

In this section you will find:

1. Land Table Description
2. Land Value Tables
3. Land Value Analysis
4. Abstraction Method Description

10:16 AM

DB: Lansing Twp 2025

Code	Description	Comments
Unit 21-01 - LANSING CHARTER TWP		
02-00	02-00 SEC 2 OFF LK LANS	OFF LAKE LANSING
02-02	02-02 LAKE LANSING COMM	MALL IN RATE TABLE
03-01	03-01 SEC 3 COMMERCIAL	LAKE LANSING & WOOD NEAR LL
03-02	03-02 IDEAL GARDEN FARMS	
03-03	03-03 PEPPER TREE CONDOS	
03-20	03-20 EAST SIDE APTS	
07-01	07-01 DRYER FARMS/WAV & WILLOW	
07-02	07-02 EDMONT PARK #1,#2	
07-03	07-03 EDMONT PARK #4,#5,#6, #7	
07-05	07-05 RAVENSWD, SHAFER & WILLOW HGTS	
07-09	07-09 WESTFIELD HILLS #1,2,3,4,5,6	
07-11	07-11 WEST SIDE APTS	
07-12	07-12 WEST SIDE COMMERCIAL	WAV/MICH/ ST JOE
07-13	07-13 WEST SIDE COMMERCIAL	SAGINAW
07-14	07-14 WEST SIDE COMMERCIAL	SIDE/LANS/MAN/BUS CENT
11-01	11-01 DOVER CONDOMINIUMS	
11-03	11-03 GROESBECK AREA	
14-01	14-01 EAST COMM SEC 11 & 14 MICH	MICH/CLIPPERT/HOMER
14-02	14-02 URBANDALE #1,#2	
14-03	14-03 EAST COMM HIGH VALUE	GRD RVR/MICH/SAGINAW
14-06	14-06 EAST COMM KAZOO URBANDALE	
18-05	18-05 BAILEY/DURANT/IRMGENE/W MI	
18-07	18-07 BON AIR FARMS2	
18-10	18-10 FARMINGTON #1, SUPERVR'S PLAT	
18-14	18-14 MICHIGAN HEIGHTS	
18-16	18-16 WESTWOOD VILLAGE #1,#2	
18-17	18-17 WINDEMERE	
19-02	19-02 WAVERLY HILLS (OFF RIVER)	
19-03	19-03 WAVERLY HILLS (RIVER FRONT)	
301	301 INDUSTRIAL	
51	251 351 551 PERSONAL PROPERTY	
90	90 EXEMPT PROPERTY	
99	99 REFERENCE ONLY	

Unit -

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 02-00.02-00 SEC 2 OFF LK LANS, Last Edited: 01/08/2020

Values for Square Footage Table: 'OFF LAKE LANS SEC2'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 02-02.02-02 LAKE LANSING COMM, Last Edited: 11/20/2023

Values for Square Footage Table: 'LAKE LANSING SEC 2'

2,500 Sq Ft: 37,500	25,000 Sq Ft: 350,000	174,240 Sq Ft: 1,500,000
5,000 Sq Ft: 75,000	30,000 Sq Ft: 425,000	217,800 Sq Ft: 2,500,000
7,500 Sq Ft: 112,500	40,000 Sq Ft: 600,000	435,600 Sq Ft: 5,000,000
10,000 Sq Ft: 150,000	50,000 Sq Ft: 625,000	653,400 Sq Ft: 7,000,000
12,500 Sq Ft: 187,500	60,000 Sq Ft: 675,000	871,200 Sq Ft: 8,000,000
15,000 Sq Ft: 225,000	87,120 Sq Ft: 925,000	1,089,000 Sq Ft: 10,000,000
20,000 Sq Ft: 300,000	130,680 Sq Ft: 1,300,000	

Rates for Rate Table ' ', (SqFt)
MALL : 10.00
ROW : 0.00

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-01.03-01 SEC 3 COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'LAKE LANS/WOOD NEAR '

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-02.03-02 IDEAL GARDEN FARMS, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 500
Standard Frontage: 100 Standard Depth : 125

Values for Acreage Table 2: 'DAVID STREET REAR AC'

1 Acre: 10,900	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 10,900	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 10,900	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 10,900	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-03.03-03 PEPPER TREE CONDOS, Last Edited: 07/10/2024

Sites:
Site 'A': Description: 'CONDO SITE ' Value: 51,600

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-20.03-20 EAST SIDE APTS, Last Edited: 12/13/2023

Rates for Rate Table 'EAST SIDE APTS', (Units)
20 APTS & MORE : 6,000 (Not included in total acreage calculation)
15-19 APTS : 8,500 (Not included in total acreage calculation)
9-14 APTS : 10,600 (Not included in total acreage calculation)
7-8 APTS : 14,200 (Not included in total acreage calculation)
4-6 APTS : 14,200 (Not included in total acreage calculation)
ROW : 0

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-01.07-01 DRYER FARMS/WAV & WILLOW, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 635
Standard Frontage: 0 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-02.07-02 EDGE MONT PARK #1,#2, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 750
Standard Frontage: 60 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-03.07-03 EDGE MONT PARK #4,#5,#6, #7, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 800
Standard Frontage: 60 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGTS, Last Edited: 07/24/2024

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 810
Standard Frontage: 65 Standard Depth : 130
Frontage 'B': Description: 'RIVERVIEW ' FF Rate: 760
Standard Frontage: 65 Standard Depth : 130

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-09.07-09 WESTFIELD HILLS #1,2,3,4,5,6, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 510
Standard Frontage: 60 Standard Depth : 150

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-11.07-11 WEST SIDE APTS, Last Edited: 12/13/2023

Rates for Rate Table 'WEST SIDE APTS', (Acres)
20 APTS & MORE : 6,000 (Not included in total acreage calculation)
15-19 APTS : 8,500 (Not included in total acreage calculation)
9-14 APTS : 10,600 (Not included in total acreage calculation)
7-8 APTS : 14,200 (Not included in total acreage calculation)
4-6 APTS : 14,200 (Not included in total acreage calculation)
ROW : 0

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-12.07-12 WEST SIDE COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'WAV/MICH/ST JOE'
2,500 Sq Ft: 21,000 25,000 Sq Ft: 90,000 174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500 30,000 Sq Ft: 99,000 217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000 40,000 Sq Ft: 105,000 435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000 50,000 Sq Ft: 125,000 653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000 60,000 Sq Ft: 140,000 871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000 87,120 Sq Ft: 155,000 1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000 130,680 Sq Ft: 165,000

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-13.07-13 WEST SIDE COMMERCIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'SAGINAW '

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 160,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 75,000	50,000 Sq Ft: 185,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 85,000	60,000 Sq Ft: 210,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 87,500	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,200,000
20,000 Sq Ft: 115,000	130,680 Sq Ft: 240,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-14.07-14 WEST SIDE COMMERCIAL, Last Edited: 01/08/2020

Values for Square Footage Table: 'SIDE/LANS/MAIN/BUS C'

2,500 Sq Ft: 13,000	25,000 Sq Ft: 52,500	174,240 Sq Ft: 130,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 59,000	217,800 Sq Ft: 155,000
7,500 Sq Ft: 24,000	40,000 Sq Ft: 62,000	435,600 Sq Ft: 295,000
10,000 Sq Ft: 30,000	50,000 Sq Ft: 74,000	653,400 Sq Ft: 415,000
12,500 Sq Ft: 32,500	60,000 Sq Ft: 85,000	871,200 Sq Ft: 525,000
15,000 Sq Ft: 34,000	87,120 Sq Ft: 93,000	1,089,000 Sq Ft: 625,000
20,000 Sq Ft: 43,000	130,680 Sq Ft: 100,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 11-01.11-01 DOVER CONDOMINIUMS, Last Edited: 07/10/2024

Sites:
Site 'A': Description: 'CONDO SITE ' Value: 22,800

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 11-03.11-03 GROESBECK AREA, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' FF Rate: 710
Standard Frontage: 70 Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-01.14-01 EAST COMM SEC 11 & 14 MICH , Last Edited: 01/04/2023

Values for Square Footage Table: 'MICH/CLIPPERT/HOMER'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-02.14-02 URBANDALE #1,#2, Last Edited: 07/24/2024

Frontages:
Frontage 'A': Description: 'N OF KALAMZOO ' FF Rate: 380
Standard Frontage: 40 Standard Depth : 144
Frontage 'B': Description: 'S OF KALAMZOO ' FF Rate: 240
Standard Frontage: 40 Standard Depth : 144

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-03.14-03 EAST COMM HIGH VALUE, Last Edited: 01/04/2023

Values for Square Footage Table: ''

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 160,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 75,000	50,000 Sq Ft: 185,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 85,000	60,000 Sq Ft: 212,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 87,500	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,200,000
20,000 Sq Ft: 115,000	130,680 Sq Ft: 240,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 14-06.14-06 EAST COMM KAZOO URBANDALE, Last Edited: 01/08/2020

Values for Square Footage Table: 'KAZOO URBANDALE'

2,500 Sq Ft: 6,500	25,000 Sq Ft: 27,500	174,240 Sq Ft: 65,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 32,000	217,800 Sq Ft: 80,000
7,500 Sq Ft: 12,000	40,000 Sq Ft: 33,000	435,600 Sq Ft: 150,000
10,000 Sq Ft: 15,000	50,000 Sq Ft: 39,000	653,400 Sq Ft: 225,000
12,500 Sq Ft: 16,500	60,000 Sq Ft: 45,000	871,200 Sq Ft: 270,000
15,000 Sq Ft: 18,000	87,120 Sq Ft: 49,000	1,089,000 Sq Ft: 320,000
20,000 Sq Ft: 23,000	130,680 Sq Ft: 53,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-05.18-05 BAILEY/DURANT/IRMGENE/W MI, Last Edited: 07/17/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 580
Standard Frontage: 66 Standard Depth : 140

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-07.18-07 BON AIR FARMS2, Last Edited: 07/17/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 480
Standard Frontage: 150 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-10.18-10 FARMINGTON #1, SUPERVR'S PLAT, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 620
Standard Frontage: 83 Standard Depth : 300

Minimum Value for Frontages/Sites: 13,000

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-14.18-14 MICHIGAN HEIGHTS, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 590
Standard Frontage: 38 Standard Depth : 132

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-16.18-16 WESTWOOD VILLAGE #1,#2, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 570
Standard Frontage: 60 Standard Depth : 158

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-17.18-17 WINDEMERE, Last Edited: 07/10/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 540
Standard Frontage: 41 Standard Depth : 140

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-02.19-02 WAVERLY HILLS (OFF RIVER), Last Edited: 07/17/2024

Frontages:
Frontage 'A': Description: 'OFF RIVER' ' FF Rate: 490
Standard Frontage: 175 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-03.19-03 WAVERLY HILLS (RIVER FRONT), Last Edited: 10/11/2023

Frontages:
Frontage 'A': Description: 'RIVER FRONT' FF Rate: 465
 Standard Frontage: 200 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 301.301 INDUSTRIAL, Last Edited: 01/04/2023

Values for Square Footage Table: 'Industrial Land'

2,500 Sq Ft: 25,000	25,000 Sq Ft: 70,000	174,240 Sq Ft: 165,000
5,000 Sq Ft: 28,500	30,000 Sq Ft: 80,000	217,800 Sq Ft: 176,000
7,500 Sq Ft: 29,400	40,000 Sq Ft: 92,000	435,600 Sq Ft: 250,000
10,000 Sq Ft: 30,300	50,000 Sq Ft: 98,500	653,400 Sq Ft: 300,000
12,500 Sq Ft: 37,000	60,000 Sq Ft: 110,000	871,200 Sq Ft: 350,000
15,000 Sq Ft: 43,000	87,120 Sq Ft: 134,000	1,089,000 Sq Ft: 450,000
20,000 Sq Ft: 55,000	130,680 Sq Ft: 148,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 51.251 351 551 PERSONAL PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 90.90 EXEMPT PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 99.99 REFERENCE ONLY, Last Edited: 11/19/2014

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

Residential Land Value Analysis

03-02 IDEAL GARDEN FARMS

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-03-478-011	1628 BARRITT ST	09/26/2023	\$29500	\$9602	\$19898	72.42	\$275	03-02	67.45%
33-21-01-03-478-010	1618 BARRITT ST	07/28/2023	\$116000	\$69241	\$46759	81.26	\$575	03-02	40.31%
33-21-01-03-478-003	1700 BARRITT ST	01/11/2022	\$142000	\$114110	\$27890	55.58	\$502	03-02	19.64%
33-21-01-03-427-016	1707 BARRITT ST	08/05/2020	\$100000	\$84452	\$15548	55.04	\$282	03-02	15.55%

Rate from Land-Table = 485

Use 500

2

Avg Land Residual \$27524
 Average Land Residual per Effective Front Foot \$409
 Average Allocated Land Ratio 35.74%

Residential Land Value Analysis

03-03 PEPPER TREE CONDOS

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-03-477-042	1720 PEPPER TREE LN 42	11/02/2023	\$145000	\$96617	\$48383	0.00	\$0	03-03	33.37%
33-21-01-03-477-018	1629 PEPPER TREE LN 18	10/10/2023	\$160250	\$96617	\$63633	0.00	\$0	03-03	39.71%
33-21-01-03-477-016	1623 PEPPER TREE LN 16	08/08/2023	\$126500	\$88345	\$38155	0.00	\$0	03-03	30.16%
33-21-01-03-477-017	1621 PEPPER TREE LN 17	05/22/2023	\$152000	\$95357	\$56643	0.00	\$0	03-03	37.27%
33-21-01-03-477-002	1612 PEPPER TREE LN 2	04/28/2022	\$145000	\$93688	\$51312	0.00	\$0	03-03	35.39%

USE 51,600

Avg Land Residual \$51625
 Average Land Residual per Effective Front Foot \$0
 Average Allocated Land Ratio 35.18%

Residential Land Value Analysis 07-01 DRYER FARMS/WAY & WILLOW ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-07-378-010	3330 W SAGINAW ST	02/23/2024	\$140000	\$95731	\$44269	54.66	\$810	07-01	31.62%
33-21-01-07-251-006	2924 W WILLOW ST	11/27/2023	\$383500	\$300496	\$79674	114.32	\$697	07-01	20.78%
33-21-01-07-381-001	812 DRYER FARM RD	09/30/2022	\$277300	\$167308	\$109992	172.44	\$638	07-01	39.67%
33-21-01-07-329-023	910 DRYER FARM RD	08/16/2022	\$240000	\$123946	\$116054	199.64	\$581	07-01	48.36%
33-21-01-07-378-011	3326 W SAGINAW ST	05/23/2022	\$154000	\$123440	\$25882	50.11	\$517	07-01	16.81%
33-21-01-07-376-020	823 BON ATR RD	01/06/2022	\$125000	\$79970	\$44728	79.16	\$565	07-01	35.78%

USE 635

Avg Land Residual \$70100
 Average Land Residual per Effective Front Foot \$635
 Average Allocated Land Ratio 32.17%

Residential Land Value Analysis 07-02 EDGE MONT PARK #1, #2 ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-07-376-007	846 MORRIS AVE	09/28/2023	\$165000	\$103398	\$61602	56.78	\$1085	07-02	37.33%
33-21-01-07-353-020	717 FITTING AVE	04/07/2023	\$136500	\$84272	\$52228	59.83	\$873	07-02	38.26%
33-21-01-07-353-021	3524 W SAGINAW ST	03/06/2023	\$125000	\$91142	\$33858	70.56	\$480	07-02	27.09%
33-21-01-07-357-006	3413 UPTON RD	11/18/2022	\$145000	\$95036	\$49904	76.44	\$653	07-02	34.42%
33-21-01-07-376-010	830 MORRIS AVE	11/14/2022	\$193425	\$143265	\$50160	56.78	\$883	07-02	25.93%
33-21-01-07-356-022	805 MORRIS AVE	09/01/2022	\$160000	\$116018	\$43982	68.10	\$646	07-02	27.49%
33-21-01-07-304-024	1013 ANDRUS AVE	08/19/2022	\$154500	\$97629	\$56754	57.42	\$988	07-02	36.73%

Use 750

Avg Land Residual \$48053
 Average Land Residual
 per Effective Front Foot \$758
 Average Allocated Land Ratio 29.60%

Residential Land Value Analysis

07-02 EDGE MONT PARK #1, #2

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-07-357-014	3420 W SAGINAW ST	05/23/2022	\$184000	\$134959	\$49041	67.64	\$725	07-02	26.65%
33-21-01-07-357-016	3408 W SAGINAW ST	05/10/2022	\$145000	\$104247	\$40753	78.57	\$519	07-02	28.11%
33-21-01-07-376-013	816 MORRIS AVE	03/25/2022	\$163500	\$118256	\$45244	56.78	\$797	07-02	27.67%
33-21-01-07-351-027	723 MITCHELL AVE	03/21/2022	\$250000	\$190102	\$59898	67.87	\$882	07-02	23.96%
33-21-01-07-353-016	739 FITTING AVE	01/21/2022	\$154000	\$120784	\$33216	58.83	\$565	07-02	21.57%

Avg Land Residual \$48053
 Average Land Residual per Effective Front Foot \$758
 Average Allocated Land Ratio 29.60%

Residential Land Value Analysis 07-03 EDGE MONT PARK #4, #5, #6, # ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-07-326-004	1140 MORRIS AVE	02/14/2024	\$175000	\$123101	\$51683	57.79	\$894	07-03	29.53%
				\$216					
33-21-01-07-327-016	3210 TIMBER DR	01/17/2024	\$175000	\$96991	\$78009	75.89	\$1028	07-03	44.58%
				\$					
33-21-01-07-304-022	1025 ANDRUS AVE	11/28/2023	\$165000	\$130318	\$34682	64.30	\$539	07-03	21.02%
				\$					
33-21-01-07-301-030	1151 MITCHELL AVE	11/03/2023	\$170000	\$104290	\$64939	60.41	\$1075	07-03	38.20%
				\$771					
33-21-01-07-328-005	1016 MORRIS AVE	09/20/2023	\$126500	\$103064	\$23436	57.59	\$407	07-03	18.53%
				\$					
33-21-01-07-306-003	1206 MITCHELL AVE	08/09/2023	\$155000	\$120876	\$34124	78.44	\$435	07-03	22.02%
				\$					
33-21-01-07-329-007	1124 BOYNTON DR	06/08/2023	\$165000	\$110476	\$54524	60.48	\$902	07-03	33.04%
				\$					

USE 800

Avg Land Residual \$51793
 Average Land Residual per Effective Front Foot \$808
 Average Allocated Land Ratio 31.51%

Residential Land Value Analysis 07-03 EDGEMONT PARK #4, #5, #6, # ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighorh</u>	<u>Land Ratio</u>
33-21-01-07-303-001	1016 PENDELETON DR	05/10/2023	\$172500	\$91633	\$80867	66.52	\$1216	07-03	46.88%
33-21-01-07-305-011	1020 ANDRUS AVE	04/21/2023	\$153500	\$80773	\$72727	63.68	\$1142	07-03	47.38%
33-21-01-07-303-001	1016 PENDELETON DR	03/16/2023	\$155000	\$91633	\$63367	66.52	\$953	07-03	40.88%
33-21-01-07-308-001	1114 MITCHELL AVE	02/22/2023	\$140000	\$102408	\$37592	66.18	\$568	07-03	26.85%
33-21-01-07-308-008	1104 MITCHELL AVE	02/02/2023	\$174000	\$112879	\$61121	60.99	\$1002	07-03	35.13%
33-21-01-07-308-003	3423 CORNELIA DR	10/03/2022	\$172000	\$109886	\$61374	55.59	\$1104	07-03	35.68%
33-21-01-07-303-015	925 FITTING AVE	07/15/2022	\$165000	\$102192	\$62808	61.53	\$1021	07-03	38.07%

Avg Land Residual \$51793
Average Land Residual
per Effectlve Front Foot \$808
Average Allocated Land Ratio 31.51%

Residential Land Value Analysis 07-03 EDGE MONT PARK #4, #5, #6, # ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbo</u>	<u>Land Ratio</u>
33-21-01-07-328-009	3315 TIMBER DR	06/22/2022	\$178000	\$114946	\$63054	60.95	\$1034	07-03	35.42%
33-21-01-07-303-013	939 FITTING AVE	06/17/2022	\$175000	\$116776	\$58224	58.39	\$997	07-03	33.27%
33-21-01-07-328-012	3229 TIMBER DR	06/15/2022	\$166000	\$115767	\$50233	67.24	\$747	07-03	30.26%
33-21-01-07-327-009	1114 GOULD RD	06/03/2022	\$160000	\$116406	\$43594	67.48	\$646	07-03	27.25%
33-21-01-07-329-012	1042 BOYNTON DR	05/31/2022	\$155000	\$96352	\$58648	58.79	\$998	07-03	37.84%
33-21-01-07-351-017	923 PENDETON DR	05/26/2022	\$160000	\$99044	\$60956	68.71	\$887	07-03	38.10%
33-21-01-07-307-014	1121 MORRIS AVE	04/29/2022	\$166500	\$125933	\$40357	63.97	\$631	07-03	24.24%

Avg Land Residual \$51793
 Average Land Residual
 per Effective Front Foot \$808
 Average Allocated Land Ratio 31.51%

Residential Land Value Analysis

07-03 EDGEMONT PARK #4, #5, #6, #

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-07-326-017	1139 GOULD RD	04/19/2022	\$140100	\$128350	\$11750	67.18	\$175	07-03	8.39%
33-21-01-07-301-051	3526 MACON AVE	04/05/2022	\$195000	\$136994	\$58006	63.18	\$918	07-03	29.75%
33-21-01-07-351-032	1010 N WAVERLY RD	04/01/2022	\$201000	\$153380	\$44432	81.66	\$544	07-03	22.11%
				\$3188					
33-21-01-07-303-001	1016 PENDELTON DR	03/16/2022	\$143000	\$91633	\$51367	66.52	\$772	07-03	35.92%
33-21-01-07-327-034	1035 BOYNTON DR	03/11/2022	\$130000	\$105259	\$24741	64.40	\$384	07-03	19.03%

Avg Land Residual

\$51793

Average Land Residual
per Effective Front Foot

\$808

Average Allocated Land Ratio

31.51%

Residential Land Value Analysis

07-05 RAVENSWD, SHAFFER & WILLOW

ABSTRACTION

ALLOCATION

S = STANDARD
R = Riverview

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-07-302-003	3605 W WILLOW ST	04/05/2024	\$159000	\$102275	\$56725	75.78	\$749	07-05	35.68%
	S			\$					
33-21-01-07-152-004	3705 SPRINGBROOK LN	02/29/2024	\$306000	\$204426	\$101574	80.18	\$1267	07-05	33.19%
	S			\$					
33-21-01-07-151-023	1617 RAVENSWOOD DR	02/20/2024	\$201500	\$122007	\$79493	63.74	\$1247	07-05	39.45%
	S			\$					
33-21-01-07-179-009	1334 BOYNTON DR	01/19/2024	\$248500	\$154678	\$91066	76.29	\$1194	07-05	36.65%
	S			\$2756					
33-21-01-07-104-034	1700 BRIARWOOD RD	11/16/2023	\$295000	\$220982	\$74018	81.15	\$912	07-05	25.09%
	S			\$					
33-21-01-07-177-001	3523 PICKWICK PL	11/02/2023	\$212000	\$148561	\$60056	70.68	\$850	07-05	28.33%
	S			\$3383					
33-21-01-07-302-004	1228 SHAFFER CT	10/18/2023	\$245000	\$152808	\$92192	72.04	\$1280	07-05	37.63%
	S			\$					

USE 810 Standard
→ 760 Riverview

Avg Land Residual \$62145
Average Land Residual per Effective Front Foot \$809
Average Allocated Land Ratio 27.44%

Residential Land Value Analysis

07-05 RAVENSWD, SHAFFER & WILLOW

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighorh</u>	<u>Land Ratio</u>
33-21-01-07-152-001	3731 SPRINGBROOK LN	10/10/2023	\$290000	\$188433 \$94	\$101473	143.29	\$708	07-05	34.99%
33-21-01-07-154-025	3330 SNOWGLEN LN	09/28/2023	\$233000	\$159256	\$73744	73.29	\$1006	07-05	31.65%
33-21-01-07-177-032	3326 W WILLOW ST	08/30/2023	\$217000	\$143145 \$171	\$73684	77.24	\$954	07-05	33.96%
33-21-01-07-302-006	1216 SHAFFER CT	08/01/2023	\$245000	\$177934	\$67066	66.89	\$1003	07-05	27.37%
33-21-01-07-301-012	1221 SHAFFER CT	07/06/2023	\$280000	\$196178	\$83822	71.85	\$1167	07-05	29.94%
33-21-01-07-177-039	1315 BRIARWOOD RD	06/30/2023	\$247500	\$186728	\$60772	81.02	\$750	07-05	24.55%
33-21-01-07-152-003	3711 SPRINGBROOK LN	04/25/2023	\$285000	\$204442	\$80558	84.15	\$957	07-05	28.27%

Avg Land Residual

\$62145

Average Land Residual
per Effective Front Foot

\$809

Average Allocated Land Ratio

27.44%

Residential Land Value Analysis 07-05 RAVENSWD, SHAFFER & WILLOW ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbo</u>	<u>Land Ratio</u>
33-21-01-07-153-021	1619 BRIARWOOD RD	04/20/2023	\$180000	\$158490 \$338	\$21172	59.73	\$354	07-05	11.76%
33-21-01-07-154-002	1512 RAVENSWOOD DR	04/06/2023	\$211100	\$151950	\$59150	67.63	\$875	07-05	28.02%
33-21-01-07-153-023	3304 SPRINGBROOK LN	12/30/2022	\$215000	\$149309	\$65691	80.80	\$813	07-05	30.55%
33-21-01-07-177-016	3309 PICKWICK PL	12/12/2022	\$210000	\$162964	\$47036	81.61	\$576	07-05	22.40%
33-21-01-07-179-010	1328 BOYNTON DR	10/17/2022	\$180000	\$130643	\$49357	77.20	\$639	07-05	27.42%
33-21-01-07-153-005	3509 OAKCLIFF LN	08/15/2022	\$175000	\$149046	\$25954	66.26	\$392	07-05	14.83%
33-21-01-07-105-002	1712 RAVENSWOOD DR	08/09/2022	\$215000	\$159926	\$55074	72.50	\$760	07-05	25.62%

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Avg Land Residual \$62145
 Average Land Residual per Effective Front Foot \$809
 Average Allocated Land Ratio 27.44%

Residential Land Value Analysis

07-05 RAVENSWD, SHAFER & WILLOW

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-07-105-010	3516 OAKCREEK LN S	07/29/2022	\$165000	\$133227	\$31773	70.15	\$453	07-05	19.26%
33-21-01-07-178-013	1413 BOYNTON DR S	07/01/2022	\$185000	\$155553	\$29447	85.33	\$345	07-05	15.92%
33-21-01-07-177-010	3407 PICKWICK PL S	06/07/2022	\$197500	\$121625	\$75875	77.10	\$984	07-05	38.42%
33-21-01-07-152-037	1411 RAVENSWOOD DR S	06/03/2022	\$195000	\$135915	\$59085	63.64	\$928	07-05	30.30%
33-21-01-07-104-003	1763 BOYNTON DR R	05/27/2022	\$275000	\$196168	\$78832	88.57	\$890	07-05	28.67%
33-21-01-07-104-014	1623 BOYNTON DR R	05/12/2022	\$310000	\$259495	\$50505	94.01	\$537	07-05	16.29%
33-21-01-07-104-031	1716 BRIARWOOD RD S	05/10/2022	\$250000	\$171618	\$78164	78.58	\$995	07-05	31.27%

Avg Land Residual

\$62145

Average Land Residual
per Effective Front Foot

\$809

Average Allocated Land Ratio

27.44%

Residential Land Value Analysis

07-05 RAVENSWD, SHAFER & WILLOW

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-07-177-009	3411 PICKWICK PL	04/22/2022	\$155000	\$124960	\$30040	73.41	\$409	07-05	19.38%
	\$								
33-21-01-07-176-032	3246 PICKWICK PL	04/08/2022	\$151514	\$120056	\$31458	70.44	\$447	07-05	20.76%
	\$								
33-21-01-07-154-017	3434 SNOWGLEN LN	03/14/2022	\$180000	\$138371	\$41629	63.74	\$653	07-05	23.13%
	\$								
<p>Avg Land Residual \$62145</p> <p>Average Land Residual per Effective Front Foot \$809</p> <p>Average Allocated Land Ratio 27.44%</p>									

Residential Land Value Analysis

07-09 WESTFIELD HILLS #1,2,3,4,

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighorh</u>	<u>Land Ratio</u>
33-21-01-07-402-011	2821 W WILLOW ST	12/21/2023	\$108000	\$74840	\$33160	64.81	\$512	07-09	30.70%
33-21-01-07-402-018	3004 RISLEY DR	10/04/2023	\$125000	\$63791	\$61209	64.81	\$944	07-09	48.97%
33-21-01-07-403-009	2901 RISLEY DR	04/20/2023	\$155000	\$115825	\$39175	70.32	\$557	07-09	25.27%
33-21-01-07-404-009	2903 TIMBER DR	03/22/2023	\$100000	\$73899	\$24868	57.97	\$429	07-09	24.87%
				\$1233					
33-21-01-07-406-007	1015 EASTFIELD RD	02/23/2023	\$102900	\$80672	\$21198	71.19	\$298	07-09	20.60%
				\$1030					
33-21-01-07-404-010	1010 WESTFIELD RD	01/03/2023	\$135000	\$127703	\$7297	60.71	\$120	07-09	5.41%
				\$					
33-21-01-07-402-010	2827 W WILLOW ST	11/18/2022	\$116500	\$78496	\$38004	64.81	\$586	07-09	32.62%
				\$					

Use 510

Avg Land Residual \$34212
 Average Land Residual per Effective Front Foot \$515
 Average Allocated Land Ratio 25.94%

Residential Land Value Analysis

07-09 WESTFIELD HILLS #1,2,3,4,

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-07-402-006	2917 W WILLOW ST	05/25/2022	\$99000	\$68101	\$30899	64.81	\$477	07-09	31.21%
33-21-01-07-401-001	3033 W WILLOW ST	05/06/2022	\$230000	\$162749	\$60004	132.44	\$453	07-09	26.09%
				\$7247					
33-21-01-07-403-014	2922 TIMBER DR	04/19/2022	\$155000	\$112321	\$42679	62.58	\$682	07-09	27.53%
				\$					
33-21-01-07-404-005	2923 TIMBER DR	04/12/2022	\$165000	\$118563	\$46380	56.79	\$817	07-09	28.11%
				\$57					
33-21-01-07-404-014	1009 NORWOOD RD	04/05/2022	\$175000	\$128395	\$46605	59.43	\$784	07-09	26.63%
				\$					
33-21-01-07-401-014	1011 WESTFIELD RD	03/04/2022	\$118100	\$97428	\$20672	53.82	\$384	07-09	17.50%
				\$					
33-21-01-07-402-011	2821 W WILLOW ST	02/11/2022	\$99000	\$74840	\$24160	64.81	\$373	07-09	24.40%
				\$					

Avg Land Residual

\$34212

Average Land Residual

\$515

per Effective Front Foot

Average Allocated Land Ratio

25.94%

Residential Land Value Analysis 07-09 WESTFIELD HILLS #1,2,3,4, ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-07-404-008	2909 TIMBER DR	01/07/2022	\$88300	\$71431	\$16869	54.07	\$312	07-09	19.10%

Avg Land Residual \$34212
 Average Land Residual per Effective Front Foot \$515
 Average Allocated Land Ratio 25.94%

Residential Land Value Analysis

11-01 DOVER CONDOMINIUMS

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-11-456-026	1043 KIMBERLY DR #12	09/20/2023	\$60000	\$46500	\$13500	0.00	\$0	11-01	22.50%
33-21-01-11-456-019	1041 KIMBERLY DR #5	09/08/2023	\$110000	\$70496	\$39504	0.00	\$0	11-01	35.91%
33-21-01-11-456-019	1041 KIMBERLY DR #5	09/01/2021	\$90000	\$70496	\$19504	0.00	\$0	11-01	21.67%
33-21-01-11-456-024	1043 KIMBERLY DR #10	06/30/2021	\$74000	\$55242	\$18758	0.00	\$0	11-01	25.35%

USE = 22,800

Avg Land Residual \$22817
 Average Land Residual per Effective Front Foot \$0
 Average Allocated Land Ratio 26.36%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbrh</u>	<u>Land Ratio</u>
33-21-01-11-157-016	2320 MARK AVE	03/01/2024	\$235000	\$172562	\$62438	68.07	\$917	11-03	26.57%
33-21-01-11-127-004	2502 HEIGHTS AVE	02/16/2024	\$279000	\$195747	\$83253	73.26	\$1136	11-03	29.84%
33-21-01-11-403-005	1214 CHESTER RD	02/07/2024	\$250000	\$180543	\$69457	76.85	\$904	11-03	27.78%
33-21-01-11-127-005	2510 HEIGHTS AVE	12/08/2023	\$248000	\$149948	\$98052	72.46	\$1353	11-03	39.54%
33-21-01-11-176-008	2422 RIDGELINE DR	11/22/2023	\$174900	\$110961	\$63939	65.95	\$969	11-03	36.56%
33-21-01-11-126-014	1933 AUTUMN LN	11/16/2023	\$256000	\$168919	\$87081	68.67	\$1268	11-03	34.02%
33-21-01-11-132-001	1824 SPRINGFIELD LN	11/03/2023	\$211000	\$168518	\$42482	72.48	\$586	11-03	20.13%

Use 710

Avg Land Residual \$48372
 Average Land Residual per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-11-110-006	1604 WOOD ST	08/21/2023	\$244900	\$210541	\$34359	86.77	\$396	11-03	14.03%
33-21-01-11-133-006	1738 AUTUMN LN	08/15/2023	\$264000	\$198664	\$65336	64.02	\$1021	11-03	24.75%
33-21-01-11-326-003	1236 N FOSTER AVE	08/11/2023	\$205000	\$175289	\$29711	54.07	\$549	11-03	14.49%
33-21-01-11-307-021	1007 N FOSTER AVE	07/20/2023	\$160000	\$155049	\$4951	61.89	\$80	11-03	3.09%
33-21-01-11-132-014	1700 SPRINGFIELD LN	07/07/2023	\$203800	\$125627	\$76899	63.54	\$1210	11-03	37.73%
				\$1274					
33-21-01-11-132-026	1715 AUTUMN LN	07/03/2023	\$185000	\$157751	\$27249	63.54	\$429	11-03	14.73%
33-21-01-11-259-004	1252 CHESTER RD	06/21/2023	\$260000	\$188790	\$71210	72.56	\$981	11-03	27.39%

Avg Land Residual \$48372
 Average Land Residual per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis 11-03 GROESBECK AREA ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-11-303-009	2203 WOODRUFF AVE	06/20/2023	\$210000	\$155157	\$54843	60.63	\$905	11-03	26.12%
33-21-01-11-176-021	2515 MARK AVE	05/17/2023	\$209000	\$122179	\$85807	64.75	\$1325	11-03	41.06%
				\$1014					
33-21-01-02-302-008	2320 WOOD ST	05/02/2023	\$189900	\$140045	\$49855	216.48	\$230	11-03	26.25%
				\$					
33-21-01-11-402-013	1211 CHESTER RD	02/14/2023	\$212000	\$181614	\$30386	72.75	\$418	11-03	14.33%
				\$					
33-21-01-11-306-018	1009 N HAYFORD AVE	01/27/2023	\$214900	\$186567	\$28333	52.40	\$541	11-03	13.18%
				\$					
33-21-01-11-307-019	2309 MARGUERITE AVE	01/18/2023	\$161500	\$113735	\$47765	54.14	\$882	11-03	29.58%
				\$					
33-21-01-11-257-003	2816 HOPKINS AVE	12/14/2022	\$244000	\$183353	\$60647	61.88	\$980	11-03	24.86%
				\$					

Avg Land Residual \$48372
 Average Land Residual
 per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis 11-03 GROESBECK AREA ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbozh</u>	<u>Land Ratio</u>
33-21-01-11-178-014	1417 GAY LN	12/12/2022	\$150000	\$112988	\$37012	55.35	\$669	11-03	24.67%
33-21-01-11-159-014	1536 WOOD ST	11/29/2022	\$205000	\$158548	\$46452	185.24	\$251	11-03	22.66%
33-21-01-11-161-010	1419 N HAYFORD AVE	11/14/2022	\$179900	\$131997	\$47903	62.07	\$772	11-03	26.63%
33-21-01-11-131-011	1718 GAY LN	10/31/2022	\$240000	\$198944	\$41056	67.15	\$611	11-03	17.11%
33-21-01-11-161-016	1309 N HAYFORD AVE	10/28/2022	\$167000	\$120301	\$46699	61.44	\$760	11-03	27.96%
33-21-01-11-176-002	2308 RIDGELINE DR	09/30/2022	\$210000	\$147994	\$62006	61.19	\$1013	11-03	29.53%
33-21-01-11-403-001	1240 CHESTER RD	09/21/2022	\$225000	\$205979	\$19021	73.04	\$260	11-03	8.45%

Avg Land Residual \$48372
 Average Land Residual
 per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborh</u>	<u>Land Ratio</u>
33-21-01-11-129-009	2503 LYMAN DR	09/16/2022	\$212000	\$156565 \$1165	\$54270	65.52	\$828	11-03	25.60%
33-21-01-11-133-011	1706 AUTUMN LN	09/09/2022	\$246000	\$177020 \$2487	\$66493	63.72	\$1043	11-03	27.03%
33-21-01-11-326-007	1216 N FOSTER AVE	08/12/2022	\$200000	\$140011 \$	\$59989	54.07	\$1109	11-03	29.99%
33-21-01-11-161-011	1413 N HAYFORD AVE	07/27/2022	\$160000	\$119960 \$	\$40040	61.06	\$656	11-03	25.03%
33-21-01-11-133-005	1802 AUTUMN LN	07/27/2022	\$214900	\$148327 \$	\$66573	64.02	\$1040	11-03	30.98%
33-21-01-11-179-021	2531 HOPKINS AVE	07/11/2022	\$129000	\$119896 \$	\$9104	62.20	\$146	11-03	7.06%
33-21-01-11-127-019	1923 GAY LN	07/08/2022	\$225000	\$207290 \$3164	\$14546	79.92	\$182	11-03	6.46%

Avg Land Residual \$48372

Average Land Residual per Effective Front Foot \$712

Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-11-156-002	1253 N HAYFORD AVE	07/07/2022	\$178000	\$135165 \$308	\$42527	84.93	\$501	11-03	23.89%
33-21-01-11-402-002	1234 KIMBERLY DR	07/01/2022	\$220000	\$152706 \$	\$67294	72.75	\$925	11-03	30.59%
33-21-01-11-306-014	1027 N HAYFORD AVE	06/21/2022	\$190000	\$125001 \$1244	\$63755	54.07	\$1179	11-03	33.56%
33-21-01-11-327-006	1239 DOWNER ST	06/14/2022	\$195100	\$145337 \$	\$49763	78.28	\$636	11-03	25.51%
33-21-01-11-108-016	1911 N HAYFORD AVE	06/09/2022	\$230000	\$164667 \$	\$65333	60.63	\$1078	11-03	28.41%
33-21-01-11-159-054	2013 HOPKINS AVE	06/01/2022	\$233700	\$192292 \$	\$41408	76.03	\$545	11-03	17.72%
33-21-01-11-402-005	1216 KIMBERLY DR	05/31/2022	\$252000	\$190310 \$	\$61690	71.91	\$858	11-03	24.48%

Avg Land Residual \$48372
 Average Land Residual per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-11-129-014	1805 GAY LN	05/31/2022	\$257000	\$181854	\$75146	62.70	\$1198	11-03	29.24%
33-21-01-11-401-006	1215 KIMBERLY DR	05/04/2022	\$220000	\$189560	\$30440	68.91	\$442	11-03	13.84%
33-21-01-11-330-011	1002 N FOSTER AVE	04/28/2022	\$144000	\$129328	\$14672	60.63	\$242	11-03	10.19%
33-21-01-11-132-022	1741 AUTUMN LN	03/25/2022	\$131000	\$122125	\$8875	63.54	\$140	11-03	6.77%
33-21-01-11-110-003	1720 WOOD ST	03/14/2022	\$205000	\$162982	\$42018	86.77	\$484	11-03	20.50%
33-21-01-11-302-019	1203 N MAGNOLIA AVE	02/07/2022	\$168500	\$139186	\$29314	58.05	\$505	11-03	17.40%
33-21-01-11-259-005	1246 CHESTER RD	01/21/2022	\$245000	\$220601	\$24399	73.01	\$334	11-03	9.96%

Avg Land Residual \$48372

Average Land Residual per Effective Front Foot \$712

Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

11-03 GROESBECK AREA

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-11-128-001	1934 AUTUMN LN	01/14/2022	\$247000	\$204381 \$1702	\$40917	75.51	\$542	11-03	16.57%
33-21-01-11-132-005	1814 SPRINGFIELD LN	01/07/2022	\$175000	\$150806 \$	\$24194	79.61	\$304	11-03	13.83%

Avg Land Residual \$48372
 Average Land Residual per Effective Front Foot \$712
 Average Allocated Land Ratio 22.70%

Residential Land Value Analysis

14-02 URBANDALE #1, #2

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-14-455-003	511 S DETROIT ST	03/02/2023	\$42500	\$34581	\$7919	40.42	\$196	14-02	18.63%
33-21-01-14-330-014	221 S MIFFLIN ST	02/28/2023	\$68000	\$48395	\$19605	39.26	\$499	14-02	28.83%
33-21-01-14-330-013	217 S MIFFLIN ST	12/21/2022	\$65000	\$42613	\$22387	39.26	\$570	14-02	34.44%
33-21-01-14-405-007	324 S DETROIT ST	03/31/2022	\$210000	\$44112	\$10488	41.77	\$251	14-02	19.21%

USE 380 N of Kalamazoo
 USE 240 S of Kalamazoo

Avg Land Residual \$15100
 Average Land Residual per Effective Front Foot \$379
 Average Allocated Land Ratio 25.28%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbozn</u>	<u>Land Ratio</u>
33-21-01-18-428-013	112 HUNGERFORD ST	04/12/2024	\$75000	\$62912	\$12088	38.46	\$314	18-05	16.12%
33-21-01-18-428-007	127 HAZE ST	02/09/2024	\$85000	\$58523	\$26477	38.46	\$688	18-05	31.15%
33-21-01-18-476-005	2605 W KALAMAZOO ST	02/05/2024	\$122000	\$62798	\$58235	52.76	\$1104	18-05	47.73%
				\$967					
33-21-01-18-476-013	418 S HATHAWAY ST	01/17/2024	\$89900	\$51776	\$38124	38.46	\$991	18-05	42.41%
33-21-01-18-430-017	318 S HATHAWAY ST	01/16/2024	\$68000	\$40984	\$27016	38.46	\$702	18-05	39.73%
33-21-01-18-428-016	124 HUNGERFORD ST	12/08/2023	\$185000	\$126248	\$57544	66.96	\$859	18-05	31.10%
				\$1208					
33-21-01-18-426-021	210 S HATHAWAY ST (VAC S Q Y13/2023		\$142000	\$0	\$24140	38.46	\$628	18-05	100.00%

Use 580/FF

Avg Land Residual \$38881
 Average Land Residual per Effective Front Foot \$583
 Average Allocated Land Ratio 29.87%

Residential Land Value Analysis

18-05 BAILEY/DURANT/TRMAGENE/W

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbozh</u>	<u>Land Ratio</u>
33-21-01-18-426-013	217 S ALGER ST	10/13/2023	\$142000	\$70494	\$47366	38.46	\$1232	18-05	40.19%
33-21-01-18-426-014	112 S HATHAWAY ST	09/01/2023	\$135000	\$84780	\$50220	38.46	\$1306	18-05	37.20%
33-21-01-18-476-006	413 S ALGER ST	08/11/2023	\$35000	\$62779	-\$27779	38.46	-\$722	18-05	-79.37%
33-21-01-18-426-025	2600 W WASHTEENAW ST	05/17/2023	\$70000	\$68955	\$749	53.59	\$14	18-05	1.07%
			\$296						
33-21-01-18-452-027	400 S ALGER ST	03/21/2023	\$103000	\$65667	\$37333	91.22	\$409	18-05	36.25%
33-21-01-18-430-023	349 S ALGER ST	01/12/2023	\$82000	\$58243	\$23757	52.76	\$450	18-05	28.97%
33-21-01-18-403-010	213 S GRACE ST	12/28/2022	\$148250	\$111290	\$36960	75.59	\$489	18-05	24.93%

Avg Land Residual \$38881
 Average Land Residual per Effective Front Foot \$583
 Average Allocated Land Ratio 29.87%

Residential Land Value Analysis 18-05 BALLEEY/DURANT/IRMGENE/W ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-18-433-003	315 HUNGERFORD ST	11/23/2022	\$115000	\$82567	\$32433	38.46	\$843	18-05	28.20%
33-21-01-18-406-018	326 S ROSEMARY ST	10/11/2022	\$85000	\$67986	\$17014	43.42	\$392	18-05	20.02%
33-21-01-18-428-013	112 HUNGERFORD ST	09/05/2022	\$90000	\$62912	\$27088	38.46	\$704	18-05	30.10%
33-21-01-18-402-015	2909 W MICHIGAN AVE	08/29/2022	\$129900	\$84101	\$45025	123.30	\$365	18-05	34.66%
				\$774					
33-21-01-18-477-011	418 HAZE ST	08/03/2022	\$115000	\$92520	\$19365	66.96	\$289	18-05	16.84%
				\$3115					
33-21-01-18-406-013	2820 W KALAMAZOO ST	07/15/2022	\$102000	\$64305	\$37695	60.05	\$628	18-05	36.96%
				\$					
33-21-01-18-430-005	304 S HATHAWAY ST	06/13/2022	\$88000	\$59753	\$28247	52.76	\$535	18-05	32.10%
				\$					

Avg Land Residual \$38881
 Average Land Residual
 per Effective Front Foot \$583
 Average Allocated Land Ratio 29.87%

Residential Land Value Analysis 18-05 BAILEY/DURANT/IRMAGENE/W ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbozn</u>	<u>Land Ratio</u>
33-21-01-18-451-053	2926 W ST JOSEPH ST	04/26/2022	\$146000	\$100335	\$45665	81.18	\$563	18-05	31.28%
33-21-01-18-405-013	348 S GRACE ST	04/15/2022	\$125000	\$78876	\$46124	90.37	\$510	18-05	36.90%
33-21-01-18-451-042	2806 W ST JOSEPH ST	03/10/2022	\$151000	\$100615	\$47535	97.14	\$489	18-05	31.48%
				\$2850					
33-21-01-19-351-005	3705 OLD LANSING RD	11/29/2023	\$275000	\$155868	\$118841	159.43	\$745	19-02	43.21%
				\$291					
33-21-01-19-352-006	3802 WAVERLY HILLS RD	06/20/2023	\$267090	\$207975	\$59115	136.67	\$433	19-02	22.13%
				\$					
33-21-01-19-352-001	1808 CADILLAC AVE	04/05/2023	\$226000	\$150739	\$75261	82.89	\$908	19-02	33.30%
				\$					
33-21-01-19-351-016	3424 WAVERLY HILLS RD	08/12/2022	\$185000	\$107972	\$77028	172.16	\$447	19-02	41.64%
				\$					

Avg Land Residual \$38881
 Average Land Residual \$583
 per Effective Front Foot
 Average Allocated Land Ratio 29.87%

Residential Land Value Analysis 18-07 BON AIR FARMS2

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-18-176-011	309 BON AIR ST	10/20/2023	\$125000	\$76107 \$880	\$48013	62.41	\$769	18-07	38.41%
33-21-01-18-179-023	3220 W MICHIGAN AVE	09/12/2023	\$51000	\$5995 \$629	\$44376	123.65	\$359	18-07	87.01%
33-21-01-18-178-003	207 BON AIR ST	05/19/2023	\$166000	\$115971	\$50029	158.78	\$315	18-07	30.14%
33-21-01-18-126-010	507 BON AIR ST	03/16/2022	\$190000	\$106130	\$83870	165.85	\$506	18-07	44.14%

use 480/FF

Avg Land Residual \$56572
 Average Land Residual per Effective Front Foot \$487
 Average Allocated Land Ratio 49.93%

Residential Land Value Analysis 18-10 FARMINGTON #1, SUPERVR'S ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborh</u>	<u>Land Ratio</u>
33-21-01-18-352-015	609 CLEMENT RD	04/30/2024	\$220000	\$148535 \$4364	\$67101	82.19	\$816	18-10	30.50%
33-21-01-18-303-028	509 STONER RD	08/04/2023	\$17500	\$0	\$17500	78.94	\$222	18-10	100.00%
33-21-01-18-352-030	528 STONER RD	07/17/2023	\$82500	\$57394	\$25106	47.20	\$532	18-10	30.43%
33-21-01-18-303-016	321 STONER RD	01/11/2023	\$100000	\$59016	\$40984	78.14	\$524	18-10	40.98%
33-21-01-18-351-028	610 CLEMENT RD	11/18/2022	\$199900	\$152618 \$3393	\$43889	82.19	\$534	18-10	21.96%
33-21-01-18-302-027	222 STONER RD	10/19/2022	\$165000	\$105097	\$59903	82.19	\$729	18-10	36.30%
33-21-01-18-352-024	416 STONER RD	10/14/2022	\$150000	\$103300	\$46700	49.68	\$940	18-10	31.13%

Use 620

Avg Land Residual \$43652
 Average Land Residual
 per Effective Front Foot \$622
 Average Allocated Land Ratio 35.38%

* Residential Land Value Analysis 18-10 FARMINGTON #1, SUPERVR'S

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbozh</u>	<u>Land Ratio</u>
33-21-01-18-301-009	3707 W MICHIGAN AVE	09/20/2022	\$245800	\$165829	\$79971	86.12	\$929	18-10	32.53%
				\$					
33-21-01-18-302-035	346 STONER RD	06/03/2022	\$119900	\$85773	\$34127	54.79	\$623	18-10	28.46%
				\$					
33-21-01-18-352-038	625 CLEMENT RD	03/22/2022	\$150000	\$118125	\$31875	54.79	\$582	18-10	21.25%
				\$					
33-21-01-18-352-005	3601 W KALAMAZOO ST	01/31/2022	\$211000	\$177980	\$33020	79.87	\$413	18-10	15.65%
				\$					

Avg Land Residual

\$43652

Average Land Residual
per Effective Front Foot

\$622

Average Allocated Land Ratio

35.38%

Residential Land Value Analysis 18-14 MICHIGAN HEIGHTS

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-18-203-041	510 N CATHERINE ST	04/01/2024	\$160000	\$96286	\$63714	66.16	\$963	18-14	39.82%
33-21-01-18-208-027	325 N ROSEMARY AVE	09/15/2023	\$139900	\$0	\$19586	38.00	\$515	18-14	100.00%
33-21-01-18-208-028	325 N ROSEMARY AVE	09/15/2023	\$139900	\$9397	\$18583	38.00	\$489	18-14	66.42%
33-21-01-18-208-029	321 N ROSEMARY AVE	09/15/2023	\$139900	\$77829	\$14505	38.00	\$382	18-14	15.71%
33-21-01-18-202-022	527 N CATHERINE ST	06/16/2023	\$174900	\$0	\$19385	37.55	\$516	18-14	100.00%
33-21-01-18-203-026	525 N GRACE ST	12/15/2022	\$99900	\$77741	\$22159	38.00	\$583	18-14	22.18%
33-21-01-18-202-022	527 N CATHERINE ST	11/07/2022	\$160000	\$0	\$26666	37.55	\$710	18-14	100.00%

USE 590

Avg Land Residual \$29473
 Average Land Residual per Effective Front Foot \$598
 Average Allocated Land Ratio 51.68%

Residential Land Value Analysis

18-14 MICHIGAN HEIGHTS

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-18-204-042	516 N GRACE ST	10/28/2022	\$96425	\$71095	\$25330	66.16	\$383	18-14	26.27%
33-21-01-18-252-040	223 N CATHERINE ST	10/21/2022	\$240000	\$176467	\$63533	65.91	\$964	18-14	26.47%
33-21-01-18-204-041	602 N GRACE ST	10/07/2022	\$129900	\$83986	\$45914	66.16	\$694	18-14	35.35%
33-21-01-18-207-029	416 N CATHERINE ST	09/02/2022	\$67000	\$41311	\$25689	66.16	\$388	18-14	38.34%
33-21-01-18-207-003	420 N CATHERINE ST	05/18/2022	\$95000	\$61209	\$33791	38.00	\$889	18-14	35.57%
33-21-01-18-207-010	326 N CATHERINE ST	03/04/2022	\$74500	\$0	\$14600	38.00	\$384	18-14	100.00%
33-21-01-18-207-022	407 N GRACE ST	01/07/2022	\$110000	\$90839	\$19161	38.00	\$504	18-14	17.42%

Avg Land Residual

\$29473

Average Land Residual
per Effective Front Foot

\$598

Average Allocated Land Ratio

51.68%

Residential Land Value Analysis 18-16 WESTWOOD VILLAGE #1, #2 ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighboch</u>	<u>Land Ratio</u>
33-21-01-18-326-009	201 WESTERN AVE	10/03/2022	\$135000	\$96475 \$2285	\$36240	66.07	\$548	18-16	26.84%
33-21-01-18-326-002	3329 W MICHIGAN AVE	07/26/2022	\$125000	\$98619 \$	\$26381	60.00	\$440	18-16	21.10%
33-21-01-18-326-003	3321 W MICHIGAN AVE	02/11/2022	\$150000	\$108919 \$	\$41081	56.78	\$724	18-16	27.39%

Use 570

Avg Land Residual \$34567
 Average Land Residual per Effective Front Foot \$571
 Average Allocated Land Ratio 25.11%

Residential Land Value Analysis 18-17 WINDEMERE

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighorh</u>	<u>Land Ratio</u>
33-21-01-18-127-022	603 N DEERFIELD AVE	02/16/2024	\$100000	\$76355	\$23645	41.35	\$572	18-17	23.65%
33-21-01-18-127-024	529 N DEERFIELD AVE	02/09/2024	\$99900	\$63819	\$36081	41.33	\$873	18-17	36.12%
33-21-01-18-252-006	220 BRYNFORD AVE	11/30/2023	\$85000	\$57695	\$27305	41.00	\$666	18-17	32.12%
33-21-01-18-201-009	521 BRYNFORD AVE	11/27/2023	\$74000	\$50918	\$23082	41.00	\$563	18-17	31.19%
33-21-01-18-127-021	611 N DEERFIELD AVE	11/15/2023	\$72500	\$0	\$16628	41.36	\$402	18-17	100.00%
33-21-01-18-205-008	413 BRYNFORD AVE	06/02/2023	\$100000	\$65971	\$34029	41.00	\$830	18-17	34.03%
33-21-01-18-127-018	617 N DEERFIELD AVE	06/01/2023	\$80000	\$73450	\$6550	41.41	\$158	18-17	8.19%

Use 540

Avg Land Residual \$24569
 Average Land Residual per Effective Front Foot \$540
 Average Allocated Land Ratio 30.08%

Residential Land Value Analysis 18-17 WINDEMERE

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighorn</u>	<u>Land Ratio</u>
33-21-01-18-177-016	431 N DEERFIELD AVE	04/04/2023	\$69000	\$54188	\$14812	40.37	\$367	18-17	21.47%
33-21-01-18-252-036	3014 W MICHIGAN AVE	03/21/2023	\$110000	\$76755	\$33245	45.73	\$727	18-17	30.22%
33-21-01-18-251-003	233 BRYNFORD AVE	02/21/2023	\$140000	\$109850	\$30150	56.71	\$532	18-17	21.54%
33-21-01-18-205-012	319 BRYNFORD AVE	01/30/2023	\$85000	\$64459	\$20541	41.00	\$501	18-17	24.17%
33-21-01-18-251-003	233 BRYNFORD AVE	06/24/2022	\$130000	\$109850	\$20150	56.71	\$355	18-17	15.50%
33-21-01-18-206-028	410 BRYNFORD AVE	06/13/2022	\$153000	\$108967	\$44033	71.39	\$617	18-17	28.78%
33-21-01-18-180-013	124 N DEERFIELD AVE	03/11/2022	\$74000	\$57178	\$16822	41.00	\$410	18-17	22.73%

Avg Land Residual

\$24569

Average Land Residual
per Effective Front Foot

\$540

Average Allocated Land Ratio

30.08%

Residential Land Value Analysis

18-17 WINDEMERE

ABSTRACTION

ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighbor</u>	<u>Land Ratio</u>
33-21-01-18-252-007	216 BRYNFORD AVE	02/14/2022	\$100000	\$78531	\$21469	41.00	\$524	18-17	21.47%

Avg Land Residual

\$24569

Average Land Residual
per Effective Front Foot

\$540

Average Allocated Land Ratio

30.08%

Residential Land Value Analysis 19-02 WAVERLY HILLS (OFF RIVER) ABSTRACTION ALLOCATION

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>Neighborhood</u>	<u>Land Ratio</u>
33-21-01-19-351-005	3705 OLD LANSING RD	11/29/2023	\$275000	\$202643 \$291	\$72066	159.43	\$452	19-02	26.21%
33-21-01-19-352-006	3802 WAVERLY HILLS RD	06/20/2023	\$267090	\$207975 \$	\$59115	136.67	\$433	19-02	22.13%
33-21-01-19-352-001	1808 CADILLAC AVE	04/05/2023	\$226000	\$173371 \$	\$52629	82.89	\$635	19-02	23.29%
33-21-01-19-351-016	3424 WAVERLY HILLS RD	08/12/2022	\$185000	\$107972 \$	\$77028	172.16	\$447	19-02	41.64%

USE 490/FF

Avg Land Residual \$65210
 Average Land Residual per Effective Front Foot \$492
 Average Allocated Land Ratio 28.32%

Income Approach - 2024 - MULTIFAMILY
 TYPICAL RATES

AREA	VAC RATE	CAP RATE	RENTAL RANGE	EXP RATIO
DELHI eff	5.50%	7.50%	600-900	45%
1br			750-1100	
2br			900-1300	
3br			1300-1500	
E LANSING eff	5.50%	7.50%	750-1000	45%
1br			800-1150	
2br			900-1400	
3br			1400-2100	
4br			2200-3200	
LANSING eff	5.50%	7.50%	600-900	45%
1br			750-1100	
2br			900-1300	
3br			1300-1500	
LANSING TWPeff	5.50%	7.50%	600-900	45%
1br			750-1100	
2br			900-1300	
3br			1300-1500	
MERIDIAN eff	5.50%	7.00%		45%
1br			750-1000	
2br			1000-1350	
3br			1350-1800	
OUTLYING eff	6.00%	7.50%	450-750	45%
1br			750-1000	
2br			850-1250	
3br			1200-1500	
4br			1500-1750	

The abstraction method is a valuation procedure used to determine the land value relative to the total market value of the property. The abstraction approach is most often used when there are no vacant parcels of land for sale in an area to figure out which is the value of the land when the property built on it is taken out of consideration. This method of evaluation is the most commonly used approach to evaluate the land value for tax purposes. It is also most often used in urban areas with little to no vacant lots for sale, also known as the depreciated replacement cost approach to valuation. It can also be referred to as the extraction method of valuation of land.

Why is the Abstraction Method Used?

In the United States of America, 29 of the 50 states require different values for buildings and lands for tax purposes, which is where the abstraction approach comes into play. This is one of the ways in which residual land that pertains to a property can be evaluated fairly. This method isn't used in areas where there are ample vacant land sales that can be used for comparison, but only where the list of vacant lands for sale is limited or nonexistent.

When calculating the value of residual land that pertains to a property, you must consider the property itself and any improvements affecting its value. This method does this by taking into account the upgrades, replacement costs of the property, or any other improvements that affect the land like pools, landscaping, etc., or the property.

Other methods that can be used to evaluate the value of [vacant land \(https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html) to total parcel value is the [allocation method \(https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html), and a

more similar way, the contribution to value method, which takes into account improvements to land features.

The reason for the abstraction method, aside from the basic tax purposes, is to determine the best uses of a particular site in regards to zoning laws, [return of investments \(https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html), productivity, and what are the actual physical possibilities for the site.

How does the Abstraction Method Work?

Determining the most accurate land value in an urban situation where there are no vacant lands for sale to compare uses the abstraction method. The method begins with the market value of the entire property and sales of properties in the neighborhood. The abstraction method subtracts the value required to replace the improvements by considering the market's depreciation. The depreciation is the factor that influences the validity of this approach. For this reason, the abstraction method can not provide an accurate land value of a site where a historical building is located as depreciation can not be accurately calculated. The abstraction method is used mostly for new structures.

The abstraction method also needs to take the location of the land into account. In general, the location affects the market value of a property and, by extension, the land value.

How is the Abstraction Method Applied?

In determining the land value on a particular property, the abstraction method requires the following steps:

- Gathering information on comparables sale prices;
- Estimation of improvements and investments in the property;
- Depreciation is subtracted from the estimation of improvements and investments;
- Depreciated cost of improvements and investments is deducted from the selling price;
- We get the approximated land value.

Example:

A lot of 6,500 sq. ft with a 500 sq. ft single-family residence on it. The property is sold for \$83,000, and the residence has been estimated to cost \$61,000 with a depreciation of \$20,000.

Sale price of property	\$83,000
Depreciated value of the building (Improvements and Investments):	
Building	\$61,000
Depreciation	\$20,000
Depreciated value of building	\$41,000
Resulting remaining land value (depreciated value subtracted from sale price)	\$42,000
Divide value by remaining lot size of 6,000 sq. ft	\$7/sq. Ft
Multiply by total lot size of 6,500 sq. ft	\$45,500

Through the abstraction method, the land value is estimated at \$45,500.