

2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
20101 COMMERCIAL AND INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
150630	156 W WASHINGTON ST	04/10/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,500	44.18	\$465,123	\$36,309	\$11,432	0.0	0.0	0.04	0.04	#DIV/0!	\$955,500	\$21.94	0.00	20000	2023R-03189		2025 COMM AND IND	201		
150640	110 N THIRD ST	01/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,800	46.71	\$326,433	\$10,299	\$11,732	0.0	0.0	0.04	0.04	#DIV/0!	\$264,077	\$6.06	0.00	20000	2024R-01124		2025 COMM AND IND	201		
440491	1743 PRESQUE ISLE AVE	10/06/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$30,900	35.72	\$81,984	\$22,566	\$18,050	0.0	0.0	0.06	0.06	#DIV/0!	\$376,100	\$8.63	0.00	20000	2022R-10231		2025 COMM AND IND	201		
110431	113 W BARAGA AVE	02/23/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,400	43.79	\$340,203	\$62,660	\$22,863	0.0	0.0	0.08	0.08	#DIV/0!	\$824,474	\$18.93	0.00	20000	2024R-01277		2025 COMM AND IND	201		
110120	151 ROCK ST	05/22/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$25,600	32.82	\$45,726	\$78,000	\$45,726	0.0	0.0	0.15	0.15	#DIV/0!	\$513,158	\$11.78	0.00	20000	2023R-04179		2025 COMM AND IND	202		
960011	702 CHIPPEWA SQ	06/07/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,600	51.06	\$335,081	\$55,158	\$50,239	89.1	0.0	0.17	0.17	#619	\$330,287	\$7.58	89.08	20000	2023R-04817		2025 COMM AND IND	201		
220015	301 W WASHINGTON ST	01/05/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$82,500	23.57	\$272,837	\$134,622	\$57,459	0.0	0.0	0.19	0.19	#DIV/0!	\$704,827	\$16.18	0.00	20000	2024R-00279		2025 COMM AND IND	201		
180750	500 N THIRD ST	01/13/23	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$316,100	39.27	\$793,438	\$86,770	\$75,208	0.0	0.0	0.25	0.25	#DIV/0!	\$347,080	\$7.97	0.00	20000	2023R-00324		2025 COMM AND IND	201		
440500	1741 PRESQUE ISLE AVE	12/01/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$97,000	29.85	\$231,329	\$179,107	\$85,436	40.0	100.0	0.28	0.10	\$4,478	\$630,658	\$14.48	40.00	20000	2022R-11772	440560	2025 COMM AND IND	201		
260763	1014 W WASHINGTON ST	04/11/22	\$580,000	AFF	03-ARM'S LENGTH	\$580,000	\$205,300	35.40	\$543,468	\$200,786	\$164,254	140.0	170.0	0.55	0.55	\$1,434	\$367,740	\$8.44	140.00	20000	PER PTA		2025 COMM AND IND	201		
260070	730 W WASHINGTON ST	02/01/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$152,400	16.48	\$555,405	\$565,737	\$196,142	0.0	0.0	0.65	0.65	#DIV/0!	\$867,695	\$19.92	0.00	20000	2023R-00794		2025 COMM AND IND	201		
270072	1121 W RIDGE ST	11/18/22	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$213,200	19.93	\$981,057	\$336,226	\$247,283	0.0	0.0	0.82	0.82	#DIV/0!	\$409,034	\$9.39	0.00	20000	2022R-11453		2025 COMM AND IND	201		
910010	1015 W BARAGA AVE	10/23/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$126,300	33.68	\$258,414	\$375,000	\$258,414	0.0	0.0	0.86	0.86	#DIV/0!	\$436,554	\$10.02	0.00	20000	2023R-09141		2025 COMM AND IND	201		
20040	501 S LAKE ST	12/22/22	\$850,000	AFF	03-ARM'S LENGTH	\$850,000	\$246,100	28.95	\$742,904	\$370,323	\$263,227	0.0	0.0	0.88	0.88	#DIV/0!	\$423,226	\$9.72	0.00	20000	PER PTA		2025 COMM AND IND	201		
30120	1210 S FRONT ST	04/28/23	\$1,200,000	AFF	03-ARM'S LENGTH	\$1,200,000	\$383,100	31.93	\$905,998	\$753,973	\$459,971	200.0	100.0	1.53	1.53	\$3,770	\$493,115	\$11.32	200.00	20000	PER PTA		2025 COMM AND IND	201		
516450	2050 S US HWY 41	05/23/22	\$3,200,000	WD	03-ARM'S LENGTH	\$3,200,000	\$640,100	20.00	\$2,174,363	\$2,009,354	\$983,717	0.0	0.0	3.27	3.27	#DIV/0!	\$614,481	\$14.11	0.00	20000	2022R-05307		2025 COMM AND IND	201		
910120	919 W BARAGA AVE	08/08/22	\$3,224,670	AFF	03-ARM'S LENGTH	\$3,224,670	\$853,800	26.48	\$2,487,050	\$1,609,654	\$872,034	0.0	0.0	3.87	3.87	#DIV/0!	\$416,469	\$9.56	0.00	20000	PER PTA		2025 COMM AND IND	201		
510891	2401 LAKESHORE BLVD	05/12/22	\$1,600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,600,000	\$228,600	14.29	\$933,629	\$1,600,000	\$933,629	0.0	0.0	12.67	12.20	#DIV/0!	\$126,322	\$2.90	0.00	20000	2022R-05000	510910	2025 COMM AND IND	202		
<b>Totals:</b>			<b>\$16,204,170</b>			<b>\$16,204,170</b>	<b>\$4,309,300</b>		<b>\$12,474,442</b>	<b>\$8,486,544</b>	<b>\$4,756,816</b>	<b>469.1</b>		<b>26.34</b>	<b>25.69</b>											
								<b>Sale. Ratio =&gt;</b>	<b>26.59</b>					<b>Average</b>				<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>10.60</b>					<b>per FF=&gt;</b>	<b>\$18,092</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>322,180.02</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$7.40</b>					

FINAL CONCLUSION:	
PER ACRE	
1	\$322,180
1.5	\$483,270
2	\$644,360
2.5	\$805,450
3	\$966,540
4	\$1,288,720
5	\$1,610,900
7	\$1,863,544
10	\$2,242,510
15	\$2,558,315
20	\$2,874,120
25	\$3,189,925
30	\$3,505,730
40	\$3,821,540
50	\$4,137,350
100	\$5,716,400





2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
40102 EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class		
170297	540 E ARCH ST	08/31/22	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$134,100	44.70	\$419,350	\$57,888	\$177,238	75.0	150.0	0.26	0.26	\$772	\$224,372	\$5.15	75.00	40102	PER PTA		2025 EAST COMBINED	6/17/2020	401		
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$333,164	\$119,995	\$118,159	50.0	150.0	0.17	0.17	\$2,400	\$697,645	\$16.02	50.00	40102	PER PTA		2025 EAST COMBINED	6/17/2020	401		
171200	424 CEDAR ST	08/31/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$366,000	32.53	\$1,219,367	\$118,593	\$212,960	90.0	150.0	0.31	0.31	\$1,318	\$382,558	\$8.78	90.00	40102	2022R-08904		2025 EAST COMBINED	6/24/2020	401		
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$310,521	\$107,638	\$118,159	50.0	150.0	0.17	0.17	\$2,153	\$625,802	\$14.37	50.00	40102	2023R-09235		2025 EAST COMBINED	6/24/2020	401		
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$596,051	\$61,108	\$118,159	50.0	150.0	0.17	0.17	\$1,222	\$355,279	\$8.16	50.00	40102	2023R-06851		2025 EAST COMBINED	7/8/2020	401		
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$384,271	\$110,148	\$104,419	66.0	100.0	0.15	0.15	\$1,669	\$724,658	\$16.64	66.00	40102	2023R-08978		2025 EAST COMBINED	7/3/2013	401		
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$674,702	\$158,457	\$118,159	50.0	150.0	0.17	0.17	\$3,169	\$921,262	\$21.15	50.00	40102	PER PTA		2025 EAST COMBINED	7/28/2020	401		
172730	502 E HEWITT AVE	06/22/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$131,600	31.04	\$458,982	\$44,019	\$79,001	50.0	100.0	0.12	0.12	\$880	\$382,774	\$8.79	50.00	40102	2022R-06662		2025 EAST COMBINED	7/29/2020	401		
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$216,250	\$29,394	\$55,644	44.0	80.0	0.08	0.08	\$668	\$362,889	\$8.33	44.00	40102	2023R-08154		2025 EAST COMBINED	7/9/2020	401		
180820	521 HIGH ST	04/01/22	\$220,000	AFF	03-ARM'S LENGTH	\$220,000	\$71,600	32.55	\$238,884	\$81,413	\$100,297	50.0	127.0	0.15	0.15	\$1,628	\$557,623	\$12.80	50.00	40102	2022R-03754		2025 EAST COMBINED	7/1/2020	401		
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$391,037	\$150,807	\$85,184	42.5	127.0	0.12	0.12	\$3,548	\$1,216,185	\$27.92	42.50	40102	2023R-07679		2025 EAST COMBINED	7/1/2020	401		
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$331,256	\$164,903	\$118,159	50.0	150.0	0.17	0.17	\$3,298	\$958,738	\$22.01	50.00	40102	2023R-10162		2025 EAST COMBINED	6/18/2020	401		
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$288,777	\$63,382	\$118,159	50.0	150.0	0.17	0.17	\$1,268	\$368,500	\$8.46	50.00	40102	PER PTA		2025 EAST COMBINED	8/13/2020	401		
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$494,044	\$62,585	\$156,629	50.0	198.9	0.23	0.23	\$1,252	\$274,496	\$6.30	50.00	40102	2023R-05437		2025 EAST COMBINED	8/20/2020	401		
360070	1010 HIGH ST	05/20/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$126,300	39.97	\$325,064	\$67,189	\$76,253	50.0	97.0	0.11	0.11	\$1,344	\$605,306	\$13.90	50.00	40102	2022R-05334		2025 EAST COMBINED	8/20/2020	401		
360080	207 E PARK ST	04/21/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$113,400	32.49	\$333,633	\$94,368	\$79,001	50.0	100.0	0.12	0.12	\$1,887	\$820,591	\$18.84	50.00	40102	2022R-04414		2025 EAST COMBINED	8/20/2020	401		
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$333,633	\$110,368	\$79,001	50.0	100.0	0.12	0.12	\$2,207	\$959,722	\$22.03	50.00	40102	PER PTA		2025 EAST COMBINED	8/20/2020	401		
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$506,626	\$167,683	\$118,159	50.0	150.0	0.17	0.17	\$3,354	\$974,901	\$22.38	50.00	40102	2023R-07335		2025 EAST COMBINED	8/12/2020	401		
360910	814 PINE ST	08/18/22	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$134,000	31.68	\$385,840	\$116,161	\$79,001	50.0	100.0	0.12	0.12	\$2,323	\$1,010,096	\$23.19	50.00	40102	2022R-08374		2025 EAST COMBINED	8/6/2020	401		
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$411,750	\$169,409	\$118,159	50.0	150.0	0.17	0.17	\$3,388	\$984,936	\$22.61	50.00	40102	2023R-08355		2025 EAST COMBINED	8/6/2020	401		
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$311,470	\$116,653	\$83,123	50.0	105.1	0.12	0.12	\$2,333	\$964,074	\$22.13	50.00	40102	2023R-04403		2025 EAST COMBINED	8/19/2020	401		
380101	315 E PARK ST	03/14/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,400	34.53	\$266,570	\$101,553	\$83,123	50.0	105.1	0.12	0.12	\$2,031	\$839,281	\$19.27	50.00	40102	2023R-01899		2025 EAST COMBINED	8/20/2020	401		
380210	418 ALBERT ST	05/05/23	\$400,000	AFF	03-ARM'S LENGTH	\$388,000	\$146,500	37.76	\$407,931	\$89,297	\$109,228	66.0	105.1	0.16	0.16	\$1,353	\$561,616	\$12.89	66.00	40102	PER PTA		2025 EAST COMBINED	8/25/2020	401		
390050	1304 PINE ST	06/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$305,284	\$98,717	\$79,001	50.0	100.0	0.12	0.12	\$1,974	\$858,409	\$19.71	50.00	40102	2023R-04531		2025 EAST COMBINED	8/31/2020	401		
390270	1104 PINE ST	06/17/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$88,200	30.31	\$260,653	\$148,506	\$118,159	50.0	150.0	0.17	0.17	\$2,970	\$863,407	\$19.82	50.00	40102	2022R-06269		2025 EAST COMBINED	8/27/2020	401		
390341	416 E COLLEGE AVE	05/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$90,500	30.68	\$274,409	\$138,750	\$118,159	50.0	150.0	0.17	0.17	\$2,775	\$806,686	\$18.52	50.00	40102	2023R-04469		2025 EAST COMBINED	8/27/2020	401		
390381	419 E MAGNETIC ST	09/30/22	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$120,200	29.83	\$375,994	\$145,165	\$118,159	50.0	150.0	0.17	0.17	\$2,903	\$843,983	\$19.38	50.00	40102	2022R-09851		2025 EAST COMBINED	8/25/2020	401		
390490	401 ALBERT ST	08/04/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$117,100	30.26	\$338,838	\$172,503	\$124,341	75.0	105.4	0.18	0.18	\$2,300	\$953,055	\$21.88	75.00	40102	2023R-06625		2025 EAST COMBINED	8/25/2020	401		
401150	1111 HIGH ST	10/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$266,681	\$101,478	\$118,159	50.0	150.0	0.17	0.17	\$2,030	\$589,988	\$13.54	50.00	40102	2022R-10328		2025 EAST COMBINED	8/27/2020	401		
401780	1219 PINE ST	06/23/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$98,000	36.31	\$256,681	\$100,464	\$87,245	50.0	110.9	0.13	0.13	\$2,009	\$791,055	\$18.16	50.00	40102	2023R-05238		2025 EAST COMBINED	8/27/2020	401		
<b>Totals:</b>			<b>\$11,729,550</b>			<b>\$11,717,550</b>	<b>\$4,016,700</b>		<b>\$11,717,713</b>	<b>\$3,268,594</b>	<b>\$3,268,597</b>	<b>1,608.5</b>		<b>4.76</b>	<b>4.76</b>												
								<b>Sale. Ratio =&gt;</b>	<b>34.28</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>5.32</b>					<b>per FF=&gt;</b>	<b>\$2,032</b>	<b>per Net Acre=&gt;</b>	<b>686,968.05</b>	<b>per SqFt=&gt;</b>	<b>\$15.77</b>								

FINAL CONCLUSION:	
PER ACRE	
1 \$	686,968
1.5 \$	1,030,452
2 \$	1,373,936
2.5 \$	1,717,420
3 \$	2,060,904
4 \$	2,747,871
5 \$	3,434,839
7 \$	4,808,775

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
1130180	2836 GRANITE POINTE DR	06/08/22	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$179,400	32.01	\$557,774	\$109,347	\$106,621	0.0	0.0	0.46	0.46	#DIV/0!	\$237,195	\$5.45	0.00	10012	2022R-06241		2025 GRANITE POINTE	6/18/2024	401
1130210	2816 GRANITE POINTE DR	08/14/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$304,900	42.06	\$732,220	\$110,734	\$117,954	0.0	0.0	0.51	0.51	#DIV/0!	\$217,125	\$4.98	0.00	10012	2023R-06877		2025 GRANITE POINTE	6/13/2024	401
1130760	2840 GRANITE POINTE DR	05/13/22	\$759,000	WD	03-ARM'S LENGTH	\$759,000	\$225,100	29.66	\$713,982	\$228,888	\$183,870	0.0	0.0	0.80	0.80	#DIV/0!	\$287,909	\$6.61	0.00	10012	2022R-05068		2025 GRANITE POINTE	6/18/2024	401
<b>Totals:</b>			<b>\$2,044,500</b>			<b>\$2,044,500</b>	<b>\$709,400</b>		<b>\$2,003,976</b>	<b>\$448,969</b>	<b>\$408,445</b>	<b>0.0</b>		<b>1.77</b>	<b>1.77</b>										
								<b>Sale. Ratio =&gt;</b>	<b>34.70</b>					<b>Average</b>					<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>6.59</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>254,229.33</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.84</b>				

**FINAL CONCLUSION:**

**PER ACRE:**

1 \$	254,229
1.5 \$	381,344
2 \$	508,459
2.5 \$	635,573
3 \$	762,688
4 \$	1,016,917
5 \$	1,271,147
7 \$	1,779,605
10 \$	2,542,293









2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
40107 SHIRAS HILLS/LAKEVIEW HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
520740	8 E NICOLET BLVD	07/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$76,000	30.34	\$238,326	\$88,135	\$75,961	85.0	155.0	0.30	0.30	\$1,037	\$291,838	\$6.70	85.00	10025 2022R-07197		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/21/2023	401	
520520	108 RAYMBAULT DR	05/25/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$70,700	29.83	\$222,938	\$92,538	\$78,476	64.8	210.0	0.31	0.31	\$1,428	\$296,596	\$6.81	64.80	10025 2022R-05512		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$312,092	\$69,906	\$81,998	62.0	229.0	0.33	0.33	\$1,128	\$214,436	\$4.92	62.00	10025 PER PTA		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
720200	304 JONATHAN CARVER RD	08/05/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$118,800	26.40	\$386,885	\$160,456	\$97,341	104.3	193.0	0.39	0.39	\$1,538	\$414,615	\$9.52	104.30	10025 2022R-07852		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/21/2023	401	
720510	1003 ALLOUEZ RD	08/01/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,500	35.19	\$675,170	\$118,048	\$118,218	110.1	0.0	0.47	0.47	\$1,072	\$251,166	\$5.77	110.10	10025 2022R-07640		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$418,709	\$142,079	\$129,788	107.0	210.0	0.52	0.52	\$1,328	\$275,347	\$6.32	107.00	10025 2023R-06117		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/19/2023	401	
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$537,276	\$169,075	\$181,351	154.7	341.0	0.72	0.72	\$1,093	\$234,501	\$5.38	154.68	10025 2024R-00752		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	10/9/2017	401	
<b>Totals:</b>			<b>\$2,868,500</b>			<b>\$2,868,500</b>	<b>\$940,900</b>		<b>\$2,791,396</b>	<b>\$840,237</b>	<b>\$763,133</b>	<b>687.9</b>		<b>3.03</b>	<b>3.03</b>										
							<b>Sale. Ratio =&gt;</b>	<b>32.80</b>			<b>Average</b>			<b>Average</b>				<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>5.05</b>			<b>per FF=&gt;</b>	<b>\$1,221</b>		<b>per Net Acre=&gt;</b>	<b>276,940.34</b>			<b>per SqFt=&gt;</b>	<b>\$6.36</b>						

<b>FINAL CONCLUSION:</b>	
<b>PER FRONT FOOT:</b>	<b>\$ 1,221</b>
<b>PER ACRE:</b>	
1 \$	276,940
1.5 \$	415,411
2 \$	553,881
2.5 \$	692,351
3 \$	830,821
4 \$	1,107,761
5 \$	1,384,702
7 \$	1,938,582
10 \$	2,769,403



2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
40109 SOUTHWEST COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
140410	926 WILSON ST	12/09/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$100,500	32.52	\$290,265	\$80,342	\$61,607	100.0	112.5	0.26	0.26	\$803	\$311,403	\$7.15	100.00	10008	2022R-11949		2025 FP/GC/GR HL/WSTLND CMBD	11/8/2022	401
800220	500 FOREST PARK DR	04/14/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$117,400	34.13	\$349,191	\$82,205	\$87,396	99.6	160.1	0.37	0.37	\$825	\$224,604	\$5.16	99.61	10008	2022R-04082		2025 FP/GC/GR HL/WSTLND CMBD	6/1/2022	401
840080	8 SPECKER CIR	06/06/23	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$182,800	43.01	\$410,614	\$73,127	\$58,741	80.4	133.0	0.25	0.25	\$909	\$297,264	\$6.82	80.42	10008	2023R-05009		2025 FP/GC/GR HL/WSTLND CMBD	5/9/2022	401
900180	18 GROVE HILL CT	08/14/23	\$365,900	WD	03-ARM'S LENGTH	\$365,900	\$175,700	48.02	\$369,501	\$70,661	\$74,262	149.8	90.5	0.31	0.31	\$472	\$227,206	\$5.22	149.82	10008	2023R-06875		2025 FP/GC/GR HL/WSTLND CMBD	5/24/2022	401
<b>Totals:</b>			<b>\$1,443,900</b>			<b>\$1,443,900</b>	<b>\$576,400</b>		<b>\$1,419,571</b>	<b>\$306,335</b>	<b>\$282,006</b>	<b>429.9</b>		<b>1.18</b>	<b>1.18</b>										
								<b>Sale. Ratio =&gt;</b>	<b>39.92</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>7.36</b>		<b>per FF=&gt;</b>	<b>\$713</b>		<b>per Net Acre=&gt;</b>	<b>259,386.11</b>		<b>per SqFt=&gt;</b>	<b>\$5.95</b>							

FINAL CONCLUSION:		
PER FRONT FOOT:	\$	713
PER ACRE		
1	\$	259,386
1.5	\$	389,079
2	\$	518,772
2.5	\$	648,465
3	\$	778,158
4	\$	1,037,544
5	\$	1,296,931
7	\$	1,815,703
10	\$	2,593,861
15	\$	3,890,792
20	\$	5,187,722
25	\$	6,484,653
30	\$	7,781,583
40	\$	10,375,445
50	\$	12,969,306
100	\$	25,938,611

2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
40301 BLUE HERON BLUFFS CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
510593	1940 WOODLAND AVE	10/13/22	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$174,300	42.88	\$472,627	\$78,569	\$144,696	147.0	309.4	1.04	1.04	\$534	\$75,258	\$1.73	147.00	10019	2022R-10179	2025 NORTH COMBINED	8/13/2024	401	
515612	1308 PIONEER RD	07/10/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,000	37.36	\$339,315	\$108,446	\$182,761	0.0	0.0	1.10	1.10	#DIV/0!	\$98,587	\$2.26	0.00	10026	2023R-05564	2025 SOUTH COMBINED	8/31/2023	401	
510595	2000 WOODLAND AVE	07/20/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$28,500	24.15	\$109,888	\$118,000	\$109,888	150.0	322.3	1.11	1.11	\$787	\$106,306	\$2.44	150.00	10019	2023R-05977	2025 NORTH COMBINED	8/13/2024	402	
1080030	1603 ALTAMONT ST	07/31/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,600	39.68	\$538,363	\$91,991	\$190,354	0.0	0.0	1.22	1.22	#DIV/0!	\$75,526	\$1.73	0.00	10029	2023R-06331	2025 SUMMITS/PREMEAU COMBINED	8/6/2024	401	
1050220	840 E ORIANNA DR	04/14/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$306,500	45.41	\$849,662	\$59,295	\$233,957	0.0	0.0	1.50	1.50	#DIV/0!	\$39,609	\$0.91	0.00	10029	2023R-03304	2025 SUMMITS/PREMEAU COMBINED	8/6/2024	401	
515479	1650 S MCCLELLAN AVE	06/30/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$18,000	27.69	\$315,694	\$65,000	\$315,694	0.0	0.0	2.02	2.02	#DIV/0!	\$32,178	\$0.74	0.00	10029	2022R-06567	2025 SUMMITS/PREMEAU COMBINED	7/9/2024	402	
515772	2530 DIVISION ST	03/01/24	\$219,100	WD	03-ARM'S LENGTH	\$219,100	\$100,300	45.78	\$339,360	\$84,599	\$204,859	170.9	0.0	2.47	2.47	\$495	\$34,306	\$0.79	170.85	10026	2024R-01344	2025 SOUTH COMBINED	9/22/2023	401	
515773	2500 S MCCLELLAN AVE	07/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$54,500	19.82	\$388,484	\$275,000	\$388,484	410.7	826.7	7.79	7.79	\$670	\$35,284	\$0.81	410.66	10026	2022R-06657	2025 SOUTH COMBINED	11/1/2024	402	
513720	380 MEESKE AVE	03/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$383,200	51.09	\$1,027,678	\$187,686	\$465,364	0.0	0.0	9.88	9.88	#DIV/0!	\$18,997	\$0.44	0.00	10002	2023R-01945	2025 CENTRAL COMBINED	9/6/2022	401	
<b>Totals:</b>			<b>\$3,213,600</b>			<b>\$3,213,600</b>	<b>\$1,338,900</b>		<b>\$4,381,071</b>	<b>\$1,068,586</b>	<b>\$2,236,057</b>	<b>878.5</b>		<b>28.13</b>	<b>28.13</b>										
							<b>Sale. Ratio =&gt;</b>	<b>41.66</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>10.81</b>			<b>per FF=&gt;</b>	<b>\$1,216</b>	<b>per Net Acre=&gt;</b>	<b>37,988.77</b>			<b>per SqFt=&gt;</b>	<b>\$0.87</b>							

**FINAL CONCLUSION:**  
**PER ACRE: \$37,988**

2025 LAND ANALYSIS FOR NEIGHBORHOODS:

- 40302 BROOKSTONE CONDOMINIUMS
- 40304 DAYBREAK CONDOMINIUMS
- 40309 HAWKS RIDGE AND LOFTS OF HAWK RIDGE
- 40310 HEMLOCK PARK CONDOMINIUMS
- 40311 HORIZONS CONDOMINIUMS
- 40314 NORTH CREEK CONDOMINIUMS
- 40320 THE MEADOWS CONDOMINIUMS
- 40323 WESTLAND HILLS CONDOMINIUMS

USED FOR LAND VALUE SPECIFIC TO EACH CONDOMINIUM ASSOCIATION'S MASTER DEED ALLOCATION DESIGNATED AS COMMON ELEMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class			
140410	926 WILSON ST	12/09/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$100,500	32.52	\$290,265	\$80,342	\$61,607	100.0	112.5	0.26	0.26	\$803	\$311,403	\$7.15	100.00	10008	2022R-11949	2025 FP/GC/GR HL/WSTLND CMBD	11/8/2022	401				
800220	500 FOREST PARK DR	04/14/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$117,400	34.13	\$349,191	\$82,205	\$87,396	99.6	160.1	0.37	0.37	\$825	\$224,604	\$5.16	99.61	10008	2022R-04082	2025 FP/GC/GR HL/WSTLND CMBD	6/1/2022	401				
840080	8 SPECKER CIR	06/06/23	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$182,800	43.01	\$410,614	\$73,127	\$58,741	80.4	133.0	0.25	0.25	\$909	\$297,264	\$6.82	80.42	10008	2023R-05009	2025 FP/GC/GR HL/WSTLND CMBD	5/9/2022	401				
900180	18 GROVE HILL CT	08/14/23	\$365,900	WD	03-ARM'S LENGTH	\$365,900	\$175,700	48.02	\$369,501	\$70,661	\$74,262	149.8	90.5	0.31	0.31	\$472	\$227,206	\$5.22	149.82	10008	2023R-06875	2025 FP/GC/GR HL/WSTLND CMBD	5/24/2022	401				
<b>Totals:</b>			<b>\$1,443,900</b>			<b>\$1,443,900</b>	<b>\$576,400</b>		<b>\$1,419,571</b>	<b>\$306,335</b>	<b>\$282,006</b>	<b>429.9</b>		<b>1.18</b>	<b>1.18</b>													
								Sale. Ratio =>	<b>39.92</b>					Average				Average										
								Std. Dev. =>	<b>7.36</b>					Average		per FF=>			Average		per SqFt=>							
																<b>259,386.11</b>			<b>\$5.95</b>									

**FINAL CONCLUSION:**  
**PER ACRE \$ 259,386**



2025 LAND ANALYSIS FOR NEIGHBORHOOD:

40316 SHIRAS POINTE CONDOMINIUMS

USED FOR LAND VALUE SPECIFIC TO EACH CONDOMINIUM ASSOCIATION'S MASTER DEED ALLOCATION DESIGNATED AS COMMON ELEMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
520740	8 E NICOLET BLVD	07/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$76,000	30.34	\$238,326	\$88,135	\$75,961	85.0	155.0	0.30	0.30	\$1,037	\$291,838	\$6.70	85.00	10025 2022R-07197		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/21/2023	401	
520520	108 RAYMBAULT DR	05/25/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$70,700	29.83	\$222,938	\$92,538	\$78,476	64.8	210.0	0.31	0.31	\$1,428	\$296,596	\$6.81	64.80	10025 2022R-05512		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$312,092	\$69,906	\$81,998	62.0	229.0	0.33	0.33	\$1,128	\$214,436	\$4.92	62.00	10025 PER PTA		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
720200	304 JONATHAN CARVER RD	08/05/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$118,800	26.40	\$386,885	\$160,456	\$97,341	104.3	193.0	0.39	0.39	\$1,538	\$414,615	\$9.52	104.30	10025 2022R-07852		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/21/2023	401	
720510	1003 ALLOUEZ RD	08/01/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,500	35.19	\$675,170	\$118,048	\$118,218	110.1	0.0	0.47	0.47	\$1,072	\$251,166	\$5.77	110.10	10025 2022R-07640		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/20/2023	401	
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$418,709	\$142,079	\$129,788	107.0	210.0	0.52	0.52	\$1,328	\$275,347	\$6.32	107.00	10025 2023R-06117		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	9/19/2023	401	
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$537,276	\$169,075	\$181,351	154.7	341.0	0.72	0.72	\$1,093	\$234,501	\$5.38	154.68	10025 2024R-00752		2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	10/9/2017	401	
<b>Totals:</b>			<b>\$2,868,500</b>			<b>\$2,868,500</b>	<b>\$940,900</b>		<b>\$2,791,396</b>	<b>\$840,237</b>	<b>\$763,133</b>	<b>687.9</b>		<b>3.03</b>	<b>3.03</b>										
							<b>Sale. Ratio =&gt;</b>	<b>32.80</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>5.05</b>			<b>per FF=&gt;</b>	<b>\$1,221</b>	<b>per Net Acre=&gt;</b>	<b>276,940.34</b>			<b>per SqFt=&gt;</b>	<b>\$6.36</b>							

**FINAL CONCLUSION:**  
**PER ACRE: \$ 276,940**

2025 LAND ANALYSIS FOR NEIGHBORHOOD:  
40318 THE BLUFFS CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
450080	1744 LONGYEAR AVE	12/29/22	\$110,000	AFF	03-ARM'S LENGTH	\$110,000	\$50,400	45.82	\$136,402	\$2,110	\$28,512	62.5	50.0	0.07	0.07	\$34	\$29,306	\$0.67	62.50	40106	PER PTA	2025 NORTH COMBINED	401	
480760	2313 FITCH AVE	05/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,800	35.03	\$222,081	\$26,674	\$63,755	50.0	140.0	0.16	0.16	\$533	\$165,677	\$3.80	50.00	40106	2022R-05194	2025 NORTH COMBINED	401	
670180	1504 LYNN AVE	03/31/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$116,300	41.24	\$327,579	\$37,580	\$83,159	78.0	117.0	0.21	0.21	\$482	\$178,952	\$4.11	78.00	40106	2023R-02074	2025 NORTH COMBINED	401	
790070	1402 GRAY ST	08/25/22	\$272,900	AFF	03-ARM'S LENGTH	\$272,900	\$118,900	43.57	\$359,138	\$3,256	\$89,494	75.0	131.0	0.23	0.23	\$43	\$14,407	\$0.33	75.00	40106	PER PTA	2025 NORTH COMBINED	401	
620012	1804 MILDRED AVE	09/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,100	50.04	\$318,690	\$20,704	\$99,394	70.0	156.0	0.25	0.25	\$296	\$82,486	\$1.89	70.00	40106	2022R-09824	2025 NORTH COMBINED	401	
730100	1804 NORWOOD ST	12/02/22	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$109,300	40.83	\$336,495	\$50,795	\$119,590	132.0	99.7	0.30	0.30	\$385	\$168,195	\$3.86	132.00	40106	2022R-11824	2025 NORTH COMBINED	401	
740100	1602 MILDRED AVE	04/28/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,300	48.42	\$376,070	\$19,608	\$130,678	108.4	132.6	0.33	0.33	\$181	\$59,418	\$1.36	108.35	40106	2022R-04699	2025 NORTH COMBINED	401	
850010	1801 MILDRED AVE	06/10/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,900	46.97	\$300,784	\$24,398	\$140,182	70.0	220.0	0.35	0.35	\$349	\$68,921	\$1.58	70.00	40106	2022R-06017	2025 NORTH COMBINED	401	
510422	1947 GRANITE AVE	06/21/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$122,800	37.55	\$453,098	\$68,731	\$194,829	0.0	0.0	0.49	0.49	#DIV/0!	\$139,697	\$3.21	0.00	40106	2022R-06417	2025 NORTH COMBINED	401	
510593	1940 WOODLAND AVE	10/13/22	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$174,300	42.88	\$474,408	\$76,788	\$144,696	147.0	309.4	1.04	1.04	\$522	\$73,552	\$1.69	147.00	40106	2022R-10179	2025 NORTH COMBINED	401	
1170201	27 WHITE PINE WAY	10/09/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$178,955	\$83,110	\$132,165	200.0	349.0	1.60	1.60	\$416	\$51,879	\$1.19	200.00	40318	2024R-08795	2025 THE BLUFFS CONDOS	407	
1170202	23 WHITE PINE WAY	10/09/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318	2024R-08797	2025 THE BLUFFS CONDOS	407	
1170203	19 WHITE PINE WAY	10/30/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318	2024R-09079	2025 THE BLUFFS CONDOS	407	
1170204	15 WHITE PINE WAY	12/18/24	\$143,300	WD	03-ARM'S LENGTH	\$143,300	\$0	0.00	\$132,165	\$143,300	\$132,165	200.0	349.0	1.60	1.60	\$717	\$89,451	\$2.05	200.00	40318	2024R-10586	2025 THE BLUFFS CONDOS	407	
1170205	11 WHITE PINE WAY	12/18/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318	2024R-10585	2025 THE BLUFFS CONDOS	407	
1170206	9 WHITE PINE WAY	10/18/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318	2024R-08678	2025 THE BLUFFS CONDOS	407	
<b>Totals:</b>			<b>\$3,333,900</b>			<b>\$3,333,900</b>	<b>\$1,092,100</b>		<b>\$4,144,525</b>	<b>\$1,076,654</b>	<b>\$1,887,279</b>	<b>1,992.9</b>		<b>13.05</b>	<b>13.05</b>									
							<b>Sale. Ratio =&gt;</b>	<b>32.76</b>				<b>Average</b>		<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>21.93</b>				<b>per FF=&gt;</b>	<b>\$540</b>	<b>per Net Acre=&gt;</b>	<b>82,476.94</b>		<b>per SqFt=&gt;</b>	<b>\$1.89</b>						

**FINAL CONCLUSION:** \$ 82,476.94  
**PER ACRE ROUNDED** \$ 82,500