

2024 Chester Res/Ag Acreage Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Dollars/Acre	PER AC AVE	Other Parcels in Sale	Land Table
023-220-000-267-00		8/26/2022	\$10,000	WD	\$10,000	\$3,300	33	\$10,000	1.05	\$9,524	\$9,524		CHARLTON TWP
031-018-100-005-00		01/11/22	\$13,000	WD	\$13,000	\$4,900	37.69	\$13,000	2.12	\$6,132			RESIDENTIAL.ACREAGE
030-018-100-020-00	8459 LOWER CHUB LAI	09/15/23	\$11,000	WD	\$11,000	\$7,500	68.18	\$11,000	2.50	\$4,400	\$5,266		RESIDENTIAL.ACREAGE
020-001-300-010-02		9/15/2023	\$16,000	WD	\$16,000	\$7,400	46.25	\$16,000	3.02	\$5,298	\$5,298		CHARLTON TWP
020-001-300-025-02		9/15/2023	\$24,000	WD	\$24,000	\$10,800	45	\$24,000	4.31	\$5,571			CHARLTON TWP
021-007-400-005-04	9568 WRIGHT WAY DR	7/21/2023	\$22,000	WD	\$22,000	\$11,600	52.73	\$22,000	4.93	\$4,462			CHARLTON TWP
021-007-400-005-06		8/30/2022	\$27,000	WD	\$27,000	\$6,200	22.96	\$27,000	4.94	\$5,466	\$5,166		CHARLTON TWP
031-024-300-010-00	8050 FINNEGAN RD	08/05/22	\$31,500	WD	\$31,500	\$13,500	42.86	\$31,500	10.00	\$3,150			RESIDENTIAL.ACREAGE
031-027-200-010-00	6363 FINNEGAN RD	03/11/22	\$31,000	WD	\$31,000	\$13,500	43.55	\$31,000	10.00	\$3,100			RESIDENTIAL.ACREAGE
020-012-100-005-05		7/16/2021	\$35,000	WD	\$35,000	\$9,500	27.14	\$35,000	10.01	\$3,500	\$3,250		CHARLTON TWP
020-012-100-005-06		6/1/2021	\$60,000	WD	\$60,000	\$19,000	31.67	\$60,000	20	\$3,000			CHARLTON TWP
021-009-100-060-00		10/29/2021	\$50,000	WD	\$50,000	\$15,800	31.6	\$50,000	20.82	\$2,402			CHARLTON TWP
021-036-100-025-00		1/5/2023	\$67,000	WD	\$67,000	\$21,100	31.49	\$67,000	23.01	\$2,912	\$2,771		CHARLTON TWP
031-017-300-015-00		06/03/22	\$99,000	WD	\$99,000	\$26,100	26.36	\$99,000	33.00	\$3,000			AGRICULTURAL
030-018-100-015-00	8505 LOWER CHUB LAI	07/08/21	\$85,000	WD	\$85,000	\$43,400	51.06	\$85,000	36.50	\$2,329	\$2,664		RESIDENTIAL.ACREAGE
030-007-100-015-00		06/29/21	\$80,000	WD	\$80,000	\$29,300	36.63	\$80,000	39.66	\$2,017			AGRICULTURAL
022-024-100-005-00		12/8/2022	\$100,000	WD	\$100,000	\$34,000	34	\$100,000	40	\$2,500	\$2,258		
030-001-100-005-06		08/02/21	\$153,320	WD	\$153,320	\$0	0.00	\$153,320	76.66	\$2,000			RESIDENTIAL.ACREAGE
021-021-100-010-00		9/28/2021	\$220,000	WD	\$220,000	\$92,000	41.81	\$220,000	114.13	\$1,927	\$1,960		

2024 conclusion to value is below.

Residential and Agricultural trend the same and were studied together.

Average price per acre from the sales above for each size

were applied in the chart below as highlighted.

Areas in between these conclusions were prorated.

Values for Acreage Table 1: 'GENERAL ACREAGE V'

1 Acre: 9,524	3 Acre: 15,894	10 Acre: 32,500	30 Acre: 79,920
1.5 Acre: 10,028	4 Acre: 20,862	15 Acre: 43,960	40 Acre: 90,320
2 Acre: 10,532	5 Acre: 25,830	20 Acre: 55,420	50 Acre: 143,160
2.5 Acre: 13,213	7 Acre: 29,165	25 Acre: 67,670	100 Acre: 196,000

2024 commercial/Industrial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
090-028-300-005-01		10/17/22	\$107,500	WD	\$107,500	\$107,500	10.01	\$10,739	\$0.25		INDUSTRIAL
081-210-000-049-00	1129 ANNA DR	06/01/22	\$20,000	WD	\$20,000	\$3,270	0.30	\$10,900	\$0.25		COMMERCIAL
Totals:			\$127,500		\$127,500	\$110,770	10.31				
								Average			
								per SqFt=>	\$0.25		

Conclusion for both commercial and industrial land is \$.25 per square ft.
Value is consistent with historical trends.

2024 Section 22, 23, 26 Shared Hunting Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Dollars/Acre	% OF RES	Other Parcels in Sale	Land Table
031-023-200-005-00	7483 M-32 EAST	09/19/23	\$30,000	WD	\$30,000	\$12,800	42.67	\$30,000	10.00	\$3,000	92%		SEC 22, 23, 26, T31N R2W
031-023-300-005-01		10/14/22	\$36,000	WD	\$36,000	\$15,200	42.22	\$36,000	15.00	\$2,400	82%		SEC 22, 23, 26, T31N R2W
		Totals:	\$66,000		\$66,000	\$28,000		\$66,000	25.00				

2024 conclusion is 15% less than Residential Acreage land

This is typical trend for this area.

Land value conclusion is below.

OVER ALL 15% LESS THAN RES ACREAGE

Values for Acreage Table 1: 'GENERAL ACREAGE V'

1 Acre: 8,095	3 Acre: 13,510	10 Acre: 27,625	30 Acre: 67,932
1.5 Acre: 8,524	4 Acre: 17,733	15 Acre: 37,366	40 Acre: 76,772
2 Acre: 8,952	5 Acre: 21,956	20 Acre: 47,107	50 Acre: 121,686
2.5 Acre: 11,231	7 Acre: 24,790	25 Acre: 57,520	100 Acre: 166,600

2024 Ranger Lake and Lk Louise waterfront land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
032-130-000-005-00		09/21/21	\$12,000	WD	\$12,000	\$12,000	\$7,810	69.3	162.0	\$173	78.00		LAKE LOUISE, WATERFRNT
032-130-000-008-00		05/26/22	\$10,500	WD	\$10,500	\$10,500	\$8,743	67.9	170.0	\$155	62.00		LAKE LOUISE, WATERFRNT
032-210-000-017-00		10/27/22	\$12,000	WD	\$12,000	\$12,000	\$10,184	63.3	147.0	\$190	56.00		LAKE LOUISE, WATERFRNT
Totals:			\$34,500		\$34,500	\$34,500	\$26,737	200.4					
								Average					
								per FF=>					
												\$172	

2024 Value conclusion of \$172 per front foot was applied.

2024 Ranger Lk/ Lk Louise off water land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table	Rate Group 1
032-140-000-069-00		06/06/22	\$5,400	WD	\$5,400	\$5,400	56.9	180.0	\$95	60.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-007-00		03/29/23	\$3,500	MLC	\$3,500	\$3,500	57.7	183.0	\$61	64.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-047-00		07/29/22	\$4,000	WD	\$4,000	\$4,000	58.2	180.0	\$69	64.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-062-00		10/14/22	\$5,500	WD	\$5,500	\$5,500	66.0	204.0	\$83	60.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-120-00	3344 BIRCHDALE DR	06/02/21	\$6,500	WD	\$6,500	\$6,500	122.6	177.0	\$53	135.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-161-01	3572 BIRCHDALE DR	10/14/21	\$6,000	WD	\$6,000	\$6,000	113.8	360.0	\$53	120.00	032-200-000-162-00	LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-174-00		06/22/23	\$3,000	WD	\$3,000	\$3,000	60.2	181.0	\$50	61.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-200-000-195-00		03/29/23	\$3,500	MLC	\$3,500	\$3,500	58.0	177.0	\$60	59.00		LK LOUISE/OFF WATER	GOOD LOCATION
032-210-000-033-00	3425 HAVENWOOD DR	10/31/23	\$4,000	WD	\$4,000	\$4,000	55.7	158.0	\$72	61.00		LK LOUISE/OFF WATER	GOOD LOCATION
Totals:			\$41,400		\$41,400	\$41,400	649.2						

\$64

2024 Land Value Conclusion of \$64 a front foot was applied.

2024 Big Bass waterfront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
030-001-300-025-00	6796 LARKSPUR LN	10/26/21	\$365,000	WD	\$365,000	\$389,788	\$36,380	173.3	390.3	\$210	211.71		BASS LAKE SUB/BIG BASS LK
032-160-000-018-00	6807 RIDGE DR	07/19/22	\$297,500	WD	\$297,500	\$252,834	\$61,925	62.8	157.0	\$987	118.00		BASS LAKE SUB/BIG BASS LK
Totals:			\$662,500		\$662,500	\$642,622	\$98,305	236.0					

\$416

2024 conclusion of \$416 per front foot was applied

2024 Van Buren/Little Bass Lk Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
032-190-000-012-00	7862 BLUEBERRY LN	08/06/21	\$159,000	WD	\$159,000	\$50,022	110.4	387.0	\$453	66.00	E. VAN BUREN/LITTLE BASS LK
032-190-000-016-00	7744 BLUEBERRY LN	08/22/22	\$160,000	WD	\$160,000	\$17,905	74.4	427.0	\$241	66.00	E. VAN BUREN/LITTLE BASS LK
Totals:			\$319,000		\$319,000	\$67,927	184.8				
							\$368				

2024 value conclusion of \$368 per front foot was applied.

2024 Big Lake Waterfront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
032-170-000-038-03	1530 SHALLOW SHORES DR	04/05/21	\$85,000	WD	\$85,000	\$85,000	90.0	180.0	\$944	90.00		BIG LAKE WFT
032-170-000-038-07	1556 SHALLOW SHORES DR	05/11/21	\$155,000	WD	\$155,000	\$155,000	139.6	400.0	\$1,111	85.00	032-170-000-038-05	BIG LAKE WFT
Totals:			\$240,000		\$240,000	\$240,000	229.6					
							\$1,045					

2024 conclusion of \$1045 per front foot was applied

2024 oley/ Emerald/ Lower Chub lakes Waterfront Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
031-017-100-020-19		05/17/23	\$74,000	WD	\$74,000	\$74,000	\$55,701	116.0	600.0	\$638	105.00		OLEY LAKE, WFT
Totals:			\$74,000		\$74,000	\$74,000	\$55,701	116.0					
								Average					
								per FF=>		\$638			

Only one sale within the studied period.
 Sale is reasonably within historical data and
 trending similar to the increases for other waterfront property.
 2024 conclusion of \$638 per front foot was applied