

General Township Res Ag Comm

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-35-200-007	6901 N PLEASANTVIEW RD	09/26/19	\$95,500	WD	\$95,500	\$40,300	42.20	\$92,482	\$9,518	\$6,500	1.00	1.00	\$9,518
02-05-36-300-014	2119 E LEVERING RD	03/25/20	\$34,000	LC	\$34,000	\$13,700	40.29	\$34,297	\$6,203	\$6,500	1.00	1.00	\$6,203

Average
per Net Acre=> 7,860.50

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-16-300-006	W STURGEON BAY TRAIL	02/18/20	\$10,200	WD	\$10,200	\$4,900	48.04	\$12,322	\$10,200	\$12,322	2.14	2.14	\$4,760
02-05-22-100-001	8978 CANBY RD	07/19/19	\$110,000	WD	\$110,000	\$46,900	42.64	\$106,007	\$14,143	\$10,150	2.20	2.20	\$6,429
02-05-33-200-018	6881 CANBY RD	08/06/19	\$41,900	WD	\$41,900	\$14,500	34.61	\$43,624	\$11,214	\$12,938	2.25	2.25	\$4,984
02-05-22-400-014	981 GARBER RD	11/13/20	\$230,000	WD	\$230,000	\$93,700	40.74	\$220,067	\$22,871	\$12,938	2.50	2.50	\$9,148
02-05-14-200-010	9455 N PLEASANTVIEW RD	03/26/21	\$191,500	WD	\$191,500	\$78,300	40.89	\$195,399	\$10,829	\$14,728	2.58	2.58	\$4,192
02-05-25-100-014	7766 N PLEASANTVIEW RD	08/12/20	\$155,000	WD	\$155,000	\$64,200	41.42	\$156,283	\$10,758	\$12,041	2.94	2.19	\$3,654
Totals:			\$738,600		\$738,600	\$302,500		\$733,702	\$80,015	\$75,117	14.62	13.87	

Average
per Net Acre=> 5,472.98

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-33-200-019	6767 CANBY RD	01/28/21	\$39,900	WD	\$39,900	\$9,600	24.06	\$32,635	\$27,640	\$20,375	4.15	4.15	\$6,660
02-05-09-200-023	10525 ELLIS RD	07/30/21	\$40,000	WD	\$40,000	\$17,600	44.00	\$50,064	\$20,094	\$30,158	5.22	2.61	\$3,849
Totals:			\$39,900		\$39,900	\$9,600		\$82,699	\$47,734	\$50,533	9.37	6.76	

Average
per Net Acre=> 5,094.34

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-26-400-011	7101 N PLEASANTVIEW RD	01/10/20	\$65,000	WD	\$65,000	\$26,000	40.00	\$53,749	\$29,918	\$18,667	10.00	10.00	\$2,992
02-05-09-400-008	LAKEVIEW RD	06/04/21	\$49,900	WD	\$49,900	\$9,300	18.64	\$19,683	\$49,900	\$19,683	9.75	11.75	\$5,118
02-05-36-300-004	6252 N PLEASANTVIEW RD	11/01/19	\$125,000	WD	\$125,000	\$55,600	44.48	\$124,443	\$18,640	\$18,083	10.00	10.00	\$1,864
02-05-01-300-013	11200 MC CLEARY RD	02/19/21	\$171,000	WD	\$171,000	\$61,300	35.85	\$150,884	\$39,784	\$19,668	12.01	12.01	\$3,313
Totals:			\$410,900		\$410,900	\$152,200		\$348,759	\$138,242	\$76,101	41.76	43.76	

Average
per Net Acre=> 3,310.63

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-22-300-011	GARBER RD	12/17/21	\$50,000	WD	\$50,000	\$12,100	24.20	\$40,080	\$50,000	\$40,080	19.70	19.70	\$2,538
02-05-09-400-007	GILL RD	09/01/21	\$79,900	WD	\$79,900	\$12,900	16.15	\$42,800	\$79,900	\$42,800	20.00	21.00	\$3,995
02-05-35-200-018	N PLEASANTVIEW RD	02/26/21	\$38,000	WD	\$38,000	\$17,900	47.11	\$41,472	\$38,000	\$41,472	19.78	19.78	\$1,921
Totals:			\$167,900		\$167,900	\$42,900		\$124,352	\$167,900	\$124,352	59.48	60.48	

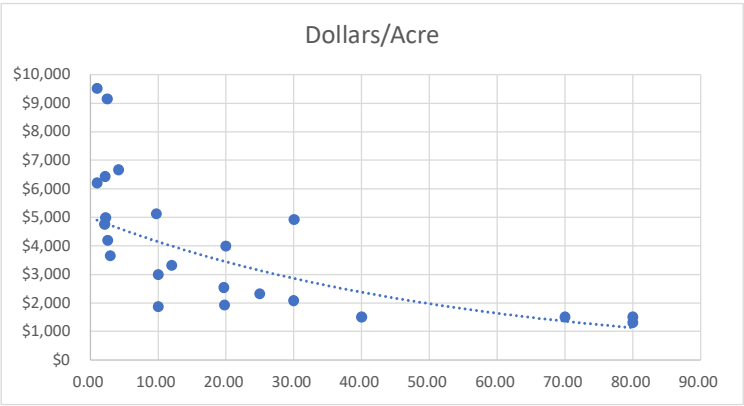
Average
per Net Acre=> 2,822.80

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-22-200-008	VALLEY RD	10/01/20	\$58,000	WD	\$58,000	\$21,300	36.72	\$47,500	\$58,000	\$47,500	25.00	25.00	\$2,320
02-05-01-300-012	11260 MC CLEARY RD	04/16/21	\$229,000	WD	\$229,000	\$58,000	25.33	\$135,065	\$147,834	\$53,899	30.06	31.06	\$4,918
02-05-16-300-009	686 W STURGEON BAY TRAIL	08/26/20	\$69,000	WD	\$69,000	\$25,400	36.81	\$68,552	\$62,248	\$61,800	30.00	30.00	\$2,075
Totals:			\$356,000		\$356,000	\$104,700		\$251,117	\$268,082	\$163,199	85.06	86.06	
Average per Net Acre=>												3,151.79	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-27-200-005	VALLEY RD	06/06/19	\$60,000	WD	\$60,000	\$29,600	49.33	\$66,540	\$60,000	\$66,540	40.00	40.00	\$1,500
02-05-23-100-003	E STURGEON BAY TRAIL	04/29/21	\$60,000	WD	\$60,000	\$25,600	42.67	\$66,540	\$60,000	\$66,540	40.03	40.03	\$1,499
Totals:			\$60,000		\$60,000	\$29,600		\$66,540	\$60,000	\$66,540	40.00	40.00	
Average per Net Acre=>												1,500.00	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-26-100-004	VALLEY RD	04/05/19	\$105,000	LC	\$105,000	\$46,800	44.57	\$105,610	\$105,000	\$105,610	70.00	70.00	\$1,500
02-05-25-200-002	ACCESS SCHMALZRIED RD	09/15/20	\$120,000	WD	\$120,000	\$50,000	41.67	\$119,000	\$120,000	\$119,000	80.00	80.00	\$1,500
02-05-36-300-002	W LEVERING RD	10/25/19	\$105,000	WD	\$105,000	\$52,400	49.90	\$117,700	\$105,000	\$117,700	80.00	80.00	\$1,313
Totals:			\$330,000		\$330,000	\$149,200		\$342,310	\$330,000	\$342,310	230.00	230.00	
Average per Net Acre=>												1,434.78	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-32-300-001	W LEVERING RD	11/13/19	\$180,000	WD	\$180,000	\$90,800	50.44	\$181,696	\$180,000	\$181,696	230.00	230.00	\$783
Totals:			\$180,000		\$180,000	\$90,800		\$181,696	\$180,000	\$181,696	230.00	230.00	
Average per Net Acre=>												782.61	



Acres	Value
1.0	\$7,860
1.5	\$9,500
2.0	\$11,000
2.5	\$15,400
3.0	\$17,600
4.0	\$21,000
5.0	\$23,500
7.0	\$27,600
10.0	\$33,000
15.0	\$45,000
20.0	\$56,000
25.0	\$58,500
30.0	\$59,000
40.0	\$60,000
50.0	\$70,000
100.0	\$140,000

LakeFront Land Analysis

[illegible]

Gen Township Res AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
02-05-01-300-012	11260 MC CLEARY RD	04/16/21	\$229,000	WD	\$229,000	\$58,000	25.33	\$140,097	\$59,956	\$169,044	\$83,654	2.021	RANCH
02-05-01-300-013	11200 MC CLEARY RD	02/19/21	\$171,000	WD	\$171,000	\$61,300	35.85	\$166,297	\$37,630	\$133,370	\$134,308	0.993	RANCH
02-05-09-200-023	10525 ELLIS RD	07/30/21	\$40,000	WD	\$40,000	\$17,600	44.00	\$50,064	\$32,648	\$7,352	\$18,352	0.401	TWO-STORY
02-05-14-200-010	9455 N PLEASANTVIEW RD	03/26/21	\$191,500	WD	\$191,500	\$78,300	40.89	\$196,436	\$17,453	\$174,047	\$186,830	0.932	TWO-STORY
02-05-22-400-014	981 GARBER RD	11/13/20	\$230,000	WD	\$230,000	\$93,700	40.74	\$220,329	\$15,638	\$214,362	\$213,665	1.003	RANCH
02-05-25-100-014	7766 N PLEASANTVIEW RD	08/12/20	\$155,000	WD	\$155,000	\$64,200	41.42	\$156,069	\$17,797	\$137,203	\$144,334	0.951	RANCH
02-05-27-300-003	7080 CANBY RD	08/14/20	\$278,000	WD	\$278,000	\$126,700	45.58	\$302,280	\$59,975	\$218,025	\$252,928	0.862	TWO-STORY
02-05-34-300-011	25 E LEVERING RD	08/09/21	\$201,000	WD	\$201,000	\$65,200	32.44	\$134,742	\$7,985	\$193,015	\$132,314	1.459	1+ STORY
Totals:			\$1,495,500		\$1,495,500	\$565,000		\$1,366,314		\$1,246,418	\$1,166,385	E.C.F. =>	1.069

Mobile Home

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
02-05-16-300-009	686 W STURGEON BAY TRAIL	08/26/20	\$69,000	WD	\$69,000	\$25,400	36.81	\$68,552	\$61,800	\$7,200	\$7,944	0.906	MOBILE HOME
Totals:			\$69,000		\$69,000	\$25,400		\$68,552		\$7,200	\$7,944	E.C.F. =>	0.906

Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-02-27-100-021	400 E WILDERNESS PARK DR	12/30/21	\$170,000	WD	\$170,000	\$44,100	25.94	\$230,896	\$5,078	\$164,922	\$109,408	1.507
Totals:			\$170,000		\$170,000	\$44,100		\$230,896		\$164,922	\$109,408	
											E.C.F. =>	1.507

Rural Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
03-06-10-400-022	6540 PARADISE TR	06/15/21	\$189,000	WD	\$189,000	\$110,600	58.52	\$182,374	\$100,625	\$88,375	\$86,052	1.027
03-06-15-200-045	6449 PARADISE TR	04/01/21	\$275,000	WD	\$275,000	\$105,000	38.18	\$249,150	\$34,128	\$240,872	\$226,339	1.064
03-06-15-400-012	9255 PACHY RD	06/22/21	\$240,000	WD	\$240,000	\$186,600	77.75	\$368,008	\$122,151	\$117,849	\$271,665	0.434
Totals:			\$704,000		\$704,000	\$402,200		\$799,532		\$447,096	\$584,056	
											E.C.F. =>	0.766