

2025 LELAND TOWNSHIP LAND & ECF ANALYSIS

2025 LELAND VILLAGE RESIDENTIAL LAND VALUE DETERMINATION: 6,400 / FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table	Class	Rate Group 1		
009-550-910-10	S FIFTH ST	09/24/23	\$500,000	PTA	03-ARMS LENGTH	\$500,000	\$207,000	41.40	\$414,000	\$500,000	\$414,000	90.0	\$5,556	90.00	LE	RESIDENTAL	402	LELAND VILLAGE		
009-580-208-00	E RIVER ST	06/27/22	\$372,500	WD	03-ARMS LENGTH	\$372,500	\$116,100	31.17	\$232,193	\$372,500	\$230,000	50.0	\$7,450	50.00	LE	RESIDENTAL	402	LELAND VILLAGE		
009-750-210-10	N MAIN ST	11/26/24	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$115,000	34.85	\$230,000	\$330,000	\$230,000	50.0	\$6,600	50.00	LE	RESIDENTAL	402	LELAND VILLAGE		
009-600-104-00	S GRAND AVE	12/22/22	\$299,000	PTA	03-ARMS LENGTH	\$299,000	\$177,000	59.20	\$230,000	\$299,000	\$230,000	50.0	\$5,980	50.00	LE	RESIDENTAL	402	LELAND VILLAGE		
<b>Totals:</b>			<b>\$1,501,500</b>			<b>\$1,501,500</b>	<b>\$615,100</b>	<b>41.65</b>	<b>\$1,106,193</b>	<b>\$1,501,500</b>	<b>\$1,104,000</b>	<b>240.0</b>								
												Average								
												per FF=>	<b>\$6,396</b>							

2025 LELAND VILLAGE RESIDENTIAL ECF: 1.055

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	lev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
009-550-102-00	300 S FOURTH ST	04/22/22	\$720,000	WD	03-ARMS LENGTH	\$720,000	\$379,400	52.69	\$758,767	\$393,205	\$326,795	\$267,811	1.220	1,504	\$217.28	LE	4.6999	COTTAGE	\$384,000	RESIDENTAL	401	
009-600-126-00	308 S GRAND AVE	11/16/23	\$780,000	PTA	03-ARMS LENGTH	\$780,000	\$475,700	60.99	\$951,396	\$644,675	\$135,325	\$224,704	0.602	1,472	\$91.93	LE	57.1009	RANCH	\$640,000	RESIDENTAL	401	
009-600-514-00	410 S CHANDLER ST	11/16/23	\$365,000	PTA	03-ARMS LENGTH	\$365,000	\$246,900	67.64	\$493,731	\$321,448	\$43,552	\$136,215	0.345	1,200	\$36.29	LE	82.8182	CAPE COD	\$320,000	RESIDENTAL	401	
009-640-046-00	645 N MAIN ST	07/22/22	\$741,000	PTA	03-ARMS LENGTH	\$741,000	\$382,600	51.63	\$765,212	\$320,000	\$421,000	\$328,163	1.291	1,962	\$214.59	LE	11.7522	CAPE COD	\$320,000	RESIDENTAL	401	
009-730-157-00	203 S LAKE ST	05/08/23	\$1,450,000	PTA	03-ARMS LENGTH	\$1,450,000	\$781,700	53.91	\$1,563,368	\$665,763	\$784,237	\$657,586	1.193	3,766	\$208.24	LE	1.9354	CHALET	\$640,000	RESIDENTAL	401	
009-730-161-20	302 S MAIN ST	07/26/22	\$725,000	PTA	03-ARMS LENGTH	\$725,000	\$363,000	50.07	\$726,089	\$386,724	\$338,276	\$248,619	1.261	2,130	\$158.82	LE	18.7374	FARM HOUSE	\$384,000	RESIDENTAL	401	
009-730-185-00	409 S LAKE ST	05/24/22	\$610,000	PTA	03-ARMS LENGTH	\$610,000	\$225,100	36.90	\$450,110	\$320,000	\$290,000	\$95,319	3.042	664	\$436.75	LE	186.9180	COTTAGE	\$320,000	RESIDENTAL	401	
009-750-270-00	311 E RIVER ST	01/05/23	\$1,095,000	PTA	03-ARMS LENGTH	\$1,095,000	\$751,100	68.59	\$1,502,293	\$964,095	\$130,905	\$394,284	0.332	2,746	\$47.67	LE	84.1239	CAPE COD	\$960,000	RESIDENTAL	401	
<b>Totals:</b>			<b>\$6,486,000</b>			<b>\$6,486,000</b>	<b>\$3,695,500</b>		<b>\$7,210,966</b>		<b>\$2,470,090</b>	<b>\$2,340,700</b>			<b>\$176.45</b>		<b>11.7967</b>					
								Sale. Ratio =>	<b>55.59</b>				<b>1.055</b>		<b>Std. Deviation</b>	<b>0.867258306</b>						
								Std. Dev. =>	<b>10.35</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.173</b>		<b>Ave. Variance</b>	<b>56.0108</b>		<b>efficient of Var</b>	<b>47.74001206</b>		

OUTLIERS/NOT USED:

009-550-507-00	513 E OAK ST	02/19/24	\$440,000	PTA	03-ARMS LENGTH	\$440,000	\$139,499	34.00	\$270,887	\$205,723	\$204,277	\$53,699	0.811	504	\$406.31	LE	381.1136	RANCH	\$204,000	RESIDENTAL	401
009-730-163-00	402 S MAIN ST	08/31/23	\$750,000	PTA	03-ARMS LENGTH	\$750,000	\$534,088	71.31	\$1,063,661	\$640,000	\$110,000	\$314,770	0.349	1,912	\$67.53	LE	34.3462	COLONIAL	\$640,000	RESIDENTAL	401

2025 LAKE LEELANAU VILLAGE RESIDENTIAL LAND VALUE DETERMINATION: 960/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	and Residual	Land Val.	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table	Class	Rate Group 1	
009-023-041-00	432 W MAIN ST	06/30/22	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$156,300	46.66	\$312,658	\$97,462	\$65,120	80.0	\$1,093	80.00	LKLEE	LEELANAU VIL	401	VILLAGE
009-026-009-00	6720 E DUCK LAKE RD	06/15/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$149,800	51.83	\$299,512	\$70,888	\$81,400	100.0	\$709	100.00	LKLEE	LEELANAU VIL	401	VILLAGE
009-680-314-00	206 W MEINRAD ST	10/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,200	52.57	\$294,449	\$26,251	\$40,700	50.0	\$525	50.00	LKLEE	LEELANAU VIL	401	VILLAGE
009-680-317-50	212 S ST JOSEPH ST	06/23/23	\$260,700	PTA	03-ARM'S LENGTH	\$260,700	\$105,900	40.62	\$211,711	\$110,039	\$61,050	75.0	\$1,467	75.00	LKLEE	LEELANAU VIL	401	VILLAGE
Totals:			\$1,164,700			\$1,164,700	\$559,200		\$1,118,330	\$294,640	\$248,270	305.0						
							Sale. Ratio =>	48.01			Average							
							Std. Dev. =>	5.53			per FF=>	\$966						

2025 LAKE LEELANAU VILLAGE RESIDENTIAL ECF: 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Yld. Residur	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean	Building Style	Land Value	Land Table	Property Class	
009-023-041-00	432 W MAIN ST	06/30/22	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$162,200	48.42	\$324,338	\$78,514	\$256,486	\$162,367	1.580	1,386	\$185.05	LKLEE	10.3639	RANCH	\$76,800	LAKE LEELANAU VILLAGE	401
009-026-005-00	317 W PHILIP ST	10/18/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$236,900	61.53	\$473,859	\$64,320	\$320,680	\$270,501	1.186	2,108	\$152.13	LKLEE	29.0524	RANCH	\$64,320	LAKE LEELANAU VILLAGE	401
009-026-009-00	6720 E DUCK LAKE RD	06/15/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$157,100	54.36	\$314,112	\$100,674	\$188,326	\$140,976	1.336	1,056	\$178.34	LKLEE	14.0156	RANCH	\$96,000	LAKE LEELANAU VILLAGE	401
009-680-314-00	206 W MEINRAD ST	10/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$150,900	53.89	\$301,749	\$50,699	\$229,301	\$165,819	1.383	1,298	\$176.66	LKLEE	9.3188	FARM HOUSE	\$48,000	LAKE LEELANAU VILLAGE	401
009-680-317-50	212 S ST JOSEPH ST	06/23/23	\$260,700	PTA	03-ARM'S LENGTH	\$260,700	\$111,300	42.69	\$222,661	\$72,000	\$188,700	\$99,512	1.896	928	\$203.34	LKLEE	42.0229	RANCH	\$72,000	LAKE LEELANAU VILLAGE	401
Totals:			\$1,549,700			\$1,549,700	\$818,400		\$1,636,719	\$1,183,493	\$839,176				\$179.10		6.5723				
							Sale. Ratio =>	52.81			E.C.F. =>	1.410		Std. Deviation=	0.273891187						
							Std. Dev. =>	7.06			Ave. E.C.F. =>	1.476		Ave. Variance=	20.9547		Coefficient of \	14.19671178			

**LELAND TOWNSHIP 2025 CONDO ANALYSIS:  
ALL CONDOS ARE VALUED BY THE SQUARE FOOT  
2025 LELAND RIVER CONDOS:**

Parcel Number	Street Address	Sale Date	Sale Price	SQUARE FOOTAGE	PRICE/SQ FT	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table
009-645-003-00	409 S MAIN ST	05/24/23	\$630,000	660	\$955	\$192,500	20157.07	\$385,000	CONDO	MAIN ST LELAND RD FNTG
009-645-006-00	409 S MAIN ST	03/31/23	\$750,000	1275	\$588	\$228,800	38911.56	\$457,500	CONDO	MAIN ST LELAND RD FNTG
009-645-007-00	411 S MAIN ST	06/02/23	\$620,000	749	\$828	\$192,500	23248.79	\$385,000	CONDO	MAIN ST LELAND RD FNTG
<b>Totals:</b>			<b>\$2,000,000</b>	<b>2684</b>	<b>\$790</b>	<b>\$613,800</b>		<b>\$1,227,500</b>		

**2025 VALUE CONCLUSIONS FOR LELAND RIVER CONDOS:  
CONDOS OVER 1200 SQUARE FEET: 600/SQ FT  
CONDOS UNDER 1200 SQUARE FEET: 900/FQ FT**

**2025 BLOCK GARAGES CONDO: 120 PER SQFT**

009-696-002-00	7336 E DUCK LK RD	06/07/23	\$145,000	1226	\$118				COMMERCIAL	COM; BLOCK GRG CONDO
009-696-003-00	7336 E DUCK LK RD	07/28/23	\$145,000	1218	\$119				COMMERCIAL	COM; BLOCK GRG CONDO
009-696-006-00	7336 E DUCK LK RD	06/07/23	\$152,500	1220	\$125				COMMERCIAL	COM; BLOCK GRG CONDO

**AVERAGE: \$121**

**PROVEMONT PINES CONDOS: 2025 ANALYSIS / PRICE CONTROLLED \$54/TOTAL SQ FT**

Parcel Number	Street Address	Sale Date	ORI \$	Instr.	IFL \$*	\$/SQ FT	Cur. Asmnt.	ECF Area	TOTAL SQ FT
009-695-002-00	534 S ST JOSEPH ST	06/15/10	\$82,000	WD	\$117,501	54	\$83,600	LLCON	2,163
009-695-003-00	536 S ST JOSEPH ST	07/29/22	\$110,000	PTA	\$115,961	54	\$83,600	LLCON	2,163
009-695-005-00	541 S ST JOSEPH ST	02/18/10	\$86,000	WD	\$123,929	53	\$64,100	LLCON	2,332
009-695-006-00	543 S ST JOSEPH ST	06/30/14	\$96,000	WD	\$125,801	54	\$64,900	LLCON	2,332
009-695-007-00	545 S ST JOSEPH ST	02/14/14	\$89,400	WD	\$118,929	51	\$64,800	LLCON	2,332
009-695-008-00	547 S ST JOSEPH ST	11/02/20	\$113,400	WD	\$136,104	58	\$64,800	LLCON	2,332
<b>Totals:</b>			<b>\$576,800</b>		<b>\$726,977</b>	<b>54</b>	<b>\$425,800</b>		<b>4,480</b>

\*IN THE ABSENCE OF ANY PAIRED SALES DATA: SALES PRICES WERE ADJUSTED USING INFLATION RATES PROVIDED BY THE US BUREAU OF LABOR STATISTICS

**2025 LELAND COMMERCIAL LAND VALUE DETERMINATIONS:**

**2025 COMMERCIAL SITE: 100,000/SITE**

**2025 LAKE LEELENAU VILLAGE COMMERCIAL: 1200/FF**

PARCEL NUMBER	STREET ADDRESS:	SALE DATE	SALE PRICE	FF	NOTATIONS:	PRICE/FF	SITE VALUE	CLASS
009-024-040-30	E PHILIP ST	01/18/18	\$95,000	75	COMMERCIAL SITE	\$1,267	95,000	COM
009-026-011-25	W MAIN ST	1/30/2024	100,000	95	COMMERCIAL SITE	\$1,052	100,000	COM

**2025 MAIN STREET & OFF MAIN: LELAND VILLAGE COMMERCIAL FRONTAGE: 2600/FF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj.	Adj. Sale \$	Asd. when Sold	Land Residual	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
006-663-007-02	5963 S OAK	01/30/23	\$1,990,000	WD	SIDE GLEN ARBOR		\$1,990,000	\$455,500	\$1,990,000	447.2	250.0	3.47	2.97	\$4,450	\$579,487	\$13.17	400.00	006	2023000541	006-663-001-00,006-663-018-00	COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-663-008-00	5955 S OAK	06/28/21	\$408,800	WD	SIDE GLEN ARBOR		\$408,800	\$197,500	\$179,825	65.7	135.0	0.25	0.25	\$2,733	\$718,500	\$36.49	80.00	006	2021005379		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-703-000-00	S PINE	05/21/21	\$95,000	WD	SIDE GLEN ARBOR		\$95,000	\$56,100	\$95,000	31.8	72.0	0.07	0.07	\$2,887	\$1,357,143	\$31.16	50.00	006	2021004391		COMM FRONT FOOT RATES - MAJOR COMMS	202	GLEN ARBOR M-22
006-700-101-00	110 N LAKE ST	03/16/20	\$715,015	WD	SIDE LELAND		\$715,015	\$568,600	\$157,490	100.0	100.0	0.23	0.23	\$1,575	\$684,739	\$15.72	100.00	006	2020001863		LELAND COMMERCIAL	201	MAIN STAKE ST
009-009-012-10	302 E RIVER ST	06/17/21	\$1,050,000	WD	SIDE LELAND		\$1,050,000	\$475,000	\$239,071	166.6	102.0	0.22	0.22	\$1,435	\$1,086,686	\$24.95	165.00	009	2021005190		COMM FRONT FOOT RATES - MAJOR COMMS	201	LELAND BACK

**\$2,636**

**2025 COMMERCIAL DOWNTOWN LELAND VILLAGE FRONTAGE: \$,400/FF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj.	Adj. Sale \$	Asd. when Sold	Land Residual	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
006-122-005-00	6548 W WESTERN	01/20/23	\$1,475,000	WD	DWTN GLEN ARBOR		\$1,475,000	\$564,800	\$548,680	126.7	132.0	0.47	0.47	\$4,329	\$1,164,526	\$26.74	156.00	006	2023000354		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-122-005-10	W WESTERN	04/15/22	\$575,000	MLC	DWTN GLEN ARBOR		\$575,000	\$187,600	\$575,000	155.2	132.0	0.57	0.57	\$3,706	\$1,008,772	\$23.16	191.00	006	2022002396		COMM FRONT FOOT RATES - MAJOR COMMS	202	GLEN ARBOR M-22
006-122-076-00	6456 W WESTERN	02/22/22	\$450,000	WD	DWTN GLEN ARBOR		\$450,000	\$180,800	\$272,960	80.4	230.0	0.40	0.40	\$3,384	\$682,400	\$15.67	75.00	006	2022001177		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-122-078-10	6880 W WESTERN	05/11/21	\$1,565,000	WD	DWTN GLEN ARBOR		\$1,565,000	\$513,500	\$490,528	124.2	120.8	0.54	0.54	\$3,949	\$908,385	\$20.85	130.53	006	2021004119		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-122-005-00	6548 W WESTERN	01/20/23	\$1,475,000	WD	DWTN GLEN ARBOR		\$1,475,000	\$564,800	\$548,680	126.7	132.0	0.47	0.47	\$4,329	\$1,164,526	\$26.74	156.00	006	2023000354		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-122-005-10	W WESTERN	04/15/22	\$575,000	MLC	DWTN GLEN ARBOR		\$575,000	\$187,600	\$575,000	155.2	132.0	0.57	0.57	\$3,706	\$1,008,772	\$23.16	191.00	006	2022002396		COMM FRONT FOOT RATES - MAJOR COMMS	202	GLEN ARBOR M-22
006-122-076-00	6456 W WESTERN	02/22/22	\$450,000	WD	DWTN GLEN ARBOR		\$450,000	\$180,800	\$272,960	80.4	230.0	0.40	0.40	\$3,384	\$682,400	\$15.67	75.00	006	2022001177		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-122-078-10	6880 W WESTERN	05/11/21	\$1,565,000	WD	DWTN GLEN ARBOR		\$1,565,000	\$513,500	\$490,528	124.2	120.8	0.54	0.54	\$3,949	\$908,385	\$20.85	130.53	006	2021004119		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-662-008-00	6391 W WESTERN	04/16/21	\$585,000	WD	DWTN GLEN ARBOR		\$585,000	\$231,100	\$192,178	78.8	132.0	0.29	0.29	\$2,439	\$662,683	\$15.21	97.00	006	2021003283		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-662-010-10	6363 W WESTERN	02/28/23	\$775,000	WD	DWTN GLEN ARBOR		\$775,000	\$335,700	\$454,790	134.5	267.0	0.50	0.36	\$3,382	\$909,580	\$20.88	165.00	006	2023001135	006-662-010-50	COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-663-010-00	6281 W WESTERN	07/01/21	\$535,000	WD	DWTN GLEN ARBOR		\$535,000	\$305,400	\$305,640	160.5	176.3	0.60	0.35	\$1,904	\$509,400	\$11.89	344.00	006	2021005577		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22
006-750-405-00	100 N MAIN ST	01/30/20	\$725,000	WD	DWTN LELAND		\$725,000	\$418,400	\$310,579	66.0	98.0	0.15	0.15	\$4,706	\$2,098,507	\$48.18	66.00	COMLE	2020000833		LELAND COMMERCIAL	201	DOWNTOWN
006-750-401-00	122 N MAIN ST	12/11/23	\$1,501,000	WD	DWTN LELAND		\$1,501,000	\$293,900	\$1,207,248	84.0	106.0	0.18	0.18	\$15,158	\$7,073,600	\$162.39	84.00	009	2023005413		COMM FRONT FOOT RATES - MAJOR COMMS	201	LELAND MAIN
006-740-073-10	6671 W WESTERN	12/20/23	\$1,475,000	WD	DWTN GLEN ARBOR		\$1,475,000	\$260,000	\$1,022,734	59.4	75.0	0.19	0.19	\$17,386	\$5,435,442	\$124.78	97.00	006	2024000062		COMM FRONT FOOT RATES - MAJOR COMMS	201	GLEN ARBOR M-22

**REGULAR LAKE LEELENAU NARROWS RATE USED FOR ALL COMMERCIAL LAKE FRONTAGE IN THE VILLAGE OF LAKE LEELENAU: 5000/FF**

**STANDARD LAKE LEELENAU FRONTAGE RATE USED FOR ALL COMMERCIAL LAKE FRONTAGE IN THE VILLAGE OF LELAND: 8500/FF**

**GLEN ARBOR SUPPLEMENTAL COMMERCIAL SALES DATA CAN BE CONSIDERED COMPARABLE TO LELAND COMMERCIAL FOR USE IN VALUE DETERMINATION**

**2025 COMMERCIAL & COMMERCIAL/LELAND ECF: 0.883**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	OCCUPANCY	nf. Adj. Sale	Cur. Asmnt.	Asd/Adj. Sale	zur. Apprais.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table
009-680-201-00	208 W MAIN ST	10/01/21	\$250,000	WD	MEDICAL OFFICES	\$250,000	\$122,800	49.12	\$245,633	\$121,661	\$128,339	\$160,171	0.801	1,704	\$75.32	COM	BRICK RANCH	\$120,000	LAKE LEELANAU COMMERCIAL
009-680-303-00	215 W PHILIP ST	06/10/21	\$300,000	WD	APARTMENTS	\$300,000	\$94,000	31.33	\$188,029	\$61,715	\$238,285	\$163,196	1.460	1,254	\$190.02	COM	FARM HOUSE	\$60,000	LAKE LEELANAU COMMERCIAL
009-600-620-00	211 E OAK ST	04/05/19	\$375,000	WD	OFFICE SPACE	\$375,000	\$168,500	44.93	\$395,849	\$71,035	\$303,965	\$321,841	0.944	4,224	\$71.96	COMLE	RANCH	\$67,500	LELAND COM
009-750-405-00	106 N MAIN ST	01/30/20	\$725,000	WD	RETAIL SHOPS	\$725,000	\$418,400	57.71	\$836,821	\$422,400	\$302,600	\$408,529	0.741	3,525	\$85.84	COMLE	RANCH	\$422,400	LELAND COM
009-770-302-00	116 W MEINRAD ST	06/22/23	\$250,000	WD	RENTAL	\$250,000	\$130,600	52.24	\$261,149	\$38,400	\$211,600	\$287,789	0.735	1,561	\$135.55	COM	MODERN	\$38,400	LAKE LEELANAU VILLAGE
<b>Totals:</b>			<b>\$800,000</b>								<b>\$1,184,789</b>	<b>\$1,341,526</b>							
													<b>E.C.F. =&gt;</b>	<b>0.883</b>					
													<b>Ave. E.C.F. =&gt;</b>	<b>0.936</b>					

**2025 LELAND INDUSTRIAL LAND RATE FOR GRAVEL ACREAGE: 8,600/AC**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	SALE PRICE	IMP VALUE	Land Residual	LOCATION	COMMENTS	Net Acres	Total Acres	Dollars/Acre	CLASS:
007-027-006-00	S NEWMAN RD	04/16/21	\$800,000	WD	SHEDS	\$800,000	\$109,604	\$690,396	KASSON TWP	LEELANAU REDI-MIX	40.0	80.00	8,629.00	IND
007-027-003-00	S NEWMAN RD	4/16/2021			VACANT ACREAGE FIRED DESTROYED MAIN BLDG BEFORE SALE				KASSON TWP	LEELANAU REDI-MIX	40			IND

**2025 LELAND INDUSTRIAL LAND RATE: 7,500/AC**

PARCEL NUMBER:	ADDRESS:	SALE DATE:	SALE PRICE:	INSTR:	TOPOGRAPHY:	ACRES:	\$/ACRE:	CLASS:
003-021-004-00	S BOHEMIAN RD	08/24/23	\$375,000	PTA	WOODED/ROLLING	40	9375	RESIDENTIAL
003-022-012-00	S MAPLE CITY RD	10/21/22	\$250,000	PTA	WOODED/ROLLING/CONTIGUOUS	40.00	\$6,250	RESIDENTIAL
003-021-004-00	S BOHEMIAN RD	08/24/23	\$375,000	PTA	WOODED/ROLLING	40.00	\$9,375	RESIDENTIAL
002-030-004-50	S TOWNLINE RD	09/23/22	\$122,000	PTA	WOODED/ROLLING/HIGH	20.00	\$6,100	RESIDENTIAL
010-018-004-40	S KASBEN RD	06/13/23	\$270,000	WD	WOODED/ROLLING	44.00	\$6,166	RESIDENTIAL
							\$7,453	

**2025 LELAND INDUSTRIAL ECF: 0.860**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	sd. when Sol'd	ur. Apprais	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Table	Property Class
007-100-017-00	3636 W EMPIRE	07/03/23	\$65,000	WD	STEEL STORAGE BLDG	\$22,700	\$70,951	\$29,294	\$35,706	0.857	960	\$37.19	STOR	STORAGE CONDOS	201
007-100-018-00	3636 W EMPIRE	09/22/23	\$65,000	WD	STEEL STORAGE BLDG	\$22,600	\$70,728	\$29,071	\$35,929	0.862	960	\$37.43	STOR	STORAGE CONDOS	201
<b>Totals:</b>			<b>\$130,000</b>			<b>\$45,300</b>	<b>\$141,679</b>		<b>\$71,635</b>			<b>\$83,314</b>			
										<b>E.C.F. =&gt;</b>	<b>0.860</b>				
										<b>Ave. E.C.F. =&gt;</b>	<b>0.860</b>				

LELAND TOWNSHIP 2025 ANALYSIS:  
 2025 LAKE MICHIGAN BLUFF: 4300/FF  
 2025 LAKE MICHIGAN UNSTABLE BLUFF: 2200/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	BLUFF TYPE	Inf. Adj. Sale \$	Cur. Assmt.	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table	Class	
009-016-061-30	1451 N LELAND ESTATES DR	07/11/24	\$1,900,000	PTA	STABLE BLUFF	\$1,900,000	\$763,100	40.16	\$1,526,238	\$1,213,762	\$840,000	200.0	\$6,069	LK MI	LAKE MICHIGAN BLUFF	401	
009-016-064-20	1181 N LELAND ESTATES DR	06/14/24	\$1,825,000	PTA	STABLE BLUFF	\$1,825,000	\$922,500	50.55	\$1,844,945	\$820,055	\$840,000	200.0	\$4,100	LK MI	LAKE MICHIGAN BLUFF	401	
009-020-003-50	543 N BIRDSONG RD	08/20/20	\$1,200,000	WD	STABLE BLUFF	\$1,200,000	\$723,600	60.30	\$1,447,263	\$499,837	\$747,100	133.0	\$3,758	LK MI	LAKE MICHIGAN BLUFF	401	
009-020-005-00	N DUCK LAKE TR	07/16/21	\$825,000	WD	STABLE BLUFF	\$825,000	\$508,200	61.60	\$1,016,400	\$825,000	\$1,016,400	242.0	\$3,409	LK MI	LAKE MICHIGAN BLUFF	402	
009-021-033-20	949 N DUCK LAKE TR	07/14/23	\$3,100,000	PTA	STABLE BLUFF	\$3,100,000	\$1,561,300	50.36	\$3,122,661	\$1,027,339	\$1,050,000	250.0	\$4,109	LK MI	LAKE MICHIGAN BLUFF	401	
009-127-012-00	5161 E SUGARBUSH LN	10/25/24	\$1,755,000	PTA	STABLE BLUFF	\$1,755,000	\$877,400	49.99	\$1,754,863	\$1,008,137	\$1,008,000	240.0	\$4,201	LK MI	LAKE MICHIGAN BLUFF	401	
<b>Totals:</b>			<b>\$10,605,000</b>			<b>\$10,605,000</b>	<b>\$5,356,100</b>		<b>\$10,712,370</b>	<b>\$5,394,130</b>	<b>\$5,501,500</b>	<b>1,265.0</b>	<b>\$4,274</b>				
								<b>Sale. Ratio =&gt;</b>	<b>50.51</b>			<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>7.87</b>			<b>per FF=&gt;</b>	<b>\$4,264</b>				

SALES COMPARISON OF STABLE VS. UNSTABLE LAKE MICHIGAN BLUFF DURING THE SAME TIME PERIOD INDICATES AN APPROXIMATE 50% DISCOUNT/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	BLUFF TYPE	Cur. Assmt.	Land Residual	Effec. Front	Dollars/FF	Actual Front	ECF Area	LAND TABLE	CLASS
009-133-001-30	4161 N HIGH BLUFFS DR	03/09/18	\$325,000	WD	VACANT UNSTABLE BLUFF	\$185,000	\$325,000	207.7	\$1,570	200.00	LK MI	LAKE MICHIGAN BLUFF	402
009-133-001-40	N HIGH BLUFFS DR	09/23/20	\$342,000	WD	VACANT UNSTABLE BLUFF	\$183,300	\$342,000	205.0	\$1,668	205.00	LK MI	LAKE MICHIGAN BLUFF	402
009-016-061-15	1467 N LELAND ESTATES DR	04/27/18	\$750,000	WD	VACANT STABLE BLUFF	\$365,000	\$750,000	200.0	\$3,750	200.00	LK MI	LAKE MICHIGAN BLUFF	402
009-020-005-00	N DUCK LAKE TR	07/16/21	\$825,000	WD	VACANT STABLE BLUFF	\$435,600	\$825,000	242.0	\$3,409	242.00	LK MI	LAKE MICHIGAN BLUFF	402

**LELAND TOWNSHIP 2025 ANALYSIS OF LAKE MICHIGAN FRONTAGE IN THE VILLAGE OF LELAND:  
2025 LAKE MICHIGAN FRONTAGE IN LELAND; INCLUDING INDIANA WOODS: 23,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table	Class	Rate Group 1
009-750-902-00	308 W REYNOLDS ST	02/25/22	\$3,895,000	PTA	LEVEL/BLDG ON BEACH	\$3,895,000	\$3,100,262	107.0	\$28,974	107.00	LMILE	KE MICHIGAN/LELA	401	LELAND
009-009-027-00	718 S INDIANA WOODS	08/30/21	\$6,200,000	WD	QUESTIONABLE	\$6,200,000	\$5,432,944	103.0	<del>\$62,747</del>	103.00	LMILE	KE MICHIGAN/LELA	401	LELAND

**2025 USE 11,700/FF LAKE MICHIGAN BLUFF & AND HARBOR FRONTAGE IN LELAND**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table	Class	Rate Group 1
009-004-017-11	N LAKE ST	11/18/21	\$660,000	WD	WOODED/HIGH	\$660,000	\$660,000	60.0	\$11,000	60.00	LK MI	AKE MICHIGAN BLUF	402	LMBLUFF/LELAND
009-009-008-00	203 N LAKE ST	06/09/22	\$2,200,000	PTA	BORDERS HARBOR	\$2,200,000	\$1,966,008	168.0	\$11,702	168.00	HAR	KE MICHIGAN/LELA	401	LELAND HARBOR

**ADDITIONAL LAKE MICHIGAN SALES DATA CONSIDERED WHEN DEVELOPING VALUES:**

GLEN ARBOR TWP LAKE MICHIGAN FRONTAGE	DATE:	SALE PRICE	TOWNSHIP:	ADJUSTED PRICE	LAND VALUE	FF	PRICE/FF	
006-121-004-00	7510 W HARBOR HWY	7/9/2023	GLEN ARBOR	3,900,000	2,391,000	114	20,974	LAKE MICHIGAN
006-122-035-00	5699 S SHERIDAN LN	5/14/2021	GLEN ARBOR	1,700,000	1,453,100	100	14,531	LAKE MICHIGAN
006-740-013-50	7238 W ARBOR PINES DR	1/6/2022	GLEN ARBOR	1,750,000	1,077,200	50	21,544	LAKE MICHIGAN
006-122-035-00	5699 S SHERIDAN LN	5/14/2021	GLEN ARBOR	1,700,000	1,453,100	100	14,531	LAKE MICHIGAN
006-114-008-00	4358 S SUNSET SHORES	08/27/19	GLEN ARBOR	\$2,272,426	\$1,917,619	149.4	\$12,835	LAKE MICHIGAN
006-740-012-50	7276 W ARBOR PINES	07/31/19	GLEN ARBOR	\$1,350,000	\$1,240,970	65.6	\$18,926	LAKE MICHIGAN
						GLEN ARBOR:	17,223	
						LELAND:	28,974	
						AVERAGE:	23,099	

**LELAND TOWNSHIP 2025 ANALYSIS:**

**2025 LAKE MICHIGAN VACANT SALES: USE 7600/FF FOR AVERAGE LAKE MICHIGAN SHORE AND LAKE MICHIGAN 5 RATE TABLES (LM5)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	her Parcels in S	Land Table	COMMENTS	
009-031-018-00	S MANITOU TR	10/15/20	\$637,500	WD	GD HBR 1ST SALE	\$637,500	\$240,000	37.65	\$480,000	\$637,500	\$480,000	100.0	\$6,375	100.00	LK MI		LAKE MICHIGAN AVERAGE		
009-031-018-00	S MANITOU TR	10/18/21	\$1,250,000	WD	GD HBR 2ND SALE	\$1,250,000	\$270,000	21.60	\$540,000	\$1,250,000	\$540,000	100.0	\$12,500	100.00	LK MI		LAKE MICHIGAN AVERAGE		
009-029-011-15	S MANITOU TR	07/23/21	\$1,550,000	WD	NW GOOD HARBOR 1	\$1,550,000	\$668,400	43.12	\$1,336,766	\$1,550,000	\$1,296,000	270.0	\$5,741	152.00	LK MI		LAKE MICHIGAN AVERAGE		
009-029-011-16	400 S MANITOU TR	07/23/21	\$1,550,000	WD	NW GOOD HARBOR 2									118.00	LK MI		LAKE MICHIGAN AVERAGE		
009-660-015-00	N OMIGISI BEACH RD	03/12/21	\$765,000	WD	NORTH OF TOWN	\$765,000	\$240,000	31.37	\$480,000	\$765,000	\$480,000	100.0	\$7,650	100.00	LK MI		LAKE MICHIGAN AVERAGE		
009-124-001-19	6905 N MANITOU TRL	04/15/21	\$965,000	WD	NORTH OF TOWN	\$965,000	\$496,500	51.45	\$993,000	\$965,000	\$993,000	200.0	\$4,825	200.00	LK MI	009-124-001-1E	MICHIGAN AVERAGE		
009-124-002-00	N MANITOU TR	02/04/22	\$675,000	PTA	NORTH OF TOWN	\$675,000	\$378,000	56.00	\$756,000	\$675,000	\$756,000	140.0	\$4,821	140.00	LK MI		LAKE MICHIGAN 5		
009-560-008-00	N BIRCHWOOD DR	03/17/22	\$1,150,000	PTA	NORTH OF TOWN	\$1,150,000	\$310,000	26.96	\$620,000	\$1,150,000	\$620,000	100.0	\$11,500	100.00	LK MI		LAKE MICHIGAN AVERAGE		
<b>Totals:</b>			<b>\$6,731,500</b>			<b>\$6,992,500</b>	<b>\$2,602,900</b>		<b>\$5,205,766</b>	<b>\$6,992,500</b>	<b>\$5,165,000</b>	<b>1,010.0</b>	<b>\$7,630</b>						
												<b>Average</b>							
												<b>per FF=&gt;</b>		<b>\$7,630</b>					





**LELAND TOWNSHIP 2025 LAKE LEELANAU FRONTAGE ECF: ALL LAKE & RIVER NEIGHBORHOODS: 1.941**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	her Parcels in S	Land Table	Property Class			
009-002-006-00	6680 E ALPERS RD	09/11/24	\$1,738,000	PTA	03-ARMS LENGTH	\$1,738,000	\$864,200	49.72	\$1,728,388	\$920,000	\$818,000	\$417,977	1.957	2,408	\$339.70	GDBI	6.4542	CRAFTSMAN	\$920,000		BISECTED & GDRAIL	401			
009-010-003-00	2411 N LAKE LEELANAU DR	08/02/23	\$2,395,000	PTA	03-ARMS LENGTH	\$2,395,000	\$1,142,600	47.71	\$2,285,114	\$1,964,963	\$430,637	\$251,218	1.714	2,220	\$193.98	ELK	17.8305	RANCH	\$1,962,500	009-011-015-00	EAST LAKE SHORE	401			
009-015-002-00	2011 N WARDENS POINT RD	06/01/22	\$3,200,000	PTA	03-ARMS LENGTH	\$3,200,000	\$1,602,700	50.08	\$3,205,327	\$1,937,918	\$1,937,082	\$1,004,348	1.929	4,210	\$460.11	NLK	3.6194	TRADITIONAL	\$1,241,000		EAST LAKE SHORE	401			
009-016-048-50	1390 N MANITOU TR	09/30/22	\$925,000	PTA	03-ARMS LENGTH	\$925,000	\$400,700	43.32	\$801,353	\$559,444	\$365,556	\$125,082	2.923	1,125	\$324.94	GDBI	103.0024	CHALET	\$542,800		BISECTED & GDRAIL	401			
009-021-017-00	4511 E DUCK LAKE RD	11/10/23	\$1,190,000	PTA	03-ARMS LENGTH	\$1,190,000	\$722,700	60.73	\$1,445,402	\$1,064,211	\$125,789	\$197,100	0.638	1,586	\$79.31	LAKE	125.4302	CAPE COD	\$1,062,500		RES LK AREA	401			
009-126-022-00	5212 N MANITOU TR	06/01/23	\$3,600,000	PTA	03-ARMS LENGTH	\$3,600,000	\$1,606,000	44.61	\$3,212,062	\$1,434,031	\$2,165,969	\$919,354	2.356	4,921	\$440.15	NLK	46.3466	CRAFTSMAN	\$1,400,000		NORTH LAKE	401			
009-134-010-10	4040 N MANITOU TR	08/15/24	\$1,650,000	PTA	03-ARMS LENGTH	\$1,650,000	\$1,039,200	62.98	\$2,078,465	\$1,413,778	\$236,222	\$343,685	0.687	2,693	\$87.72	NLK	120.5181	MODERN	\$1,400,000		NORTH LAKE	401			
009-135-002-20	4894 N LAKE LEELANAU	08/07/24	\$1,330,000	WD	03-ARMS LENGTH	\$1,330,000	\$672,100	50.53	\$1,344,283	\$1,035,919	\$294,081	\$162,277	1.812	2,070	\$142.07	GDBI	8.0286	RANCH	\$1,035,000		BISECTED & GDRAIL	401			
009-135-011-00	4571 N LAKE LEELANAU DR	06/28/23	\$1,535,000	PTA	03-ARMS LENGTH	\$1,535,000	\$743,000	48.40	\$1,485,961	\$854,036	\$680,964	\$326,745	2.084	2,415	\$261.97	ELK	19.1582	CAPE COD	\$650,000		EAST LAKE SHORE	401			
009-135-028-00	4265 N LAKE LEELANAU DR	08/11/23	\$1,397,500	PTA	03-ARMS LENGTH	\$1,397,500	\$622,400	44.54	\$1,244,894	\$712,487	\$685,003	\$275,283	2.458	1,740	\$393.68	ELK	59.5859	RANCH	\$703,800		BISECTED & GDRAIL	401			
009-625-005-00	316 E HYWOOD	08/06/24	\$3,500,000	WD	03-ARMS LENGTH	\$3,500,000	\$1,748,000	49.94	\$3,495,953	\$2,521,279	\$978,721	\$503,968	1.942	2,962	\$341.97	HYLN	4.9528	CAPE COD	\$2,501,663		HYWOOD&JUNIPER	401			
009-658-018-00	4000 N LAKE LEELANAU DR	07/10/24	\$1,740,000	PTA	03-ARMS LENGTH	\$1,740,000	\$860,100	49.43	\$1,720,163	\$467,326	\$1,272,674	\$647,796	1.965	3,188	\$399.21	GDBI	7.2121	RANCH	\$450,000		BISECTED & GDRAIL	401			
009-670-201-00	2266 N MANITOU TR	08/25/22	\$1,700,000	PTA	03-ARMS LENGTH	\$1,700,000	\$857,500	50.44	\$1,714,961	\$1,419,500	\$280,500	\$152,772	1.836	1,248	\$224.76	NLK	5.6432	RANCH	\$1,419,500		RES LK AREA	401			
009-710-005-00	1021 N SUNSET SHORES DR	07/14/22	\$1,550,000	PTA	03-ARMS LENGTH	\$1,550,000	\$738,000	47.61	\$1,475,948	\$852,432	\$697,568	\$322,397	2.164	2,132	\$327.19	ELK	27.1190	CHALET	\$850,000		EAST LAKE SHORE	401			
<b>Totals:</b>			<b>\$27,450,500</b>			<b>\$27,450,500</b>	<b>\$13,619,200</b>		<b>\$27,238,254</b>		<b>\$10,966,766</b>	<b>\$5,650,002</b>				<b>\$288.34</b>	<b>4.8872</b>								
						<b>Sale. Ratio =&gt;</b>	<b>49.61</b>							<b>E.C.F. =&gt;</b>	<b>1.941</b>							<b>Std. Deviation:=:</b>	<b>0.608992488</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.56</b>							<b>Ave. E.C.F. =&gt;</b>	<b>1.893</b>							<b>Ave. Variance:=:</b>	<b>39.6358</b>	<b>Coefficient of Var=&gt;</b>	<b>20.9436025</b>

**LELAND 2025 VACANT ACREAGE SALES ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	SALE PRICE:	LAND RESIDUAL:	NET ACRES:	\$ PER ACRE:	CLASS:
<b>10 ACRE RANGE: 15,300</b>										
003-023-008-20	S MAPLE CITY RD	05/16/23	\$165,000	QC	WOODED/CREEK	\$165,000	\$165,000	8.00	\$20,625	RESIDENTIAL
003-020-004-00	S WHEELER RD	09/29/22	\$153,000	PTA	WOODED/ROLLING	\$153,000	\$153,000	10.00	\$15,300	RESIDENTIAL
003-020-004-05	S WHEELER RD	09/29/22	\$155,000	PTA	WOODED/ROLLING	\$155,000	\$155,000	10.00	\$15,500	RESIDENTIAL
003-020-004-30	S WHEELER RD	09/30/22	\$134,030	PTA	WOODED/ROLLING	\$134,030	\$134,030	10.00	\$13,403	RESIDENTIAL
003-032-002-40	WTRUMBULL RD	10/17/22	\$150,000	PTA	WOODED/ROLLING	\$150,000	\$150,000	11.32	\$13,251	RESIDENTIAL
003-032-006-60	W HLAVKA RD	10/25/23	\$149,900	PTA	WOODED/ROLLING/EASEMENT ACCESS	\$149,900	\$149,900	10.00	\$14,990	RESIDENTIAL
007-023-001-10	S COLEMAN RD	05/13/22	\$135,000	PTA	WOODED/LEVEL/HIGH	\$135,000	\$135,000	9.00	\$15,000	RESIDENTIAL
007-020-002-20	W BAATZ RD	11/30/22	\$150,000	PTA	PART WOODED/HIGH/LEVEL	\$150,000	\$150,000	10.00	\$15,000	RESIDENTIAL
007-020-002-30	W BAATZ RD	11/30/22	\$150,000	PTA	PART WOODED/HIGH/LEVEL	\$150,000	\$150,000	10.00	\$15,000	RESIDENTIAL

**15 ACRE RANGE: 13,750 INTERPOLATED  
20 & 25 ACRE RANGE: 12,200**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	SALE PRICE:	LAND RESIDUAL:	NET ACRES:	\$ PER ACRE:	CLASS:
009-032-015-00	S MANITOU TR	12/20/21	\$225,000	WD	1ST SALE TO CONSERVANCY	\$225,000	\$225,000	18.00	\$12,500	RESIDENTIAL
009-032-015-00	S MANITOU TR	04/22/22	\$230,000	PTA	2nd SALE FROM LC WDED;ROLLING;BLD SITE	\$230,000	\$230,000	18.00	\$12,778	RESIDENTIAL
002-017-006-00	E BODIUS RD	11/22/21	\$210,000	WD	LEVEL, OPEN FIELD	\$210,000	\$210,000	21.00	\$10,000	RESIDENTIAL LAND VALUES
007-011-007-20	122 E STONY RIDGE RD	07/05/22	\$255,000	PTA	OPEN FIELD/SOME WOODS/HIGH	\$255,000	\$255,000	20.00	\$12,750	RESIDENTIAL
007-019-002-10	W BAATZ RD	03/31/23	\$187,000	PTA	50%WOODS/50%OPEN/HIGH/LEVEL	\$187,000	\$187,000	19.39	\$9,644	RESIDENTIAL
007-026-011-20	S MAPLE CITY RD	01/03/23	\$229,900	WD	MOSTLY WOODED/HIGH/LEVEL	\$229,900	\$229,900	25.00	\$9,196	RESIDENTIAL
003-025-006-10	S LIME LAKE RD	10/18/23	\$195,000	PTA	WOODED/ROLLING/CONTIGUOUS	\$195,000	\$195,000	21.25	\$9,176	RESIDENTIAL
002-030-003-20	6262 S TOWNLINE RD	06/05/22	\$275,000	PTA	OPEN FIELD/SOME WOODS/HIGH	\$275,000	\$275,000	20.00	\$13,750	RESIDENTIAL

**30 ACRE RANGE: 11,350 INTERPOLATED  
40 TO 100 ACRE RANGE: 10,500**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	SALE PRICE:	LAND RESIDUAL:	NET ACRES:	\$ PER ACRE:	CLASS:
003-022-012-00	S MAPLE CITY RD	10/21/22	\$250,000	PTA	WOODED/ROLLING/CONTIGUOUS	\$250,000	\$250,000	40.00	\$6,250	RESIDENTIAL
003-021-004-00	S BOHEMIAN RD	08/24/23	\$375,000	PTA	WOODED/ROLLING	\$375,000	\$375,000	40.00	\$9,375	RESIDENTIAL
009-001-004-25	7398 E ALPERS RD	09/29/22	\$490,000	PTA	AG/CROP	\$490,000	\$490,000	40.00	\$12,250	AGRICULTURAL
009-024-002-10	N EAGLE HWY	08/12/22	\$800,000	PTA	38 ACRES ROLLING WOODS/CONTIGUOUS AG	\$800,000	\$800,000	74.00	\$10,810	AGRICULTURAL
009-024-014-00	N EAGLE HWY	08/12/22	\$950,000	PTA	35 ACRES PARTIAL ORCHARD/WOODS/HIGH	\$950,000	\$950,000	69.00	\$13,786	RESIDENTIAL
002-005-002-00	E OVERBY RD	08/09/23	\$950,000	PTA	WDED/ROLLING/HIGH/ACCESS FROM LELAND PARCEL	\$950,000	\$950,000	69.00	\$13,786	RESIDENTIAL
009-032-006-10	E OVERBY RD	08/12/22	\$800,000	PTA	2 ACRES & OLD SHED LELAND SIDE OF OVERBY	\$800,000	\$800,000	73.00	\$10,960	AGRICULTURAL
009-024-002-10	N EAGLE HWY	08/12/22	\$800,000	PTA	HIGH; ROLLING; WOODS	\$800,000	\$800,000	73.00	\$10,960	AGRICULTURAL
009-024-014-00	N EAGLE HWY	08/12/22	\$800,000	PTA	HIGH; LEVEL; OLD ORCHARD	\$800,000	\$800,000	73.00	\$10,960	AGRICULTURAL

**EASEMENTS & OTHER SMALL ODD SHAPED PARCELS: USE SWAMP ACREAGE RATE: 1400/ACRE**

007-012-011-00	E VALLEY RD	09/09/21	\$55,000	WD	LOW; SWAMP	\$55,000	\$55,000	\$55,000	40.00	1,375.00
----------------	-------------	----------	----------	----	------------	----------	----------	----------	-------	----------

**RESIDENTIAL ENCUMBERED BY EASEMENT: NO DISCOUNT INDICATED**

**PAIRED SALE ILLUSTRATING ANY DISCOUNT AFTER ENCUMBERING A RESIDENTIAL PARCEL WITH CE:**

009-032-015-00	S MANITOU TR	12/20/21	\$225,000	WD	1ST SALE TO CONSERVANCY	\$225,000	\$225,000	18.00	\$12,500	NO EASEMENT IN PLACE
009-032-015-00	S MANITOU TR	04/22/22	\$230,000	PTA	2nd SALE FROM LC WDED;ROLLING;BLD SITE	\$230,000	\$230,000	18.00	\$12,778	1 ACRE BUILDING SITE RESERVED

**2025 RESIDENTIAL ACREAGE RATE TABLE:**

5 - 7 ACRES: 88,500 PER SITE

10 ACRES: 153,000

15 ACRES: 206,250

20 ACRES: 244,000

25 ACRES: 305,000

30 ACRES: 340,500

40 ACRES: 420,000

50 ACRES: 525,000

100 ACRES: 1,050,000

**2025 VALUE DETERMINATION FOR AG PARCELS:**

**AGRICULTURAL ACREAGE RATES: 9000 / ACRE FOR STANDARD ACREAGE**

**AGRICULTURAL ACREAGE RATES: 1400 / ACRE FOR SWAMP/LOW**

**AGRICULTURAL ACREAGE ENCUMBERED BY EASEMENTS: 40% DISCOUNT**

Parcel Number	Street Address	Sale Date	Instr.	NOTATIONS:	SALE PRICE:	LAND RESIDUAL:	NET ACRES:		\$ PER ACRE:	CLASS:
009-001-004-25	7398 E ALPERS RD	09/29/22	PTA	AG/CROP	\$490,000	\$490,000	40.00		\$12,250	AGRICULTURAL
009-024-002-10	N EAGLE HWY	08/12/22	PTA	38 ACRESROLLING/WOODS/CONTIGUOUS AG	\$800,000	\$800,000	74.00		\$10,810	AGRICULTURAL
009-024-014-00	N EAGLE HWY	08/12/22	PTA	HIGH; LEVEL; OLD ORCHARD						AGRICULTURAL
002-028-004-00	6888 S FRENCH	09/10/21	WD	BARN/OLD SHEDS	\$1,130,000	\$973,156	115.00		\$8,462	AGRICULTURAL
002-028-004-10	S FRENCH RD	09/10/21	WD	VACANT						
002-033-004-00	6875 S FRENCH	09/10/21	WD	OLD FARMHOUSE/GARAGE						
002-030-001-00	6322 S GOOD HARBOR TRL	10/13/23	PTA	FARMHOUSE/OUTBUILDING	\$855,000	\$595,644	108.25		\$5,502	AGRICULTURAL
								USE:	9,000/AC	
009-001-002-10	3550 N EAGLE HWY	05/31/23	WD	AG BLDGS; HIGH; ORCHARDS 82 ACRES	\$975,000	\$864,331	151.00		\$5,724	AGRICULTURAL
009-136-010-50	E ALPERS RD	05/31/23		69 ACRES VACANT; CONSERVATION EASEMENT				USE:	40%	AGRICULTURAL

**EASEMENTS & OTHER SMALL ODD SHAPED PARCELS: USE SWAMP ACREAGE RATE: 1400/ACRE**

007-012-011-00	E VALLEY RD	09/09/21	\$55,000	WD	LOW; SWAMP	\$55,000	\$55,000	\$55,000	40.00	1,375.00
----------------	-------------	----------	----------	----	------------	----------	----------	----------	-------	----------

2025 LELAND AGRICULTURAL ECF: 1.218

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	nf. Adj. Sale	Cur. Asmnt. Asd/Adj. Sale	Cur. Apprais: Land + Yard	Ildg. Residur	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	roperty Clas	
009-001-004-50	7376 E ALPERS RD	02/21/24	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$155,600	42.63	\$311,172	\$67,278	1.412	1,776	\$167.64	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-013-005-00	1461 N EAGLE HWY	04/11/22	\$1,650,000	PTA	03-ARM'S LENGTH	\$1,650,000	\$823,200	49.89	\$1,646,310	\$494,507	1.161	5,040	\$229.26	CNTRY	TIMBER FRAMED	\$395,880	RESIDENTAL	401	
009-014-002-41	1480 N LAKE LELANAU DR	11/16/22	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$179,600	59.87	\$359,268	\$171,644	0.792	1,927	\$66.61	CNTRY	MODERN	\$171,644	RESIDENTAL	401	
009-021-034-05	4494 E DUCK LAKE RD	02/20/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$171,900	55.45	\$343,783	\$67,292	1.016	1,944	\$124.85	CNTRY	CAPE COD	\$65,000	RESIDENTAL	401	
009-022-025-00	5744 E DUCK LAKE RD	12/18/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$197,000	53.97	\$394,027	\$73,384	1.052	1,339	\$217.79	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-027-011-20	667 S FRENCH RD	11/17/23	\$858,806	PTA	03-ARM'S LENGTH	\$858,806	\$275,700	32.10	\$551,451	\$68,401	1.893	1,994	\$396.39	CNTRY	FARM HOUSE	\$65,000	RESIDENTAL	401	
009-033-013-15	1662 S SCHOMBERG RD	12/08/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$158,300	43.37	\$316,517	\$71,991	1.386	1,344	\$218.01	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-034-006-00	5175 E KIRT RD	05/31/22	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$174,100	47.44	\$348,119	\$65,000	1.234	1,180	\$255.93	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-136-008-00	7555 E ALPERS RD	02/15/24	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$463,500	66.21	\$926,937	\$65,826	0.852	2,660	\$238.41	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-136-009-15	7337 E ALPERS RD	01/23/23	\$635,000	MLC	03-ARM'S LENGTH	\$635,000	\$279,700	44.05	\$559,465	\$221,763	1.416	768	\$538.07	CNTRY	MODERN	\$201,943	RESIDENTAL	401	
009-552-018-00	4739 E WATER VIEW DR	10/04/22	\$637,000	PTA	03-ARM'S LENGTH	\$637,000	\$329,100	51.66	\$658,268	\$93,673	1.113	1,384	\$392.58	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-555-021-00	2140 N BIRCH LE DR	09/12/23	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$183,800	36.04	\$367,510	\$69,586	1.710	1,928	\$228.43	CNTRY	TRADITIONAL	\$65,000	RESIDENTAL	401	
<b>Totals:</b>			<b>\$8,289,306</b>						<b>\$5,532,461</b>	<b>\$4,539,742</b>									
								Sale. Ratio =>	<b>48.56</b>			E.C.F. =>	<b>1.218</b>			Ave. E.C.F. =>	<b>1.253</b>		

NOT USED: OUTLYERS

009-024-015-00	600 N EAGLE HWY	10/28/22	\$536,500	PTA	03-ARM'S LENGTH	\$536,500	\$159,100	29.66	\$318,245	\$84,971	2.240	1,380	\$327.19	CNTRY	FARM HOUSE	\$65,000	RESIDENTAL	401
009-555-001-00	2360 N LAKE LELANAU DR	06/30/22	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$216,100	31.32	\$432,238	\$165,000	2.273	1,118	\$469.59	CNTRY	CHALET	\$165,000	RESIDENTAL	401

LELAND 2025 PREMIUM SITE ANALYSIS: 88,500 /SITE  
 LM5 PREMIUM SITES: 88,500 PLUS 100,000 WATER INFLUENCE  
 LAND RATE TABLE FOR 5 & 7 ACRE PARCELS: 88,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class	
003-014-006-90	S MICHEALS WOODS TRL	08/07/23	\$70,000	PTA	WOODED/CREEK	\$70,000	\$45,000	64.29	\$90,000	\$70,000	\$90,000	5.59	5.59	\$12,522	EAST	RES	402	
003-022-007-01	S HLAVKA HILL DR	08/10/22	\$150,000	WD	OPEN/HIGH/EASEMENT	\$150,000	\$53,900	35.93	\$107,800	\$150,000	\$107,800	6.00	6.00	\$25,000	SE	RES	402	
003-023-008-50	S MICHEALS WOODS TRL	07/21/23	\$85,000	WD	WOODED/CREEK	\$85,000	\$45,000	52.94	\$90,000	\$85,000	\$90,000	3.00	3.00	\$28,333	EAST	RES	402	
002-007-012-70	E MEANDER LN	05/25/23	\$80,000	PTA	WOODED/ROLLING	\$80,000	\$38,500	48.13	\$77,000	\$80,000	\$77,000	6.32	6.32	\$12,658	00003	LAND VALUES	402	
007-019-004-75	S ROLLING MEADOWS DR	04/29/22	\$72,000	PTA	MOSTLY OPEN FIELD	\$72,000	\$30,000	41.67	\$95,000	\$72,000	\$95,000	5.00	5.00	\$14,400	R	RESIDENTIAL	402	
009-022-016-10	N POPP RD	06/22/22	\$75,000	WD	WOODED/LOW	\$75,000	\$60,800	81.07	\$121,500	\$75,000	\$121,500	6.00	6.00	\$12,500	AG	RES LK AREA	001	
003-150-027-00	W HARBOUR RDG	10/21/22	\$87,000	PTA	WATER INFLUENCED	\$87,000	\$40,000	45.42	\$80,000	\$87,000	\$80,000	3.3	3.3	\$26,605.00	HR	RES	0.00	
<b>Totals:</b>			<b>\$619,000</b>				<b>\$365,300</b>		<b>\$584,000</b>	<b>\$88,429</b>	<b>\$584,000</b>	<b>5.0</b>		<b>18,859.85</b>				
							<b>Sale. Ratio =&gt;</b>	<b>50.65</b>										
							<b>Std. Dev. =&gt;</b>	<b>27.01</b>										

OUTLYERS/NOT USED:

003-025-006-05	S LIME LAKE RD	10/10/23	\$195,000	PTA	PART OF LARGER PARCEL	\$195,000	\$102,000	52.31	\$204,000	\$195,000	\$204,000	21.25	1.25	\$9,176	SE	RES	402
003-025-006-20	S LIME LAKE RD	10/10/23	\$195,000	PTA	PART OF LARGER PARCEL	\$195,000	\$102,000	52.31	\$204,000	\$195,000	\$204,000	21.25	1.00	\$9,176	SE	RES	402
009-022-016-22	N HOFF	02/10/23	\$30,000	LE	DED/ROLLING/EASEMENT AG	\$30,000	\$20,500	95.00	\$57,000	\$30,000	\$57,000	5.15	5.15	\$5,825	ENTRY	RESIDENTIAL	402
009-034-002-10	S POPP RD	04/10/23	\$0	QE	09-FAMILY	\$0	\$65,300	#DIV/0!	\$130,500	\$0	\$130,500	6.00	6.00	\$0	AG	RESIDENTIAL	401

**LELAND 2025 RURAL BUILDING SITE & LOT ANALYSIS : WATER/PREMIUM INFLUENCE ANALYSIS:**

**SMALL LOTS & SITES; ACCESSORY & SEPTIC SITES & LOTS: 26,000:**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	NOTATIONS:	Inf. Adj. Sale \$	Cur. Asmt.	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Other Parcels in Sale	Land Table	Class
003-400-020-00	S BLUFF LN	06/30/22	\$23,000	PTA	WOODED/STEEP	\$23,000	\$13,000	\$26,000	\$23,000	\$26,000	CNTRY		RES	402
003-400-026-00	4199 S BLUFF LN	10/21/22	\$23,000	PTA	WOODED/STEEP	\$23,000	\$13,000	\$26,000	\$23,000	\$26,000	CNTRY		RES	401
003-400-029-00	S SUGAR LOAF MTN RD	11/02/23	\$16,500	PTA	WOODED/STEEP	\$16,500	\$13,000	\$26,000	\$16,500	\$26,000	CNTRY		RES	402
003-400-030-00	S SUGAR LOAF MTN RD	06/29/23	\$20,000	WD	WOODED/STEEP	\$20,000	\$13,000	\$26,000	\$20,000	\$26,000	CNTRY		RES	402
003-400-031-00	S SUGAR LOAF MTN RD	10/12/23	\$20,000	PTA	WOODED/STEEP	\$20,000	\$13,000	\$26,000	\$20,000	\$26,000	CNTRY		RES	402
003-400-036-00	S SUGAR LOAF MTN RD	09/01/23	\$20,000	PTA	WOODED/STEEP	\$20,000	\$13,000	\$26,000	\$20,000	\$26,000	CNTRY		RES	402
003-400-039-00	4141 S SUGAR LOAF MTN RD	10/21/22	\$23,000	PTA	SMALL/OPEN	\$23,000	\$177,700	\$26,000	\$23,000	\$26,000	CNTRY		RES	401
003-470-050-00	E MOUNTAINVIEW TRL	09/13/22	\$49,900	PTA	SMALL DIST LK VIEW	\$49,900	\$13,000	\$26,000	\$49,900	\$26,000	SMVE		RES	402
003-470-082-00	E RIDGECLEFF TRL	01/09/24	\$39,000	PTA	SMALL OPEN LOT	\$39,000	\$13,000	\$26,000	\$39,000	\$26,000	SMVE		RES	402
007-002-041-25	S MAPLE CITY RD	10/10/22	\$20,600	PTA	OPEN/LEVEL	\$20,600	\$0	\$20,000	\$20,600	\$20,000	R		RESIDENTIAL	402
						<b>\$26,044</b>								

**STANDARD RESIDENTIAL LOTS/BUILDING SITES: 65,000**

002-011-011-25	S LAKE SHORE DR	03/31/23	\$80,000	PTA	MOSTLY OPEN	\$80,000	\$28,500	\$57,000	\$80,000	\$57,000	00003		LAND VALUES	402
002-015-004-00	5546 E HOHNKE RD	04/19/22	\$55,000	PTA	OPEN/HIGH	\$55,000	\$73,300	\$65,982	\$55,000	\$57,000	00003		LAND VALUES	401
002-075-020-00	S CEDARVIEW LN	03/08/24	\$89,000	PTA	OPEN/HIGH	\$89,000	\$28,500	\$57,000	\$89,000	\$57,000	00003		LAND VALUES	402
007-005-010-60	W BURDICKVILLE RD	05/04/22	\$67,000	WD	OPEN/LEVEL	\$67,000	\$20,000	\$0	\$67,000	\$0	R	007-005-010-70	RESIDENTIAL	402
007-032-015-91	W ARMSTRONG LAKE TRL	04/21/22	\$60,000	PTA	WOODED/ROLLING	\$60,000	\$20,000	\$75,000	\$60,000	\$75,000	R		RESIDENTIAL	402
009-002-016-00	N LAKE LEEANAU DR	05/18/23	\$50,000	PTA	WOODED/LOW	\$50,000	\$28,500	\$57,000	\$50,000	\$57,000	CNTRY		RESIDENTIAL	402
009-023-011-40	288 N POPPY RD	01/12/23	\$36,000	WD	WOODED/LOW	\$36,000	\$28,500	\$57,000	\$36,000	\$57,000	CNTRY		RESIDENTIAL	402
009-034-005-13	E KIRT RD	10/05/23	\$77,000	PTA	WOODED/HIGH	\$77,000	\$28,500	\$57,000	\$77,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-002-00	4967 E WATER VIEW DR	10/06/22	\$50,000	PTA	OPEN/HIGH	\$50,000	\$28,500	\$57,000	\$50,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-002-00	4967 E WATER VIEW DR	10/12/23	\$53,500	PTA	OPEN/HIGH	\$53,500	\$28,500	\$57,000	\$53,500	\$57,000	CNTRY		RESIDENTIAL	402
009-552-012-00	4787 E WATER VIEW DR	07/20/22	\$79,900	PTA	OPEN/HIGH	\$79,900	\$28,500	\$57,000	\$79,900	\$57,000	CNTRY		RESIDENTIAL	402
009-552-013-00	4779 E WATER VIEW DR	04/08/22	\$85,000	PTA	OPEN/HIGH	\$85,000	\$28,500	\$57,000	\$85,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-015-00	E WATER VIEW DR	10/19/22	\$82,500	PTA	OPEN/HIGH	\$82,500	\$28,500	\$57,000	\$82,500	\$57,000	CNTRY		RESIDENTIAL	402
009-552-019-00	4731 E WATER VIEW DR	09/16/22	\$65,000	LC	OPEN/HIGH	\$65,000	\$28,500	\$57,000	\$65,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-030-00	4668 E WATER VIEW DR	04/07/22	\$69,000	PTA	OPEN/HIGH	\$69,000	\$28,500	\$57,000	\$69,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-032-00	4700 E WATER VIEW DR	04/07/23	\$78,000	PTA	OPEN/HIGH	\$78,000	\$28,500	\$57,000	\$78,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-032-00	4700 E WATER VIEW DR	02/29/24	\$80,000	PTA	OPEN/HIGH	\$80,000	\$28,500	\$57,000	\$80,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-044-00	4810 E WATER VIEW DR	08/31/22	\$68,500	PTA	OPEN/HIGH	\$68,500	\$52,500	\$105,000	\$68,500	\$105,000	CNTRY		RESIDENTIAL	402
009-552-049-00	E WATER VIEW DR	05/17/23	\$43,000	WD	OPEN/HIGH	\$43,000	\$28,500	\$57,000	\$43,000	\$57,000	CNTRY		RESIDENTIAL	402
009-552-050-00	4874 E WATER VIEW DR	10/28/22	\$27,500	PTA	OPEN/HIGH	\$27,500	\$28,500	\$57,000	\$27,500	\$57,000	CNTRY		RESIDENTIAL	402
009-555-018-00	N BIRCH LE DR	04/21/22	\$67,000	PTA	WOODED/HIGH	\$67,000	\$28,500	\$57,000	\$67,000	\$57,000	CNTRY		RESIDENTIAL	402
009-585-013-00	5141 E VALLEY LN	07/22/22	\$54,500	PTA	WOODED/HIGH	\$54,500	\$28,500	\$57,000	\$54,500	\$57,000	CNTRY		RESIDENTIAL	402
009-585-013-00	5141 E VALLEY LN	02/09/24	\$60,000	PTA	WOODED/HIGH	\$60,000	\$28,500	\$57,000	\$60,000	\$57,000	CNTRY		RESIDENTIAL	402
003-560-003-00	E OLD MOUNTAIN RD	09/06/23	\$52,000	PTA	ROLLING/WOODED	\$52,000	\$13,000	\$26,000	\$52,000	\$26,000	RES		RESIDENTIAL	402
003-560-003-00	E OLD MOUNTAIN RD	11/21/23	\$100,000	PTA	ROLLING/WOODED	\$100,000	\$13,000	\$26,000	\$100,000	\$26,000	RES		RESIDENTIAL	402
						<b>\$65,176</b>								

**PREMIUM/WATER INFLUENCED LOTS: ADD 100,000 TO BASE LOT/SITE VALUE:**

003-150-009-00	W HARBOUR	08/15/22	\$165,000	PTA	WATER INFLUENCED	\$167,316	\$84,000		\$168,000	\$167,316	HR		RESIDENTIAL	402.00
003-150-009-00	W HARBOUR	11/04/24	\$295,000	PTA	WATER INFLUENCED	\$295,000	\$84,000		\$168,000	\$295,000	HR		RESIDENTIAL	402.00
003-150-012-00	278 W HARBOUR	08/12/22	\$168,500	PTA	WATER INFLUENCED	\$170,865	\$157,300		\$168,000	\$170,865	HR		RESIDENTIAL	402.00
002-026-012-45	S LAKE SHORE DR	07/29/22	\$150,000	WD	OPEN/HIGH/LAKE VIEW	\$150,000	\$81,000	\$162,000	\$150,000	\$162,000	00003		LAND VALUES	402
002-026-012-45	S LAKE SHORE DR	11/09/22	\$165,000	PTA	OPEN/HIGH/LAKE VIEW	\$165,000	\$81,000	\$162,000	\$165,000	\$162,000	00003		LAND VALUES	402
009-790-016-00	N MCLEOD DR	04/25/22	\$119,000	PTA	WOODED/HIGH/LK INFL	\$119,000	\$52,500	\$105,000	\$119,000	\$105,000	CNTRY		RES LK AREA	402
009-790-028-00	N MCLEOD DR	07/19/23	\$170,000	PTA	WOODED/HIGH/LAKE LOT	\$170,000	\$52,800	\$105,620	\$170,000	\$105,620	CNTRY		RES LK AREA	402
009-790-001-00	N MANITOU TR	08/25/23	\$160,000	PTA	WOODED/HIGH	\$160,000	\$28,500	\$57,000	\$160,000	\$57,000	CNTRY		RESIDENTIAL	402
003-014-006-30	S MICHEALS WOODS TRL	08/03/23	\$123,000	PTA	WOODED/CREEK	\$123,000	\$45,000	\$90,000	\$123,000	\$90,000	RES		RESIDENTIAL	402
002-014-033-17	4939 S CAMELOT DR	11/09/22	\$120,000	PTA	PART OPEN/WOODED/HIGH AT ROAD/LKLEE INFLU	\$120,000	\$48,000	\$96,000	\$120,000	\$96,000	LAND VALUES		RESIDENTIAL	402
003-014-007-00	E SHETLAND TRL	06/14/23	\$110,000	PTA	WOODED/CREEK	\$110,000	\$45,000	\$90,000	\$110,000	\$90,000	RES		RESIDENTIAL	402
003-014-007-25	E SHETLAND TRL	02/02/23	\$96,000	PTA	WOODED/CREEK	\$96,000	\$45,000	\$90,000	\$96,000	\$90,000	RES		RESIDENTIAL	402

**OUTLYERS NOT USED:**

007-002-015-01	W ARMSTRONG LAKE TRL	09/09/22	\$64,900	WD	SECOND-GALE TO FAMILY	\$64,900	\$20,000	\$75,000	\$64,900	\$75,000	R		RESIDENTIAL	402
009-100-016-00	S FAIRWAY DR	06/29/20	\$95,000	PTA	WOODED/LOT	\$95,000	\$15,000	\$90,000	\$95,000	\$90,000	CNTRY		RES	402
009-790-021-20	N MCLEOD DR	01/24/24	\$290,000	PTA	WOODED/HIGH/LAKE LOT	\$290,000	\$50,000	\$401,000	\$290,000	\$401,000	CNTRY		RES LK AREA	402

2025 LELAND COUNTRY/RURAL ECF: 1.218

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmt.	Asd/Adj. Salr	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	
009-001-004-00	7376 E ALPERS RD	02/21/24	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$155,600	42.63	\$311,172	\$67,278	\$297,722	\$210,799	1.412	1,776	\$167.64	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-013-005-00	1461 N EAGLE HWY	04/11/22	\$1,650,000	PTA	03-ARM'S LENGTH	\$1,650,000	\$823,200	49.89	\$1,646,310	\$494,507	\$1,155,493	\$995,508	1.161	5,040	\$229.26	CNTRY	TIMBER FRAMED	\$395,880	RESIDENTAL	401	
009-014-002-41	1480 N LAKE LELANAU DR	11/16/22	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$179,600	59.87	\$359,268	\$171,644	\$128,356	\$162,164	0.792	1,927	\$66.61	CNTRY	MODERN	\$171,644	RESIDENTAL	401	
009-021-034-05	4494 E DUCK LAKE RD	02/20/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$171,900	55.45	\$343,783	\$67,292	\$242,708	\$238,972	1.016	1,944	\$124.85	CNTRY	CAPE COD	\$65,000	RESIDENTAL	401	
009-022-025-00	5744 E DUCK LAKE RD	12/18/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$197,000	53.97	\$394,027	\$73,384	\$291,616	\$277,133	1.052	1,339	\$217.79	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-027-011-20	667 S FRENCH RD	11/17/23	\$858,806	PTA	03-ARM'S LENGTH	\$858,806	\$275,700	32.10	\$551,451	\$68,401	\$790,405	\$417,502	1.893	1,994	\$396.39	CNTRY	FARM HOUSE	\$65,000	RESIDENTAL	401	
009-033-013-15	1862 S SCHOMBERG RD	12/08/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$158,300	43.37	\$318,517	\$71,991	\$293,009	\$211,345	1.396	1,344	\$218.01	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-034-006-00	5175 E KIRT RD	05/31/22	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$174,100	47.44	\$348,119	\$65,000	\$302,000	\$244,701	1.234	1,180	\$255.93	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-136-008-00	7555 E ALPERS RD	02/15/24	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$463,500	66.21	\$926,837	\$65,826	\$634,174	\$744,262	0.852	2,660	\$238.41	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-136-009-15	7337 E ALPERS RD	01/23/23	\$635,000	MLC	03-ARM'S LENGTH	\$635,000	\$279,700	44.05	\$559,465	\$221,763	\$413,237	\$291,877	1.416	768	\$538.07	CNTRY	MODERN	\$201,943	RESIDENTAL	401	
009-552-018-00	4739 E WATER VIEW DR	10/04/22	\$637,000	PTA	03-ARM'S LENGTH	\$637,000	\$329,100	51.66	\$658,268	\$93,673	\$543,327	\$487,982	1.113	1,384	\$392.58	CNTRY	RANCH	\$65,000	RESIDENTAL	401	
009-555-021-00	2140 N BIRCH LE DR	09/12/23	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$183,800	36.04	\$367,510	\$69,586	\$440,414	\$257,497	1.710	1,928	\$228.43	CNTRY	TRADITIONAL	\$65,000	RESIDENTAL	401	
<b>Totals:</b>			<b>\$8,289,306</b>								<b>\$5,532,461</b>	<b>\$4,539,742</b>									
								<b>Sale. Ratio =&gt;</b>	<b>48.56</b>												
												<b>E.C.F. =&gt;</b>	<b>1.218</b>								
												<b>Ave. E.C.F. =&gt;</b>	<b>1.253</b>								

NOT USED: OUTLYERS

009-024-015-00	600 N EAGLE HWY	10/28/22	\$536,500	PTA	03-ARM'S LENGTH	\$536,500	\$159,100	29.66	\$318,245	\$84,971	\$451,529	\$201,620	2.240	1,380	\$327.19	CNTRY	FARM HOUSE	\$65,000	RESIDENTAL	401
009-555-001-00	2360 N LAKE LELANAU DR	06/30/22	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$216,100	31.32	\$432,238	\$165,000	\$525,000	\$230,975	2.273	1,118	\$469.59	CNTRY	CHALET	\$165,000	RESIDENTAL	401