

ACREAGE

County	Township	Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Land		
						Residual	Net Acres	Dollars/Acre
Antrim	Milton	05-12-314-007-20	06/23/22	03-ARM'S L	\$8,000	\$8,000	0.20	\$40,000
Antrim	Torch LK	05-14-006-005-35	02/14/23	03-ARM'S L	\$39,900	\$39,900	0.46	\$87,500
Antrim	Torch LK	05-14-006-005-25	05/02/23	03-ARM'S L	\$42,000	\$42,000	0.47	\$89,172
Antrim	Milton	05-12-230-002-10	12/18/23	03-ARM'S L	\$40,000	\$40,000	0.84	\$47,619
GTC	Whitewater	13-121-016-07	2/9/2024	03-ARM'S L	\$49,900	\$49,900	1.14	\$43,772
GTC	Whitewater	13-121-016-08	2/29/2024	03-ARM'S L	\$49,900	\$49,900	1.14	\$43,772
Antrim	Milton	05-12-230-001-55	05/26/23	03-ARM'S L	\$11,300	\$11,300	1.17	\$9,658
Antrim	Milton	05-12-525-001-85	02/02/24	03-ARM'S L	\$50,000	\$50,000	1.47	\$34,014
GTC	Whitewater	13-004-024-01	1/23/2024	03-ARM'S L	\$58,265	\$58,265	1.50	\$38,843
GTC	Whitewater	13-002-022-01	4/13/2023	03-ARM'S L	\$40,000	\$40,000	1.68	\$23,810
Antrim	Torch LK	05-14-018-028-00	05/20/22	03-ARM'S L	\$53,000	\$53,000	1.84	\$28,851
Antrim	Milton	05-12-313-001-10	03/26/24	03-ARM'S L	\$50,000	\$50,000	2.00	\$25,000
Antrim	Milton	05-12-006-012-00	08/02/23	03-ARM'S L	\$81,500	\$81,500	2.03	\$40,128
Antrim	Milton	05-12-230-001-65	05/26/23	03-ARM'S L	\$13,100	\$13,100	2.20	\$5,955
Antrim	Milton	05-12-526-017-52	01/11/24	03-ARM'S L	\$55,000	\$55,000	2.87	\$19,164
Antrim	Milton	05-12-218-002-60	12/19/23	03-ARM'S L	\$60,000	\$60,000	3.01	\$19,934
Antrim	Milton	05-12-524-018-60	08/17/22	03-ARM'S L	\$99,000	\$99,000	3.18	\$31,132
Antrim	Milton	05-12-524-018-60	02/29/24	03-ARM'S L	\$90,000	\$90,000	3.18	\$28,302
Antrim	Torch LK	05-14-018-031-00	08/25/23	03-ARM'S L	\$50,000	\$50,000	3.18	\$15,713
Antrim	Milton	05-12-326-011-20	06/24/22	19-MULTI P	\$80,000	\$80,000	4.00	\$20,000
Antrim	Torch LK	05-14-018-015-30	07/07/23	03-ARM'S L	\$50,000	\$50,000	4.05	\$12,352
Antrim	Milton	05-12-534-003-20	01/09/23	03-ARM'S L	\$145,000	\$145,000	4.28	\$33,879
GTC	Whitewater	13-002-022-02	4/13/2023	03-ARM'S L	\$80,000	\$80,000	4.93	\$16,227
Antrim	Milton	05-12-219-010-05	07/26/22	03-ARM'S L	\$70,000	\$70,000	5.00	\$14,000
GTC	Whitewater	13-002-015-35	3/7/2024	03-ARM'S L	\$50,000	\$50,000	5.00	\$10,000
Antrim	Milton	05-12-324-018-65	10/28/22	03-ARM'S L	\$90,000	\$90,000	5.01	\$17,964
GTC	Whitewater	13-002-022-04	2/22/2023	03-ARM'S L	\$120,000	\$120,000	5.38	\$22,305
GTC	Whitewater	13-016-008-11	10/28/2022	03-ARM'S L	\$62,000	\$62,000	5.53	\$11,212
GTC	Whitewater	13-016-008-03	5/10/2023	03-ARM'S L	\$85,000	\$85,000	5.95	\$14,286
GTC	Whitewater	13-127-004-01	8/29/2023	03-ARM'S L	\$25,000	\$25,000	6.00	\$4,167

ACREAGE

County	Township	Parcel Number	Sale Date	Terms of Sale	Adj. Sale \$	Land		
						Residual	Net Acres	Dollars/Acre
Antrim	Milton	05-12-525-001-70	10/14/22	03-ARM'S L	\$55,000	\$55,000	6.20	\$8,871
Antrim	Milton	05-12-324-018-70	10/10/23	03-ARM'S L	\$77,000	\$77,000	7.04	\$10,938
Antrim	Milton	05-12-324-018-01	10/28/22	03-ARM'S L	\$85,000	\$85,000	7.18	\$11,838
GTC	Whitewater	13-135-023-02	3/29/2024	19-MULTI P	\$80,000	\$80,000	7.84	\$10,204
Antrim	Torch LK	05-14-301-001-10	10/25/22	03-ARM'S L	\$100,000	\$100,000	9.65	\$10,358
Antrim	Milton	05-12-324-018-75	11/21/22	19-MULTI P	\$141,000	\$141,000	11.40	\$12,368
Antrim	Torch LK	05-14-335-014-01	05/05/23	19-MULTI P	\$125,000	\$125,000	11.73	\$10,656
Antrim	Milton	05-12-430-001-20	08/30/23	19-MULTI P	\$150,000	\$150,000	12.30	\$12,195
Antrim	Milton	05-12-111-004-40	09/19/22	03-ARM'S L	\$149,000	\$149,000	12.78	\$11,659
Antrim	Milton	05-12-312-003-40	04/07/23	03-ARM'S L	\$129,000	\$129,000	13.98	\$9,227
Antrim	Torch LK	05-14-312-084-20	12/22/22	03-ARM'S L	\$250,000	\$250,000	14.60	\$17,123
Antrim	Milton	05-12-325-006-10	11/28/23	19-MULTI P	\$245,000	\$245,000	15.00	\$16,333
GTC	Whitewater	13-004-022-10	1/5/2024	03-ARM'S L	\$200,000	\$200,000	17.53	\$11,409
Antrim	Torch LK	05-14-336-004-01	12/23/23	03-ARM'S L	\$130,000	\$130,000	20.00	\$6,500
Antrim	Milton	05-12-524-018-70	01/10/23	19-MULTI P	\$210,000	\$210,000	21.48	\$9,777
Antrim	Torch LK	05-14-213-005-50	01/12/24	03-ARM'S L	\$250,000	\$250,000	24.49	\$10,208
GTC	Whitewater	13-005-019-02	5/26/2023	03-ARM'S L	\$400,000	\$400,000	25.01	\$15,994
GTC	Whitewater	13-127-026-03	9/12/2023	03-ARM'S L	\$350,000	\$350,000	25.79	\$13,571
Antrim	Milton	05-12-206-003-00	10/24/22	03-ARM'S L	\$497,000	\$497,000	28.13	\$17,668
GTC	Whitewater	13-128-005-03	7/14/2023	03-ARM'S L	\$375,000	\$375,000	30.56	\$12,271
Antrim	Torch LK	05-14-213-014-20	09/02/22	32-SPLIT V/	\$385,000	\$385,000	40.00	\$9,625
GTC	Whitewater	13-002-013-02	12/15/2023	03-ARM'S L	\$297,900	\$297,900	40.00	\$7,448
ALL						\$6,478,765	491.38	\$13,185

2023 RATES	Acres	2024 Rate	2025 RATE
\$ 24,000	1.00	\$ 32,000	\$ 35,000
\$ 18,000	1.50	\$ 24,000	\$ 26,000
\$ 15,000	2.00	\$ 19,000	\$ 22,000
\$ 12,500	2.50	\$ 16,000	\$ 20,000
\$ 11,000	3.00	\$ 15,000	\$ 18,000
\$ 9,000	4.00	\$ 14,000	\$ 16,000
\$ 8,000	5.00	\$ 12,000	\$ 14,000
\$ 7,400	7.00	\$ 10,000	\$ 12,000
\$ 7,000	10.00	\$ 9,500	\$ 11,500
\$ 6,900	15.00	\$ 9,000	\$ 11,000
\$ 6,900	20.00	\$ 8,500	\$ 10,000
\$ 6,800	25.00	\$ 8,200	\$ 10,000
\$ 6,800	30.00	\$ 8,100	\$ 10,000
\$ 6,800	40.00	\$ 8,000	\$ 9,000
\$ 6,400	50.00	\$ 7,300	\$ 8,500
\$ 5,500	100.00	\$ 7,000	\$ 8,000

Acres	Land		
	Residual	Net Acres	Dollars/Acre
0-1.00	\$129,900	1.97	\$ 66,040
1.01-1.99	\$312,365	9.94	\$ 31,435
2.00-2.99	\$199,600	9.10	\$ 21,932
3.00-4.50	\$574,000	24.88	\$ 23,071
4.51-5.99	\$557,000	36.80	\$ 15,136
6.00-8.99	\$322,000	34.26	\$ 9,399
9.00-15	\$1,289,000	101.44	\$ 12,707
17.54-30	\$2,412,000	192.99	\$ 12,498
31++	\$682,900	80.00	\$ 8,536

TORCH LAKE VACANT SALES

Parcel Number	Street Address	Sale Date	Adj Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Lake		Net Acres	Dollars/FF	
							Front	Depth			
05-12-207-019-10		10/03/22	\$545,000	WD	03-ARM'S LENG	\$545,000	100.00	235.00	0.76	\$5,450	
							40.00				
05-12-575-007-00	8551 B RETTONWOOD SHORE	05/26/22	\$550,000	WD	03-ARM'S LENG	\$550,000	92.00	427.00	0.90	\$5,978	
05-14-006-007-10	929 N WEST TORCH LAKE DR	4/6/2023	\$1,400,000	WD	03-ARM'S LENG	\$910,000	100.00	549.30	1.89	\$9,100	
						\$490,000	50.00			\$9,800	
05-14-006-007-20	861 N WEST TORCH LAKE DR	6/3/2022	\$1,350,000	WD	03-ARM'S LENG	\$910,000	100.00	503.00	1.73	\$9,100	
						\$440,000	50.00			\$8,800	
05-14-007-022-80	1737 N WEST TORCH LAKE DR	10/11/2022	\$965,150	WD	03-ARM'S LENG	\$965,150	100.00	444.30	1.02	\$9,652	
05-14-312-062-00		6/21/2022	\$480,000	WD	03-ARM'S LENG	\$480,000	100.00	780.00	1.79	\$4,800	
05-14-324-052-01	2370 N N US 31	8/18/2023	\$699,900	WD	19-MULTI PARC	\$640,000	100.00	940.40	2.67	\$6,400	
						\$59,900	25.50			\$2,349	
004-006-006-00	7156 CRYSTAL BCH RD NW	11/3/2023	\$1,500,000	PTA	19-MULTI PARC	\$910,000	100.00	398.00	1.79	\$9,100	
						\$590,000	96.00			\$6,146	
05-07-485-010-00		07/22/22	\$1,300,000	WD	03-ARM'S LENG	\$910,000	100.0	400.8	1.15	\$9,100	
						\$390,000	25.0			\$15,600	
05-07-485-047-00		04/20/23	\$340,000	WD	03-ARM'S LENG	\$340,000	100.0	228.0	0.52	\$3,400	
05-07-485-049-00		12/29/23	\$650,000	WD	03-ARM'S LENG	\$650,000	100.0	331.0	0.76	\$6,500	
05-08-110-008-10		07/06/22	\$339,150		03-ARM'S LENG	\$339,150	66.0	106.0	0.085	\$5,139	
05-08-395-012-00		05/31/23	\$743,750		03-ARM'S LENG	\$640,000	100.0	440.0	1.177	\$ 6,400	
						\$103,750	16.5			\$ 6,288	
05-08-033-014-10		10/06/23	\$700,000		03-ARM'S LENG	\$700,000	100.0	318.0	0.780	\$ 7,000	
05-08-395-008-00		1/8/2024	\$815,000		03-ARM'S LENG	\$640,000	100.0	180.0	0.446	\$ 6,400	
						\$175,000	8.0			\$ 21,875	
05-08-033-006-30		5/3/2024	\$777,400		03-ARM'S LENG	\$640,000	100.0	243.0	0.586	\$ 6,400	
						\$137,400	5.0			\$ 27,480	
\$13,155,350						ALL TOWNSHIPS	\$13,155,350	1,874.00	4,277.00	18.05	

FRONT RATE			
	2023	2024	2025
TORCH LAKE 1	\$ 7,000	\$ 8,100	\$ 9,100
TORCH LAKE 2	\$ 4,400	\$ 5,400	\$ 6,400
TORCH LAKE 3	\$ 4,400	\$ 5,400	\$ 5,500
EXCESS FF	2023	2024	2025
TORCH LAKE 1	\$ 4,000	\$ 6,100	\$ 7,000
TORCH LAKE 2	\$ 2,600	\$ 3,000	\$ 5,400
TORCH LAKE 3	\$ 2,400	\$ 3,000	\$ 3,000

	Effec. Lake		Net Acres	Dollars/FF
	Land Residual	Front		
TORCH LAKE 1	\$4,605,150	500.00	7.58	\$ 9,210
TORCH LAKE 1 E	\$1,910,000	221.00	-	\$ 8,643
TORCH LAKE 2	\$4,940,000	792.00	9.11	\$ 6,237
TORCH LAKE 2 E	\$815,200	121.00	0.09	\$ 6,737
TORCH LAKE 3	\$885,000	200.00	1.28	\$ 4,425

ELK LAKE SALES

Parcel Number	Street Add	Sale Date	Instr	Terms of Sale	Adj. Sale \$	Land Residual	\$7,000	Effec. Front	Depth	Net Acres	Dollars/FF
05-12-324-022-00	9596 CHER	03/10/23	WD	03-ARM'S LEI	\$765,000	\$765,000	\$ 700,000	100.00	473.00	1.38	\$ 7,000
							\$ 65,000	27.00			\$ 2,407
05-12-326-013-10	10872 CHE	10/10/22	WD	19-MULTI PA	\$1,550,000	\$1,173,007	\$ 700,000	100.00	546.44	15.02	\$ 7,000
							\$ 473,007	135.00			\$ 3,504
13-104-001-11	CLEARWAT	08/10/22	PTA	03-ARM'S LEI	\$3,200,000	\$3,200,000	\$ 700,000	100.00	402.00	2.82	\$ 7,000
							\$ 2,500,000	206.61			\$ 12,100
13-110-001-10	10700 INN	09/01/23	PTA	03-ARM'S LEI	\$1,059,500	\$1,059,500	\$ 700,000	100.00	300.00	1.32	\$ 7,000
							\$ 359,500	109.00			\$ 3,298
13-590-002-00	9875 MIAM	09/07/23	WD	03-ARM'S LEI	\$725,000	\$725,000	\$ 700,000	100.00	218.00	0.51	\$ 7,000
							\$ 25,000	1.50			\$ 16,667
05-43-022-009-00		11/17/2023	WD	03-ARM'S LEI	\$1,250,000	\$1,250,000	\$ 700,000	100.00	520.50	1.69	\$ 7,000
							\$ 550,000	55.00			\$ 10,000

\$8,172,507 \$ 8,172,507

LAND TABLE			2024	2025		Land Residual	Effec. Lake Front	Depth	Net Acres	Dollars/FF
4200	STD FRT		\$ 6,200	\$ 7,000	STD FRT	\$ 4,200,000	600.00	2,459.94	22.74	\$ 7,000
4200	EXC FRT		\$ 4,100	\$ 3,500	EXC FRT	\$ 3,972,507	479.11			\$ 8,291
4201	STD FRT		\$ 5,800	\$ 6,400	EXC W/O	\$ 1,472,507	327.50			\$ 4,496
4201	EXC FRT		\$ 3,000	\$ 3,000	EXC MILTON	\$ 538,007	162.00			\$ 3,321

COTTAGE COVE-4902

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Rate Group 1	2024	2025
05-12-870-014-00 SLIP 875-035-00		08/09/22	\$136,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$107,500 \$28,500	SITE VALUE #2	\$100,000	\$116,000
05-12-870-025-00 SLIP 875-037-00		07/12/23	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$121,500 \$28,500	SITE VALUE #2	\$100,000	\$116,000
05-12-870-026-00 SLIP 875-011-00		05/11/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,500 \$28,500	SITE VALUE #2	\$100,000	\$116,000
05-12-870-030-00 SLIP 875-032-00	7441 MULBERRY LN	04/07/23	\$140,650	WD	19-MULTI PARCEL ARM'S LENGTH	\$112,150 \$28,500	SITE VALUE #2	\$100,000	\$116,000
Totals:			\$581,650			\$553,150			

Sites:

Site 'A':	Description: 'SITE VALUE #2 '	Value: 116,000		
Site 'B':	Description: 'SITE VALUE #1 '	Value: 170,000	\$467,650	Average
Site 'E':	Description: 'WILDERNESS '	Value: 50,000		\$116,913

OFF WATER BAY - 4800

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF
05-12-560-004-00	14810 WINTERS RD	07/03/23	WD	03-ARM'S LENGTH	\$59,900	\$59,900	185.0	275.0	1.17	\$324
05-12-560-012-00		01/17/23	WD	03-ARM'S LENGTH	\$57,500	\$57,500	150.0	295.0	1.02	\$383
05-12-560-013-00	5815 MACKENZIE DR	07/22/22	WD	03-ARM'S LENGTH	\$57,000	\$57,000	150.0	293.0	1.01	\$380
05-12-615-010-00		10/31/22	WD	03-ARM'S LENGTH	\$50,000	\$50,000	66.0	140.0	0.21	\$758
05-12-615-011-00	3437 JOE MARKS TRL	05/15/23	WD	03-ARM'S LENGTH	\$50,000	\$50,000	60.0	140.0	0.19	\$833
05-12-675-026-00		12/09/22	WD	03-ARM'S LENGTH	\$25,000	\$25,000	100.0	300.0	0.69	\$250
Totals:					\$299,400	\$299,400	711.0		4.29	
							Average		Average	
							per FF=>	\$421	per Net Acre=>	69,839.05

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Sites:
Site 'A':      Description: 'MARGINAL SITES '      Value: 10,000
Site 'B':      Description: 'BAY WOODS STD '      Value: 57,500
Site 'C':      Description: 'STANDARD SITE 1'      Value: 20,000
Site 'G':      Description: 'STANDARD SITE 2'      Value: 35,000
Site 'H':      Description: ' LRG SITE '      Value: 40,000
Site 'I':      Description: '5 ACRE +/- '      Value: 70,000
    
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GRAND TRAVERSE BAY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF
05-14-326-009-40	1021 BAY VIEW DR	12/19/23	WD	03-ARM'S LENGTH	\$1,350,000	\$348,428	104.0	350.0	1.00	\$3,350
05-14-326-016-00	1701 SAN MARINO TRL	02/27/23	WD	19-MULTI PARCEL AR	\$2,100,000	\$1,027,962	184.0	1369.0	5.43	\$3,725
05-14-335-012-40	601 YELLOW BIRCH DR	12/06/22	WD	03-ARM'S LENGTH	\$912,500	\$378,520	151.0	350.0	1.21	\$2,507
05-14-412-005-00	12989 BAY HARBOR CLUB	10/03/23	WD	03-ARM'S LENGTH	\$449,900	\$449,900	100.0	575.0	1.81	\$4,499
05-14-435-013-00	2598 BIRCHVIEW DR	06/15/22	WD	03-ARM'S LENGTH	\$950,000	\$552,681	65.0	249.0	0.37	\$8,503
05-14-435-051-00	2046 BIRCHVIEW DR	06/23/22	WD	03-ARM'S LENGTH	\$1,200,000	\$879,879	141.0	149.0	0.48	\$6,240
05-14-515-026-00	4319 MICHIGAN TRL	08/29/23	WD	19-MULTI PARCEL AR	\$1,200,000	\$759,362	100.0	317.6	1.80	\$1,624
05-14-515-064-00	3827 MICHIGAN TRL	06/09/23	WD	03-ARM'S LENGTH	\$475,000	\$231,902	50.0	197.0	0.23	\$4,638
05-14-535-013-00	3559 MICHIGAN TRL	07/13/22	WD	03-ARM'S LENGTH	\$350,000	\$350,000	100.0	118.0	0.27	\$3,500
05-14-535-015-00		05/05/23	WD	03-ARM'S LENGTH	\$300,000	\$300,000	100.0	131.0	0.30	\$3,000
05-14-555-003-00	4371 MICHIGAN TRL	11/15/23	PTA	03-ARM'S LENGTH	\$455,000	\$455,000	100.0	298.8	0.69	\$4,550
05-14-555-024-00	4789 MICHIGAN TRL	08/11/23	WD	03-ARM'S LENGTH	\$1,100,000	\$216,178	100.0	260.0	0.60	\$2,162
05-14-615-010-00	2826 BIRCHVIEW DR	07/12/23	WD	03-ARM'S LENGTH	\$1,100,000	\$336,171	84.0	425.0	0.82	\$4,002
05-12-527-006-00	4042 JUNIPER DR	06/30/22	WD	03-ARM'S LENGTH	\$1,849,900	\$420,101	100.0	326.0	0.75	\$4,201
05-12-605-023-00	3430 JOE MARKS TRL	05/05/23	WD	03-ARM'S LENGTH	\$877,000	\$509,581	100.0	121.0	0.28	\$5,096
05-12-805-016-00	3702 JOE MARKS TRL	05/25/23	WD	03-ARM'S LENGTH	\$1,015,000	\$344,919	100.0	292.0	0.67	\$3,449
		2024	2025		ALL	\$7,560,584	1,679.0			\$ 4,503
	4300 STANDARD FF	\$ 3,400	\$ 4,000		VACANT	\$1,204,900	300.0			\$ 4,016
	4300 EXCESS FF	\$ 2,200	\$ 2,200		MILTON	\$1,274,601	300.0			\$ 4,249

TORCH HILLS - WEATHERTOP 4602

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/ FF
05-12-655-037-00		03/06/24	WD	03-ARM'S LENGTH	\$65,000	\$65,000	115.0	194.0	0.51	\$565
05-12-776-003-00		02/21/24	WD	03-ARM'S LENGTH	\$32,000	\$32,000	100.0	214.0	0.49	\$320
05-12-895-003-00		08/11/23	LC	03-ARM'S LENGTH	\$170,000	\$170,000	100.0	339.0	0.77	\$1,700
05-12-895-005-00	8291 TORCH HILLS LN	05/16/23	WD	03-ARM'S LENGTH	\$169,900	\$169,900	100.0	272.0	0.62	\$1,699
Totals:					\$436,900	\$436,900	415.0		2.39	
							Average	Average		
							per Frt Ft=>	\$1,053	per Net Acre=>	182,574.17

Sites:

Site 'A':	Description: 'VIEW SITES	'	Value: 169,900
Site 'B':	Description: 'SITE VALUE	'	Value: 32,000
Site 'C':	Description: 'EXTRA LOT	'	Value: 16,000

SKEGEMOG LAKE AND TORCH RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF
13-124-016-00	SKEGEMOG POINT RD	09/16/22	\$550,000	03-ARM'S LENGTH	\$550,000	\$550,000	82.4	150.0	1.71	\$6,675
05-12-112-006-15	BETTY	07/15/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$450,000	100.0	400.0	0.92	\$4,500
05-12-760-008-00	12907 TORCH RIVER RD	04/20/22	\$300,000	03-ARM'S LENGTH	\$337,500	\$337,500	100.0	752.0	1.73	\$3,375
05-12-760-009-00	12923 TORCH RIVER RD (V/	04/25/22	\$275,000	03-ARM'S LENGTH	\$343,750	\$343,750	100.0	871.0	2.00	\$3,438
05-12-760-010-00	12945 TORCH RIVER RD	04/20/22	\$350,000	03-ARM'S LENGTH	\$375,000	\$375,000	100.0	953.0	2.19	\$3,750

Totals: \$1,925,000 \$2,056,250 \$2,056,250 482.4 8.55

**Average
per FF=> \$4,263**

	2024	2025
SKEGEMOG LAKE	\$ 4,500	\$4,500
TORCH RIVER	\$ 3,500	\$3,500

Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF
\$1,000,000	182.40	550.0	2.63	\$5,482
\$1,056,250	300.00	2,576.0	5.91	\$3,521

ORCHARD HILLS 4601

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land			Net Acres	Dollars/F
							Residual	Effec. Front	Depth		
05-12-715-011-00	11976 CABIN LN	09/09/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	112.0	175.0	0.45	\$250
05-12-715-020-00		12/19/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	156.0	265.0	0.95	\$449
05-12-720-001-00		08/15/23	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$46,000	105.0	195.0	0.47	\$438
05-12-720-033-00		08/31/22	\$93,000	WD	19-MULTI PARCEL ARM'S	\$46,500	\$46,500	222.0	457.0	1.17	\$209
05-12-720-034-00		08/31/22	\$93,000	WD	19-MULTI PARCEL ARM'S	\$46,500	\$46,500	222.0	457.0	1.17	\$209
05-12-720-069-00		02/16/24	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$39,500	125.0	275.0	0.79	\$316
05-12-720-081-00		04/13/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	145.0	150.0	0.50	\$241
05-12-720-082-00	12031 JONATHON DR	04/13/22	\$33,280	WD	03-ARM'S LENGTH	\$33,280	\$33,280	117.5	246.0	0.66	\$283
Totals:			\$437,780			\$344,780	\$344,780	1,204.5		6.16	

Average
per FF=> **\$286**

Sites:	Description:	Value:	Sales Ave	2025
Site 'A':	'STD LOT I	30,000		
Site 'B':	'STD LOT III	39,500		
Site 'C':	'VIEW LK	70,000	STD LOT II	\$28,000
Site 'D':	'VIEW BK	50,000	VIEW LK	\$70,000
Site 'E':	'STD LOT II	30,000		
Site 'F':	'1/2 LOT	17,000	STD LOT III	\$41,130

MIDDLE SUBS -4700

Parcel number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Effec.		Net Acres	Total Acres
							Front	Depth		
05-12-580-011-00	11668 BRETTONWOOD HGTS	04/21/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	170.0	253.0	0.99	0.99
05-12-580-011-00	11668 BRETTONWOOD HGTS	09/14/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	170.0	253.0	0.99	0.99
05-12-555-007-00		05/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	104.0	200.0	0.48	0.48
05-12-555-010-00	7432 MORGAN CIR	08/04/23	\$39,900	WD	03-ARM'S LENGTH	\$39,900	160.0	200.0	0.74	0.74
05-12-885-012-00	12009 BARKLEY LN	03/31/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	200.0	484.0	2.22	2.22
05-12-825-005-00		06/08/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	106.0	176.0	0.43	0.43
05-12-825-010-00	7019 MEADOW BROOKE LN	06/08/23	\$19,900	LC	03-ARM'S LENGTH	\$19,900	106.0	139.0	0.34	0.34
05-12-885-007-10	12020 BARKLEY LN	06/03/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	277.0	314.0	2.00	2.00
05-12-830-003-00		10/20/23	\$31,500	WD	03-ARM'S LENGTH	\$31,500	155.0	251.0	0.89	0.89
05-12-830-008-00		06/30/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	150.0	250.0	1.33	0.86
05-12-830-011-00		08/21/23	\$31,500	WD	03-ARM'S LENGTH	\$31,500	150.0	250.0	1.10	1.10
05-12-830-012-00		08/21/23	\$31,500	WD	03-ARM'S LENGTH	\$31,500	150.0	250.0	1.04	1.04
Totals:			\$549,800			\$350,300	1,898.0		12.54	12.07

Average per FF=> **\$185** Average per Acre=> **27,930**

Sites:

Site 'A':	Description: 'OFF WATER 1-COT'	Value: 19,900
Site 'B':	Description: '2ND LOT'	Value: 16,000
Site 'C':	Description: 'INTER SITE <1A'	Value: 24,000
Site 'D':	Description: 'BRTNWD OFF MAIN'	Value: 30,000
Site 'E':	Description: 'STD LOT (1+A)'	Value: 30,000
Site 'F':	Description: 'TORCHWINDS'	Value: 31,500
Site 'G':	Description: 'DISTANT VIEW LT'	Value: 40,000

BRTNWD OFF MAIN	\$30,000	\$30,000
DISTANT VIEW LT	\$44,950	\$40,000
INTER SITE <1A	\$24,000	\$24,000
OFF WATER 1-COT	\$16,450	\$19,900
STD LOT (1+A)	\$27,000	\$30,000
TORCHWINDS	\$29,125	\$31,500

COMMERCIAL - INDUSTRIAL

GRAVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre
05-12-207-007-01	11845 INDIA I	12/01/23	WD	03-ARM'S L	\$100,000	\$100,000	\$82,917	896.3	8.55	\$112	\$11,696
05-15-013-008-00	11380 WILDV	09/28/21	WD	03-ARM'S L	\$525,000	\$525,000	\$137,540	0.0	65.30		\$8,040
05-12-302-013-20		10/29/21	WD	03-ARM'S L	\$442,800	\$442,800	\$296,130	0.0	36.90		\$12,000
						\$1,067,800			110.75		9,641.53

2025	
GRAVEL	\$ 9,500

COM FF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre
05-14-312-016-00	4947 N US 31	06/30/23	WD	03-ARM'S L	\$226,308	\$101,446	\$21,875	125.0	0.63	\$812	\$160,770
05-12-311-044-00	7262 CAIRN I	08/09/22	WD	03-ARM'S L	\$272,330	\$97,000	\$97,370	130.0	0.99	\$746	\$27,566
						\$198,446		255.0		\$778	

2025	
FRONTAGE	\$ 749