

LAND SALE FOR 2024 STUDY PERIOD (4/1/2021 - 03/31/2023) WITH ADDITIONAL SALES

Neigh.	Land Table	Parcel Number	Street Address	Other Parcels in Sale	Net Acreage	Comments	comments	Class	Sale Date	Adj. Sale \$	SQ Ft	Adj. Sale \$/SF
R0150	SEC 1 ACREAGE	50-22-01-100-002	41295 FOURTEEN MILE		5.00			402	10/14/22	\$625,000	217,800	\$2.87
R0202	East Lake Residential	50-22-02-177-037	280 NEW		3.05			402	06/27/22	\$280,000	132,989	\$2.11
R0204	Cenaqua Shores	50-22-02-380-013	216 MONTICELLO		0.21	OUTLIER- SMALLER SITE			08/10/20	\$48,000	9017	\$5.32
R0204	Cenaqua Shores	50-22-02-379-015		none/out of study period	0.54	site needed work to build/building now, needs well?			07/31/20	\$33,000	23,610	\$1.40
R0204	Cenaqua Shores	50-22-02-332-015			0.57	SELLER DID SITE WORK/READY TO BUILD			12/15/20	\$50,000	24,916	\$2.01
R0240	SEC 2 E SIDE - OFFLAKE	50-22-02-357-011	1717 EAST LAKE	50-22-02-355-023	0.13	one lake pad and one across the street		402	05/23/19	\$190,000	5,663	\$33.55
R0302	SEC 3 S SITE-RES	50-22-03-453-019	NO ADDRESS		0.79	LARGE LOW AND WET AREA			03/02/21	\$30,000	34,369	\$0.87
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-478-003		50-22-03-476-013	0.17	INC 476-013, lake pad which has only 14 ft on lake		402	07/02/19	\$285,000	9,147	\$31.16
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-327-004			0.08	lake pad only- small		402	01/28/20	\$85,000	3,485	\$24.39
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-476-006			0.05	not buildbl, lake pad & narrow non lake, water, sewer			7/2/2020	\$79,900	2004	\$39.88
R0302	Sec 3 S Side-Res	50-22-03-331-007	130 BUFFINGTON	EFF VAC/DEMO'D HOUSE	0.12	water & sewer			03/12/20	\$79,900	5,314	\$15.03
R0302	Sec 3 S Side-Res	50-22-03-453-008	119 MAUDLIN	GOOD SALE VACANT	0.16	water & sewer			8/24/2020	\$63,500	7100	\$8.94
R0421	WESTPARK PLACE #1706	22-04-451-026	29930 BRUSH PARK		0.43	W & S AVAILABLE, W/O LOT/ON A COURT			8/6/2021	\$150,000	18731	\$8.01
R0421	WESTPARK PLACE #1706	22-04-451-028	29906 BRUSH PARK		0.41	IRREG, ON A COURT			10/14/2021	\$159,000	17860	\$8.90
R0421	Westpark Place #1706	22-04-451-023	29900 MARTELL		0.41			402	04/01/22	\$159,000	17860	\$8.90
R1030	Shawood - Lake	50-22-10-228-017		w&s at street	0.25	same buyer as -018	shawood lake front		12/22/20	\$85,000	10803	\$7.87
R1030	Shawood - Lake	50-22-10-228-018		w&s at street	0.25	same buyer as -017	shawood lake front		12/22/20	\$115,000	11021	\$10.43
R1101	SEC 11 RESIDENTIAL	50-22-11-101-002	OLD NOVI		0.69	LAKEVIEW		402	05/17/19	\$119,000	30,056	\$3.96
R1201	Summit/Spring Valley/Wildwo	50-22-12-351-046	28015 SUMMIT		1.95	near M-5	well, sewer at street	08/27/20	8/27/2020	\$225,000	84942	\$2.65
R1501	MARY'S ORCHARD	50-22-15-377-009	ELEVEN MILE		0.46			02/03/21	2/3/2021	\$94,000	19994	\$4.70
R1551	SEC 15 S/I-96	50-22-15-351-050	ELEVEN MILE		0.61	fronts taft and 11 mile, w ROW		402	06/23/22	\$97,000	26,572	\$3.65
R1551	SEC 15 S/I-96	50-22-15-351-038	44900 ELEVEN MILE		0.71	L/C Fulfillment L/C 55053-455		402	08/02/19	\$123,000	30,928	\$3.98
R1551	SEC 15 S/I-96	50-22-15-351-038	44900 ELEVEN MILE		0.71	well needed, sewer		10/21/20	10/21/2020	\$145,000	30,928	\$4.69

24847 Dinser- built a house that sold for \$848,760 - 18.8% land to building ratio

R2050	SEC 20 ACREAGE	50-22-20-301-023	24847 DINSER	0.71	well, sept needed	land increase 17.8% /yr	02/19/21	02/19/21	\$160,000	31,015	\$5.16	
R2050	SEC 20 ACREAGE	50-22-20-301-023	24847 DINSER	0.71	well, sept needed		402	05/22/19	\$122,000	31,015	\$3.93	
R2050	SEC 20 ACREAGE	50-22-20-376-049	24366 DINSER	1.79		6.72% inc/yr same parcel		12/14/20	\$250,000	77,972	\$3.21	
R2101	Pioneer Meadows	50-22-21-101-026	25762 BECK	0.28	10% land increase in just over a year/busy rd/built i		03/26/21	03/26/21	\$44,000	11979	\$3.67	
R2203	MUNRO	50-22-22-100-030	25555 DANYAS WAY	0.53			402	10/08/19	\$50,000	23,087	\$2.17	
R2203	MUNRO	50-22-22-100-030	25555 DANYAS WAY	0.53		Pulte sold to Prakash for \$57	402	10/08/19	\$380,000	23,087	\$16.46	
R2203	MUNRO	50-22-22-100-031	25556 DANYAS WAY	2.88		inferior frontage/access	402	10/08/19	\$50,000	125,453	\$0.40	
R2203	MUNRO	50-22-22-100-031	25556 DANYAS WAY	2.88	after Covid	no building yet	402	04/13/20	\$240,000	125,453	\$1.91	
R2203	MUNRO	50-22-22-100-004	44963 ELEVEN MILE RD	1.53				1/25/2021	\$115,000	66,647	\$1.73	
R2203	MUNRO	50-22-22-100-007	ELEVEN MILE	1.53			402	12/19/22	\$160,000	66,647	\$2.40	
R3102	PARK PLACE	50-22-31-151-002	51311 PARK PLACE	1.00	VACANT LOT			02/12/21	2/12/2021	\$200,000	43560	\$4.59
R2205	SALOW'S WALNUT HILLS	50-22-22-302-001	24998 GLENDA	0.48	READY TO BUILD, NEEDS GRINDER SEWERAGE PUMP			09/15/20	\$75,000	20,909	\$3.59	
R2705	BROOKLAND FARMS	50-22-27-476-004	43546 COTTISFORD	1.05			402	06/02/22	\$235,000	45,912	\$5.12	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-025	22580 MONTEBELLO	0.37	LOT SALE		406	02/07/20	\$350,000	16,117	\$21.72	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-009	22519 MONTEBELLO	0.30	after covid		406	04/14/20	\$267,500	13,068	\$20.47	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-030	22478 MONTEBELLO	0.34	after covid		406	04/14/20	\$277,500	14,810	\$18.74	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-021	22652 MONTEBELLO	0.47	Ready to build lot - infrastructure		406	06/03/20	\$359,900	20,473	\$17.58	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-009	22519 MONTEBELLO	0.30	after covid		406	12/14/20	\$289,900	13,068	\$22.18	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-014	22585 MONTEBELLO	0.45				03/15/21	\$280,000	19,602	\$14.28	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-014	22585 MONTEBELLO	0.45			402	06/24/22	\$350,000	19,602	\$17.86	
R2722	MONTEBELLO ESTATES OCCP 2	50-22-27-453-030	22478 MONTEBELLO	0.34			402	05/09/22	\$266,750	14,810	\$18.01	
R2750	NOVI RD AND COTTISFORD RD	50-22-27-476-040	22683 NOVI	0.41			402	02/04/22	\$150,000	17,860	\$8.40	
R2850	Sec 28 Acreage	50-22-28-101-023	TEN MILE	1.14	water, sewer	corner 10 Mi & Beck, marketed as 2 lot potential	402	03/08/19	\$150,000	49,658	\$3.02	
R2850	Sec 28 Acreage	50-22-28-101-023	TEN MILE	1.14	water, sewer	bought to split into 2 parcels	402	04/30/21	\$210,000	49,658	\$4.23	
R2850	Sec 28 Acreage	50-22-28-101-023	TEN MILE	1.87	W & S AT STREET			09/08/21	\$214,000	81,457	\$2.63	
R2806	Autumn Park	50-22-28-327-022	46115 WHITE PINES	0.38	pond view		402	04/17/20	\$194,000	16,466	\$11.78	

R3021	EVERGREEN ESTATES	50-22-30-451-003	22585 EVERGREEN	1.05			05/03/21	225000	45,738	\$4.92
R3021	EVERGREEN ESTATES	50-22-30-451-005	22685 EVERGREEN	1.1			05/13/21	240000	47,916	\$5.01
R3021	EVERGREEN ESTATES	50-22-30-451-001	50140 NINE MILE	1.00		402	11/29/22	\$218,000	43,560	\$5.00
R3021	EVERGREEN ESTATES	50-22-30-451-002	22535 EVERGREEN	1.00		402	10/18/22	\$225,000	43,560	\$5.17
R3022	TERRA OCCP 2282	50-22-30-402-013	49576 VILLA	0.25	Type A lot/2500-3200 sf house/DL bsmnt		11/19/20	\$250,000	10,890	\$22.96
R3022	TERRA OCCP 2282	50-22-30-402-016	49542 VILLA	0.32	Type C lot/3200-4000 sf house/DL bsmnt		02/02/21	\$320,000	13,939	\$22.96
R3022	TERRA OCCP 2282	50-22-30-402-014	49564 VILLA	0.37	Type C lot/3200-4000 sf house/DL bsmnt		02/19/21	\$350,000	16,117	\$21.72
R3022	TERRA OCCP 2282	50-22-30-402-015	49554 VILLA	0.39	Type D lot/4000+ sf house/DL bsmnt		04/15/21	\$390,000	16,988	\$22.96
R3022	TERRA OCCP 2282	50-22-30-402-003	49489 VILLA	0.31	Type A lot/2500-3200 sf house/std bsmnt		05/20/21	\$215,000	13,504	\$15.92
R3022	TERRA OCCP 2282	50-22-30-402-009	49622 VILLA	0.23	Type A lot/2500-3200 sf house/DL bsmnt		05/27/21	\$285,000	10,019	\$28.45
R3022	TERRA OCCP 2282	50-22-30-402-008	49634 VILLA	0.27	Type C lot/3200-4000 sf house/DL bsmnt		06/29/21	\$365,000	11,761	\$31.03
R3022	TERRA OCCP 2282	50-22-30-402-005	49587 VILLA	0.26	Type A lot/2500-3200 sf house/std bsmnt		07/02/21	\$215,000	11,326	\$18.98
R3022	TERRA OCCP 2282	50-22-30-402-004	49575 VILLA	0.29	Type A lot/2500-3200 sf house/std bsmnt		09/01/21	\$215,000	12,632	\$17.02
R3022	TERRA OCCP 2282	50-22-30-402-019	49506 VILLA	0.58	Type B lot/4000+ sf house/ W/O bsmnt		10/27/21	\$490,000	25,265	\$19.39
R3022	TERRA OCCP 2282	50-22-30-402-010	49610 VILLA	0.24	Type B lot/2500-3200 sf house/std bsmnt		12/16/21	\$315,000	10,454	\$30.13
R3022	TERRA OCCP 2282	50-22-29-326-043	49362 VILLA	0.26	Backs preserve	402	06/14/22	\$365,000	11,326	\$32.23
R3022	TERRA OCCP 2282	50-22-29-326-048	49290 VILLA	0.32	Backs preserve	402	01/26/23	\$370,000	13,939	\$26.54
R3022	TERRA OCCP 2282	50-22-29-326-045	49326 VILLA	0.30	Backs preserve	402	03/20/23	\$365,000	13,068	\$27.93
										\$26.54
R3050	SEC 30 ACREAGE	50-22-30-476-003	49825 NINE MILE	2.11		402	06/17/21	\$260,500	91,912	\$2.83
R3050	SEC 30 ACREAGE	50-22-30-300-007	NINE MILE	2.63	Flag lot, sits back from 9 Mile		10/22/21	\$300,000	114,563	\$2.62
R3050	SEC 30 ACREAGE	50-22-30-100-012	23980 NAPIER	1.16	needs well, septic	02/22/21	2/22/2021	\$90,000	50530	\$1.78
R3050	SEC 30 ACREAGE	50-22-30-401-019	50330 NINE MILE	1.61		402	11/23/22	\$340,000	70,132	\$4.85
R3102	PARK PLACE	50-22-31-151-002	51311 PARK PLACE	1.00	2nd lot off napier rd need well; sewer	02/12/21	02/12/21	\$200,000	43560	\$4.59
R3121	CHAMBERLIN CROSSINGS #21:	50-22-31-104-001	51321 CHAMBERLIN	0.70	Lot size does not include GCE/2ND IN SUB/BACKS ITC PARK		02/28/20	\$120,000	30,492	\$3.94
R3150	SEC 31 ACREAGE	50-22-31-400-007	EIGHT MILE	50.85			10/06/21	3895000	2,215,026	\$1.76
R3223	CASA LOMA #2125	50-22-32-201-004	47685 CASA LOMA	0.766	base lot	406	03/20/20	\$369,900	33,367	\$11.09
R3223	CASA LOMA #2125	50-22-32-201-010	47540 CASA LOMA CT	0.80			12/10/20	\$369,900	34,761	\$10.64
R3250	SEC 32 ACREAGE	50-22-32-100-022	VACANT GARFIELD	1.00		402	04/15/22	\$195,000	43,560	\$4.48
R3250	SEC 32 ACREAGE	50-22-32-400-017	48080 EIGHT MILE RD	3.03	DEMO HOUSE		02/14/22	\$675,000	130,680	\$5.17

R3250	SEC 32 ACREAGE	50-22-32-400-027	EIGHT MILE		1.03		402	09/02/22	\$240,000	44,867	\$5.35
R3350	Sec 33 Acreage	50-22-33-100-013	22190 BECK		0.19	buildable non-conforming across from bellagio	402	02/07/20	\$35,000	8,276	\$4.23
R3450	SEC 34 ACREAGE	50-22-34-279-012	21855 NOVI		0.30			09/10/21	\$73,000	13,068	\$5.59
R3450	SEC 34 ACREAGE	50-22-34-279-012	NOVI	50-22-34-279-011	0.34	ADJ PARCEL	402	01/04/19	\$162,500	14,810	\$10.97
R3450	SEC 34 ACREAGE	50-22-34-279-012	NOVI	50-22-34-279-011	0.34		402	09/10/21	\$73,000	13,068	\$5.59
R3450	SEC 34 ACREAGE	50-22-34-276-009	21623 FENWAY		0.30		402	07/13/21	\$125,000	13,068	\$9.57
R2950	Ten Mile Acreage	50-22-29-126-011	TEN MILE		1.87		402	09/08/21	\$214,000	81,457	\$2.63
R3224	DUNHILL PARK OCCP 2161	50-22-32-402-027	47679 WALES		0.40		402	04/29/22	\$245,000	17,424	\$14.06
R3550	CARRIAGE HILL	50-22-35-400-069	MEADOWBROOK		0.60		402	11/21/19	\$80,000	26,136	\$3.06
R3550	CARRIAGE HILL	50-22-35-400-069	MEADOWBROOK		0.60		402	08/09/21	\$90,000	26,136	\$3.44
R3550	SEC 35 ACREAGE	50-22-35-400-071	21111 MEADOWBROOK		0.88		402	09/26/22	\$145,000	38,333	\$3.78
