

2024 Residential - Low Bank Lake Michigan

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
016-350-036-00	8485 S SUNFSIDE DR	12/31/21	\$582,000	\$121,800	20.93	\$435,979	\$97,500	75.0	\$5,813
016-650-007-00	6337 S WHISKEY CREEK TRL	09/23/21	\$600,000	\$157,900	26.32	\$457,710	\$173,600	62.0	\$7,382
016-350-032-00	8445 S SUNFSIDE DR	01/11/22	\$715,000	\$210,100	29.38	\$554,132	\$259,261	78.6	\$7,053
016-400-028-70		08/26/21	\$490,000	\$126,700	25.86	\$490,000	\$30,000	82.6	\$5,931
016-350-011-00	8446 S SUNSET DR	08/26/21	\$490,000	\$126,700	25.86	\$490,000	\$30,000	76.6	\$6,400
016-350-019-00	8460 S MICHAGO RD	11/23/21	\$405,000	\$130,400	32.20	\$167,670	\$23,548	78.5	\$2,136
016-033-400-05	9309 S INDIAN HILLS RD	06/28/21	\$1,450,000	\$455,900	31.44	\$1,345,399	\$807,288	288.3	\$4,666
Totals:			\$4,732,000	\$1,329,500		\$3,940,890	\$1,421,197	741.6	
			Sale. Ratio =>		28.10	Average			
			Std. Dev. =>		3.90	per FF=>		\$5,314	

Lake Michigan Low Bank Land Values 2024
USE \$5,300 fper front foot

NOT USED									
016-400-028-50		10/26/22	\$110,000	\$18,700	17.00	\$110,000	\$29,750	85.0	\$1,294
016-350-017-00		10/26/22	\$110,000	\$18,700	17.00	\$110,000	\$29,750	108.0	\$1,019
016-350-005-00	8443 S SUNSET DR	08/26/21	\$490,000	\$126,700	25.86	\$266,547	\$30,000	100.0	\$2,665
016-350-020-00	8454 S MICHAGO RD	08/29/22	\$84,900	\$68,300	80.45	\$6,063	\$57,837	82.6	\$73
016-033-400-12	9351 S INDIAN HILLS RD	06/28/21	\$2,400,000	\$861,200	35.88	\$1,258,366	\$580,734	207.4	\$6,067
016-021-100-06		08/19/21	\$259,000	\$243,400	93.98	\$259,000	\$486,707	173.8	\$1,490
016-021-100-18	7447 S SCENIC DR	10/22/21	\$525,000	\$454,500	86.57	\$125,393	\$509,480	182.0	\$689
016-033-400-05	9309 S INDIAN HILLS RD	06/28/21	\$1,450,000	\$455,900	31.44	\$1,345,399	\$807,288	288.3	\$4,666
016-008-100-04	5727 S SCENIC DR	05/11/22	\$830,000	\$482,900	58.18	\$815,566	\$951,447	288.3	\$2,829

Residential Land Values - 2024

Lake Michigan High Bank

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	Access
016-016-300-05	7139 S SCENIC DR	04/08/22	\$1,275,000	\$493,000	38.67	\$720,779	\$431,751	176.2	\$4,090	LAKE MICH - HIGH BANK	
016-017-400-10	6993 S SCENIC DR	09/30/22	\$300,000	\$229,800	76.60	\$300,000	\$459,611	187.6	\$1,599	LAKE MICH - HIGH BANK	
011-113-100-10	1935 S GLEN ROAD	05/15/20	\$755,000	\$418,700	55.46	\$570,756	\$648,000	180.0	\$3,171	LAKE MICHIGAN MED/HIGH. BANK	
Totals:			\$2,330,000	\$1,141,500	48.99	\$1,591,535	\$1,539,362	543.8			
				Sale. Ratio =>	48.99	Average					
				Std. Dev. =>	19.01	per FF=>		\$2,927			

Lake Michigan High Bank Land Values 2024

USE \$172,927 per front foot

* Had to use values from other units due to the lack of parcels in Claybanks Township

NOT USED

011-431-092-00	3861 S LAKEVIEW DRIVE	10/08/21	\$0	\$205,000	#DIV/0!	(\$140,074)	\$270,000	60.0	(\$2,335)	LAKE MICHIGAN MED/HIGH. BANK	
011-102-200-10	320 S SHADY GLEN ROAD	01/11/22	\$155,000	\$340,400	219.61	(\$216,714)	\$369,504	546.3	(\$397)	LAKE MICHIGAN MED/HIGH. BANK	
011-102-200-18	S SHADY GLEN ROAD	01/11/22	\$155,000	\$340,400	219.61	(\$216,714)	\$369,504	546.3	(\$397)	LAKE MICHIGAN MED/HIGH. BANK	
011-102-200-19	S SHADY GLEN ROAD	08/16/21	\$137,500	\$340,400	247.56	(\$234,214)	\$369,504	546.3	(\$429)	LAKE MICHIGAN MED/HIGH. BANK	
011-400-001-00	2391 S APACHE DRIVE	09/30/21	\$1,075,000	\$331,500	30.84	\$749,552	\$337,500	75.0	\$9,994	LAKE MICHIGAN MED/HIGH. BANK	
011-431-092-00	3861 S LAKEVIEW DRIVE	10/18/21	\$750,000	\$205,000	27.33	\$609,926	\$270,000	60.0	\$10,165	LAKE MICHIGAN MED/HIGH. BANK	
011-400-004-00	2365 S APACHE DRIVE	07/06/21	\$760,000	\$295,300	38.86	\$506,801	\$337,500	75.0	\$6,757	LAKE MICHIGAN MED/HIGH. BANK	
011-455-001-00	1775 S GLEN ROAD	05/14/21	\$792,000	\$281,100	35.49	\$623,593	\$393,750	87.5	\$7,127	LAKE MICHIGAN MED/HIGH. BANK	
011-620-008-00	2913 S TIMBER DUNES ROAD	06/07/21	\$925,000	\$312,100	33.74	\$683,247	\$382,500	85.0	\$8,038	LAKE MICHIGAN MED/HIGH. BANK	

Residential 2024

Stony Lake Front 2024 use \$2,140

Residential Class - Stony Lake Land Tables

FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	sd/Adj. Sa. and Residue	st. Land Value	Effec. Front	Dollars/FF
016-600-036-00	7802 W CAMPBELL CT	09/27/21	\$325,000	\$67,200	20.68	\$227,798	\$37,281	93.2
011-380-035-00	4904 S AGNES ROAD	08/30/21	\$232,000	\$90,900	39.18	\$191,209	\$140,969	143.0
011-600-020-00	8175 W STONYCROFT ROAD	09/30/22	\$400,000	\$134,400	33.60	\$304,661	\$181,050	102.0
								\$2,987
Totals:			\$957,000	\$292,500		\$723,668	\$359,300	338.2
			Sale. Ratio =>		30.56	Average		
			Std. Dev. =>		9.49	per FF=>		\$2,140

FRONT

Use \$2,140 for Stony Lake Front Foot Values

* Had to use sales from another unit on Stony Lake due to the lack of parcels in Claybanks Township

REAR

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	sd/Adj. Sa. and Residue	st. Land Value	Effec. Front	Dollars/FF
016-100-018-00	7652 W STONY LAKE RD	05/31/22	\$299,900	\$120,300	40.10	\$115,116	\$65,776	131.6
016-250-019-00	7742 W STONY LAKE RD	07/13/22	\$168,400	\$60,800	36.10	\$83,051	\$36,249	80.6
011-370-008-00	8205 W BUTLER STREET	10/17/22	\$150,000	\$82,100	54.73	\$103,563	\$121,392	117.4
								\$882

Totals:			\$618,300	\$263,200		\$301,730	\$223,417	329.5
			Sale. Ratio =>		42.56	Average		
			Std. Dev. =>		9.81	per FF=>		\$916

Back Lots

Use \$916 for Stony Lake Front Foot Values

* Had to use sales from another unit on Stony Lake due to the lack of parcels in Claybanks Township

NOT USED

011-460-054-00	W WISCONSIN	06/25/21	\$11,000	\$9,300	84.55	\$3,161	\$10,680	60.0	\$53
011-460-029-00	W FLORIDA STREET	10/25/22	\$34,000	\$13,000	38.24	\$34,000	\$23,040	120.0	\$283
011-460-055-00	7914 W WISCONSIN STREET	04/12/21	\$18,000	\$9,700	53.89	\$9,266	\$10,680	60.0	\$154
011-460-027-00	7892 W FLORIDA STREET	09/21/22	\$35,000	\$11,500	32.86	\$35,000	\$23,040	120.0	\$292
011-510-001-10	8593 W STONY LAKE ROAD	10/28/22	\$370,000	\$157,000	42.43	\$141,295	\$103,400	100.0	\$1,413
011-460-060-05	7868 W WISCONSIN STREET	09/15/21	\$98,000	\$27,000	27.55	\$65,299	\$21,360	120.0	\$544
011-460-064-00	7832 W WISCONSIN STREET	08/13/21	\$83,000	\$22,500	27.11	\$59,375	\$21,360	120.0	\$495
011-460-090-01	4655 S GEORGIA STREET	09/01/22	\$60,000	\$57,400	95.67	(\$34,727)	\$27,456	143.0	(\$243)