

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002-016-004-00	N LAKE PLEASANT RD	11/18/22	\$15,500	WD	03-ARM'S LENGTH	\$15,500
016-018-014-10	5543 FIVE LAKES RD	01/31/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000
005-024-008-30	WILCOX V/L	11/09/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000
016-005-012-00	NORTH BRANCH RD	04/29/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000
003-032-029-10	MILLER RD	02/18/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000
003-019-001-95	S FORCE RD	12/10/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000
003-034-043-20	4963 SUTTON RD	03/17/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000
003-007-006-60	VIK-MAR LANE	06/10/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000
005-016-013-60	VAN DYKE V/L	09/24/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500
005-016-013-60	VAN DYKE V/L	02/15/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000
003-007-006-40	480 VIK-MAR LANE	11/01/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000
016-003-008-50	LK PLEASANT RD	03/31/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500
003-021-025-60	S LAKE GEORGE RD	08/19/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000
003-013-041-10	5929 BELLE RIVER RD	01/28/22	\$45,900	WD	03-ARM'S LENGTH	\$45,900
003-009-019-70	LAKEWOOD LANE	03/02/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900
009-025-005-05	TURNER RD	06/29/21	\$35,500	WD	03-ARM'S LENGTH	\$35,500
009-025-005-15	TURNER RD	10/18/21	\$35,500	WD	03-ARM'S LENGTH	\$35,500
009-036-001-40	8962 NORMAN RD	08/27/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000
009-036-001-30	CADE RD	01/13/23	\$45,105	MLC	03-ARM'S LENGTH	\$45,105
009-036-001-30	CADE RD	06/15/21	\$38,850	WD	03-ARM'S LENGTH	\$38,850
009-034-001-65	ANTLER TR	08/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
002-029-020-00	4015 HAINES RD	04/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000
002-009-006-50	WELCH RD	09/07/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000
003-013-017-30	225 N SUMMERS RD	01/28/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000
005-016-014-10	VAN DYKE V/L	02/15/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000
003-028-012-60	4458 CHAMPION DR	01/05/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
005-001-014-05	CADE ROAD V/L	09/30/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
016-004-001-30	LK PLEASANT RD	10/22/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900
003-020-010-00	1515 S FORCE RD	08/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000
009-016-013-50	LYONS RD	08/18/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000
009-002-011-30	EARL WEST RD	10/19/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000
005-120-007-00	WATSON RD V/L	09/17/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000

016-035-001-95	5388 WILLIS RD	04/02/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500
003-024-022-20	REYNOLDS RD	06/29/21	\$111,500	WD	03-ARM'S LENGTH	\$111,500
005-021-007-90	VAN DYKE V/L	05/26/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000
009-002-009-10	BROWN CITY RD	06/09/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000
003-024-025-60	5770 REYNOLDS RD	07/20/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000
005-021-007-50	VAN DYKE V/L	03/07/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000
003-028-012-00	CHAMPION DR	08/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
003-026-003-10	FOX RUN	10/04/22	\$65,500	WD	03-ARM'S LENGTH	\$65,500
003-026-003-15	5466 FOX RUN	07/29/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000
009-021-002-10	LYONS RD	10/11/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
003-006-035-00	IMLAY CITY RD	04/05/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000
002-004-031-40	3589 N LAKE PLEASANT RD	07/09/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
003-008-001-25	355 N LAKE GEORGE RD	11/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
005-119-014-30	CARGILL V/L	05/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
003-021-014-00	1585 S LAKE GEORGE RD	09/21/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900
002-020-034-10	LUM RD	07/06/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
005-027-002-00	DEANVILLE V/L	06/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
Totals:			\$2,824,555			\$2,824,555

ARCADIA TOWNSHIP RESIDENTIAL STUDY

Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
\$3,600	23.23	\$15,500	\$8,000	1.00	1.00	\$15,500	\$0.36	0.00
\$8,400	33.60	\$25,000	\$17,500	2.00	2.00	\$12,500	\$0.29	0.00
\$8,100	57.86	\$14,000	\$19,688	2.14	4.28	\$6,542	\$0.15	0.00
\$9,600	120.00	\$8,000	\$15,088	2.27	2.27	\$3,524	\$0.08	0.00
\$8,800	17.25	\$51,000	\$10,800	2.40	2.40	\$21,250	\$0.49	0.00
\$9,200	36.80	\$25,000	\$11,250	2.50	2.50	\$10,000	\$0.23	0.00
\$9,200	23.00	\$40,000	\$11,250	2.50	2.50	\$16,000	\$0.37	0.00
\$9,700	53.89	\$18,000	\$11,565	2.57	2.57	\$7,004	\$0.16	0.00
\$6,900	25.09	\$27,500	\$11,868	2.58	2.58	\$10,659	\$0.24	0.00
\$7,200	27.69	\$26,000	\$11,868	2.58	2.58	\$10,078	\$0.23	0.00
\$10,800	24.00	\$45,000	\$12,150	2.70	2.70	\$16,667	\$0.38	0.00
\$9,400	25.07	\$37,500	\$21,160	2.79	2.79	\$13,441	\$0.31	0.00
\$12,400	88.57	\$14,000	\$13,095	2.91	2.91	\$4,811	\$0.11	0.00
\$11,400	24.84	\$45,900	\$13,680	3.04	3.04	\$15,099	\$0.35	0.00
\$18,800	47.12	\$39,900	\$22,500	5.00	5.00	\$7,980	\$0.18	0.00
\$18,800	52.96	\$35,500	\$32,000	5.00	5.00	\$7,100	\$0.16	0.00
\$18,800	52.96	\$35,500	\$32,000	5.00	5.00	\$7,100	\$0.16	0.00
\$18,800	41.78	\$45,000	\$32,000	5.00	5.00	\$9,000	\$0.21	0.00
\$12,500	27.71	\$45,105	\$32,015	5.01	5.01	\$9,003	\$0.21	0.00
\$18,800	48.39	\$38,850	\$32,015	5.01	5.01	\$7,754	\$0.18	0.00
\$19,400	32.33	\$60,000	\$32,360	5.24	5.24	\$11,450	\$0.26	0.00
\$19,800	39.60	\$50,000	\$44,000	5.50	5.50	\$9,091	\$0.21	0.00
\$21,700	86.80	\$25,000	\$48,240	6.03	6.03	\$4,146	\$0.10	0.00
\$23,700	33.86	\$70,000	\$28,485	6.30	6.33	\$11,111	\$0.26	0.00
\$12,200	46.92	\$26,000	\$29,532	6.42	6.42	\$4,050	\$0.09	0.00
\$25,100	33.47	\$75,000	\$30,150	6.70	6.70	\$11,194	\$0.26	0.00
\$12,700	30.24	\$42,000	\$33,263	7.23	7.23	\$5,808	\$0.13	0.00
\$16,300	32.67	\$49,900	\$24,145	8.03	8.03	\$6,214	\$0.14	0.00
\$37,100	57.08	\$65,000	\$42,075	9.35	9.35	\$6,952	\$0.16	0.00
\$24,400	16.27	\$150,000	\$37,970	9.97	9.97	\$15,045	\$0.35	0.00
\$20,000	30.77	\$65,000	\$37,990	9.99	9.99	\$6,507	\$0.15	0.00
\$17,500	35.71	\$49,000	\$46,000	10.00	10.00	\$4,900	\$0.11	0.00

\$18,700	29.45	\$63,500	\$45,000	10.00	10.00	\$6,350	\$0.15	0.00
\$39,600	35.52	\$111,500	\$45,045	10.01	10.01	\$11,139	\$0.26	0.00
\$19,000	34.55	\$55,000	\$46,000	10.02	20.04	\$5,489	\$0.13	0.00
\$31,500	55.26	\$57,000	\$39,913	10.02	10.02	\$5,689	\$0.13	0.00
\$39,700	46.71	\$85,000	\$45,315	10.07	10.07	\$8,441	\$0.19	0.00
\$17,600	39.11	\$45,000	\$46,322	10.07	10.07	\$4,469	\$0.10	0.00
\$39,700	46.71	\$85,000	\$45,360	10.08	10.08	\$8,433	\$0.19	0.00
\$24,500	37.40	\$65,500	\$45,405	10.09	10.09	\$6,492	\$0.15	0.00
\$19,800	52.11	\$38,000	\$22,703	10.09	10.09	\$3,766	\$0.09	0.00
\$20,200	26.93	\$75,000	\$38,066	10.11	10.11	\$7,418	\$0.17	0.00
\$39,800	44.22	\$90,000	\$45,585	10.13	10.13	\$8,885	\$0.20	0.00
\$29,300	34.47	\$85,000	\$49,507	10.29	10.29	\$8,260	\$0.19	0.00
\$47,300	33.79	\$140,000	\$65,835	14.63	14.63	\$9,569	\$0.22	0.00
\$29,900	49.83	\$60,000	\$78,706	17.11	17.11	\$3,507	\$0.08	0.00
\$68,800	52.96	\$129,900	\$86,580	19.24	19.24	\$6,752	\$0.15	0.00
\$56,500	43.46	\$130,000	\$47,000	19.82	19.82	\$6,559	\$0.15	0.00
\$45,400	30.27	\$150,000	\$119,278	25.93	25.93	\$5,785	\$0.13	0.00
\$1,068,400		\$2,824,555	\$1,717,322	372.47	384.66			
Sale. Ratio =>	37.83		Average	Average		Average		
Std. Dev. =>	18.70		per FF=>	per Net Acre=>	7,583.29	per SqFt=>	\$0.17	

ECF Area	Liber/Page	Other Parcels in Sale	Class
	3328-257		402
	3335-933		402
	3327-919		402
	3205-501		402
	3276-504		402
	3265-111		402
	3283-19		402
	3211-287		402
	3240-33		402
	3338-492		402
	3324-777		402
	3344-653		402
	3233-347		402
	3272-460		401
	3280-439		402
	3216-227		401
	3249-84		401
	3232-543		401
	3334-97		401
	3219-229		401
	3227-748		401
	3287-607		402
	3315-647		402
	3272-433		401
	3338-490		402
	3269-366		402
	3246-504		401
	3248-400		402
	3311-904		402
	3312-64		401
	3325-610		401
	3242-1		402

3189-734	401
3218-155	402
3296-813	402
3211-390	401
3306-443	402
3279-115	402
3236-171	402
3319-915	402
3224-562	402
3323-377	401
3285-663	402
3220-274	401
3254-377	402
3201-79	402
3317-743	402
3220-806	402
3214-207	402
