

2023 Howell Point Back Lots FF LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. SalCur.	Appraisal	Land Residual	Land Val	Effec. 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				
110	14-100-176-008-00	61109 CASS RD	11/16/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$86,800	33.00	\$215,196	\$115,304	\$67,500	150.0	150.0	0.52	0.52	\$769	\$223,025	\$5.12	150.00	HPBL 1185/1824		DIAMOND LAKE	401	BL WEST SHORE					
111	14-100-177-002-00	21687 SHIAWASSEE DR	08/26/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$119,200	39.75	\$304,024	\$53,476	\$57,600	128.0	150.0	0.44	0.44	\$418	\$121,261	\$2.78	128.00	HPBL 1179/16		DIAMOND LAKE	401	BL WEST SHORE					
112	14-100-177-016-00	61151 QUINNESEC RD	02/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,900	48.81	\$308,547	\$18,953	\$67,500	150.0	150.0	0.52	0.52	\$126	\$36,660	\$0.84	150.00	HPBL 1188/857		DIAMOND LAKE	401	BL WEST SHORE					
113	14-100-177-019-01	61131 QUINNESEC RD	10/30/20	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$0	0.00	\$89,550	\$62,500	\$89,550	200.0	112.5	0.52	0.43	\$313	\$120,890	\$2.78	200.00	HPBL 1184/42		DIAMOND LAKE	402	BL WEST SHORE					
114	14-100-183-018-00	61285 PUTNAM RD	12/16/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,600	33.62	\$174,853	\$62,597	\$27,450	61.0	150.0	0.21	0.21	\$1,026	\$298,081	\$6.84	61.00	HPBL 1186/1235		DIAMOND LAKE	401	BL WEST SHORE					
115	14-100-183-025-01	21837 POKAGON LN	09/24/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$110,800	29.16	\$269,899	\$177,601	\$67,500	150.0	150.0	0.52	0.52	\$1,184	\$343,522	\$7.89	150.00	HPBL 1204/973		DIAMOND LAKE	401	BL WEST SHORE					
116	14-100-184-025-01	61201 QUINNESEC RD	05/19/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$112,900	58.65	\$219,809	\$40,191	\$67,500	150.0	150.0	0.52	0.52	\$268	\$77,739	\$1.78	150.00	HPBL 1173/367		DIAMOND LAKE	401	BL WEST SHORE					
117	14-100-186-007-00	21677 HOWELL DR	07/02/21	\$850,000	WD	03-ARM'S LENGTH	\$42,500	\$16,700	39.29	\$35,008	\$29,992	\$22,500	50.0	150.0	0.17	0.17	\$600	\$174,372	\$4.00	50.00	HPBL 1199/535	14-100-187-009-00	DIAMOND LAKE	401	BL WEST SHORE					
118	14-100-186-011-00	61257 CASS RD	05/20/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,900	42.74	\$223,112	\$39,588	\$47,700	106.0	140.0	0.34	0.34	\$373	\$116,094	\$2.67	106.00	HPBL 1173/1537		DIAMOND LAKE	401	BL WEST SHORE					
119	14-100-186-013-00	61259 CASS RD	03/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,100	44.41	\$336,418	\$6,082	\$22,500	50.0	150.0	0.17	0.17	\$122	\$35,360	\$0.81	50.00	HPBL 1193/351		DIAMOND LAKE	401	BL WEST SHORE					
Totals:				\$3,052,900			\$2,245,400	\$877,900		\$2,176,416	\$606,284	\$537,300	1,195.0		3.92	3.83														
									Sale. Ratio =>	39.10																				
									Std. Dev. =>	15.52																				
											Average per FF=>	\$507																		
															Average per Net Acre	154,624.84														
																			Average per SqFt=>	\$3.55										
																							USE	500.0						