2024 Assessment Year Land Values

In this section you will find:

1. Land Table Description
2. Land Value Tables
3. Land Value Analysis
4. Abstraction Method Description

Code	Description	Comments
Unit 21-01 - LANSING CHARTER TWP		
02-00	02-00 SEC 2 OFF LK LANS	OFF LAKE LANSING
02-02	02-02 LAKE LANSING COMM	MALL IN RATE TABLE
03-01	03-01 SEC 3 COMMERCIAL	LAKE LANSING & WOOD NEAR LL
03-02	03-02 IDEAL GARDEN FARMS	
03-03	03-03 PEPPER TREE CONDOS	
03-20	03-20 EAST SIDE APTS	
07-01	07-01 DRYER FARMS/WAV & WILLOW	
07-02	07-02 EDGEMONT PARK #1,#2	
07-03	07-03 EDGEMONT PARK #4,#5,#6, #7	
07-05	07-05 RAVENSWD,SHAFER & WILLOW HGTS	
07-09	07-09 WESTFIELD HILLS #1,2,3,4,5,6	
07-11	07-11 WEST SIDE APTS	
07-12	07-12 WEST SIDE COMMERCIAL	WAV/MICH/ ST JOE
07-13	07-13 WEST SIDE COMMERCIAL	SAGINAW
07-14	07-14 WEST SIDE COMMERCIAL	SIDE/LANS/MAIN/BUS CENT
11-01	11-01 DOVER CONDOMINIUMS	
11-03	11-03 GROESBECK AREA	
14-01	14-01 EAST COMM SEC 11 & 14 MICH	MICH/CLIPPERT/HOMER
14-02	14-02 URBANDALE #1,#2	
14-03	14-03 EAST COMM HIGH VALUE	GRD RVR/MICH/SAGINAW
14-06	14-06 EAST COMM KAZOO URBANDALE	
18-05	18-05 BAILEY/DURANT/IRMAGENE/W MI	
18-07	18-07 BON AIR FARMS2	
18-10	18-10 FARMINGTON #1, SUPERVR'S PLAT	
18-14	18-14 MICHIGAN HEIGHTS	
18-16	18-16 WESTWOOD VILLAGE #1,#2	
18-17	18-17 WINDEMERE	
19-02	19-02 WAVERLY HILLS (OFF RIVER)	
19-03	19-03 WAVERLY HILLS (RIVER FRONT)	
301	301 INDUSTRIAL	
51	251 351 551 PERSONAL PROPERTY	
90	90 EXEMPT PROPERTY	
99	99 REFERENCE ONLY	

Unit -

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 02-00.02-00 SEC 2 OFF LK LANS, Last Edited: 01/08/2020

Values for Square Footage Table: 'OFF LAKE LANS SEC2'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 02-02.02-02 LAKE LANSING COMM, Last Edited: 11/20/2023

Values for Square Footage Table: 'LAKE LANSING SEC 2'

2,500 Sq Ft: 37,500	25,000 Sq Ft: 350,000	174,240 Sq Ft: 1,500,000
5,000 Sq Ft: 75,000	30,000 Sq Ft: 425,000	217,800 Sq Ft: 2,500,000
7,500 Sq Ft: 112,500	40,000 Sq Ft: 600,000	435,600 Sq Ft: 5,000,000
10,000 Sq Ft: 150,000	50,000 Sq Ft: 625,000	653,400 Sq Ft: 7,000,000
12,500 Sq Ft: 187,500	60,000 Sq Ft: 675,000	871,200 Sq Ft: 8,000,000
15,000 Sq Ft: 225,000	87,120 Sq Ft: 925,000	1,089,000 Sq Ft: 10,000,000
20,000 Sq Ft: 300,000	130,680 Sq Ft: 1,300,000	

Rates for Rate Table '', (SqFt)
MALL : 10.00
ROW : 0.00

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-01.03-01 SEC 3 COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'LAKE LANS/WOOD NEAR '

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-02.03-02 IDEAL GARDEN FARMS, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 485
Standard Frontage: 100 Standard Depth : 125

Values for Acreage Table 2: 'DAVID STREET REAR AC'

1 Acre: 10,900	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 10,900	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 10,900	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 10,900	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-03.03-03 PEPPER TREE CONDOS, Last Edited: 10/11/2023

Sites:
Site 'A': Description: 'CONDO SITE ' Value: 41,400

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-20.03-20 EAST SIDE APTS, Last Edited: 12/13/2023

Rates for Rate Table 'EAST SIDE APTS', (Units)

20 APTS & MORE	: 6,000	(Not included in total acreage calculation)
15-19 APTS	: 8,500	(Not included in total acreage calculation)
9-14 APTS	: 10,600	(Not included in total acreage calculation)
7-8 APTS	: 14,200	(Not included in total acreage calculation)
4-6 APTS	: 14,200	(Not included in total acreage calculation)
ROW	: 0	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-01.07-01 DRYER FARMS/WAV & WILLOW, Last Edited: 07/06/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 600
Standard Frontage: 0 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-02.07-02 EDGEMONT PARK #1,#2, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 640
Standard Frontage: 60 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-03.07-03 EDGEMONT PARK #4,#5,#6, #7, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 640
Standard Frontage: 60 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-05.07-05 RAVENSWD,SHAFER & WILLOW HGTS, Last Edited: 11/02/2022

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 655
Standard Frontage: 65 Standard Depth : 130
Frontage 'B': Description: 'RIVERVIEW ' FF Rate: 720
Standard Frontage: 65 Standard Depth : 130

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-09.07-09 WESTFIELD HILLS #1,2,3,4,5,6, Last Edited: 11/02/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 455
Standard Frontage: 60 Standard Depth : 150

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-11.07-11 WEST SIDE APTS, Last Edited: 12/13/2023

Rates for Rate Table 'WEST SIDE APTS', (Acres)

20 APTS & MORE	: 6,000	(Not included in total acreage calculation)
15-19 APTS	: 8,500	(Not included in total acreage calculation)
9-14 APTS	: 10,600	(Not included in total acreage calculation)
7-8 APTS	: 14,200	(Not included in total acreage calculation)
4-6 APTS	: 14,200	(Not included in total acreage calculation)
ROW	: 0	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-12.07-12 WEST SIDE COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'WAV/MICH/ST JOE'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-13.07-13 WEST SIDE COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'SAGINAW '

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 160,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 75,000	50,000 Sq Ft: 185,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 85,000	60,000 Sq Ft: 210,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 87,500	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,200,000
20,000 Sq Ft: 115,000	130,680 Sq Ft: 240,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-14.07-14 WEST SIDE COMMERCIAL, Last Edited: 01/08/2020

Values for Square Footage Table: 'SIDE/LANS/MAIN/BUS C'

2,500 Sq Ft: 13,000	25,000 Sq Ft: 52,500	174,240 Sq Ft: 130,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 59,000	217,800 Sq Ft: 155,000
7,500 Sq Ft: 24,000	40,000 Sq Ft: 62,000	435,600 Sq Ft: 295,000
10,000 Sq Ft: 30,000	50,000 Sq Ft: 74,000	653,400 Sq Ft: 415,000
12,500 Sq Ft: 32,500	60,000 Sq Ft: 85,000	871,200 Sq Ft: 525,000
15,000 Sq Ft: 34,000	87,120 Sq Ft: 93,000	1,089,000 Sq Ft: 625,000
20,000 Sq Ft: 43,000	130,680 Sq Ft: 100,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 11-01.11-01 DOVER CONDOMINIUMS, Last Edited: 10/11/2023

Sites:
Site 'A': Description: 'CONDO SITE ' Value: 20,000

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 11-03.11-03 GROESBECK AREA, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 555
Standard Frontage: 70 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-01.14-01 EAST COMM SEC 11 & 14 MICH , Last Edited: 01/04/2023

Values for Square Footage Table: 'MICH/CLIPPERT/HOMER'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-02.14-02 URBANDALE #1,#2, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'N OF KALAMZOO ' FF Rate: 315
Standard Frontage: 40 Standard Depth : 144
Frontage 'B': Description: 'S OF KALAMZOO ' FF Rate: 225
Standard Frontage: 40 Standard Depth : 144

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-03.14-03 EAST COMM HIGH VALUE, Last Edited: 01/04/2023

Values for Square Footage Table: ''

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 160,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 75,000	50,000 Sq Ft: 185,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 85,000	60,000 Sq Ft: 212,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 87,500	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,200,000
20,000 Sq Ft: 115,000	130,680 Sq Ft: 240,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-06.14-06 EAST COMM KAZOO URBANDALE, Last Edited: 01/08/2020

Values for Square Footage Table: 'KAZOO URBANDALE'

2,500 Sq Ft: 6,500	25,000 Sq Ft: 27,500	174,240 Sq Ft: 65,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 32,000	217,800 Sq Ft: 80,000
7,500 Sq Ft: 12,000	40,000 Sq Ft: 33,000	435,600 Sq Ft: 150,000
10,000 Sq Ft: 15,000	50,000 Sq Ft: 39,000	653,400 Sq Ft: 225,000
12,500 Sq Ft: 16,500	60,000 Sq Ft: 45,000	871,200 Sq Ft: 270,000
15,000 Sq Ft: 18,000	87,120 Sq Ft: 49,000	1,089,000 Sq Ft: 320,000
20,000 Sq Ft: 23,000	130,680 Sq Ft: 53,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-05.18-05 BAILEY/DURANT/IRMAGENE/W MI, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 530
Standard Frontage: 66 Standard Depth : 140

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-07.18-07 BON AIR FARMS2, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 400
Standard Frontage: 150 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-10.18-10 FARMINGTON #1, SUPERVR'S PLAT, Last Edited: 11/02/2022

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 570
Standard Frontage: 83 Standard Depth : 300

Minimum Value for Frontages/Sites: 13,000

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-14.18-14 MICHIGAN HEIGHTS, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 490
Standard Frontage: 38 Standard Depth : 132

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-16.18-16 WESTWOOD VILLAGE #1,#2, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 500
Standard Frontage: 60 Standard Depth : 158

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-17.18-17 WINDEMERE, Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 475
Standard Frontage: 41 Standard Depth : 140

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-02.19-02 WAVERLY HILLS (OFF RIVER), Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'OFF RIVER ' FF Rate: 430
Standard Frontage: 175 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-03.19-03 WAVERLY HILLS (RIVER FRONT), Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'RIVER FRONT ' FF Rate: 465
Standard Frontage: 200 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 301.301 INDUSTRIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'Industrial Land'

2,500 Sq Ft: 25,000	25,000 Sq Ft: 70,000	174,240 Sq Ft: 165,000
5,000 Sq Ft: 28,500	30,000 Sq Ft: 80,000	217,800 Sq Ft: 176,000
7,500 Sq Ft: 29,400	40,000 Sq Ft: 92,000	435,600 Sq Ft: 250,000
10,000 Sq Ft: 30,300	50,000 Sq Ft: 98,500	653,400 Sq Ft: 300,000
12,500 Sq Ft: 37,000	60,000 Sq Ft: 110,000	871,200 Sq Ft: 350,000
15,000 Sq Ft: 43,000	87,120 Sq Ft: 134,000	1,089,000 Sq Ft: 450,000
20,000 Sq Ft: 55,000	130,680 Sq Ft: 148,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 51.251 351 551 PERSONAL PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 90.90 EXEMPT PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 99.99 REFERENCE ONLY, Last Edited: 11/19/2014

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Commercial/Industrial Land Value Analysis

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	SQ FT	$/SQ FT	ECF Neigh
33-21-01-02-402-009	2710 LAKE LANSING RD	02/23/2023	$8750000	6,244,018 114,721	$2391261	195,149	12.25	02-00
33-21-01-02-102-006	2305 LAKE LANSING RD	03/24/2023	$950000	0 0	$950000	43,565	21.81	02-00
33-21-01-02-102-007	SHOWTIME DR	05/31/2023	$650000	0 0	$650000	83,567	7.78	02-00
33-21-01-02-102-008	3320 PREYDE BLVD	05/31/2023	$15000000	7,310,163 49,878	$7639959	101,581	75.21	02-00
33-21-01-02-102-001	2201 SHOWTIME DR	05/31/2023	$14572429	8,721,141 70,485	$5780803	141,105	40.97	02-00
33-21-01-02-102-011	PREYDE BLVD	05/25/2023	$1300000	0 0	$546000	25,223	21.65	02-00
33-21-01-02-102-012	PREYDE BLVD	05/25/2023	$1300000	37,515 0	$716485	34,763	20.61	02-00

Avg Land Residual	$5888918
Average Land Residual per Effective Front Foot	$53

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	SQ FT	$/SQ FT	ECF Neigh
33-21-01-03-426-026	1701 LAKE LANSING RD	09/22/2023	$1750000	796,182	$891222	57,499	15.50	03-01
				62,596				
33-21-01-03-427-039	1634 LAKE LANSING RD	06/01/2023	$4650000	4,100,378	$363668	212,137	1.71	03-01
				185,954				

Avg Land Residual	$3200000
Average Land Residual per Effective Front Foot	$26

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Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	SQ FT	$/SQ FT	ECF Neigh
33-21-01-18-429-016	118 CLARE (VAC S OF) ST	10/12/2023	$150000	0 0	$19500	4,370	4.46	07-12
33-21-01-18-429-015	118 CLARE ST	10/12/2023	$150000	0 0	$36000	13,110	2.75	07-12
33-21-01-19-301-004	1315 S WAVERLY RD	10/12/2023	$550000	339,115 50,050	$160835	67,954	2.37	07-12
33-21-01-19-177-002	3330 OLD LANSING RD	09/28/2023	$175000	91,732 30,254	$53014	80,586	.66	07-12
33-21-01-18-451-069	BUSINESS CENTRE DR	09/12/2023	$29000	0 0	$29000	19,896	1.46	07-12
33-21-01-19-229-006	2401 W MAIN ST	08/14/2023	$70000	27,947 11,693	$30360	20,473	1.48	07-12
33-21-01-18-301-035	225 S WAVERLY RD	07/31/2023	$2100000	138,552 10,585	$290043	30,812	9.41	07-12
33-21-01-18-301-047	233 S WAVERLY RD	07/31/2023	$2100000	760,579 28,268	$871973	53,958	16.16	07-12

Avg Land Residual $447006

Average Land Residual per Effective Front Foot $9

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	SQ FT	$/SQ FT	ECF Neigh
33-21-01-19-176-003	3300 W MAIN ST	07/10/2023	$1000000	619,429 47,052	$333519	203,425	1.64	07-12
33-21-01-18-404-001	2717 W MICHIGAN AVE	05/17/2023	$339500	133,968 27,501	$178031	20,925	8.51	07-12
33-21-01-19-176-006	3200 W MAIN ST	03/30/2023	$1000000	485,156 11,952	$502892	85,378	5.89	07-12
33-21-01-18-433-017	342 CLARE ST	02/13/2023	$75000	22,751 3,136	$49113	23,290	2.11	07-12

Avg Land Residual	$447006
Average Land Residual per Effective Front Foot	$9

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	SQ FT	$/SQ FT	ECF Neigh
33-21-01-14-330-030	214 S CHARLES ST	07/13/2023	$100000	87,047	$10577	5,568	1.90	14-03
				2,376				
33-21-01-14-386-011	618 S CHARLES ST	06/06/2023	$114900	75,752	$33140	21,280	1.56	14-03
				6,008				

Avg Land Residual	$107450
Average Land Residual per Effective Front Foot	$12

Commercial Vacant Sales
Saginaw Street — Tax Yr 2024
Lansing Twp/Delta Twp

Parcel Number	Sale Price	Sale Date	Lot Size Acres	$/Acre	Lot Size S.F.	$/S.F.	Lo epth	Current Buildings	Zoning	Juridiction	a Count	Sale #
33-21-01-02-302-006	$ 555,000	12/14/2004	0.91	$ 609,890	39808	$ 13.94	#	Retail Strip	PD	Lansing Twp		30c
33-21-01-03-427-026	$ 585,000	6/14/2013	1.15	$ 508,696	49876	$ 11.73	#	Retail	E-Local	Lansing Twp		31c
33-21-01-02-128-001	$ 1,200,000	3/13/2014	2.08	$ 576,923	90474	$ 13.26		Hotel	PD	Lansing Twp		32c
33-21-01-14-205-016	$ 370,000	11/21/2005	0.45	$ 822,222	19602	$ 18.88	#	Retail Strip	F- Comm.	Lansing Twp		33c
33-02-02-21-254-037	$ 1,700,000	3/2/2011	1.45	$ 1,172,414	62964	$ 27.00		Retail	C-2 Comm.	Merdiian Twp		
040-014-200-234-00	$ 1,000,000	1/11/2008	1.22	$ 819,672	53143	$ 18.82	#	Bank	B1 - Comm.	Delta Twp		
040-016-200-043-00	$ 767,407	9/8/2008	0.709	$ 1,082,379	30884	$ 24.85	#	Vacant	O-Office	Delta Twp		
040-009-300-078-00	$ 700,000	6/22/2011	1.22	$ 573,770	53143	$ 13.17	#	Restaurant	C- Commercial	Delta Twp		
040-013-200-021-00	$ 377,500	11/17/2010	0.96	$ 393,229	41818	$ 9.03	#	Retail	C- Commercial	Delta Twp		
040-047-400-010-00	$ 625,000	1/4/2012	0.99	$ 631,313	43124	$ 14.49	#	Restaurant	C- Commercial	Delta Twp		
040-088-005-010-00	$ 450,000	7/27/2011	0.97	$ 463,918	42253	$ 10.65	#	Auto-wash	C- Commercial	Delta Twp		
040-015-200-155-00	$ 265,000	3/25/2021	0.45	$ 588,889	19602	$ 13.52	#	Vacant	C- Commercial	Delta Twp		
040-014-200-032-00	$ 1,000,000	6/8/2022	1.709	$ 585,138	74444	$ 13.43	#	Vacant	C- Commercial	Delta Twp		
040-009-300-025-00	$ 325,000	8/8/2022	6.41	$ 50,702	279220	$ 1.16	#	off saginaw	AG2 next to "C"	Delta Twp		
040-018-200-004-00	$ 750,000	4/28/2023	12.38	$ 60,582	539273	$ 1.39	#	Saginaw & Nixon	C- Commercial	Delta Twp		
Average				$ 595,982		$ 13.69						

Commercial Vacant Sales
Lansing Twp - West Side Tax Yr 2024 Land

Parcel Number	Sale Price	Sale Date	Lot Size Acres	$/Acre	Lot Size S.F.	$/S.F.	Neighborhood	Zoning	Address	Sale #
33-21-01-18-203-004	$ 101,000	3/16/2005	0.62	$ 162,903	27007.2	$ 3.74	07-12	G- General	2905 W Saginaw	34c
33-21-01-18-451-061	$ 60,000	10/3/2006	0.33	$ 181,818	14374.8	$ 4.17	07-12	G- General	601 Business Ctr	35c
33-21-01-19-177-003	$ 92,000	7/1/2008	1.29	$ 71,318	56192.4	$ 1.64	07-12	G- General	3300 Old Lansing	36c
33-21-01-19-101-002	$ 90,000	6/22/2015	1.56	$ 57,692	67953.6	$ 1.32	07-12	G- General	3621 W. St. Joe	37c
33-21-01-18-481-002	$ 130,000	5/19/2016	3.23	$ 40,248	140698.8	$ 0.92	07-12	G- General	2400 W. St. Joe	38c
33-21-01-19-201-006	$ 400,000	7/26/2016	7.36	$ 54,348	320601.6	$ 1.25	07-12	H-Indust	2907 W. St. Joe	39c
33-21-01-18-208-023	$ 30,300	6/23/2017	0.12	$ 252,500	5227.2	$ 5.80	07-12	H-Indust	413 N. Rosemary	
33-21-01-18-101-001	$ 2,200,000	9/19/2018	120.48	$ 18,260	5248109	$ 0.42	07-12	PUD	3701 W. Saginaw	
33-21-01-18-101-007	$ 750,000	2/25/2021	5.05	$ 148,515	219978	$ 3.41	07-12	PUD	3701 W. Saginaw	
33-21-01-18-481-002	$ 115,000	11/23/2022	3.23	$ 35,604	140698.8	$ 0.82	07-12	G- General	2300 W St. Joe	
33-21-01-18-451-064	$ 30,000	5/9/2022	0.53	$ 56,604	23086.8	$ 1.30	07-12	G- General	Business Ctr	
33-21-01-19-177-003	$ 149,900	12/16/2022	1.29	$ 116,202	56192.4	$ 2.67	07-12	G- General	3300 Old Lansing	
33-21-01-18-451-070	$ 28,000	2/3/2023	0.468	$ 59,829	20386.08	$ 1.37	07-12	G- General	426 Business Ctr	
33-21-01-18-451-069	$ 29,000	9/12/2023	0.457	$ 63,457	19906.92	$ 1.46	07-12	G- General	Business Ctr	
Average				$ 138,680		$ 2.17				

Acres	Avg $/acre
< 1acre	$ 172,361
1 to 2 acres	$ 64,505
2 to 4 acres	$ 40,248
4 to 10 acres	$ 54,348

Commercial Vacant Sales
Lansing Twp - East Side Section 2 & 3 Tax Yr 2024

Parcel Number	Sale Price	Sale Date	Lot Size Acres	$/Acre	Lot Size S.F.	$/S.F.	:F	Neighborhood	Zoning	Address	'F Sale #	
33-21-01-03-451-009	$ 1,148,400	1/9/2004	10.47	$ 109,685	456073.2	$ 2.52		03-01	PD	1540 Lake Lans	1c	
33-21-01-02-329-014	$ 575,000	5/5/2004	0.93	$ 618,280	40510.8	$ 14.19		02-00	PD	2624 Lake Lans	21c	
33-21-01-03-479-007,008,009	$ 200,000	4/13/2004	2.44	$ 81,967	106286.4	$ 1.88	ui	03-20	C-4 MultiFamily	David	3c	
33-21-01-03-200-023	$ 48,000	8/5/2004	0.454	$ 105,727	19776.24	$ 2.43	#	03-01	G - General	Wood	22c	
33-21-01-02-302-006	$ 555,000	11/29/2006	0.91	$ 609,890	39639.6	$ 14.00		02-00	PD	2250 Lake Lans	30c	
33-21-01-02-100-029 & 030	$ 1,625,840	4/15/2006	3.42	$ 475,392	148975.2	$ 10.91		02-00	PD	Showtime	25c	
33-21-01-02-100-027,-026	$ 2,132,820	5/10/2006	10.02	$ 212,856	436471.2	$ 4.89		02-00	PD	Showtime	9c	
33-21-01-02-100-032 &033	$ 932,851	5/10/2006	1.96	$ 475,944	85377.6	$ 10.93		02-00	PD	Showtime	26c	
33-21-01-03-427-026	$ 585,000	6/14/2013	1.15	$ 508,696	50094	$ 11.68		03-01	E-Local	1824 Lake Lans	31c	
33-21-01-02-128-001	$ 1,200,000	3/13/2014	2.08	$ 576,923	90604.8	$ 13.24		02-00	PD	Showtime	32c	
33-21-01-02-100-035&-036	$ 800,000	6/14/2018	3.6	$ 222,222	156816	$ 5.10		02-00	PD	Wood		
33-21-01-02-100-002	$ 50,000	8/13/2021	0.51	$ 98,039	22215.6	$ 2.25		02-00	A- Resid	3318 Wood		
33-21-01-02-100-040	$10,964,030	8/19/2021	22.47	$ 487,941	978793.2	$ 11.20		02-00	PD	Towne Centre		walmart/sams
33-21-01-02-100-041	$ 8,435,970	8/19/2021	11.76	$ 717,344	512265.6	$ 16.47		02-00	PD	Towne Centre		walmart/sams
33-21-01-02-102-006	$ 950,000	3/24/2023	1.00	$ 950,000	43565	$ 21.81		02-00	PD	2305 Lake Lans		Credit Union
33-21-01-02-102-011& 012	$ 1,300,000	5/25/2023	1.377	$ 944,081	59982.12	$ 21.67		02-00	PD	Preyde		
33-21-01-02-102-007	$ 650,000	5/31/2023	1.918	$ 338,895	83548.08	$ 7.78		02-00	PD	Showtime		
33-21-01-02-302-003	$ 749,000	6/20/2023	2.77	$ 270,397	120661.2	$ 6.21		02-00	A- Resid	2030 Wood		BWL purchase
Average				$ 433,571		$ 9.95						

Acres	Avg $/acre
< 1acre	$ 645,596
1 to 2 acres	$ 643,523
2 to 4 acres	$ 325,380
5 to 10 acres	$ 240,000
> 10 acres	$ 161,271

Lansing Twp - East Side Section 14 Tax Yr 2024

Parcel Number	Sale Price	Sale Date	Lot Size Acres	$/Acre	Lot Size S.F.	$/S.F.	:F	Neighborhood	Zoning	Address	'F Sale #
33-21-01-14-332-013	$ 16,000	12/6/2005	0.36	$ 44,444	15681.6	$ 1.02	#	14-03	G - General	316 S. Charles	7c
33-21-01-14-452-007	$ 4,000	5/29/2008	0.14	$ 28,571	6098.4	$ 0.66	#	14-03	F-Comm	429 S. Detroit	11c
33-21-01-14-330-032,033	$ 20,000	1/29/2008	0.13	$ 153,846	5662.8	$ 3.53	#	14-03	F-Comm	216 S Charles	12c
33-21-01-14-332-002	$ 10,000	1/25/2013	0.13	$ 76,923	5662.8	$ 1.77	#	14-03	F-Comm	307 S. Miflin	13c
33-21-01-14-456-002	$ 1,000	10/11/2013	0.13	$ 7,692	5662.8	$ 0.18	#	14-03	PD	1540 Lake Lans	14c
33-21-01-14-205-037	$ 107,500	9/24/2015	0.1372	$ 783,528	5976.4	$ 17.99	#	14-01	F-Comm	521 N Clippert	18c
33-21-01-14-332-003	$ 35,000	5/16/2016	0.1326	$ 263,952	5776.06	$ 6.06	#	14-02	F-Comm	309 S Miflin	19c
33-21-01-14-452-004	$ 5,000	3/24/2017	0.1358	$ 36,819	5915.45	$ 0.85	#	14-02	F-Comm	417 S Detroit	20c
33-21-01-14-402-023 multiprc	$ 890,000	12/17/2009	2.351	$ 378,562	102409.6	$ 8.69		14-03	F-Comm	Michigan	15c
33-21-01-14-330-027	$ 6,000	10/18/2018	0.1278	$ 46,948	5567.0	$ 1.08	#	14-03	F-Comm	Charles	
33-21-01-14-386-012	$ 55,000	12/27/2019	0.17	$ 323,529	7405.2	$ 7.43		14-03	F-Comm	626 S Charles	
33-21-01-14-452-009	$ 8,900	5/12/2020	0.14	$ 63,571	6098.4	$ 1.46		14-03	F-Comm	435 S Detroit	
33-21-01-14-382-023	$ 8,000	4/6/2022	0.26	$ 30,769	11325.6	$ 0.71		14-03	F-Comm	528 S Charles	
33-21-01-14-330-027	$ 6,000	10/18/2018	0.1278	$ 46,948	5567.0	$ 1.08		14-03	F-Comm	Charles	
33-21-01-14-386-009&010	$ 8,098	5/24/2023	0.366	$ 22,126	15943.0	$ 0.51		14-03	F-Comm	600 S Charles	
Average				$ 172,243		$ 3.95					

Acres	Avg $/acre
< 1acre	$ 174,472
1 to 2 acres	None
2 to 4 acres	$ 378,562
5 to 10 acres	None
> 10 acres	None

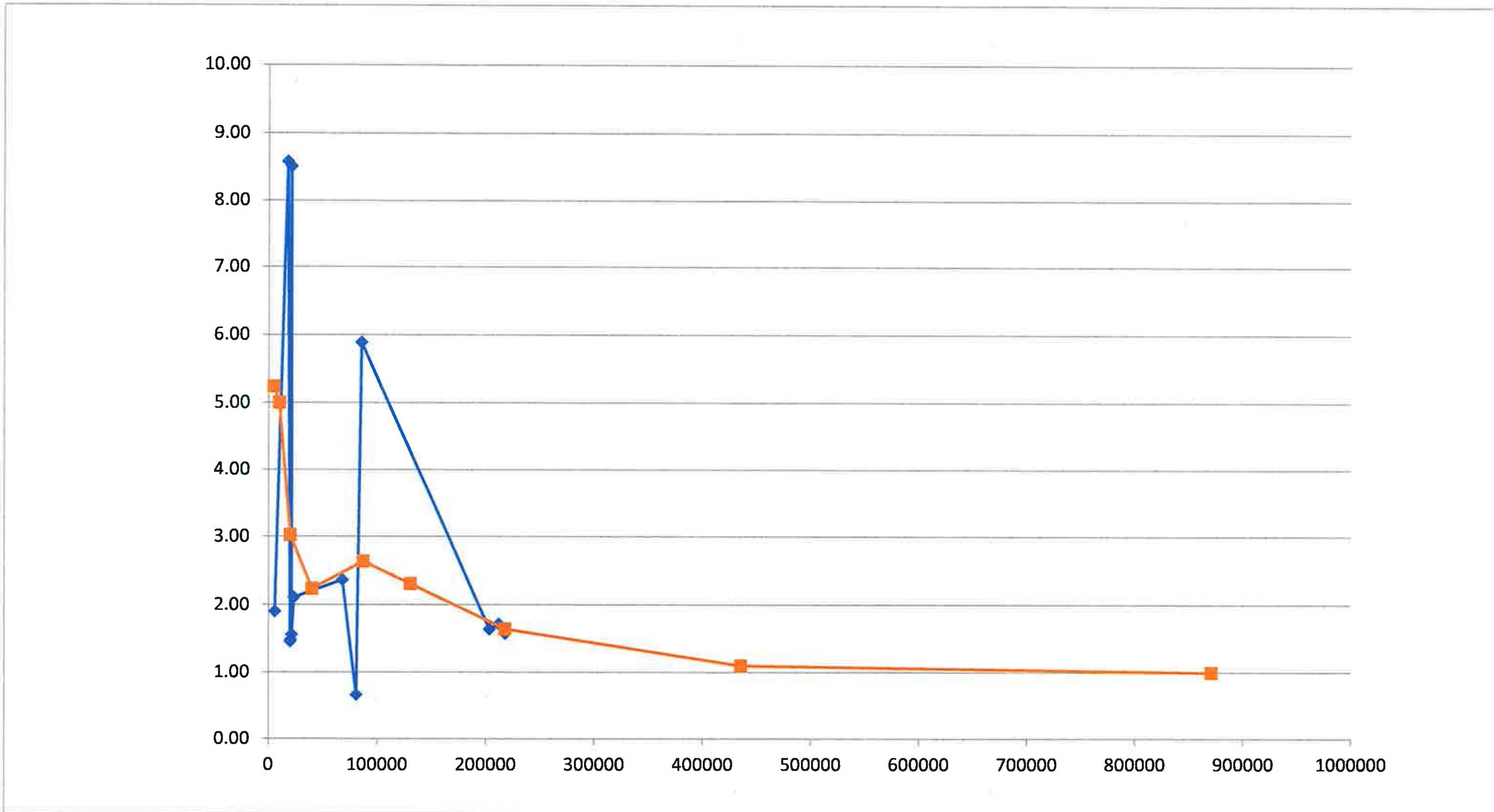
ABSTRACTION

Lansing Charter Twp - Vacant Land Sales Analysis - Neighborhood - COMMERCIAL as of 12/31/2023

Land Tables - 02-00, 03-01, 07-12 & 14-01

33-21-01	Parcel Number	Sales Date	Sales Price	Land Improvements	Bldg Improvements	Land Residual	Net SQ FT	$/SF
	14-330-030	7/13/2023	$ 100,000	$ 2,376	$ 87,047	$ 10,577	5568	1.90
	18-429-015 & 016	10/12/2023	$ 150,000	$ -	$ -	$ 150,000	17480	8.58
	18-451-069	9/12/2023	$ 29,000	$ -	$ -	$ 29,000	19896	1.46
	19-229-006	8/14/2023	$ 70,000	$ 11,693	$ 27,947	$ 30,360	20473	1.48
	18-404-001	5/17/2023	$ 339,500	$ 27,501	$ 133,968	$ 178,031	20925	8.51
	14-386-011	6/6/2023	$ 114,900	$ 6,008	$ 75,752	$ 33,140	21280	1.56
	18-433-017	2/13/2023	$ 75,000	$ 3,136	$ 22,751	$ 49,113	23290	2.11
	19-301-004	10/12/2023	$ 550,000	$ 50,050	$ 339,115	$ 160,835	67954	2.37
	19-177-002	9/28/2023	$ 175,000	$ 30,254	$ 91,732	$ 53,014	80586	0.66
	19-176-006	3/30/2023	$ 1,000,000	$ 11,952	$ 485,156	$ 502,892	85378	5.89
	19-176-003	7/10/2023	$ 1,000,000	$ 47,052	$ 619,429	$ 333,519	203425	1.64
	03-427-039	6/1/2023	$ 4,650,000	$ 185,954	$ 4,100,378	$ 363,668	212137	1.71
	11-301-002	8/23/2023	$ 1,525,000	$ 16,346	$ 1,165,587	$ 343,067	217800	1.58

	Average
Sq Ft	$/SF
5000	$ 5.24
10000	$ 5.00
20000	$ 3.02
40000	$ 2.24
87120	$ 2.64
130680	$ 2.31
217800	$ 1.64
435600	$ 1.10
871200	$ 1.00



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ABSTRACTION

Lansing Charter Twp - Vacant Land Sales Analysis - Neighborhood - COMMERCIAL as of 12/31/2023

Land Tables - Eastwood Mall Area - Lake Lansing Frontage

33-21-01	Parcel Number	Sales Date	Sales Price	Land Improvements	Bldg Improvements	Land Residual	Net SQ FT	$/SF	
	02-102-006	3/24/2023	$ 950,000	$ -	$ -	$ 950,000	43565	21.81	
	03-426-026	9/22/2023	$ 1,750,000	$ 62,596	$ 796,182	$ 891,222	57499	15.50	
	02-102-011 & -012	5/25/2023	$ 1,300,000	$ -	$ 37,515	$ 1,262,485	59986	21.05	
	02-102-007	5/31/2023	$ 650,000	$ -	$ -	$ 650,000	83567	7.78	
	02-102-008	5/31/2023	$ 15,000,000	$ 49,878	$ 7,310,163	$ 7,639,959	101581	75.21	
	02-102-001	5/31/2023	$ 14,572,429	$ 70,485	$ 8,721,141	$ 5,780,803	141105	40.97	
	02-402-009	2/23/2023	$ 8,750,000	$ 6,244,018	$ 114,721	$ 2,391,261	195149	12.25	motel
								27.79	

Residential Land Value Analysis

Residential Land Value Analysis 03-02 IDEAL GARDEN FARMS

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-03-478-011	1628 BARRITT ST	09/26/2023	$29500	$8691 $	$20809	72.42	$287	03-02	70.54%
33-21-01-03-478-010	1618 BARRITT ST	07/28/2023	$116000	$57284 $	$58716	81.26	$723	03-02	50.62%
33-21-01-03-478-003	1700 BARRITT ST	01/11/2022	$142000	$117235 $	$24765	55.58	$446	03-02	17.44%

Avg Land Residual	$34763
Average Land Residual per Effective Front Foot	$485
Average Allocated Land Ratio	46.20%

Residential Land Value Analysis 03-03 PEPPER TREE CONDOS

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-03-477-016	1623 PEPPER TREE LN 16	08/08/2023	$126500	$86717 $	$39783	0.00	$0	03-03	31.45%
33-21-01-03-477-017	1621 PEPPER TREE LN 17	05/22/2023	$152000	$93597 $	$58403	0.00	$0	03-03	38.42%
33-21-01-03-477-002	1612 PEPPER TREE LN 2	04/28/2022	$145000	$91935 $	$53065	0.00	$0	03-03	36.60%
33-21-01-03-477-006	1611 PEPPER TREE LN 6	08/13/2021	$127000	$95106 $	$31894	0.00	$0	03-03	25.11%
33-21-01-03-477-014	1627 PEPPER TREE LN 14	05/19/2021	$120000	$95925 $	$24075	0.00	$0	03-03	20.06%

Avg Land Residual	$41444
Average Land Residual per Effective Front Foot	$0
Average Allocated Land Ratio	30.33%

Residential Land Value Analysis   07-01 DRYER FARMS/WAV & WILLOW

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-381-001	812 DRYER FARM RD	09/30/2022	$277300	$131132 $	$146168	172.44	$848	07-01	52.71%
33-21-01-07-329-023	910 DRYER FARM RD	08/16/2022	$240000	$110826 $	$129174	199.64	$647	07-01	53.82%
33-21-01-07-378-011	3326 W SAGINAW ST	05/23/2022	$154000	$124087 $4937	$24976	50.11	$498	07-01	16.22%
33-21-01-07-376-020	823 BON AIR RD	01/06/2022	$125000	$72806 $319	$51875	79.16	$655	07-01	41.50%
33-21-01-07-376-019	831 BON AIR RD	12/17/2021	$117000	$68385 $836	$47779	139.45	$343	07-01	40.84%
33-21-01-07-328-028	911 GOULD RD	11/02/2021	$120000	$93025 $	$26975	55.07	$490	07-01	22.48%
33-21-01-07-329-022	926 DRYER FARM RD	08/18/2021	$198000	$127386 $	$70614	92.69	$762	07-01	35.66%

Avg Land Residual	$70498
Average Land Residual per Effective Front Foot	$599
Average Allocated Land Ratio	38.83%

Residential Land Value Analysis   07-01 DRYER FARMS/WAV & WILLOW

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-377-002	906 BON AIR RD	07/27/2021	$140000	$73576 $	$66424	121.09	$549	07-01	47.45%

Avg Land Residual	$70498
Average Land Residual per Effective Front Foot	$599
Average Allocated Land Ratio	38.83%

Residential Land Value Analysis 07-02 EDGEMONT PARK #1,#2

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-353-021	3524 W SAGINAW ST	03/06/2023	$125000	$91219 $	$33781	70.56	$479	07-02	27.02%
33-21-01-07-357-006	3413 UPTON RD	11/18/2022	$145000	$95187 $	$49813	76.44	$652	07-02	34.35%
33-21-01-07-376-010	830 MORRIS AVE	11/14/2022	$193425	$145904 $	$47521	56.78	$837	07-02	24.57%
33-21-01-07-356-022	805 MORRIS AVE	09/01/2022	$160000	$116133 $	$43867	68.10	$644	07-02	27.42%
33-21-01-07-304-024	1013 ANDRUS AVE	08/19/2022	$154500	$99633 $119	$54748	57.42	$953	07-02	35.44%
33-21-01-07-357-014	3420 W SAGINAW ST	05/23/2022	$184000	$137457 $	$46543	67.64	$688	07-02	25.30%
33-21-01-07-357-016	3408 W SAGINAW ST	05/10/2022	$145000	$104348 $	$40652	78.57	$517	07-02	28.04%

Avg Land Residual	$41353
Average Land Residual per Effective Front Foot	$644
Average Allocated Land Ratio	26.48%

Residential Land Value Analysis 07-02 EDGEMONT PARK #1,#2

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-376-013	816 MORRIS AVE	03/25/2022	$163500	$120274 $	$43226	56.78	$761	07-02	26.44%
33-21-01-07-351-027	723 MITCHELL AVE	03/21/2022	$250000	$193334 $	$56666	67.87	$835	07-02	22.67%
33-21-01-07-353-016	739 FITTING AVE	01/21/2022	$154000	$123013 $	$30987	58.83	$527	07-02	20.12%
33-21-01-07-304-026	817 MITCHELL AVE	11/01/2021	$155000	$115084 $	$39916	63.97	$624	07-02	25.75%
33-21-01-07-354-015	905 ANDRUS AVE	09/13/2021	$143000	$103503 $1167	$38330	57.36	$668	07-02	26.80%
33-21-01-07-355-001	3437 SYLVAN DR	08/27/2021	$147000	$100801 $	$46199	71.49	$646	07-02	31.43%
33-21-01-07-356-020	815 MORRIS AVE	08/19/2021	$136000	$95177 $	$40823	58.80	$694	07-02	30.02%

Avg Land Residual	$41353
Average Land Residual per Effective Front Foot	$644
Average Allocated Land Ratio	26.48%

Residential Land Value Analysis 07-02 EDGEMONT PARK #1,#2

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-355-007	3415 SYLVAN DR	08/06/2021	$145000	$106776 $1335	$36889	59.60	$619	07-02	25.44%
33-21-01-07-354-003	770 FITTING AVE	05/06/2021	$145000	$111982 $2421	$30597	58.21	$526	07-02	21.10%
33-21-01-07-354-024	3430 UPTON RD	05/05/2021	$145000	$127529 $	$17471	65.94	$265	07-02	12.05%
33-21-01-07-353-008	781 FITTING AVE	04/16/2021	$141830	$95502 $	$46328	70.42	$658	07-02	32.66%

Avg Land Residual	$41353
Average Land Residual per Effective Front Foot	$644
Average Allocated Land Ratio	26.48%

Residential Land Value Analysis 07-03 EDGEMONT PARK #4,#5,#6, #

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-303-001	1016 PENDLETON DR	03/16/2023	$155000	$95034 $	$59966	66.52	$901	07-03	38.69%
33-21-01-07-308-001	1114 MITCHELL AVE	02/22/2023	$140000	$104172 $	$35828	66.18	$541	07-03	25.59%
33-21-01-07-308-008	1104 MITCHELL AVE	02/02/2023	$174000	$114824 $	$59176	60.99	$970	07-03	34.01%
33-21-01-07-303-015	925 FITTING AVE	07/15/2022	$165000	$103944 $	$61056	61.53	$992	07-03	37.00%
33-21-01-07-303-013	939 FITTING AVE	06/17/2022	$175000	$121068 $	$53932	58.39	$924	07-03	30.82%
33-21-01-07-328-012	3229 TIMBER DR	06/15/2022	$166000	$120064 $	$45936	67.24	$683	07-03	27.67%
33-21-01-07-327-009	1114 GOULD RD	06/03/2022	$160000	$118402 $	$41598	67.48	$616	07-03	26.00%

Avg Land Residual	$40801
Average Land Residual per Effective Front Foot	$641
Average Allocated Land Ratio	25.75%

Residential Land Value Analysis 07-03 EDGEMONT PARK #4,#5,#6, #

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-329-012	1042 BOYNTON DR	05/31/2022	$155000	$99892 $	$55108	58.79	$937	07-03	35.55%
33-21-01-07-351-017	923 PENDLETON DR	05/26/2022	$160000	$100746 $	$59254	68.71	$862	07-03	37.03%
33-21-01-07-307-014	1121 MORRIS AVE	04/29/2022	$166500	$128255 $220	$38025	63.97	$594	07-03	22.84%
33-21-01-07-326-017	1139 GOULD RD	04/19/2022	$140100	$133069 $	$7031	67.18	$105	07-03	5.02%
33-21-01-07-301-051	3526 MACON AVE	04/05/2022	$195000	$139346 $	$55654	63.18	$881	07-03	28.54%
33-21-01-07-351-032	1010 N WAVERLY RD	04/01/2022	$201000	$158969 $3299	$38732	81.66	$474	07-03	19.27%
33-21-01-07-303-001	1016 PENDLETON DR	03/16/2022	$143000	$95034 $	$47966	66.52	$721	07-03	33.54%

Avg Land Residual	$40801
Average Land Residual per Effective Front Foot	$641
Average Allocated Land Ratio	25.75%

Residential Land Value Analysis   07-03 EDGEMONT PARK #4,#5,#6, #

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-327-034	1035 BOYNTON DR	03/11/2022	$130000	$109213 $	$20787	64.40	$323	07-03	15.99%
33-21-01-07-327-016	3210 TIMBER DR	01/07/2022	$137400	$98665 $	$38735	75.89	$510	07-03	28.19%
33-21-01-07-301-036	1117 MITCHELL AVE	12/03/2021	$137500	$107153 $	$30347	56.47	$537	07-03	22.07%
33-21-01-07-307-006	3409 OVERLEA DR	11/17/2021	$137500	$119674 $	$17826	55.97	$319	07-03	12.96%
33-21-01-07-307-010	3424 CORNELIA DR	11/08/2021	$153000	$119468 $904	$32628	55.97	$583	07-03	21.33%
33-21-01-07-326-024	1105 GOULD RD	09/30/2021	$170000	$128695 $	$41305	68.02	$607	07-03	24.30%
33-21-01-07-307-011	3418 CORNELIA DR	09/21/2021	$152000	$107654 $	$44346	55.97	$792	07-03	29.18%

Avg Land Residual	$40801
Average Land Residual per Effective Front Foot	$641
Average Allocated Land Ratio	25.75%

Residential Land Value Analysis 07-03 EDGEMONT PARK #4,#5,#6, #

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-327-028	1103 BOYNTON DR	09/07/2021	$130000	$105797 $	$24203	68.11	$355	07-03	18.62%
33-21-01-07-326-001	3333 W WILLOW ST	09/01/2021	$190000	$153498 $	$36502	82.99	$440	07-03	19.21%
33-21-01-07-303-002	3717 MACON AVE	08/30/2021	$154900	$115927 $	$38973	54.85	$711	07-03	25.16%
33-21-01-07-301-043	3712 MACON AVE	06/01/2021	$139000	$103891 $	$35109	54.40	$645	07-03	25.26%

Avg Land Residual	$40801
Average Land Residual per Effective Front Foot	$641
Average Allocated Land Ratio	25.75%

Residential Land Value Analysis — 07-05 RAVENSWD, SHAFER & WILLOW

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-154-031	1511 BRIARWOOD RD	04/02/2021	$220000	$173162 $	$46838	60.40	$775	07-05	21.29%
33-21-01-07-154-005	3509 SPRINGBROOK LN	06/07/2021	$210000	$178713 $165	$31122	63.74	$488	07-05	14.82%
33-21-01-07-154-023	3342 SNOWGLEN LN	06/16/2021	$201000	$177062 $	$23938	69.08	$347	07-05	11.91%
33-21-01-07-104-029	1724 BRIARWOOD RD	06/25/2021	$200000	$162107 $466	$37427	75.26	$497	07-05	18.71%
33-21-01-07-301-023	1222 RAVENSWOOD DR	07/27/2021	$241000	$179313 $	$61687	61.44	$1004	07-05	25.60%
33-21-01-07-152-038	1401 RAVENSWOOD DR	08/12/2021	$180000	$134613 $	$45387	76.73	$592	07-05	25.22%
33-21-01-07-177-017	3301 PICKWICK PL	10/01/2021	$155400	$128056 $	$27344	67.43	$406	07-05	17.60%

Avg Land Residual	$46935
Average Land Residual per Effective Front Foot	$656
Average Allocated Land Ratio	23.02%

Standard

Residential Land Value Analysis   07-05 RAVENSWD,SHAFER & WILLOW

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-177-036	3300 W WILLOW ST	11/23/2021	$145000	$115701 $	$29299	65.49	$447	07-05	20.21%
33-21-01-07-301-025	1208 RAVENSWOOD DR	11/23/2021	$217000	$175932 $1427	$39641	73.33	$541	07-05	18.27%
33-21-01-07-177-024	3430 W WILLOW ST	12/10/2021	$180000	$130893 $356	$48751	59.78	$815	07-05	27.08%
33-21-01-07-152-032	1511 RAVENSWOOD DR	01/13/2022	$165000	$146592 $99	$18309	59.78	$306	07-05	11.10%
33-21-01-07-154-017	3434 SNOWGLEN LN	03/14/2022	$180000	$141673 $	$38327	63.74	$601	07-05	21.29%
33-21-01-07-177-009	3411 PICKWICK PL	04/22/2022	$155000	$125782 $	$29218	73.41	$398	07-05	18.85%
33-21-01-07-104-031	1716 BRIARWOOD RD	05/10/2022	$250000	$175966 $230	$73804	78.58	$939	07-05	29.52%

Avg Land Residual	$46935
Average Land Residual per Effective Front Foot	$656
Average Allocated Land Ratio	23.02%

Residential Land Value Analysis — 07-05 RAVENSWD,SHAFER & WILLOW

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-152-037	1411 RAVENSWOOD DR	06/03/2022	$195000	$139455 $	$55545	63.64	$873	07-05	28.48%
33-21-01-07-177-010	3407 PICKWICK PL	06/07/2022	$197500	$122415 $	$75085	77.10	$974	07-05	38.02%
33-21-01-07-105-002	1712 RAVENSWOOD DR	08/09/2022	$215000	$163921 $	$51079	72.50	$705	07-05	23.76%
33-21-01-07-153-005	3509 OAKCLIFF LN	08/15/2022	$175000	$152938 $	$22062	66.26	$333	07-05	12.61%
33-21-01-07-178-013	1413 BOYNTON DR	10/13/2022	$275000	$156527 $	$118473	85.33	$1388	07-05	43.08%
33-21-01-07-179-010	1328 BOYNTON DR	10/17/2022	$180000	$131492 $	$48508	77.20	$628	07-05	26.95%
33-21-01-07-177-016	3309 PICKWICK PL	12/12/2022	$210000	$164007 $	$45993	81.61	$564	07-05	21.90%

Avg Land Residual	$46935
Average Land Residual per Effective Front Foot	$656
Average Allocated Land Ratio	23.02%

Residential Land Value Analysis 07-05 RAVENSWD,SHAFER & WILLOW

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-153-023	3304 SPRINGBROOK LN	12/30/2022	$215000	$150268 $	$64732	80.80	$801	07-05	30.11%

Avg Land Residual	$46935
Average Land Residual per Effective Front Foot	$656
Average Allocated Land Ratio	23.02%

Residential Land Value Analysis 07-05 RAVENSWD,SHAFER & WILLOW

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-104-003	1763 BOYNTON DR	05/27/2022	$275000	$199909 $	$75091	88.57	$848	07-05	27.31%
33-21-01-07-104-014	1623 BOYNTON DR	05/12/2022	$310000	$265928 $	$44072	94.01	$469	07-05	14.22%

River Front

Avg Land Residual	$59582
Average Land Residual per Effective Front Foot	$658
Average Allocated Land Ratio	20.76%

Residential Land Value Analysis 07-09 WESTFIELD HILLS #1,2,3,4,

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-07-404-009	2903 TIMBER DR	03/22/2023	$100000	$75738 $1303	$22959	57.97	$396	07-09	22.96%
33-21-01-07-406-007	1015 EASTFIELD RD	02/23/2023	$102900	$82661 $1104	$19135	71.19	$269	07-09	18.60%
33-21-01-07-402-010	2827 W WILLOW ST	11/18/2022	$116500	$80444 $	$36056	64.81	$556	07-09	30.95%
33-21-01-07-402-006	2917 W WILLOW ST	05/25/2022	$99000	$69795 $	$29205	64.81	$451	07-09	29.50%
33-21-01-07-401-001	3033 W WILLOW ST	05/06/2022	$230000	$170062 $7654	$52284	132.44	$395	07-09	22.73%
33-21-01-07-403-014	2922 TIMBER DR	04/19/2022	$155000	$107039 $	$47961	62.58	$766	07-09	30.94%
33-21-01-07-404-005	2923 TIMBER DR	04/12/2022	$165000	$112967 $59	$51974	56.79	$915	07-09	31.50%

Avg Land Residual	$29352
Average Land Residual per Effective Front Foot	$456
Average Allocated Land Ratio	22.28%

Residential Land Value Analysis 07-09 WESTFIELD HILLS #1,2,3,4,

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-404-014	1009 NORWOOD RD	04/05/2022	$175000	$124893 $	$50107	59.43	$843	07-09	28.63%
33-21-01-07-401-014	1011 WESTFIELD RD	03/04/2022	$118100	$101602 $	$16498	53.82	$307	07-09	13.97%
33-21-01-07-402-011	2821 W WILLOW ST	02/11/2022	$99000	$76716 $	$22284	64.81	$344	07-09	22.51%
33-21-01-07-404-008	2909 TIMBER DR	01/07/2022	$88300	$73222 $	$15078	54.07	$279	07-09	17.08%
33-21-01-07-403-017	2908 TIMBER DR	12/10/2021	$109000	$86382 $402	$22216	59.58	$373	07-09	20.38%
33-21-01-07-401-012	1021 WESTFIELD RD	11/18/2021	$162000	$138792 $922	$22286	63.67	$350	07-09	13.76%
33-21-01-07-404-003	3009 TIMBER DR	07/28/2021	$155000	$131842 $2529	$20629	57.97	$356	07-09	13.31%

Avg Land Residual	$29352
Average Land Residual per Effective Front Foot	$456
Average Allocated Land Ratio	22.28%

Residential Land Value Analysis 07-09 WESTFIELD HILLS #1,2,3,4,

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-07-408-006	928 EASTFIELD RD	07/12/2021	$120000	$96669 $	$23331	55.86	$418	07-09	19.44%
33-21-01-07-406-009	1001 EASTFIELD RD	06/24/2021	$130000	$101940 $421	$27639	64.39	$429	07-09	21.26%
33-21-01-07-402-003	3005 W WILLOW ST	06/16/2021	$120000	$88729 $570	$30701	64.81	$474	07-09	25.58%
33-21-01-07-402-027	2816 RISLEY DR	06/10/2021	$100000	$81547 $465	$17988	63.59	$283	07-09	17.99%

Avg Land Residual	$29352
Average Land Residual per Effective Front Foot	$456
Average Allocated Land Ratio	22.28%

Residential Land Value Analysis 11-01 DOVER CONDOMINIUMS

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-11-456-026	1043 KIMBERLY DR #12	09/20/2023	$60000	$48243 $	$11757	0.00	$0	11-01	19.60%
33-21-01-11-456-019	1041 KIMBERLY DR #5	09/08/2023	$110000	$73142 $	$36858	0.00	$0	11-01	33.51%
33-21-01-11-456-019	1041 KIMBERLY DR #5	09/01/2021	$90000	$73142 $	$16858	0.00	$0	11-01	18.73%
33-21-01-11-456-024	1043 KIMBERLY DR #10	06/30/2021	$74000	$57312 $	$16688	0.00	$0	11-01	22.55%
33-21-01-11-456-023	1041 KIMBERLY DR #9	11/23/2020	$61500	$44595 $	$16905	0.00	$0	11-01	27.49%

Avg Land Residual	$19813
Average Land Residual per Effective Front Foot	$0
Average Allocated Land Ratio	24.37%

Residential Land Value Analysis 11-03 GROESBECK AREA

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-11-402-013	1211 CHESTER RD	02/14/2023	$212000	$187617 $	$24383	72.75	$335	11-03	11.50%
33-21-01-11-306-018	1009 N HAYFORD AVE	01/27/2023	$214900	$191750 $	$23150	52.40	$442	11-03	10.77%
33-21-01-11-307-019	2309 MARGUERITE AVE	01/18/2023	$161500	$115233 $	$46267	54.14	$855	11-03	28.65%
33-21-01-11-257-003	2816 HOPKINS AVE	12/14/2022	$244000	$189146 $	$54854	61.88	$886	11-03	22.48%
33-21-01-11-178-014	1417 GAY LN	12/12/2022	$150000	$116801 $	$33199	55.35	$600	11-03	22.13%
33-21-01-11-159-014	1536 WOOD ST	11/29/2022	$205000	$160676 $	$44324	185.24	$239	11-03	21.62%
33-21-01-11-161-010	1419 N HAYFORD AVE	11/14/2022	$179900	$133749 $	$46151	62.07	$744	11-03	25.65%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-11-131-011	1718 GAY LN	10/31/2022	$240000	$205152 $	$34848	67.15	$519	11-03	14.52%
33-21-01-11-161-016	1309 N HAYFORD AVE	10/28/2022	$167000	$121875 $	$45125	61.44	$735	11-03	27.02%
33-21-01-11-129-009	2503 LYMAN DR	09/16/2022	$212000	$146912 $1226	$63862	65.52	$975	11-03	30.12%
33-21-01-11-133-011	1706 AUTUMN LN	09/09/2022	$246000	$182416 $2583	$61001	63.72	$957	11-03	24.80%
33-21-01-11-161-011	1413 N HAYFORD AVE	07/27/2022	$160000	$123968 $	$36032	61.06	$590	11-03	22.52%
33-21-01-11-133-005	1802 AUTUMN LN	07/27/2022	$214900	$150320 $	$64580	64.02	$1009	11-03	30.05%
33-21-01-11-156-002	1253 N HAYFORD AVE	07/07/2022	$178000	$136985 $317	$40698	84.93	$479	11-03	22.86%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-11-402-002	1234 KIMBERLY DR	07/01/2022	$220000	$157880 $	$62120	72.75	$854	11-03	28.24%
33-21-01-11-327-006	1239 DOWNER ST	06/14/2022	$195100	$150166 $	$44934	78.28	$574	11-03	23.03%
33-21-01-11-108-016	1911 N HAYFORD AVE	06/09/2022	$230000	$170032 $	$59968	60.63	$989	11-03	26.07%
33-21-01-11-159-054	2013 HOPKINS AVE	06/01/2022	$233700	$194873 $	$38827	76.03	$511	11-03	16.61%
33-21-01-11-402-005	1216 KIMBERLY DR	05/31/2022	$252000	$196589 $	$55411	71.91	$771	11-03	21.99%
33-21-01-11-401-006	1215 KIMBERLY DR	05/04/2022	$220000	$195679 $	$24321	68.91	$353	11-03	11.06%
33-21-01-11-330-011	1002 N FOSTER AVE	04/28/2022	$144000	$131045 $	$12955	60.63	$214	11-03	9.00%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-11-110-003	1720 WOOD ST	03/14/2022	$205000	$168424 $	$36576	86.77	$422	11-03	17.84%
33-21-01-11-302-019	1203 N MAGNOLIA AVE	02/07/2022	$168500	$143515 $	$24985	58.05	$430	11-03	14.83%
33-21-01-11-259-005	1246 CHESTER RD	01/21/2022	$245000	$227919 $	$17081	73.01	$234	11-03	6.97%
33-21-01-11-128-001	1934 AUTUMN LN	01/14/2022	$247000	$210764 $1777	$34459	75.51	$456	11-03	13.95%
33-21-01-11-132-005	1814 SPRINGFIELD LN	01/07/2022	$175000	$152837 $	$22163	79.61	$278	11-03	12.66%
33-21-01-11-305-010	1011 N MAGNOLIA AVE	11/17/2021	$127000	$101728 $	$25272	64.75	$390	11-03	19.90%
33-21-01-11-176-021	2515 MARK AVE	11/12/2021	$155000	$126047 $1070	$27883	64.75	$431	11-03	17.99%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-11-157-004	1510 N HAYFORD AVE	11/10/2021	$182000	$149919 $	$32081	64.58	$497	11-03	17.63%
33-21-01-11-178-018	2517 GAY LN	11/09/2021	$189000	$138358 $2015	$48627	62.61	$777	11-03	25.73%
33-21-01-11-330-007	1022 N FOSTER AVE	11/08/2021	$167000	$145997 $	$21003	54.07	$388	11-03	12.58%
33-21-01-11-302-018	1209 N MAGNOLIA AVE	10/29/2021	$180174	$140650 $357	$39167	58.05	$675	11-03	21.74%
33-21-01-11-178-004	1514 WEBER DR	10/14/2021	$184900	$147689 $767	$36444	55.35	$658	11-03	19.71%
33-21-01-11-307-005	1112 N HAYFORD AVE	10/08/2021	$175000	$136518 $	$38482	51.77	$743	11-03	21.99%
33-21-01-11-106-024	1711 N HAYFORD AVE	09/28/2021	$215000	$182893 $1173	$30934	68.96	$449	11-03	14.39%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-11-177-018	2417 HOPKINS AVE	09/22/2021	$158000	$127953 $	$30047	62.61	$480	11-03	19.02%
33-21-01-11-133-011	1706 AUTUMN LN	09/09/2021	$211101	$182416 $2583	$26102	63.72	$410	11-03	12.36%
33-21-01-11-304-015	1213 N FOSTER AVE	09/07/2021	$186000	$154158 $	$31842	54.07	$589	11-03	17.12%
33-21-01-11-161-009	1425 N HAYFORD AVE	08/30/2021	$139900	$118570 $	$21330	63.00	$339	11-03	15.25%
33-21-01-11-132-027	1709 AUTUMN LN	08/24/2021	$182000	$157615 $880	$23505	63.54	$370	11-03	12.91%
33-21-01-11-161-015	1313 N HAYFORD AVE	08/19/2021	$175000	$127319 $642	$47039	60.63	$776	11-03	26.88%
33-21-01-11-127-018	1917 GAY LN	08/17/2021	$206555	$192599 $651	$13305	75.59	$176	11-03	6.44%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-11-302-012	1241 N MAGNOLIA AVE	08/17/2021	$191241	$171984 $	$19257	58.06	$332	11-03	10.07%
33-21-01-11-132-006	1806 SPRINGFIELD LN	08/07/2021	$220000	$179115 $1360	$39525	69.13	$572	11-03	17.97%
33-21-01-11-126-014	1933 AUTUMN LN	08/05/2021	$195000	$171179 $	$23821	68.67	$347	11-03	12.22%
33-21-01-11-177-013	1409 WEBER DR	07/30/2021	$149900	$123769 $320	$25811	55.35	$466	11-03	17.22%
33-21-01-11-179-003	1510 GAY LN	07/15/2021	$182500	$143221 $	$39279	55.35	$710	11-03	21.52%
33-21-01-11-305-005	1115 N MAGNOLIA AVE	05/24/2021	$192000	$152703 $	$39297	64.75	$607	11-03	20.47%
33-21-01-11-306-015	1023 N HAYFORD AVE	04/23/2021	$200000	$168641 $	$31359	54.07	$580	11-03	15.68%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis 11-03 GROESBECK AREA

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-11-157-024	1503 N FOSTER AVE	04/15/2021	$187500	$144717 $	$42783	79.62	$537	11-03	22.82%

Avg Land Residual	$36129
Average Land Residual per Effective Front Foot	$555
Average Allocated Land Ratio	18.73%

Residential Land Value Analysis   14-02 URBANDALE #1,#2

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-14-330-014	221 S MIFFLIN ST	02/28/2023	$68000	$51305 $	$16695	39.26	$425	14-02	24.55%
33-21-01-14-330-013	217 S MIFFLIN ST	12/21/2022	$65000	$45166 $	$19834	39.26	$505	14-02	30.51%
33-21-01-14-405-007	324 S DETROIT ST	03/31/2022	$210000	$47658 $	$6942	41.77	$166	14-02	12.71%
33-21-01-14-383-007	527 S CHARLES ST	05/27/2021	$41500	$32990 $110	$8400	40.42	$208	14-02	20.24%
33-21-01-14-402-021	239 S DETROIT ST	12/18/2020	$49750	$33158 $	$16592	40.57	$409	14-02	33.35%
33-21-01-14-386-008	635 S MIFFLIN ST	08/06/2020	$25000	$11960 $735	$12305	67.19	$183	14-02	49.22%

Avg Land Residual	$13461
Average Land Residual per Effective Front Foot	$316
Average Allocated Land Ratio	28.43%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-452-027	400 S ALGER ST	03/21/2023	$103000	$87946 $	$15054	99.18	$152	18-05	14.62%
33-21-01-18-430-023	349 S ALGER ST	01/12/2023	$82000	$61350 $	$20650	52.76	$391	18-05	25.18%
33-21-01-18-403-010	213 S GRACE ST	12/28/2022	$148250	$113246 $	$35004	75.59	$463	18-05	23.61%
33-21-01-18-433-003	315 HUNGERFORD ST	11/23/2022	$115000	$83884 $	$31116	38.46	$809	18-05	27.06%
33-21-01-18-406-018	326 S ROSEMARY ST	10/11/2022	$85000	$70669 $	$14331	43.42	$330	18-05	16.86%
33-21-01-18-428-013	112 HUNGERFORD ST	09/05/2022	$90000	$62774 $	$27226	38.46	$708	18-05	30.25%
33-21-01-18-402-015	2909 W MICHIGAN AVE	08/29/2022	$129900	$82125 $840	$46935	123.30	$381	18-05	36.13%

Avg Land Residual	$29034
Average Land Residual per Effective Front Foot	$531
Average Allocated Land Ratio	26.25%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-477-011	418 HAZE ST	08/03/2022	$115000	$96021 $3251	$15728	66.96	$235	18-05	13.68%
33-21-01-18-406-013	2820 W KALAMAZOO ST	07/15/2022	$102000	$64172 $	$37828	60.05	$630	18-05	37.09%
33-21-01-18-430-005	304 S HATHAWAY ST	05/26/2022	$84900	$60688 $	$24212	52.76	$459	18-05	28.52%
33-21-01-18-431-015	314 HAZE ST	04/29/2022	$67457	$52633 $	$14824	38.46	$385	18-05	21.98%
33-21-01-18-451-053	2926 W ST JOSEPH ST	04/26/2022	$146000	$101890 $	$44110	81.18	$543	18-05	30.21%
33-21-01-18-405-013	348 S GRACE ST	04/15/2022	$125000	$80257 $	$44743	90.37	$495	18-05	35.79%
33-21-01-18-451-042	2806 W ST JOSEPH ST	03/10/2022	$151000	$102265 $3003	$45732	97.14	$471	18-05	30.29%

Avg Land Residual	$29034
Average Land Residual per Effective Front Foot	$531
Average Allocated Land Ratio	26.25%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual (ABSTRACTION)	EFF (ABSTRACTION)	$/EFF (ABSTRACTION)	Neighborh	ALLOCATION Land Ratio
33-21-01-18-407-024	336 S ALGER ST	12/23/2021	$115000	$77980 $	$37020	38.46	$963	18-05	32.19%
33-21-01-18-428-015	118 HUNGERFORD ST	10/14/2021	$97800	$83599 $2645	$11556	38.46	$300	18-05	11.82%
33-21-01-18-451-029	424 S ROSEMARY ST	09/23/2021	$121535	$76347 $	$45188	47.72	$947	18-05	37.18%
33-21-01-18-430-015	312 S HATHAWAY ST	08/26/2021	$90000	$54182 $	$35818	38.46	$931	18-05	39.80%
33-21-01-18-427-005	2505 W MICHIGAN AVE	08/10/2021	$133000	$106367 $	$26633	53.59	$497	18-05	20.02%
33-21-01-18-407-004	2709 W WASHTENAW ST	07/09/2021	$120000	$85104 $	$34896	35.65	$979	18-05	29.08%
33-21-01-18-432-026	2404 W KALAMAZOO ST	06/17/2021	$106000	$89713 $	$16287	65.49	$249	18-05	15.37%

Avg Land Residual	$29034
Average Land Residual per Effective Front Foot	$531
Average Allocated Land Ratio	26.25%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-431-015	314 HAZE ST	04/26/2021	$66500	$52633	$13867	38.46	$361	18-05	20.85%
				$					

Avg Land Residual	$29034
Average Land Residual per Effective Front Foot	$531
Average Allocated Land Ratio	26.25%

Residential Land Value Analysis 18-07 BON AIR FARMS2

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-177-009	412 BON AIR ST	07/05/2022	$188000	$123342 $	$48490	159.79	$303	18-07	28.22%
33-21-01-18-126-010	507 BON AIR ST	03/16/2022	$190000	$111920 $	$78080	165.85	$471	18-07	41.09%
33-21-01-18-127-033	3118 W GENESEE ST	12/17/2021	$173000	$104597 $	$68403	172.34	$397	18-07	39.54%

Avg Land Residual	$64991
Average Land Residual per Effective Front Foot	$390
Average Allocated Land Ratio	36.28%

Residential Land Value Analysis 18-10 FARMINGTON #1, SUPERVR'S

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-303-016	321 STONER RD	01/11/2023	$100000	$60745 $	$39255	78.14	$502	18-10	39.26%
33-21-01-18-351-028	610 CLEMENT RD	11/18/2022	$199900	$160126 $3553	$36221	82.19	$441	18-10	18.12%
33-21-01-18-302-027	222 STONER RD	10/19/2022	$165000	$110289 $	$54711	82.19	$666	18-10	33.16%
33-21-01-18-352-024	416 STONER RD	10/14/2022	$150000	$98417 $	$51583	49.68	$1038	18-10	34.39%
33-21-01-18-301-009	3707 W MICHIGAN AVE	09/20/2022	$245800	$173202 $	$72598	86.12	$843	18-10	29.54%
33-21-01-18-302-035	346 STONER RD	06/03/2022	$119900	$88268 $	$31632	54.79	$577	18-10	26.38%
33-21-01-18-352-038	625 CLEMENT RD	03/22/2022	$150000	$123492 $	$26508	54.79	$484	18-10	17.67%

Avg Land Residual	$41203
Average Land Residual per Effective Front Foot	$569
Average Allocated Land Ratio	26.00%

Residential Land Value Analysis 18-10 FARMINGTON #1, SUPERVR'S

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-352-005	3601 W KALAMAZOO ST	01/31/2022	$211000	$185763 $	$25237	79.87	$316	18-10	11.96%
33-21-01-18-303-013	301 STONER RD	12/22/2021	$181181	$145401 $	$35780	60.40	$592	18-10	19.75%
33-21-01-18-303-012	233 STONER RD	11/18/2021	$150000	$111573 $	$38427	63.34	$607	18-10	25.62%
33-21-01-18-352-032	606 STONER RD	09/23/2021	$135000	$102680 $	$32320	82.19	$393	18-10	23.94%
33-21-01-18-303-020	355 STONER RD	08/19/2021	$190000	$149587 $4102	$36311	78.43	$463	18-10	19.11%
33-21-01-18-302-032	326 STONER RD	06/03/2021	$159900	$113763 $696	$45441	82.19	$553	18-10	28.42%
33-21-01-18-351-027	608 CLEMENT RD	05/28/2021	$163500	$122817 $1060	$39623	82.19	$482	18-10	24.23%

Avg Land Residual	$41203
Average Land Residual per Effective Front Foot	$569
Average Allocated Land Ratio	26.00%

Residential Land Value Analysis 18-10 FARMINGTON #1, SUPERVR'S

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-301-017	312 CLEMENT RD	05/19/2021	$162200	$112690 $	$49510	82.19	$602	18-10	30.52%
33-21-01-18-302-006	225 CLEMENT RD	04/09/2021	$130101	$86017 $	$44084	82.19	$536	18-10	33.88%

Avg Land Residual	$41203
Average Land Residual per Effective Front Foot	$569
Average Allocated Land Ratio	26.00%

Residential Land Value Analysis 18-14 MICHIGAN HEIGHTS

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-203-026	525 N GRACE ST	12/15/2022	$99900	$73939 $	$25961	38.00	$683	18-14	25.99%
33-21-01-18-202-022	527 N CATHERINE ST	11/07/2022	$160000	$0 $	$26666	37.55	$710	18-14	100.00%
33-21-01-18-204-042	516 N GRACE ST	10/28/2022	$96425	$67736 $	$28689	66.16	$434	18-14	29.75%
33-21-01-18-204-041	602 N GRACE ST	10/07/2022	$129900	$71470 $	$58430	66.16	$883	18-14	44.98%
33-21-01-18-207-029	416 N CATHERINE ST	09/02/2022	$67000	$48235 $	$18765	66.16	$284	18-14	28.01%
33-21-01-18-203-038	507 N GRACE ST	04/05/2022	$45000	$32118 $	$12882	38.00	$339	18-14	28.63%
33-21-01-18-207-010	326 N CATHERINE ST	03/04/2022	$74500	$0 $	$14600	38.00	$384	18-14	100.00%

Avg Land Residual	$22494
Average Land Residual per Effective Front Foot	$493
Average Allocated Land Ratio	37.38%

Residential Land Value Analysis 18-14 MICHIGAN HEIGHTS

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-207-022	407 N GRACE ST	01/07/2022	$110000	$87887 $	$22113	38.00	$582	18-14	20.10%
33-21-01-18-203-009	612 N CATHERINE ST	12/14/2021	$100000	$90592 $	$9408	38.00	$248	18-14	9.41%
33-21-01-18-254-007	232 N GRACE ST	10/18/2021	$50000	$37349 $	$12651	39.69	$319	18-14	25.30%
33-21-01-18-203-025	529 N GRACE ST	06/15/2021	$140000	$107771 $883	$31346	38.00	$825	18-14	22.39%
33-21-01-18-253-014	124 N CATHERINE ST	05/28/2021	$60000	$50525 $1059	$8416	38.00	$221	18-14	14.03%

Avg Land Residual	$22494
Average Land Residual per Effective Front Foot	$493
Average Allocated Land Ratio	37.38%

Residential Land Value Analysis 18-16 WESTWOOD VILLAGE #1,#2

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-326-003	3321 W MICHIGAN AVE	02/11/2022	$150000	$116502 $	$33498	56.78	$590	18-16	22.33%
33-21-01-18-326-010	207 WESTERN AVE	09/02/2021	$212000	$171445 $	$40555	66.07	$614	18-16	19.13%
33-21-01-18-326-003	3321 W MICHIGAN AVE	04/30/2021	$133000	$116502 $	$16498	56.78	$291	18-16	12.40%

Avg Land Residual	$30184
Average Land Residual per Effective Front Foot	$498
Average Allocated Land Ratio	17.96%

Residential Land Value Analysis 18-17 WINDEMERE

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-177-016	431 N DEERFIELD AVE	04/04/2023	$69000	$56665 $	$12335	40.37	$306	18-17	17.88%
33-21-01-18-252-036	3014 W MICHIGAN AVE	03/21/2023	$110000	$72150 $	$37850	45.73	$828	18-17	34.41%
33-21-01-18-251-003	233 BRYNFORD AVE	02/21/2023	$140000	$114386 $	$25614	56.71	$452	18-17	18.30%
33-21-01-18-205-012	319 BRYNFORD AVE	01/30/2023	$85000	$64788 $	$20212	41.00	$493	18-17	23.78%
33-21-01-18-251-003	233 BRYNFORD AVE	06/24/2022	$130000	$114386 $	$15614	56.71	$275	18-17	12.01%
33-21-01-18-206-028	410 BRYNFORD AVE	06/13/2022	$153000	$113410 $	$39590	71.39	$555	18-17	25.88%
33-21-01-18-180-013	124 N DEERFIELD AVE	03/11/2022	$74000	$58725 $	$15275	41.00	$373	18-17	20.64%

Avg Land Residual	$22863
Average Land Residual per Effective Front Foot	$472
Average Allocated Land Ratio	20.67%

Residential Land Value Analysis 18-17 WINDEMERE

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-18-252-007	216 BRYNFORD AVE	02/14/2022	$100000	$82047 $	$17953	41.00	$438	18-17	17.95%
33-21-01-18-252-012	138 BRYNFORD AVE	01/07/2022	$157000	$117372 $1200	$38428	41.00	$937	18-17	24.48%
33-21-01-18-179-020	127 N DEERFIELD AVE	06/04/2021	$81250	$65377 $	$15873	70.92	$224	18-17	19.54%
33-21-01-18-179-016	211 N DEERFIELD AVE	05/12/2021	$102000	$89248 $	$12752	40.80	$313	18-17	12.50%

Avg Land Residual	$22863
Average Land Residual per Effective Front Foot	$472
Average Allocated Land Ratio	20.67%

Residential Land Value Analysis 19-02 WAVERLY HILLS (OFF RIVER)

					ABSTRACTION				ALLOCATION
Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	$/EFF	Neighborh	Land Ratio
33-21-01-19-351-016	3424 WAVERLY HILLS RD	08/12/2022	$185000	$113103 $	$71897	172.16	$418	19-02	38.86%
33-21-01-19-351-011	3636 WAVERLY HILLS RD	12/29/2021	$245000	$167427 $	$77573	175.00	$443	19-02	31.66%
33-21-01-19-352-007	3814 WAVERLY HILLS RD	06/09/2021	$300000	$232174 $9652	$58174	134.92	$431	19-02	19.39%

Avg Land Residual	$69215
Average Land Residual per Effective Front Foot	$431
Average Allocated Land Ratio	29.97%

Residential Land Value Analysis 19-03 WAVERLY HILLS (RIVER FRON

Parcel No.	Address	Sale Date	Sale Price	Imp Value	ABSTRACTION Land Residual	EFF	$/EFF	Neighborh	ALLOCATION Land Ratio
33-21-01-19-326-004	3345 WAVERLY HILLS RD	12/11/2020	$390000	$309474 $	$80526	210.95	$382	19-03	20.65%
33-21-01-30-102-014	3863 WAVERLY HILLS RD	11/07/2019	$387000	$287934 $1110	$97956	280.40	$349	19-03	25.31%
33-21-01-30-102-013	3853 WAVERLY HILLS RD	11/01/2019	$278000	$152799 $	$125201	189.06	$662	19-03	45.04%

Avg Land Residual	$101228
Average Land Residual per Effective Front Foot	$464
Average Allocated Land Ratio	30.33%

The abstraction method is a valuation procedure used to determine the land value relative to the total market value of the property. The abstraction approach is most often used when there are no vacant parcels of land for sale in an area to figure out which is the value of the land when the property built on it is taken out of consideration. This method of evaluation is the most commonly used approach to evaluate the land value for tax purposes. It is also most often used in urban areas with little to no vacant lots for sale, also known as the depreciated replacement cost approach to valuation. It can also be referred to as the extraction method of valuation of land.

Why is the Abstraction Method Used?

In the United States of America, 29 of the 50 states require different values for buildings and lands for tax purposes, which is where the abstraction approach comes into play. This is one of the ways in which residual land that pertains to a property can be evaluated fairly. This method isn't used in areas where there are ample vacant land sales that can be used for comparison, but only where the list of vacant lands for sale is limited or nonexistent.

When calculating the value of residual land that pertains to a property, you must consider the property itself and any improvements affecting its value. This method does this by taking into account the upgrades, replacement costs of the property, or any other improvements that affect the land like pools, landscaping, etc., or the property.

Other methods that can be used to evaluate the value of vacant land (https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html) to total parcel value is the allocation method (https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html), and a

more similar way, the contribution to value method, which takes into account improvements to land features.

The reason for the abstraction method, aside from the basic tax purposes, is to determine the best uses of a particular site in regards to zoning laws, return of investments (https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html), productivity, and what are the actual physical possibilities for the site.

How does the Abstraction Method Work?

Determining the most accurate land value in an urban situation where there are no vacant lands for sale to compare uses the abstraction method. The method begins with the market value of the entire property and sales of properties in the neighborhood. The abstraction method subtracts the value required to replace the improvements by considering the market's depreciation. The depreciation is the factor that influences the validity of this approach. For this reason, the abstraction method can not provide an accurate land value of a site where a historical building is located as depreciation can not be accurately calculated. The abstraction method is used mostly for new structures.

The abstraction method also needs to take the location of the land into account. In general, the location affects the market value of a property and, by extension, the land value.

How is the Abstraction Method Applied?

In determining the land value on a particular property, the abstraction method requires the following steps:

- Gathering information on comparables sale prices;
- Estimation of improvements and investments in the property;
- Depreciation is subtracted from the estimation of improvements and investments;
- Depreciated cost of improvements and investments is deducted from theselling price;
- We get the approximated land value.

Example:

A lot of 6,500 sq. ft with a 500 sq. ft single-family residence on it. The property is sold for $83.000, and the residence has been estimated to cost $61,000 with a depreciation of $20,000.

Sale price of property $83,000

Depreciated value of the building (improvements and investments):

Building $61,000

Depreciation $20,000

Depreciated value of building $41,000

Resulting remaining land value (depreciated value subtracted from sale price) ...$42,000

Divide value by remaining lot size of 6,000 sq. ft ....$7/sq. Ft

Multiply by total lot size of 6,500 sq. ft $45,000

Through the abstraction method, the land value is estimated at $45,500.