

2025 AGRICULTURAL LAND SALES

Below are two years of sales from 4-1-2022 through 3-31-2024 that were used to determine the agricultural Land Values of:

Due to the lack of enough vacant land sales, additional county sales were used. The average of the sales were rounded and applied.

Parcel Number	Street Address	1 and 1.5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Determined
D -04-20-400-023	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$87,872	1.85	\$47,498	2025
J-10-08-400-014	Plymouth-Ann Arbor Rd	SUPERIOR TWP	9/18/2023	100,000	100,000	2.15	\$46,512	
				AVERAGE >>>>	\$93,936			90,000

Parcel Number	Street Address	2 and 2.5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
D -04-20-400-023	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$87,872	1.85	\$47,498	2025
D -04-20-400-022	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$109,465	3.04	\$36,008	
J-10-08-400-014	Plymouth-Ann Arbor Rd	SUPERIOR TWP	9/18/2023	100,000	100,000	2.15	\$46,512	
				AVERAGE >>>>	99,112			100,000

Parcel Number	Street Address	3 and 4 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
D -04-20-400-022	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$109,465	3.04	\$36,008	2025
K-11-35-300-069	9177 BEMIS RD	YPSILANTI TWP	06/17/22	\$99,800	\$99,800	4.1	\$24,341	
J-10-13-400-006	10965 Cherry Hill	Superior Twp	9/13/2022	150,000	\$150,000	5	\$30,000	
J-10-08-400-014	Plymouth-Ann Arbor Rd	SUPERIOR TWP	9/18/2023	100,000	100,000	2.15	\$46,512	
				AVERAGE >>>>	\$114,816			115,000

Parcel Number	Street Address	5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
k-11-30-300-062	5223 Arundel Way	YPSILANTI TWP	2/28/2023	150,000	150,000	5.25	\$28,571	2025
J-10-15-400-001	3335 Berry Rd	Superior Twp	12/27/2023	70,000	70,000	5.01	\$13,972	
J-10-13-400-006	10965 Cherry Hill	Superior Twp	9/13/2022	150,000	150,000	5	\$30,000	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	140,000	140,000	6.34	\$22,082	
				AVERAGE >>>>	127,500			130,000

Parcel Number	Street Address	7 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	140,000	140,000	6.34	\$22,082	2025
J-10-13-400-006	10965 Cherry Hill	Superior Twp	9/13/2022	150,000	150,000	5	\$30,000	
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2023	105,200	105,200	7.05	\$14,922	
J-10-15-300-025	8541 Cherry Hill	Superior Twp	2/22/2022	165,000	165,000	5.961	\$27,680	
				AVERAGE >>>>	\$140,050			140,000

Parcel Number	Street Address	10 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-30-101-028	Hickman Rd	SUPERIOR TWP	12/12/2023	232,000	232,000	11.66	\$19,897	2025
J-10-15-300-025	8541 Cherry Hill	Superior Twp	2/22/2022	165,000	165,000	5.961	\$27,680	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	140,000	140,000	6.34	\$22,082	
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2023	105,200	105,200	7.05	\$14,922	
				AVERAGE >>>>	160,550			160,000

Parcel Number	Street Address	15 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
M -13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634	2025
C-03-34-100-023	5001 WEBBER RD	WEBSTER TWP	06/02/23	\$140,000	\$140,000	17.47	\$8,014	
T -20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000	
				AVERAGE >>>>	170,076			170,000

Parcel Number	Street Address	20 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
M -13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634	2025
T -20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000	
M -13-29-400-007	WEBER RD	LODI TWP	07/12/22	\$210,939	\$210,939	22.97	\$9,183	
				AVERAGE >>>>	\$193,722			195,000

Parcel Number	Street Address	25 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
T -20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000	2025
G -07-09-200-006	N FLETCHER RD	LIMA TWP	07/06/22	\$250,000	\$250,000	20.02	\$12,488	
M -13-29-400-007	WEBER RD	LODI TWP	07/12/22	\$210,939	\$210,939	22.97	\$9,183	
B -02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118	
				AVERAGE >>>>	\$220,235			220,000

Parcel Number	Street Address	30 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
B -02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118	2025
B -02-16-100-013	NOLLAR RD	NORTHFIELD TWP	04/11/22	\$430,000	\$430,000	37.75	\$11,391	
B-02-09-400-005	NOLLAR RD	NORTHFIELD TWP	04/14/23	\$310,000	\$310,000	40	\$7,750	
B -02-28-400-003	NOLLAR RD	NORTHFIELD TWP	12/29/22	\$325,000	\$325,000	40	\$8,125	
C-03-29-400-013	5300 Mast	Webster Twp	10/27/22	81,397	81,397	37.3	\$2,182	
				AVERAGE >>>>	\$273,279			270,000

Parcel Number	Street Address	40 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
C-03-03-100-004	9532 SCULLY RD	WEBSTER TWP	04/06/23	\$340,000	\$340,000	50	\$6,800	2025
B -02-16-100-013	NOLLAR RD	NORTHFIELD TWP	04/11/22	\$430,000	\$430,000	37.75	\$11,391	
B -02-28-400-003	NOLLAR RD	NORTHFIELD TWP	12/29/22	\$325,000	\$325,000	40	\$8,125	
B-02-09-400-005	NOLLAR RD	NORTHFIELD TWP	04/14/23	\$310,000	\$310,000	40	\$7,750	
				AVERAGE >>>>	\$351,250			350,000

Parcel Number	Street Address	50 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
O -15-11-100-003	6701 HASHLEY RD	SHARON TWP	04/15/22	\$426,000	\$426,000	53.91	\$7,902	2025
O -15-19-200-002	Prospect Hill Rd	SHARON TWP	06/09/22	\$300,000	\$300,000	60	\$5,000	
C -03-29-300-002	5151 MAST RD	WEBSTER TWP	10/27/22	\$328,500	\$147,344	67.47	\$2,184	
B -02-16-100-013	NOLLAR RD	NORTHFIELD TWP	04/11/22	\$430,000	\$430,000	37.75	\$11,391	
C-03-03-100-004	9532 SCULLY RD	WEBSTER TWP	04/06/23	\$340,000	\$340,000	50	\$6,800	
D-04-20-400-022,023,& 300-022	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$625,000	42.59	\$14,675	
				AVERAGE >>>>	\$378,057			380,000

Parcel Number	Street Address	100 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
O -15-11-100-003	6701 HASHLEY RD	SHARON TWP	04/15/22	\$426,000	\$426,000	53.91	\$7,902	2025
K-11-35-100-009	7200 BUNTON RD	YPSILANTI TWP	11/13/23	\$1,020,000	\$1,020,000	57	\$17,895	
				AVERAGE >>>>	\$723,000			725,000

2025 PROSPECT POINTE 108P AND 109P, WHICH INCLUDES PROSPECT POINTE WEST LAND VALUES

																		Land Ratio %	24% of Sale	15% of Sale		
																		Allocation	for Land	for Land Value		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/ Acre	Dollars/ SqFt	Actual Front	ECF Area	Land Table	Class	Method	Value	for Land Value
J-10-33-108-002	7558 ABIGAIL DR	12/22/23	\$445,000	\$175,600	39.46	\$369,495	\$115,505	\$40,000	82.0	120.5	0.23	0.23	\$1,409	\$508,833	\$11.68	82.00	108	PROSPECT POINTE	401	0.260	\$106,800	\$66,750
J-10-33-108-029	1983 FRANCES WAY	07/19/22	\$425,000	\$160,600	37.79	\$369,818	\$105,182	\$50,000	62.0	128.0	0.18	0.18	\$1,696	\$577,923	\$13.27	62.00	108	PROSPECT POINTE	401	0.247	\$102,000	\$63,750
J-10-33-108-045	7988 HALLIE DR	09/23/22	\$405,000	\$152,000	37.53	\$351,589	\$100,411	\$47,000	61.0	123.4	0.17	0.17	\$1,646	\$580,410	\$13.32	61.00	108	PROSPECT POINTE	401	0.248	\$97,200	\$60,750
J-10-33-108-051	7966 HALLIE DR	01/26/24	\$480,000	\$202,400	42.17	\$433,187	\$96,813	\$50,000	65.0	126.0	0.19	0.19	\$1,489	\$514,963	\$11.82	65.00	108	PROSPECT POINTE	401	0.202	\$115,200	\$72,000
J-10-33-108-076	7587 ABIGAIL DR	06/06/23	\$425,000	\$174,900	41.15	\$367,523	\$100,477	\$43,000	70.0	121.0	0.19	0.19	\$1,435	\$517,923	\$11.89	70.00	108	PROSPECT POINTE	401	0.236	\$102,000	\$63,750
J-10-33-108-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$422,878	\$92,122	\$40,000	85.0	120.0	0.23	0.23	\$1,084	\$393,684	\$9.04	85.00	108	PROSPECT POINTE	401	0.194	\$114,000	\$71,250
J-10-33-108-102	1576 COURTNEY CT	06/22/23	\$475,000	\$196,200	41.31	\$413,193	\$101,807	\$40,000	71.0	118.0	0.19	0.19	\$1,434	\$538,661	\$12.37	71.00	108	PROSPECT POINTE	401	0.214	\$114,000	\$71,250
J-10-33-109-110	1934 FRANCES WAY	10/31/23	\$470,000	\$174,700	37.17	\$367,670	\$142,330	\$40,000	81.3	120.1	0.22	0.22	\$1,750	\$635,402	\$14.59	81.33	108	PROSPECT POINTE	401	0.303	\$112,800	\$70,500
J-10-33-109-120	1901 FRANCES WAY	12/22/22	\$441,000	\$171,300	38.84	\$382,763	\$105,237	\$47,000	61.0	120.0	0.17	0.17	\$1,725	\$626,411	\$14.38	61.00	109	PROSPECT POINTE	401	0.239	\$105,840	\$66,150
J-10-33-109-129	7971 JORDAN CT	04/14/23	\$422,500	\$171,700	40.64	\$340,164	\$122,336	\$40,000	82.0	121.0	0.23	0.23	\$1,492	\$536,561	\$12.32	82.00	109	PROSPECT POINTE	401	0.290	\$101,400	\$63,375
J-10-33-109-151	1980 HUNTERS CREEK DR	07/12/23	\$470,000	\$173,900	37.00	\$365,676	\$147,324	\$43,000	72.0	115.0	0.19	0.19	\$2,046	\$775,389	\$17.80	72.00	109	PROSPECT POINTE	401	0.313	\$112,800	\$70,500
J-10-33-109-166	1950 HUNTERS CREEK DR	02/08/23	\$373,000	\$145,500	39.01	\$326,734	\$93,266	\$47,000	80.9	119.8	0.22	0.22	\$1,153	\$420,117	\$9.64	80.87	109	PROSPECT POINTE	401	0.250	\$89,520	\$55,950
J-10-33-109-167	1956 HUNTERS CREEK DR	09/28/23	\$470,000	\$200,000	42.55	\$421,087	\$91,913	\$43,000	80.9	124.7	0.23	0.23	\$1,137	\$396,177	\$9.09	80.87	109	PROSPECT POINTE	401	0.196	\$112,800	\$70,500
J-10-33-109-168	1962 HUNTERS CREEK DR	09/26/22	\$435,000	\$176,200	40.51	\$393,272	\$91,728	\$50,000	94.9	114.6	0.25	0.25	\$967	\$366,912	\$8.42	94.89	109	PROSPECT POINTE	401	0.211	\$104,400	\$65,250
J-10-33-109-172	1977 HUNTERS CREEK DR	05/17/22	\$465,000	\$184,900	39.76	\$412,850	\$99,150	\$47,000	69.0	120.0	0.19	0.19	\$1,437	\$521,842	\$11.98	69.00	109	PROSPECT POINTE	401	0.213	\$111,600	\$69,750
J-10-33-109-186	1917 HUNTERS CREEK DR	05/03/22	\$391,500	\$160,100	40.89	\$358,557	\$79,943	\$47,000	70.0	120.0	0.19	0.19	\$1,142	\$414,212	\$9.51	70.00	109	PROSPECT POINTE	401	0.204	\$93,960	\$58,725
Totals:			\$7,068,000	\$2,821,000		\$6,096,456	\$1,685,544	\$714,000	1,188.0		3.28	3.28								0.239	\$106,020	\$66,263
			\$441,750	Sale. Ratio =>	39.91	Average:>>	\$105,347	Average			Average				Average					or 24%		
			\$443,000	Std. Dev. =>	1.85	Mean:>>	\$100,444	per FF=>	\$1,419		per Net Acre=>	513,259.44			per SqFt=>	\$11.78						

The below vacant land sales were used to determine the site value of 60,000 per site with an extra \$3,000 for a premium site (walkout basement, larger lot, etc).

Due to the lack of subdivision lot sales it was necessary to add some sales from other Washtenaw County communities.

Sales Comparison Approach Method

Previous Year Land Value: **47,000**

Sales Comparison 2025 Land Value Determination: **60,000**

Average/M	0.239	\$66,263
Median	0.238	\$66,450
24% of sale is Land Value		Used as a guide
Range Minir	0.194	\$55,950
Range Maxir	0.313	\$72,000
Above calculations were used only for guidance for the sales comparison approach		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
H-08-21-375-218	6215 N Trailwoods Dr	10/16/23	\$87,500	0.15	Scio Twp
			Average		
			\$58,819		

Purchase by Lombardo-Same Builder

Purchase by Lombardo-Same Builder

2025 110-BROMLEY PARK LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land Residual	Est. Land Value	Effic.		Net Acres	Total Acres	Dollars/		Dollars/S		Actual		Land		Land Ratio %	15% of Sale
					Sale	Cur. Appraisal			Front	Depth			Acres	qFt	Front	ECF Area	Table	Class	Allocation Method	for Land Value		
J-10-36-201-047	9863 HIGH MEADOW DR	09/29/22	\$280,000	\$128,100	45.75	\$297,253	\$15,747	\$33,000	60.0	132.5	0.18	0.18	\$262	\$86,049	\$1.98	60.00	BRM	BROMLEY I	401	6%	\$42,000	
J-10-36-201-088	9955 W AVONDALE CIR	08/22/22	\$284,000	\$115,000	40.49	\$267,000	\$50,000	\$33,000	60.0	120.0	0.17	0.17	\$833	\$303,030	\$6.96	60.00	BRM	BROMLEY I	401	18%	\$42,600	
J-10-36-201-030	9866 HIGH MEADOW DR	04/19/22	\$310,000	\$134,700	43.45	\$312,577	\$30,423	\$33,000	60.0	120.0	0.17	0.17	\$507	\$184,382	\$4.23	60.01	BRM	BROMLEY I	401	10%	\$46,500	
J-10-36-201-049	9867 HIGH MEADOW DR	05/27/22	\$314,433	\$132,200	42.04	\$306,764	\$40,669	\$33,000	60.0	132.5	0.18	0.18	\$678	\$222,235	\$5.10	60.00	BRM	BROMLEY I	401	13%	\$47,165	
J-10-36-202-214	9659 WEXFORD DR	09/21/22	\$315,000	\$129,300	41.05	\$300,066	\$47,934	\$33,000	60.1	125.7	0.17	0.17	\$798	\$281,965	\$6.47	60.08	BRM	BROMLEY I	401	15%	\$47,250	
J-10-36-201-111	9756 RAVENSHIRE DR	09/08/22	\$323,000	\$131,600	40.74	\$305,373	\$50,627	\$33,000	60.0	120.0	0.17	0.17	\$844	\$306,830	\$7.04	60.00	BRM	BROMLEY I	401	16%	\$48,450	
J-10-36-201-002	10113 E AVONDALE CIR	07/14/22	\$325,000	\$130,600	40.18	\$303,132	\$54,868	\$33,000	60.0	120.0	0.17	0.17	\$914	\$332,533	\$7.63	60.00	BRM	BROMLEY I	401	17%	\$48,750	
J-10-36-202-205	9790 RAVENSHIRE DR	06/15/22	\$325,000	\$126,700	38.98	\$294,103	\$63,897	\$33,000	76.2	120.0	0.22	0.22	\$839	\$290,441	\$6.67	76.19	BRM	BROMLEY I	401	20%	\$48,750	
J-10-36-202-247	9539 GLENHILL DR	10/07/22	\$325,000	\$131,000	40.31	\$303,995	\$54,005	\$33,000	72.4	120.6	0.19	0.19	\$746	\$284,237	\$6.53	72.35	BRM	BROMLEY I	401	17%	\$48,750	
J-10-36-201-106	9736 RAVENSHIRE DR	06/15/23	\$333,000	\$140,100	42.07	\$294,598	\$68,402	\$30,000	62.0	131.0	0.19	0.19	\$1,103	\$367,753	\$8.44	62.00	BRM	BROMLEY I	401	21%	\$49,950	
J-10-36-201-037	9842 HIGH MEADOW DR	09/29/22	\$335,000	\$136,300	40.69	\$316,166	\$51,834	\$33,000	60.0	123.0	0.17	0.17	\$864	\$306,710	\$7.04	60.00	BRM	BROMLEY I	401	15%	\$50,250	
J-10-36-201-105	9734 RAVENSHIRE DR	06/26/23	\$335,000	\$155,600	46.45	\$327,224	\$37,776	\$30,000	61.0	130.0	0.18	0.18	\$619	\$207,560	\$4.76	61.00	BRM	BROMLEY I	401	11%	\$50,250	
J-10-36-202-145	10167 E AVONDALE CIR	09/09/22	\$339,900	\$128,900	37.92	\$299,221	\$73,679	\$33,000	66.6	130.0	0.18	0.18	\$1,107	\$409,328	\$9.40	66.58	BRM	BROMLEY I	401	22%	\$50,985	
J-10-36-202-235	9676 WEXFORD DR	04/08/22	\$341,000	\$142,900	41.91	\$347,415	\$26,585	\$33,000	65.5	120.0	0.19	0.19	\$406	\$139,921	\$3.21	65.50	BRM	BROMLEY I	401	8%	\$51,150	
J-10-36-202-197	9766 RAVENSHIRE DR	04/04/23	\$343,000	\$140,200	40.87	\$280,476	\$92,524	\$30,000	60.0	120.0	0.17	0.17	\$1,542	\$544,259	\$12.49	60.01	BRM	BROMLEY I	401	27%	\$51,450	
J-10-36-201-061	9998 E AVONDALE CIR	08/02/23	\$345,000	\$161,800	46.90	\$340,364	\$34,636	\$30,000	60.0	132.5	0.18	0.18	\$577	\$189,268	\$4.34	60.00	BRM	BROMLEY I	401	10%	\$51,750	
J-10-36-201-118	9747 RAVENSHIRE DR	05/30/23	\$345,000	\$140,800	40.81	\$295,961	\$79,039	\$30,000	58.0	120.0	0.16	0.16	\$1,363	\$493,994	\$11.34	58.00	BRM	BROMLEY I	401	23%	\$51,750	
J-10-36-202-146	10171 E AVONDALE CIR	08/31/23	\$350,000	\$153,600	43.89	\$322,991	\$57,009	\$30,000	66.6	120.0	0.18	0.18	\$856	\$316,717	\$7.27	66.58	BRM	BROMLEY I	401	16%	\$52,500	
J-10-36-201-083	9967 W AVONDALE CIR	08/19/22	\$350,500	\$155,700	44.42	\$360,816	\$22,684	\$33,000	67.0	120.0	0.19	0.19	\$339	\$122,616	\$2.81	67.00	BRM	BROMLEY I	401	6%	\$52,575	
J-10-36-201-012	10149 E AVONDALE CIR	11/22/23	\$355,000	\$139,300	39.24	\$292,903	\$92,097	\$30,000	64.0	120.0	0.18	0.18	\$1,439	\$523,278	\$12.01	64.00	BRM	BROMLEY I	401	26%	\$53,250	
J-10-36-201-082	9969 W AVONDALE CIR	05/13/22	\$355,000	\$159,000	44.79	\$368,448	\$19,552	\$33,000	67.0	120.0	0.19	0.19	\$292	\$105,686	\$2.43	67.00	BRM	BROMLEY I	401	6%	\$53,250	
J-10-36-201-116	9741 RAVENSHIRE DR	07/08/22	\$360,000	\$145,300	40.36	\$336,980	\$56,020	\$33,000	60.0	120.0	0.17	0.17	\$934	\$339,515	\$7.79	60.00	BRM	BROMLEY I	401	16%	\$54,000	
J-10-36-202-134	9799 RAVENSHIRE DR	02/27/24	\$360,000	\$156,500	43.47	\$345,999	\$47,001	\$33,000	0.0	0.0	0.22	0.22	#DIV/0!	\$213,641	\$4.90	0.00	BRM	BROMLEY I	401	13%	\$54,000	
J-10-36-202-167	10231 E AVONDALE CIR	11/09/22	\$360,000	\$133,500	37.08	\$309,892	\$83,108	\$33,000	60.0	120.0	0.17	0.17	\$1,385	\$488,871	\$11.22	60.00	BRM	BROMLEY I	401	23%	\$54,000	
J-10-36-201-084	9965 W AVONDALE CIR	08/30/23	\$363,200	\$144,500	39.79	\$303,830	\$89,370	\$30,000	67.0	120.0	0.19	0.19	\$1,334	\$483,081	\$11.09	67.00	BRM	BROMLEY I	401	25%	\$54,480	
J-10-36-201-090	9951 W AVONDALE CIR	03/14/24	\$367,500	\$142,900	38.88	\$316,116	\$84,384	\$33,000	67.0	120.0	0.19	0.19	\$1,259	\$456,130	\$10.47	67.00	BRM	BROMLEY I	401	23%	\$55,125	
J-10-36-201-078	9979 W AVONDALE CIR	07/24/23	\$371,500	\$160,100	43.10	\$336,894	\$64,606	\$30,000	67.0	118.0	0.18	0.18	\$964	\$356,939	\$8.19	67.00	BRM	BROMLEY I	401	17%	\$55,725	
J-10-36-201-117	9745 RAVENSHIRE DR	10/27/23	\$380,000	\$149,600	39.37	\$314,711	\$95,289	\$30,000	60.0	120.0	0.17	0.17	\$1,588	\$577,509	\$13.26	60.00	BRM	BROMLEY I	401	25%	\$57,000	
J-10-36-201-070	9980 W AVONDALE CIR	03/15/24	\$385,000	\$144,400	37.51	\$319,249	\$98,751	\$33,000	60.0	133.0	0.18	0.18	\$1,646	\$539,623	\$12.39	60.00	BRM	BROMLEY I	401	26%	\$57,750	
Totals:			\$9,876,033	\$4,090,200		\$9,120,517	\$1,682,516	\$927,000	1,767.3		5.21	5.21									17%	\$51,083
Average:				Sale. Ratio =>	41.42			Average		Average				Average								
Median:				Std. Dev. =>	2.60			per FF=>	\$952	per Net Acre=>	323,187.86			per SqFt=>	\$7.42							

Sales Comparison Approach

The below vacant land sales were used to determine this land value of \$45,000.

Due to the lack of subdivision lot sales it was necessary to use some sales from a bordering community.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
Average					\$45,138

Land Residual

Average:	\$58,018
Mean:	\$54,868
Minimum:	\$15,747
Maximum:	\$98,751

Allocation Method Not Used

Previous Year Land Value: \$33,000

\$45,000

Removed these sales as outliers

J-10-36-202-224	9636 WEXFORD DR	05/19/22	\$175,000	\$137,700	78.69	\$319,387	(\$111,387)	\$33,000	60.0	120.0	0.17	0.17	(\$1,856)	(\$655,218)	(\$15.04)	60.00	BRM	BROMLEY I	401
J-10-36-202-142	10161 E AVONDALE CIR	06/28/23	\$410,000	\$169,800	41.41	\$357,300	\$82,700	\$30,000	66.6	120.0	0.18	0.18	\$1,242	\$459,444	\$10.55	66.58	BRM	BROMLEY I	401
J-10-36-202-224	9636 WEXFORD DR	07/26/23	\$289,900	\$150,400	51.88	\$316,387	\$3,513	\$30,000	60.0	120.0	0.17	0.17	\$59	\$20,665	\$0.47	60.00	BRM	BROMLEY I	401

2025 BROMLEY PARK CONDOMINIUMS LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class	Land Ratio %	6% of Sale	
																Allocation Method	for Land Value	
J-10-35-110-072	1984 N KENWYCK DR	01/13/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$96,300	46.30	\$220,318	\$1,682	\$14,000	110	5509/204	BROMLEY PARK	401	0.8%	\$12,480	
J-10-35-110-023	1835 WEXFORD DR	09/27/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$103,700	48.92	\$237,450	(\$11,450)	\$14,000	110	5499/138	BROMLEY PARK	401	-5.4%	\$12,720	
J-10-35-110-073	1982 N KENWYCK DR	12/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,000	46.98	\$230,952	(\$1,952)	\$14,000	110	5506/114	BROMLEY PARK	401	-0.9%	\$12,900	
J-10-35-110-005	1991 WEXFORD DR	06/20/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,100	50.50	\$254,499	(\$20,499)	\$14,000	110	5487/738	BROMLEY PARK	401	-9.3%	\$13,200	
J-10-35-110-034	1886 WEXFORD DR	12/16/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$92,800	40.37	\$212,235	\$31,665	\$14,000	110	5509/159	BROMLEY PARK	401	13.8%	\$13,794	
J-10-35-110-028	1823 WEXFORD DR	10/06/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,500	45.00	\$236,867	\$7,133	\$14,000	110	5500/344	BROMLEY PARK	401	3.1%	\$13,800	
J-10-35-110-058	1863 N KENWYCK DR	07/22/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,000	40.87	\$215,050	\$28,950	\$14,000	110	5496/69	BROMLEY PARK	401	12.6%	\$13,800	
J-10-35-110-092	1850 N KENWYCK DR	01/30/23	\$242,975	WD	03-ARM'S LENGTH	\$242,975	\$106,600	43.87	\$243,930	\$13,045	\$14,000	110	5510/524	BROMLEY PARK	401	5.4%	\$14,579	
J-10-35-110-086	1862 N KENWYCK DR	07/25/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$111,500	44.25	\$234,951	\$33,049	\$16,000	110	5528/813	BROMLEY PARK	401	13.1%	\$15,120	
J-10-35-110-038	1866 WEXFORD DR	03/22/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$39,100	11.50	\$264,744	\$69,256	\$14,000	110		BROMLEY PARK	401	26.3%	\$20,400	
Totals:			\$2,379,875			\$2,379,875	\$959,600		\$2,350,996	\$170,879	\$142,000					Average:	5.9%	\$14,279
								Sale. Ratio =>	40.32									
								Std. Dev. =>	11.13									

Condominiums			Average:	5.9%	\$14,279
The Allocation Method was Used to determine the 2025 land value of:			Median:	4.2%	\$13,797
\$14,000			Minimum:	-9.3%	\$12,480
			Maximum:	26.3%	\$20,400
The Allocation Method was Used					

Removed these sales as outliers

J-10-35-110-040	1862 WEXFORD DR	12/15/23	\$318,900	WD	03-ARM'S LENGTH	\$318,900	\$41,000	12.86	\$85,849	\$249,051	\$16,000	110	5543/921	BROMLEY PARK	401
J-10-35-110-037	1868 WEXFORD DR	01/18/24	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$41,000	12.06	\$85,849	\$270,051	\$16,000	110	5544/988	BROMLEY PARK	401
J-10-35-110-039	1864 WEXFORD DR	01/26/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$39,100	11.50	\$258,612	\$95,388	\$14,000	110	5545/540	BROMLEY PARK	401

2025 PROSPECT POINTE EAST LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF		Dollars/ SqFt		Actual Front	ECF Area	Land Table	Class	Land Ratio %	13% of Sale	
													Acre	Acre	SqFt	SqFt					Allocation Method	for Land Value	
J-10-34-295-076	8309 ARDMOOR DR	06/29/22	\$310,000	\$142,800	46.06	\$327,179	\$15,821	\$33,000	82.0	117.0	0.22	0.22	\$193	\$71,914	\$1.65	82.00	112	PROSPECT POINTE EAST	401	5%	\$40,300		
J-10-34-295-085	8392 ARDMOOR DR	08/17/22	\$320,000	\$140,200	43.81	\$321,312	\$31,688	\$33,000	67.0	118.0	0.18	0.18	\$473	\$175,072	\$4.02	67.00	112	PROSPECT POINTE EAST	401	10%	\$41,600		
J-10-34-295-026	2113 WILTSHIRE DR	07/13/22	\$325,000	\$151,100	46.49	\$346,336	\$11,664	\$33,000	60.0	127.0	0.18	0.18	\$194	\$66,651	\$1.53	60.00	112	PROSPECT POINTE EAST	401	4%	\$42,250		
J-10-34-295-053	8299 STAMFORD RD	10/05/22	\$340,000	\$149,300	43.91	\$342,112	\$30,888	\$33,000	68.0	130.0	0.20	0.20	\$454	\$152,158	\$3.49	68.00	112	PROSPECT POINTE EAST	401	9%	\$44,200		
J-10-34-295-087	8370 ARDMOOR DR	04/05/23	\$340,000	\$153,800	45.24	\$307,540	\$62,460	\$30,000	76.0	120.0	0.21	0.21	\$822	\$298,852	\$6.86	76.00	112	PROSPECT POINTE EAST	401	18%	\$44,200		
J-10-34-295-122	8144 STAMFORD RD	06/16/23	\$343,000	\$160,900	46.91	\$339,028	\$33,972	\$30,000	60.0	122.0	0.17	0.17	\$566	\$202,214	\$4.64	60.00	112	PROSPECT POINTE EAST	401	10%	\$44,590		
J-10-34-295-025	2099 WILTSHIRE DR	09/30/22	\$357,500	\$142,100	39.75	\$326,067	\$64,433	\$33,000	59.0	133.0	0.18	0.18	\$1,092	\$357,961	\$8.22	59.00	112	PROSPECT POINTE EAST	401	18%	\$46,475		
J-10-34-295-057	8343 STAMFORD RD	10/13/23	\$363,750	\$161,300	44.34	\$339,807	\$53,943	\$30,000	60.0	120.0	0.17	0.17	\$899	\$328,927	\$7.51	60.00	112	PROSPECT POINTE EAST	401	15%	\$47,288		
J-10-34-295-048	8241 STAMFORD RD	03/27/23	\$370,000	\$144,100	38.95	\$330,221	\$72,779	\$33,000	66.0	119.0	0.18	0.18	\$1,103	\$404,328	\$9.28	66.00	112	PROSPECT POINTE EAST	401	20%	\$48,100		
J-10-34-295-027	2127 WILTSHIRE DR	08/22/22	\$405,000	\$142,100	35.09	\$325,851	\$112,149	\$33,000	66.0	122.0	0.19	0.19	\$1,699	\$606,211	\$13.92	66.00	112	PROSPECT POINTE EAST	401	28%	\$52,650		
J-10-34-295-031	2157 WILTSHIRE DR	06/30/22	\$414,000	\$168,400	40.68	\$410,514	\$36,486	\$33,000	65.0	112.0	0.17	0.17	\$561	\$218,479	\$5.02	65.00	112	PROSPECT POINTE EAST	401	9%	\$53,820		
Totals:			\$3,888,250	\$1,656,100		\$3,715,967	\$526,283	\$354,000	729.0		2.03	2.03	Average		Average					Average	13%	\$45,952	
			\$353,477	Sale. Ratio =>	42.59	Average					Average			Average		Average							
				Std. Dev. =>	3.74	per FF=>			\$722		Average			per SqFt=>		per SqFt=>							
													258,870.14										

Sales Comparison Approach

The below vacant land sales were used with the allocation method to determine this land value of \$45,000.

Due to the lack of subdivision lot sales it was necessary to use some sales from other locations within the county.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
D-04-03-206-013	Thumrn Rd	07/20/23	\$63,050	0.25	Dexter Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
Average			\$45,138		

Previous Year Land Value: \$33,000
Allocation and Sales Comparison 2025 Land Value Determination \$45,000

This outlier sale was not used

J-10-34-295-110	2101 SHEFFIELD DR	07/29/22	\$330,000	\$97,000	29.39	\$222,591	\$140,409	\$33,000	60.0	120.0	0.17	0.17	\$2,340	\$850,964	\$19.54	60.00	112	PROSPECT POINTE EAST	401	43%	
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2024 ARBOR HILLS LAND VALUE

																		Land Ratio %	19% of Sale	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land Residual	Est. Land Value	Effec.		Net Acres	Total Acres	Dollars/				Class	Allocation Method	19% of Sale for Land Value	
					Sale	Cur. Appraisal			Front	Depth			Acre	ECF Area	Liber/Page	Land Table				
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$999,744	\$72,772	\$160,000	174.0	259.0	1.04	1.04	\$70,108	ARBOR	5504/972	ARBOR HILLS	401	8%	\$173,378	
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,678)	\$160,000	176.0	334.0	1.34	1.34	(\$5,747)	ARBOR	5502/931	ARBOR HILLS	401	-1%	\$170,810	
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$918,132	\$256,868	\$215,000	0.0	0.0	1.00	1.00	\$256,868	GLEN	5484/076	GLENNBOROUGH	401	27%	\$182,400	
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$937,114	\$132,886	\$190,000	0.0	0.0	1.55	1.55	\$85,733	GLEN	5484/234	GLENNBOROUGH	401	15%	\$167,200	
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,071,702	\$628,298	\$235,000	0.0	0.0	5.70	5.70	\$110,228	GLEN	5544/341	GLENNBOROUGH	401	43%	\$278,350	
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,196,699	\$422,201	\$235,000	0.0	0.0	3.94	3.94	\$107,158	GLEN	5503/169	GLENNBOROUGH	401	31%	\$262,941	
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,097,470	\$207,530	\$235,000	0.0	0.0	2.11	2.11	\$98,355	GLEN	5489/96	GLENNBOROUGH	401	19%	\$203,300	
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$760,909	\$318,091	\$235,000	221.0	254.0	1.20	1.20	\$265,076	GLEN	5480/305	GLENNBOROUGH	401	38%	\$160,360	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,175,985	(\$22,585)	\$250,000	0.0	0.0	1.57	1.57	(\$14,385)	GLEN	5536/255	GLENNBOROUGH	401	-3%	\$171,646	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,356,361	\$63,639	\$200,000	0.0	0.0	1.00	1.00	\$63,639	GLEN	5541/352	GLENNBOROUGH	401	5%	\$231,800	
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,003,821	\$281,179	\$235,000	0.0	0.0	1.12	1.12	\$251,053	GLEN	5496/350	GLENNBOROUGH	401	27%	\$199,500	
Totals:			\$11,587,816	\$5,240,800		\$11,584,615	\$2,353,201	#####	571.0		21.56	21.56						19%	\$200,153	
					Sale. Ratio =>	45.23				Average										
					Std. Dev. =>	7.81				per FF=>	\$4,121				per Net Acre=>	109,126.37				

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Communit
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$156,077		

2024 Land Value: \$160,000
 Sales Comparison 2025 Land Value Determination: \$155,000

Average/Mean: 19% \$200,153
 Median: 19% \$182,400
 Range Minimum: -3% \$160,360
 Range Maximum: 43% \$278,350

NOT USED

2025 ANN ARBOR SD LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels In Sale	Class
J-10-04-100-002	4995 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$58,000	37.21	\$130,800	\$155,882	\$130,800	0.0	0.0	7.12	7.12	\$21,894	\$0.50	0.00	AA-RE		402
J-10-04-100-003	4987 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$70,600	45.29	\$150,840	\$155,882	\$150,840	0.0	0.0	10.42	10.42	\$14,960	\$0.34	0.00	AA-RE		402
J-10-04-100-004	4969 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$73,500	47.15	\$154,660	\$155,882	\$154,660	0.0	0.0	12.33	12.33	\$12,642	\$0.29	0.00	AA-RE		402
J-10-04-100-005	4953 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$129,800	\$155,882	\$129,800	0.0	0.0	6.96	6.96	\$22,397	\$0.51	0.00	AA-RE		402
J-10-04-100-006	4950 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$124,000	\$155,882	\$124,000	0.0	0.0	5.80	5.80	\$26,876	\$0.62	0.00	AA-RE		402
J-10-04-100-007	4960 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$124,200	\$155,882	\$124,200	0.0	0.0	5.84	5.84	\$26,692	\$0.61	0.00	AA-RE		402
J-10-04-100-008	4760 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$123,550	\$155,882	\$123,550	0.0	0.0	5.71	5.71	\$27,300	\$0.63	0.00	AA-RE		402
J-10-04-100-009	4750 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$79,500	51.00	\$163,900	\$155,882	\$163,900	0.0	0.0	15.78	15.78	\$9,878	\$0.23	0.00	AA-RE		402
J-10-04-100-010	4740 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$70,000	44.91	\$150,040	\$155,882	\$150,040	0.0	0.0	10.02	10.02	\$15,557	\$0.36	0.00	AA-RE		402
J-10-04-100-011	4755 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$69,500	44.59	\$149,200	\$155,882	\$149,200	0.0	0.0	9.88	9.88	\$15,778	\$0.36	0.00	AA-RE		402
J-10-04-100-012	4767 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,700	37.02	\$130,267	\$155,882	\$130,267	0.0	0.0	7.04	7.04	\$22,142	\$0.51	0.00	AA-RE		402
J-10-04-100-013	4970 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$125,700	\$155,882	\$125,700	0.0	0.0	6.14	6.14	\$25,386	\$0.58	0.00	AA-RE		402
J-10-04-100-014	4980 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$123,300	\$155,882	\$123,300	0.0	0.0	5.66	5.65	\$27,541	\$0.63	0.00	AA-RE		402
J-10-04-100-015	4990 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	\$124,850	\$155,882	\$124,850	0.0	0.0	5.97	5.97	\$26,111	\$0.60	0.00	AA-RE		402
J-10-04-100-017	4763 CURTIS RD	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$63,500	40.74	\$139,667	\$155,882	\$139,667	0.0	0.0	8.45	8.45	\$18,448	\$0.42	0.00	AA-RE		402
J-10-04-100-018	4747 CURTIS RD	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$84,700	54.34	\$174,400	\$155,882	\$174,400	0.0	0.0	17.88	17.88	\$8,718	\$0.20	0.00	AA-RE		402
J-10-04-100-016	4775 CURTIS RD	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$110,500	70.88	\$247,413	\$36,775	\$128,300	0.0	0.0	6.66	6.66	\$5,222	\$0.13	0.00	AA-RE		401
J-10-08-400-014	PLYMOUTH-ANN ARBOR RD	09/18/23	\$200,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$90,000	\$100,000	\$90,000	0.0	0.0	2.15	2.15	\$46,512	\$1.07	0.00	AA-RE	J-10-08-400-015	402
J-10-08-400-015	PLYMOUTH-ANN ARBOR RD	09/18/23	\$200,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$101,100	\$100,000	\$101,100	0.0	0.0	2.87	2.87	\$34,843	\$0.80	0.00	AA-RE	J-10-08-400-014	402
J-10-04-400-010	7537 WARREN RD	06/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$60,100	26.71	\$120,148	\$225,000	\$120,148	0.0	0.0	5.27	5.27	\$22,694	\$0.98	0.00	AA-RE		402
J-10-09-200-005	7135 PLYMOUTH-ANN ARBOR RD	08/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,000	34.62	\$198,136	\$166,864	\$105,000	165.0	275.0	1.08	1.08	\$154,504	\$3.55	165.00	AA-RE		401
J-10-19-100-035	5680 CHERRY HILL RD	08/29/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$53,100	19.31	\$106,250	\$275,000	\$106,250	0.0	0.0	3.21	3.21	\$85,670	\$1.87	0.00	AA-RE		402
J-10-03-400-023	8567 PLYMOUTH-ANN ARBOR RD	05/31/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$62,500	22.32	\$125,000	\$280,000	\$125,000	0.0	0.0	3.61	3.61	\$77,562	\$1.78	0.00	AA-RE		402
J-10-06-100-009	4763 VORHIES RD	05/12/22	\$290,000	CD	11-FROM LENDING	\$290,000	\$341,900	117.90	\$335,950	\$94,900	\$140,850	0.0	0.0	5.17	5.17	\$18,356	\$0.42	0.00	AA-RE		401
J-10-10-100-007	3863 BERRY RD	12/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$67,500	20.77	\$140,000	\$325,000	\$140,000	333.0	657.0	5.00	5.00	\$65,000	\$1.49	333.00	AA-RE		402
J-10-09-400-057	7700 ELLEN'S WAY	07/27/22	\$326,177	WD	03-ARM'S LENGTH	\$326,177	\$82,300	25.23	\$162,438	\$326,177	\$162,438	0.0	0.0	4.33	4.33	\$75,330	\$1.73	0.00	AA-RE		402
J-10-04-300-015	7375 WARREN RD	12/14/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$134,200	36.27	\$270,835	\$229,415	\$130,250	0.0	0.0	4.35	4.35	\$52,739	\$1.21	0.00	AA-RE		401
J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$95,700	24.99	\$197,943	\$285,057	\$100,000	0.0	0.0	1.29	1.29	\$220,974	\$5.07	0.00	AA-RE		401
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$173,255	\$153,383	275.0	1155.4	7.29	7.29	\$23,766	\$0.55	275.00	AA-RE		401
J-10-18-100-007	5580 PLYMOUTH-ANN ARBOR RD	04/12/22	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$108,600	26.30	\$239,385	\$264,965	\$91,350	132.0	190.1	0.58	0.58	\$456,836	\$10.49	132.00	AA-RE		401
J-10-04-300-003	6985 WARREN RD	05/12/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$144,300	32.80	\$314,484	\$240,516	\$115,000	0.0	0.0	2.30	2.30	\$104,572	\$2.40	0.00	AA-RE		401
J-10-19-100-070	5782 EAST STONE VALLEY DR	04/07/23	\$470,000	MLC	03-ARM'S LENGTH	\$470,000	\$133,100	28.32	\$266,146	\$470,000	\$266,146	0.0	0.0	7.25	7.25	\$64,828	\$1.49	0.00	AA-RE		402
J-10-30-400-009	5529 GEDDES RD	07/13/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$156,800	33.36	\$323,937	\$246,063	\$100,000	0.0	0.0	1.28	1.28	\$192,237	\$4.41	0.00	AA-RE		401
J-10-19-100-049	5670 EAST STONE VALLEY DR	08/17/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$133,200	28.04	\$275,558	\$475,000	\$275,558	0.0	0.0	6.79	6.79	\$69,956	\$1.61	0.00	AA-RE		402
J-10-19-100-053	5664 EAST STONE VALLEY DR	04/04/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$59,400	12.51	\$143,750	\$475,000	\$143,750	0.0	0.0	2.46	2.46	\$193,089	\$4.43	0.00	AA-RE		402
J-10-19-100-068	5734 EAST STONE VALLEY DR	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$125,700	26.46	\$251,300	\$475,000	\$251,300	0.0	0.0	5.72	5.72	\$83,042	\$1.91	0.00	AA-RE		402
J-10-19-100-069	5758 EAST STONE VALLEY DR	09/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$135,300	28.48	\$270,867	\$475,000	\$270,867	0.0	0.0	7.56	7.56	\$62,831	\$1.44	0.00	AA-RE		402
J-10-04-300-031	6999 WARREN RD	04/17/23	\$550,000	PTA	09-FAMILY	\$500,000	\$248,600	49.72	\$492,428	\$120,972	\$113,400	0.0	0.0	2.71	2.71	\$44,639	\$1.02	0.00	AA-RE		401
J-10-19-100-062	5692 EAST STONE VALLEY DR	10/18/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$178,600	31.89	\$397,240	\$560,000	\$397,240	0.0	0.0	14.54	14.54	\$38,514	\$0.88	0.00	AA-RE		402
J-10-08-300-044	3526 EASTBROOK DR	08/10/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$221,000	38.77	\$461,130	\$208,870	\$100,000	0.0	0.0	1.27	1.27	\$164,465	\$3.78	0.00	AA-RE		401
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$183,000	31.55	\$378,415	\$307,835	\$106,250	0.0	0.0	3.73	3.73	\$82,529	\$1.89	0.00	AA-RE		401
J-10-08-300-032	6320 PLYMOUTH-ANN ARBOR RD	03/25/24	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$148,900	25.24	\$306,891	\$419,159	\$144,050	0.0	0.0	5.81	5.81	\$72,144	\$1.66	0.00	AA-RE		401
J-10-09-400-029	6420 PROSPECT RD	09/21/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$172,900	28.58	\$349,039	\$380,961	\$125,000	455.0	383.0	4.00	4.00	\$95,240	\$2.19	455.00	AA-RE		401
J-10-03-400-002	8755 PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012	\$211,188	\$106,200	287.0	236.0	1.56	1.56	\$136,377	\$3.11	287.00	AA-RE		401
J-10-03-400-003	PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$23,800	3.66	\$57,500	\$650,000	\$57,500	0.0	0.0	2.50	2.50	\$260,000	\$5.97	0.00	AA-RE		402
J-10-08-400-003	PLYMOUTH-ANN ARBOR RD	12/16/22	\$700,000	WD	03-ARM'S LENGTH	\$105,200	\$72,700	69.11	\$145,333	\$105,200	\$145,333	0.0	0.0	7.05	7.05	\$14,822	\$0.34	0.00	AA-RE	J-10-08-400-004	401
J-10-06-100-011	4877 VORHIES RD	06/10/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$284,700	39.54	\$591,752	\$269,098	\$140,850	0.0	0.0	5.17	5.17	\$52,050	\$1.19	0.00	AA-RE		401
J-10-09-100-002	7515 PLYMOUTH-ANN ARBOR RD	04/14/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$323,600	40.45	\$678,420	\$221,580	\$100,000	0.0	0.0	1.50	1.50	\$147,720	\$3.39	0.00	AA-RE		401
J-10-03-300-039	4349 MARIO DR	09/12/23	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$338,300	42.02	\$826,303	\$128,552	\$149,855	0.0	0.0	6.97	6.97	\$18,441	\$0.42	0.00	AA-RE		401
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$196,500	24.26	\$417,061	\$535,889	\$142,950	0.0	0.0	5.59	5.59	\$95,866	\$2.20	0.00	AA-RE		401
J-10-05-400-031	4472 WALDEN DR	12/02/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$299,500	36.52	\$626,731	\$329,496	\$136,227	0.0	0.0	7.88	7.88	\$41,814	\$0.96	0.00	AA-RE		401
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	WD	03-ARM'S LENGTH	\$831,004	\$348,400	41.93	\$729,197	\$206,807	\$105,0										

Sales Comparison Approach

The below sales were used to determine these land values.

Some sales outside of the township were used.

1 and 1.5 acres Is \$115,000					
L-12-32-110-019	7223 Wapiti Way	2/8/2024	87,000	0.55	Pittsfield Twp
K-11-21-300-007	5825 Stony Creek Rd	9/25/2023	80,000	2	Ypsilanti Twp
L-12-32-110-043	7085 Suncrest Dr	4/25/2022	145,000	0.63	Pittsfield Twp
I-09-03-100-008	4747 Pontiac Trail	10/07/22	160,000	2.30	Ann Arbor Twp
			<u>Average</u>		118,000

2 and 2.5 Is \$120,000					
K-11-35-300-069	9177 Bemis Rd	06/17/22	99,800	4.11	Ypsilanti Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	100,000	2.15	Superior Twp
I-09-03-100-008	4747 Pontiac Trail	10/07/22	160,000	2.30	Ann Arbor Twp
			<u>Average</u>		119,933

3 and 4 acres Is \$125,000					
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
K-11-35-300-069	9177 Bemis Rd	06/17/22	99,800	4.11	Ypsilanti Twp
			<u>Average</u>		124,900

5 acres Is \$140,000					
K-11-30-300-062	5223 Arundel Way	02/28/23	150,000	5.26	Ypsilanti Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	155,882	5.66	Superior Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	105,200	7.05	Superior Twp
			<u>Average</u>		140,271

7 acres Is \$155,000					
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
K-11-30-300-062	5223 Arundel Way	02/28/23	150,000	5.26	Ypsilanti Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Ypsilanti Twp
J-10-04-100-005	4953 Saddleridge Trl	12/28/23	155,882	6.96	Superior Twp
J-10-04-100-012	4767 Bridle Path	12/28/23	155,882	7.04	Superior Twp
			<u>Average</u>		157,353

10 acres Is \$195,000					
J-10-04-100-003	4987 Saddleridge Trl	12/28/23	155,882	10.42	Superior Twp
J-10-15-400-013	Cherry Hill Rd	03/12/24	155,000	9.98	Superior Twp
J-10-15-400-014	Cherry Hill Rd	03/12/24	155,000	9.98	Superior Twp
K-11-30-300-063	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Ypsilanti Twp
J-10-30-101-028	Hickman Rd	12/12/23	232,000	11.66	Superior Twp
			<u>Average</u>		192,980

15 acres Is \$215,000					
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	105,200	7.05	Superior Twp
K-11-24-208-001	2611 Grove Rd	9/5/2023	300,000	14.21	Ypsilanti Twp
K-11-30-300-063	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Ypsilanti Twp
			<u>Average</u>		216,300

20 acres Is \$245,000					
K-11-24-208-001	2611 Grove Rd	9/5/2023	300,000	14.21	Ypsilanti Twp
K-11-30-300-063	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
			<u>Average</u>		246,667

25 acres Is \$260,000					
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
K-11-24-208-001	2611 Grove Rd	9/5/2023	300,000	14.21	Ypsilanti Twp
K-11-30-300-063	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
K-11-28-100-049	6387 Whittaker	8/22/2022	300,000	13.46	Ypsilanti Twp
			<u>Average</u>		260,000

Sites A, C, D, E and F are additional values that are used for superior or inferior land values.
 Site B-Mystic Forest has it's own land value spreadsheet

30 acres Is \$305,000

K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
		Average	304,375		

40 acres Is \$370,000

J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
O-15-11-100-003	6701 Hashley Rd	04/15/22	426,000	53.91	Sharon Twp
K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
		Average	372,125		

50 acres Is \$475,000

K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
D-04-20-400-022&	Riker Rd	11/17/2022	625,000	42.59	Dexter Twp
O-15-11-100-003	6701 Hashley Rd	04/15/22	426,000	53.91	Sharon Twp
J-10-28-200-006	Vreeland Rd	5/13/2022	412,500	96.90	Superior Twp
		Average	477,700		

100 acres Is \$775,000

J-10-02-100-007	9669 Plymouth Ann Arbor	6/27/2023	1,838,000	67.10	Superior Twp
J-10-28-200-006	Vreeland Rd	5/13/2022	412,500	96.90	Superior Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
O-15-11-100-003	6701 Hashley Rd	04/15/22	426,000	53.91	Sharon Twp
J-10-28-200-006&7	7408 Vreeland	5/13/2022	550,000	129.19	Superior Twp
		Average	775,300		

2025 AUTHI.AUTUMN HILLS SUB LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$267,400	47.04	\$357,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI AUTUMN HILLS SUB	401		
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	WD	03-ARM'S LENGTH	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI AUTUMN HILLS SUB	401		
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.64	152.00	AUTHI AUTUMN HILLS SUB	401		
Totals:			\$1,725,644			\$1,725,644	\$720,700		\$1,512,719	\$587,925	\$375,000	520.0		3.19	3.19								
							Sale. Ratio =>	41.76		Average				Average			Average						
							Std. Dev. =>	8.19		per FF=>		\$1,131		per Net Acre=>	184,302.51		per SqFt=>	\$4.23					

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres	Community	Total
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp	2024 Land Value: \$115,000 Sales Comparison 2025 Land Value Determination: \$125,000
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp	
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp	
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp	
Average			\$127,771			

2025 AUTUMN WOODS LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Class	Land Ratio %	6% of Sale	
															Allocation Method	for Land Value	
J-10-34-310-113	8345 LAKEVIEW CT	04/04/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$63,400	60.38	\$126,731	(\$12,731)	\$9,000	LVE 5516/P557	401	-12.1%	\$6,300		
J-10-34-310-057	8372 LAKEVIEW DR	04/01/22	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$55,400	42.58	\$130,187	\$8,913	\$9,000	LVE 5477/713	401	6.9%	\$7,806		
J-10-34-310-085	8425 LAKEVIEW CT	04/06/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$60,500	45.66	\$142,509	(\$1,009)	\$9,000	LVE 5478/442	401	-0.8%	\$7,950		
J-10-34-310-114	8343 LAKEVIEW CT	06/30/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$60,100	45.02	\$141,884	\$616	\$9,000	LVE 5489/335	401	0.5%	\$8,010		
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,100	44.52	\$130,339	\$13,661	\$9,000	LVE 5546/1	401	10.1%	\$8,100		
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,400	46.96	\$124,767	\$19,233	\$9,000	LVE 5519/165	401	14.2%	\$8,100		
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	CD	03-ARM'S LENGTH	\$135,000	\$66,000	48.89	\$138,370	\$5,630	\$9,000	LVE 5526/312	401	4.2%	\$8,100		
J-10-34-310-069	8346 LAKEVIEW DR	04/01/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,800	37.99	\$124,208	\$23,792	\$9,000	LVE 5477/600	401	17.1%	\$8,340		
J-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$144,163	\$3,837	\$9,000	LVE 5494/382	401	2.8%	\$8,340		
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$77,400	55.33	\$162,446	(\$13,546)	\$9,000	LVE 5519/P889	401	-9.7%	\$8,394		
J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,800	38.43	\$112,668	\$36,332	\$9,000	LVE 5544/443	401	26.0%	\$8,400		
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,400	38.86	\$113,886	\$35,114	\$9,000	LVE 5526/572	401	25.1%	\$8,400		
J-10-34-310-043	1927 SHEFFIELD DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$143,380	\$10,620	\$9,000	LVE 5489/931	401	7.3%	\$8,700		
J-10-34-351-008	1586 GOLDEN LN	03/19/24	\$152,000	QC	10-FORECLOSURE	\$152,000	\$89,400	58.82	\$199,806	(\$37,806)	\$10,000	PRP 5548/477	401	-24.9%	\$9,120		
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,500	39.33	\$135,252	\$37,748	\$9,000	LVE 5522/P470	401	23.0%	\$9,840		
J-10-34-390-030	8165 AUTUMN WOODS TRL	08/08/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,800	43.31	\$184,898	(\$1,898)	\$8,000	50 5494/306	401	-1.1%	\$10,500		
J-10-34-351-008	1586 GOLDEN LN	08/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,600	42.95	\$186,109	\$13,891	\$10,000	PRP 5494/880	401	7.3%	\$11,400		
J-10-34-390-050	8126 AUTUMN WOODS TRL	05/27/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$183,392	\$14,608	\$8,000	50 5485/341	401	7.7%	\$11,400		
J-10-34-390-041	8117 AUTUMN WOODS TRL	07/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,200	40.10	\$190,687	\$12,313	\$8,000	50 5492/613	401	6.3%	\$11,700		
J-10-34-390-044	8101 AUTUMN WOODS TRL	09/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$191,878	\$11,122	\$8,000	50 5496/794	401	5.7%	\$11,700		
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$93,700	46.62	\$197,139	\$15,861	\$12,000	PRP 5523/P592	401	7.9%	\$12,060		
J-10-34-390-027	8159 AUTUMN WOODS TRL	06/20/23	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$87,400	40.94	\$184,392	\$38,108	\$9,000	50 5524/656	401	17.8%	\$12,810		
Totals:			\$3,424,500			\$3,424,500	\$1,513,900		\$3,389,091	\$234,409	\$199,000				6%	\$9,340	
								Sale. Ratio =>	44.21								
								Std. Dev. =>	6.29								

<p>Prospect Park/Woods, Autumn Woods and Lakeview Condominiums were combined to determine the land value of:</p> <p>\$9,500</p> <p>The Allocation Method was Used</p>	Average:	6.4%	\$9,340
	Median:	7.1%	\$8,400
	Minimum:	-24.9%	\$6,300
	Maximum:	26.0%	\$12,810

The below sale were outliers and were not used in this land sales study

J-10-34-310-007	1795 SHEFFIELD DR	06/03/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$48,100	31.34	\$113,016	\$49,484	\$9,000	LVE 5486/621	401
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$61,000	36.99	\$127,746	\$46,154	\$9,000	LVE	401
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$69,500	40.41	\$145,567	\$35,433	\$9,000	LVE 5535/698	401
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	WD	03-ARM'S LENGTH	\$201,800	\$73,600	36.47	\$154,524	\$59,276	\$12,000	PRP 5537/935	401
J-10-34-390-036	8123 AUTUMN WOODS TRL	02/28/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$78,700	36.44	\$191,878	\$32,122	\$8,000	50 5512/734	401
J-10-34-351-016	8096 PARK LN	05/20/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,300	34.80	\$178,607	\$56,393	\$10,000	PRP 5486/2	401
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,600	36.19	\$175,739	\$67,261	\$12,000	PRP 5524/314	401
J-10-34-350-028	1616 GOLDEN LN	03/21/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$73,600	31.59	\$161,352	\$81,648	\$10,000	PRP 5548/972	401
J-10-34-310-091	8411 LAKEVIEW CT	10/01/22	\$118,000	LC	09-FAMILY	\$118,000	\$54,500	46.19	\$128,399	(\$1,399)	\$9,000	LVE 5502/45	401

2025 BLUE HURON POND LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,300	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$188	\$39,258	\$0.90	181.00	TAN TANGLEWOOD SUB	401	7%	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI AUTUMN HILLS SUB	401	25%	
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN TANGLEWOOD SUB	401	3%	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$789,966	\$6.64	152.00	AUTHI AUTUMN HILLS SUB	401	51%	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI AUTUMN HILLS SUB	401	27%	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN TANGLEWOOD SUB	401	39%	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$954	\$145,257	\$3.33	149.00	TAN TANGLEWOOD SUB	401	18%	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN TANGLEWOOD SUB	401	28%	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,300	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN TANGLEWOOD SUB	401	39%	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN TANGLEWOOD SUB	401	40%	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN TANGLEWOOD SUB	401	5%	
Totals:			\$7,691,644	\$3,270,500		\$6,941,358	\$1,985,286	\$1,235,000	1,960.0		11.37	11.37							27%	
					Sale. Ratio =>	42.52	Average					Average		Average						
					Std. Dev. =>	7.97	per FF=>					per Net Acre=>		per SqFt=>						

Sales Comparison Approach

This is a very small subdivision with no sales. Sales were used from other similar subdivisions.

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
			Average		
			\$127,771		

2024 Land Value: \$115,000

Sales Comparison 2025 Land Value Determination: \$125,000

2025 BROOK-BROOKSIDE LAND VALUE

																	Land Ratio %	17% of Sale
																	Allocation	for Land
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Actual Front	ECF Area	Land Table	Class	Method	Value
J-10-34-180-007	8589 BARRINGTON DR	10/13/22	\$269,900	\$102,600	38.01	\$248,267	\$54,633	\$33,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	20%	\$45,883
J-10-34-180-193	8316 N WARWICK CT	05/08/23	\$290,000	\$135,200	46.62	\$284,133	\$35,867	\$30,000	68.0	112.0	0.19	0.19	68.00	BROOK	BROOKSIDE	401	12%	\$49,300
J-10-34-180-004	8601 BARRINGTON DR	04/13/23	\$300,000	\$126,100	42.03	\$249,432	\$80,568	\$30,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	27%	\$51,000
J-10-34-180-065	1943 SAVANNAH LN	03/06/23	\$300,000	\$113,000	37.67	\$273,312	\$59,688	\$33,000	77.0	103.0	0.18	0.18	77.00	BROOK	BROOKSIDE	401	20%	\$51,000
J-10-34-180-116	1857 SAVANNAH LN	11/16/22	\$300,000	\$117,300	39.10	\$283,752	\$49,248	\$33,000	60.0	123.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	16%	\$51,000
J-10-34-180-224	8472 PRESTON CT	07/15/22	\$301,000	\$116,400	39.34	\$286,480	\$47,520	\$33,000	63.0	126.0	0.19	0.19	63.00	BROOK	BROOKSIDE	401	16%	\$51,170
J-10-34-180-072	8522 BERKSHIRE DR	06/09/23	\$310,000	\$138,300	44.61	\$290,771	\$49,229	\$30,000	85.0	113.0	0.22	0.22	85.00	BROOK	BROOKSIDE	401	16%	\$52,700
J-10-34-180-096	1920 SAVANNAH LN	09/08/23	\$310,000	\$198,900	44.81	\$292,030	\$47,970	\$30,000	63.0	120.0	0.18	0.18	63.00	BROOK	BROOKSIDE	401	15%	\$52,700
J-10-34-180-304	8732 BARRINGTON DR	10/05/22	\$317,500	\$115,000	36.22	\$269,787	\$80,713	\$33,000	60.0	120.0	0.17	0.17	60.00	BRK3	BROOKSIDE	401	25%	\$53,975
J-10-34-180-038	8582 BARRINGTON DR	07/22/22	\$318,500	\$125,500	39.40	\$303,503	\$47,997	\$33,000	80.0	120.0	0.22	0.22	80.00	BROOK	BROOKSIDE	401	15%	\$54,145
J-10-34-180-070	8513 BERKSHIRE DR	06/17/22	\$320,000	\$124,800	39.00	\$301,861	\$51,139	\$33,000	66.0	117.0	0.18	0.18	66.00	BROOK	BROOKSIDE	401	16%	\$54,400
J-10-34-180-093	1914 SAVANNAH LN	05/04/22	\$320,000	\$121,700	38.03	\$294,325	\$58,675	\$33,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	18%	\$54,400
J-10-34-180-097	1922 SAVANNAH LN	05/24/22	\$320,000	\$110,900	34.66	\$268,122	\$84,878	\$33,000	67.0	120.0	0.19	0.19	67.00	BROOK	BROOKSIDE	401	27%	\$54,400
J-10-34-180-111	8585 ERAL CT	09/16/22	\$320,000	\$126,700	39.59	\$306,533	\$46,467	\$33,000	80.0	113.9	0.21	0.21	80.00	BROOK	BROOKSIDE	401	15%	\$54,400
J-10-34-180-274	1668 SAVANNAH LN	02/10/23	\$320,000	\$133,800	41.81	\$313,820	\$39,180	\$33,000	71.0	154.0	0.25	0.25	71.00	BRK3	BROOKSIDE	401	12%	\$54,400
J-10-34-180-258	1908 CARLISLE CT	07/26/22	\$322,200	\$133,900	41.56	\$313,859	\$41,341	\$33,000	91.0	161.0	0.34	0.34	91.00	BRK3	BROOKSIDE	401	13%	\$54,774
J-10-34-180-042	8598 BARRINGTON DR	10/23/23	\$325,000	\$129,700	39.91	\$272,484	\$82,516	\$30,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	25%	\$55,250
J-10-34-180-169	1674 SAVANNAH CT	03/03/23	\$325,000	\$114,700	35.29	\$277,794	\$80,206	\$33,000	80.0	113.4	0.21	0.21	80.00	BROOK	BROOKSIDE	401	25%	\$55,250
J-10-34-180-341	8860 SOMERSET LN	08/29/22	\$326,001	\$123,700	37.94	\$290,260	\$68,741	\$33,000	69.0	120.0	0.19	0.19	69.00	BRK3	BROOKSIDE	401	21%	\$55,420
J-10-34-180-258	1908 CARLISLE CT	01/05/23	\$326,600	\$133,900	41.00	\$313,859	\$45,741	\$33,000	91.0	161.0	0.34	0.34	91.00	BRK3	BROOKSIDE	401	14%	\$55,522
J-10-34-180-360	1779 BRIDGEWATER DR	08/09/22	\$327,650	\$111,000	33.88	\$260,423	\$100,227	\$33,000	60.0	120.7	0.17	0.17	60.00	BRK3	BROOKSIDE	401	31%	\$55,701
J-10-34-180-146	8290 S WARWICK CT	04/06/23	\$330,000	\$165,900	50.27	\$326,031	\$31,969	\$30,000	63.0	120.0	0.19	0.19	63.00	BROOK	BROOKSIDE	401	10%	\$56,100
J-10-34-180-299	8746 BARRINGTON DR	09/29/23	\$330,000	\$165,100	50.03	\$347,445	\$12,555	\$30,000	75.0	120.0	0.21	0.21	75.00	BRK3	BROOKSIDE	401	4%	\$56,100
J-10-34-180-121	1833 SAVANNAH LN	12/13/22	\$332,000	\$111,700	33.64	\$270,439	\$94,561	\$33,000	61.0	123.0	0.17	0.17	61.00	BROOK	BROOKSIDE	401	28%	\$56,440
J-10-34-180-346	1760 BRIDGEWATER DR	09/30/22	\$333,000	\$132,400	39.76	\$310,621	\$55,379	\$33,000	70.0	117.8	0.19	0.19	70.00	BRK3	BROOKSIDE	401	17%	\$56,610
J-10-34-180-228	8488 PRESTON CT	05/17/23	\$340,000	\$0	0.00	\$317,131	\$52,869	\$30,000	64.0	134.0	0.21	0.21	64.00	BROOK	BROOKSIDE	401	16%	\$57,800
J-10-34-180-249	8723 BARRINGTON DR	04/08/22	\$340,000	\$135,900	39.97	\$318,561	\$54,439	\$33,000	64.0	179.0	0.26	0.26	64.00	BRK3	BROOKSIDE	401	16%	\$57,800
J-10-34-180-371	1867 TELFORD CT	08/29/22	\$340,000	\$133,900	39.98	\$313,886	\$59,114	\$33,000	112.0	175.0	0.45	0.45	112.00	BRK3	BROOKSIDE	401	17%	\$57,800
J-10-34-180-270	8763 BARRINGTON DR	08/15/22	\$345,000	\$137,600	39.88	\$322,678	\$55,322	\$33,000	65.0	120.0	0.18	0.18	65.00	BRK3	BROOKSIDE	401	16%	\$58,650
J-10-34-180-233	1725 BRIDGEWATER DR	04/20/22	\$349,000	\$156,800	44.93	\$379,162	\$2,838	\$33,000	90.0	108.0	0.22	0.22	90.00	BROOK	BROOKSIDE	401	1%	\$59,330
J-10-34-180-238	1870 SAVANNAH LN	06/07/23	\$349,000	\$143,100	41.00	\$300,811	\$78,189	\$30,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	22%	\$59,330
J-10-34-180-091	1910 SAVANNAH LN	10/27/23	\$350,000	\$129,700	37.06	\$272,503	\$107,497	\$30,000	85.0	127.0	0.22	0.22	85.00	BROOK	BROOKSIDE	401	31%	\$59,500
J-10-34-180-133	8269 S WARWICK CT	09/01/22	\$350,000	\$145,300	41.51	\$348,173	\$34,827	\$33,000	69.0	120.0	0.21	0.21	69.00	BROOK	BROOKSIDE	401	10%	\$59,500
J-10-34-180-149	1791 SAVANNAH LN	04/28/23	\$350,000	\$143,600	41.03	\$301,904	\$78,096	\$30,000	60.0	130.0	0.18	0.18	60.00	BROOK	BROOKSIDE	401	22%	\$59,500
J-10-34-180-183	1782 SAVANNAH LN	08/04/23	\$350,000	\$155,300	44.37	\$326,731	\$53,269	\$30,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	15%	\$59,500
J-10-34-180-186	8302 N WARWICK CT	11/03/23	\$350,000	\$161,000	46.00	\$348,534	\$34,466	\$33,000	68.0	120.0	0.18	0.18	68.00	BROOK	BROOKSIDE	401	10%	\$59,500
J-10-34-180-239	1876 SAVANNAH LN	01/12/24	\$350,000	\$140,800	40.17	\$298,578	\$84,422	\$33,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	24%	\$59,500
J-10-34-180-281	1651 SAVANNAH LN	09/28/22	\$350,000	\$162,500	46.43	\$380,907	\$2,093	\$33,000	74.0	126.0	0.21	0.21	74.00	BRK3	BROOKSIDE	401	1%	\$59,500
J-10-34-180-259	1900 CARLISLE CT	09/12/23	\$351,000	\$148,700	42.36	\$312,813	\$68,187	\$30,000	88.0	111.0	0.22	0.22	88.00	BRK3	BROOKSIDE	401	19%	\$59,670
J-10-34-180-310	8710 BARRINGTON DR	05/19/23	\$355,000	\$152,800	43.04	\$321,527	\$63,473	\$30,000	68.0	127.0	0.20	0.20	68.00	BRK3	BROOKSIDE	401	18%	\$60,350
J-10-34-180-025	8523 BARRINGTON DR	09/28/23	\$357,800	\$119,200	33.31	\$250,363	\$137,437	\$30,000	118.0	93.0	0.23	0.23	118.00	BROOK	BROOKSIDE	401	38%	\$60,826
J-10-34-180-182	1776 SAVANNAH LN	06/23/23	\$361,000	\$159,300	44.13	\$335,136	\$55,864	\$30,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	15%	\$61,370
J-10-34-180-294	8758 BARRINGTON DR	04/12/23	\$363,000	\$150,600	41.49	\$298,329	\$94,671	\$30,000	60.0	120.0	0.17	0.17	60.00	BRK3	BROOKSIDE	401	26%	\$61,710
J-10-34-180-085	1907 SAVANNAH LN	04/28/22	\$365,000	\$136,900	37.51	\$331,308	\$66,692	\$33,000	65.0	137.0	0.22	0.22	65.00	BROOK	BROOKSIDE	401	18%	\$62,050
J-10-34-180-158	1735 SAVANNAH LN	07/07/22	\$385,000	\$148,700	38.62	\$359,974	\$58,026	\$33,000	63.0	117.0	0.18	0.18	63.00	BROOK	BROOKSIDE	401	15%	\$65,450
J-10-34-180-034	8544 BARRINGTON DR	07/29/22	\$390,000	\$157,800	40.46	\$381,474	\$41,526	\$33,000	73.0	115.0	0.19	0.19	73.00	BROOK	BROOKSIDE	401	11%	\$66,300
J-10-34-180-240	1882 SAVANNAH LN	06/01/22	\$390,000	\$156,400	40.10	\$378,296	\$44,704	\$33,000	60.0	120.0	0.17	0.17	60.00	BROOK	BROOKSIDE	401	11%	\$66,300
J-10-34-180-179	8968 SOMERSET LN	05/17/23	\$395,000	\$175,300	44.38	\$369,045	\$55,955	\$30,000	80.0	120.0	0.22	0.22	80.00	BROOK	BROOKSIDE	401	14%	\$67,150
Totals:			\$16,120,151	\$6,421,200		\$14,819,167	\$2,830,984	\$1,530,000	3,406.0		9.76	9.76				Average:	17.6%	\$57,092
					Sale. Ratio =>	39.83	Average					Average						
					Std. Dev. =>	7.01	per FF=>					per Net Acre=>						
							\$831					290,149.02						

Sales Comparison Approach

The below vacant land sales were used to determine this land value of \$45,000.

Due to the lack of subdivision lot sales it was necessary to use some sales from a bordering community.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
			Average \$45,138		

Sales Comparison 2025 Land Value Determination: \$45,000

Vacant Lot Sales in this Subdivision were Used to determine the land value above

J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$45,000	\$16,300	36.22	\$32,841	\$42,159	\$30,000	70.0	122.0	0.20	0.20	70.00	BRK3	BROOKSIDE	401
J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$49,700	\$16,300	32.80	\$32,841	\$46,859	\$30,000	70.0	122.0	0.20	0.20	70.00	BRK3	BROOKSIDE	401

Average:	18%	\$57,092
Median:	16%	\$56,525
Minimum:	1%	\$45,883
Maximum:	38%	\$67,150

2025 BURR OAKS #6 LAND VALUES

																		Land Ratio %	20% of Sale		
																		Allocation	for Land		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Method	Value	
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM	401	30.6%	\$160,000	
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$497,845	\$217,155	\$115,000	0.0	0.0	1.01	1.01	#DIV/0!	\$215,005	\$4.94	0.00	TANHI	401	36.2%	\$120,000	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN	401	39.1%	\$170,000	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN	401	17.9%	\$142,000	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$9.78	140.00	TAN	401	4.9%	\$195,800	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN	401	27.9%	\$156,000	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN	401	40.0%	\$171,900	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN	401		\$140,000	
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$999,744	\$72,772	\$160,000	174.0	259.0	1.04	1.04	\$418	\$70,108	\$1.61	174.00	ARBOR	401	8.0%	\$182,503	
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,678)	\$160,000	176.0	334.0	1.34	1.34	(\$44)	(\$5,747)	(\$0.13)	176.00	ARBOR	401	-0.9%	\$179,800	
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$739,424	\$120,576	\$125,000	0.0	0.0	1.50	1.50	#DIV/0!	\$80,384	\$1.85	0.00	TIMWD	401	16.4%	\$147,000	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$635,013	\$154,987	\$160,000	0.0	0.0	2.40	2.40	#DIV/0!	\$64,578	\$1.48	0.00	BUROA	401	24.6%	\$126,000	
Totals:			\$9,455,016	\$4,053,800	42.87	\$8,801,831	\$2,148,185	\$1,495,000	1,389.0		15.64	15.64							22.3%	\$157,584	
				Sale. Ratio =>	42.87	Average				Average				Average							
				Std. Dev. =>	5.80	per FF=>				per Net Acre=>				per SqFt=>							
													\$1,547	\$137,334.42	\$3.15						

Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$156,077		

2024 Land Value: \$160,000

Sales Comparison 2025 Land Value Determination: \$155,000

Average/Mean:	22.3%	\$157,584
Median:	24.6%	\$158,000
Range Minimum:	-0.9%	\$120,000
Range Maximum:	40.0%	\$195,800

2025 CREEKSIDE SUBDIVISION LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class		
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$186	\$39,258	\$0.90	181.00	TAN TANGLEWOOD SUB	401		7%	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN TANGLEWOOD SUB	401			39%
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN TANGLEWOOD SUB	401			18%
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN TANGLEWOOD SUB	401			5%
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN TANGLEWOOD SUB	401			3%
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN TANGLEWOOD SUB	401			28%
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN TANGLEWOOD SUB	401			40%
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,496	\$275,437	\$6.32	184.00	TAN TANGLEWOOD SUB	401			39%
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$126,414	\$2.97	184.00	AUTHI AUTUMN HILLS SUB	401			25%
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI AUTUMN HILLS SUB	401			27%
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.64	152.00	AUTHI AUTUMN HILLS SUB	401			51%
Totals:			\$7,691,644	\$3,270,500		\$6,941,358	\$1,985,286	\$1,235,000	1,960.0		11.37	11.37									26%
				Sale. Ratio =>	42.52	Average				Average				Average							
				Std. Dev. =>	7.97	per FF=>				\$1,013	per Net Acre=>				174,576.68	per SqFt=>				\$4.01	

Sales Comparison Approach

Due to no vacant land sales in this subdivision, the below sales were used to determine this land value.

The sales above were drawn from other subdivisions with similar land values.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
			Average	\$127,771	

2024 Land Value: \$105,000
2025 Land Value Determination: \$125,000

2025 DIXBORO AREA LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	
J-10-18-155-014	5387 PLYMOUTH-ANN ARBOR	05/31/23	\$235,000	\$40,200	17.11	\$80,300	\$235,000	\$80,300	0.0	0.0	1.53	1.53	#DIV/0!	\$153,595	\$3.53	0.00	DIXBO	DIXBORO AREA	
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$215,185	\$144,345	\$70,000	75.0	175.0	0.30	0.30	\$1,925	\$479,551	\$11.01	75.00	DIXHG	DIXBORO HEIGHTS SUB	
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$225,990	\$147,010	\$70,000	75.0	179.7	0.31	0.31	\$1,960	\$475,761	\$10.92	75.00	DIXHG	DIXBORO HEIGHTS SUB	
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$299,948	\$95,052	\$70,000	120.0	224.2	0.62	0.62	\$792	\$153,806	\$3.53	120.00	DIXHG	DIXBORO HEIGHTS SUB	
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$248,533	\$221,467	\$75,000	198.0	132.0	0.60	0.60	\$1,119	\$369,112	\$9.47	198.00	DIXBO	DIXBORO AREA	
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$331,921	\$168,079	\$70,000	90.0	180.0	0.37	0.37	\$1,868	\$451,825	\$10.37	90.00	DIXHG	DIXBORO HEIGHTS SUB	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$350,802	\$169,198	\$70,000	75.0	179.7	0.31	0.31	\$2,256	\$547,566	\$12.57	75.00	DIXHG	DIXBORO HEIGHTS SUB	
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$458,018	\$35,482	\$42,500	104.4	208.7	0.50	0.50	\$340	\$70,964	\$1.63	104.35	DIXBO	DIXBORO AREA	
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$409,661	\$180,339	\$85,000	213.5	204.1	1.00	1.00	\$845	\$180,339	\$4.14	213.45	DIXBO	DIXBORO AREA	
Totals:			\$3,383,530	\$1,236,700		\$2,620,358	\$1,395,972	\$632,800	950.8		5.54	5.54							
					Sale. Ratio =>	36.55	Average		Average				Average						
					Std. Dev. =>	8.41	per FF=>		\$1,468	per Net Acre=>		252,026.00	per SqFt=>		\$5.79				

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine these land values.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-06-400-029	4429 Vorhies Rd	07/01/22	\$60,000	5.31	Superior Township
J-10-03-400-023	8567 Plymouth Ann Arbor Rd	05/31/23	\$280,000	3.61	Superior Township
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Township
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Township
J-10-19-100-035	5680 Cherry Hill Rd	08/29/23	\$275,000	3.21	Superior Township
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5.00	Superior Township
Average			148,600		

	2025	Previous Year
Sales Comparison 2025 Land Value Determination: 1 and 1.5 acres:	\$90,000	\$85,000
2 and 2.5 acres:	\$95,000	\$90,000
3 and 4 acres:	\$115,000	\$105,000
5 acres:	\$125,000	\$115,000
7 acres:	\$125,000	\$125,000
10 acres:	\$145,000	\$130,000

J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$895,741	\$429,259	\$75,000	145.0	159.0	0.53	0.53	\$2,960	\$811,454	\$18.63	145.00	DIXBO	DIXBORO AREA
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2025 DIXBORO HEIGHTS LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	
J-10-18-200-012	5089 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$331,921	\$168,079	\$70,000	90.0	180.0	0.37	0.37	\$1,868	\$457,825	\$10.37	90.00	DIXHG DIXBORO HEIGHTS SUB	401		
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$299,948	\$95,052	\$70,000	120.0	224.2	0.62	0.62	\$792	\$153,806	\$3.53	120.00	DIXHG DIXBORO HEIGHTS SUB	401		
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$215,185	\$144,345	\$70,000	75.0	175.0	0.30	0.30	\$1,925	\$479,551	\$11.01	75.00	DIXHG DIXBORO HEIGHTS SUB	401		
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$225,990	\$147,010	\$70,000	75.0	179.7	0.31	0.31	\$1,960	\$475,761	\$10.92	75.00	DIXHG DIXBORO HEIGHTS SUB	401		
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$350,802	\$169,198	\$70,000	75.0	179.7	0.31	0.31	\$7,256	\$547,566	\$12.57	75.00	DIXHG DIXBORO HEIGHTS SUB	401		
Totals:			\$1,797,530	\$679,600		\$1,423,846	\$723,684	\$350,000	435.0		1.91	1.91								
					Sale. Ratio =>	37.81	Average					Average			Average					
					Std. Dev. =>	3.30	per FF=>					\$1,664	Average		per Net Acre=>	379,090.62	Average		per SqFt=>	\$8.70

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine the site value of \$80,000.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-06-400-029	4429 Vorhies Rd	07/01/22	\$60,000	5.31	Superior Township
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Township
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Township
Average			83,800		

Previous Year Land Value: \$70,000

Sales Comparison 2025 Land Value Determination: \$80,000

2025 FAIRWAY GLENN LAND VALUE

																		Land Ratio %							
																		Allocation	for Land						
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Method	Value					
J-10-35-480-024	1635 GOLFVIEW DR	06/08/22	\$287,530	\$50,400	17.53	\$311,665	\$10,865	\$35,000	50.0	120.0	0.14	0.14	\$217	\$79,307	\$1.82	50.00	51FWG	401	3.8%	\$23,002					
J-10-35-480-016	1638 GOLFVIEW DR	06/30/22	\$305,530	\$43,100	14.11	\$327,481	\$13,049	\$35,000	50.0	120.4	0.14	0.14	\$261	\$94,558	\$2.17	50.00	51FWG	401	4.3%	\$24,442					
J-10-35-480-010	1650 GOLFVIEW DR	07/12/22	\$307,530	\$37,200	12.10	\$327,481	\$15,049	\$35,000	55.0	121.0	0.15	0.15	\$274	\$99,007	\$2.27	55.01	51FWG	401	4.9%	\$24,602					
J-10-35-480-026	1639 GOLFVIEW DR	06/01/22	\$307,530	\$52,900	17.20	\$331,095	\$11,435	\$35,000	50.0	120.0	0.14	0.14	\$229	\$83,467	\$1.92	50.00	51FWG	401	3.7%	\$24,602					
J-10-35-480-002	1666 GOLFVIEW DR	04/27/22	\$307,990	\$49,400	16.04	\$312,814	\$30,176	\$35,000	58.3	120.0	0.16	0.16	\$518	\$188,600	\$4.33	58.25	51FWG	401	9.8%	\$24,639					
J-10-35-480-027	1641 GOLFVIEW DR	07/05/22	\$312,990	\$49,200	15.72	\$310,639	\$37,351	\$35,000	50.0	120.0	0.14	0.14	\$747	\$272,635	\$6.26	50.00	51FWG	401	11.9%	\$25,039					
J-10-35-480-013	1644 GOLFVIEW DR	04/04/22	\$313,530	\$53,700	17.13	\$329,107	\$19,423	\$35,000	50.0	120.5	0.14	0.14	\$388	\$140,746	\$3.23	50.00	51FWG	401	6.2%	\$25,082					
J-10-35-480-021	1628 GOLFVIEW DR	09/23/22	\$313,530	\$15,500	4.94	\$311,665	\$36,865	\$35,000	50.0	120.4	0.14	0.14	\$737	\$267,138	\$6.13	50.00	51FWG	401	11.8%	\$25,082					
J-10-35-480-030	1647 GOLFVIEW DR	06/28/22	\$313,530	\$35,100	11.20	\$310,917	\$37,613	\$35,000	50.0	120.0	0.14	0.14	\$752	\$274,547	\$6.30	50.00	51FWG	401	12.0%	\$25,082					
J-10-35-480-009	1652 GOLFVIEW DR	04/28/22	\$314,990	\$50,400	16.00	\$310,917	\$39,073	\$35,000	58.0	131.0	0.17	0.17	\$674	\$224,557	\$5.16	58.00	51FWG	401	12.4%	\$25,199					
J-10-35-480-015	1640 GOLFVIEW DR	07/27/22	\$315,530	\$15,500	4.91	\$310,917	\$39,613	\$35,000	50.0	120.5	0.14	0.14	\$792	\$287,051	\$6.59	50.00	51FWG	401	12.6%	\$25,242					
J-10-35-480-018	1634 GOLFVIEW DR	08/29/22	\$316,990	\$45,200	15.52	\$310,639	\$41,351	\$35,000	50.0	120.4	0.14	0.14	\$827	\$299,645	\$6.88	50.00	51FWG	401	13.0%	\$25,359					
J-10-35-480-008	1654 GOLFVIEW DR	04/28/22	\$320,530	\$56,800	17.72	\$366,098	(\$10,586)	\$35,000	59.5	131.0	0.18	0.18	(\$178)	(\$59,371)	(\$1.30)	59.45	51FWG	401	-3.3%	\$25,642					
J-10-35-480-029	1645 GOLFVIEW DR	06/30/22	\$321,530	\$52,400	16.30	\$327,481	\$29,049	\$35,000	50.0	120.0	0.14	0.14	\$581	\$212,036	\$4.87	50.00	51FWG	401	9.0%	\$25,722					
J-10-35-480-014	1642 GOLFVIEW DR	06/30/22	\$322,990	\$17,700	5.48	\$357,394	\$596	\$35,000	50.0	120.5	0.14	0.14	\$12	\$4,319	\$0.10	50.00	51FWG	401	0.2%	\$25,839					
J-10-35-480-031	1649 GOLFVIEW DR	07/05/22	\$326,530	\$39,400	12.07	\$362,495	(\$965)	\$35,000	54.0	120.0	0.15	0.15	(\$16)	(\$6,520)	(\$0.15)	54.00	51FWG	401	-0.3%	\$26,122					
J-10-35-480-032	1651 GOLFVIEW DR	12/28/22	\$328,990	\$7,700	2.34	\$324,878	\$39,112	\$35,000	58.0	122.0	0.16	0.16	\$674	\$241,432	\$5.54	58.00	51FWG	401	11.9%	\$26,319					
J-10-35-480-025	1637 GOLFVIEW DR	07/28/22	\$332,530	\$17,700	5.32	\$362,225	\$5,305	\$35,000	50.0	120.0	0.14	0.14	\$106	\$38,723	\$0.89	50.00	51FWG	401	1.6%	\$26,602					
J-10-35-480-020	1630 GOLFVIEW DR	06/30/22	\$334,530	\$55,700	16.65	\$357,394	\$12,136	\$35,000	50.0	120.4	0.14	0.14	\$243	\$87,942	\$2.02	50.00	51FWG	401	3.6%	\$26,762					
J-10-35-480-017	1636 GOLFVIEW DR	05/27/22	\$336,530	\$42,100	12.51	\$363,737	\$7,793	\$35,000	50.0	120.4	0.14	0.14	\$156	\$56,471	\$1.30	50.00	51FWG	401	2.3%	\$26,922					
J-10-35-480-026	1643 GOLFVIEW DR	06/30/22	\$336,530	\$28,600	8.50	\$355,334	\$16,196	\$35,000	50.0	120.0	0.14	0.14	\$324	\$118,219	\$2.71	50.00	51FWG	401	4.8%	\$26,922					
J-10-35-480-011	1648 GOLFVIEW DR	05/27/22	\$337,530	\$57,000	16.89	\$355,033	\$17,497	\$35,000	50.0	120.5	0.14	0.14	\$350	\$126,790	\$2.91	50.00	51FWG	401	5.2%	\$27,002					
J-10-35-480-003	1664 GOLFVIEW DR	09/13/23	\$350,000	\$153,800	43.94	\$324,107	\$55,893	\$30,000	58.3	120.0	0.16	0.16	\$960	\$349,331	\$8.02	58.25	51FWG	401	16.0%	\$28,000					
Totals:			\$7,365,420	\$1,030,500		\$7,661,513	\$503,907	\$800,000	1,201.0		3.34	3.34					Averages		6.8%	\$25,619					
					Sale. Ratio =>	13.99						Average							Average						
					Std. Dev. =>	8.18						Average	per FF=>	\$420						Average	per Net Acre=>	151,096.55			Allocation Method Not Used
												Average	per SqFt=>	\$3.47											

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision lot sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
Average			\$41,555		

2024 Land Value: \$35,000
Sales Comparison 2025 Land Value Determination: \$40,000

2025 FLEMING MEADOWS AND FLEMING RIDGE LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	20% of Sale
																			Allocation Method	for Land Value
J-10-07-305-002	3657 KNOLL CREEK CT	01/26/24	\$324,900	\$67,500	20.78	\$140,000	\$324,900	\$140,000	0.0	0.0	1.43	1.43	#DIV/0!	\$227,203	\$5.22	0.00	TANHI 402			
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$188	\$39,258	\$0.90	181.00	TAN 401	7%	\$103,500	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI 401	25%	\$113,700	
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,437	\$0.38	220.00	TAN 401	3%	\$114,000	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$189,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.64	152.00	AUTHI 401	51%	\$115,000	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI 401	27%	\$116,429	
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$497,845	\$217,155	\$115,000	0.0	0.0	1.01	1.01	#DIV/0!	\$215,005	\$4.94	0.00	TANHI 401	36%	\$120,000	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$635,013	\$154,987	\$160,000	0.0	0.0	2.40	2.40	#DIV/0!	\$64,578	\$1.48	0.00	BURQA 401	25%	\$126,000	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$8.32	184.00	TAN 401	39%	\$140,000	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN 401	18%	\$142,000	
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$739,424	\$120,576	\$125,000	0.0	0.0	1.50	1.50	#DIV/0!	\$80,384	\$1.85	0.00	TIMWD 401	16%	\$147,000	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN 401	28%	\$156,000	
J-10-03-110-023	4481 OLD OAK CT	08/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM 401	31%	\$160,000	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN 401	39%	\$170,000	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN 401	40%	\$171,900	
J-10-08-480-034	3629 NORTHBROOK DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,678)	\$160,000	176.0	334.0	1.34	1.34	(\$44)	(\$5,747)	(\$0.13)	176.00	ARBOR 401	-1%	\$179,800	
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$86,703)	(\$1.53)	0.00	HICKR 401	-9%	\$182,000	
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$999,744	\$72,772	\$160,000	174.0	259.0	1.04	1.04	\$418	\$70,108	\$1.61	174.00	ARBOR 401	8%	\$182,503	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN 401	5%	\$195,800	
Totals:			\$13,503,060	\$5,958,600		\$12,813,171	\$3,034,889	\$2,345,000	2,310.0		23.39	23.39					Average	22%	\$146,424	
					Sale. Ratio =>	44.13	Average													
					Std. Dev. =>	9.13	per FF=>					\$1,314	Average							
										per Net Acre=>		129,773.75	Average							
												per SqFt=>					\$2.98			

The Sales Comparison Approach and the Allocation Method were Use
 Fleming Meadows and Fleming Ridge were Combined
 The below sales were used to determine this land value.

Average: 22% \$146,424
 Median: 25% \$144,500
 Minimum: -9% \$103,500
 Maximum: 51% \$195,800
 Allocation Method also Used

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
			Average	\$143,781	

2024 Land Value: \$135,000
 Sales Comparison 2025 Land Value Determination: \$145,000

2025 FORD ROAD ESTATES LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$409,661	\$180,339	\$85,000	213.5	204.1	1.00	1.00	\$845	\$180,339	\$4.14	213.45	DIXBO 401		35.7%
J-10-08-462-006	6691 FORD RD	03/29/23	\$399,900	\$129,200	32.31	\$259,826	\$225,074	\$85,000	203.0	0.0	1.53	1.53	\$1,109	\$147,107	\$3.38	203.00	FORD 401		56.3%
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$458,018	\$35,482	\$42,500	104.4	208.7	0.50	0.50	\$340	\$70,964	\$1.63	104.35	DIXBO 401		7.9%
J-10-18-190-012	5305 CHURCH ST	11/02/22	\$140,000	\$119,800	85.57	\$253,579	(\$28,579)	\$85,000	0.0	0.0	1.09	1.09	#DIV/0!	(\$26,219)	(\$0.80)	0.00	DIXBO 401		-20.4%
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$331,921	\$168,079	\$70,000	90.0	180.0	0.37	0.37	\$1,868	\$451,825	\$10.37	90.00	DIXHG 401		39.1%
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$299,948	\$95,052	\$70,000	120.0	224.2	0.62	0.62	\$792	\$153,806	\$3.53	120.00	DIXHG 401		29.2%
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$215,185	\$144,345	\$70,000	75.0	175.0	0.30	0.30	\$1,925	\$479,551	\$11.01	75.00	DIXHG 401		49.9%
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$225,990	\$147,010	\$70,000	75.0	179.7	0.31	0.31	\$1,960	\$475,761	\$10.92	75.00	DIXHG 401		48.5%
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$350,802	\$169,198	\$70,000	75.0	179.7	0.31	0.31	\$2,256	\$547,566	\$12.57	75.00	DIXHG 401		37.6%
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$248,533	\$221,467	\$75,000	198.0	132.0	0.60	0.60	\$1,119	\$369,112	\$6.47	198.00	DIXBO 401		56.1%
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$895,741	\$429,259	\$75,000	145.0	159.0	0.53	0.53	\$2,960	\$811,454	\$18.63	145.00	DIXBO 401		34.3%
Totals:			\$4,938,430	\$1,565,700		\$3,949,204	\$1,786,726	\$797,500	1,298.8		7.16	7.16							34.0%
			Sale. Ratio =>		31.70			Average			Average			Average					Not Used
			Std. Dev. =>		18.08			per FF=>	\$1,376		per Net Acre=>	249,612.46		per SqFt=>	\$5.73				

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine the site value of \$80,000.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-06-400-029	4429 Vorhies Rd	07/01/22	\$60,000	5.31	Superior Township
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Township
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Township
	Average		\$3,800		

Previous Year Land Value: \$85,000

Sales Comparison 2025 Land Value Determination: \$80,000

2025 FOX HOLLOW LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	\$56,703	(\$1.53)	0.00		HICKR- HICKORY RIDGE	401
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$188	\$39,258	\$0.90	181.00		TAN TANGLEWOOD SUB	401
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00		TAN TANGLEWOOD SUB	401
J-10-07-451-051	3627 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$2.33	149.00		TAN TANGLEWOOD SUB	401
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00		TAN TANGLEWOOD SUB	401
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00		TAN TANGLEWOOD SUB	401
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00		TAN TANGLEWOOD SUB	401
J-10-07-461-006	5851 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,077	\$343,104	\$7.88	205.00		TAN TANGLEWOOD SUB	401
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00		TAN TANGLEWOOD SUB	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00		AUTHI AUTUMN HILLS SUB	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00		AUTHI AUTUMN HILLS SUB	401
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.64	152.00		AUTHI AUTUMN HILLS SUB	401
Totals:			\$8,601,644	\$3,795,700		\$8,044,400	\$1,907,244	\$1,350,000	1,960.0		12.54	12.54							
			Sale. Ratio =>		44.13			Average			Average			Average					
			Std. Dev. =>		8.69			per FF=>	\$973		per Net Acre=>	152,068.57		per SqFt=>	\$3.49				

Sales Comparison Approach

This is a very small subdivision with no sales. Sales were used from other similar subdivisions.

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$127,771		

2024 Land Value: \$115,000

Sales Comparison 2025 Land Value Determination: \$125,000

2025 GALE LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00	MAT	401	
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$354,534	\$8.14	132.00	MAT	401	
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$760,909	\$318,091	\$235,000	221.0	254.0	1.20	1.20	\$1,439	\$265,076	\$6.09	221.00	GLEN	401	
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$937,114	\$132,886	\$190,000	0.0	0.0	1.55	1.55	#DIV/0!	\$85,733	\$1.97	0.00	GLEN	401	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,175,985	(\$22,585)	\$250,000	0.0	0.0	1.57	1.57	#DIV/0!	(\$14,385)	(\$0.33)	0.00	GLEN	401	
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$918,132	\$256,868	\$215,000	0.0	0.0	1.00	1.00	#DIV/0!	\$256,868	\$5.90	0.00	GLEN	401	
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$755,906	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$1.01	410.00	PRESV	401	
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,003,821	\$281,179	\$235,000	0.0	0.0	1.12	1.12	#DIV/0!	\$251,053	\$5.76	0.00	GLEN	401	
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,097,470	\$207,530	\$235,000	0.0	0.0	2.11	2.11	#DIV/0!	\$98,355	\$2.26	0.00	GLEN	401	
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00	MAT	401	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,356,361	\$63,639	\$200,000	0.0	0.0	1.00	1.00	#DIV/0!	\$63,639	\$1.46	0.00	GLEN	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00	WOOD	401	
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$9.65	0.00	TOWFA	401	
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,196,699	\$422,201	\$235,000	0.0	0.0	3.94	3.94	#DIV/0!	\$107,158	\$2.46	0.00	GLEN	401	
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.98	0.98	\$80	\$14,157	\$0.33	173.00	GEDG1	401	
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,071,702	\$628,298	\$235,000	0.0	0.0	5.70	5.70	#DIV/0!	\$110,228	\$2.53	0.00	GLEN	401	
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,990	\$5.23	0.00	MAT	401	
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00	WOOD	401	
Totals:			\$20,815,300	\$9,277,700		\$20,305,795	\$4,109,655	\$3,600,150	1,088.0		37.35	37.35							
					Sale. Ratio =>	44.57	Average					Average	Average						
					Std. Dev. =>	6.83	per FF=>					\$3,777	per Net Acre=>	110,022.09	per SqFt=>				

Sales Comparison Approach was Used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-17-201-015	3360 WOODHILL CIR	04/11/22	\$325,000	1.86	Superior Twp
J-10-17-201-123	3324 Woodhill Cir	9/13/2022	\$340,000	4.77	Superior Twp
J-10-19-100-065	5569 Stonehedge Ct	5/23/2022	\$350,000	2.56	Superior Twp
J-10-19-100-061	5774 STONEHEDGE CT	09/06/23	\$510,000	4.42	Superior Twp
J-10-07-305-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp
J-10-19-100-070	5782 East Stone Valley	04/07/23	\$470,000	7.25	Superior Twp
J-10-09-400-057	7700 Ellens Way	07/27/22	\$326,127	4.33	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
Average			\$364,441		

Sales Comparison Determination:
2 & 2.5 acres: \$325,000
3, 4, and 5 acres: \$340,000
7 acres: \$350,000
10 acres: \$420,000
ADD \$10,000 FOR WATER FRONTAGE

Vacant Sales Used for Sales Comparison Above

J-10-17-201-015	3360 WOODHILL CIR	04/11/22	\$325,000	\$77,500	23.85	\$190,000	\$325,000	\$190,000	0.0	0.0	1.86	1.86	#DIV/0!	\$174,731	\$4.01	0.00	GLEN	402
J-10-17-201-123	3324 WOODHILL CIR	09/13/22	\$340,000	\$100,000	29.41	\$285,000	\$340,000	\$285,000	0.0	0.0	4.77	4.77	#DIV/0!	\$71,279	\$1.64	0.00	GLEN	402
J-10-19-100-065	5569 STONEHEDGE CT	05/23/22	\$350,000	\$61,600	17.60	\$145,250	\$350,000	\$145,250	0.0	0.0	2.56	2.56	#DIV/0!	\$136,719	\$3.14	0.00	MAT	401
J-10-19-100-061	5774 STONEHEDGE CT	09/06/23	\$510,000	\$110,600	21.69	\$196,950	\$510,000	\$196,950	0.0	0.0	4.42	4.42	#DIV/0!	\$115,385	\$2.65	0.00	MAT	402

2025 GEDDES GLENN LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	17% of Sale
																			Allocation Method	for Land Value
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,384	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00	MAT 401	16.7%	\$123,250	
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$364,534	\$8.14	132.00	MAT 401	33.0%	\$131,750	
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,833	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM 401	30.6%	\$136,000	
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$79,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$66,703)	(\$1.53)	0.00	HICKR 401	-8.6%	\$154,700	
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$755,906	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$1.01	410.00	PRESV 401	40.5%	\$167,450	
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00	MAT 401	11.4%	\$190,400	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00	WOOD 401	4.9%	\$210,630	
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$3.85	0.00	TOWFA 401	25.3%	\$225,250	
J-10-30-331-024	2029 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.96	0.96	\$80	\$14,157	\$0.33	173.00	GEDGT 401	1.0%	\$241,400	
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,990	\$5.23	0.00	MAT 401	22.3%	\$255,000	
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00	WOOD 401	8.9%	\$331,500	
Totals:			\$12,749,000	\$5,783,000		\$12,580,711	\$1,988,439	\$1,820,150	867.0		21.46	21.46							16.9%	\$197,030
				Sale. Ratio ==>	45.36			Average per FF=>	\$2,293		Average per Net Acre=>	92,644.97		Average per SqFt=>	\$2.13					
				Std. Dev. ==>	6.53															

The Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-AnnArbor	05/31/23	\$280,000	3.61	Superior Twp
H-08-21-375-292	6173 Green Mountain Cir	07/20/23	\$160,000	0.26	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$204,253		

2024 Land Value: \$180,000

Sales Comparison 2025 Land Value Determination: \$200,000

Average:	16.9%	\$197,030
Median:	16.7%	\$190,400
Minimum:	-8.6%	\$123,250
Maximum:	40.5%	\$331,500

2025 GLENNBOROUGH SITE CONDOS LAND VALUES

																Land Ratio %	20% of Sale	
																Allocation	for Land	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class	Method	Value
J-10-16-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$760,909	\$318,091	\$235,000	221.0	254.0	1.20	1.20	\$265,076	GLEN	GLENNBOROUGH SITE CONDO	401	38%	\$168,800
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$937,114	\$132,886	\$190,000	0.0	0.0	1.55	1.55	\$85,733	GLEN	GLENNBOROUGH SITE CONDO	401	15%	\$176,000
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,678)	\$160,000	176.0	334.0	1.34	1.34	(\$5,747)	ARBOR	ARBOR HILLS	401	-1%	\$179,800
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,175,985	(\$22,685)	\$280,000	0.0	0.0	1.57	1.57	(\$14,385)	GLEN	GLENNBOROUGH SITE CONDO	401	-3%	\$180,680
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$999,744	\$72,772	\$160,000	174.0	259.0	1.04	1.04	\$70,108	ARBOR	ARBOR HILLS	401	8%	\$182,503
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$918,132	\$256,868	\$215,000	0.0	0.0	1.00	1.00	\$256,868	GLEN	GLENNBOROUGH SITE CONDO	401	27%	\$192,000
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,003,821	\$281,179	\$235,000	0.0	0.0	1.12	1.12	\$251,053	GLEN	GLENNBOROUGH SITE CONDO	401	27%	\$210,000
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,097,470	\$207,530	\$235,000	0.0	0.0	2.11	2.11	\$98,356	GLEN	GLENNBOROUGH SITE CONDO	401	19%	\$214,000
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,800	53.02	\$1,356,361	\$63,639	\$200,000	0.0	0.0	1.00	1.00	\$63,639	GLEN	GLENNBOROUGH SITE CONDO	401	5%	\$244,000
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,196,699	\$422,201	\$235,000	0.0	0.0	3.94	3.94	\$107,158	GLEN	GLENNBOROUGH SITE CONDO	401	31%	\$276,780
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,071,702	\$628,298	\$235,000	0.0	0.0	5.70	5.70	\$110,228	GLEN	GLENNBOROUGH SITE CONDO	401	43%	\$293,000
Totals:			\$11,587,816	\$5,240,800		\$11,584,615	\$2,353,201	\$2,350,000	571.0		21.56	21.56					19%	\$210,688
					Sale. Ratio =>	45.23						Average						
					Std. Dev. =>	7.81						Average						
												per FF=>	\$4,121					
												Average						
												per Net Acre=>	109,126.37					
												Average						
												per SqFt=>						

Sales Comparison Approach and Allocation Method were Use

Due to only 2 vacant land sales in this subdivision, the below sales were used to help determine this land value.

Allocation Method:	Average:	\$210,688
	Median:	\$192,000
	Minimum:	\$168,800
	Maximum:	\$293,000

Parcel Number	Address	Sale Date	Sale Price	Acres	Community	per acre
J-10-17-201-015	3360 Woodhill Cir	04/11/22	\$325,000	1.86	Superior Twp	\$174,731 Same Subdivision
J-10-17-201-123	3324 Woodhill Cir	09/13/22	\$340,000	4.77	Superior Twp	\$71,279 Same Subdivision
J-10-07-305-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp	\$227,202
J-10-09-400-057	7700 Ellens Way	07/27/22	\$326,177	4.33	Superior Twp	\$75,330
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp	\$50,000
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp	\$27,540
J-10-02-200-025	9068 Joy Rd	07/10/23	\$350,000	5.7	Superior Twp	
Average:			\$298,780			

2024.

LAND VALUE

2025 LAND VALUE	2024 VALUE
SITE A-STANDARD: \$190,000	\$200,000
SITE B-AVERAGE: \$215,000	\$225,000
SITE C-GOOD: \$235,000	\$250,000
SITE D-LG WOODDED: \$285,000	\$300,000

2025 GRD-GEDES RIDGE 1, 2 LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class		
J-10-35-232-016	9012 ASCOT DR	04/17/23	\$184,500	\$90,100	48.83	\$177,401	\$32,099	\$25,000	80.0	140.0	0.26	0.26	\$401	\$124,899	\$2.87	80.00	GRD	401		
J-10-35-232-005	9144 ASCOT DR	12/05/22	\$186,000	\$77,300	41.56	\$173,011	\$41,989	\$29,000	60.0	140.0	0.19	0.19	\$700	\$217,560	\$4.99	60.00	GRD	401		
J-10-35-230-003	9225 ARLINGTON DR	05/10/23	\$197,000	\$81,800	41.52	\$170,653	\$51,347	\$25,000	60.0	140.0	0.19	0.19	\$856	\$266,047	\$6.11	60.00	GRD	401		
J-10-35-225-015	9239 ABBEY LN	10/17/22	\$204,900	\$83,400	40.70	\$186,307	\$47,593	\$29,000	60.0	164.0	0.23	0.23	\$793	\$210,588	\$4.83	60.00	GRD	401		
J-10-35-231-003	9166 ARLINGTON DR	01/05/23	\$210,000	\$81,600	38.86	\$182,586	\$56,414	\$29,000	60.0	143.0	0.20	0.20	\$940	\$286,365	\$6.57	60.00	GRD	401		
J-10-35-250-014	9258 ABBEY LN	05/04/23	\$232,000	\$85,200	36.72	\$167,921	\$89,079	\$25,000	60.0	140.0	0.19	0.19	\$1,485	\$461,549	\$10.60	60.00	GRD	401		
J-10-35-230-004	9213 ARLINGTON DR	04/20/22	\$235,000	\$81,000	34.47	\$181,395	\$82,605	\$29,000	60.0	140.0	0.19	0.19	\$1,377	\$428,005	\$9.83	60.00	GRD	401		
J-10-35-225-022	1839 ASHLEY DR	04/10/23	\$242,000	\$90,400	37.36	\$189,179	\$77,821	\$25,000	55.0	139.0	0.18	0.18	\$1,415	\$442,165	\$10.15	55.00	GRD	401		
J-10-35-225-025	1875 ASHLEY DR	07/05/22	\$245,000	\$102,200	41.71	\$229,362	\$44,638	\$29,000	64.0	144.0	0.21	0.21	\$697	\$210,557	\$4.83	64.00	GRD	401		
J-10-35-230-023	9041 ARLINGTON DR	08/01/23	\$245,000	\$78,600	32.08	\$163,942	\$106,058	\$25,000	67.0	146.0	0.23	0.23	\$1,583	\$471,369	\$10.82	67.00	GRD	401		
J-10-35-231-024	9189 ASCOT DR	09/29/23	\$248,000	\$79,000	31.85	\$164,839	\$108,161	\$25,000	71.0	139.0	0.23	0.23	\$1,523	\$476,480	\$10.94	71.00	GRD	401		
J-10-35-225-038	1971 ANDOVER DR	12/29/22	\$250,000	\$111,200	44.48	\$249,718	\$29,282	\$29,000	60.0	130.0	0.18	0.18	\$488	\$163,587	\$3.76	60.00	GRD	401		
J-10-35-250-013	9254 ABBEY LN	11/07/23	\$265,000	\$78,300	29.55	\$163,396	\$126,604	\$25,000	60.0	140.0	0.19	0.19	\$2,110	\$655,979	\$15.06	60.00	GRD	401		
J-10-35-220-014	1910 ANDOVER DR	05/19/23	\$270,000	\$106,100	39.30	\$222,349	\$72,651	\$25,000	78.0	120.0	0.22	0.22	\$931	\$337,912	\$7.76	78.00	GRD	401		
J-10-35-231-025	9201 ASCOT DR	11/16/23	\$270,000	\$94,900	35.15	\$198,217	\$96,783	\$25,000	72.0	126.0	0.21	0.21	\$1,344	\$465,303	\$10.68	72.00	GRD	401		
J-10-35-225-037	1965 ANDOVER DR	05/20/22	\$280,000	\$103,300	36.89	\$231,728	\$77,272	\$29,000	60.0	130.0	0.18	0.18	\$1,288	\$431,687	\$9.91	60.00	GRD	401		
Totals:			\$3,764,400	\$1,424,400		\$3,052,004	\$1,140,396	\$428,000	1,027.0			3.27	3.27							
					Sale. Ratio =>	37.84	Average			Average			Average							
					Std. Dev. =>	5.00	per FF=>			\$1.110	per Net Acre=>			349,172.08	per SqFt=>			\$8.02		

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision lot sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
			Average	\$38,675	

2024 Land Value: **\$29,000**

Sales Comparison 2025 Land Value Determination: \$35,000

2025 HICKORY RIDGE LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$66,703)	(\$1.53)	0.00	HICKR	HICKORY RIDGE	401	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$188	\$39,258	\$0.90	181.00	TAN	TANGLEWOOD SUB	401	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN	TANGLEWOOD SUB	401	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN	TANGLEWOOD SUB	401	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN	TANGLEWOOD SUB	401	
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN	TANGLEWOOD SUB	401	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN	TANGLEWOOD SUB	401	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN	TANGLEWOOD SUB	401	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN	TANGLEWOOD SUB	401	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI	AUTUMN HILLS SUB	401	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI	AUTUMN HILLS SUB	401	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.64	152.00	AUTHI	AUTUMN HILLS SUB	401	
Totals:			\$8,601,644	\$3,795,700		\$8,044,400	\$1,907,244	\$1,350,000	1,960.0		12.54	12.54								
					Sale. Ratio =>	44.13						Average								
					Std. Dev. =>	8.69						per FF=>	\$973			Average			per SqFt=>	\$3.49

Sales Comparison Approach

Due to no vacant land sales in this 6 parcel subdivision, the below sales were used to determine this land value.

The sales above were drawn from other subdivisions with similar land values.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
			Average	\$127,771	

2024 Land Value: \$115,000
2025 Land Value Determination: \$125,000
3 & 4 acres: \$135,000

2025 HICKORY RUN SUB LAND VALUE

																			Land Ratio %	
																			Allocation	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Method	
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$243,896	(\$19,094)	\$44,000	0.0	0.0	0.80	0.80	#DIV/0!	(\$23,868)	(\$0.55)	0.00	YP-RE	401	-10.6%	
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	\$83,200	42.02	\$193,188	\$74,812	\$70,000	0.0	0.0	3.00	3.00	#DIV/0!	\$24,937	\$0.57	0.00	YP-RE	401	37.8%	
J-10-15-105-002	8938 FORD RD	02/10/23	\$200,000	\$57,900	28.95	\$124,425	\$140,175	\$64,600	0.0	0.0	1.98	1.98	#DIV/0!	\$70,795	\$1.63	0.00	WRS	401	70.1%	
J-10-27-100-006	2353 HARRIS RD	12/14/23	\$225,880	\$160,900	71.23	\$334,063	(\$5,583)	\$102,600	0.0	0.0	7.52	7.52	#DIV/0!	(\$742)	(\$0.02)	0.00	WRS	401	-2.5%	
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	\$184,300	75.22	\$392,690	(\$27,190)	\$120,500	0.0	0.0	10.10	10.10	#DIV/0!	(\$2,692)	(\$0.06)	0.00	YP-RE	401	-11.1%	
J-10-21-300-006	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$240,622	\$204,438	\$115,060	0.0	0.0	10.01	10.01	#DIV/0!	\$20,423	\$0.47	0.00	YP-RE	401	62.0%	
J-10-32-415-001	6970 HICKORY RUN	07/29/22	\$360,850	\$138,600	38.41	\$306,656	\$95,194	\$41,000	214.0	302.0	1.48	1.48	\$445	\$64,147	\$1.47	214.00	HICRU	401	26.4%	
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$301,257	\$142,843	\$79,100	0.0	0.0	4.94	4.94	#DIV/0!	\$28,916	\$0.66	0.00	WRS	401	39.1%	
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$301,365	\$156,234	\$57,600	0.0	0.0	1.76	1.76	#DIV/0!	\$88,769	\$2.04	0.00	YP-RE	401	39.1%	
J-10-23-300-005	2760 HARRIS RD	03/09/23	\$435,000	\$191,300	43.98	\$390,932	\$127,968	\$83,900	0.0	0.0	4.89	4.89	#DIV/0!	\$26,169	\$0.60	0.00	WRS	401	29.4%	
J-10-16-400-006	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$180,449	\$324,551	\$55,000	0.0	0.0	1.50	1.50	#DIV/0!	\$216,367	\$4.97	0.00	YP-RE	401	72.1%	
J-10-30-101-013	2340 HICKMAN RD	07/29/22	\$450,000	\$206,100	45.80	\$428,986	\$111,614	\$90,600	0.0	0.0	6.12	6.12	#DIV/0!	\$18,238	\$0.42	0.00	YP-RE	401	24.8%	
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$481,813	\$76,587	\$80,000	0.0	0.0	2.50	2.50	#DIV/0!	\$30,635	\$0.70	0.00	YP-RE	401	15.4%	
J-10-23-200-017	2920 HARRIS RD	05/31/22	\$551,000	\$182,000	33.03	\$370,689	\$267,441	\$87,130	420.1	567.7	5.43	5.43	\$637	\$49,289	\$1.13	420.05	WRS	401	48.5%	
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	\$181,700	30.33	\$396,691	\$264,509	\$62,200	577.5	140.0	1.86	1.86	\$458	\$142,209	\$3.26	577.50	YP-RE	401	44.2%	
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$431,930	\$243,070	\$60,000	295.0	345.0	2.22	2.22	\$824	\$109,491	\$2.51	295.00	YP-RE	401	39.5%	
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	\$292,800	45.05	\$648,835	\$147,415	\$146,250	0.0	0.0	2.31	2.31	#DIV/0!	\$63,816	\$1.47	0.00	YP-RE	401	22.7%	
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$338,800	38.49	\$705,763	\$293,177	\$123,940	0.0	0.0	11.49	11.49	#DIV/0!	\$25,516	\$0.59	0.00	YP-RE	401	33.5%	
Totals:			\$7,628,931	\$3,044,700		\$6,474,250	\$2,618,161	\$1,463,480	1,506.6		79.91	79.91							32.2%	
					Sale. Ratio =>	39.91						Average								
					Std. Dev. =>	14.88						per FF=>	\$1,738			Average			per SqFt=>	\$0.75

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Allocation Method Not Used

Due to the lack of vacant land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
			Average	\$45,138	

2024 Land Value: \$41,000
Sales Comparison 2025 Land Value Determination: \$45,000

2025 HUNTERS CREEK EQUESTRIAN #25 LAND VALUES

																	Land Ratio %	20% of Sale	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation Method	for Land Value
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$243,896	(\$19,094)	\$44,000	0.0	0.0	0.80	0.80	(\$23,868)	(\$0.55)	0.00	YP-RE	401	-10.6%	\$45,201
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	\$83,200	42.02	\$193,188	\$74,812	\$70,000	0.0	0.0	3.00	3.00	\$24,937	\$0.57	0.00	YP-RE	401	37.8%	\$49,500
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	\$184,300	75.22	\$392,690	(\$27,190)	\$120,500	0.0	0.0	10.10	10.10	(\$2,692)	(\$0.06)	0.00	YP-RE	401	-11.1%	\$61,250
J-10-21-300-006	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$240,622	\$204,438	\$115,060	0.0	0.0	10.01	10.01	\$20,423	\$0.47	0.00	YP-RE	401	62.0%	\$82,500
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$301,365	\$156,234	\$57,600	0.0	0.0	1.76	1.76	\$88,769	\$2.04	0.00	YP-RE	401	39.1%	\$100,000
J-10-30-101-013	2340 HICKMAN RD	07/29/22	\$450,000	\$206,100	45.80	\$428,986	\$111,614	\$90,600	0.0	0.0	6.12	6.12	\$18,238	\$0.42	0.00	YP-RE	401	24.8%	\$112,500
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$565,511	\$29,489	\$120,000	0.0	0.0	3.33	3.33	\$8,856	\$0.20	0.00	HUNCK	401	6.2%	\$118,750
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$481,813	\$76,587	\$60,000	0.0	0.0	2.50	2.50	\$30,635	\$0.70	0.00	YP-RE	401	15.4%	\$124,600
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	\$181,700	30.33	\$396,691	\$264,509	\$62,200	577.5	140.0	1.86	1.86	\$142,209	\$3.26	577.50	YP-RE	401	44.2%	\$149,750
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$431,930	\$243,070	\$60,000	295.0	345.0	2.22	2.22	\$109,491	\$2.51	295.00	YP-RE	401	39.5%	\$153,750
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	\$292,800	45.05	\$648,835	\$147,415	\$146,250	0.0	0.0	2.31	2.31	\$63,816	\$1.47	0.00	YP-RE	401	22.7%	\$162,500
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$336,800	38.49	\$705,763	\$293,177	\$123,940	0.0	0.0	11.49	11.49	\$25,516	\$0.59	0.00	YP-RE	401	33.5%	\$218,750
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$797,651	\$268,549	\$141,200	0.0	0.0	10.60	10.60	\$25,335	\$0.58	0.00	HUNCK	401	29.0%	\$231,250
Totals:			\$6,441,201	\$2,736,300		\$5,828,941	\$1,823,610	\$1,211,350	872.5		66.10	66.10						25.6%	\$123,869
					Sale. Ratio =>	42.48	Average					Average							
					Std. Dev. =>	12.78	per FF=>					per Net Acre=>							
													Average		Average				
													\$0.63		\$0.63				
																	Average/Mean:	25.6%	\$123,869
																	Median:	29.0%	\$118,750
																	Range Minimum:	-11.1%	\$45,201
																	Range Maximum:	62.0%	\$231,250

Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$156,077		

2024

2025

2 & 2.5 acres:	110,000	2 & 2.5 acres:	\$120,000
3 and 4 acres:	120,000	3 and 4 acres:	\$130,000
5 and 7 acres:	130,000	5 and 7 acres:	\$140,000
10 & 15 acres:	150,000	10 & 15 acres:	\$160,000

2025 LVE LAKEVIEW ESTATES CONDOS LAND VALUES

															Land Ratio %	7% of Sale	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Class	Allocation Method	for Land Value	
J-10-34-310-113	8345 LAKEVIEW CT	04/04/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$63,400	60.38	\$126,731	(\$12,731)	\$9,000	LVE L5516/P557	401		-12.1%	\$7,350	
J-10-34-310-091	8411 LAKEVIEW CT	10/01/22	\$118,000	LC	09-FAMILY	\$118,000	\$54,500	46.19	\$128,399	(\$1,399)	\$9,000	LVE 5502/45	401		-1.2%	\$8,260	
J-10-34-310-057	8372 LAKEVIEW DR	04/01/22	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$55,400	42.58	\$130,187	\$8,913	\$9,000	LVE 5477/713	401		6.9%	\$9,107	
J-10-34-310-085	8425 LAKEVIEW CT	04/06/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$60,500	45.66	\$142,509	(\$1,009)	\$9,000	LVE 5478/442	401		-0.8%	\$9,275	
J-10-34-310-114	8343 LAKEVIEW CT	06/30/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$60,100	45.02	\$141,884	\$616	\$9,000	LVE 5489/335	401		0.5%	\$9,345	
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,100	44.52	\$130,339	\$13,661	\$9,000	LVE 5546/1	401		10.1%	\$9,450	
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,400	46.96	\$124,767	\$19,233	\$9,000	LVE L5519/165	401		14.2%	\$9,450	
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	CD	03-ARM'S LENGTH	\$135,000	\$66,000	48.89	\$138,370	\$5,630	\$9,000	LVE 5526/312	401		4.2%	\$9,450	
J-10-34-310-069	8346 LAKEVIEW DR	04/01/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,800	37.99	\$124,208	\$23,792	\$9,000	LVE 5477/600	401		17.1%	\$9,730	
J-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$144,163	\$3,837	\$9,000	LVE 5494/382	401		2.8%	\$9,730	
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$77,400	55.33	\$162,446	(\$13,546)	\$9,000	LVE L5519/P889	401		-9.7%	\$9,793	
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,400	38.86	\$113,886	\$35,114	\$9,000	LVE 5526/572	401		25.1%	\$9,800	
J-10-34-310-043	1927 SHEFFIELD DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$143,380	\$10,620	\$9,000	LVE 5489/931	401		7.3%	\$10,150	
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,500	39.33	\$135,252	\$37,748	\$9,000	LVE L5522/P470	401		23.0%	\$11,480	
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$69,500	40.41	\$145,567	\$35,433	\$9,000	LVE 5535/698	401		20.6%	\$12,040	
Totals:			\$2,063,000			\$2,063,000	\$924,100		\$2,032,088	\$165,912	\$135,000			Average:	7.2%	\$9,627	
								Sale. Ratio =>	44.79								
								Std. Dev. =>	6.09								

Condominiums			Average:	7.2%	\$9,627
The Allocation Method was Used to determine the 2025 land value of:			Median:	6.9%	\$9,450
\$9,500			Minimum:	-12.1%	\$7,350
			Maximum:	25.1%	\$12,040
Allocation Method:					

Outlier Sales That were not Used

J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,800	38.43	\$112,668	\$36,332	\$9,000	LVE 5544/443	401
J-10-34-310-007	1795 SHEFFIELD DR	06/03/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$48,100	31.34	\$113,016	\$49,484	\$9,000	LVE 5486/621	401
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$61,000	36.99	\$127,746	\$46,154	\$9,000	LVE	401

2025 MATTHAI FARMS-MEADOWLAND LAND VALUES

																		Land Ratio %	20% of Sale	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation Method	for Land Value
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00		MAT 401	17%	\$145,000
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$354,534	\$8.14	132.00		MAT 401	33%	\$155,000
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00		MAT 401	11%	\$224,000
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,890	\$5.23	0.00		MAT 401	22%	\$300,000
Totals:			\$4,120,000	\$1,827,000		\$3,961,807	\$838,193	\$680,000	284.0		4.94	4.94						Average:	21%	\$206,000
				Sale. Ratio =>	44.34	Average				Average				Average						
				Std. Dev. =>	4.47	per FF=>				per Net Acre=>				per SqFt=>						
													169,571.72			\$3.89				

The Sales Comparison Approach and the Allocation Method were used
 The below sales were used to determine this land value.

Average/Mean: 21% \$206,000
 Median: 19% \$189,500
 Range Minimum: 11% \$145,000
 Range Maximum: 33% \$300,000

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-AnnArbor	05/31/23	\$280,000	3.61	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-19-100-065	5569 Stonehedge Ct	05/23/22	\$350,000	2.56	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$226,877		

2024
 Site A: \$240,000
 Site B: \$175,000
 Site C: \$155,000
 2025
 Site A: \$250,000
 Site B: \$180,000
 Site C: \$160,000

Allocation Method Also Used

Vacant land sale used above from same subdivision

J-10-19-100-065	5569 STONEHEDGE CT	05/23/22	\$350,000	\$61,800	17.60	\$145,250	\$350,000	\$145,250	0.0	0.0	2.56	2.56	#DIV/0!	\$136,719	\$3.14	0.00		MAT 401	100%
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2025 MYSTIC FOREST LAND VALUE

Below are two years of sales from 4-1-2022 through 3-31-2024 that were used to determine this land value.

The average of the sales was rounded and applied for the land value of \$75,000

There were no sales in this subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Acreage	Community	2024 Determined value
K-11-18-360-004	1464 Hilltop Dr	1/3/2023	50,000	2.33	Ypsilanti Twp	
J-10-35-300-017	Stamford Rd	8/25/2023	55,000	1.54	Superior Twp	
K-11-21-300-007	5825 Stony Creek Rd	9/25/2023	80,000	2	Ypsilanti Twp	
K-11-35-300-069	9177 Bemis Rd	6/17/2022	99,800	4.1	Ypsilanti Twp	
J-10-08-400-014	Plymouth-Ann Arbo	9/18/2023	100,000	2.15	Superior Twp	
		Average	76,960	2.42		

2025 PLYMOUTH RES LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels In Sale	Class		
J-10-01-100-011	4741 NAPIER RD	05/16/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$208,900	39.42	\$435,095	\$219,905	\$125,000	232.0	390.0	2.13	2.13	\$948	\$103,242	\$2.37	232.00	PLY-R	J-10-01-100-012	401		
J-10-02-100-002	9700 JOY RD	02/17/23	\$879,000	PTA	03-ARM'S LENGTH	\$879,000	\$359,500	40.90	\$785,396	\$233,604	\$140,000	400.0	544.0	5.00	5.00	\$584	\$46,721	\$1.07	400.00	PLY-R		401		
J-10-02-200-024	9052 JOY RD	11/15/23	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$466,700	46.21	\$976,976	\$182,474	\$149,450	465.3	645.1	6.89	6.89	\$392	\$26,484	\$0.61	465.27	PLY-R		401		
J-10-02-200-025	9068 JOY RD	07/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$71,800	20.51	\$143,500	\$350,000	\$143,500	0.0	0.0	5.70	5.70	#DIV/0!	\$61,404	\$1.41	0.00	PLY-R		401		
J-10-11-100-015	9680 WARREN RD	03/21/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$73,800	21.39	\$147,500	\$345,000	\$147,500	566.4	500.0	6.50	6.50	\$609	\$53,077	\$1.22	566.40	PLY-R		402		
J-10-13-400-006	10965 CHERRY HILL RD	09/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,100	50.73	\$153,761	\$136,239	\$140,000	244.0	892.8	5.00	5.00	\$556	\$27,248	\$0.63	244.00	PLY-R		401		
Totals:			\$3,264,000			\$3,264,000	\$1,256,800		\$2,642,228	\$1,467,222	\$845,450	1,907.7		31.22	31.22									
							Sale. Ratio =>	38.50								Average								
							Std. Dev. =>	12.72								per FF=>	\$769							
														per Net Acre=>	46,996.22									
														Average	per SqFt=>	\$1.08								

Sales Comparison Approach

The below sales were used to determine these land values.

Some sales outside of the township were used.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
1 and 1.5 acres is \$115,000					
L-12-32-110-019	7223 Wapiti Way	2/8/2024	87,000	0.55	Pittsfield Twp
K-11-21-300-007	5825 Stony Creek Rd	9/25/2023	80,000	2	Ypsilanti Twp
L-12-32-110-043	7065 Suncrest Dr	4/25/2022	145,000	0.63	Pittsfield Twp
I-09-03-100-008	4747 Pontiac Trail	10/07/22	160,000	2.30	Ann Arbor Twp
			Average		
				118,000	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
2 and 2.5 is \$120,000					
K-11-35-300-069	9177 Bemis Rd	06/17/22	99,800	4.11	Ypsilanti Twp
J-10-06-400-014	Plymouth-Ann Arbor Rd	09/18/23	100,000	2.15	Superior Twp
I-09-03-100-008	4747 Pontiac Trail	10/07/22	160,000	2.30	Ann Arbor Twp
				119,933	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
3 and 4 acres is \$125,000					
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
K-11-35-300-069	9177 Bemis Rd	06/17/22	99,800	4.11	Ypsilanti Twp
				124,900	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
5 acres is \$140,000					
K-11-30-300-052	5223 Arundel Way	02/28/23	150,000	5.26	Ypsilanti Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	155,882	5.66	Superior Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	105,200	7.05	Superior Twp
				140,271	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
7 acres is \$155,000					
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	150,000	5.00	Superior Twp
K-11-30-300-052	5223 Arundel Way	02/28/23	150,000	5.26	Superior Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Superior Twp
J-10-04-100-005	4953 Saddleridge Trl	12/28/23	155,882	6.96	Superior Twp
J-10-04-100-012	4767 Bnddle Path	12/28/23	155,882	7.04	Superior Twp
				157,353	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
10 acres is \$165,000					
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/22	105,200	7.05	Superior Twp
J-10-15-400-013	Cherry Hill Rd	03/12/24	155,000	9.98	Superior Twp
J-10-15-400-014	Cherry Hill Rd	03/12/24	155,000	9.98	Superior Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Ypsilanti Twp
J-10-30-101-028	Hickman Rd	12/12/23	232,000	11.66	Superior Twp
				164,440	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
15 acres is \$190,000					
J-10-06-400-003	Plymouth Ann Arbor Rd	12/16/22	105,200	7.05	Superior Twp
K-11-30-300-053	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
K-11-25-300-007	6551 Bunton Rd	02/13/24	175,000	10.00	Ypsilanti Twp
				186,400	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
20 acres is \$220,000					
K-11-30-300-053	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
				220,000	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
25 acres is \$260,000					
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
K-11-24-208-001	2611 Grove Rd	9/5/2023	300,000	14.21	Ypsilanti Twp
K-11-30-300-063	5220 Arundel Way	06/23/23	285,000	14.95	Ypsilanti Twp
K-11-28-100-049	6387 Whitaker	8/22/2022	300,000	13.46	Ypsilanti Twp
				260,000	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
30 acres is \$305,000					
K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-15-400-012	8903 Cherry Hill Rd	03/12/24	155,000	19.66	Superior Twp
				304,375	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
40 acres is \$355,000					
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
				354,167	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
50 acres is \$440,000					
K-11-22-100-010	5400 Tuttle Hill	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
O-15-11-100-003	6701 Hashtley Rd	04/15/22	426,000	53.91	Sharon Twp
J-10-28-200-006	Vreeland Rd	5/13/2022	412,500	96.90	Superior Twp
				440,675	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
100 acres is \$670,000					
J-10-02-100-007	9669 Plymouth An	6/27/2023	1,838,000	67.10	Superior Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
J-10-28-200-006	Vreeland Rd	5/13/2022	412,500	96.90	Superior Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
O-15-11-100-003	6701 Hashtley Rd	04/15/22	426,000	53.91	Sharon Twp
J-10-28-200-006&7	7406 Vreeland	5/13/2022	550,000	129.19	Superior Twp
				669,000	

2024 THE PRESERVE LAND VALUE

																		Land Ratio %	17% of Sale										
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation Method	for Land Value									
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00		MAT 401	16.7%	\$123,250									
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$354,534	\$8.14	132.00		MAT 401	33.0%	\$131,750									
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00		FLEM 401	30.6%	\$136,000									
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$66,703)	(\$1.53)	0.00		HICKR 401	8.6%	\$154,700									
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$755,908	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$1.01	410.00		PRESV 401	40.5%	\$167,450									
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00		MAT 401	11.4%	\$190,400									
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00		WOOD 401	4.9%	\$210,630									
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$3.85	0.00		TOWFA 401	25.3%	\$225,250									
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.98	0.98	\$80	\$14,157	\$0.33	173.00		GEDG1 401	1.0%	\$241,400									
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,990	\$5.23	0.00		MAT 401	22.3%	\$255,000									
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00		WOOD 401	8.9%	\$331,500									
Totals:			\$12,749,000	\$5,783,000		\$12,580,711	\$1,988,439	\$1,820,150	867.0		21.46	21.46							16.9%	\$197,030									
					Sale. Ratio =>	45.36	Average																						
					Std. Dev. =>	6.53	Average					per FF=>					\$2,293												
										Average					per Net Acre=>					92,644.97									
															Average					per SqFt=>					\$2.13				

The Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-AnnArbor	05/31/23	\$280,000	3.61	Superior Twp
H-08-21-375-292	6173 Green Mountain Cir	07/20/23	\$160,000	0.26	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$204,253		

2023 Land Values		2024
5 acres	\$155,000	5 acres \$160,000
7 acres	\$170,000	7 acres \$175,000
10 acres:	\$185,000	10 acres: \$190,000
15 acres:	\$200,000	15 acres: \$205,000

Average:	16.9%	\$197,030
Median:	16.7%	\$190,400
Minimum:	-8.6%	\$123,250
Maximum:	40.5%	\$331,500

2025 PRP PROSPECT PARK AND PROSPECT WOODS LAND VALUES

2025 PRP PROSPECT PARK AND PROSPECT WOODS LAND VALUES															Land Ratio %	6% of Sale	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Class	Allocation Method	for Land Value	
J-10-34-310-113	8345 LAKEVIEW CT	04/04/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$63,400	60.38	\$126,731	(\$12,731)	\$9,000	LVE 15516/P557	401		-12.1%	\$6,300	
J-10-34-310-057	8372 LAKEVIEW DR	04/01/22	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$55,400	42.58	\$130,187	\$8,913	\$9,000	LVE 5477/713	401		6.9%	\$7,806	
J-10-34-310-085	8425 LAKEVIEW CT	04/06/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$60,500	45.66	\$142,509	(\$1,009)	\$9,000	LVE 5478/442	401		-0.8%	\$7,950	
J-10-34-310-114	8343 LAKEVIEW CT	06/30/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$60,100	45.02	\$141,884	\$616	\$9,000	LVE 5489/335	401		0.5%	\$8,010	
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,100	44.52	\$130,339	\$13,661	\$9,000	LVE 5546/1	401		10.1%	\$8,100	
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,400	46.96	\$124,767	\$19,233	\$9,000	LVE 15519/165	401		14.2%	\$8,100	
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	CD	03-ARM'S LENGTH	\$135,000	\$66,000	48.89	\$138,370	\$5,630	\$9,000	LVE 5526/312	401		4.2%	\$8,100	
J-10-34-310-069	8346 LAKEVIEW DR	04/01/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,800	37.99	\$124,208	\$23,792	\$9,000	LVE 5477/600	401		17.1%	\$8,340	
J-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$144,163	\$3,837	\$9,000	LVE 5494/382	401		2.8%	\$8,340	
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$77,400	55.33	\$162,446	(\$13,546)	\$9,000	LVE 15519/P889	401		-9.7%	\$8,394	
J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,800	38.43	\$112,668	\$36,332	\$9,000	LVE 5544/443	401		26.0%	\$8,400	
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,400	38.86	\$113,886	\$35,114	\$9,000	LVE 5526/572	401		25.1%	\$8,400	
J-10-34-310-043	1927 SHEFFIELD DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$143,380	\$10,620	\$9,000	LVE 5489/931	401		7.3%	\$8,700	
J-10-34-351-008	1586 GOLDEN LN	03/19/24	\$152,000	QC	10-FORECLOSURE	\$152,000	\$89,400	58.82	\$199,806	(\$37,806)	\$10,000	PRP 5548/477	401		-24.9%	\$9,120	
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,500	39.33	\$135,252	\$37,748	\$9,000	LVE 15522/P470	401		23.0%	\$9,840	
J-10-34-390-030	8165 AUTUMN WOODS TRL	08/08/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,800	43.31	\$184,898	(\$1,898)	\$8,000	50 5494/306	401		-1.1%	\$10,500	
J-10-34-351-008	1586 GOLDEN LN	08/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,600	42.95	\$186,109	\$13,891	\$10,000	PRP 5494/880	401		7.3%	\$11,400	
J-10-34-390-050	8126 AUTUMN WOODS TRL	05/27/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$183,392	\$14,608	\$8,000	50 5485/341	401		7.7%	\$11,400	
J-10-34-390-041	8117 AUTUMN WOODS TRL	07/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,200	40.10	\$190,687	\$12,313	\$8,000	50 5492/613	401		6.3%	\$11,700	
J-10-34-390-044	8101 AUTUMN WOODS TRL	09/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$191,878	\$11,122	\$8,000	50 5496/794	401		5.7%	\$11,700	
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$93,700	46.62	\$197,139	\$15,861	\$12,000	PRP L5523/P592	401		7.9%	\$12,060	
J-10-34-390-027	8159 AUTUMN WOODS TRL	06/20/23	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$87,400	40.94	\$184,392	\$38,108	\$9,000	50 5524/656	401		17.8%	\$12,810	
Totals:			\$3,424,500			\$3,424,500	\$1,513,900		\$3,389,091	\$234,409	\$199,000				6%	\$9,340	
								Sale. Ratio =>	44.21								
								Std. Dev. =>	6.29								

Prospect Park/Woods, Autumn Woods and Lakeview Condominiums were combined to determine the land value of:

\$9,500

The Allocation Method was Used

Average:	6.4%	\$9,340
Median:	7.1%	\$8,400
Minimum:	-24.9%	\$6,300
Maximum:	26.0%	\$12,810

The below sale were outliers and were not used in this land sales study

J-10-34-310-007	1795 SHEFFIELD DR	06/03/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$48,100	31.34	\$113,016	\$49,484	\$9,000	LVE 5486/621	401			
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$61,000	36.99	\$127,746	\$46,154	\$9,000	LVE	401			
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$69,500	40.41	\$145,567	\$35,433	\$9,000	LVE 5535/698	401			
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	WD	03-ARM'S LENGTH	\$201,800	\$73,600	36.47	\$154,524	\$59,276	\$12,000	PRP 5537/935	401			
J-10-34-390-036	8123 AUTUMN WOODS TRL	02/28/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$78,700	36.44	\$191,878	\$32,122	\$8,000	50 5512/734	401			
J-10-34-351-016	8096 PARK LN	05/20/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,300	34.80	\$178,607	\$56,393	\$10,000	PRP 5486/2	401			
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,600	36.19	\$175,739	\$67,261	\$12,000	PRP 5524/314	401			
J-10-34-350-028	1616 GOLDEN LN	03/21/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$73,600	31.59	\$161,352	\$81,648	\$10,000	PRP 5548/972	401			
J-10-34-310-091	8411 LAKEVIEW CT	10/01/22	\$118,000	LC	09-FAMILY	\$118,000	\$54,500	46.19	\$128,399	(\$1,399)	\$9,000	LVE 5502/45	401			

2025 RIVER/WATER LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	
J-10-19-100-065	5569 STONEHEDGE CT	05/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$61,600	17.60	\$145,250	\$350,000	\$145,250	0.0	0.0	2.56	2.56	#DIV/0!	\$136,719	\$3.14	0.00	MAT	401	
J-10-31-400-016	HURON RIVER DR	12/22/23	\$425,000	WD	20-MULTI PARCEL SALE REF	\$425,000	\$34,400	8.09	\$68,750	\$425,000	\$68,750	0.0	0.0	1.27	1.27	#DIV/0!	\$334,646	\$7.68	0.00	RIVER	402	
J-10-19-100-061	5774 STONEHEDGE CT	09/06/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$110,600	21.69	\$196,950	\$510,000	\$196,950	0.0	0.0	4.42	4.42	#DIV/0!	\$115,385	\$2.65	0.00	MAT	402	
J-10-30-400-058	5922 GEDDES RD	06/03/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$150,700	27.40	\$309,866	\$550,000	\$309,866	0.0	0.0	3.09	3.09	#DIV/0!	\$177,936	\$4.06	0.00	RIVER	402	
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00	MAT	401	
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$315,700	40.74	\$659,361	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$384,534	\$8.14	132.00	MAT	401	
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM	401	
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$66,703)	(\$1.53)	0.00	HICKR	401	
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$362,500	36.80	\$755,906	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$1.01	410.00	PRESV	401	
J-10-32-300-036	6140 FIRST ST	06/23/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$525,600	52.96	\$1,165,061	\$22,189	\$187,250	0.0	0.0	3.29	3.29	#DIV/0!	\$6,744	\$0.15	0.00	RIVER	401	
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00	MAT	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	WD	03-ARM'S LENGTH	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00	WOOD	401	
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$3.85	0.00	TOWFA	401	
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.98	0.98	\$80	\$14,157	\$0.33	173.00	GEDG1	401	
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,990	\$5.23	0.00	MAT	401	
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	PTA	03-ARM'S LENGTH	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00	WOOD	401	
Totals:			\$15,584,000			\$15,584,000	\$6,665,900		\$14,466,590	\$3,845,628	\$2,728,218	867.0		36.09	36.09							
						Sale. Ratio =>		42.77			Average			Average			Average					
						Std. Dev. =>		13.89			per FF=>	\$4,436			per Net Acre=>	106,544.80			per SqFt=>	\$2.45		

Sales Comparison Approach

The below sales were used to determine these land values. Some did not have river/water.

Parcel Number	Street Address	Sale Date	Sale Price	Acreage	Township
1, and 1.5, and 2 acres are \$270,000					
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
			<u>\$269,500</u>		
2.5 acres are \$310,000					
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-19-100-065	5569 Stonehedge Ct	5/23/2022	\$350,000	2.56	Superior Twp
			<u>\$309,750</u>		
3 acres are \$350,000					
I-10-09-400-057	7700 Ellens Way	07/27/22	\$326,177	4.33	Superior Township
I-10-07-305-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp
I-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
I-10-19-100-053	5664 East Stone Valley Dr	04/04/22	\$475,000	2.46	Superior Township
			<u>\$348,894</u>		
4 acre are \$420,000					
I-10-09-400-057	7700 Ellens Way	07/27/22	\$326,177	4.33	Superior Township
I-10-07-305-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp
I-10-30-400-058	5922 Geddes Rd	06/03/22	\$550,000	3.09	Superior Township
I-10-19-100-053	5664 East Stone Valley Dr	04/04/22	\$475,000	2.46	Superior Township
			<u>\$419,019</u>		
5 acres are \$455,000					
I-10-09-400-057	7700 Ellens Way	07/27/22	\$326,177	4.33	Superior Township
I-10-30-400-058	5922 Geddes Rd	06/03/22	\$550,000	3.09	Superior Township
I-10-19-100-053	5664 East Stone Valley Dr	04/04/22	\$475,000	2.46	Superior Township
I-10-19-100-049	5670 East Stone Valley Dr	08/17/22	\$475,000	6.79	Superior Township
			<u>\$456,544</u>		
7 acres are \$510,000					
I-10-19-100-049	5670 East Stone Valley Dr	08/17/22	\$475,000	6.79	Superior Township
I-10-30-400-058	5922 Geddes Rd	06/03/22	\$550,000	3.09	Superior Township
			<u>\$512,500</u>		
10 acres are \$600,000					
I-10-19-100-062	5692 East Stone Valley	10/18/22	\$560,000	14.54	Superior Twp
M-13-06-300-014	S Parker Rd	07/08/22	\$675,000	37.33	Lodi Twp
I-10-30-400-058	5922 Geddes Rd	06/03/22	\$550,000	3.09	Superior Township
			<u>\$595,000</u>		
15 acres are \$745,000					
A-01-02-300-009	Curne Rd	07/31/23	\$1,000,000	13.34	Salem Twp
I-10-19-100-062	5692 East Stone Valley	10/18/22	\$560,000	14.54	Superior Twp
M-13-06-300-014	S Parker Rd	07/08/22	\$675,000	37.33	Lodi Twp
			<u>\$745,000</u>		

20 acres are \$940,000

A-01-02-300-009	Currie Rd	07/31/23	\$1,000,000	13.34	Salem Twp
J-10-19-100-062	5692 Ecst Stone Valley	10/18/22	\$560,000	14.54	Superior Twp
B-02-11-200-002	Seven Mile Rd	06/15/22	\$1,450,000	40	Northfield Twp
k-11-35-100-009	7200 Bunton Rd	11/13/23	\$1,020,000	57	Ypsilanti Twp
M-13-06-300-014	S Parker Rd	07/08/22	<u>\$675,000</u>	37.33	Lodi Twp
			\$941,000		

25 acres are \$1,115,000

A-01-02-300-009	Currie Rd	07/31/23	\$1,000,000	13.34	Salem Twp
C-03-05-300-007	9200 Mast Rd	03/15/24	\$1,000,000	75.3	Webster Twp
B-02-11-200-002	Seven Mile Rd	06/15/22	\$1,450,000	40	Northfield Twp
k-11-35-100-009	7200 Bunton Rd	11/13/23	<u>\$1,020,000</u>	57	Ypsilanti Twp
			\$1,117,500		

30 acres are \$1,325,000

A-01-02-300-009	Currie Rd	07/31/23	\$1,000,000	13.34	Salem Twp
J-10-02-100-007	9669 Plymouth Rd	06/27/23	\$1,838,000	67.1	Superior Twp
B-02-11-200-002	Seven Mile Rd	06/15/22	\$1,450,000	40	Northfield Twp
k-11-35-100-009	7200 Bunton Rd	11/13/23	<u>\$1,020,000</u>	57	Ypsilanti Twp
			\$1,327,000		

40 acres are \$1,485,000

A-01-02-300-009	Currie Rd	07/31/23	\$1,000,000	13.34	Salem Twp
J-10-02-100-007	9669 Plymouth Rd	06/27/23	\$1,838,000	67.1	Superior Twp
J-10-33-300-001	Leforge Rd	03/07/23	\$2,600,000	82.15	Superior Twp
C-03-05-300-007	9200 Mast Rd	03/15/24	\$1,000,000	75.3	Webster Twp
B-02-11-200-002	Seven Mile Rd	06/15/22	\$1,450,000	40	Northfield Twp
k-11-35-100-009	7200 Bunton Rd	11/13/23	<u>\$1,020,000</u>	57	Ypsilanti Twp
			\$1,484,667		

50 acres are \$1,580,000

J-10-02-100-007	9669 Plymouth Rd	06/27/23	\$1,838,000	67.1	Superior Twp
J-10-33-300-001	Leforge Rd	03/07/23	\$2,600,000	82.15	Superior Twp
C-03-05-300-007	9200 Mast Rd	03/15/24	\$1,000,000	75.3	Webster Twp
B-02-11-200-002	Seven Mile Rd	06/15/22	\$1,450,000	40	Northfield Twp
k-11-35-100-009	7200 Bunton Rd	11/13/23	<u>\$1,020,000</u>	57	Ypsilanti Twp
			\$1,581,600		

100 acres are \$2,510,000

J-10-02-100-007	9669 Plymouth Rd	06/27/23	\$1,838,000	67.1	Superior Twp
J-10-33-300-001	Leforge Rd	03/07/23	\$2,600,000	82.15	Superior Twp
G-07-05-300-003	McKinley Rd	08/29/22	<u>\$3,100,000</u>	396.48	Lima Twp
			\$2,512,667		

2025 TANGLEWOOD SUB LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class			
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,900	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$186	\$39,258	\$0.90	181.00	TAN TANGLEWOOD SUB	401	7%	\$113,850		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$8.80	181.00	TAN TANGLEWOOD SUB	401	39%	\$187,000		
J-10-07-451-051	3822 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN TANGLEWOOD SUB	401	18%	\$156,200		
J-10-07-452-064	3086 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,839	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN TANGLEWOOD SUB	401	5%	\$215,380		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,156	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN TANGLEWOOD SUB	401	3%	\$125,400		
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN TANGLEWOOD SUB	401	28%	\$171,600		
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN TANGLEWOOD SUB	401	40%	\$189,090		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,268	\$275,717	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN TANGLEWOOD SUB	401	39%	\$154,000		
Totals:			\$5,966,000	\$2,549,800		\$5,428,639	\$1,397,361	\$860,000	1,440.0		8.18	8.18								22%	\$164,065	
				Sale. Ratio =>	42.74					Average			Average									
				Std. Dev. =>	8.40					per FF=>	\$970	Average		per Net Acre=>		170,784.77	Average		per SqFt=>		\$3.92	NOT USED

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$127,771		

2024 Land Value: \$115,000

Sales Comparison 2025 Land Value Determination: \$125,000

2025 TANGLEWOOD HILLS SUB LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	20% of Sale	
																			Allocation Method	for Land Value	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$586,424	\$34,076	\$105,000	181.0	299.0	0.87	0.87	\$188	\$39,250	\$0.90	161.00	TAN 401	6.6%	\$103,500		
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$657,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI 401	24.8%	\$113,700		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN 401	3.1%	\$114,000		
J-10-18-133-012	3290 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,966	\$6.64	152.00	AUTHI 401	50.8%	\$115,000		
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$1.26	184.00	AUTHI 401	26.6%	\$116,429		
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$497,845	\$217,155	\$115,000	0.0	0.0	1.01	1.01	#DIV/0!	\$215,005	\$4.94	0.00	TANHI 401	36.2%	\$120,000		
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$635,013	\$154,987	\$160,000	0.0	0.0	2.40	2.40	#DIV/0!	\$64,578	\$1.48	0.00	BUROA 401	24.6%	\$126,000		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN 401	39.4%	\$140,000		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN 401	17.9%	\$142,000		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$739,424	\$120,576	\$125,000	0.0	0.0	1.50	1.50	#DIV/0!	\$80,384	\$1.85	0.00	TIMWD 401	16.4%	\$147,000		
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	238.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN 401	27.9%	\$156,000		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM 401	30.6%	\$160,000		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$622,450	\$332,450	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$283,122	\$8.60	181.00	TAN 401	39.1%	\$170,000		
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN 401	40.0%	\$171,900		
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,678)	\$160,000	176.0	334.0	1.34	1.34	(\$44)	(\$5,747)	(\$0.13)	176.00	ARBOR 401	-0.9%	\$179,800		
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$86,703)	(\$1.63)	0.00	HICKR 401	-8.6%	\$182,000		
J-10-09-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$999,744	\$72,772	\$160,000	174.0	259.0	1.04	1.04	\$418	\$70,108	\$1.61	174.00	ARBOR 401	8.0%	\$182,503		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN 401	4.9%	\$195,800		
Totals:			\$13,178,160	\$5,891,100		\$12,673,171	\$2,709,989	\$2,205,000	2,310.0		21.96	21.96							21.5%	\$146,424	
				Sale. Ratio =>	44.70					Average per FF=>	\$1,173	Average per Net Acre=>		123,428.17	Average per SqFt=>		\$2.83				
				Std. Dev. =>	7.51																

The Sales Comparison Approach and the Allocation Method were Use
The below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10985 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$143,781		

2024 Land Value: \$140,000
Sales Comparison 2025 Land Value Determination: \$145,000

Average/Mean: 21.5% \$146,424
Median: 24.7% \$144,500
Range Minimum: -8.6% \$103,500
Range Maximum: 50.8% \$195,800

2025 TIMBERWOOD LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	20% of Sale											
																			Allocation Method	for Land Value											
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$68,703)	(\$1.53)	0.00	HICKR	401	-8.6%	\$182,000											
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM	401	30.6%	\$160,000											
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$497,845	\$217,155	\$115,000	0.0	0.0	1.01	1.01	#DIV/0!	\$215,005	\$4.94	0.00	TANHI	401	36.2%	\$120,000											
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$588,424	\$34,076	\$105,000	181.0	209.0	0.87	0.87	\$188	\$39,258	\$9.90	181.00	TAN	401	6.6%	\$103,500											
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$350,000	\$297,800	35.04	\$622,450	\$332,550	\$105,000	181.0	209.0	0.87	0.87	\$1,837	\$383,122	\$6.80	181.00	TAN	401	39.1%	\$170,000											
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$687,755	\$127,245	\$105,000	149.0	256.0	0.88	0.88	\$854	\$145,257	\$3.33	149.00	TAN	401	17.9%	\$142,000											
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,045,639	\$48,361	\$115,000	140.0	442.0	1.42	1.42	\$345	\$34,033	\$0.78	140.00	TAN	401	4.9%	\$195,800											
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$667,155	\$17,845	\$115,000	220.0	215.0	1.09	1.09	\$81	\$16,432	\$0.38	220.00	TAN	401	3.1%	\$114,000											
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$667,218	\$217,782	\$105,000	180.0	258.0	1.06	1.06	\$1,210	\$205,455	\$4.72	180.00	TAN	401	27.9%	\$156,000											
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$620,710	\$343,790	\$105,000	205.0	168.0	1.00	1.00	\$1,677	\$343,104	\$7.88	205.00	TAN	401	40.0%	\$171,900											
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$529,288	\$275,712	\$105,000	184.0	220.0	1.00	1.00	\$1,498	\$275,437	\$6.32	184.00	TAN	401	39.4%	\$140,000											
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$998,744	\$72,772	\$160,000	174.0	250.0	1.04	1.04	\$418	\$70,106	\$1.61	174.00	ARBOR	401	8.0%	\$182,503											
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,066,678	(\$7,878)	\$160,000	176.0	334.0	1.34	1.34	(\$44)	(\$5,747)	(\$0.13)	176.00	ARBOR	401	-0.9%	\$179,800											
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$739,424	\$120,576	\$125,000	0.0	0.0	1.50	1.50	#DIV/0!	\$80,384	\$1.85	0.00	TIMWD	401	16.4%	\$147,000											
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$557,439	\$141,061	\$130,000	184.0	298.0	1.09	1.09	\$767	\$129,414	\$2.97	184.00	AUTHI	401	24.8%	\$113,700											
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$557,439	\$154,705	\$130,000	184.0	298.0	1.09	1.09	\$841	\$141,931	\$3.26	184.00	AUTHI	401	26.6%	\$116,429											
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$397,841	\$292,159	\$115,000	152.0	288.0	1.01	1.01	\$1,922	\$289,266	\$6.54	152.00	AUTHI	401	50.8%	\$115,000											
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$635,013	\$154,987	\$160,000	0.0	0.0	2.40	2.40	#DIV/0!	\$64,578	\$1.48	0.00	BURQA	401	24.6%	\$126,000											
Totals:			\$13,178,160	\$5,891,100		\$12,673,171	\$2,709,989	\$2,205,000	2,310.0		21.96	21.96							21.5%	\$146,424											
					Sale. Ratio ==>	44.70						Average						Average													
					Std. Dev. ==>	7.51						per FF==>	\$1,173						per Net Acre==>	123,428.17						Average					
																		per SqFt==>	\$2.83												

The Sales Comparison Approach and the Allocation Method were Use
The below sales were used to determine this land value.

Average/Mean:	21.5%	\$146,424
Median:	24.7%	\$144,500
Range Minimum:	-8.6%	\$103,500
Range Maximum:	50.8%	\$195,800

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp
J-10-08-400-003	Plymouth-Ann Arbor Rd	12/16/22	\$105,200	7.05	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-13-400-006	10965 Cherry Hill Rd	09/13/22	\$150,000	5	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$143,781		

2024 Land Value: \$130,000
Sales Comparison 2025 Land Value Determination: \$145,000

Allocation Method also Used

2025 TOWSLEY FARMS SUB LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	17% of Sale			
																			Allocation Method	for Land Value			
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	195.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00	MAT	401	16.7%	\$123,250			
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$354,534	\$8.14	132.00	MAT	401	33.0%	\$131,750			
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00	FLEM	401	30.6%	\$136,000			
J-10-02-301-002	4355 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$66,703)	(\$1.53)	0.00	HICKR	401	-8.6%	\$154,700			
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$755,906	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$1.01	410.00	PRESV	401	40.5%	\$167,450			
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00	MAT	401	11.4%	\$190,400			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00	WOOD	401	4.9%	\$210,630			
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$3.85	0.00	TOWFA	401	25.3%	\$225,250			
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.98	0.98	\$80	\$14,157	\$0.33	173.00	GEDG1	401	1.0%	\$241,400			
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,890	\$5.23	0.00	MAT	401	22.3%	\$255,000			
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00	WOOD	401	8.9%	\$331,500			
Totals:			\$12,749,000	\$5,783,000		\$12,580,711	\$1,988,439	\$1,820,150	867.0		21.46	21.46							16.9%	\$197,030			
					Sale, Ratio =>	45.36	Average					Average											
					Std. Dev. =>	6.53	per FF=>					\$2,293	Average					per Net Acre=>					
												92,644.97	Average					per SqFt=>					
																		\$2.13					

The Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-AnnArbor	05/31/23	\$280,000	3.61	Superior Twp
H-08-21-375-292	6173 Green Mountain Cir	07/20/23	\$160,000	0.26	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$204,253		

2024 Land Value: \$180,000

Sales Comparison 2025 Land Value Determination: \$200,000

Average:	16.9%	\$197,030
Median:	16.7%	\$190,400
Minimum:	-8.6%	\$123,250
Maximum:	40.5%	\$331,500

2025 WAA WASHTENAW AUTUMN 1,2 LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	25% of Sale	
																			Allocation Method	for Land Value	
J-10-35-451-004	1654 WIARD BLVD	05/22/23	\$90,000	\$38,700	43.00	\$80,445	\$24,555	\$15,000	66.0	120.0	0.18	0.18	\$372	\$134,918	\$3.10	66.00	WAA 401	27.3%	\$22,500		
J-10-35-476-007	1538 HARVEST LN	03/03/23	\$90,000	\$78,700	87.44	\$183,896	(\$63,896)	\$30,000	120.0	120.0	0.33	0.33	(\$532)	(\$193,039)	(\$4.43)	60.00	WAA 401	-71.0%	\$22,500		
J-10-35-450-017	1586 HARVEST LN	11/18/22	\$100,000	\$81,400	81.40	\$185,094	(\$70,094)	\$15,000	60.0	120.0	0.17	0.17	(\$1,168)	(\$424,812)	(\$9.75)	60.00	WAA 401	-70.1%	\$25,000		
J-10-35-476-013	1508 HARVEST LN	07/15/22	\$110,000	\$41,300	37.55	\$91,428	\$33,572	\$15,000	60.0	120.0	0.17	0.17	\$560	\$203,467	\$4.67	60.00	WAA 401	30.5%	\$27,500		
J-10-35-475-023	1531 HARVEST LN	06/16/23	\$130,000	\$43,800	33.69	\$91,003	\$53,997	\$15,000	60.0	120.0	0.17	0.17	\$900	\$327,255	\$7.51	60.00	WAA 401	41.5%	\$32,500		
J-10-35-451-022	1576 WIARD BLVD	04/14/22	\$142,000	\$47,400	33.38	\$107,271	\$49,729	\$15,000	75.0	120.0	0.21	0.21	\$663	\$240,237	\$5.52	75.00	WAA 401	35.0%	\$35,500		
J-10-35-451-042	1661 HARVEST LN	11/23/22	\$150,000	\$40,900	27.27	\$92,294	\$72,706	\$15,000	64.0	120.0	0.18	0.18	\$1,136	\$413,102	\$9.48	64.00	WAA 401	48.5%	\$37,500		
J-10-35-450-014	1604 HARVEST LN	09/08/22	\$160,000	\$41,600	26.00	\$92,043	\$82,957	\$15,000	80.0	120.0	0.22	0.22	\$1,037	\$377,077	\$8.66	80.00	WAA 401	51.8%	\$40,000		
J-10-35-475-007	1536 WIARD BLVD	06/03/22	\$160,000	\$36,900	23.06	\$81,403	\$93,597	\$15,000	60.0	120.0	0.17	0.17	\$1,560	\$567,255	\$13.02	60.00	WAA 401	58.5%	\$40,000		
J-10-35-475-012	1510 WIARD BLVD	06/15/22	\$165,000	\$49,200	29.82	\$109,134	\$70,866	\$15,000	60.0	120.0	0.17	0.17	\$1,181	\$429,491	\$9.86	60.00	WAA 401	42.9%	\$41,250		
J-10-35-450-016	1592 HARVEST LN	09/08/23	\$166,000	\$38,600	23.25	\$80,126	\$100,874	\$15,000	78.0	120.0	0.22	0.22	\$1,293	\$469,181	\$10.77	78.00	WAA 401	60.8%	\$41,500		
J-10-35-451-035	1631 HARVEST LN	06/16/22	\$180,000	\$42,300	23.50	\$93,620	\$101,380	\$15,000	64.0	120.0	0.18	0.18	\$1,584	\$576,023	\$13.22	64.00	WAA 401	56.3%	\$45,000		
Totals:			\$1,643,000	\$580,800		\$1,287,757	\$550,243	\$195,000	847.0		2.33	2.33							26.0%	\$34,229	
					Sale Ratio =>	35.35	Average					Average									
					Std. Dev. =>	22.07	per FF=>					per SqFt=>									
							\$650					235,953.26					\$5.42				

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
K-11-39-322-023	560 Eloer St	09/17/23	\$14,965	0.35	Ypsilanti Township
D-04-07-101-013	Hillsdale	08/11/22	\$16,750	0.83	Dexter Twp
K-11-11-329-006	361 Greenlawn St	12/04/23	\$18,000	0.15	Ypsilanti Township
K-11-06-382-045	2544 Eastlawn Ave	01/06/23	\$30,000	0.29	Ypsilanti Township
K-11-03-310-003	751 Bagley Ave	06/01/23	\$14,000	0.15	Ypsilanti Township
K-11-27-200-007	8212 Thornhill Dr	06/15/22	\$30,000	0.49	Ypsilanti Township
			Average	\$20,619	

2024 Land Value: \$15,000

Sales Comparison 2025 Land Value Determination: \$20,000

2025 WAN WOODLAND ACRES 5, 7, 9 LAND VALUE

																			Land Ratio %	20% of Sale	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation Method	for Land Value	
J-10-34-316-031	1769 HAMLET DR	11/02/23	\$190,000	\$119,100	62.68	\$249,160	(\$33,160)	\$26,000	60.0	120.0	0.17	0.17	(\$553)	(\$200,970)	(\$4.61)	60.00	WAN	401	-17.5%	\$38,000	
J-10-34-430-012	8537 LIVERPOOL CT	06/09/22	\$190,000	\$97,400	51.26	\$217,173	(\$1,173)	\$26,000	61.0	115.0	0.16	0.16	(\$19)	(\$7,286)	(\$0.17)	61.00	WAN	401	-0.6%	\$38,000	
J-10-34-425-011	8587 CANTERBERRY CT	07/19/22	\$195,000	\$96,900	49.69	\$216,055	\$4,945	\$26,000	63.0	115.0	0.17	0.17	\$78	\$29,789	\$0.68	63.00	WAN	401	2.5%	\$39,000	
J-10-34-426-011	8585 DURHAM CT	08/22/22	\$200,000	\$115,300	57.65	\$257,595	(\$31,595)	\$26,000	65.0	127.0	0.19	0.19	(\$486)	(\$166,289)	(\$3.82)	65.00	WAN	401	-15.8%	\$40,000	
J-10-34-176-030	1803 HAMLET DR	04/08/22	\$220,000	\$100,300	45.59	\$223,580	\$22,420	\$26,000	63.0	121.0	0.18	0.18	\$356	\$128,114	\$2.94	63.00	WAN	401	10.2%	\$44,000	
J-10-34-316-018	1711 HAMLET DR	09/09/22	\$228,000	\$95,700	41.97	\$213,227	\$40,773	\$26,000	60.0	120.0	0.17	0.17	\$680	\$247,109	\$5.67	60.00	WAN	401	17.9%	\$45,600	
J-10-34-376-015	1619 SHEFFIELD DR	05/02/23	\$235,000	\$102,700	43.70	\$214,467	\$46,533	\$26,000	60.0	122.0	0.17	0.17	\$776	\$276,982	\$6.36	60.00	WAN	401	19.8%	\$47,000	
J-10-34-377-011	1636 SHEFFIELD DR	04/12/23	\$245,000	\$99,400	40.57	\$195,669	\$75,331	\$26,000	60.0	120.0	0.17	0.17	\$1,256	\$456,552	\$10.48	60.00	WAN	401	30.7%	\$49,000	
J-10-34-316-009	1730 SHEFFIELD DR	06/30/22	\$247,500	\$102,000	41.21	\$227,256	\$46,244	\$26,000	64.0	119.0	0.18	0.18	\$723	\$264,251	\$6.07	64.00	WAN	401	18.7%	\$49,500	
J-10-34-376-014	1623 SHEFFIELD DR	05/27/22	\$255,000	\$90,800	35.61	\$202,149	\$78,851	\$26,000	60.0	122.0	0.17	0.17	\$1,314	\$469,351	\$10.77	60.00	WAN	401	30.9%	\$51,000	
J-10-34-176-002	1116 STAMFORD RD	06/14/22	\$260,000	\$89,600	34.46	\$199,722	\$86,278	\$26,000	60.0	120.0	0.17	0.17	\$1,438	\$522,897	\$12.00	60.00	WAN	401	33.2%	\$52,000	
J-10-34-315-001	1771 SHEFFIELD DR	04/04/23	\$260,000	\$107,000	41.15	\$214,071	\$71,929	\$26,000	67.0	120.0	0.19	0.19	\$1,074	\$388,805	\$8.93	67.00	WAN	401	27.7%	\$52,000	
J-10-34-376-011	1635 SHEFFIELD DR	05/05/23	\$260,000	\$102,100	39.27	\$200,917	\$85,083	\$26,000	60.0	120.0	0.17	0.17	\$1,418	\$515,655	\$11.84	60.00	WAN	401	32.7%	\$52,000	
J-10-34-376-016	1615 SHEFFIELD DR	03/10/23	\$262,500	\$115,200	43.89	\$257,340	\$31,160	\$26,000	65.0	122.0	0.18	0.18	\$479	\$171,209	\$3.93	65.00	WAN	401	11.9%	\$52,500	
J-10-34-377-001	1692 SHEFFIELD DR	09/15/23	\$269,000	\$89,700	33.35	\$187,168	\$107,832	\$26,000	80.0	120.0	0.22	0.22	\$1,348	\$490,145	\$11.25	80.00	WAN	401	40.1%	\$53,800	
J-10-34-380-001	8580 WINDSOR CT	11/18/22	\$269,900	\$95,700	35.46	\$213,240	\$82,660	\$26,000	85.0	140.0	0.27	0.27	\$972	\$302,784	\$6.95	85.00	WAN	401	30.6%	\$53,980	
J-10-34-316-002	1758 SHEFFIELD DR	04/01/22	\$275,000	\$104,200	37.89	\$232,120	\$68,880	\$26,000	60.0	120.0	0.17	0.17	\$1,148	\$417,455	\$9.58	60.00	WAN	401	25.0%	\$55,000	
J-10-34-379-009	8535 ASHTON CT	06/17/22	\$275,000	\$115,900	42.15	\$258,901	\$42,099	\$26,000	70.0	115.0	0.19	0.19	\$601	\$227,562	\$5.22	70.00	WAN	401	15.3%	\$55,000	
J-10-34-427-016	1806 HAMLET DR	09/08/23	\$275,000	\$113,400	41.24	\$237,421	\$63,579	\$26,000	67.0	122.0	0.19	0.19	\$949	\$338,186	\$7.76	67.00	WAN	401	23.1%	\$55,000	
J-10-34-176-026	1789 HAMLET DR	09/23/22	\$285,000	\$104,000	36.49	\$232,113	\$78,887	\$26,000	62.0	125.0	0.18	0.18	\$1,272	\$443,185	\$10.17	62.00	WAN	401	27.7%	\$57,000	
J-10-34-427-033	1815 MANCHESTER DR	07/22/22	\$290,000	\$99,500	34.31	\$221,713	\$94,287	\$26,000	60.0	120.0	0.17	0.17	\$1,571	\$571,436	\$13.12	60.00	WAN	401	32.5%	\$56,000	
J-10-34-176-040	1843 HAMLET DR	07/26/22	\$295,000	\$104,000	35.25	\$232,091	\$88,909	\$26,000	65.0	120.0	0.18	0.18	\$1,368	\$496,698	\$11.40	65.00	WAN	401	30.1%	\$59,000	
J-10-34-176-007	1828 NORFOLK AVE	05/12/23	\$303,000	\$102,800	33.93	\$215,005	\$113,995	\$26,000	60.0	120.0	0.17	0.17	\$1,900	\$690,879	\$15.86	60.00	WAN	401	37.6%	\$60,600	
J-10-34-427-013	1820 HAMLET DR	06/24/22	\$306,500	\$100,900	32.92	\$225,219	\$107,281	\$26,000	65.0	120.0	0.18	0.18	\$1,650	\$599,335	\$13.76	65.00	WAN	401	35.0%	\$61,300	
J-10-34-427-012	1824 HAMLET DR	08/25/22	\$315,000	\$99,900	31.52	\$221,634	\$119,366	\$26,000	60.0	120.0	0.17	0.17	\$1,989	\$723,430	\$18.61	60.00	WAN	401	37.9%	\$63,000	
J-10-34-377-022	1554 SHEFFIELD DR	05/06/22	\$320,000	\$96,900	30.28	\$215,718	\$130,282	\$26,000	70.0	110.0	0.18	0.18	\$1,861	\$736,056	\$16.90	70.00	WAN	401	40.7%	\$64,000	
J-10-34-316-031	1769 HAMLET DR	02/23/24	\$325,000	\$119,100	36.65	\$283,629	\$67,371	\$26,000	60.0	120.0	0.17	0.17	\$1,123	\$408,309	\$9.37	60.00	WAN	401	20.7%	\$65,000	
Totals:			\$7,051,400	\$2,778,900		\$6,064,353	\$1,689,047	\$702,000	1,732.0		4.80	4.80							22.2%	\$52,233	
			Sale. Ratio =>		39.41	Average		Average		Average		Average		Average		Average		Average		Average	
			Std. Dev. =>		7.77	per FF=>		per Net Acre=>		per SqFt=>		per SqFt=>		per SqFt=>		per SqFt=>		per SqFt=>		per SqFt=>	
						\$975		\$351,958.12		\$8.08											

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Allocation Method Not Used

Due to the lack of subdivision land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
D-04-07-101-013	Hillsdale	08/11/22	\$16,750	0.83	Dexter Twp
K-11-11-329-006	361 Greenlawn St	12/04/23	\$18,000	0.15	Ypsilanti Township
K-11-06-382-045	2544 Eastlawn Ave	01/06/23	\$30,000	0.29	Ypsilanti Township
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
K-11-07-205-019	2581 Packard Rd	12/08/22	\$32,500	0.16	Ypsilanti Township
K-11-27-200-007	8212 Thornhill Dr	06/15/22	\$30,000	0.49	Ypsilanti Township

Sales Comparison 2025 Land Value Determination: \$26,000
\$30,000

Average \$31,707

2025 WAS WOODLAND ACRES 1,2,3,4,6,8 LAND VALUES

2025 WAS WOODLAND ACRES 1,2,3,4,6,8 LAND VALUES																		Land Ratio %	20% of Sale		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation Method	for Land Value	
J-10-34-433-013	8647 PINE CT	06/21/22	\$102,100	\$85,300	83.55	\$201,158	(\$75,058)	\$24,000	62.0	130.0	0.19	0.19	(\$1,211)	(\$405,719)	(\$9.31)	62.00	WAS 401	-73.5%	\$15,315		
J-10-34-483-004	1750 DEVON ST	02/20/24	\$120,000	\$83,100	69.25	\$194,595	(\$50,595)	\$24,000	60.0	130.0	0.18	0.18	(\$843)	(\$282,654)	(\$6.49)	60.00	WAS 401	-42.2%	\$18,000		
J-10-34-434-001	8682 DEERING ST	02/08/24	\$128,810	\$88,000	68.32	\$210,251	(\$57,441)	\$24,000	89.0	102.0	0.21	0.21	(\$645)	(\$276,159)	(\$6.34)	89.00	WAS 401	-44.6%	\$19,322		
J-10-34-480-015	1296 STAMFORD RD	12/20/23	\$137,000	\$74,100	54.09	\$154,733	\$4,267	\$22,000	61.0	134.0	0.19	0.19	\$70	\$22,697	\$0.52	61.00	WAS 401	3.1%	\$20,550		
J-10-34-420-009	8619 KINGSTON CT	08/25/22	\$167,916	\$83,900	49.97	\$200,309	(\$8,393)	\$24,000	73.0	109.0	0.18	0.18	(\$115)	(\$45,863)	(\$1.05)	73.00	WAS 401	-5.0%	\$25,187		
J-10-34-481-015	1654 STEPHENS DR	08/08/23	\$169,000	\$95,800	56.69	\$199,825	(\$8,825)	\$22,000	61.0	121.0	0.17	0.17	(\$145)	(\$52,219)	(\$1.20)	61.00	WAS 401	-5.2%	\$25,350		
J-10-34-432-005	8652 PINE CT	05/06/22	\$175,000	\$80,600	46.06	\$183,162	\$15,838	\$24,000	62.0	133.0	0.19	0.19	\$255	\$83,799	\$1.92	62.00	WAS 401	9.1%	\$26,250		
J-10-34-460-014	8607 HEATHER DR	06/23/23	\$180,000	\$83,600	46.44	\$174,292	\$27,708	\$22,000	70.0	105.0	0.17	0.17	\$386	\$163,953	\$3.76	70.00	WAS 401	15.4%	\$27,000		
J-10-35-372-019	9288 PANAMA AVE	05/31/23	\$180,000	\$89,000	49.44	\$186,201	\$15,799	\$22,000	60.0	120.0	0.17	0.17	\$263	\$95,752	\$2.20	60.00	WAS 401	8.8%	\$27,000		
J-10-35-371-010	9117 PANAMA AVE	09/14/23	\$182,590	\$95,700	52.41	\$200,392	\$4,198	\$22,000	60.0	125.0	0.17	0.17	\$70	\$24,407	\$0.56	60.00	WAS 401	2.3%	\$27,389		
J-10-34-462-025	8725 NOTTINGHAM DR	05/02/22	\$187,000	\$66,200	35.40	\$150,441	\$60,559	\$24,000	71.0	118.0	0.19	0.19	\$853	\$315,411	\$7.24	71.00	WAS 401	32.4%	\$28,050		
J-10-34-481-014	1666 STEPHENS DR	10/26/22	\$195,000	\$90,100	46.21	\$201,207	\$17,793	\$24,000	64.0	120.0	0.18	0.18	\$278	\$101,097	\$2.32	64.00	WAS 401	9.1%	\$29,250		
J-10-34-462-028	8745 NOTTINGHAM DR	10/28/22	\$200,000	\$103,200	51.60	\$237,119	(\$13,119)	\$24,000	60.0	133.0	0.18	0.18	(\$219)	(\$72,883)	(\$1.67)	60.00	WAS 401	-6.6%	\$30,000		
J-10-34-464-028	1115 CLARK DR	07/08/22	\$210,000	\$81,300	38.71	\$184,415	\$49,585	\$24,000	72.0	113.0	0.19	0.19	\$689	\$265,160	\$6.09	72.00	WAS 401	23.6%	\$31,500		
J-10-34-480-007	1350 STAMFORD RD	03/15/23	\$210,000	\$78,200	37.24	\$182,859	\$51,141	\$24,000	61.0	141.0	0.20	0.20	\$838	\$259,599	\$5.96	61.00	WAS 401	24.4%	\$31,500		
J-10-34-482-021	1645 DEVON ST	06/16/22	\$210,000	\$76,000	36.19	\$172,892	\$61,108	\$24,000	60.0	138.0	0.19	0.19	\$1,018	\$321,621	\$7.38	60.00	WAS 401	29.1%	\$31,500		
J-10-34-463-009	1019 MACARTHUR DR	10/20/23	\$211,000	\$77,900	36.92	\$162,345	\$70,655	\$22,000	63.0	121.0	0.18	0.18	\$1,122	\$403,743	\$9.27	63.00	WAS 401	33.5%	\$31,650		
J-10-34-432-011	8601 CEDAR CT	01/05/23	\$215,000	\$83,600	38.88	\$189,808	\$49,192	\$24,000	107.0	89.0	0.22	0.22	\$460	\$224,621	\$5.16	107.00	WAS 401	22.9%	\$32,250		
J-10-34-464-007	8836 NOTTINGHAM DR	10/14/22	\$218,000	\$79,400	36.42	\$180,442	\$61,558	\$24,000	86.0	99.0	0.20	0.20	\$716	\$315,682	\$7.25	86.00	WAS 401	28.2%	\$32,700		
J-10-34-485-011	8892 NOTTINGHAM DR	09/19/22	\$220,000	\$87,500	39.77	\$198,920	\$45,880	\$24,000	71.0	130.0	0.21	0.21	\$635	\$212,642	\$4.88	71.00	WAS 401	20.5%	\$33,000		
J-10-34-483-028	8925 NOTTINGHAM DR	11/07/22	\$224,000	\$82,800	36.96	\$188,214	\$59,786	\$24,000	82.0	99.0	0.19	0.19	\$729	\$321,430	\$7.38	82.00	WAS 401	26.7%	\$33,600		
J-10-34-482-006	1740 DOVER CT	08/19/22	\$225,000	\$85,500	38.00	\$194,121	\$54,879	\$24,000	74.0	145.0	0.25	0.25	\$742	\$223,085	\$5.12	74.00	WAS 401	24.4%	\$33,750		
J-10-34-432-014	8633 CEDAR CT	08/02/22	\$226,000	\$93,600	41.42	\$202,150	\$47,850	\$24,000	65.0	138.0	0.21	0.21	\$736	\$232,282	\$5.33	65.00	WAS 401	21.2%	\$33,900		
J-10-34-482-010	1708 DOVER CT	05/27/22	\$226,000	\$93,300	41.28	\$212,035	\$37,965	\$24,000	80.0	134.0	0.25	0.25	\$475	\$154,329	\$3.54	80.00	WAS 401	16.8%	\$33,900		
J-10-34-460-024	8952 NOTTINGHAM DR	05/19/22	\$227,000	\$0	0.00	\$209,949	\$41,051	\$24,000	60.0	124.0	0.17	0.17	\$684	\$240,064	\$5.51	60.00	WAS 401	18.1%	\$34,050		
J-10-34-421-002	8668 KINGSTON CT	08/03/22	\$230,000	\$77,000	33.48	\$166,548	\$87,452	\$24,000	62.0	117.0	0.17	0.17	\$1,411	\$523,665	\$12.02	62.00	WAS 401	38.0%	\$34,500		
J-10-34-480-035	8941 BRISTOL CT	04/28/22	\$230,000	\$96,400	41.91	\$223,638	\$30,362	\$24,000	57.0	114.0	0.15	0.15	\$533	\$203,772	\$4.68	57.00	WAS 401	13.2%	\$34,500		
J-10-35-371-001	1590 DAWN AVE	05/06/23	\$230,500	\$86,000	37.31	\$179,901	\$72,599	\$22,000	82.0	123.0	0.23	0.23	\$885	\$312,927	\$7.18	82.00	WAS 401	31.5%	\$34,575		
J-10-34-481-033	1701 DOVER CT	09/19/22	\$232,000	\$81,300	35.04	\$184,211	\$71,789	\$24,000	79.0	129.0	0.23	0.23	\$909	\$306,791	\$7.04	79.00	WAS 401	30.9%	\$34,800		
J-10-34-464-015	8768 NOTTINGHAM DR	03/19/24	\$237,900	\$84,100	35.35	\$196,569	\$65,331	\$24,000	60.0	120.0	0.17	0.17	\$1,089	\$395,945	\$9.09	60.00	WAS 401	27.5%	\$35,685		
J-10-34-483-023	8899 NOTTINGHAM DR	06/09/23	\$240,000	\$86,700	36.13	\$180,915	\$81,085	\$22,000	60.0	130.0	0.18	0.18	\$1,351	\$452,989	\$10.40	60.00	WAS 401	33.8%	\$36,000		
J-10-35-371-002	1582 DAWN AVE	05/19/22	\$240,000	\$81,600	34.00	\$186,221	\$77,779	\$24,000	65.0	125.0	0.19	0.19	\$1,197	\$415,930	\$9.55	65.00	WAS 401	32.4%	\$36,000		
J-10-34-462-007	8712 HEATHER DR	03/22/24	\$245,000	\$82,200	33.55	\$192,089	\$76,911	\$24,000	92.0	120.0	0.25	0.25	\$836	\$303,996	\$6.98	92.00	WAS 401	31.4%	\$36,750		
J-10-34-484-004	8952 OXFORD CT	08/29/22	\$250,000	\$97,800	39.12	\$222,111	\$51,889	\$24,000	60.0	123.0	0.17	0.17	\$865	\$307,036	\$7.05	60.00	WAS 401	20.8%	\$37,500		
J-10-34-485-008	8904 NOTTINGHAM DR	08/11/23	\$250,000	\$91,800	36.72	\$191,720	\$80,280	\$22,000	60.0	130.0	0.18	0.18	\$1,338	\$448,492	\$10.30	60.00	WAS 401	32.1%	\$37,500		
J-10-34-433-015	8671 PINE CT	01/31/24	\$258,000	\$81,900	31.74	\$199,408	\$82,592	\$24,000	62.0	124.0	0.18	0.18	\$1,332	\$469,273	\$10.77	62.00	WAS 401	32.0%	\$38,700		
J-10-34-482-001	8943 NOTTINGHAM DR	04/01/22	\$285,000	\$102,100	35.82	\$231,784	\$77,216	\$24,000	87.0	102.0	0.20	0.20	\$888	\$378,510	\$8.69	87.00	WAS 401	27.1%	\$42,750		
J-10-35-371-012	9133 PANAMA CT	06/02/22	\$259,000	\$72,900	28.26	\$166,514	\$115,486	\$24,000	81.0	157.0	0.29	0.29	\$1,426	\$395,500	\$9.08	81.00	WAS 401	44.8%	\$38,700		
J-10-34-482-006	1740 DOVER CT	03/08/24	\$260,000	\$92,100	35.42	\$215,683	\$68,317	\$24,000	74.0	145.0	0.25	0.25	\$923	\$277,711	\$6.38	74.00	WAS 401	26.3%	\$39,000		
J-10-34-482-001	8943 NOTTINGHAM DR	04/01/22	\$285,000	\$102,100	35.82	\$231,784	\$77,216	\$24,000	87.0	102.0	0.20	0.20	\$888	\$378,510	\$8.69	87.00	WAS 401	27.1%	\$42,750		
J-10-35-371-005	1558 DAWN AVE	06/26/23	\$289,000	\$110,500	38.24	\$231,619	\$79,381	\$22,000	67.0	123.0	0.19	0.19	\$1,165	\$420,005	\$9.64	67.00	WAS 401	27.5%	\$43,350		
Totals:			\$8,481,816	\$3,362,100		\$7,740,766	\$1,681,050	\$940,000	2,782.0		7.81	7.81						Average:	16.0%	\$31,807	
				Sale. Ratio =>	39.64			Average			Average			Average							
				Std. Dev. =>	13.07			per FF=>	\$604		per Net Acre=>	215,353.57		per SqFt=>	\$4.94						

The Sales Comparison Approach and Allocation Method were used

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20
D-04-07-101-013	Hillsdale	08/11/22	\$16,750	0.83
K-11-11-329-006	361 Greenlawn St	12/04/23	\$18,000	0.15
K-11-06-382-045	2544 Eastlawn Ave	01/06/23	\$30,000	0.29
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20
K-11-07-205-019	2581 Packard Rd	12/08/22	\$32,500	0.16
K-11-27-200-007	8212 Thorahld Dr	06/15/22	\$30,000	0.49
Average			\$31,707	

2024 Land Value: \$24,000
Sales Comparison 2025 Land Value Determination: \$30,000

Average/Mean:	16.0%	\$31,807
Median:	24.0%	\$33,300
Range Minimum:	-73.5%	\$15,315
Range Maximum:	44.8%	\$43,350

2025 WAW WOODLAND ACRES 10,11 LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Land Ratio %	Sale				
																			Allocation Method	for Land Value				
J-10-34-282-012	8478 BARRINGTON DR	04/27/22	\$272,000	\$127,700	46.95	\$279,361	\$20,639	\$28,000	63.0	122.0	0.18	0.18	\$328	\$117,267	\$2.69	63.00	WAW 401	26.2%	\$56,250					
J-10-34-282-038	8478 BARRINGTON DR	10/13/22	\$272,000	\$127,700	46.95	\$279,361	\$20,639	\$28,000	63.0	122.0	0.18	0.18	\$328	\$117,267	\$2.69	63.00	WAW 401	7.6%	\$68,000					
J-10-34-292-012	8417 BARRINGTON DR	04/27/22	\$294,000	\$118,800	40.41	\$260,064	\$61,936	\$28,000	64.0	122.0	0.18	0.18	\$968	\$346,011	\$7.94	64.00	WAW 401	21.1%	\$73,500					
J-10-34-291-012	8487 ARDMOOR DR	08/03/23	\$320,000	\$110,400	34.44	\$241,225	\$106,775	\$28,000	80.0	119.0	0.22	0.22	\$1,355	\$487,557	\$11.19	80.00	WAW 401	33.4%	\$80,000					
J-10-34-293-006	8418 BERKSHIRE DR	09/07/22	\$325,000	\$115,500	35.65	\$252,820	\$100,180	\$28,000	80.0	125.0	0.17	0.17	\$1,670	\$582,442	\$12.37	80.00	WAW 401	30.8%	\$81,250					
J-10-34-284-008	8416 YORK CT	09/16/22	\$325,000	\$107,400	33.05	\$234,320	\$118,680	\$28,000	88.0	161.0	0.33	0.33	\$1,349	\$365,169	\$8.38	88.00	WAW 401	36.5%	\$81,250					
J-10-34-294-022	8343 BERKSHIRE DR	05/04/23	\$327,000	\$126,200	38.59	\$249,307	\$104,693	\$27,000	62.0	119.0	0.17	0.17	\$1,689	\$619,485	\$14.22	62.00	WAW 401	32.0%	\$81,750					
J-10-34-294-007	8282 BARRINGTON DR	11/17/23	\$328,000	\$108,600	33.11	\$227,903	\$127,097	\$27,000	65.0	120.0	0.18	0.18	\$1,955	\$710,039	\$16.30	65.00	WAW 401	38.7%	\$82,000					
J-10-34-291-002	8487 ARDMOOR DR	08/03/23	\$332,500	\$114,400	34.41	\$240,225	\$119,275	\$27,000	80.0	119.0	0.22	0.22	\$1,491	\$544,635	\$12.60	80.00	WAW 401	35.9%	\$83,125					
J-10-34-283-007	8418 BERKSHIRE DR	01/20/23	\$335,000	\$128,300	38.30	\$280,189	\$82,811	\$28,000	61.0	122.0	0.17	0.17	\$1,358	\$484,275	\$11.12	61.00	WAW 401	24.7%	\$83,750					
J-10-34-292-014	8405 BARRINGTON DR	05/18/22	\$349,000	\$136,200	39.03	\$297,181	\$79,819	\$28,000	92.0	121.0	0.26	0.26	\$868	\$311,793	\$7.16	92.00	WAW 401	22.9%	\$87,250					
Totals:			\$3,432,500	\$1,286,100		\$2,755,737	\$980,763	\$304,000	775.0		2.24	2.24							28.2%	\$78,011				
					Sale. Ratio =>	37.47	Average					Average												
					Std. Dev. =>	4.19	per FF=>					\$1,266	per Net Acre=>					438,036.18	Average per SqFt=>					\$10.06

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
D-04-07-101-013	Hillsdale	08/11/22	\$16,750	0.83	Dexter Twp
K-11-11-329-006	361 Greentawn St	12/04/23	\$18,000	0.15	Ypsilanti Township
K-11-06-382-045	2544 Eastlawn Ave	01/06/23	\$30,000	0.29	Ypsilanti Township
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
K-11-07-205-019	2581 Packard Rd	12/08/22	\$32,500	0.16	Ypsilanti Township
K-11-27-200-007	8212 Thornhill Dr	06/15/22	\$30,000	0.49	Ypsilanti Township
			Average	\$31,707	

2024 Land Value: \$28,000
Sales Comparison 2025 Land Value Determination: \$30,000

2025 WOODLANDS OF GEDES GLEN LAND VALUE

																		Land Ratio %	17% of Sale				
																		Allocation	for Land				
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Method	Value			
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$758,636	\$121,364	\$155,000	152.0	185.0	0.68	0.68	\$798	\$179,003	\$4.11	152.00		MAT 401	16.7%	\$123,250			
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$659,381	\$255,619	\$140,000	132.0	240.0	0.72	0.72	\$1,937	\$354,534	\$8.14	132.00		MAT 401	33.0%	\$131,750			
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$690,067	\$244,933	\$135,000	0.0	0.0	2.13	2.13	#DIV/0!	\$114,992	\$2.64	0.00		FLEM 401	30.6%	\$136,000			
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,103,042	(\$78,042)	\$115,000	0.0	0.0	1.17	1.17	#DIV/0!	(\$86,703)	(\$1.53)	0.00		HICKR 401	-8.6%	\$154,700			
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$755,906	\$399,244	\$170,150	410.0	0.0	9.03	9.03	\$974	\$44,213	\$3.01	410.00		PRESV 401	40.5%	\$167,450			
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,568	\$127,432	\$210,000	0.0	0.0	2.08	2.08	#DIV/0!	\$61,265	\$1.41	0.00		MAT 401	11.4%	\$190,400			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,358,781	\$60,219	\$180,000	0.0	0.0	0.58	0.58	#DIV/0!	\$103,826	\$2.38	0.00		WOOD 401	4.9%	\$210,630			
J-10-31-226-011	1111 TOWSELEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,169,472	\$335,528	\$180,000	0.0	0.0	2.00	2.00	#DIV/0!	\$167,764	\$3.85	0.00		TOWFA 401	25.3%	\$225,250			
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,586,126	\$13,874	\$180,000	173.0	313.0	0.98	0.98	\$80	\$14,157	\$0.33	173.00		GEDGI 401	1.0%	\$241,400			
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,341,222	\$333,778	\$175,000	0.0	0.0	1.46	1.46	#DIV/0!	\$227,990	\$5.23	0.00		MAT 401	22.3%	\$255,000			
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$1,955,510	\$174,490	\$180,000	0.0	0.0	0.63	0.63	#DIV/0!	\$276,968	\$6.36	0.00		WOOD 401	8.9%	\$331,500			
Totals:			\$12,749,000	\$5,783,000		\$12,580,711	\$1,988,439	\$1,820,150	867.0		21.46	21.46							16.9%	\$197,030			
					Sale. Ratio =>	45.36	Average					Average		Average									
					Std. Dev. =>	6.53	per FF=>					\$2,293	per Net Acre=>		92,644.97	per SqFt=>		\$2.13					

The Sales Comparison Approach and the Allocation Method were used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-Ann Arbor	05/31/23	\$280,000	3.61	Superior Twp
H-08-21-375-292	6173 Green Mountain Cir	07/20/23	\$160,000	0.26	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
Average			\$204,253		

2024 Land Value: \$180,000

Sales Comparison 2025 Land Value Determination: \$200,000

Average:	16.9%	\$197,030
Median:	16.7%	\$190,400
Minimum:	-8.6%	\$123,250
Maximum:	40.5%	\$331,500

2025 WILLOW RUN LAND VALUES

The below vacant lot sales were used to determine the site values of:

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres	Township
1 to 1.5 acres is now \$60,000, and 2 to 2.5 acres is \$70,000 using these sales					
K-11-18-360-004	1464 Hilltop Dr	1/3/2023	50,000	2.33	Ypsilanti Twp
J-10-35-300-017	Stamford Rd	8/25/2023	55,000	1.54	Superior Twp
K-11-21-300-007	5825 Stony Creek Rd	9/25/2023	80,000	2	Ypsilanti Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	9/18/2023	100,000	2.15	Superior Twp
Average			71,250		

3 acres is \$75,000 and 4 acres is \$80,000 using these sales					
J-10-30-101-008	Vreeland Rd	10/14/2022	45,000	2	Superior Twp
K-11-35-300-069	9177 Bemis Rd	6/17/2022	99,800	4.1	Ypsilanti Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	9/18/2023	100,000	2.15	
Average			81,600		

5 acres is \$90,000 and 7 acres is \$105,000 using these sales					
J-10-06-400-029	4429 Vorhies Rd	7/1/2022	60,000	5.31	Superior Twp
K-11-35-300-069	9177 Bemis Rd	6/17/2022	99,800	4.1	Ypsilanti Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
K-11-30-300-062	5223 Arundel Way	2/28/2023	150,000	5.26	Ypsilanti Twp
Average			103,700		

10 acres is \$125,000 using these sales					
K-11-25-300-007	6551 Bunton Rd	2/13/2024	175,000	10.00	Ypsilanti Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
K-11-34-300-037	7745 Whittaker Rd	6/21/2024	153,000	7.87	Ypsilanti Twp
J-10-06-400-029	4429 Vorhies Rd	7/1/2022	60,000	5.31	Superior Twp
Average			123,250		

15 acres is \$145,000 using these sales					
K-11-25-300-007	6551 Bunton Rd	2/13/2024	175,000	10.00	Ypsilanti Twp
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
J-10-04-100-018	4747 Curtis Rd	12/28/2023	155,882	17.88	Superior Twp
Average			147,941		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres	Township
20 acres is \$185,000 using these sales					
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	137,500	32.29	Superior Twp
J-10-04-100-018	4747 Curtis Rd	12/28/2023	155,882	17.88	Superior Twp
K-11-30-300-063	5220 Arundel Way	6/23/2023	285,000	14.95	Ypsilanti Twp
Average			183,566		

25 acres is \$220,000 using these sales					
J-10-04-100-018	4747 Curtis Rd	12/28/2023	155,882	17.88	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	137,500	32.29	Superior Twp
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
K-11-04-200-001	355 W Clark Rd	5/5/2023	430,682	17.25	Ypsilanti Twp
Average			219,987		

30 acres is \$275,000 using this sale					
K-11-22-100-010	5400 Tuttle Hill Rd	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-28-200-006	7408 Vreeland Rd	5/13/2022	412,500	96.9	Superior Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	137,500	32.29	Superior Twp
Average			275,000		

40 Acres is \$330,000 using these sales					
J-10-20-200-002	Warren Rd	2/8/2022	320,000	40	Superior Twp
J-10-29-200-006	Vreeland Rd	2/8/2022	340,480	42.56	Superior Twp
Average			330,240		

50 Acres is \$355,000 using these sales					
K-11-22-100-010	5400 Tuttle Hill Rd	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	137,500	32.29	Superior Twp
Average			354,167		

100 acres is \$725,000 using these sales					
K-11-35-100-009	7200 Bunton Rd	11/13/2023	1,020,000	57	Ypsilanti Twp
O-15-11-100-003	6701 HASHLEY RD	04/15/22	426,000	53.91	Sharon Twp
Average			723,000		

The site Values A, B, D, and G are used for inferior or superior adjustments and remain the same.

Site A: \$20,000

Site B: \$30,000

Site D: \$10,000

Site G: \$25,000

Site F is for Fairway Glens which has it's own spreadsheet

2025 WSV WOODSIDE VILLAGE LAND VALUE

Land Ratio % 20% of Sale

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Allocation	
																			Method	for Land Value
J-10-36-330-092	1626 WEEPING WILLOW CT	05/20/22	\$224,500	\$96,200	42.85	\$216,438	\$43,062	\$35,000	61.0	109.0	0.15	0.15	\$706	\$290,959	\$6.68	61.00	WSV 401	19.2%	\$44,900	
J-10-36-330-094	1636 WEEPING WILLOW CT	09/02/22	\$260,000	\$95,500	36.73	\$214,939	\$80,061	\$35,000	60.0	107.0	0.14	0.14	\$1,334	\$559,867	\$12.85	60.00	WSV 401	30.8%	\$52,000	
J-10-36-331-112	1365 WEEPING WILLOW	08/05/22	\$270,900	\$20,400	7.53	\$265,704	\$40,196	\$35,000	58.1	103.3	0.14	0.14	\$691	\$291,275	\$6.69	58.15	WSV 401	14.8%	\$54,180	
J-10-36-331-131	1543 WEEPING WILLOW	09/07/22	\$271,790	\$20,700	7.62	\$304,679	\$2,111	\$35,000	66.6	108.0	0.17	0.17	\$32	\$12,794	\$0.29	66.62	WSV 401	0.8%	\$54,358	
J-10-36-331-138	1593 WEEPING WILLOW	12/19/22	\$274,228	\$10,000	3.65	\$231,130	\$78,098	\$35,000	142.0	100.0	0.48	0.48	\$550	\$164,417	\$3.77	142.00	WSV 401	28.5%	\$54,846	
J-10-36-331-080	1554 WEEPING WILLOW	09/15/22	\$274,900	\$10,000	3.64	\$275,448	\$34,452	\$35,000	50.0	100.0	0.12	0.12	\$689	\$298,583	\$6.88	50.00	WSV 401	12.5%	\$54,980	
J-10-36-331-053	1392 WEEPING WILLOW	11/07/22	\$278,285	\$10,000	3.59	\$282,277	\$31,008	\$35,000	63.7	107.6	0.16	0.16	\$487	\$197,503	\$4.53	63.66	WSV 401	11.1%	\$55,657	
J-10-36-331-054	1398 WEEPING WILLOW	06/30/22	\$279,448	\$53,000	18.97	\$273,299	\$41,149	\$35,000	57.2	102.5	0.14	0.14	\$720	\$304,807	\$7.00	57.18	WSV 401	14.7%	\$55,890	
J-10-36-331-079	1548 WEEPING WILLOW	03/28/23	\$283,630	\$10,000	3.53	\$263,981	\$54,649	\$35,000	50.0	100.0	0.12	0.12	\$1,093	\$475,209	\$10.91	50.00	WSV 401	19.3%	\$56,726	
J-10-36-331-051	1380 WEEPING WILLOW	06/30/22	\$289,195	\$62,900	21.75	\$310,439	\$13,756	\$35,000	57.8	104.7	0.14	0.14	\$238	\$98,964	\$2.27	57.75	WSV 401	4.8%	\$57,839	
J-10-36-331-048	1380 WEEPING WILLOW	11/07/22	\$293,200	\$10,000	3.41	\$267,642	\$60,558	\$35,000	64.4	97.0	0.14	0.14	\$940	\$423,483	\$9.72	64.42	WSV 401	20.7%	\$58,640	
J-10-36-331-069	1488 WEEPING WILLOW	02/28/24	\$294,080	\$15,000	5.10	\$178,476	\$150,604	\$35,000	57.4	106.7	0.14	0.14	\$2,622	\$1,053,175	\$24.18	57.43	WSV 401	51.2%	\$58,816	
J-10-36-331-086	1588 WEEPING WILLOW	06/23/22	\$296,985	\$65,800	22.16	\$325,577	\$6,408	\$35,000	60.0	102.2	0.14	0.14	\$107	\$45,447	\$1.04	60.00	WSV 401	2.2%	\$59,397	
J-10-36-331-114	1395 WEEPING WILLOW	01/31/23	\$299,320	\$10,000	3.34	\$279,206	\$55,114	\$35,000	59.6	102.0	0.14	0.14	\$924	\$393,671	\$9.04	59.64	WSV 401	18.4%	\$59,864	
J-10-36-331-049	1368 WEEPING WILLOW	11/16/22	\$303,020	\$10,000	3.30	\$278,435	\$59,585	\$35,000	57.8	104.7	0.14	0.14	\$1,032	\$428,669	\$9.84	57.75	WSV 401	19.7%	\$60,604	
J-10-36-331-078	1542 WEEPING WILLOW	10/14/22	\$304,825	\$14,500	4.76	\$279,327	\$60,498	\$35,000	50.0	100.0	0.12	0.12	\$1,210	\$526,070	\$12.08	50.00	WSV 401	19.8%	\$60,965	
J-10-36-331-081	1562 WEEPING WILLOW	09/02/22	\$315,900	\$15,100	4.78	\$316,058	\$34,842	\$35,000	50.0	100.0	0.12	0.12	\$697	\$302,974	\$6.96	50.00	WSV 401	11.0%	\$63,180	
J-10-36-331-136	1579 WEEPING WILLOW	10/13/22	\$318,700	\$14,500	4.55	\$278,858	\$74,842	\$35,000	50.0	100.0	0.12	0.12	\$1,497	\$650,800	\$14.94	50.00	WSV 401	23.5%	\$63,740	
J-10-36-330-004	10632 SCARLET OAK DR	07/26/22	\$320,000	\$120,900	37.78	\$269,712	\$85,288	\$35,000	50.0	100.0	0.12	0.12	\$1,706	\$741,635	\$17.03	50.00	WSV 401	26.7%	\$64,000	
J-10-36-330-013	10344 SCARLET OAK DR	05/16/22	\$330,000	\$115,300	34.94	\$257,680	\$107,320	\$35,000	52.0	102.0	0.12	0.12	\$2,064	\$894,333	\$20.53	52.00	WSV 401	32.5%	\$66,000	
J-10-36-330-154	1719 WEEPING WILLOW	05/23/22	\$330,000	\$134,500	40.76	\$298,754	\$66,246	\$35,000	55.0	100.0	0.13	0.13	\$1,204	\$525,762	\$12.07	55.00	WSV 401	20.1%	\$66,000	
J-10-36-331-052	1386 WEEPING WILLOW	06/21/22	\$334,040	\$63,100	18.89	\$318,418	\$50,622	\$35,000	63.6	105.7	0.15	0.15	\$796	\$328,714	\$7.55	63.61	WSV 401	15.2%	\$66,808	
J-10-36-330-156	1731 WEEPING WILLOW CT	07/13/22	\$335,000	\$123,400	36.84	\$275,365	\$94,635	\$35,000	50.0	100.0	0.12	0.12	\$1,893	\$822,913	\$18.89	50.00	WSV 401	28.2%	\$67,000	
J-10-36-331-085	1584 WEEPING WILLOW	07/08/22	\$338,760	\$49,200	14.52	\$313,352	\$60,428	\$35,000	59.1	102.4	0.14	0.14	\$1,022	\$434,734	\$9.98	59.14	WSV 401	17.8%	\$67,756	
J-10-36-331-113	1383 WEEPING WILLOW	12/30/22	\$342,000	\$15,100	4.42	\$321,031	\$55,969	\$35,000	63.6	104.0	0.15	0.15	\$880	\$368,217	\$8.45	63.64	WSV 401	16.4%	\$68,400	
J-10-36-331-050	1374 WEEPING WILLOW	02/28/23	\$346,000	\$10,000	2.89	\$279,101	\$101,899	\$35,000	57.7	104.7	0.14	0.14	\$1,765	\$733,086	\$16.83	57.75	WSV 401	29.5%	\$69,200	
J-10-36-331-166	1676 MAPLE LEAF LANE	02/28/24	\$346,975	\$15,000	4.32	\$256,327	\$125,648	\$35,000	50.8	100.1	0.12	0.12	\$2,475	\$1,073,915	\$24.65	50.77	WSV 401	36.2%	\$69,395	
J-10-36-330-040	10559 SCARLET OAK DR	04/10/23	\$350,000	\$142,900	40.83	\$283,193	\$96,807	\$30,000	50.0	100.0	0.12	0.12	\$1,936	\$841,800	\$19.33	50.00	WSV 401	27.7%	\$70,000	
J-10-36-331-158	1724 MAPLE LEAF LANE	03/18/24	\$353,075	\$15,000	4.25	\$224,717	\$163,358	\$35,000	57.6	102.9	0.14	0.14	\$2,835	\$1,201,162	\$27.57	57.63	WSV 401	46.3%	\$70,615	
J-10-36-331-084	1578 WEEPING WILLOW	03/28/23	\$353,590	\$10,000	2.83	\$279,771	\$108,819	\$35,000	50.0	100.0	0.12	0.12	\$2,176	\$946,252	\$21.72	50.00	WSV 401	30.8%	\$70,718	
J-10-36-331-135	1567 WEEPING WILLOW	03/03/23	\$358,335	\$10,000	2.79	\$308,656	\$84,679	\$35,000	50.0	100.0	0.12	0.12	\$1,694	\$736,339	\$16.90	50.00	WSV 401	23.6%	\$71,667	
J-10-36-331-132	1549 WEEPING WILLOW	03/03/23	\$362,205	\$10,000	2.76	\$321,370	\$75,835	\$35,000	50.0	100.0	0.12	0.12	\$1,517	\$659,435	\$15.14	50.00	WSV 401	20.9%	\$72,441	
J-10-36-330-155	1725 WEEPING WILLOW CT	08/29/23	\$365,000	\$140,000	38.36	\$294,794	\$100,206	\$30,000	50.0	100.0	0.12	0.12	\$2,004	\$871,357	\$20.00	50.00	WSV 401	27.5%	\$73,000	
J-10-36-330-155	1725 WEEPING WILLOW CT	10/20/23	\$365,000	\$140,000	38.36	\$294,794	\$100,206	\$30,000	50.0	100.0	0.12	0.12	\$2,004	\$871,357	\$20.00	50.00	WSV 401	27.5%	\$73,000	
J-10-36-330-024	1659 CRAB APPLE DR	06/13/23	\$365,500	\$147,300	40.30	\$310,299	\$65,201	\$30,000	51.0	100.0	0.12	0.12	\$1,671	\$722,042	\$16.58	51.00	WSV 401	23.3%	\$73,100	
J-10-36-331-137	1585 WEEPING WILLOW	12/20/22	\$365,740	\$10,000	2.73	\$318,449	\$82,291	\$35,000	53.2	100.0	0.12	0.12	\$1,547	\$674,516	\$15.48	53.18	WSV 401	22.5%	\$73,148	
J-10-36-330-139	1609 WEEPING WILLOW CT	02/12/24	\$369,500	\$140,800	38.11	\$316,182	\$88,318	\$35,000	54.0	100.0	0.12	0.12	\$1,636	\$712,242	\$16.35	54.00	WSV 401	23.9%	\$73,900	
J-10-36-331-082	1566 WEEPING WILLOW	01/30/23	\$371,305	\$10,000	2.69	\$334,731	\$71,574	\$35,000	50.0	100.0	0.12	0.12	\$1,431	\$622,383	\$14.29	50.00	WSV 401	19.3%	\$74,261	
J-10-36-331-163	1694 MAPLE LEAF LANE	03/26/24	\$372,538	\$15,000	4.03	\$270,025	\$137,513	\$35,000	50.0	100.0	0.12	0.12	\$2,750	\$1,195,765	\$27.45	50.00	WSV 401	36.9%	\$74,508	
J-10-36-330-153	1713 WEEPING WILLOW CT	05/01/23	\$373,000	\$148,700	39.87	\$294,632	\$108,368	\$30,000	55.6	100.0	0.13	0.13	\$1,951	\$846,625	\$19.44	55.55	WSV 401	29.1%	\$74,600	
J-10-36-331-134	1561 WEEPING WILLOW	04/13/23	\$394,315	\$47,700	12.10	\$99,272	\$325,043	\$30,000	50.0	100.0	0.12	0.12	\$6,501	\$2,826,461	\$64.89	50.00	WSV 401	82.4%	\$78,863	
J-10-36-330-002	10668 SCARLET OAK DR	07/31/23	\$400,000	\$146,500	36.63	\$308,216	\$121,784	\$30,000	52.0	108.0	0.13	0.13	\$2,342	\$944,062	\$21.67	52.00	WSV 401	30.4%	\$80,000	
J-10-36-331-083	1572 WEEPING WILLOW	04/20/23	\$400,929	\$49,200	12.27	\$102,394	\$328,535	\$30,000	50.0	100.0	0.12	0.12	\$6,571	\$2,856,826	\$65.58	50.00	WSV 401	81.9%	\$80,186	
43 SALES		Totals:	\$14,075,733	\$2,373,200		\$11,793,148	\$3,747,585	\$1,465,000	2,440.8		5.87	5.87							25.6%	\$65,469
					Sale. Ratio =>	16.86		Average			Average									
					Std. Dev. =>	15.56		per FF=>	\$1,535		per Net Acre=>	638,974.42			Average					
															per SqFt=>	\$14.67				

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision land sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
H-08-26-360-033	4440 Grouse Dr	12/15/22	\$53,076	0.30	Scio Twp
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
K-11-06-382-045	2544 EASTLAWN AVE	01/05/23	\$30,000	0.29	Ypsilanti Township
K-11-27-200-007	8212 THORNHILL DR	06/15/22	\$30,000	0.49	Ypsilanti Township
		Average	\$41,555		

2024 Land Value: \$35,000
 Sales Comparison 2025 Land Value Determination: \$40,000

2025 YPSILANTI SCHOOL DISTRICT LAND VALUES

The below vacant lot sales were used to determine the site values of:

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres	Township
1 to 1.5 acres is now \$60,000, and 2 to 2.5 acres is \$70,000 using these sales					
K-11-18-360-004	1464 Hilltop Dr	1/3/2023	50,000	2.33	Ypsilanti Twp
J-10-35-300-017	Stamford Rd	8/25/2023	55,000	1.54	Superior Twp
K-11-21-300-007	5825 Stony Creek Rd	9/25/2023	80,000	2	Ypsilanti Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	9/18/2023	<u>100,000</u>	2.15	Superior Twp
			Average	71,250	

3 acres is \$75,000 and 4 acres is \$80,000 using these sales					
J-10-30-101-008	Vreeland Rd	10/14/2022	45,000	2	Superior Twp
K-11-35-300-069	9177 Bemis Rd	6/17/2022	99,800	4.1	Ypsilanti Twp
J-10-08-400-014	Plymouth-Ann Arbor Rd	9/18/2023	<u>100,000</u>	2.15	Superior Twp
			Average	81,600	

5 acres is \$90,000 and 7 acres is \$105,000 using these sales					
J-10-06-400-029	4429 Vorhies Rd	7/1/2022	60,000	5.31	Superior Twp
K-11-35-300-069	9177 Bemis Rd	6/17/2022	99,800	4.1	Ypsilanti Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
K-11-30-300-062	5223 Arundel Way	2/28/2023	<u>150,000</u>	5.26	Ypsilanti Twp
			Average	103,700	

10 acres is \$125,000 using these sales					
K-11-25-300-007	6551 Bunton Rd	2/13/2024	175,000	10.00	Ypsilanti Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
K-11-34-300-037	7745 Whittaker Rd	6/21/2024	153,000	7.87	Ypsilanti Twp
J-10-06-400-029	4429 Vorhies Rd	7/1/2022	<u>60,000</u>	5.31	Superior Twp
			Average	123,250	

15 acres is \$145,000 using these sales					
K-11-25-300-007	6551 Bunton Rd	2/13/2024	175,000	10.00	Ypsilanti Twp
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
J-10-08-400-003	Plymouth Ann Arbor Rd	12/16/2022	105,000	7.05	Superior Twp
J-10-04-100-018	4747 Curtis Rd	12/28/2023	<u>155,882</u>	17.88	Superior Twp
			Average	147,941	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres	Township
20 acres is \$185,000 using these sales					
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	137,500	32.29	Superior Twp
J-10-04-100-018	4747 Curtis Rd	12/28/2023	155,882	17.88	Superior Twp
K-11-30-300-063	5220 Arundel Way	6/23/2023	<u>285,000</u>	14.95	Ypsilanti Twp
				183,566	

25 acres is \$220,000 using these sales					
J-10-04-100-018	4747 Curtis Rd	12/28/2023	155,882	17.88	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	137,500	32.29	Superior Twp
J-10-04-100-009	4750 Bridle Path	12/28/2023	155,882	15.78	Superior Twp
K-11-04-200-001	355 W Clark Rd	5/5/2023	<u>430,682</u>	17.25	Ypsilanti Twp
			Average	219,987	

30 acres is \$275,000 using this sale					
K-11-22-100-010	5400 Tuttle Hill Rd	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-28-200-006	7408 Vreeland Rd	5/13/2022	412,500	96.9	Superior Twp
J-10-28-200-007	Vreeland Rd	5/13/2022	<u>137,500</u>	32.29	Superior Twp
				275,000	

40 Acres is \$330,000 using these sales					
K-11-22-100-010	5400 Tuttle Hill Rd	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-28-200-006	7408 Vreeland Rd	5/13/2022	<u>412,500</u>	96.9	Superior Twp
				343,750	

50 Acres is \$355,000 using these sales					
K-11-22-100-010	5400 Tuttle Hill Rd	12/30/2022	275,000	48.15	Ypsilanti Twp
J-10-33-300-019	Clark Rd	8/30/2023	650,000	25.15	Superior Twp
J-10-28-200-007	Vreeland Rd	05/13/22	<u>137,500</u>	32.29	Superior Twp
				354,167	

100 acres is \$725,000 using these sales					
K-11-35-100-009	7200 Bunton Rd	11/13/2023	1,020,000	57	Ypsilanti Twp
O-15-11-100-003	6701 HASHLEY RD	04/15/22	<u>\$426,000</u>	53.91	Sharon Twp
				723,000	