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231-510-0076



State Tax Commission Analysis for Equalized Valuation of Real Property

Wearce

County Name: Oceana County
 City/Township Name (check appropriate box): Wearce Township
 City Township
 Study Year: 2021 / Equalization Year: 2022

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	Sample			% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
					No. of Parcels	Assessed Value	True Cash Value			
100 Agricultural	AS			19,801,000	22	1,945,900	3,444,000	56.50 %	35,046,018	AS
200 Commercial	AS			3,290,600	6	318,600	731,359	43.56 %	7,554,178	AS
300 Industrial	AS			524,300	5	252,400	403,817	62.50 %	838,880	AS
400 Residential	S2			46,762,400	52	0	0	47.55 %	98,343,638	SS
500 Timber-Culover	NC			0	0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	0	50.00 %	0	NC
TOTAL - REAL				70,378,300	85				141,782,714	

Study Type Codes: AS: Appraisal Study; NC: None Classified; OH: One Hundred % Study; S1: One Year Sales Study; S2: Two Year Sales Study
 NW: New Class; RA: Reappraisal; ES: Estimated Values (Explain): _____

INSTRUCTIONS, Page 1:
 Enter county name.
 Enter Unit name and check the appropriate box for township or city.
 Enter study year followed by equalization year.
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: Enter the two character codes that best identify the study types used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.
Projected True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2193 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.
INSTRUCTIONS: County Summary (Total Recap)
 Enter county name.
 Enter study year followed by equalization year.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RACHAEL EUBANKS
STATE TREASURER

**Bulletin 17 of 2021
November 16, 2021
Procedural Changes for 2022**

TO: Assessing Officers and County Equalization Directors
FROM: Michigan State Tax Commission
SUBJECT: Procedural Changes for the 2022 Assessment Year

The purpose of this Bulletin to provide information on statutory changes, procedural changes and reminders for the 2022 assessment year.

A. Inflation Rate Used in the 2022 Capped Value Formula

The inflation rate, expressed as a multiplier, to be used in the 2022 Capped Value Formula is 1.033.

The 2022 Capped Value Formula is as follows:

$$\text{2022 CAPPED VALUE} = (\text{2021 Taxable Value} - \text{LOSSES}) \times 1.033 + \text{ADDITIONS}$$

The formula above does not include 1.05 because the inflation rate multiplier of 1.033 is lower than 1.05.

B. Federal Poverty Guidelines Used in the Determination of Poverty Exemptions for 2022

MCL 211.7u, which deals with poverty exemptions, was significantly altered by PA 390 of 1994 and was further amended by PA 620 of 2002.

Local governing bodies are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons shall not be set lower than \$21,960 which is the amount shown on the following chart for a family of 3 persons. The income level for a family of 3 persons may be set higher than \$21,960. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2022 assessments:

	<u>FY 2019-2020</u>		<u>FY 2020-2021</u>
Oct 2019	257.346	Oct 2020	260.388
Nov 2019	257.208	Nov 2020	260.229
Dec 2019	256.974	Dec 2020	260.474
Jan 2020	257.971	Jan 2021	261.582
Feb 2020	258.678	Feb 2021	263.014
Mar 2020	258.115	Mar 2021	264.877
Apr 2020	256.389	Apr 2021	267.054
May 2020	256.394	May 2021	269.195
Jun 2020	257.797	Jun 2021	271.696
Jul 2020	259.101	Jul 2021	273.003
Aug 2020	259.918	Aug 2021	273.567
Sep 2020	260.28	Sep 2021	274.31
Average	258.014	Average	266.616

Ratio	1.033
% Change	3.3%

Important: Local units **cannot** develop or adopt or use an inflation rate multiplier other than 1.033 in 2022. It is not acceptable for local units or assessors to indicate to taxpayers that they do not know how the multiplier is developed.

Inflation Rate Multiplier (IRM) Used in the 2022 Capped Value Formula

The inflation rate, expressed as a multiplier, to be used in the 2022 Capped Value Formula is 1.033.

$$\mathbf{2022\ CAPPED\ VALUE = (2021\ Taxable\ Value - LOSSES) \times 1.033 + ADDITIONS}$$

- The formula above does not include 1.05 because the inflation rate multiplier of 1.033 is lower than 1.05.

Inflation Rate Multiplier Used in 2022 “Headlee” Calculations

The inflation rate multiplier of 1.033 shall also be used in the calculation of the 2022 “Headlee” Millage Reduction Fraction required by Michigan Compiled Law (MCL) 211.34d.

The formula for calculating the 2022 “Headlee” Millage Reduction Fraction (MRF) is:

$$\mathbf{2022\ MRF = \frac{(2021\ Taxable\ Value - LOSSES) \times 1.033}{2022\ Taxable\ Value - ADDITIONS}}$$

Historical Inflation Rate Multipliers

The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A.

Year	IRM
1995	1.026
1996	1.028
1997	1.028
1998	1.027
1999	1.016
2000	1.019
2001	1.032
2002	1.032
2003	1.015
2004	1.023
2005	1.023
2006	1.033
2007	1.037
2008	1.023

Year	IRM
2009	1.044
2010	0.997
2011	1.017
2012	1.027
2013	1.024
2014	1.016
2015	1.016
2016	1.003
2017	1.009
2018	1.021
2019	1.024
2020	1.019
2021	1.014
2022	1.033

OCEANA COUNTY EQUALIZATION DEPARTMENT

2022 TENTATIVE RATIOS AND IMPLIED FACTORS

IN COMPLIANCE WITH SEC.211.34A OF THE GENERAL PROPERTY TAX LAW OF THE STATE OF MICHIGAN, FOLLOWING ARE THE TENTATIVE RATIO AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED VALUES OF EACH CLASS OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN OCEANA COUNTY TO ACHIEVE COUNTY EQUALIZED VALUES FOR 2022.

Township or City	Agricultural		Commercial		Industrial		Residential		Timber-Cutover		Developmental		Personal	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
BENONA TOWNSHIP STC 1	58.27	0.85807	41.29	1.21095	48.04	1.04080	46.23	1.08155	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF HART STC 51	N/C	N/A	50.05	0.99900	43.80	1.14155	48.04	1.04080	N/C	N/A	N/C	N/A	50.00	1.00000
CLAYBANKS TOWNSHIP STC 2	66.29	0.75426	38.73	1.29099	43.83	1.14077	47.66	1.04910	N/C	N/A	N/C	N/A	50.00	1.00000
COLFAX TOWNSHIP STC 3	48.17	1.03799	42.83	1.16741	45.57	1.09721	42.12	1.18708	N/C	N/A	N/C	N/A	50.00	1.00000
CRYSTAL TOWNSHIP STC 4	53.60	0.93284	46.04	1.08601	41.46	1.20598	48.26	1.03605	N/C	N/A	N/C	N/A	50.00	1.00000
ELBRIDGE TOWNSHIP STC 5	58.86	0.84947	46.38	1.07805	49.53	1.00949	42.14	1.18652	N/C	N/A	N/C	N/A	50.00	1.00000
FERRY TOWNSHIP STC 6	52.94	0.94447	40.42	1.23701	46.49	1.07550	47.47	1.05330	N/C	N/A	N/C	N/A	50.00	1.00000
GOLDEN TOWNSHIP STC 7	56.20	0.88968	42.62	1.17316	47.46	1.05352	46.91	1.06587	N/C	N/A	N/C	N/A	50.00	1.00000
GRANT TOWNSHIP STC 8	50.97	0.98097	51.06	0.97924	41.34	1.20948	44.07	1.13456	N/C	N/A	N/C	N/A	50.00	1.00000
GREENWOOD TOWNSHIP STC 9	46.75	1.06952	54.31	0.92064	55.18	0.90613	47.64	1.04954	N/C	N/A	N/C	N/A	50.00	1.00000
HART TOWNSHIP STC 10	54.00	0.92593	43.21	1.15714	49.89	1.00220	46.71	1.07043	N/C	N/A	N/C	N/A	50.00	1.00000
LEAVITT TOWNSHIP STC 11	46.88	1.06655	47.31	1.05686	50.56	0.98892	49.74	1.00523	N/C	N/A	N/C	N/A	50.00	1.00000
NEWFIELD TOWNSHIP STC 12	41.28	1.21124	41.79	1.19646	47.84	1.04515	45.16	1.10717	N/C	N/A	N/C	N/A	50.00	1.00000
OTTO TOWNSHIP STC 13	44.91	1.11334	43.65	1.14548	47.57	1.05108	45.83	1.09099	N/C	N/A	N/C	N/A	50.00	1.00000
PENTWATER TOWNSHIP STC 14	N/C	N/A	47.30	1.05708	51.00	0.98039	48.55	1.02987	N/C	N/A	N/C	N/A	50.00	1.00000
SHELBY TOWNSHIP STC 15	58.88	0.84918	48.58	1.02923	31.55	1.58479	45.85	1.09051	N/C	N/A	N/C	N/A	50.00	1.00000
WEARE TOWNSHIP STC 16	56.50	0.88496	43.56	1.14784	62.50	0.80000	47.55	1.05152	N/C	N/A	N/C	N/A	50.00	1.00000

Edward K. VanderVries, MMAO (4)
Oceana County Equalization Director
2/1/2022

Economic Condition Factor Reports

April 1, 2019 to March 31, 2021

The Township Assessor used similar sales of like properties within the Township as well as from surrounding and/or adjacent Township's. The Township Assessor also used sales from Mason County which is an adjacent county directly to the North.

Weare Township

Weak
Industrial

ECF Analysis

A	B	C	D	E	F	G
Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor
				\$ -		#DIV/0!
051-490-004-25	9/30/2020	\$ 225,000	\$ 29,503	\$195,497	\$195,497	1.00
002-016-123-00	10/12/2020	\$ 99,000	\$ 14,671	\$ 84,329	\$72,998	1.16
010-023-200-004-00	9/4/2020	\$ 60,000	\$ 21,018	\$ 38,982	\$49,799	0.78
051-574-001-00	7/17/2020	\$ 85,000	5/7/1940	\$ 70,262	\$92,007	0.76
003-003-007-02	4/23/2020	\$ 155,000	\$ 7,014	\$147,986	\$283,453	0.52
010-650-000-002-00	9/21/2020	\$ 328,900	\$ -	\$328,900	\$298,000	1.10
				\$ -		#DIV/0!
				\$ -		#DIV/0!
				\$ -		#DIV/0!
				\$ -		#DIV/0!
				\$ -		#DIV/0!
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				\$ -		#DIV/0!
				\$ -		#DIV/0!
			TOTALS:	\$865,956	\$991,754	0.87

April 1, 2019 to March 31, 2021

Weare Twp Commerical

ECF Analysis

A	B	C	D	E	F	G
Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings \$ \$	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor #DIV/0! #DIV/0!
002-019-400-03	10/19/2020	\$ 1,900,000	\$ 166,179	\$ 1,733,821	\$966,868	1.79
007-023-037-00	3/13/2020	\$ 152,000	\$ 23,335	\$ 128,665	\$204,570	0.62
001-017-040-31	12/29/2020	\$ 1,000,000	\$ 117,332	\$ 882,668	\$845,000	1.04
003-007-007-02	11/22/2020	\$ 250,000	\$ 84,070	\$ 165,930	\$263,822	0.63
052-244-001-00	10/14/2019	\$ 92,500	\$ 8,200	\$ 84,300	\$101,681	0.56
052-122-011-40	2/28/2020	\$45,000	\$2,776	\$42,224	\$92,894	0.45
001-012-024-00	1/22/2021	\$ 50,000	\$ 5,300	\$ 44,700	\$68,900	0.65
001-017-012-00	9/17/2020	\$ 265,000	\$ 120,077	\$ 144,923	\$168,000	0.86
051-225-108-00	3/23/2021	\$ 90,000	\$ 2,448	\$ 87,552	\$86,520	0.69
010-650-000-002-00	9/21/2020	\$ 328,900	\$ 75,000	\$ 253,900	\$219,000	1.15
Weare Commerical 2022 .90				\$ 1,834,862	\$ 2,050,387	

Weare Township

ECF Analysis

A	B	C	D	E	F	G
Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor #DIV/0! #DIV/0!
002-005-010-00	4/7/2020	\$ 260,000	\$ 97,102	\$ 162,898	\$190,000	0.86
002-031-400-02	2/5/2021	\$ 189,000	\$ 125,600	\$ 63,400	\$105,339	0.60
015-008-002-00	8/21/2020	\$ 207,500	\$ 113,701	\$ 93,799	\$111,475	0.84
				\$ 320,097	\$406,814	
	weare ag. .79 2022					

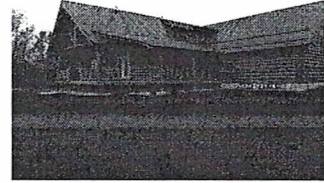
April 1, 2019 to March 31, 2021

Weare Twp Residential

A	B	C	D	ECF Analysis	F	G
Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale of Bldg. \$ - \$ -	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor #DIV/0! #DIV/0!
002-020-300-02	12/16/2020	\$ 210,000	\$ 104,000	\$ 106,000	\$111,324	0.95
002-600-030-00	11/20/2020	\$ 300,000	\$ 20,825	\$ 279,175	\$306,173	0.91
002-010-200-04	10/23/2020	\$ 565,000	\$ 56,455	\$ 508,545	\$423,568	1.20
002-020-200-01	10/19/2020	\$ 178,000	\$ 29,500	\$ 148,500	\$97,245	1.52
002-029-100-13	8/21/2020	\$ 44,000	\$ 15,500	\$ 28,500	\$17,403	1.63
002-017-100-04	8/10/2020	\$ 182,000	\$ 56,000	\$ 126,000	\$133,964	0.94
002-600-018-00	8/6/2020	\$148,000	\$30,750	\$117,250	\$90,451	1.29
002-019-400-07	1/3/2020	\$ 205,000	\$ 14,500	\$ 190,500	\$170,711	1.11
002-005-400-02	12/20/2019	\$ 63,000	\$ 14,500	\$ 48,500	\$38,389	1.26
002-600-017-00	11/8/2019	\$ 219,000	\$ 15,136	\$ 203,864	\$146,469	1.39
002-032-100-14	10/24/2019	\$ 148,000	\$ 14,500	\$ 133,500	\$112,462	1.18
002-018-100-18	11/26/2019	\$ 125,000	\$ 14,500	\$ 110,500	\$147,318	0.75
002-016-300-04	12/9/2019	\$ 79,280	\$ 14,500	\$ 64,780	\$88,944	0.72
				\$ 2,065,614	\$1,884,421	
Weare Residential 2022 - 1.09						

Neighborhoods Used: 2 - RESIDENTIAL , 0100 - RESIDENTIAL 2, 3 - COMMERCIAL, 5 - RIVER NEIGHBORHOOD &
RESIDENTIAL , 6 - WEARE AG CLASS, 9 - INDUSTRIAL

440 W ADAMS
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-500-040-10 03/24/2021 2 401 435,000 19,816
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY LOG 96 415,184 213,776 1.942



121 N 72ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-031-400-02 02/05/2021 6 101 189,000 125,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 61,499 102,181 0.602
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1901 3158 0.602



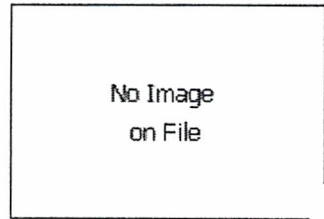
737 W EAGLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-020-300-02 12/16/2020 2 401 210,000 104,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DOUBLE WIDE 74 106,000 111,324 0.952



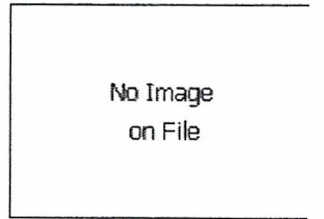
737 W EAGLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-020-300-16 12/16/2020 2 401 210,000 104,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DOUBLE WIDE 74 106,000 111,324 0.952



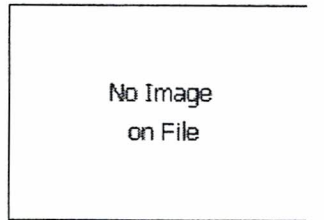
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-020-300-17 12/16/2020 2 401 210,000 104,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DOUBLE WIDE 74 106,000 111,324 0.952



Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-020-300-19 12/16/2020 2 401 210,000 104,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DOUBLE WIDE 74 106,000 111,324 0.952



441 W MADISON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-020-200-12 11/25/2020 2 401 260,000 29,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY FR 79 231,000 215,408 1.072



563 W HAMMETT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-600-030-00 11/20/2020 2 401 300,000 20,825
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY FR 74 279,175 306,173 0.912



April 1, 2019 to March 31, 2021

neighborhoods Used: 2 - RESIDENTIAL , 0100 - RESIDENTIAL 2, 3 - COMMERCIAL, 5 - RIVER NEIGHBORHOOD & RESIDENTIAL , 6 - WEARE AG CLASS, 9 - INDUSTRIAL

346 W MADISON RD
 arcel Number 02-015-300-01
 ccpancy 02-015-300-01
 ccpancy Style MOBILE
 obile Home MOBILE

** Valid Sale	** Class	AdjSalePrice	LandValue
11/12/2020 2	401	98,000	56,000
%Good	ResidualValue	CostByManual	E.C.F.
56	42,000	41,189	1.020



346 W MADISON RD
 arcel Number 02-015-300-05
 ccpancy 02-015-300-05
 ccpancy Style MOBILE
 obile Home MOBILE

** Valid Sale	** Class	AdjSalePrice	LandValue
11/12/2020 2	401	98,000	56,000
%Good	ResidualValue	CostByManual	E.C.F.
56	42,000	41,189	1.020



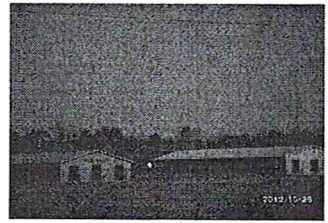
723 N 96TH AVE
 arcel Number 02-010-200-04
 ccpancy 02-010-200-04
 ccpancy Style 2 STORY FRAME
 ingle Family 2 STORY FRAME

** Valid Sale	** Class	AdjSalePrice	LandValue
10/23/2020 2	401	565,000	56,455
%Good	ResidualValue	CostByManual	E.C.F.
79	508,545	423,568	1.201



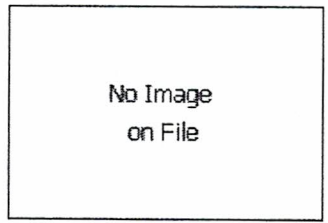
451 N 72ND AVE
 arcel Number 02-019-400-03
 ccpancy 02-019-400-03
 ccpancy Style TBD
 ingle Family TBD
 ommercial Buildings: ResidualValue 1689041 CostByManual 941896 E.C.F. 1.793

** Valid Sale	** Class	AdjSalePrice	LandValue
10/19/2020 3	201	1,900,000	166,179
%Good	ResidualValue	CostByManual	E.C.F.
92	44,780	24,972	1.793



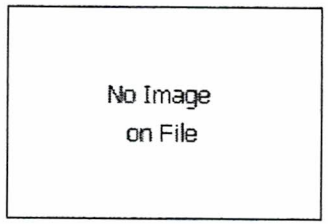
345 W MADISON RD
 arcel Number 02-020-200-01
 ccpancy 02-020-200-01
 ccpancy Style DOUBLE WIDE
 ingle Family DOUBLE WIDE

** Valid Sale	** Class	AdjSalePrice	LandValue
10/19/2020 2	401	178,000	29,500
%Good	ResidualValue	CostByManual	E.C.F.
64	148,500	97,245	1.527



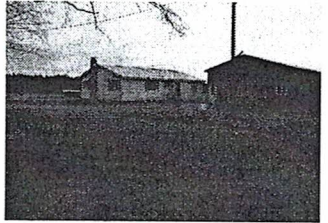
347 W ADAMS RD
 arcel Number 02-500-018-00
 ccpancy 02-500-018-00
 ccpancy Style 1 STORY FRAME
 ingle Family 1 STORY FRAME

** Valid Sale	** Class	AdjSalePrice	LandValue
10/13/2020 2	401	215,000	45,100
%Good	ResidualValue	CostByManual	E.C.F.
84	169,900	173,697	0.978



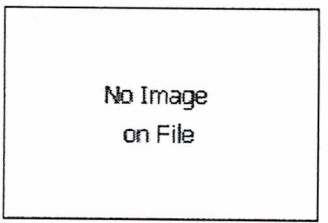
136 N 66TH AVE
 arcel Number 02-007-300-04
 ccpancy 02-007-300-04
 ccpancy Style 1 STORY FRAME
 ingle Family 1 STORY FRAME
 !MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
09/25/2020 6	101	289,500	132,500
%Good	ResidualValue	CostByManual	E.C.F.
59	157,000	140,991	1.114



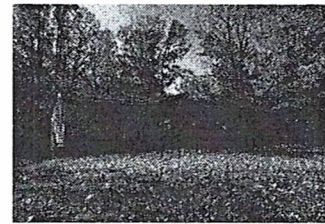
076 N 72ND AVE
 arcel Number 02-029-100-13
 ccpancy 02-029-100-13
 ccpancy Style POLE BLDG
 ingle Family POLE BLDG

** Valid Sale	** Class	AdjSalePrice	LandValue
08/21/2020 2	401	44,000	15,500
%Good	ResidualValue	CostByManual	E.C.F.
88	28,500	17,403	1.638



neighborhoods Used: 2 - RESIDENTIAL , 0100 - RESIDENTIAL 2, 3 - COMMERCIAL, 5 - RIVER NEIGHBORHOOD & RESIDENTIAL , 6 - WEARE AG CLASS, 9 - INDUSTRIAL

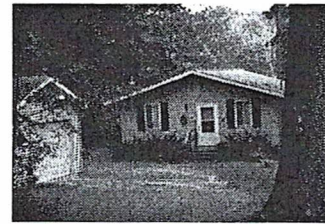
649 W JEFFERSON RD
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-017-100-04 08/10/2020 2 401 182,000 56,000
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family DOUBLE WIDE 66 126,000 133,964 0.941



831 W JACKSON RD
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-032-100-13 08/07/2020 2 401 275,000 16,993
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family RANCH 94 258,007 272,083 0.948



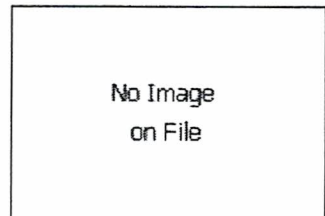
436 NORTHERN DR
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-600-018-00 08/06/2020 2 401 148,000 30,750
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family RANCH 69 117,250 90,451 1.296



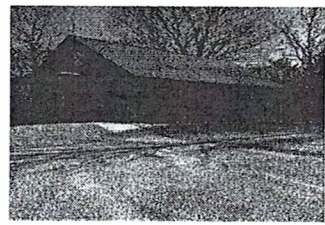
259 W MADISON RD
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-020-200-06 06/19/2020 2 401 182,000 31,596
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 obile Home DOUBLE WIDE 49 150,404 56,219 2.675



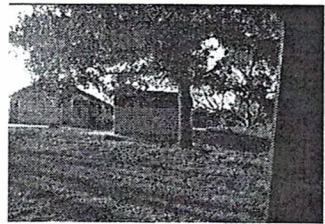
156 N 72ND AVE
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-029-100-05 03/09/2020 2 401 182,000 15,000
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family 1 STORY FRAME 65 167,000 118,268 1.412



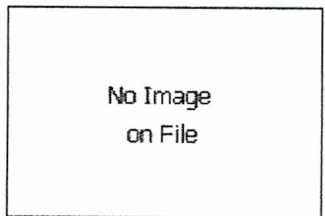
465 W ADAMS RD
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-500-008-00 01/16/2020 2 401 190,000 67,608
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family 1-1/2 STORY FR 70 122,392 118,248 1.035
 !MULTI-PARCEL SALE!!



533 N 72ND AVE
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-019-400-07 01/03/2020 2 401 205,000 14,500
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 ingle Family 1 STORY FRAME 85 190,500 170,711 1.116



049 N 80TH AVE
 arcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-005-400-02 12/20/2019 2 401 63,000 14,500
 ccupancy Style %Good ResidualValue CostByManual E.C.F.
 obile Home 1 STORY FRAME 47 48,500 38,389 1.263



neighborhoods Used: 2 - RESIDENTIAL , 0100 - RESIDENTIAL 2, 3 - COMMERCIAL, 5 - RIVER NEIGHBORHOOD &
RESIDENTIAL , 6 - WEARE AG CLASS, 9 - INDUSTRIAL

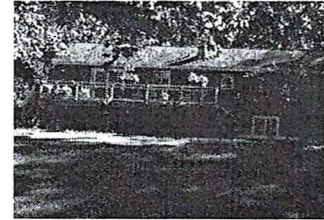
181 N 72ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-006-400-06 12/19/2019 2 401 110,000 29,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 81,000 172,532 0.469
!MULTI-PARCEL SALE!!



274 N OCEANA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-016-300-04 12/09/2019 2 401 79,280 14,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY FRAME 66 64,780 88,944 0.728



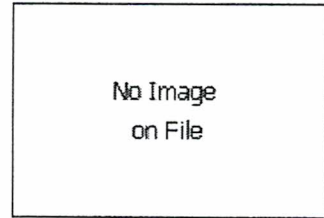
716 N 66TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-018-100-18 11/26/2019 2 401 125,000 14,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY FRAME 75 110,500 147,318 0.750



406 N NORTHERN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-600-017-00 11/08/2019 2 401 219,000 15,136
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 94 203,864 146,469 1.392



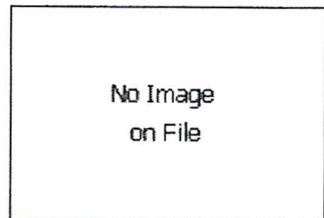
516 N 72ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-032-100-14 10/24/2019 2 401 148,000 14,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 82 133,500 112,462 1.187



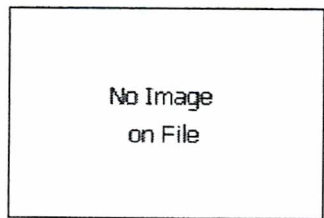
213 W MADISON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-022-100-08 08/19/2019 2 401 129,500 17,716
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 43 111,784 77,784 1.437



413 W WASHINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-004-200-04 06/28/2019 2 401 95,000 14,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY FRAME 45 80,500 80,830 0.996



333 W JACKSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-032-200-04 04/11/2019 2 401 225,000 22,079
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY FR 70 202,921 195,687 1.037



Dates for sales period
 Out Year Start: 4/1/2018
 Out Year End: 3/31/2019

Land Value Analysis

2020 for 20

	Parcel Number	Address	Sale Date	Sale Price	Used Sales Cont.	Sales Page	Total Acre	Total Sq Ft	Imprmnts Value	Land Residual	Indicated LB Ratio
Abstraction	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	18466	\$1,534	0.0767
Allocation	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	\$2,072	0.1036
Abstraction	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4.000	174,240	0	\$8,288	0.1036
Allocation	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	10088	\$5,912	0.3695
Abstraction	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	\$1,658	0.1036
Allocation	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	\$8,333	0.0901
Abstraction	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	84167	0	0.1036
Allocation	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.070	3,049	42379	\$9,583	0.1036
Abstraction	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.070	3,049	0	\$2,621	0.0582
Allocation	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	\$4,662	0.1036
Abstraction	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	132281	\$19,719	0.1297
Allocation	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	\$15,747	0.1036
Abstraction	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	19729	\$3,771	0.1605
Allocation	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.670	159,865	0	\$2,435	0.1036
Abstraction	003-007-007-02	978 N US 31	4/23/2020	\$155,000	n	2020R02426	0.626	27,269	0	\$6,216	0.1036
Allocation	003-007-007-02	978 N US 31	4/23/2020	\$155,000	n	2020R02426	0.626	27,269	147679	\$7,321	0.0472
Abstraction	008-034-008-00	7990 e washington	5/29/2020	\$130,000	n	2020/03086	1.000	43,560	0	\$16,058	0.1036
Allocation	004-1200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	\$13,468	0.1036
Abstraction	041-200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	26775	\$13,225	0.3306
Allocation	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	\$4,144	0.1036
Abstraction	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	92775	\$17,225	0.1566
Allocation	052-214-005-00	113 S Main St	8/26/2020	\$25,000	n	2020R05053	0.065	2,831	0	\$11,396	0.1036
Abstraction	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	\$2,590	0.1036
Allocation	002-016-123-00	7070 E US 10	10/12/2020	\$99,000	n	2020R06214	2.930	127,631	0	\$10,256	0.1036
Abstraction	052-214-001-50	104 S Main St	11/20/2020	\$10,000	n	2020R07072	0.079	3,441	0	\$1,036	0.1036
Allocation	046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	0	\$3,152	0.0700
Abstraction	046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	41848	\$4,662	0.1036
Allocation	001-012-024-00	449 N Scottville Rd	1/22/2021	\$50,000	n	2021R00638	0.410	17,860	0	\$8,096	0.1619
Abstraction	001-012-024-00	449 N Scottville Rd	1/22/2021	\$50,000	n	2021R00638	0.410	17,860	41904	\$5,180	0.1036
Allocation	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	\$10,360	0.1036

1 of 3

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libery/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)
Abstraction	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	0
Allocation	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	0
Abstraction	041-200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	0
Allocation	041-200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	0
Abstraction	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Allocation	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Abstraction	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Allocation	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Abstraction	046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Allocation	046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Abstraction	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Allocation	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Abstraction	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Allocation	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Abstraction	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Allocation	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Abstraction	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Allocation	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Abstraction	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Allocation	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Abstraction	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Allocation	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Abstraction	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Allocation	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Abstraction	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Allocation	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Abstraction	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Allocation	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Abstraction	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Allocation	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Abstraction	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Allocation	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Abstraction	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Allocation	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151

Commercial & Industrial

Residential Vacant sales

Site value < 7 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
003-007-011-20	4.06	\$ 15,000.00	21-Jun	\$ 3,694.00	
003-007-011-22	4.06	\$ 15,000.00	21-Aug	\$ 3,694.00	
003-009-003-00	3	\$ 19,500.00	21-May	\$ 6,500.00	
005-005-002-57	2.5	\$ 18,000.00	20-Jul	\$ 7,200.00	
005-504-059-00	2.39	\$ 14,000.00	21-Apr	\$ 5,857.00	
015-014-009-10	2.49	\$ 14,500.00	19-Jul	\$ 5,823.00	
015-034-014-20	3	\$ 13,500.00	19-Jul	\$ 4,500.00	
015-034-002-60	2.59	\$ 8,500.00	19-Nov	\$ 3,281.00	
015-025-017-00	5.3	\$ 19,000.00	21-Feb	\$ 3,584.00	
64-002-027-100-20	3	\$ 23,000.00	20-Aug	\$ 7,666.00	Oceana Co/Weaare Twp
64-002-027-100-21	3	\$ 21,250.00	20-Aug	\$ 7,083.00	Oceana Co/Weaare Twp
64-002-029-100-26	6	\$ 41,500.00	20-May	\$ 6,916.00	Oceana Co/Weaare Twp
64-002-016-300-10	6.9	\$ 39,900.00	21-Feb	\$ 5,782.00	Oceana Co/Weaare Twp
64-002-500-045-00	1	\$ 17,000.00	21-Jul	\$ 17,000.00	1 lot/adams
005-005-002-59	2.52	\$ 15,000.00	21-Aug	\$ 5,952.00	
005-002-004-30	1.89	\$ 10,000.00	20-Dec	\$ 5,291.00	
003-029-004-50	2.56	\$ 8,500.00	21-Aug	\$ 3,320.00	
004-100-045-00	1	\$ 7,000.00	21-Sep	\$ 7,000.00	bk lot from eden lake
003-007-011-20	4.06	\$ 16,000.00	21-Sep	\$ 3,940.00	
64-02-500-045-00	1 Lot	\$15,000	21-Aug	\$17,000	Weare Twp. /Oceana co
005-005-002-59	2.52	\$ 15,000.00	21-Aug	\$ 5,952.00	
005-002-004-30	1.89	\$ 10,000.00	20-Dec	\$ 5,291.00	
003-029-004-50	2.56	\$ 8500	21-Aug	\$ 3,320.00	
004-100-045-00	1 lot	\$ 7,000.00	21-Sep	\$ 7,000.00	acress from lost lake
003-007-011-20	4.06	\$ 16000	21-Sep	\$ 3,940.00	
002-017-200-16	1.839	\$ 16000	1-Sep	\$ 8,700.00	
015-028-024-15	7.37	\$ 85,000.00	21-Aug	\$ 11,533.00	599' river frontage/low
015-013-008-80	4.16	\$ 64,900.00	21-Dec	\$ 15,600.00	River, Low,Hard Access
				\$ 192,419.00	6804 Per Acre
EDEN TWP. WHISKEY CREEK LOT					

004-700-179-00	1 lot	\$	10,000.00	19-Apr	\$	10,000.00	
004-700-177-01	2 Lots	\$	21,000.00	20-Jul	\$	10,500.00	
004-700-216-00	1 Lot	\$	19,000.00	20-Jul	\$	19,000.00	
004-700-226-01	1 Lot	\$	9,000.00	20-May	\$	9,000.00	
004-700-228-00 & 229	2 Lots	\$	15,900.00	20-Aug	\$	7,950.00	
004-700-198-00	2 Lots	\$	23,500.00	21-Feb	\$	11,750.00	
004-700-212-01 & 221-00	3 Lots	\$	35,000.00	20-Oct	\$	11,666.00	
004-700-222-00	1 Lot	\$	12,500.00	21-Feb	\$	12,500.00	
004-700-172-00 & 208	2 Lots	\$	39,900.00	21-Apr	\$	19,950.00	
(SMALL LOTS/ASSOCIATION							
64-002-600-029-00	1 Lot	\$	34,500.00	20-Aug	\$	34,500.00	1 lot Oceana Co/Wearre
64-002-600-044-00	1 Lot	\$	18,000.00	20-Sep	\$	18,000.00	1 lot Oceana Co/Wearre
\$					\$	164,816.00	
Whiskey Creek	1 lot		100 000	21-Dec		24 X 40 Pole bldg & 1 lot in whiskey creek	
8 - 15 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		
003-035-012-10	9.06	\$ 26,500.00	20-May	\$ 2,924.00	Same buyer as 15; 13.04 Total Acres		
003-035-012-15	4	\$ 22,000.00	20-Jul	\$ 5,500.00	With 13.04 - 3719 Per acre		
003-012-001-20	8.2	\$ 40,000.00	20-Feb	\$ 4,878.00			
003-029-007-30	10	\$ 31,000.00	21-Aug	\$ 3,100.00			
005-024-011-20	9.5	\$ 24,000.00	20-Jan	\$ 2,526.00			
005-035-001-20	10	\$ 35,000.00		\$ 3,500.00			
005-017-001-50	10	\$ 30,000.00	19-Sep	\$ 3,000.00			
005-033-002-00	13	\$ 2,500.00	20-Jun	\$ 1,923.00			
005-005-002-56 & 58	15.16	\$ 35,000.00	20-Dec	\$ 2,308.00			
015-033-012-60	10	\$ 36,000.00	19-Apr	\$ 3,600.00			
015-015-009-00	11.2	\$ 32,000.00	19-Oct	\$ 2,857.00			
015-026-001-40	9.7	\$ 21,000.00	20-Feb	\$ 2,165.00			
015-013-008-27	7.14	\$ 35,000.00	20-Apr	\$ 4,901.00			
015-023-001-65	10.5	\$ 57,600.00	20-Jul	\$ 5,485.00			
015-023-001-70	6.79	\$ 42,000.00	20-May	\$ 6,185.00	Plus river		
015-006-002-00	13	\$ 185,000.00	21-Mar	\$ 14,230.00	Hamlin lake twp owned frontage		
015-028-008-80	10	\$ 41,000.00	21-Feb	\$ 4,100.00			

015-028-014-10	10	\$	50,000.00	20-Oct	\$	5,000.00	
015-013-005-05 & 33	8.35	\$	100,000.00	21-Jul	\$	9,437.00	Plus river & pole bldg. value \$10,600 SEV
015-024-007-09	10	\$	31,900.00	21-Jun	\$	3,190.00	
004-018-001-55	10	\$	70,000.00	21-May	\$	7,000.00	
64-002-017-100-17	10	\$	36,000.00	20-Jan	\$	3,600.00	Oceana Co/Wearre Twp
64-002-017-100-18	10	\$	38,000.00	20-Jan	\$	3,800.00	Oceana Co/Wearre Twp
64-002-011-100-06	9.3	\$	65,000.00	21-Mar	\$	6,989.00	Oceana Co/Wearre Twp
64-002-011-100-07	10.4	\$	52,000.00	20-Oct	\$	5,000.00	Oceana Co/Wearre Twp
64-002-032-100-16	8.3	\$	42,000.00	21-Jul	\$	5,060.00	Oceana Co/Wearre Twp
64-002-008-300-03 & 01	15	\$	57,500.00	21-Jan	\$	3,833.00	Oceana Co/Wearre Twp
015-028-024-15	7.37	\$	85,000.00	21-Aug	\$	11,533.00	W/River Frontage
005-028-014-10	10	\$	50,000.00	20-Oct	\$	5,000.00	
015-008-009-01	10	\$	50,000.00	21-Oct	\$	5,000.00	
015-033-020-15	9.963	\$	30,000.00	21-Jul	\$	3,011.00	
042-327-015-51	19.14	\$	35,000.00	21-Jun	\$	1,828.00	Village acreage
015-015-010-07	7.45	\$	50,000.00	21-Aug	\$	6,711.00	
64-002-300-17	5	\$	15,000.00	21-Jul	\$	3,000.00	
015-015-010-06	7.45	\$	50,000.00	21-Jul	\$	6,711.00	
015-034-014-00	2.08	\$	4,000.00	21-Jul	\$	1,923.00	
16 - 24 Acres	Acres/site	sale price	sale price	sale date	\$ per acre/site/ff	Notes	
005-004-007-01	20	\$	25,000.00	19-Nov	\$	1,250.00	
005-013-030-00	18	\$	66,500.00	21-Jul	\$	3,694.00	
015-031-005-00	16.67	\$	40,000.00	19-Jun	\$	2,399.00	
004-008-002-00	20	\$	30,000.00	20-May	\$	1,500.00	
25 - 29 Acres							
004-020-006-01	28.79	\$	25,500.00	20-Jul	\$	885.00	
64-002-022-100-04	26.6	\$	53,500.00	20-Jul	\$	2,011.00	Oceana Co/Wearre twp
64-002-033-300-06	29.15	\$	80,000.00	20-Feb	\$	2,744.00	
64-002-020-300-19	29.7	\$	99,900.00	21-Oct	\$	3,363.00	
30 - 39 Acres	Acres/site	sale price	sale price	sale date	\$ per acre/site/ff	Notes	

003-013-010-50	37	\$	50,000.00	19-Jun	\$	1,351.00	
003-030-016-51	30.78	\$	55,000.00	19-Aug	\$	1,786.00	
003-020-013-00	37.8	\$	100,000.00	20-Apr			Plus 800' river
005-025-003-05	31.4	\$	65,000.00	21-Jan	\$	2,070.00	
005-004-003-00	37.8	\$	80,000.00	21-Feb	\$	2,116.00	
015-011-001-00	38	\$	60,000.00	20-Apr	\$	1,578.00	
015-014-015-10 & 023 001 30	30.87	\$	130,000.00	20-Apr	\$	4,211.00	Plus river
004-034-003-00	36.79	\$	95,000.00	20-Oct	\$	2,582.00	
64-002-028-100-01	30	\$	79,900.00	20-Oct	\$	2,663.00	Oceana Co/Weaare Twp
005-034-003-00	37	\$	75,000.00	21-Aug	\$	2,027.00	
64-002-028-100-01	30	\$	81,000.00	21-Feb	\$	2,700.00	
40 - 49 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		
003-009-001-00	40	\$	80,000.00	20-Nov	\$	2,000.00	
005-009-007-00	40	\$	48,000.00	20-Feb	\$	1,200.00	
015-024-009-00	40	\$	84,000.00	19-Aug	\$	2,100.00	
64-002-009-200-04	40	\$	115,000.00	20-Feb	\$	2,875.00	Oceana Co/Weaare Twp
64-002-012-300-10	40	\$	92,000.00	20-Oct	\$	2,260.00	Oceana Co/Weaare Twp
64-002-021-200-06	40	\$	150,000.00	21-Oct	\$	3,750.00	junk house
005-036-004-00	45	\$	107,500.00	21-Oct	\$	2,388.00	
015-024-004-00	40	\$	116,000.00	21-Nov	\$	2,900.00	
002-021-200-06	40	\$	145,000.00		\$	145,000.00	abstr- old house value (removed house after sale)
50 - 69	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		
005-003-003-00 & 005	52	\$	104,000.00	19-Nov	\$	2,000.00	
64-002-009-200-01	54	\$	90,000.00	20-Jun	\$	1,666.00	Oceana Co/Weaare Twp
005-017-005-20 & 00	60	\$	270,000.00	20-Dec	\$	4,500.00	
005-011-009-75	60.21	\$	271,000.00	21-Sep			frontage on hoague lk
70 - 79 acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		
002-001-400-04 & 02	70	\$	150,000.00	21-Oct	\$	2,142.00	Wear/e/oceana co
004-012-001-53	79.79	\$	54,146.00	20-Feb	\$	678.00	
64-002-007-300-05	76.3	\$	150,000.00	20-Nov	\$	1,965.00	Wear/e/oceana co
64-002-001-400-02 & 03							

80 - 89 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
015-026-018-00	80	\$ 230,000.00	21-Apr	\$ 2,875.00	
005-021-010-00	80	\$ 400,000.00	21-Dec	\$ 5,000.00	
> 90 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
003-011-005-00	150	\$ 225,000.00	21-May	\$ 1,500.00	
015-004-006-00 &	143	\$ 254,000.00	19-Dec	\$ 1,776.00	
015 005 001 00 & 10					
004-014-003-10	120	\$ 210,000.00	19-Nov	\$ 1,750.00	
64-002-020-200-03	122.39	\$ 265,000.00	20-Feb	\$ 2,165.00	Oceana Co/Weare Twp
64-002-001-400-02 & 03	70		21-Oct		
64-002-007-300-05	76.36	\$ 150,000.00	20-Nov	\$ 1,964.00	
4 Parcel/Weare	122.39	\$ 265,000.00	20-Feb	\$ 2,166.00	
Misc.					
1 Lot Timber Haven	1 Lot	\$ 38,000.00	5.21	\$ 38,000.00	015-100-008-00
1 Lot Hungry Hollow	1 Lot	\$ 7,000.00	21-Nov		
1 Lot hamlin Shoals	1 Lot	\$ 22,500.00	19-Apr	\$ 22,500.00	015-700-017-00
Village of Custer	2 Lots	\$ 13,000.00	21-Jun	\$ 13,000.00	041-129-001-00
Village of Custer	2 Lots	\$ 8,000.00	21-Nov	\$ 4,000.00	Per Lot
64-002-029-100-24	1 Lot Weare Twp/Meadow View	\$ 50,000	8-21		
64-002-029-100-29	1 lot weare twp/meadow view	\$ 45,000	11-20		
64-002-029-100-28	1 lot weare twp/meadow view	\$ 45,000	4-21		
LAKES					
GUN LAKE	64.6	\$ 125,000.00	21-May	1934'	005-035-012-04 (SWAMPY, LOW)
HOAGUE LAKD	194	\$ 55,000.00		\$ 283.00	005-011-009-60
Shingle mill Lake	299	\$ 85,000.00	20-Nov	284'	005-620-031-00 & 32
Shingle mill Lake	154	\$ 35,000.00	20-Jun	227'	005-020-035-00
Commerical storage bldg: in vlg of freesoil		\$ 160,000.00	21-Oct	32 units	

Vacant Agricultural Sales									
003-004-004-00 & 003-004-001	107.55	\$	185,000.00		20-Feb	Henry/Zwagerman	\$		1,720.00
003-014-001-00	39.74	\$	176,900.00		19-Jul	Ohse/Zwagerman	\$		4,451.00
003-018-004-05	50.19	\$	126,900.00		50.19	Petersen/briggs	\$		2,528.00
004-019-004-02	89.75	\$	168,257.00		19-Jul	Wolniewitz/springdale	\$		1,874.00
004-021-016-10	5	\$	12,000.00		21-Mar	Feister/Bullard		2400 Per Acre/Split	
004-033-005-00	40	\$	85,000.00		20-Mar	Smith/Antkeier	\$		2,125.00
005-003-010-00	40	\$	80,000.00		16-Feb	Rybicki/Vocum	\$		2,000.00
005-033-003-05	10	\$	20,000.00		19-Aug	Jagnecki/Edmondson	\$		2,000.00
010-035-200-004-00	14.88	\$	44,670.00		20-Jun	Leister/Seymour		3000 - no road access	
011-024-008-00	40	\$	100,000.00		20-Dec	tiles/Kriesel to cox	\$		2,500.00
012-018-001-50	39.5	\$	36,000.00		20-Nov	Baushke/Oleszczuk	\$		911.00
012-030-010-10	30.18	\$	23,900.00		20-May	Morang/Soper	\$		792.00
014-114-005-51	16.96	\$	339,000.00		20-Oct	Lasley/Manier	\$		19,988.00
015-018-002-00	39.88	\$	43,900.00		20-Sep	Fultoon/Karhoske	\$		1,100.00
015-018-006-00	51.72	\$	114,400.00		19-Aug	Sterley/Briggs	\$		2,211.00
004-004-010-00	33	\$	100,000.00		21-Jul	Orchard Petersen	\$		3,030.00
004-019-004-02	89.75	\$	168,257.00		19-Jul	springdale	\$		1,874.00
004-022-001-52	37.47	\$	85,000.00		19-Dec		\$		2,268.00
004-003-011-00 & 12	90	\$	205,000.00		21-Feb	House SEV 33,000	\$		1,544.00
005-032-005-00	40	\$	85,000.00		20-Sep		\$		2,125.00
64-002-033-400-05	15	\$	45,000.00		19-Apr	Oceana co/Wear	\$		3,006.00
64-002-032-400-02	40	\$	120,000.00		19-Oct	Oceana co/Wear	\$		3,000.00
64-002-009-200-04	40	\$	115,000.00		20-Feb	Oceana co/Wear	\$		2,875.00
64-002-017-200-15 & 100-07	140.7	\$	390,000.00		21-Aug	Barn Value 3300	\$		3,748.00
015-012-008-00	38	\$	105,000.00		21-Oct	Court.	\$		2,763.00
003-018-004-05	50.19	\$	126,900.00		21-Jan	Pet/Briggs	\$		2,528.00
004-025-001-30	42	\$	70,000.00		21-Oct		\$		1,667.00
003-028-002-10	53.37	\$	165,000.00		21-Sep	Bla/Monton	\$		3,091.00
003-026-001-10	36.1		100000		21-Aug				2770
015-004-014-00	35.49		74529		21-Jul				2100
015-005-020-00	97.65		205065		21-Jul				2100
64-002-033-300-06	29.15		29150		21-Nov				1000
035-200-08	37		18500		21-Apr				500

