,174	\$28.36	89.00	130 490-4566	
\$120,539	\$66,029	605.9	363.1	10.55	10.55	\$199	\$11,425	\$0.26	605.89	225 492-815	
\$131,234	\$56,250	75.0	310.0	0.53	0.53	\$1,750	\$245,757	\$5.64	75.00	230W 490-9579	
\$75,736	\$46,200	66.0	295.0	0.45	0.45	\$1,148	\$169,432	\$3.89	66.00	230W 483-4072	
(\$12,084)	\$93,750	175.0	142.9	0.57	0.57	(\$69)	(\$21,052)	(\$0.48)	175.00	225W 488-7796	
\$306,000	\$46,200	66.0	220.0	0.33	0.33	\$4,636	\$918,919	\$21.10	66.00	225W 486-6466	
\$120,658	\$46,200	66.0	220.0	0.33	0.33	\$1,828	\$362,336	\$8.32	66.00	225W 486-6466	
\$152,585	\$23,750	95.0	185.0	0.40	0.40	\$1,606	\$378,623	\$8.69	95.00	225W 491-2698	
\$2,508,393	\$810,239	1,649.9		14.83	14.79						

Average per FF=> \$1,520 Average per Net A ##### Average per SqFt=> \$3.88

NEIGHBORHOOD #4

BILLS LAKE AREA

03:53 PM

Neighborhoods Used: 120 - BILLS LAKE, 120W - BILLS LAKE, 160 - DEER POINT, 165 - DEER POINT 2, 165W - DEER POINT 2, 170W - DEER POINT 3, 195 - HICKORY BEACH, 215 - KASSELLENA BEACH, 270 - POINT VANDERSTEL, 310 - SUPER PLAT 1, 310W - SUPER PLAT 1, 315 - SUPER CROTON HGTS RESORT, 315T - SUPER CROTON HGTS RESORT, 315W - SUPER CROTON HGTS RESORT, 330 - TANNEWITZ PARK, 330W - TANNEWITZ PARK

Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
4851 S RIVER ST					
20-05-235-010		11/04/2022 195	401	155,000	49,112
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62	105,888	38,259	2.768
5440 S FRONT ST					
20-04-376-046		11/01/2022 315	401	175,000	10,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	59	165,000	95,005	1.737
5295 E STRAY DR					
20-30-463-011		08/09/2022 310	401	130,000	17,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	51	112,400	52,485	2.142
6876 E MAPLE ST					
20-04-421-008		05/19/2022 315	401	86,300	10,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	52	76,300	57,828	1.319
6344 S CROTON-HARDY DR					
20-04-380-003		04/05/2022 315T	401	90,000	16,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	74,000	45,100	1.641
6408 S CROTON-HARDY DR					
20-04-380-027		12/29/2021 315	401	120,000	18,577
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	70	101,423	75,488	1.344
6302 S CROTON HARDY DR					
20-04-420-008		10/26/2021 315	401	207,000	41,625
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	165,375	85,662	1.931
6732 E RIVER ST					
20-04-335-005		08/03/2021 315	401	68,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	50,000	45,679	1.095
5317 S FRONT ST					
20-04-331-015		07/16/2021 315W	401	179,751	75,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	51	103,951	44,925	2.314
6157 S CROTON-HARDY DR					
20-04-331-003		04/22/2021 315W	401	90,000	34,025
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	45	55,975	62,833	0.891

Parcel Number	Street Address	Sale Date	Sale Price	Instr. terms of Sal	FF	FF PRICE
20-19-301-002	4925 S OJIBWE POINTE	10/04/21	\$149,900	WD 03-ARM'S 1 80FF		\$1,873 WF LOT
20-19-301-030	5274 E MANITOU WAY	12/15/21	\$50,000	QC 03-ARM'S 1 100FF		\$500 BLOT

2 VACANT LOT SALES

LAND VALUES WATER FF \$2,000 FF
 BACK LOT \$500
 AVE LOTS FF IS BETWEEN \$200 TO \$500