

2023 LAND RURAL RES

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE(AC)	PER AC	COMMENTS
1	30-0014-0004-06-0	8/17/2021	36000	0	36000	1.65	21818	
1	02-0015-0024-11-5	1/20/2022	29000	0	29000	2	14500	
1	02-0022-0007-07-0	4/3/2020	25000	0	25000	2.01	12438	
1	02-0025-0007-06-0	8/31/2021	32000	0	32000	2.5	12800	
1	02-0022-0015-06-2	5/24/2021	26000	0	26000	3	8667	
1	02-0011-0009-08-3	12/14/2021	75000	0	75000	4.58	16376	
1	02-0036-0006-06-3	10/22/2020	49000	0	49000	6.69	7324	
1	02-0023-0009-06-1	3/30/2021	58000	0	58000	7.44	7796	
1	02-0013-0005-00-9	11/1/2021	192000	0	192000	9.12	21053	
1	02-0015-0015-03-0	7/13/2020	65000	0	65000	10.11	6429	
1	02-0015-0015-04-0	8/13/2020	74000	0	74000	10.11	7319	

KEY:

1- VACANT LAND SALE

2- BORROWED SALE

3- TIME ADJUSTED SALE

4- EXTRACTED SALE

CONCLUSION	2022 RATE	2022 RATE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE PER	2023 RATE
PARCEL SIZE							
1	28610	28610				28610	28610
1.5	31911	21274	21818			21274	31911
2	35212	17606	14500	12438		17606	35212
2.5	39613	15845	12800			15845	39613
3	42915	14305	8667			14305	42915
4	45115	11279	16376			11279	45115
5	47316	9463				9463	47316
7	60520	8646	7796	7324		8646	60520
10	88030	8803	6429	7319	21053	8803	88030
15	123982	8265				8265	123982
20	132045	6602				6602	132045
25	143048	5722				5722	143048
30	158454	5282				5282	158454
40	167257	4181				4181	167257
50	178810	3576				3576	178810
100	297100	2971				2971	297100

2023 LAND CLEVELAND VILLAGE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	02-1110-0004-00-0	8/14/2020	200000	181546	18454	14374	1.28	
4	02-1110-0012-00-2	9/9/2020	151000	123005	27995	15681	1.79	
4	02-1100-0002-00-0	11/23/2021	190000	148046	41954	14374	2.92	
4	02-7260-0016-00-3	2/3/2021	185000	142325	42675	13068	3.27	
4	02-7260-0009-00-7	12/17/2021	185000	112992	72008	19166	3.76	
4	02-1100-0019-00-0	12/9/2021	220000	146873	73127	14374	5.09	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE							
LOTS BY SF	2.65	1.28	1.79	2.92	3.27	3.76	2.65

KEY:
 1- VACANT LAND SALE
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 4- EXTRACTED SALE

2023 LAND VILLAGE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	30-0340-0033-00-1	9/28/2020	70000	60384	9616	66	146	
4	30-0710-0008-00-0	7/15/2021	122000	96520	25480	132	193	
4	30-3500-0003-01-2	8/27/2021	255000	238636	16364	80	205	
4	30-3500-0005-01-5	11/24/2021	260000	238636	21364	80	267	
4	30-6000-0016-00-3	6/1/2021	205000	174249	30751	108	285	
4	30-0820-0023-00-2	8/24/2020	176000	155408	20592	66	312	
4	30-0710-0011-00-1	6/26/2020	95000	73804	21196	66	321	
4	30-0011-0031-37-0	5/24/2021	175000	153758	21242	60	354	
4	30-0011-0031-18-8	9/20/2021	209900	143624	66276	120	552	
4	30-0340-0019-01-6	7/9/2021	206000	131940	74060	132	561	
4	30-0820-0018-00-9	4/9/2021	147000	105473	41527	66	629	
4	30-0340-0038-00-2	1/14/2022	215000	163896	51104	66	774	
4	30-0340-0018-01-0	7/26/2021	175000	90807	84193	78	1079	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE								
VILLAGE- FF	350	285	312	321	354	552	350	

KEY:
 1- VACANT LAND SALE
 2- BORROWED SALE
 3- TIME-ADJUSTED-SALE
 4- EXTRACTED SALE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
1	30-4500-0017-00-1	9/23/2020	19000	0	19000	17000	1.12	LAKESHORE VINEYARDS
1	30-4500-0019-00-3	6/20/2018	21168	0	21168	17200	1.23	LAKESHORE VINEYARDS -17.6% TIME ADJUST
1	30-4500-0008-01-0	10/2/2020	30000	0	30000	19602	1.53	LAKESHORE VINEYARDS
3	30-4500-0004-00-6	4/18/2022	26784	0	26784	16800	1.59	LAKESHORE VINEYARDS-(-.8%TIME ADJUST)
3	30-4500-0002-00-3	4/18/2022	26784	0	26784	16700	1.60	LAKESHORE VINEYARDS-(-.8%TIME ADJUST)
3	30-0370-0008-00-0	4/22/2021	15000	0	15000	1	15000	SITE-OLD SCHOOL
3	30-0370-0002-00-0	3/31/2020	15120	0	15120	1	15120	SITE-OLD SCHOOL- .8%TIME ADJUST

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE							
LAKESHORE VINEYARDS-SF	1.15	1.12	1.23	1.53	1.59	1.60	1.15
OLD SCHOOL-SITE	15000	15000	15120				15000

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2023 LAND SINGER LAKE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
	1 02-0150-0001-00-4	12/22/2021	44900	0	44900	1	44900	SITE-GROENKE LANE
	1 02-0013-0006-01-3	4/23/2021	79900	0	79900	115	695	450 DEPTH
	3 02-0013-0006-02-1	5/27/2022	132840	0	132840	258	515	1.6% NEG TIME ADJUST
	4 02-0013-0006-13-1	8/5/2021	425000	322734	102266	100	1023	513 DEPTH
	4 02-7110-0007-00-1	3/23/2021	252500	127155	125345	140	895	296 DEPTH

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE							
LAKE FRONT-FF	900	695	515	1023	895	900	900
GROENKE LN-SITE	45000	44900				45000	45000

KEY:
 1- VACANT LAND SALE
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2023 LAND COMMERCIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS	ADJ
1	02-0022-0004-10-0	12/29/2020	225000	0	225000	28.14	7996	SHAWNEE RD	
4	30-0014-0022-00-1	2/10/2022	420000	244926	175074	132	1326	VILL	
4	30-0340-0002-03-2	6/14/2019	119880	102810	17070	66	259	VILL	
2	04-0018-00001-07-	4/30/2019	1770000	1416034	353966	105.75	3347	acreage	18%
2	04-0029-0009-00-0	6/18/2021	205000	178459	26541	175	152	front foot	0%
2	04-0010-0020-01-1	10/14/2020	35000	32803	2197	0.278	7903	acreage	0%
2	04-0017-0012-15-5	2/19/2019	1028500	837506	190994	4.56	41885	acreage	21%
2	06-0036-0009-00-1	9/3/2020	25000	0	25000	1.85	13514	acreage	0%
2	08-0019-0002-03-1	3/24/2022	60000	0	60000	4.5	13333	acreage	0%
2	08-7250-0004-00-5	6/19/2020	14000	0	14000	94	149	front foot	0%
2	10-0022-0010-09-0	11/5/2020	130000	0	130000	1.91	68063	acreage	0%
4	05-0103-0001-49-0	7/19/2022	422400	168366	254034	5.94	42767	acreage	-4%
4	05-0106-0003-03-8	2/28/2020	161000	96213	64787	5.5	11779	acreage	
4	05-0104-0014-02-5	1/17/2020	16250000	12656798	3593202	105.83	33953	acreage	
4	05-0105-0007-04-3	6/25/2018	1128500	816796	311704	11.11	28056	acreage	22%
4	05-0008-0007-02-5	7/29/2022	175680	98120	77560	240	323	front foot	-4%

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT-TYPE/SIZE								
VILLAGE-FF	385	149	152	259	323	1326	400	
TWP-ACRES								
FIRST AC	34497	28056	33953	41885	42767		38000	
2-5 AC	9570	13514	13333	11779			11000	
5-10 AC	6899						7000	
OVER 10 AC	3894	3347					4000	

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2023 LAND INDUSTRIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	FIRST A	PER	COMMENTS
1	30-0011-0012-13-2	5/29/2020	12000	0	12000	1.24	9677	
4	30-0011-0012-10-8	11/26/2019	142500	51995	90505	0.73	123979	SOLD FOR COMM
1	30-9425-0014-14-0	11/3/2022	52000	0	52000	1	22000	
1	30-9425-0014-13-0	6/23/2022	30000	0	30000	1	22000	
4	30-1305-0001-00-9	9/30/2021	750000	702945	47055	1	22000	
2	21-0027-0023-06-9	9/20/2020	140000	0	140000	1	22000	
2	37-2000-0011-01-0	1/28/2021	167000	0	167000	1	22000	
2	54-0007-0102-02-3	7/9/2021	65000	0	65000	1	22000	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE	KEY:
FIRST ACRE	20160							27000	1- VACANT LAND SALE
2-5 ACRES	8610	8000	9677	12711	13250	14878	9000	9000	2- BORROWED SALE
5-10 ACRES	4254						5000	5000	3- TIME ADJUSTED SALE
OVER 10 AC	4254	6647					5000	5000	4- EXTRACTED SALE