

BEAR LAKE TOWNSHIP LAND VALUE ANALYSIS: 2023 ASSESSMENTS: SALES BETWEEN 4/1/19-3/31/22

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt/Sold	Ratio	Land Res'l	Eff FF	Acres	\$/ Eff FF	\$/Acre	Act FF or #Sites	\$/Act FF or \$/Site	ECF Area	Comments
BIRCHWOOD SPRINGS																
001-225-048-00	6215 BIRCHCREST DR NE	3/27/21	WD	VACANT	16,000	4,300	26.88	16,000		0.5		29,197	1	16,000	401BS	OFF CANAL
001-225-050-00	2599 BIRCHCREST DR NE	3/2/21	WD	VACANT	20,000	4,300	21.50	20,000		0.6		30,960	1	20,000	401BS	OFF CANAL
001-225-053-00	2373 BIRCHCREST DR NE	8/20/20	WD	IMPROVED	137,000	66,700	48.69	12,697		0.0		#DIV/0!	1	12,697	401BS	OFF CANAL
001-225-056-00	1750 BIRCHWOOD SPRINGS DR NE	3/4/21	WD	VACANT	11,000	4,300	39.09	11,000		0.5		20,258	1	11,000	401BS	OFF CANAL
001-225-056-00	1750 BIRCHWOOD SPRINGS DR NE	3/22/22	WD	VACANT	23,000	4,300	18.70	23,000		0.5		42,357	1	23,000	401BS	OFF CANAL
Totals:					207,000	83,900		82,697					5	16,539		<= Col Avg
														16,539	<= Computed \$/Site	
															Sales Ratio => 40.53	
															Std Dev => 12.62	
The existing rate is 14,500/Site and 600 FF/Canal. Use \$ 16,500/site and \$700/FF Canal (No canal sales, but this is a corresponding 15% increase)																

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt/Sold	Ratio	Land Res'l	Eff FF	Acres	\$/ Eff FF	\$/Acre	Act FF or #Sites	\$/Act FF or \$/Site	ECF Area	Comments
401_E BEAR/HILLCREST																
001-681-009-00	11396 HILLCREST BLVD NE	10/13/21	WD	IMPROVED	170,000	44,700	26.29	88,658	100	0.9	887	99,059	2	44,329	401BH	
001-804-013-00	11226 HILLCREST BLVD NE	11/9/21	WD	IMPROVED	119,310	25,200	21.12	71,552	50	0.2	1431	311,096	1	71,552	401BH	
001-805-001-00	11030 HILLCREST BLVD NE	3/19/21	LC	MULTI IMPROVED	43,000	10,200	23.72	23,851	160	1.2	149	19,976	3	7,950	401BH	
001-805-003-00																
001-804-001-00	11108 HILLCREST BLVD NE	6/3/21	WD	VACANT	18,750	3,900	20.80	18,750	50	0.3	375	54,506	1	18,750	401BH	
001-804-014-00	HILLCREST BLVD NE	10/1/22	WD	VACANT	31000	4000	12.903	31000	100.5	0.741	308	41,835	2	15,500		LG: 2 LOT EQUIV
001-804-015-00	HILLCREST BLVD NE	10/1/22	WD	VACANT	12000	2000	16.667	12000	50	0.344	240	34,884	1	12,000		
001-804-016-00	HILLCREST BLVD NE	10/1/22	WD	VACANT	12000	2000	16.667	12000	50	0.344	240	34,884	1	12,000		
Totals:					406,060	92,000		257,811					11	26,012		<= Col Avg
														23,437	<= Computed \$/Site	
														14,750	<= Vacant ONLY \$/Site	
															Sales Ratio => 22.66	
															Std Dev => 4.61	
The existing rate is \$ 4,000/Site. Use 14,750/Site.																

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt/Sold	Ratio	Land Res'l	Eff FF	Acres	\$/ Eff FF	\$/Acre	Act FF or #Sites	\$/Act FF or \$/Site	ECF Area	Comments
401_TYPICAL; UNDER 1 ACRE (SMALL SITES; UNDER 0.5 ACRE)																
001-455-009-50	11661 BELL ST NE	9/24/20	WD	IMPROVED	69,520	20,300	29.20	30,397	0	0.1		266,640	1	30,397	4_TWP	
001-028-008-00	6014 PORTAGE CRK RD SE	1/19/22	WD	IMPROVED	28,000	8,100	28.93	5,740	0	0.2		30,052	1	5,740	4_TWP	
001-633-007-00	517 E BEAR LK RD NE	8/7/20	WD	IMPROVED	39,900	17,500	43.86	9,550	0	0.3		37,598	1	9,550	4_TWP	
001-628-001-00	11695 ARCADIA ST NE	10/19/20	WD	IMPROVED	25,000	22,400	89.60	-18,218	0	0.3		-61,340	1	-18,218	4_TWP	
001-603-008-00	1937 BEAVERTON AVE NE	9/30/21	WD	IMPROVED	58,500	21,300	36.41	19,826	0	0.3		58,657	1	19,826	4_TWP	
001-454-002-00	194 E BEAR LK RD NE	8/28/20	WD	IMPROVED	112,500	46,200	41.07	22,116	0	0.4		61,263	1	22,116	4_TWP	
001-455-002-00	11650 EDISON ST NE	8/25/20	WD	IMPROVED	131,000	12,200	9.31	105,541	0	0.4		292,357	1	105,541	4_TWP	
001-575-006-00	15533 OAK DR SE	11/18/21	WD	IMPROVED	105,000	18,000	17.14	67,273	0	0.5		138,707	1	67,273	4_TWP	
001-647-003-00	278 E BEAR LK RD NE	6/4/21	WD	MULTI IMPROVED	55,000	18,600	33.82	21,097	333	0.5		41,045	2	10,549	4_TWP	
001-750-024-10																
001-136-004-31	15981 SNAY DR SE	9/9/21	WD	IMPROVED	84,900	32,300	38.04	23,797	0	0.5		43,584	1	23,797	4_TWP	
001-456-009-00	BELL ST NE	4/10/20	QC	VACANT	500	400	80.00	500	0	0.1		4,425	1	500	4_TWP	SM SITE VALUE
001-636-001-00	EAGLE RDG ST NE	9/9/21	WD	VACANT	11,000	1,000	9.09	11,000	0	0.2		48,889	1	11,000	4_TWP	
001-644-001-00	HALE ST NE	4/30/20	WD	VACANT	2,800	700	25.00	2,800	0	0.3		10,853	1	2,800	4_TWP	
001-730-002-00	IRONWOOD ST NE	8/20/21	WD	MULTI VACANT	4,000	2,000	50.00	4,000	0	0.5		8,602	1	4,000	4_TWP	
001-730-003-00																
001-434-004-00	BRADLEY ST NE	7/20/20	WD	MULTI VACANT	9,000	2,100	23.33	9,000	0	0.5		18,480	1	9,000	4_TWP	
001-434-005-01																
Totals:					736,620	223,100		314,419					16	8,807	<= Col Avg	
							Sales Ratio =>	30.29						19,651	<= Computed \$/Site	
							Std Dev =>	22.77						5,460	<= Vacant ONLY \$/Site	
Use 5,500																

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1 ACRE SITES																
401 Typical- 1 Acre																
001-426-011-00	1703 BRADLEY ST NE	7/23/21	WD	MULTI IMPROVED	142,000	32,400	22.82	82,242	0	0.6		148,184	1	82,242	4_TWP	
001-426-010-00																
001-455-009-00	11653 BELL ST NE	5/19/20	MLC	MULTI IMPROVED	40,000	33,700	84.25	-23,489	250	0.6		-40,993	1	-23,489	4_TWP	SM SITE VALUE
001-455-008-00																
001-575-016-50	15394 OAK DR SE	6/30/21	WD	IMPROVED	232,250	74,100	31.91	87,135	0	0.7		123,246	1	87,135	4_TWP	
001-136-031-00	15549 M-72	10/7/21	LC	MULTI IMPROVED	35,000	14,900	42.57	13,011	0	0.8		15,964	1	13,011	4_TWP	
001-136-029-00																
001-459-001-00	158 E BEAR LK RD NE	7/6/21	WD	IMPROVED	90,000	26,500	29.44	45,007	0	0.9		51,732	1	45,007	4_TWP	
001-612-003-00	11496 LAKEVIEW RD NE	10/14/21	MLC	IMPROVED	65,000	23,500	36.15	23,992	0	0.9		27,264	1	23,992	4_TWP	
001-673-013-00	3391 W BEAR LK RD NE	5/25/21	WD	IMPROVED	170,105	49,400	29.04	76,429	0	0.9		84,639	1	76,429	4_TWP	
001-455-004-00	197 E BEAR LK RD NE	2/23/21	WD	IMPROVED	57,000	29,000	50.88	2,356	0	0.9		2,600	1	2,356	4_TWP	
001-128-004-05	12302 PIPER CIR SE	12/10/20	QC	IMPROVED	9,200	6,500	70.65	3,898	0	1.0		4,086	1	3,898	4_TWP	
001-028-012-00	12750 SPINNING ROD DR SE	8/18/20	LC	IMPROVED	37,000	19,600	52.97	2,569	0	1.0		2,569	1	2,569	4_TWP	
001-136-012-00	15879 HAAG RD SE	6/11/21	WD	MULTI IMPROVED	20,000	11,000	55.00	4,680	0	1.0		4,611	1	4,680	4_TWP	
001-136-009-00																
001-728-001-00	11261 IRONWOOD ST NE	1/28/21	WD	IMPROVED	87,500	25,400	29.03	40,309	4	1.0		39,674	1	40,309	4_TWP	SM SITE VALUE
001-428-006-01	1694 SUMPTER ST NE	2/2/21	WD	MULTI IMPROVED	120,000	55,800	46.50	8,830	0	1.0		8,589	1	8,830	4_TWP	
001-427-009-00																
001-461-001-00	114 E BEAR LK RD NE	12/18/20	WD	IMPROVED	105,000	45,100	42.95	19,124	0	1.3		15,287	1	19,124	4_TWP	SM SITE VALUE
001-467-001-00																
001-136-020-15	15949 NORTON DR SE	6/29/20	WD	MULTI IMPROVED	96,810	53,500	55.26	5,970	300	1.4		4,339	1	5,970	4_TWP	
001-136-020-10																
001-136-022-00	1240 GOOSE CRK RD SE	10/5/20	WD	IMPROVED	125,000	63,000	50.40	6,957	0	1.5		4,701	1	6,957	4_TWP	
001-638-003-00	11560 FAIRVIEW ST NE	6/1/21	WD	VACANT	11,000	2,500	22.73	11,000	0	0.6		20,000	1	11,000	4_TWP	
001-650-001-00	JERSEY ST NE	3/18/22	WD	VACANT	12,000	2,000	16.67	12,000	0	0.6		20,654	1	12,000	4_TWP	
001-730-010-00																
001-730-011-00	JERSEY ST NE	8/20/21	WD	MULTI VACANT	5,000	6,000	120.00	5,000	0	0.7		6,897	1	5,000	4_TWP	
001-730-012-00																
001-128-004-15	PIPER CIR SE	7/16/21	QC	VACANT	6,300	2,300	36.51	6,300	0	0.8		8,025	1	6,300	4_TWP	
001-733-001-00	BARNES AVE NE	8/20/21	WD	MULTI VACANT	5,500	3,000	54.55	5,500	0	0.9		6,180	1	5,500	4_TWP	
001-733-002-00																
001-136-061-00	SWAMP RD SE	8/20/21	WD	VACANT	2,500	2,900	116.00	2,500	0	1.0		2,463	1	2,500	4_TWP	
001-638-001-00	FAIRVIEW ST NE	10/15/21	WD	VACANT	7,500	5,000	66.67	7,500	0	1.1		6,533	1	7,500	4_TWP	
				Totals:	1,481,665	587,100		448,820					23	19,514		<= Col Avg
							Sales Ratio =>	39.62						19,514		<= Computed \$/Site
							Std Dev =>	26.90						7,114		<= Vacant ONLY \$/Site
The existing rate is 6,100. Use 7,100																
Note: Parcels 0.6 acres and above are included in this Land Table																

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401_TYPICAL: 2-3 ACRE																
001-120-001-15	11982 ROSE RDG RD NE	4/29/21	WD	VACANT	35,000	4,600	13.14	35,000	0	1.7	#DIV/0!	20,637			4_TWP	Outlier
001-129-008-15	11205 M-72	4/19/21	WD	IMPROVED	165,000	57,600	34.91	59,948	0	1.9	#DIV/0!	31,803			4_TWP	
001-129-010-00	162 LAKE VALLEY RD SE	6/24/21	WD	IMPROVED	155,000	70,600	45.55	27,630	0	2.6	#DIV/0!	10,801			4_TWP	
001-129-004-10	11159 M-72	10/27/21	WD	IMPROVED	57,000	25,500	44.74	23,278	0	3.2	#DIV/0!	7,236			4_TWP	
001-136-033-00	15652 M-72	3/23/22	WD	VACANT	14,400	9,200	63.89	14,400	0	3.4	#DIV/0!	4,229			4_TWP	
001-129-019-00	30 LAKE VALLEY RD SE	2/18/22	WD	VACANT	23,500	6,500	27.66	23,500	0	2.4	#DIV/0!	9,820			4_TWP	
001-105-001-14	HIDDEN MIST DR NE	7/22/21	WD	VACANT	13,900	7,700	55.40	13,900	0	2.5	#DIV/0!	5,560			4_TWP	
001-105-001-16	HIDDEN MIST DR NE	7/22/21	WD	VACANT	9,130	7,400	81.05	9,130	0	2.5	#DIV/0!	3,652			4_TWP	
001-105-001-08	CO RD 612 NE	8/19/21	WD	VACANT	10,000	6,800	68.00	10,000	0	2.5	#DIV/0!	3,984			4_TWP	
001-120-001-06	ROSE RDG RD NE	9/2/20	WD	VACANT	27,500	11,300	41.09	27,500	0	2.6	#DIV/0!	10,405			4_TWP	
Totals:					475,430	202,600		209,286		23.6		9,721	<= Col Avg			
												8,864	<= Computed \$/Acre			
												6,171	<= Vacant ONLY Computed \$/Acre			
Use 6,200																

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5 ACRE RATES																
001-117-004-10	1844 W BEAR LK RD NE	10/20/21	WD	DO NOT USE	196,000	109,600	55.92	1,755		5.0		351			4_TWP	Outlier
001-750-005-00																
001-750-001-04	365 LAKE VALLEY RD NE	8/27/21	WD	MULTI IMPROVED	288,000	86,900	30.17	93,499		5.1		18,420			4_TWP	
001-121-012-20																
001-119-028-01	10778 BLACK BEAR RD NE	10/30/20	WD	IMPROVED	240,000	129,700	54.04	1,783		6.1		294			401BB	
001-117-005-01	1986 W BEAR LK RD NE	2/24/21	WD	IMPROVED	110,000	21,700	19.73	86,902		7.5		11,525			4_TWP	
001-106-001-07	3873 W BEAR LK RD NE	10/13/21	WD	VACANT	25,000	9,300	37.20	25,000		4.3		5,810			4_TWP	
001-105-001-36	3647 HIDDEN MIST DR NE	10/10/20	LC	VACANT	32,900	8,200	24.92	32,900		4.5		7,251			4_TWP	
Totals:					695,900	255,800		240,084		27.5		8,660	<= Col Avg			
												8,723	<= Computed \$/Acre			
												6,550	<= Vacant ONLY Computed \$/Acre			
Use 6500																

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10 ACRE RATES																
001-104-011-00	3472 BEAR LN NE	9/10/21	WD	IMPROVED	118,000	41,700	35.34	51,664		8.5		6,067			4_TWP	
001-515-006-00	11753 LAKE VALLEY RD NE	2/4/22	WD	VACANT	16,000	8,100	50.63	16,000		8.1		1,979			4_TWP	
001-117-003-68																
001-117-003-67	SUNSET SHORES DR NE	6/3/21	WD	MULTI VACANT EQUIV	35,000	0	0.00	35,000		8.5		4,118			4_TWP	
001-117-003-66																
001-105-001-85	DEERMONT LN NE	7/14/20	WD	VACANT	12,500	10,600	84.80	12,500		10.1		1,238			4_TWP	
001-105-001-89	11764 MERITA LN NE	8/11/21	WD	VACANT	15,000	10,600	70.67	15,000		10.1		1,485			4_TWP	
001-118-002-30	BIG BEAR TRL NE	8/12/21	WD	VACANT	25,900	11,500	44.40	25,900		10.3		2,510			4_TWP	
001-015-003-40	4499 PORTAGE CRK RD SE	10/12/20	WD	VACANT	29,000	14,000	48.28	29,000		12.3		2,363			4_TWP	
				Totals:	251,400	96,500		185,064		67.9		2,823		<= Col Avg		
							Sales Ratio =>	38.39				2,726		<= Computed \$/Acre		
							Std Dev =>	18.41				2,247		<= Vacant ONLY Computed \$/Acre		
Use 2,250																

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20 ACRE RATES																
001-106-007-00	10228 CO RD 612 NE	9/29/20	WD	VACANT	35,000	17,500	50.00	35,000		20.0		1,750			4_TWP	
001-105-001-79	DEERMONT LN NE	5/22/20	WD	MULTI VACANT	36,000	21,200	58.89	36,000		20.2		1,782			4_TWP	
001-105-001-80																
				Totals:	71,000	38,700		71,000		40.2		1,766		<= Col Avg		
							Sales Ratio =>	54.51				1,766		<= Computed \$/Acre		
							Std Dev =>	6.29								
Use 1,800																

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30 ACRE RATES																
001-104-018-00	3063 BEAR LN NE	10/23/20	WD	IMPROVED	370,000	130,000	35.14	158,680		28.5		5,567			4_TWP	
Large Acreage sales in adjacent township analysed. 100+ Acres rates determined to be 1248. Interpolate intermediate acreage 'stops'. Therefore:																
10 Acre = 2250																
20 Acre = 1800																
30 Acre = 1640																
40 Acre = 1492																
60 Acre = 1394																
80 Acre = 1296																
100 Acre=1248																

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WATERFRONT CUB LAKE																
001-250-026-00	10697 BLACK BEAR RD NE	5/21/21	WD	IMPROVED	415,000	145,300	35.01	178,946	99	0.9	1807	208,077	100	1,789	WCL	LK FRT
001-275-037-00	10503 BLACK BEAR RD NE	8/27/21	WD	IMPROVED	350,000	101,200	28.91	204,698	104	1.2	1969	172,305	100	2,047	WCL	LK FRT
001-275-044-00	10383 BLACK BEAR RD NE	7/13/20	WD	IMPROVED	325,000	113,800	35.02	85,617	108	1.5	795	56,888	100	856	WCL	LK FRT
001-808-008-00	363 W BEAR LK RD NE	10/9/20	WD	IMPROVED	237,000	93,200	39.32	18,448	43	0.1	432	128,111	51	362	WCL	LK FRT
Totals:					1,327,000	453,500		487,709	353		1251			<= Col Avg		
					Sales Ratio =>		34.17				1380	<= Computed \$/FF				
					Std Dev =>		4.28				1301	<= Computed (Hi/Low Removed)				
The existing rate is 900/FF. Use 1,00/FF (Average of Existing and Computed)																

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WATERFRONT EAST LAKE; JOHNSON LAKE																
001-500-001-00	WILDWOOD SHORES DR SE	6/11/21	WD	VACANT	16,500	17,200	104.24	16,500	98	1.3	168		98	168	WJL	LAKE FRT
001-106-015-00	10696 RUTHIES DR NE	6/29/22	WD	03-ARM'S LENGTH	110,000	39,000	35.455	60,662	224	1.4	271		224	271	WEL	
001-106-015-10	RUTHIES DR NE	8/30/22	WD	03-ARM'S LENGTH	15,000	10,000	66.667	15,000	133	1.4	113		133	113	WEL	
001-106-017-10	3141 W BEAR LK RD NE	10/7/22	WD	03-ARM'S LENGTH	275,000	99,600	36.218	138,096	504	3.1	274		504	274	WEL	
Totals:					416,500	165,800		230,258	959		206			<= Col Avg		
					Sales Ratio =>		39.81				240	<= Computed \$/FF				
					Std Dev =>		32.50									
The existing rate is 150/FF. Use 200/FF																

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt/Sold	Ratio	Land Res'l	Eff FF	Acres	\$/ Eff FF	\$/Acre	Act FF or #Sites	\$/Act FF or \$/Site	ECF Area	Comments
WATERFRONT Manistee River UNDER 150 Ft																
001-001-023-00	15504 RIVERVIEW RD SE	8/6/20	WD	IMPROVED	270,000	104,600	38.74	97,898	100	3.8	979	25,568	100	979	WMR	UNDER 150 FF \$
001-001-030-00	15384 RIVERVIEW RD SE	10/30/20	WD	IMPROVED	153,000	42,600	27.84	98,722	102	1.3	968	78,041	102	968	WMR	UNDER 150 FF \$
001-001-021-00	2051 SMALL ACRES LN SE	9/2/21	WD	VACANT	75,000	19,800	26.40	75,000	110	1.7	682	44,910	110	682	WMR	UNDER 150 FF \$
001-001-013-00	2147 SMALL ACRES LN SE	10/1/20	WD	IMPROVED	132,750	61,500	46.33	70,624	114	1.0	620	72,065	114	620	WMR	UNDER 150 FF \$
001-001-017-10	2071 SMALL ACRES LN SE	5/27/21	WD	IMPROVED	200,000	50,900	25.45	141,389	122	1.7	1155	82,587	122	1,155	WMR	UNDER 150 FF \$
Totals:					830,750	279,400		483,633	548		881			<= Col Avg		
					Sales Ratio =>		33.63				882	<= Computed \$/FF				
					Std Dev =>		9.19									
The existing is 500/FF. Use 600/FF																

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	SP	Asmt/Sold	Ratio	Land Res'l	Eff FF	Acres	\$/ Eff FF	\$/Acre	Act FF or #Sites	\$/Act FF or \$/Site	ECF Area	Comments	
WATERFRONT Manistee River OVER 150 Ft																	
001-011-001-45	3156 PORTAGE CRK RD SE	6/26/20	WD	IMPROVED	125,550	55,100	43.89	67,211	165	9.1	407	7,371	165	407	WMR	OVER 150 FF \$	
001-001-035-00	2453 MEADOW LN SE	10/22/21	WD	IMPROVED	205,000	65,200	31.80	131,999	191	0.8	691	156,027	191	691	WMR	OVER 150 FF \$	
001-001-009-30	15770 BEAVER BANK TRL SE	11/23/20	WD	IMPROVED	185,000	85,900	46.43	71,812	193	0.5	372	137,308	193	372	WMR	OVER 150 FF \$	
001-021-001-80	5319 YELLOW TREE RD SE	11/6/20	WD	IMPROVED	139,000	66,600	47.91	122,375	320	11.2	382	10,961	320	382	WMR	OVER 150 FF \$	
001-001-035-10	2475 MEADOW LN SE	12/31/20	WD	IMPROVED	100,000	92,900	92.90	8,580	321	1.4	27	6,042	321	27	WMR	OVER 150 FF \$	
001-011-001-60	3878 PORTAGE CRK RD SE	7/7/20	WD	IMPROVED	230,000	85,900	37.35	202,776	410	8.0	495	25,347	410	495	WMR	OVER 150 FF \$	
001-350-005-00	12079 COLD RIVER DR SE	6/30/21	WD	IMPROVED	350,000	155,000	44.29	177,832	588	2.0	302	88,916	588	302	WMR	OVER 150 FF \$	
Totals:					1,334,550	606,600		782,585	2188		382	<= Col Avg					
							Sales Ratio =>	45.45			358	<= Computed \$/FF					
							Std Dev =>	20.06									
The existing rate is 250/FF for OVER 150 Ft. Use 350/FF																	