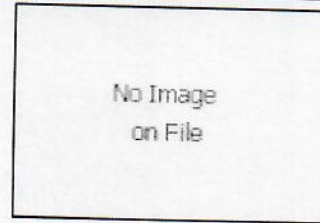


9

Neighborhoods Used: OAK - OAKRIDGE, SWCH - SWEET CLOVER HILLS

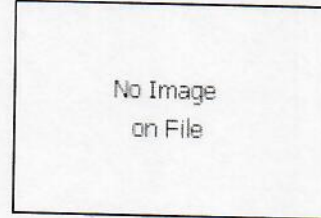
1452 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 010	02/21/2023 SWCH	401	425,000	20,845
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	88	404,155	254,980
				E.C.F. 1.585



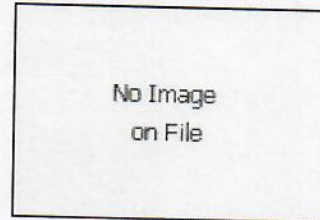
1423 PRAIRIE CLOVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 395 001 023	01/31/2023 SWCH	401	515,000	37,302
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	431,062	263,643
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	46636	28523	1.635	



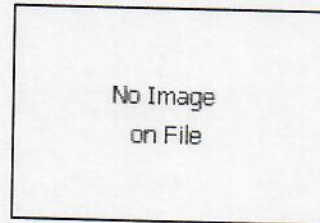
1441 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 012	10/31/2022 SWCH	401	350,000	22,289
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	75	327,711	227,861
				E.C.F. 1.438



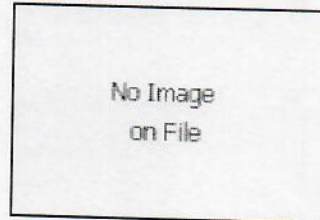
6604 SWEET CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 022	07/28/2022 SWCH	401	270,000	32,615
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	75	237,385	278,383
				E.C.F. 0.853



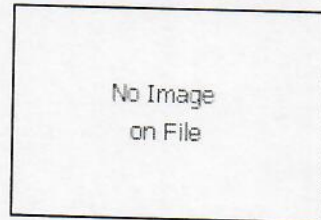
PRAIRIE CLOVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 395 001 019	05/16/2022 SWCH	401	432,500	37,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	91	395,047	291,221
!!MULTI-PARCEL SALE!!				E.C.F. 1.357



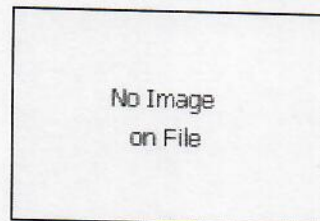
6536 SWEET CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 390 001 001	12/03/2021 SWCH	401	295,000	45,928
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	249,072	310,230
!!MULTI-PARCEL SALE!!				E.C.F. 0.803



1440 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 009	05/14/2021 SWCH	401	285,000	19,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	265,098	258,256
				E.C.F. 1.026



Neighborhoods Used: OAK - OAKRIDGE, SWCH - SWEET CLOVER HILLS

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 1,884,574
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 28,523
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Sale Residual Values : 2,309,530
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 46,636
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include After Application of E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Single Family E.C.F. : 1.225 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.635 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: OAK - OAKRIDGE, SWCH - SWEET CLOVER HILLS

Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:

Neighborhood(s): OAK - OAKRIDGE, SWCH - SWEET CLOVER HILLS

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel:	06 385 001 009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPRECHER, JERI HONSON LIVING TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1440 RED CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status:	TAXABLE
Liber/Page:	1795/1059	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #:	21 N/A 05-20
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

SPRECHER, JERI HONSON LIVING TRUST
SPRECHER, JERI HONSON TRUSTEE
1440 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 05/14/2021 for 285,000 by HAYNE, CHAD G & PAULA A.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit PB20-0018 on 01/09/2020 for \$10,000 category OTHER.

Liber/Page: 1795/1059

Physical Property Characteristics

2024 S.E.V.:	169,200	2024 Taxable:	82,411	Lot Dimensions:	
2023 S.E.V.:	127,200	2023 Taxable:	82,411	Acreage:	0.97
Zoning:		Land Value:	17,722	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	2,180	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,704
Ground Area: 1,704
Garage Area: 624
Basement Area: 1,704
Basement Walls:
Estimated TCV: 318,430

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel: 06 385 001 010
Owner's Name: MORGAN, BRITTANY & WILLIAM
Property Address: 1452 RED CLOVER HILLS DR
JONESVILLE, MI 49250

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 10 N/A 03-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Liber/Page: 1844/0781
Split: / /
Public Impr.: None
Topography: None
Created: / /
Active: Active

Mailing Address:

MORGAN, BRITTANY & WILLIAM
1452 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 02/21/2023 for 425,000 by TRACHSEL, VICOTOR J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1844/0781

Most Recent Permit Information

Permit PM11-0186 on 05/12/2011 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.: 167,600	2024 Taxable: 167,600	Lot Dimensions:
2023 S.E.V.: 126,000	2023 Taxable: 97,312	Acreage: 0.93
Zoning:	Land Value: 16,991	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 3,854	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2011
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior:
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,562
Ground Area: 1,562
Garage Area: 588
Basement Area: 1,562
Basement Walls:
Estimated TCV: 314,390

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel: 06 385 001 012
Owner's Name: VESSELLA, THOMAS J & SUSAN D
Property Address: 1441 RED CLOVER HILLS DR
JONESVILLE, MI 49250
Liber/Page: 1838/0569
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 17 N/A 11-14
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Mailing Address:

VESSELLA, THOMAS J & SUSAN D
1441 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 10/31/2022 for 350,000 by HAWKINS, GARY & KATHRYN REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1838/0569

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: 151,600	2024 Taxable: 114,100	Lot Dimensions:
2023 S.E.V.: 114,100	2023 Taxable: 114,100	Acreage: 1.22
Zoning:	Land Value: 22,289	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 0	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,664
Ground Area: 1,664
Garage Area: 484
Basement Area: 1,664
Basement Walls:
Estimated TCV: 280,953

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel: 06 385 001 022
Owner's Name: BERNARD, KARL L & ALICE J (LE)
Property Address: 6604 SWEET CLOVER HILLS DR
JONESVILLE, MI 49250
Liber/Page: 1843/1041
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 14 N/A 09-16
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Mailing Address:

BERNARD, KARL L & ALICE J (LE)
6604 SWEET CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 02/09/2023 for 0 by BERNARD, KARL L & ALICE J.

Terms of Sale: 15-LADY BIRD

Most Recent Permit Information

Permit PB06-0467 on 08/07/2006 for \$2,520 category ADDITIONS.

Liber/Page: 1843/1041

Physical Property Characteristics

2024 S.E.V.: 187,900

2023 S.E.V.: 142,000

Zoning:

RE: 100.000

2024 Taxable: 142,000

2023 Taxable: 142,000

Land Value: 27,405

Land Impr. Value: 5,210

Lot Dimensions:

Acreage: 1.50

Frontage: 0.0

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,922
Ground Area: 1,281
Garage Area: 960
Basement Area: 1,281
Basement Walls:
Estimated TCV: 343,246

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel: 06 385 001 023
Owner's Name: YARGER, PAUL G & CAROLYN M
Property Address: 6574 SWEET CLOVER HILLS DR
JONESVILLE, MI 49250
Liber/Page: 1201/368
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 13 N/A 02-04
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Created: / /
Active: Active

Mailing Address:
YARGER, PAUL G & CAROLYN M
6574 SWEET CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 04/05/2005 for 30,000 by C & S LAND DEVELOPMENT INC.

Terms of Sale: 16-LC PAYOFF

Most Recent Permit Information

Permit PB12-0530 on 07/25/2012 for \$219,680 category BUILDING.

Liber/Page: 1201/368

Physical Property Characteristics

2024 S.E.V.: 205,500

2023 S.E.V.: 153,900

Zoning:
ARE: 100.000

2024 Taxable: 111,532

2023 Taxable: 111,532

Land Value: 21,011

Land Impr. Value: 0

Lot Dimensions:

Acreage: 1.15

Frontage: 0.0

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2012

Occupancy: Single Family

Class: C+10

Style: 1 STORY

Exterior:

% Good (Physical): 89

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,168

Ground Area: 2,168

Garage Area: 696

Basement Area: 0

Basement Walls:

Estimated TCV: 389,910

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel: 06 390 001 001
Owner's Name: HENRY, MARK
Property Address: 6536 SWEET CLOVER HILLS DR
JONESVILLE, MI 49250
Liber/Page: 1814/60
Split: // **Created:** //
Public Impr.: Paved Road, Water, Electric
Topography: Rolling
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 12-06
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Mailing Address:

HENRY, MARK
64 RIPPON AVE
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 12/03/2021 for 295,000 by TERRY, CAROLYN SUE ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1814/60

Most Recent Permit Information

Permit 2022-0032 on 01/18/2022 for \$24,253 category WINDOWS/DOORS.

Physical Property Characteristics

2024 S.E.V.: 203,000	2024 Taxable: 130,515	Lot Dimensions:
2023 S.E.V.: 152,700	2023 Taxable: 130,515	Acres: 1.04
Zoning:	Land Value: 19,001	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 4,436	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,985
Ground Area: 1,985
Garage Area: 546
Basement Area: 1,985
Basement Walls:
Estimated TCV: 382,514

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 8:41 AM

Parcel:	06 395 001 019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MALCHEFF, ADAM & JESSICA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1474 PRAIRIE CLOVER DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1826/0712	Prev. Taxable Stat	TAXABLE
Split:	11/16/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric	MAP #	18 N/A 03-29
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS
Mailing Address:	MALCHEFF, ADAM & JESSICA 1474 PRAIRIE CLOVER DR JONESVILLE MI 49250		

Most Recent Sale Information

Sold on 05/16/2022 for 432,500 by SMITH, DONALD H & SUSAN E.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1826/0712

Most Recent Permit Information

Permit PB16-05 on 06/14/2016 for \$0 category NEW BUILDING.

Physical Property Characteristics

2024 S.E.V.:	190,700	2024 Taxable:	143,000	Lot Dimensions:	
2023 S.E.V.:	143,000	2023 Taxable:	143,000	Acreage:	1.22
Zoning:		Land Value:	22,289	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior:
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,690
Ground Area: 1,690
Garage Area: 1,056
Basement Area: 1,690
Basement Walls:
Estimated TCV: 359,075

Oakridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 385 001 009	1440 RED CLOVER HILLS DR	05/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$169,200
06 385 001 010	1452 RED CLOVER HILLS DR	02/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,600
06 385 001 012	1441 RED CLOVER HILLS DR	10/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,600
06 385 001 022	6604 SWEET CLOVER HILLS DR	07/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$187,900
06 390 001 001	6536 SWEET CLOVER HILLS DR	12/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$214,200
06 395 001 019	1474 PRAIRIE CLOVER DR	05/16/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$198,300
06 395 001 023	1423 PRAIRIE CLOVER DR	01/31/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$195,400
Totals:						\$2,572,500	\$1,284,200

Sale. Ratio =>

Std. Dev. =>

Due to lack of sales in Oakridge ECF Neighborhood, sales from Sweet Clover Hills were used to develop the 2024 ECF as both subdivisions are in the same section and are on the same lake.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
59.37	\$338,332	\$19,902	\$265,098	\$258,256	1.026	1,704	\$155.57	SWCH
39.44	\$335,235	\$20,845	\$404,155	\$254,980	1.585	1,562	\$258.74	SWCH
43.31	\$303,242	\$22,289	\$327,711	\$227,861	1.438	1,664	\$196.94	SWCH
69.59	\$375,861	\$32,615	\$237,385	\$278,383	0.853	1,922	\$123.51	SWCH
72.61	\$428,442	\$45,928	\$249,072	\$310,230	0.803	1,985	\$125.48	SWCH
45.85	\$409,227	\$37,453	\$395,047	\$291,221	1.357	1,690	\$233.76	SWCH
37.94	\$390,897	\$37,302	\$477,698	\$292,166	1.635	1,852	\$257.94	SWCH
	\$2,581,236		\$2,356,166	\$1,913,097			\$193.13	
49.92					E.C.F. => 1.232		Std. Deviation=> 0.345103	
14.46					Ave. E.C.F. => 1.242		Ave. Variance=> 29.8615	

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
21.5919	1 STORY	\$17,722		SWEET CLOVER HILLS	401	75
34.2637	1 STORY	\$16,991		SWEET CLOVER HILLS	401	88
19.5793	1.5 STORY	\$22,289		SWEET CLOVER HILLS	401	75
38.9682	1.5 STORY	\$27,405		SWEET CLOVER HILLS	401	75
43.9549	1 STORY	\$41,492	06 390 001 002	SWEET CLOVER HILLS	401	77
11.4111	1 STORY	\$37,453	06 395 001 020	SWEET CLOVER HILLS	401	91
39.2611	1 STORY	\$34,530		SWEET CLOVER HILLS	401	79
1.0813						

Coefficient of Var=> 24.03508269

2024 Fayette Township Land Value Study Residential Subdivision and Waterfront Sweet Clover Hills

Parcel Number	Date of Sale	Sale Price	Acreage	Price/Ac
395-001-011	9/2/2022	\$17,500	1.46	\$11,986
395-001-012	9/2/2022	\$17,500	1.76	\$9,943
395-001-013	11/1/2022	\$16,800	0.56	\$30,000
395-001-014	11/1/2022	\$16,800	0.42	\$40,000
395-001-015	11/1/2022	\$18,000	0.83	\$21,687
390-001-012	12/2/2022	\$19,000	0.75	\$25,333
390-001-021	7/1/2021	\$41,500	0.88	\$47,159
390-001-022	7/8/2021	\$50,000	0.84	\$59,524

Lakefront: \$91,500 1.72 \$53,198
 Non Lakefront: \$105,600 5.78 \$18,270

Total Price: \$180,300 15 \$12,020
 Total Acres:
 Total Price Per Acres:

Parcel Number	Date of Sale	Sale Price	Front Foot	Price Per FF
Oakridge				
305-001-019	2/28/2022	\$21,500	75	\$286.67
380-001-001, 002	10/29/2021	\$35,000	80	\$437.50
380-001-005, 006	8/23/2023	\$10,000	198.14	\$50.47
	Total Cost:	\$66,500		
		Total Frontage:	353.14	\$188.31
Sandhaven				
340-001-005, 006, 007	9/10/2021	\$23,500	126	\$186.51