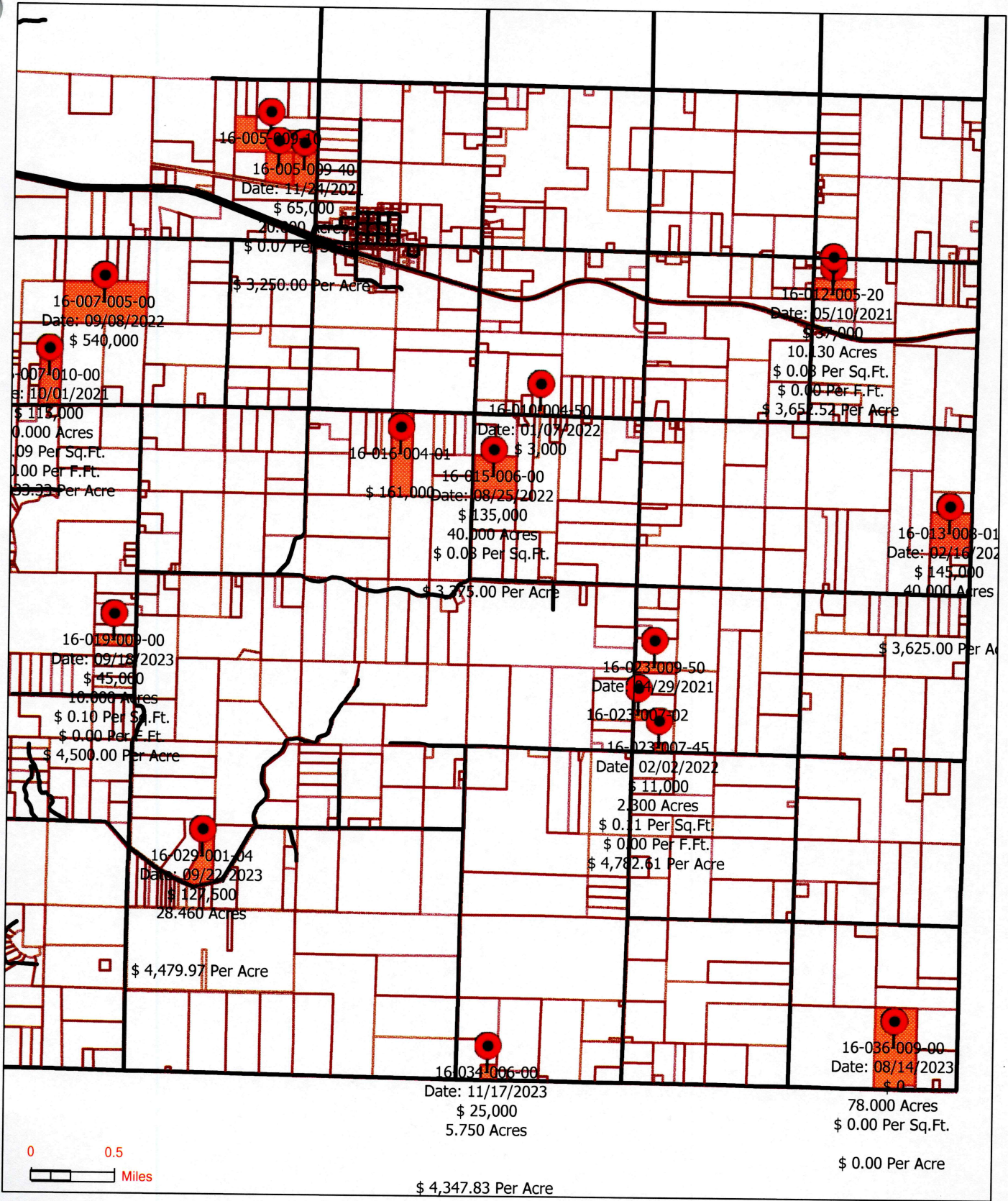
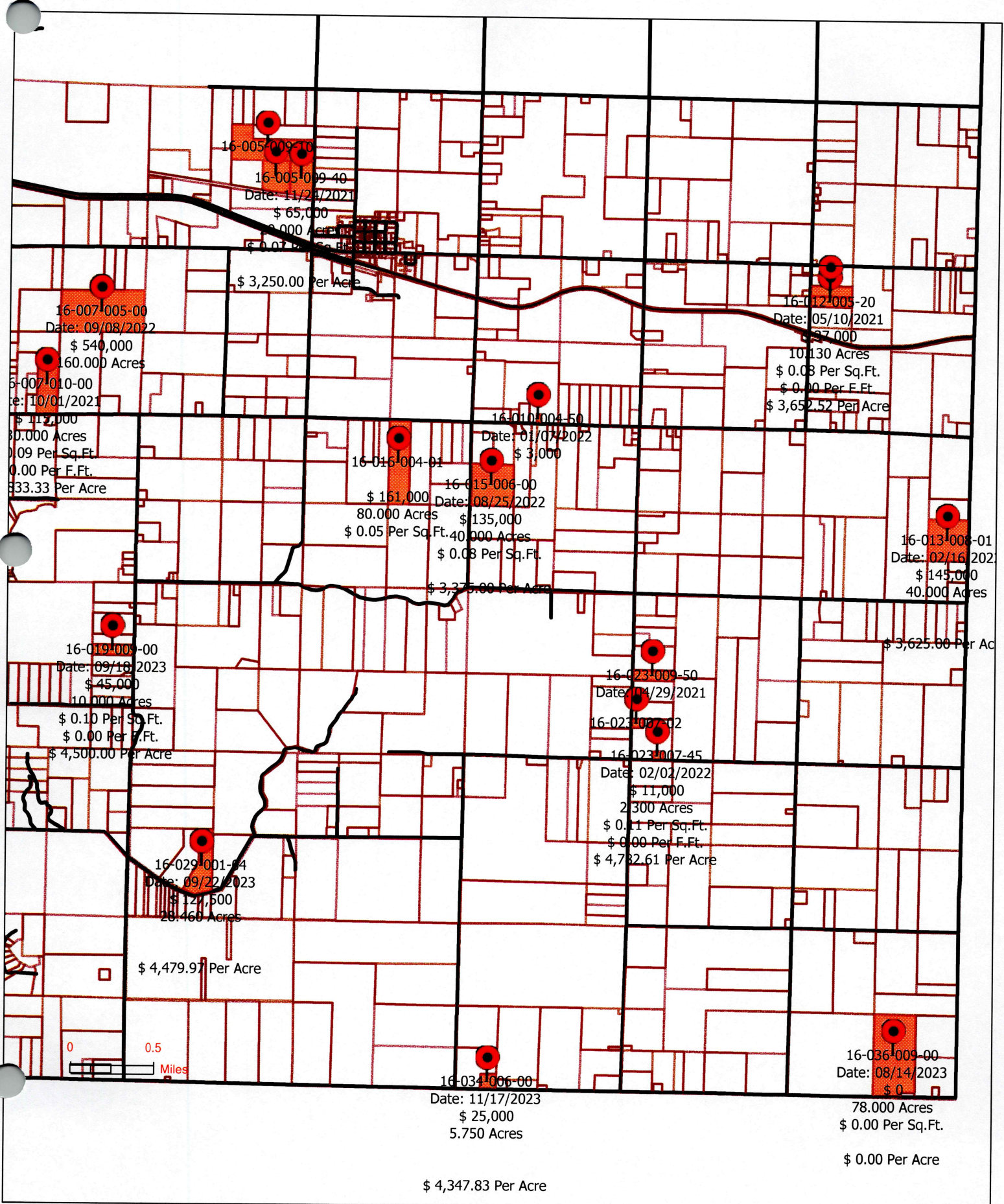


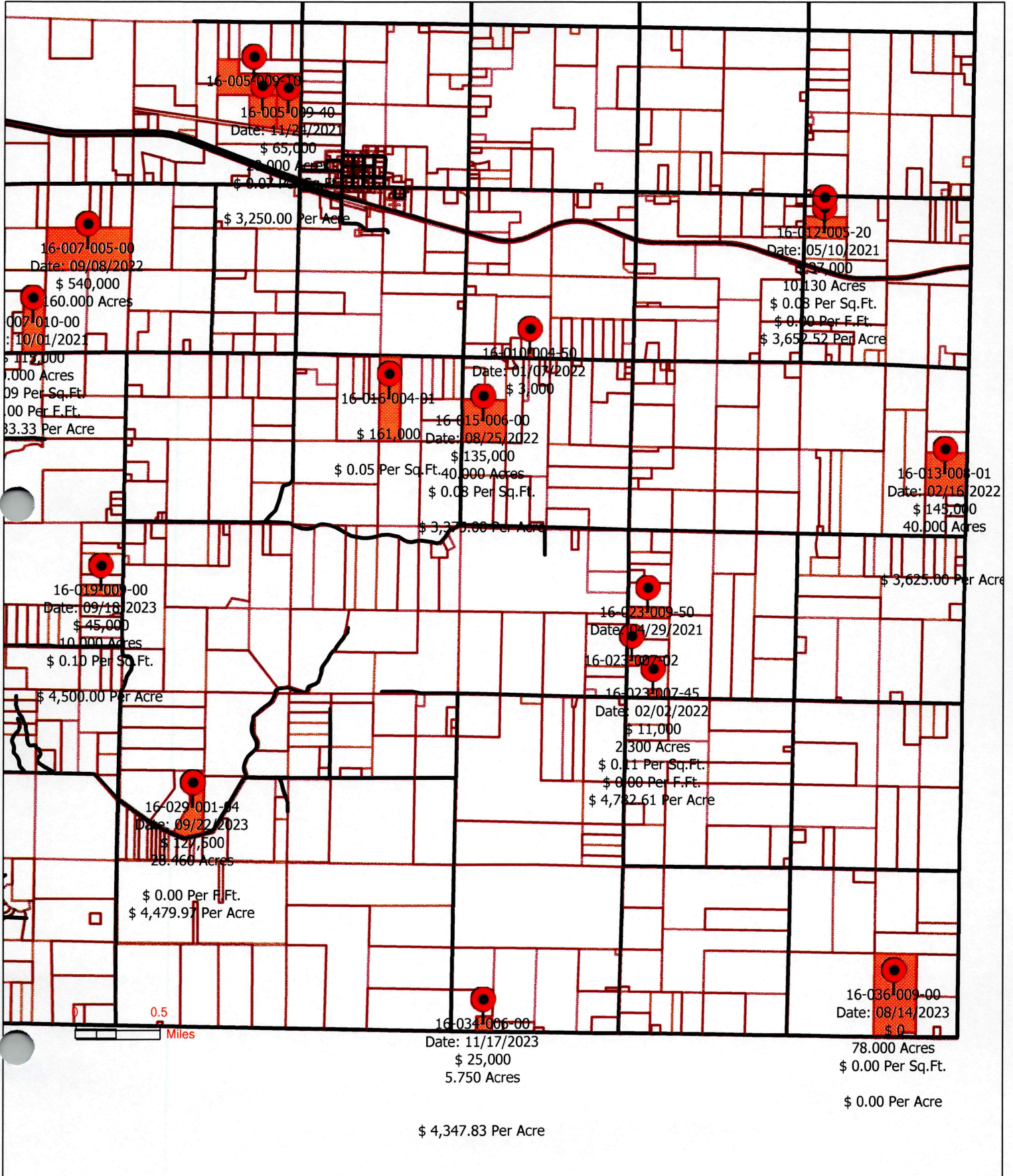
CHASE LAND SALES 2024



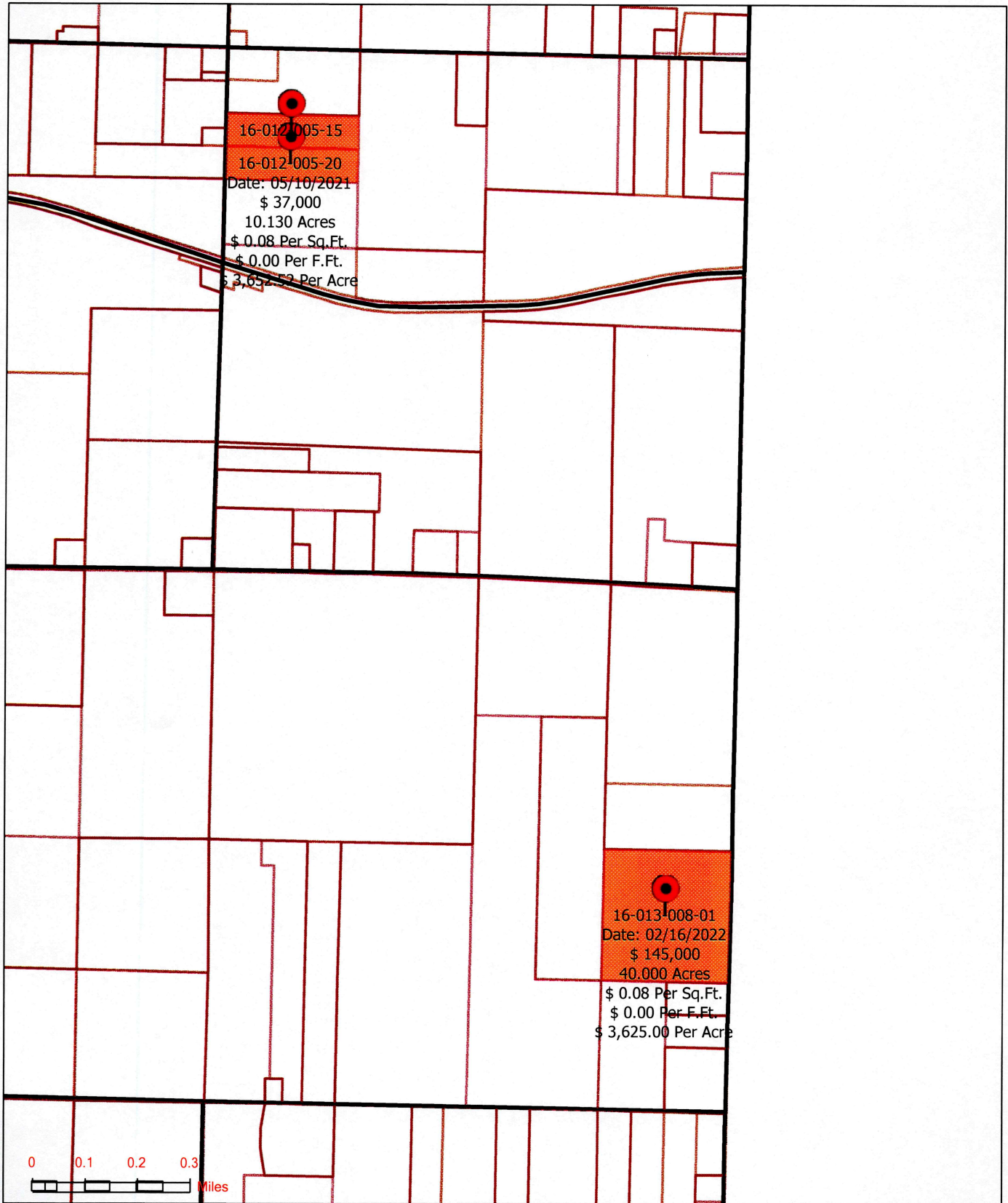
CHASE LAND SALES 2024



CHASE LAND SALES 2024



CHASE LAND 2024 SALES



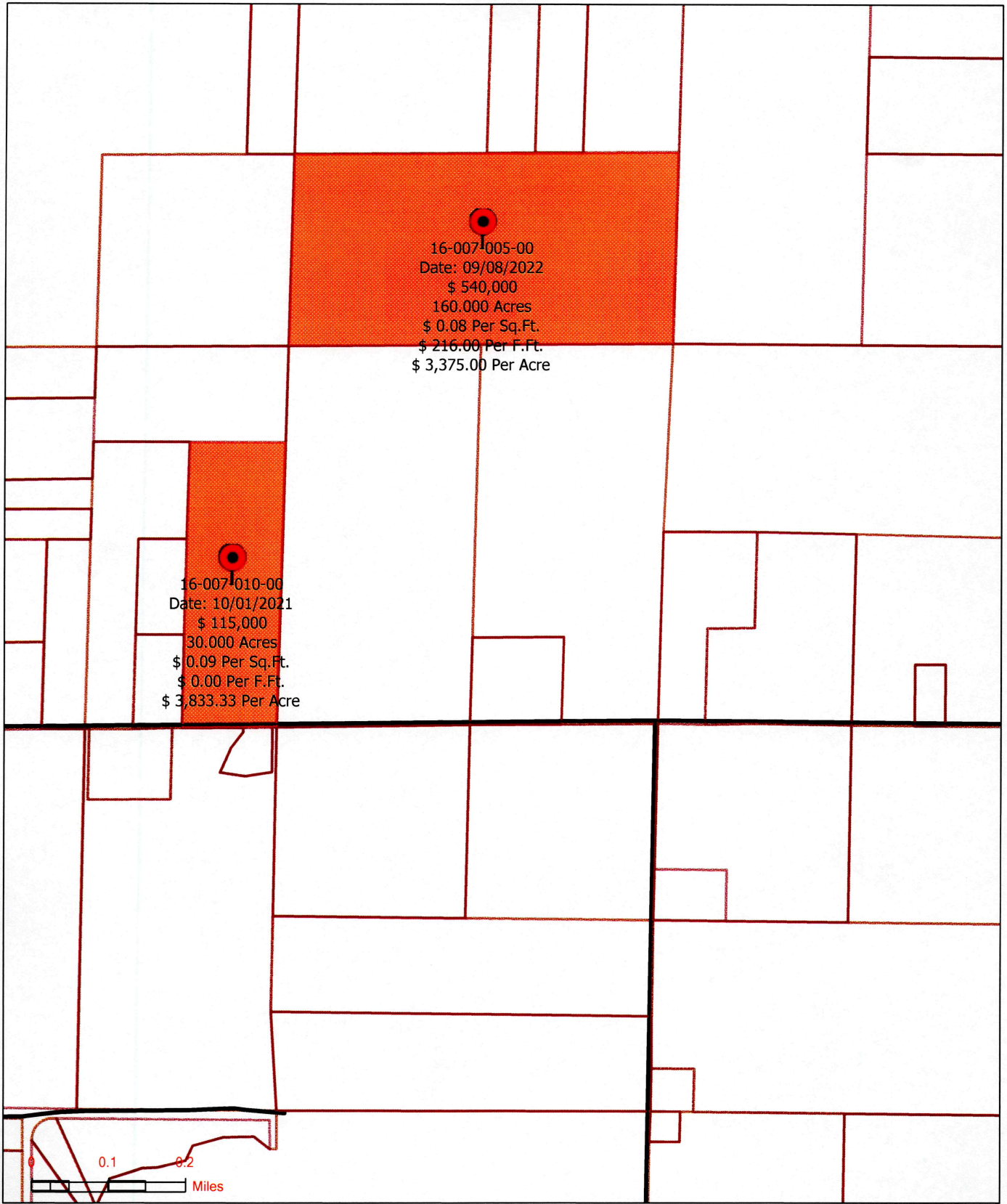
CHASE LAND SALES 2024



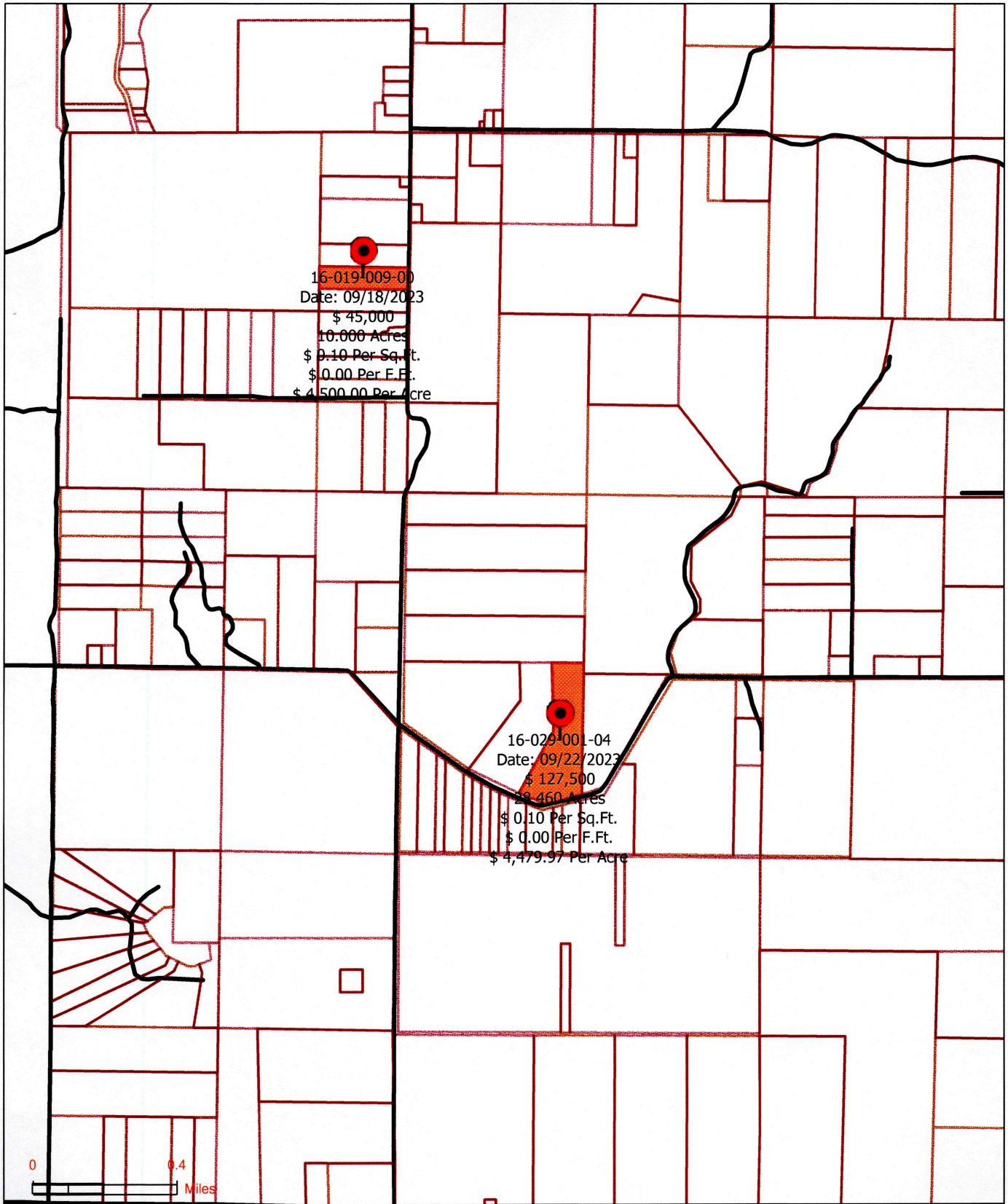
CHASE LAND SALES 2024



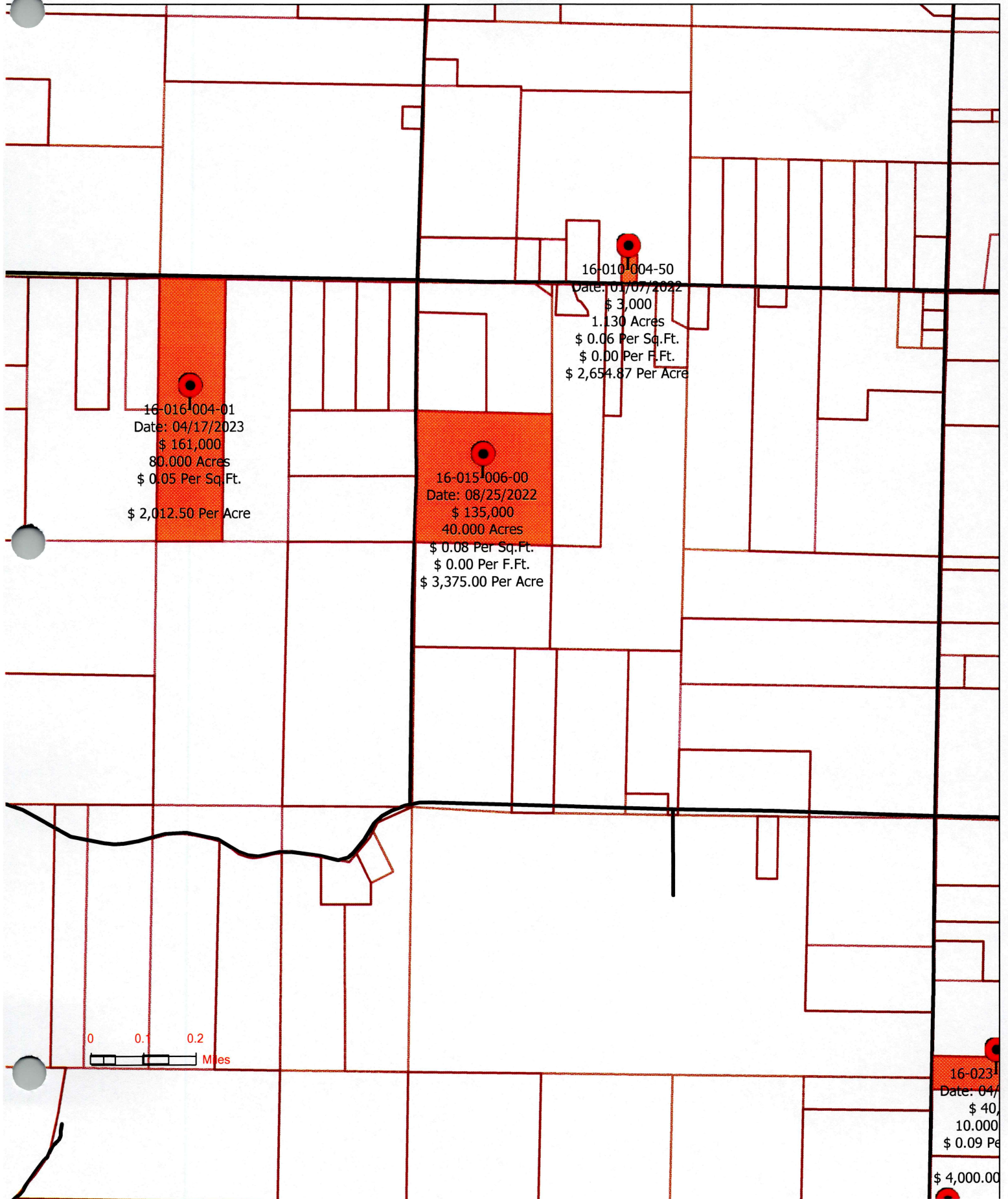
CHASE 2024 LAND SALES



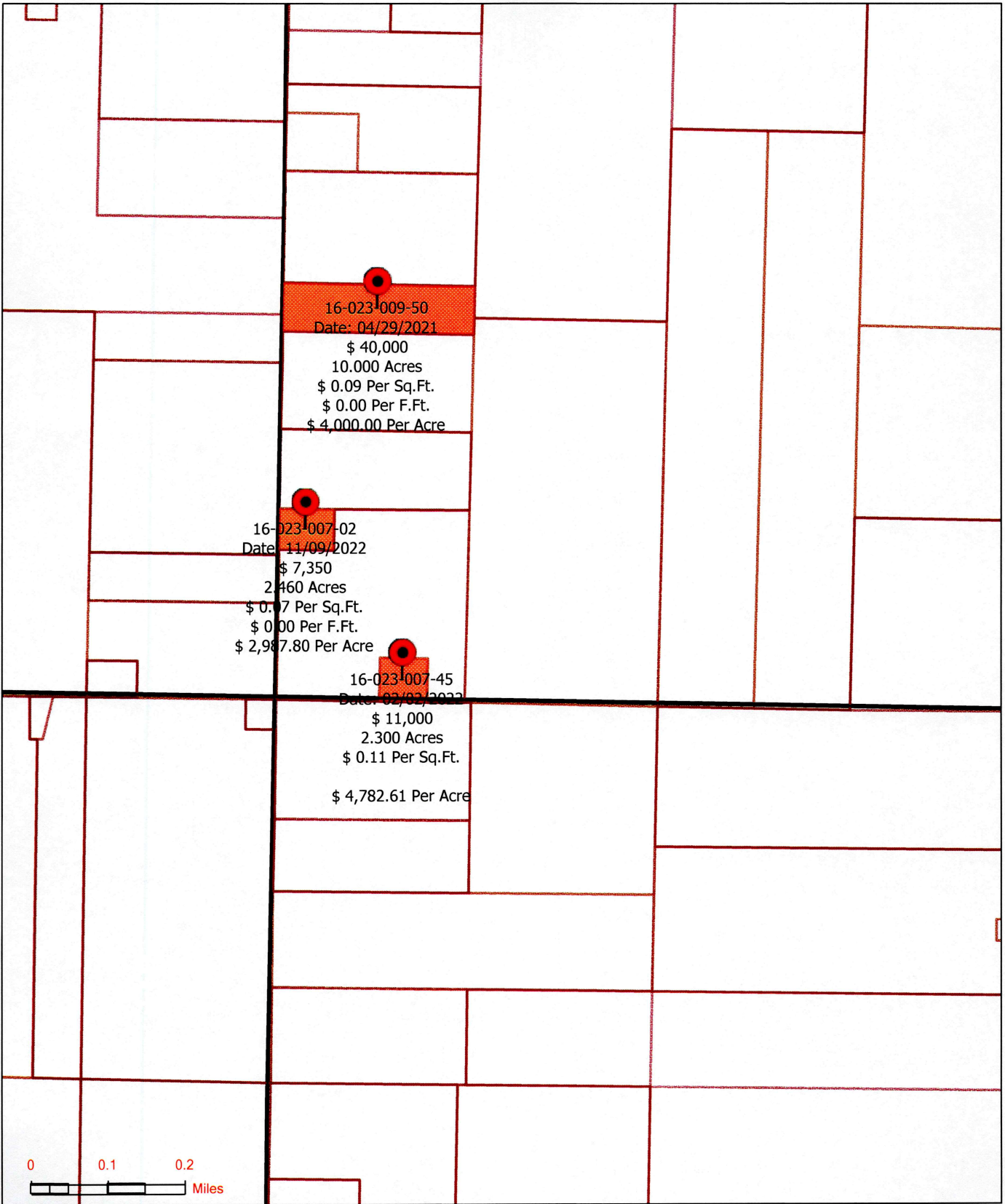
CHASE LAND SALES 2024



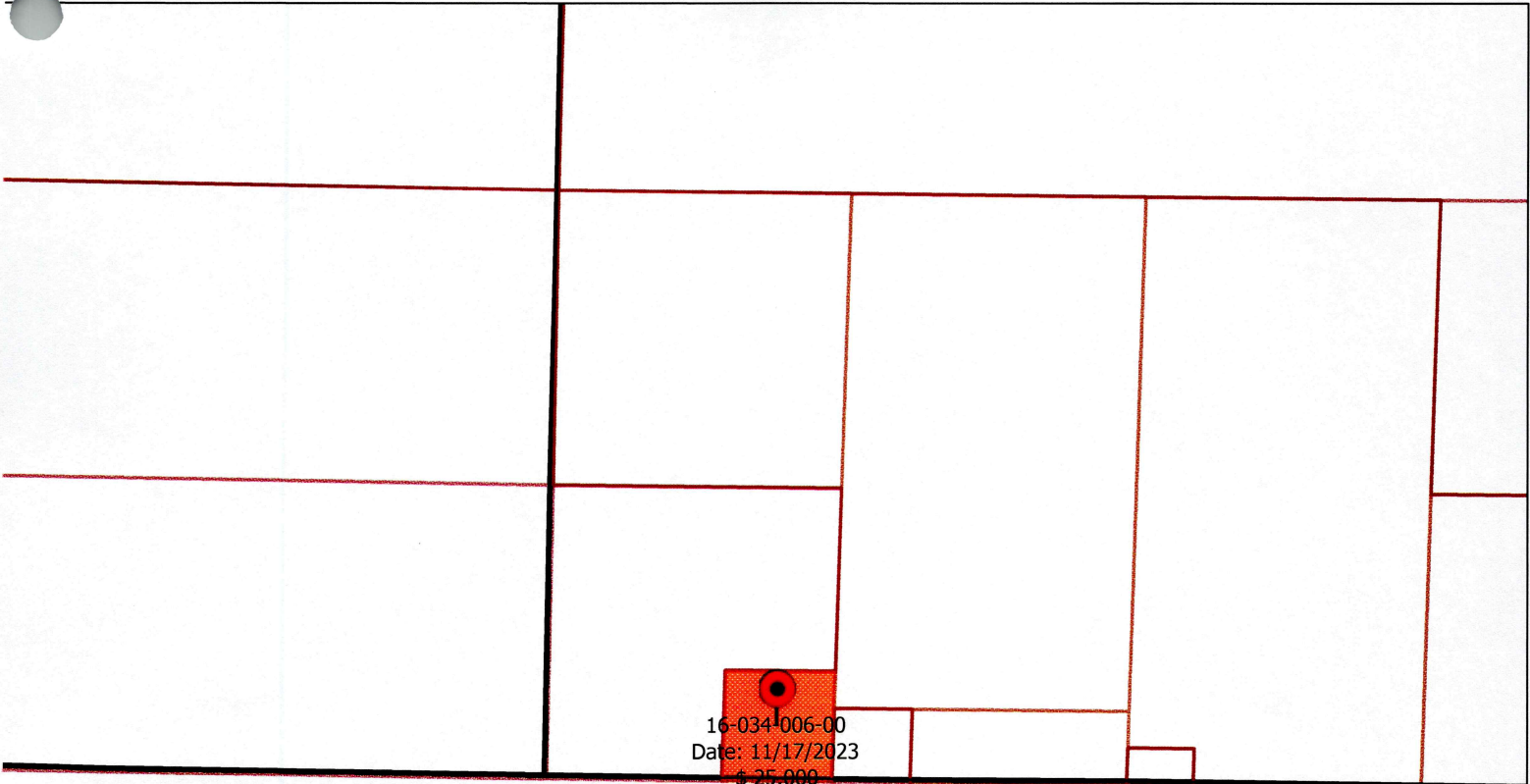
CHASE LAND SALES 2024



CHASE LAND SALES 2024



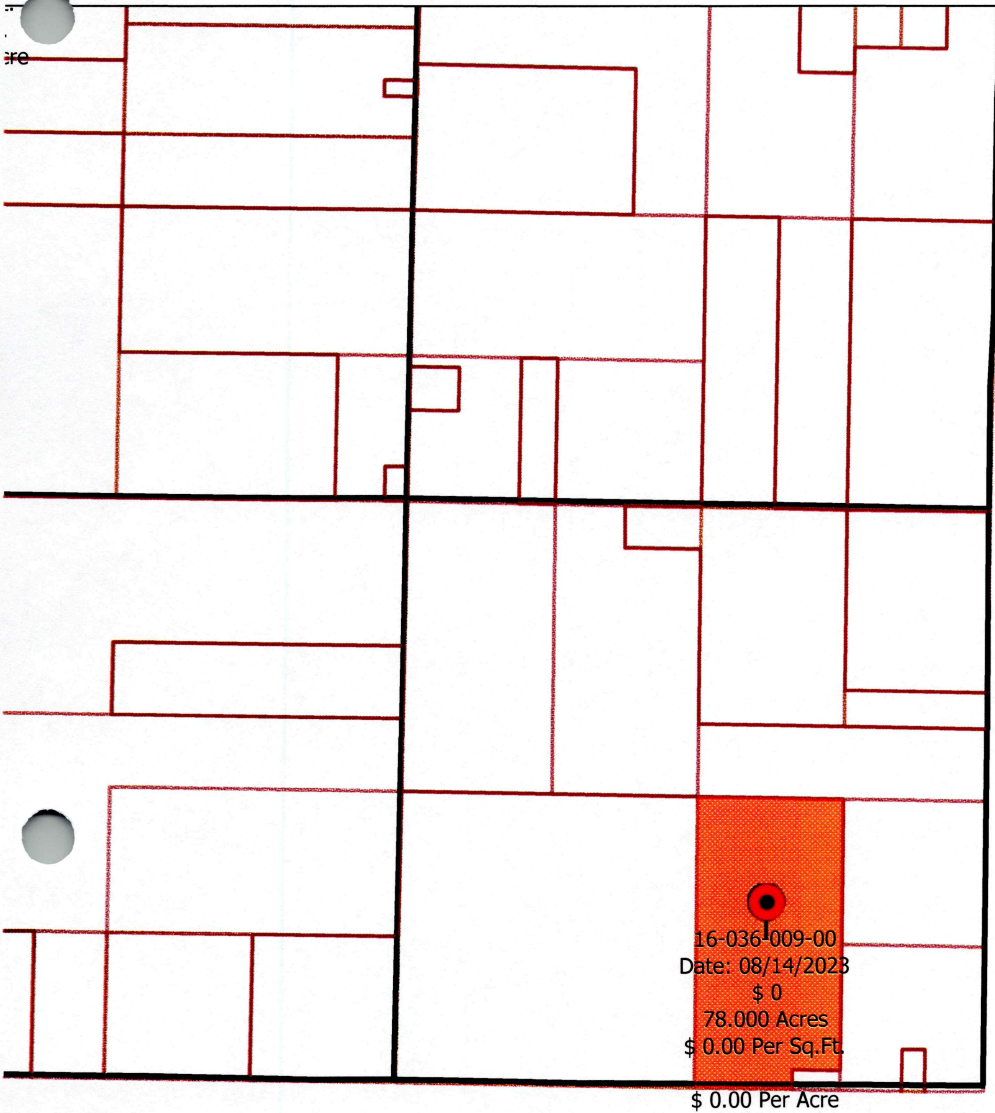
CHASE LAND SALES 2024



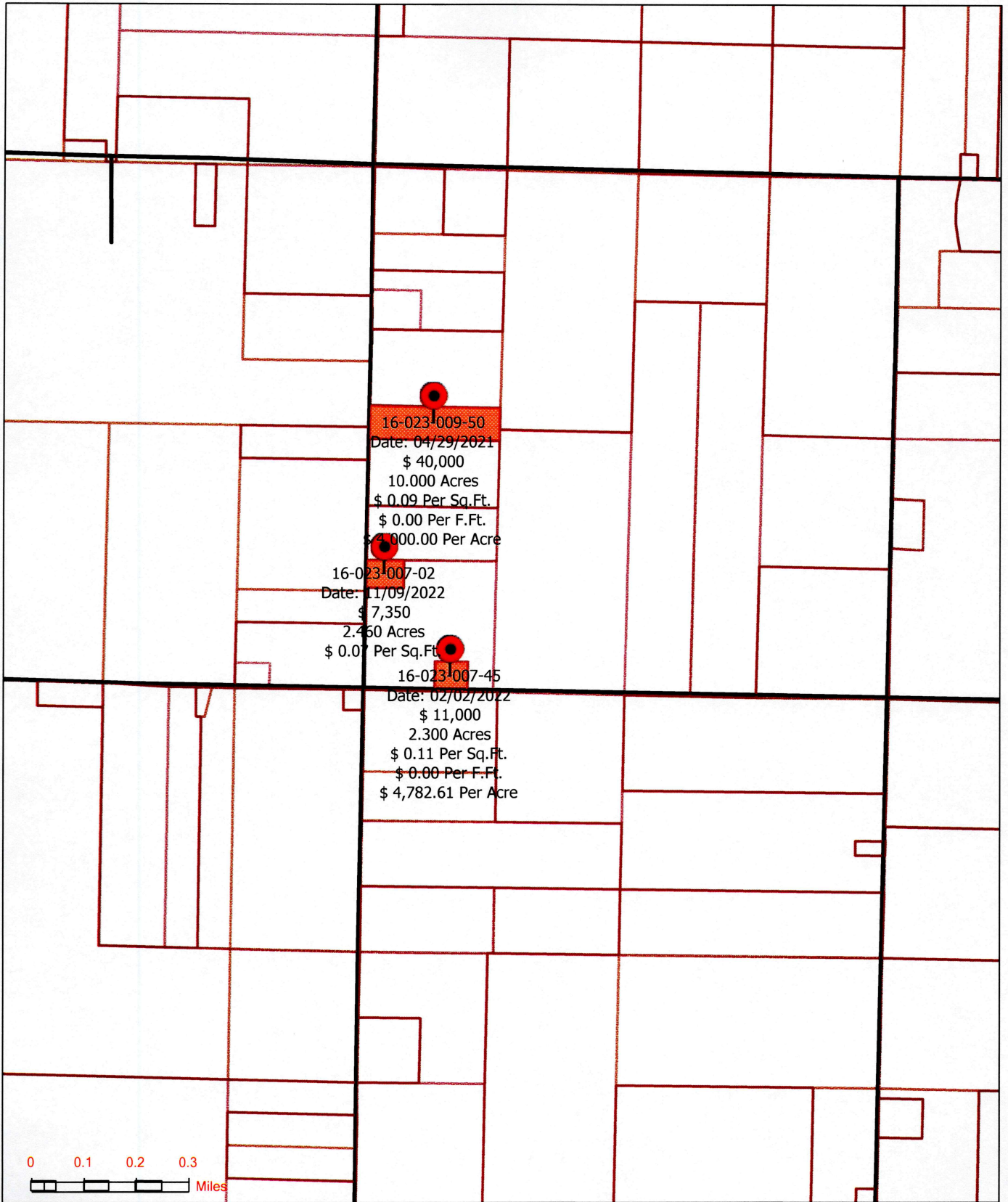
16-034-006-00
Date: 11/17/2023
~~\$ 25,000~~
5.750 Acres
\$ 0.10 Per Sq.Ft.
\$ 0.00 Per F.Ft.
\$ 4,347.83 Per Acre



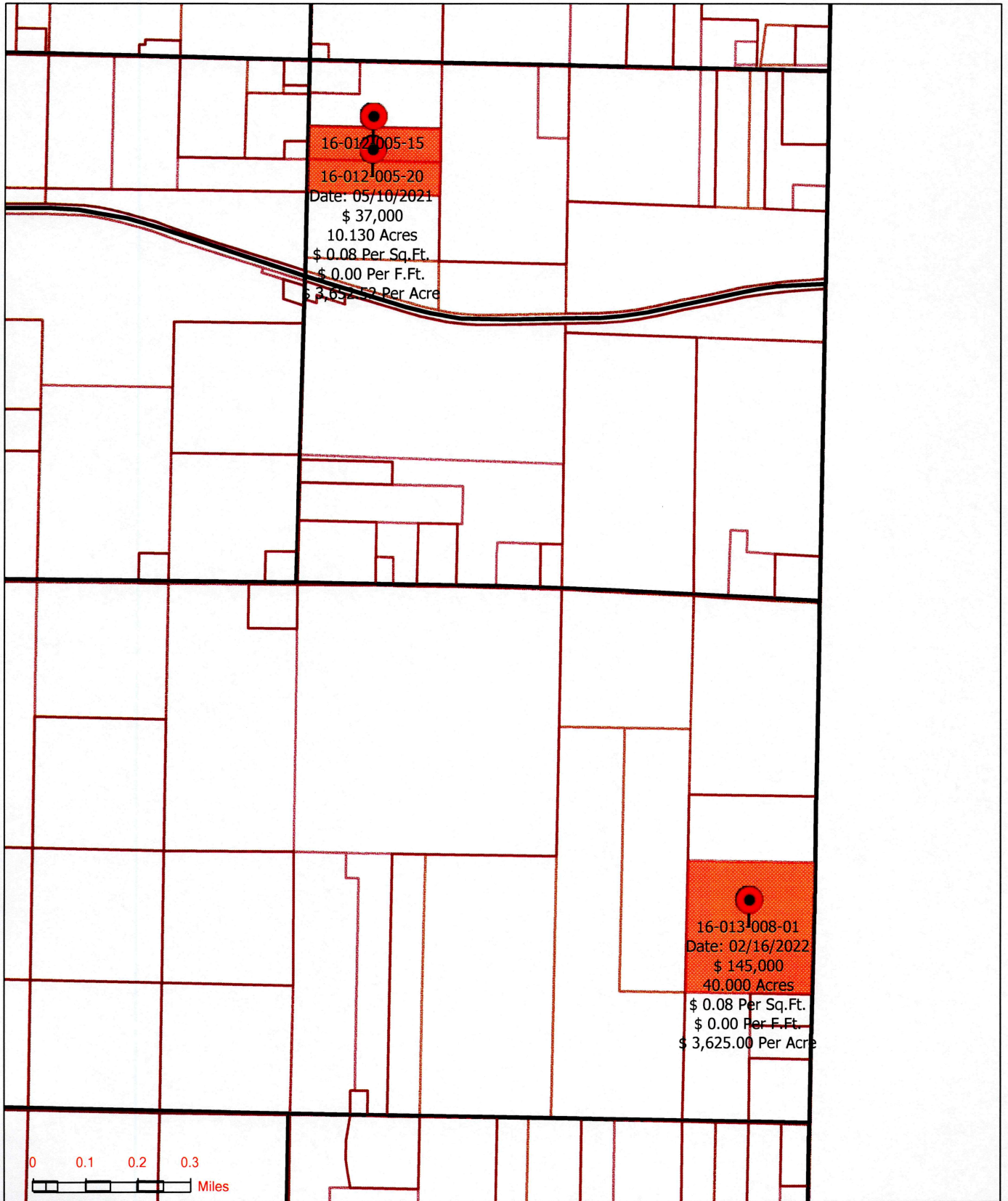
CHASE LAND SALES 2024



CHASE LAND SALES 2024



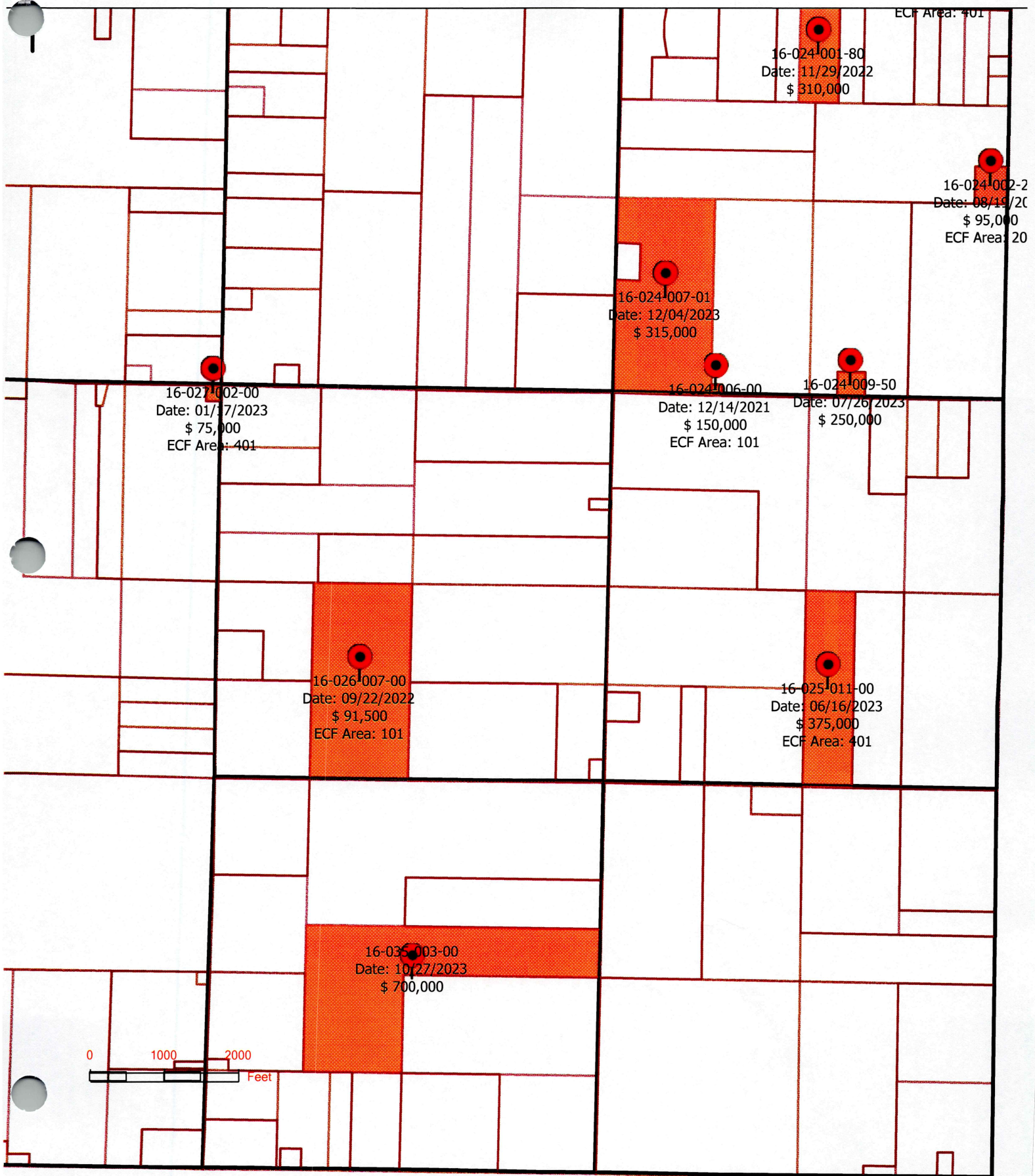
CHASE LAND SALES 2024



CHASE LAND SALES 2024



CHASE ECF 2024



Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 009.DNR, Last Edited: 10/31/2023

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 34,000	30 Acre: 93,000		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 51,000	40 Acre: 124,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 62,000	50 Acre: 149,500		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 77,500	100 Acre: 175,000		

Rates for Rate Table 'RATE TABLE 8', (Acres)
DNR : 1,500

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 090.EXEMPT, Last Edited: 01/16/2023

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 101.AGI LAND, Last Edited: 11/27/2023

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 30,000	30 Acre: 82,500		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 45,000	40 Acre: 107,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 58,000	50 Acre: 130,000		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 72,500	100 Acre: 160,000		

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 201.COMMERCIAL, Last Edited: 11/29/2023

Values for Acreage Table 1: 'COMMERICAL LAND'					
1 Acre: 5,900	3 Acre: 17,700	10 Acre: 16,000	30 Acre: 48,000		
1.5 Acre: 8,850	4 Acre: 23,600	15 Acre: 24,000	40 Acre: 64,000		
2 Acre: 11,800	5 Acre: 25,800	20 Acre: 32,000	50 Acre: 80,000		
2.5 Acre: 14,750	7 Acre: 28,000	25 Acre: 40,000	100 Acre: 160,000		

Values for Square Footage Table: 'commerical sq'					
2,500 Sq Ft: 1,125	25,000 Sq Ft: 11,250	174,240 Sq Ft: 78,408			
5,000 Sq Ft: 2,250	30,000 Sq Ft: 13,500	217,800 Sq Ft: 98,010			
7,500 Sq Ft: 3,375	40,000 Sq Ft: 18,000	435,600 Sq Ft: 196,020			
10,000 Sq Ft: 4,500	50,000 Sq Ft: 22,500	653,400 Sq Ft: 294,030			
12,500 Sq Ft: 5,625	60,000 Sq Ft: 27,000	871,200 Sq Ft: 392,040			
15,000 Sq Ft: 6,750	87,120 Sq Ft: 39,204	1,089,000 Sq Ft: 490,050			
20,000 Sq Ft: 9,000	130,680 Sq Ft: 58,806				

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 251.PERSONAL, Last Edited: 01/16/2023

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 401.RURAL, Last Edited: 11/17/2023

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 34,000	30 Acre: 93,000		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 51,000	40 Acre: 124,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 62,000	50 Acre: 149,500		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 77,500	100 Acre: 175,000		

Unit: 16 - CHASE TOWNSHIP
Rates/Values for Neighborhood 402.GUARD LAKE, Last Edited: 11/27/2023

Frontages:
Frontage 'A': Description: 'FRONT FOOT' ' FF Rate: 170
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 34,000	30 Acre: 93,000		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 51,000	40 Acre: 124,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 62,000	50 Acre: 149,500		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 77,500	100 Acre: 175,000		

Unit: 16 - CHASE TOWNSHIP

Rates/Values for Neighborhood 403.VILLAGE OF CHASE, Last Edited: 11/22/2023

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 34,000	30 Acre: 93,000		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 51,000	40 Acre: 124,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 62,000	50 Acre: 149,500		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 77,500	100 Acre: 175,000		

Values for Square Footage Table: 'sq village'					
2,500 Sq Ft: 700	25,000 Sq Ft: 7,000	174,240 Sq Ft: 48,787			
5,000 Sq Ft: 1,400	30,000 Sq Ft: 8,400	217,800 Sq Ft: 60,984			
7,500 Sq Ft: 2,100	40,000 Sq Ft: 11,200	435,600 Sq Ft: 121,968			
10,000 Sq Ft: 2,800	50,000 Sq Ft: 14,000	653,400 Sq Ft: 182,952			
12,500 Sq Ft: 3,500	60,000 Sq Ft: 16,800	871,200 Sq Ft: 243,936			
15,000 Sq Ft: 4,200	87,120 Sq Ft: 24,393	1,089,000 Sq Ft: 304,920			
20,000 Sq Ft: 5,600	130,680 Sq Ft: 36,590				

Unit: 16 - CHASE TOWNSHIP

Rates/Values for Neighborhood 404.PERE MARQUETTE ONE, Last Edited: 11/27/2023

Frontages:

Frontage 'A': Description: 'RIVER FF	'	FF Rate: 41
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'LOTS FF	'	FF Rate: 88
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'RUEL LAND'					
1 Acre: 5,200	3 Acre: 15,600	10 Acre: 34,000	30 Acre: 93,000		
1.5 Acre: 7,800	4 Acre: 20,800	15 Acre: 51,000	40 Acre: 124,000		
2 Acre: 10,400	5 Acre: 22,500	20 Acre: 62,000	50 Acre: 149,500		
2.5 Acre: 13,000	7 Acre: 27,300	25 Acre: 77,500	100 Acre: 175,000		

Unit: -

Rates/Values for Neighborhood -----, Last Edited: / /

**2023 for 2024 Commercial/ Industrial Acreage Rates
0.00 to 4.99 Acres**

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr	Adj Sale \$\$\$	Asd when Sold	Asd/Adj Sale Ratio	Cur Appraisal	Land Residual	Est Land Value
2112-07-4411	WEXFORD COUNTY	202	09/20/22	\$20,000	WD	\$20,000	\$16,100	80.50	\$16,100	\$3,900	\$20,000
03-007-023-75	10364 N BROOKS RD	201	09/30/21	\$147,500	WD	\$147,500	\$50,200	34.03	\$133,289	\$14,211	\$17,066
2209-20-4306-03	WEXFORD COUNTY	202	06/25/21	\$25,900	WD	\$25,900	\$15,200	58.69	\$18,400	\$7,500	\$25,900

\$25,611

Net Acres	Total Acres	Dollars /Acre	Dollars /SF
1.03	1.03	\$3,786	0.45
2.39	2.50	\$5,953	0.16
0.93	0.93	\$8,065	0.64
4.35		\$5,892	\$0.45

Parcel Number village	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
43-501-003-00	04/16/21	\$30,000	WD	\$30,000	\$13,400	44.67	\$30,327	\$1,677	\$2,004	66.0	132.0	0.20	0.20	\$330	\$8,385	\$0.19
44-018-025-01	01/28/22	\$119,500	MIC	\$119,500	\$54,700	45.77	\$110,532	\$12,888	\$3,920	231.0	198.0	0.98	0.98	\$236	\$13,151	\$0.30
Totals:		\$149,500		\$149,500	\$68,100		\$140,859	\$14,565	\$5,924	297.0		1.18	1.18			
					Sale. Ratio =>	45.55		Average				Average				
					Std. Dev. =>	0.78		per FF=>	\$49			per Net Acre=>	12,343.22		Average	\$0.28
															per SqFt=>	

Parcel Number	Sale Date	Rate Group 1	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
06-550-019-00	07/24/18	SMALL LAKE FRON	\$32,000	WD	\$32,000	\$12,500	39.06	\$29,880	\$32,000	\$29,880	110.7	400.0	1.06	1.06	\$289
06-550-010-00	01/31/19	SMALL LAKE FRON	\$40,000	WD	\$40,000	\$16,200	40.50	\$38,954	\$40,000	\$38,954	144.3	190.0	0.95	0.95	\$277
06-136-400-13	07/19/19	SMALL LAKE FRON	\$10,000	WD	\$10,000	\$14,300	143.00	\$29,089	\$10,000	\$29,089	107.7	279.0	0.83	0.83	\$93
06-550-020-00	01/27/20	SMALL LAKE FRON	\$35,000	WD	\$35,000	\$12,300	35.14	\$29,467	\$35,000	\$29,467	109.1	401.0	1.04	1.04	\$321
06-550-026-00	07/24/20	SMALL LAKE FRON	\$32,500	WD	\$32,500	\$28,700	88.31	\$35,275	\$32,500	\$35,275	198.0	408.0	2.01	2.01	\$164
06-550-027-00	09/29/20	SMALL LAKE FRON	\$35,000	WD	\$35,000	\$23,600	67.43	\$28,955	\$35,000	\$28,955	162.5	320.0	1.42	1.42	\$215
06-550-012-00	10/16/20	SMALL LAKE FRON	\$33,000	WD	\$33,000	\$17,700	53.64	\$33,039	\$33,000	\$33,039	122.4	310.0	1.12	1.12	\$270
06-550-025-00	01/22/21	SMALL LAKE FRON	\$30,000	WD	\$30,000	\$29,200	97.33	\$35,905	\$30,000	\$35,905	201.5	430.0	2.09	2.09	\$149
2210-BAV-71	03/15/23		\$33,750	WD	\$33,750	\$12,000	35.56	\$23,992	\$33,750	\$23,992	104.3	160.0	0.37	0.37	\$324
06-113-350-01	12/31/21	SMALL LAKE FRON	\$80,000	WD	\$80,000	\$23,300	29.13	\$45,240	\$80,000	\$45,240	885.9	648.0	10.37	10.37	\$90
Totals:			\$361,250		\$361,250	\$189,800		\$329,796	\$361,250	\$329,796	2,146.3		21.26	21.26	
						Sale. Ratio =>	52.54	Average					Average		
						Std. Dev. =>	36.64	per FF=>			\$168		per Net Acre=>	16,989.61	
								using			170.0				

2023 for 2024 Commercial/ Industrial Acreage Rates
0.00 to 4.99 Acres

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr	Terms of Sale	Adj Sale \$\$\$	Asd when Sold	Asd/Adj Sale Ratio	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Total Acres	Dollars /Acre	Dollars /SF	
2112-07-4411	WEXFORD COUNTY	202	09/20/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,100	80.50	\$16,100	\$3,900	\$20,000	1.03	1.03	\$3,786	0.45	
03-007-023-75	10364 N BROOKS RD	201	09/30/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$50,200	34.03	\$133,289	\$14,211	\$17,066	2.39	2.50	\$5,953	0.16	
2209-20-4306-03	WEXFORD COUNTY	202	06/25/21	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$15,200	58.69	\$18,400	\$7,500	\$25,900	0.93	0.93	\$8,065	0.64	
														\$25,611	4.35	\$5,892	\$0.45

1.00 Acre	2023 for 2024 Rate to be Used \$8,850
1.50 Acres	2023 for 2024 Rate to be Used \$8,850
2.00 Acres	2023 for 2024 Rate to be Used \$8,850
2.50 Acres	2023 for 2024 Rate to be Used \$8,850

3.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$5,900
4.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$5,900

2023 for 2024 Lake County Commercial/Industrial Acreage Rates
5.00 to 9.99 Acres

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr	Terms of Sale	Adj Sale \$\$\$	Asd when Sold	Asd/Adj Sale Ratio	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Total Acres	Dollars /Acre
16-010-003-35	9125 E US 10	201	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,800	36.80	\$234,900	\$13,762	\$23,662	5.69	5.69	\$2,419
11-010-011-00	1928 S M-37	201	10/10/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$49,000	26.49	\$192,506	\$18,417	\$25,923	7.34	8.39	\$2,509
11-022-034-50	3360 S M-37	201	08/01/22	\$320,000	MLC	03-ARM'S LENGTH	\$320,000	\$113,200	35.38	\$292,004	\$56,351	\$28,355	9.34	9.34	\$6,033
											\$88,530	22.37	\$3,957		

5.00 Acre	2023 for 2024 Rate to be Used \$8,850 \$4,000
7.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$4,000

**2023 for 2024 Commercial/Industrial Acreage Rates
10.00 Acres and Up**

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr	Terms of Sale	Adj Sale \$\$\$	Asd when Sold	Asd/Adj Sale Ratio	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Total Acres	Dollars /Acre
13-024-014-01	6090 W 76TH ST	201	10/15/21	\$235,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$63,000	26.81	\$233,746	\$44,494	\$43,240	12.83	3.16	\$3,467
11-027-068-00		202	06/14/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$28,500	64.77	\$48,604	\$44,000	\$48,604	29.00	30.00	\$1,517
04-013-007-02	9581 N BROOKS RD	201	04/09/21	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$91,400	45.70	\$223,766	\$25,257	\$49,023	29.25	30.00	\$863

\$113,751 71.08 \$1,600

10.00 Acre's	2023 for 2024 Rate to be Used \$8,850 \$1,600
15.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$1,600
20.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$1,600
25.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$1,600

30.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$1,600
40.00 Acres	2023 for 2024 Rate to be Used \$8,850 \$1,600
50.00 Acres	2023 for 2024 Rate to be Used \$1,600
100.00 Acres	2023 for 2024 Rate to be Used \$1,600

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
FIVE AC															
02-006-004-15	12/30/22	\$33,000	WD	\$33,000	\$7,300	22.12	\$14,533	\$33,000	\$14,533	400.0	560.0	5.00	5.00	\$83	\$6,600
09-004-014-00	03/04/23	\$8,500	WD	\$8,500	\$2,500	29.41	\$13,980	\$8,500	\$13,980	0.0	0.0	5.00	5.00	#DIV/0!	\$1,700
08-012-004-15	03/22/23	\$20,000	WD	\$20,000	\$9,600	48.00	\$17,260	\$20,000	\$17,260	0.0	0.0	5.83	5.83	#DIV/0!	\$3,431
09-004-049-00	04/21/22	\$39,900	WD	\$39,900	\$4,000	10.03	\$7,983	\$39,900	\$7,983	0.0	0.0	6.40	6.40	#DIV/0!	\$6,234
Totals:		\$101,400		\$101,400	\$23,400		\$53,756	\$101,400	\$53,756	400.0		22.23	22.23		
					Sale. Ratio =>	23.08	Average		Average			Average			Average
					Std. Dev. =>	15.90	per FF=>		\$254			per Net Acre=>	4,561.40		per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-007-002-10	07/16/21	\$35,900	WD	\$35,900	\$0	0.00	\$21,807	\$35,900	\$21,807	0.0	0.0	9.42	9.42	#DIV/0!	\$3,811
08-007-002-15	08/19/21	\$37,500	WD	\$37,500	\$0	0.00	\$21,807	\$37,500	\$21,807	0.0	0.0	9.42	9.42	#DIV/0!	\$3,981
08-007-002-06	08/27/21	\$33,900	WD	\$33,900	\$0	0.00	\$21,813	\$33,900	\$21,813	0.0	0.0	9.44	9.44	#DIV/0!	\$3,591
02-534-002-29	06/18/21	\$40,000	WD	\$40,000	\$10,600	26.50	\$24,413	\$40,000	\$24,413	0.0	0.0	9.78	9.78	#DIV/0!	\$4,090
Totals:		\$147,300		\$147,300	\$10,600		\$89,840	\$147,300	\$89,840	0.0	0.0	38.06	38.06		
				Sale. Ratio =>		7.20	Average		Average			Average			Average
				Std. Dev. =>		13.25	per FF=>		#DIV/0!			per Net Acre=>	3,870.20		per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-016-005-95	12/08/21	\$39,900	MLC	\$39,900	\$21,200	53.13	\$42,310	\$39,900	\$42,310	0.0	0.0	7.31	7.31	#DIV/0!	\$5,458
08-016-005-90	09/22/22	\$54,900	MLC	\$54,900	\$21,300	38.80	\$42,660	\$54,900	\$42,660	0.0	0.0	7.66	7.66	#DIV/0!	\$7,167
08-016-005-60	01/11/23	\$54,900	MLC	\$54,900	\$21,500	39.16	\$38,308	\$54,900	\$38,308	0.0	0.0	7.97	7.97	#DIV/0!	\$6,888
08-016-005-75	01/13/23	\$54,900	MLC	\$54,900	\$21,600	39.34	\$38,483	\$54,900	\$38,483	0.0	0.0	8.18	8.18	#DIV/0!	\$6,711
08-016-005-55	05/21/21	\$37,900	LC	\$37,900	\$21,700	57.26	\$43,440	\$37,900	\$43,440	0.0	0.0	8.44	8.44	#DIV/0!	\$4,491
02-534-002-29	06/18/21	\$40,000	WD	\$40,000	\$10,600	26.50	\$24,413	\$40,000	\$24,413	0.0	0.0	9.78	9.78	#DIV/0!	\$4,090
08-004-003-20	04/16/21	\$44,900	LC	\$44,900	\$11,000	24.50	\$21,950	\$44,900	\$21,950	0.0	0.0	9.85	9.85	#DIV/0!	\$4,558
Totals:		\$327,400		\$327,400	\$128,900		\$251,564	\$327,400	\$251,564	0.0	0.0	59.19	59.19		
				Sale. Ratio =>		39.37	Average		Average			Average			Average
				Std. Dev. =>		12.21	per FF=>		#DIV/0!			per Net Acre=>	5,531.34		per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
16-023-009-50	04/29/21	\$39,000	WD	\$39,000	\$11,000	28.21	\$25,000	\$39,000	\$25,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,900
08-016-004-40	05/03/21	\$35,000	WD	\$35,000	\$0	0.00	\$22,000	\$35,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500
08-016-004-45	05/14/21	\$34,000	WD	\$34,000	\$0	0.00	\$22,000	\$34,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,400
08-016-004-55	07/23/21	\$48,500	WD	\$48,500	\$0	0.00	\$22,000	\$48,500	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,850
09-014-013-09	04/18/22	\$30,000	WD	\$30,000	\$9,900	33.00	\$19,800	\$30,000	\$19,800	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000
02-030-003-15	05/14/21	\$23,000	WD	\$23,000	\$11,000	47.83	\$25,000	\$23,000	\$25,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,300
09-004-015-00	08/19/22	\$20,000	WD	\$20,000	\$8,700	43.50	\$17,380	\$20,000	\$17,380	0.0	0.0	10.01	10.01	#DIV/0!	\$1,998
09-004-021-00	10/17/22	\$40,000	WD	\$40,000	\$9,600	24.00	\$19,287	\$40,000	\$19,287	0.0	0.0	10.01	10.01	#DIV/0!	\$3,996
08-002-003-25	05/18/22	\$35,000	WD	\$35,000	\$12,100	34.57	\$24,180	\$35,000	\$24,180	0.0	0.0	10.10	10.10	#DIV/0!	\$3,465
16-012-005-20	05/10/21	\$37,000	WD	\$37,000	\$7,600	20.54	\$21,273	\$37,000	\$21,273	0.0	0.0	10.13	10.13	#DIV/0!	\$3,653
02-019-001-21	04/12/21	\$25,900	WD	\$25,900	\$10,900	42.08	\$24,907	\$25,900	\$24,907	330.0	1344.3	10.18	10.18	\$78	\$2,544
09-003-012-00	04/14/22	\$23,000	QC	\$23,000	\$11,000	47.83	\$25,025	\$23,000	\$25,025	0.0	0.0	10.33	10.33	#DIV/0!	\$2,227
09-003-048-25	03/28/23	\$50,000	WD	\$50,000	\$10,800	21.60	\$25,200	\$50,000	\$25,200	0.0	0.0	10.53	10.53	#DIV/0!	\$4,748
Totals:		\$440,400		\$440,400	\$102,600		\$293,052	\$440,400	\$293,052	330.0		131.29	131.29		
				Sale. Ratio =>		23.30		Average				Average			Average
				Std. Dev. =>		17.62		per FF=>		\$1,335		per Net Acre=>	3,354.41		per Sqft=>
												USING			3,400.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
02-030-003-05	09/20/21	\$67,000	WD	\$67,000	\$22,000	32.84	\$44,000	\$67,000	\$44,000	0.0	0.0	20.00	10.00	#DIV/0!	\$3,350
16-005-009-30	02/16/22	\$62,500	WD	\$62,500	\$21,000	33.60	\$48,000	\$62,500	\$48,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,125
16-005-009-40	11/24/21	\$65,000	WD	\$65,000	\$21,000	32.31	\$48,000	\$65,000	\$48,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,250
09-028-011-00	10/07/22	\$70,100	WD	\$70,100	\$22,000	31.38	\$43,847	\$70,100	\$43,847	0.0	0.0	20.00	10.00	#DIV/0!	\$3,505
08-027-001-00	10/21/21	\$40,000	WD	\$40,000	\$13,900	34.75	\$27,780	\$40,000	\$27,780	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
09-004-042-00	06/22/22	\$55,000	WD	\$55,000	\$17,100	31.09	\$34,173	\$55,000	\$34,173	0.0	0.0	20.02	10.01	#DIV/0!	\$2,747
09-003-034-00	12/13/21	\$68,500	WD	\$68,500	\$16,100	23.50	\$32,220	\$68,500	\$32,220	0.0	0.0	22.13	10.50	#DIV/0!	\$3,095
08-027-003-10	10/27/22	\$75,000	WD	\$75,000	\$26,700	35.60	\$53,400	\$75,000	\$53,400	0.0	0.0	25.00	25.00	#DIV/0!	\$3,000
16-007-010-00	10/01/21	\$115,000	WD	\$115,000	\$28,500	24.78	\$72,000	\$115,000	\$72,000	0.0	0.0	30.00	30.00	#DIV/0!	\$3,833
09-036-010-01	04/05/22	\$109,000	WD	\$109,000	\$29,700	27.25	\$59,480	\$109,000	\$59,480	660.0	1975.5	30.00	30.00	\$165	\$3,633
09-036-002-10	08/26/21	\$100,000	WD	\$100,000	\$22,000	22.00	\$53,431	\$100,000	\$53,431	0.0	0.0	31.43	31.43	#DIV/0!	\$3,182
02-029-012-00	10/18/22	\$95,000	WD	\$95,000	\$33,800	35.58	\$67,640	\$95,000	\$67,640	0.0	0.0	37.00	37.00	#DIV/0!	\$2,568
Totals:		\$922,100		\$922,100	\$273,800		\$583,971	\$922,100	\$583,971	660.0		295.58	253.94		
					Sale. Ratio =>	29.69			Average			Average			Average
					Std. Dev. =>	4.80			per FF=>	\$1,397		per Net Acre=>	3,119.63		per SqFt=>

USING 3100

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
16-013-008-01	02/16/22	\$145,000	WD	\$145,000	\$30,000	20.69	\$76,000	\$145,000	\$76,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,625
16-015-006-00	08/25/22	\$135,000	WD	\$135,000	\$37,200	27.56	\$74,400	\$135,000	\$74,400	0.0	0.0	40.00	40.00	#DIV/0!	\$3,375
09-013-002-80	03/08/23	\$70,000	WD	\$70,000	\$38,000	54.29	\$96,000	\$70,000	\$96,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750
09-026-004-02	06/25/21	\$109,900	WD	\$109,900	\$28,500	25.93	\$91,200	\$109,900	\$91,200	0.0	0.0	40.00	40.00	#DIV/0!	\$2,748
09-035-001-10	06/23/22	\$159,900	WD	\$159,900	\$37,200	23.26	\$74,400	\$159,900	\$74,400	0.0	0.0	40.00	40.00	#DIV/0!	\$3,998
09-029-001-02	01/28/22	\$100,000	WD	\$100,000	\$30,000	30.00	\$95,760	\$100,000	\$95,760	0.0	0.0	40.43	40.43	#DIV/0!	\$2,473
16-005-009-10	03/31/22	\$175,000	WD	\$175,000	\$38,700	22.11	\$120,531	\$175,000	\$120,531	0.0	0.0	46.63	46.63	#DIV/0!	\$3,753
Totals:		\$894,800		\$894,800	\$239,600		\$628,291	\$894,800	\$628,291	0.0	0.0	287.06	287.06		
				Sale. Ratio =>		26.78		Average				Average			Average
				Std. Dev. =>		11.56		per FF=>		#DIV/0!		per Net Acre=>	3,117.12		per SqFt=>
												USING	3,100.00		

Parcel Number pine/big manistee	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
2411-32-2310	06/23/23	\$129,500	WD	\$129,500	\$33,000	25.48	\$86,364	\$76,288	\$33,152	112.0	0.0	0.00	0.00	\$681	#DIV/0!	#DIV/0!
08-350-004-00	09/07/23	\$235,000	WD	\$235,000	\$97,800	41.62	\$230,144	\$47,480	\$42,624	144.0	0.0	0.00	0.00	\$330	#DIV/0!	#DIV/0!
2411-RS-11	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$112,278	\$59,200	200.0	0.0	0.00	0.00	\$561	#DIV/0!	#DIV/0!
2411-RV-01	09/18/23	\$156,000	WD	\$156,000	\$77,100	49.42	\$161,670	\$23,930	\$29,600	100.0	0.0	0.00	0.00	\$239	#DIV/0!	#DIV/0!
2411-RV-42	09/01/23	\$400,000	WD	\$400,000	\$222,600	55.65	\$460,747	\$134,793	\$195,540	951.0	0.0	0.00	0.00	\$142	#DIV/0!	#DIV/0!
Totals:		\$1,195,500		\$1,195,500	\$537,100	44.93	\$1,160,847	\$394,769	\$360,116	1,507.0		0.00	0.00	Average	Average	Average
				Sale. Ratio =>				Average	Average	\$262		Average	#DIV/0!	per SqFt=>	per SqFt=>	#DIV/0!
				Std. Dev. =>		11.45		per FF=>				Average	per Net Acres=>	per Net Acres=>		

Parcel Number little manistee	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
02-550-016-02	07/29/22	\$20,000	WD	\$20,000	\$10,400	52.00	\$20,700	\$20,000	\$20,700	115.0	0.0	0.00	0.00	\$174	#DIV/0!	#DIV/0!
02-550-026-01	08/04/23	\$95,000	WD	\$95,000	\$25,600	26.95	\$51,612	\$87,668	\$44,280	328.0	0.0	0.00	0.00	\$267	#DIV/0!	#DIV/0!
02-550-034-00	04/30/21	\$195,000	WD	\$195,000	\$75,200	38.56	\$149,209	\$116,851	\$71,060	374.0	0.0	0.00	0.00	\$312	#DIV/0!	#DIV/0!
02-601-004-00	07/02/21	\$19,500	WD	\$19,500	\$9,300	47.69	\$13,230	\$19,500	\$13,230	98.0	0.0	0.00	0.00	\$199	#DIV/0!	#DIV/0!
43-407-001-00	09/24/21	\$68,000	WD	\$68,000	\$18,800	27.65	\$26,730	\$68,000	\$26,730	198.0	132.0	0.60	0.60	\$343	\$113,333	\$2.60
Totals:		\$397,500		\$397,500	\$139,300	35.04	\$261,481	\$312,019	\$176,000	1,113.0		0.60	0.60	Average	Average	Average
				Sale. Ratio =>				Average	Average	\$280		Average	per Net Acres=>	per Net Acres=>	per Net Acres=>	\$11.94
				Std. Dev. =>		11.38		per FF=>				Average	per Net Acres=>	per Net Acres=>		

50 + AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-024-005-00	01/19/22	\$140,000	MLC	\$140,000	\$52,500	37.50	\$98,000	\$140,000	\$98,000	0.0	0.0	70.00	70.00	#DIV/0!	\$2,000
09-035-021-05	11/12/21	\$174,400	WD	\$174,400	\$95,800	54.93	\$186,133	\$174,400	\$186,133	0.0	0.0	109.49	109.49	#DIV/0!	\$1,593
Totals:		\$314,400		\$314,400	\$148,300		\$284,133	\$314,400	\$284,133	0.0		179.49	179.49		
				Sale. Ratio =>		47.17		Average				Average			Average
				Std. Dev. =>		12.33		per FF=>		#DIV/0!		per Net Acre=>	1,751.63		per SqFt=>

using 1750

2023 for 2024 Agricultural Land Values
10.00 to 19.99 Acres

Used

Parcel Number	Class	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /SqFt	Other Parcels in Sale; County
2412-01-1106	101	08/19/21	\$22,000	WD	\$22,000	\$9,600	43.64	\$19,200	\$22,000	\$19,500	10.49	\$2,097	\$0.05	Wexford County
08-027-001-00	102	10/21/21	\$40,000	WD	\$40,000	\$13,900	34.75	\$33,568	\$40,000	\$33,568	18.50	\$2,162	\$0.05	Lake County
2412-01-1108	101	08/19/21	\$22,000	WD	\$22,000	\$9,600	43.64	\$19,200	\$22,000	\$19,500	9.90	\$2,222	\$0.05	Wexford County
13 036 011 00	102	01/06/22	\$44,900	WD	\$44,900				\$44,900		19.50	\$2,303	\$0.05	Osceola County
13 034 007 22	102	07/22/21	\$60,000		\$60,000				\$60,000		17.25	\$3,478	\$0.08	Osceola County
11 006 013 03	AG	11/29/22	\$45,000		\$45,000				\$45,000		12.50	\$3,600	\$0.08	Osceola County
2109-28-3101-02	102	9/19/2022	\$40,000	WD	\$40,000	\$12,500	31.25	\$14,900	\$40,000	\$40,000	9.35	\$4,278	\$0.10	Wexford County
2309-21-4401-01	102	4/19/2021	\$65,000	WD	\$65,000	\$0	0.00	\$15,200	\$65,000	\$15,200	13.86	\$4,690	\$0.11	Wexford County
										\$338,900	111.35	\$3,044	\$0.07	

10.00 - 19.99 Acre Rate	Used	10.00 - 19.99 Acre Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate		2023 for 2024 Rate	\$3,000

2023 for 2024 Agricultural Land Values
20.00 to 29.99 Acres

Used

Parcel Number	Class	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /SqFt	Other Parcels in Sale; County
04 002 003 20	AG	01/23/23	\$90,000						\$90,000		20.64	\$4,360	\$0.10	Osceola County
10 001 005 00	AG	5/26/2021	\$50,000						\$50,000		26.90	\$1,859	\$0.04	Osceola County
										\$140,000	47.54	\$2,945	\$0.07	

20.00 - 29.99 Acre Rate	Used	20.00 - 29.99 Acre Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate		2023 for 2024 Rate	\$2,900

2023 for 2024 Agricultural Land Values 30.00 to 39.99 Acres															
Parcel Number	Class	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /SqFt	Other Parcels in Sale; County	
13 088-012-01	101	03/10/22	\$70,000	WD	\$70,000	\$56,100	80.14	\$79,061	\$70,000	\$79,061	36.35	\$1,926	\$0.04	Lake County	
09-035-022-10	101	05/07/21	275,000	WD	\$275,000	\$79,500	28.91	\$266,476	\$65,616	\$57,092	33.99	\$1,930	\$0.04	Lake County	
16 008 026 00	AG	09/07/22	\$84,000						\$84,000		37.56	\$2,236	\$0.05	Osceola County	
14 030 008 02	102	05/20/21	83,000		\$83,000				\$83,000		36.12	\$2,298	\$0.05	Osceola County	
13 017 010 05	AG	01/03/23	\$110,000						\$110,000		37.30	\$2,949	\$0.07	Osceola County	
09 020 005 00	102	09/02/21	120,000		\$120,000				\$120,000		39.00	\$3,077	\$0.07	Osceola County	
09-036-002-10	102	08/26/21	100,000	WD	\$100,000	\$22,000	22.00	\$52,696	\$100,000	\$52,696	30.99	\$3,227	\$0.07	Lake County	
13 020 009 00	AG	08/31/22	\$115,000						\$115,000		35.32	\$3,256	\$0.07	Osceola County	
2412-10-4401-02	102	6/8/2022	\$120,652	WD	\$120,652	\$51,100	42.35	\$54,800	\$120,652	\$54,800	37.03	\$3,258	\$0.07	Wexford County	
42 024 001 02	102	07/12/21	116,000		\$116,000				\$116,000		35.25	\$3,291	\$0.08	Osceola County	
\$984,268										358.91		\$2,742		\$0.07	

30.00 to 39.99 Acre Used Rate	30.00 to 39.99 Acre Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate	2023 for 2024 Rate	\$2,750

2023 for 2024 Agricultural Land Values 40.00 to 49.99 Acres													
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Parcel Number	Class	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /Sqft	Other Parcels in Sale; County	
09 020 012 02	AG	5/17/2021	\$120,000						\$120,000		40.00	\$3,000	\$0.07	Osceola County	
04-020-001-00	AG	11/19/21	\$145,000						\$145,000		46.60	\$3,112	\$0.07	Osceola County	
2412-09-4101	102	7/9/2021	\$160,000	WD	\$160,000	\$50,000	31.25	\$64,300	\$160,000	\$64,300	49.00	\$3,265	\$0.07	Wexford County	
										135.60	\$3,134	\$0.07			
										\$425,000					

40.00 to 49.99 Acre Used Rate	40.00 - 49.99 Acre Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate	2023 for 2024 Rate	\$2,675 (interpolated)

2023 for 2024 Agricultural Land Values 50.00 to 99.99 Acres															
Parcel Number	Class	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /Sqft	Other Parcels in Sale; County	
08-024-005-00	102	01/17/22	140,000	MLC	\$140,000	\$52,500	37.50	\$106,707	\$140,000	\$106,707	70.00	\$2,000	\$0.05	Lake County	
11 008 007 00	AG	11/08/22	\$160,000						\$160,000		79.00	\$2,025	\$0.05	Osceola County	
13 006 008 00	AG	09/27/22	\$177,500						\$177,500		76.22	\$2,329	\$0.05	Osceola County	
13-009-004-00	101	04/16/21	250,000	WD	\$250,000	\$86,000	34.40	\$154,417	\$241,589	\$146,006	99.50	\$2,428	\$0.06	Lake County	
06 007 005 00	AG	4/13/2022	\$185,000						\$185,000		72.50	\$2,552	\$0.06	Osceola County	
16 009 002 01	AG	3/23/02023	\$224,754						\$224,754		73.25	\$3,068	\$0.07	Osceola County	
02-524-001-05	102	02/09/22	200,000	MLC	\$200,000	\$0	0.00	\$99,633	\$200,000	\$99,633	64.69	\$3,092	\$0.07	Lake County	
15 003 016 00	102	10/12/21	241,000		\$241,000				\$241,000		77.00	\$3,130	\$0.07	Osceola County	
01-024-014-01	101	08/08/22	\$227,500	WD	\$227,500	\$55,100	24.22	\$144,043	\$219,638	\$136,181	69.25	\$3,172	\$0.07	Lake County	
										681.41	\$2,626	\$0.06			
										\$1,789,481					

50.00 - 99.99 Acre Rate	Used	50.00 - 99.99 Acre Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate		2023 for 2024 Rate	\$2,600

2023 for 2024 Agricultural Land Values 100.00 Acres and Up														
Parcel Number	Class	Sale Date	Sale Price	Instr.	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	Est Land Value	Net Acres	Dollars /Acre	Dollars /Sqft	Other Parcels in Sale; County
16-010-008-00	101	04/27/21	340,000	WD	\$340,000	\$156,600	46.06	\$424,847	\$210,331	\$295,178	153.24	\$1,373	\$0.03	Lake County; 16-01
											153.24	\$1,373	\$0.03	
											\$210,331			

100.00 Acre and Above Used Rate	100.00 Acre and Above Calculated Rate	for 2024 Rate to be
2022 for 2023 Rate	2023 for 2024 Rate	\$1,600

used same as last y

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF			
16-010-008-00	04/27/21	\$340,000	WD	03-ARM'S LENGTH	\$156,600	46.06	\$312,767	\$268,881	\$241,648	0.0	0.0	156.03	80.00	#DIV/0!			
16-024-006-00	12/14/21	\$150,000	MILC	19-MULTI PARCEL.	\$65,900	43.93	\$126,174	\$135,196	\$111,370	0.0	0.0	79.55	0.45	#DIV/0!			
02-524-001-05	02/09/22	\$200,000	MILC	03-ARM'S LENGTH	\$0	0.00	\$110,415	\$200,000	\$110,415	0.0	0.0	64.95	64.95	#DIV/0!			
08-024-005-00	01/19/22	\$140,000	MILC	03-ARM'S LENGTH	\$52,500	37.50	\$98,000	\$140,000	\$98,000	0.0	0.0	70.00	70.00	#DIV/0!			
16-026-007-00	09/22/22	\$91,500	WD	03-ARM'S LENGTH	\$62,000	67.76	\$178,340	\$79,160	\$166,000	0.0	0.0	80.00	80.00	#DIV/0!			
Totals:											\$921,500	\$825,696	\$823,237	\$727,433	0.0	450.53	295.40