

SALE DATE	Parcel_1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/ PAGE	SALE PRICE	Ver	Bldg Value	Land Residual	Actual Front	Rear	Adjusted Frontage	Actual Depth	Standard Depth	Depth Factor	Equivelant FF	\$/FF	\$/Lot	Sq Ft	\$/Sq Ft	Comment
5/19/22	04 195 001 069	1.00	N	N	1827/337	\$ 52,050		\$ -	\$ 52,050	66.00	66.03	66.01	151.18	178.91	0.92	60.68	\$ 858	\$ 52,050	9,936	\$ 5.24	LF Lake Somerset
4/13/23	10 045 001 009	3.50	N	N	1848/0026	\$ 100,000		\$ -	\$ 100,000	75.00	105.00	85.00	312.00	178.91	1.32	112.25	\$ 891	\$ 28,571	26,572	\$ 3.76	LF Long Lake
10/11/22	04 210 001 039	1.00	N	N	1837/486	\$ 70,000		\$ -	\$ 70,000	75.00	76.48	75.49	186.57	178.91	1.02	77.09	\$ 908	\$ 70,000	13,931	\$ 5.02	CF Lake Somerset
8/11/23	04 095 001 481	1.00	N	N	1856/0332	\$ 59,000		\$ -	\$ 59,000	80.06	56.04	72.05	144.87	178.91	0.90	64.84	\$ 910	\$ 59,000	9,798	\$ 6.02	CF Lake LeAnn
1/18/24	04 205 001 015	1.00	N	N	1864/0807	\$ 60,000		\$ -	\$ 60,000	65.00	64.48	64.83	159.30	178.91	0.94	61.17	\$ 981	\$ 60,000	10,161	\$ 5.90	CF Lake Somerset
4/6/22	04 205 001 060	1.00	N	N	1824/898	\$ 90,000		\$ -	\$ 90,000	89.00	135.18	104.39	127.08	178.91	0.84	87.98	\$ 1,023	\$ 90,000	11,235	\$ 8.01	LF Lake Somerset
3/11/24	18 048 001 009	1.00	Y	N	1867/0241	\$ 75,000		\$ -	\$ 75,000	66.52	142.12	91.72	110.40	178.91	0.79	72.05	\$ 1,041	\$ 75,000	11,175	\$ 6.71	LF Site Condo Lake Diane
5/11/22	18 070 001 013	1.00	Y	N	1826/1210	\$ 71,000		\$ -	\$ 71,000	47.29	89.21	61.26	204.54	178.91	1.07	65.51	\$ 1,084	\$ 71,000	13,229	\$ 5.37	LF LAKE DIANE
9/26/23	18 045 001 021	1.00	Y	N	1859/0301	\$ 65,000		\$ -	\$ 65,000	60.40	60.00	60.27	171.81	178.91	0.98	59.06	\$ 1,101	\$ 65,000	10,308	\$ 6.31	LF Lake Diane
8/24/23	18 045 001 114	1.00	Y	N	1857/0116	\$ 80,000		\$ -	\$ 80,000	61.02	60.74	60.93	184.36	178.91	1.02	61.85	\$ 1,293	\$ 80,000	11,070	\$ 7.23	LF Lake Diane
8/16/22	04 065 001 047	2.00	N	N	1833/319	\$ 190,000		\$ -	\$ 190,000	120.27	120.07	120.20	193.29	178.91	1.04	124.94	\$ 1,521	\$ 95,000	23,257	\$ 8.17	LF Lake LeAnn
1/19/24	04 205 001 091	1.00	N	N	1864/0831	\$ 90,000	PTA	\$ -	\$ 90,000	60.19	60.42	60.27	159.93	178.91	0.95	56.98	\$ 1,579	\$ 90,000	9,596	\$ 9.38	LF Lake Somerset
5/9/23	04 210 001 067	1.00	N	N	1849/0726	\$ 98,000		\$ -	\$ 98,000	80.46	56.06	72.33	131.16	178.91	0.86	61.93	\$ 1,582	\$ 98,000	8,804	\$ 11.13	CF Lake Somerset
8/28/23	04 205 001 132	1.00	N	N	1857/0165	\$ 145,000		\$ -	\$ 145,000	79.04	65.00	74.36	251.29	178.91	1.19	88.13	\$ 1,645	\$ 145,000	18,033	\$ 8.04	LF Lake Somerset
8/10/22	04 210 001 125	1.00	N	N	1833/1209	\$ 85,000		\$ -	\$ 85,000	41.77	90.00	57.85	128.89	178.91	0.85	49.10	\$ 1,731	\$ 85,000	8,328	\$ 10.21	CF Lake Somerset
2/22/19	006-435-277-02	1.00	Y	Y	1715/0262	\$ 242,000		\$ -	\$ 242,000	108.60	108.50	108.57	277.50	178.91	1.25	135.21	\$ 1,790	\$ 242,000	24,742	\$ 9.78	LF Baw Beese Hillsdale City bldgs demo'd
8/16/23	04 135 001 127	1.00	N	N	1856/0143	\$ 113,000		\$ -	\$ 113,000	60.37	60.00	60.25	176.67	178.91	0.99	59.87	\$ 1,887	\$ 113,000	10,600	\$ 10.66	CF Lake LeAnn
4/11/23	04 095 001 460	1.00	N	N	1847/0916	\$ 119,900		\$ -	\$ 119,900	60.00	60.00	60.00	150.00	178.91	0.92	54.94	\$ 2,182	\$ 119,900	9,000	\$ 13.32	LF Lake LeAnn
10/27/22	04 185 001 007	1.00	N	N	1846/1095	\$ 250,000		\$ -	\$ 250,000	123.00	55.00	100.33	178.39	178.91	1.00	100.19	\$ 2,495	\$ 250,000	14,437	\$ 17.32	LF Lake LeAnn
Number of Lots = 22.5		Totals				\$ 2,054,950		\$ -	\$ 2,054,950	1,418.99	1,530.33	1,456.10	3,399.23	3,399.23		1,453.76			254,212		
Sale Count = 19		Ave->								74.68	80.54	76.64	178.91	178.91	1.00	76.51	\$ 1,414	\$ 91,331	13,380	\$ 8.08	

Sale Count	19
Ave Land Residual/Sale	\$108,155
Ave ABS DEV Land Res	\$43,260
Coefficient of Dispersion	40.00%

Sale Count	19
Ave Actual Depth/Sale	178.91
Ave ABS DEV Actual Depth	37.60
Coefficient of Dispersion	21.02%

Sale Count	19
Ave Standard Depth/Sale	178.91
Ave ABS DEV Standard Dep	0.00
Coefficient of Dispersion	0.00%

Sale Count	19
Ave Equivalent FF/Sale	76.51
Ave ABS DEV Equiv FF	20.02
Coefficient of Dispersion	26.17%

Sale Count	19
Ave \$/FF/Sale	\$1,414
Ave ABS DEV \$/FF	\$407
Coefficient of Dispersion	28.81%
Use FF rate for Baw Beese only	

Lot Count	23
Ave Actual \$/Lot	\$91,331
Ave ABS DEV \$/Lot	\$30,842
Coefficient of Dispersion	33.77%

Sale Count	19
Ave Lot Sq Ft	13,380
Ave ABS DEV Lot Sq Ft	4,284
Coefficient of Dispersion	32.02%

Sale Count	19
Ave \$/Sq Ft	\$8.08
Ave ABS DEV \$/Sq Ft	\$2.45
Coefficient of Dispersion	30.34%