

CITY OF CASEVILLE AGRICULTURAL/ACREAGE LAND STUDY

**Rate Table 8**

Parcel Number	Street Address	Sale Date	Sale Price	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			
53-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$65,400	52.32	\$143,749	\$1,601	\$20,350	55.0	90.0	0.11	0.11	\$29	\$14,044	\$0.32			
04-525-006-10	6730 ST PATRICK DRIVE	03/08/23	\$31,357	\$31,357	\$0	0.00	\$829,401	\$31,357	\$829,401	1,350.0	150.0	4.65	0.00	\$23	\$6,745	\$0.15			
04-002-054-00	MORSE DRIVE	09/26/23	\$4,000	\$4,000	\$9,100	227.50	\$18,290	\$4,000	\$18,290	118.0	180.0	0.49	0.49	\$34	\$8,197	\$0.19			
04-003-190-40	CRESCENT BEACH ROAD	01/16/24	\$3,824	\$3,824	\$0	0.00	\$26,130	\$3,824	\$26,130	134.0	149.0	0.46	0.46	\$29	\$8,349	\$0.19			
04-524-420-40	OAK WOOD DRIVE	04/08/22	\$28,500	\$28,500	\$7,700	27.02	\$15,455	\$28,500	\$15,455	0.0	0.0	2.93	2.93	#DIV/0!	\$9,727	\$0.22			
04-310-001-60	SAND ROAD	04/04/22	\$26,750	\$26,750	\$7,300	27.29	\$14,580	\$26,750	\$14,580	0.0	0.0	2.68	2.68	#DIV/0!	\$9,981	\$0.23			
04-524-251-10		10/27/22	\$720,000	\$720,000	\$301,400	41.86	\$658,690	\$90,722	\$29,412	0.0	0.0	8.68	8.35	#DIV/0!	\$10,452	\$0.24			
<b>Totals:</b>			<b>\$939,431</b>	<b>\$939,431</b>	<b>\$390,900</b>		<b>\$1,706,295</b>	<b>\$186,754</b>	<b>\$953,618</b>	<b>1,657.0</b>		<b>20.00</b>	<b>15.02</b>						
					<b>Sale. Ratio =&gt;</b>	<b>41.61</b>						<b>Average</b>			<b>Average</b>				
<b>\$9300/Acre Start</b>					<b>Std. Dev. =&gt;</b>	<b>79.08</b>						<b>per FF=&gt;</b>	<b>\$113</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>9,338.17</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.21</b>

City Caseville Rate Table

100	1.00	\$9,300
Woods/Untillable	0.44	\$4,100



**CITY OF CASEVILLE COMMERCIAL LAND STUDY**

**Frontages A, E & J**

Parcel Number	Street Address	Sale Date	Sale Price	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	
53-835-212-00	6540 MAIN STREET	09/16/22	\$235,000	\$235,000	\$42,800	18.21	\$85,540	\$224,536	\$75,076	137.0	0.0	0.00	0.00	\$1,639	#DIV/0!	#DIV/0!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56	
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$183,472	\$230,368	\$48,840	66.0	132.0	0.20	0.20	\$3,490	\$1,151,840	\$26.44	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70	
<b>Totals:</b>			<b>\$1,415,100</b>	<b>\$1,415,100</b>	<b>\$468,100</b>		<b>\$1,142,324</b>	<b>\$1,020,302</b>	<b>\$747,526</b>	<b>1,061.0</b>		<b>7.87</b>	<b>7.87</b>				
						<b>Sale. Ratio =&gt;</b>	<b>33.08</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>			
<b>\$960/FF</b>						<b>Std. Dev. =&gt;</b>	<b>12.81</b>	<b>per FF=&gt;</b>			<b>\$962</b>	<b>per Net Acre=&gt;</b>		<b>129,611.53</b>	<b>per SqFt=&gt;</b>		<b>\$2.98</b>

**Frontages B, C & D**

Parcel Number	Street Address	Sale Date	Sale Price	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	
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$30,688	\$17,500	\$26,400	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$42,856	\$56,525	132.0	285.0	0.68	0.86	\$325	\$62,747	\$1.44	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70	
04-002-003-00	4950 WILFRED DRIVI	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$20,209	\$15,000	125.0	0.0	0.00	0.00	\$162	#DIV/0!	#DIV/0!	
04-002-003-20	4930 WILFRED DRIVI	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$32,800	\$33,000	100.0	0.0	0.00	0.00	\$328	#DIV/0!	#DIV/0!	
<b>Totals:</b>			<b>\$1,257,600</b>	<b>\$1,257,600</b>	<b>\$565,100</b>		<b>\$1,337,660</b>	<b>\$678,763</b>	<b>\$754,535</b>	<b>1,295.0</b>		<b>8.59</b>	<b>8.78</b>				
						<b>Sale. Ratio =&gt;</b>	<b>44.93</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>			
<b>\$525/FF</b>						<b>Std. Dev. =&gt;</b>	<b>16.99</b>	<b>per FF=&gt;</b>			<b>\$524</b>	<b>per Net Acre=&gt;</b>		<b>78,981.03</b>	<b>per SqFt=&gt;</b>		<b>\$1.81</b>

**Acreage Table 1**

Parcel Number	Street Address	Sale Date	Sale Price	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	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$42,856	\$56,525	132.0	285.0	0.68	0.86	\$325	\$62,747	\$1.44	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56	
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$30,688	\$17,500	\$26,400	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68	
39-017-019-00	8775 UNIONVILLE R	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$26,987	\$28,600	100.0	183.0	0.42	0.42	\$270	\$64,255	\$1.48	
06-022-029-30	VAN DYKE ROAD SOI	12/08/22	\$70,000	\$70,000	\$10,200	14.57	\$25,562	\$70,000	\$25,562	0.0	0.0	5.76	5.76	#DIV/0!	\$12,153	\$0.28	
06-023-045-20	1005 VAN DYKE ROA	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$25,914	\$55,936	155.4	375.0	1.03	1.03	\$167	\$25,086	\$0.58	
39-017-007-00	646 UNIONVILLE RO.	05/08/23	\$55,000	\$55,000	\$42,300	76.91	\$84,686	\$38,514	\$68,200	110.0	396.0	1.00	1.00	\$350	\$38,514	\$0.88	
04-002-003-30	4938 WILFRED DRIVI	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$18,236	\$14,400	120.0	147.0	0.41	0.41	\$152	\$45,027	\$1.03	
04-003-132-00	PORT AUSTIN ROAD	12/06/23	\$55,000	\$55,000	\$43,200	78.55	\$104,500	\$60,550	\$104,000	0.0	0.0	0.90	0.00	#DIV/0!	\$67,654	\$1.55	
<b>Totals:</b>			<b>\$992,100</b>	<b>\$992,100</b>	<b>\$512,400</b>		<b>\$1,090,901</b>	<b>\$322,770</b>	<b>\$411,233</b>	<b>755.4</b>		<b>10.76</b>	<b>10.05</b>				
						<b>Sale. Ratio =&gt;</b>	<b>51.65</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>			
<b>3 acres = \$90,000</b>						<b>Std. Dev. =&gt;</b>	<b>22.19</b>	<b>per FF=&gt;</b>			<b>\$427</b>	<b>per Net Acre=&gt;</b>		<b>29,994.42</b>	<b>per SqFt=&gt;</b>		<b>\$0.69</b>
<b>4 acres = \$120,000</b>																	

CITY OF CASEVILLE CONDO LAND STUDY

Rate Table Five

Parcel Number	Street Address	Sale Date	Sale Price	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	
53-726-036-09	6885 CRYSTAL SHORES DRIVE	06/03/22	\$65,500	\$65,500	\$19,500	29.77	\$39,000	\$65,500	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	
04-309-023-08	7935 CRESCENT BEACH ROAD	02/07/23	\$150,000	\$150,000	\$0	0.00	\$144,367	\$38,433	\$32,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	
04-524-480-98	5803 DUBLIN ROAD	05/20/22	\$460,000	\$460,000	\$201,100	43.72	\$439,309	\$46,291	\$25,600	0.0	0.0	2.30	2.30	#DIV/0!	\$20,127	\$0.46	
04-473-506-00	9797 WHISPERING PINES	08/17/22	\$47,000	\$47,000	\$12,800	27.23	\$25,600	\$47,000	\$25,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	
04-635-061-00	6024 PORT AUSTIN ROAD (9)	09/26/23	\$170,000	\$170,000	\$52,700	31.00	\$105,408	\$64,592	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	
<b>Totals:</b>			<b>\$65,500</b>	<b>\$65,500</b>	<b>\$19,500</b>		<b>\$39,000</b>	<b>\$65,500</b>	<b>\$39,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>				
						Sale. Ratio =>	29.77			Average			Average			Average	
						Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!			per Net Acre=>	#DIV/0!		
			\$52,300/unit														

CITY OF CASEVILLE INDUSTRIAL LAND STUDY

**Frontages A and Rate Table**

Parcel Number	Street Address	Sale Date	Sale Price	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			
53-835-124-00	MAIN STREET	02/12/24	\$500,000	\$500,000	\$138,000	27.60	\$16,625	\$500,000	\$16,625	2,300.0	0.0	0.16	0.00	\$217	\$3,048,780	\$69.99			
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$30,688	\$17,500	\$26,400	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68			
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$42,856	\$56,525	132.0	285.0	0.68	0.86	\$325	\$62,747	\$1.44			
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$22,213	\$31,610	58.0	245.0	0.33	0.33	\$383	\$68,138	\$1.56			
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$543,185	\$592,000	800.0	400.0	7.35	7.35	\$679	\$73,943	\$1.70			
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$108,175	\$183,850	\$47,025	99.0	132.0	0.20	0.30	\$1,857	\$919,250	\$21.10			
<b>Totals:</b>			<b>\$1,852,600</b>	<b>\$1,852,600</b>	<b>\$675,400</b>		<b>\$1,317,469</b>	<b>\$1,309,604</b>	<b>\$770,185</b>	<b>3,469.0</b>		<b>8.96</b>	<b>9.08</b>						
						Sale. Ratio =>	36.46					Average			Average				
<b>\$375/FF</b>						Std. Dev. =>	23.67					per FF=>	\$378	Average	per Net Acre=>	146,193.79	Average	per SqFt=>	\$3.36

**CITY OF CASEVILLE LAKE VIEW PROPERTIES LAND STUDY**

**Frontages F & G**

Parcel Number	Street Address	Sale Date	Sale Price	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
53-726-037-00	6248 MAIN STREET	10/21/22	\$350,000	\$350,000	\$86,300	24.66	\$171,118	\$264,519	\$85,637	29.5	0.0	0.00	0.00	\$8,958	#DIV/0!	#DIV/0!
04-003-165-00	7468 PORT AUSTIN ROAD	10/06/22	\$320,000	\$320,000	\$96,300	30.09	\$191,726	\$268,274	\$140,000	50.0	325.0	0.37	0.37	\$5,365	\$719,233	\$16.51
04-112-039-00	9129 POINT CHARITIES AVENUE	11/01/22	\$341,000	\$341,000	\$75,000	21.99	\$229,463	\$271,537	\$160,000	50.0	165.0	0.19	0.19	\$5,431	\$1,436,704	\$32.98
04-178-098-00	8254 CRESCENT BEACH ROAD	08/30/23	\$525,000	\$525,000	\$173,900	33.12	\$413,615	\$411,385	\$300,000	75.0	200.0	0.34	0.34	\$5,485	\$1,195,887	\$27.45
04-004-140-00	7808 PORT AUSTIN ROAD	09/26/22	\$479,000	\$479,000	\$157,500	32.88	\$313,995	\$427,505	\$262,500	75.0	350.0	0.60	0.60	\$5,700	\$708,964	\$16.28
04-227-372-00	8808 CRESCENT BEACH ROAD	06/09/23	\$460,000	\$460,000	\$161,100	35.02	\$331,170	\$288,830	\$160,000	50.0	285.0	0.33	0.33	\$5,777	\$883,272	\$20.28
04-127-047-90	8755 POINT CHARITIES AVENUE	07/12/22	\$488,500	\$488,500	\$139,900	28.64	\$277,579	\$300,921	\$90,000	50.0	380.0	0.44	0.44	\$6,018	\$690,186	\$15.84
04-411-063-00	9740 SHORE DRIVE NORTH	07/24/23	\$920,000	\$920,000	\$335,500	36.47	\$686,741	\$633,259	\$400,000	100.0	175.0	0.40	0.40	\$6,333	\$1,575,271	\$36.16
04-178-085-00	8330 CRESCENT BEACH ROAD	08/11/23	\$445,000	\$445,000	\$132,300	29.73	\$270,296	\$334,704	\$160,000	50.0	175.0	0.20	0.20	\$6,694	\$1,665,194	\$38.23
04-227-382-00	8756 CRESCENT BEACH ROAD	07/06/23	\$740,000	\$740,000	\$244,900	33.09	\$509,214	\$390,786	\$160,000	50.0	222.0	0.26	0.26	\$7,816	\$1,532,494	\$35.18
<b>Totals:</b>			<b>\$5,068,500</b>	<b>\$5,068,500</b>	<b>\$1,602,700</b>		<b>\$3,394,917</b>	<b>\$3,591,720</b>	<b>\$1,918,137</b>	<b>579.5</b>		<b>3.13</b>	<b>3.13</b>			
					<b>Sale. Ratio =&gt;</b>	<b>31.62</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>	
<b>\$6,200/FF</b>					<b>Std. Dev. =&gt;</b>	<b>4.55</b>		<b>per FF=&gt;</b>	<b>\$6,198</b>			<b>per Net Acre=&gt;</b>	<b>1,147,514.38</b>		<b>per SqFt=&gt;</b>	<b>\$26.34</b>

**Frontages H**

Parcel Number	Street Address	Sale Date	Sale Price	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
04-112-038-00	9137 POINT CHARITIES AVENUE	09/15/22	\$210,000	\$210,000	\$86,000	40.95	\$170,820	\$129,180	\$90,000	50.0	170.0	0.20	0.20	\$2,584	\$662,462	\$15.21
04-004-105-55	7640 PORT AUSTIN ROAD	05/19/23	\$270,000	\$270,000	\$200,000	74.07	\$400,000	\$270,000	\$400,000	100.0	150.0	0.34	0.34	\$2,700	\$784,884	\$18.02
04-411-037-00	9787 PARK DRIVE	09/22/22	\$528,000	\$528,000	\$216,700	41.04	\$430,238	\$277,762	\$180,000	100.0	386.0	0.89	0.89	\$2,778	\$313,501	\$7.20
53-835-348-00	6740 OAKLAND STREET	09/29/22	\$319,000	\$319,000	\$117,400	36.80	\$232,837	\$212,538	\$126,375	75.0	425.0	0.73	0.73	\$2,834	\$290,352	\$6.67
04-411-031-00	9643 CRESCENT BEACH ROAD	11/10/22	\$418,500	\$418,500	\$144,900	34.62	\$301,422	\$297,078	\$180,000	100.0	650.0	1.49	1.49	\$2,971	\$199,114	\$4.57
04-127-046-00	POINT CHARITIES AVENUE	06/27/23	\$240,000	\$240,000	\$120,000	50.00	\$240,000	\$240,000	\$240,000	75.0	300.0	0.52	0.52	\$3,200	\$464,217	\$10.66
04-626-030-00	6034 PORT AUSTIN ROAD	03/17/23	\$245,000	\$245,000	\$131,300	53.59	\$300,000	\$245,000	\$300,000	75.0	0.0	0.00	0.00	\$3,267	#DIV/0!	#DIV/0!
04-411-028-00	9667 CRESCENT BEACH ROAD	12/27/22	\$431,000	\$431,000	\$129,900	30.14	\$410,635	\$340,365	\$320,000	100.0	0.0	0.00	0.00	\$3,404	#DIV/0!	#DIV/0!
04-112-021-00	9231 POINT CHARITIES AVENUE	06/09/22	\$239,900	\$239,900	\$79,600	33.18	\$157,839	\$172,061	\$90,000	50.0	0.0	0.00	0.00	\$3,441	#DIV/0!	#DIV/0!
04-207-329-00	8524 CRESCENT BEACH ROAD	04/27/22	\$455,000	\$455,000	\$197,200	43.34	\$391,853	\$273,147	\$210,000	75.0	150.0	0.26	0.26	\$3,642	\$1,058,709	\$24.30
04-112-052-00	9023 POINT CHARITIES AVENUE	07/31/23	\$300,000	\$300,000	\$132,500	44.17	\$271,182	\$182,418	\$153,600	48.0	170.0	0.19	0.19	\$3,800	\$975,497	\$22.39
04-127-038-00	8865 POINT CHARITIES AVENUE	07/07/22	\$160,000	\$160,000	\$37,800	23.63	\$75,600	\$160,000	\$75,600	42.0	400.0	0.39	0.39	\$3,810	\$414,508	\$9.52
04-178-091-00	8288 CRESCENT BEACH ROAD	08/24/22	\$285,000	\$285,000	\$110,700	38.84	\$220,089	\$204,911	\$140,000	50.0	175.0	0.20	0.20	\$4,098	\$1,019,458	\$23.40
04-411-028-00	9667 CRESCENT BEACH ROAD	07/28/23	\$520,000	\$520,000	\$206,100	39.63	\$417,102	\$422,898	\$320,000	100.0	0.0	0.00	0.00	\$4,229	#DIV/0!	#DIV/0!
04-524-248-60	6024 PORT AUSTIN ROAD	06/29/23	\$680,000	\$680,000	\$266,000	39.12	\$532,000	\$680,000	\$532,000	133.0	415.0	1.27	1.27	\$5,113	\$536,701	\$12.32
04-178-097-00	8260 CRESCENT BEACH ROAD	10/06/22	\$705,000	\$705,000	\$263,700	37.40	\$523,415	\$391,585	\$210,000	75.0	200.0	0.34	0.34	\$5,221	\$1,138,328	\$26.13
04-004-158-00	7596 PORT AUSTIN ROAD	11/04/22	\$465,000	\$465,000	\$168,700	36.28	\$346,937	\$356,063	\$238,000	68.0	140.0	0.22	0.22	\$5,236	\$1,625,858	\$37.32
04-003-165-00	7468 PORT AUSTIN ROAD	10/06/22	\$320,000	\$320,000	\$96,300	30.09	\$191,726	\$268,274	\$140,000	50.0	325.0	0.37	0.37	\$5,365	\$719,233	\$16.51
04-112-039-00	9129 POINT CHARITIES AVENUE	11/01/22	\$341,000	\$341,000	\$75,000	21.99	\$229,463	\$271,537	\$160,000	50.0	165.0	0.19	0.19	\$5,431	\$1,436,704	\$32.98
<b>Totals:</b>			<b>\$7,132,400</b>	<b>\$7,132,400</b>	<b>\$2,779,800</b>		<b>\$5,843,158</b>	<b>\$5,394,817</b>	<b>\$4,105,575</b>	<b>1,416.0</b>		<b>7.59</b>	<b>7.59</b>			
					<b>Sale. Ratio =&gt;</b>	<b>38.97</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>	
<b>\$3810/FF</b>					<b>Std. Dev. =&gt;</b>	<b>11.46</b>		<b>per FF=&gt;</b>	<b>\$3,810</b>			<b>per Net Acre=&gt;</b>	<b>710,779.58</b>		<b>per SqFt=&gt;</b>	<b>\$16.32</b>

CITY OF CASEVILLE LAKE ACCESS LOTS PROPERTIES LAND STUDY

**Frontages A, B, C, D & E**

Parcel Number	Street Address	Sale Date	Sale Price	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			
53-864-032-20	7230 LEGION DRIVE	06/06/22	\$140,000	\$140,000	\$77,700	55.50	\$153,861	\$14,621	\$28,482	54.8	100.0	0.14	0.17	\$267	\$105,949	\$2.43			
53-726-026-95	6876 STEPHENS DRIVE	05/19/22	\$191,000	\$191,000	\$79,500	41.62	\$157,658	\$80,142	\$46,800	90.0	75.0	0.16	0.16	\$890	\$517,045	\$11.87			
53-735-031-00	6612 HARBOR STREET	09/28/22	\$240,000	\$240,000	\$93,900	39.13	\$185,809	\$106,191	\$52,000	100.0	120.0	0.28	0.28	\$1,062	\$386,149	\$8.86			
53-726-093-00	RASTIGUE DRIVE	01/12/24	\$67,500	\$67,500	\$15,400	22.81	\$40,270	\$67,500	\$40,270	44.3	94.0	0.11	0.11	\$1,525	\$625,000	\$14.35			
53-726-027-00	6833 STEPHENS DRIVE	06/10/22	\$302,500	\$302,500	\$96,500	31.90	\$191,351	\$165,781	\$54,632	105.1	75.0	0.16	0.19	\$1,578	\$1,069,555	\$24.55			
53-835-141-00	6946 TERRY LEE DRIVE	10/27/23	\$180,000	\$180,000	\$42,900	23.83	\$87,970	\$144,155	\$52,125	75.0	123.0	0.21	0.21	\$1,922	\$679,976	\$15.61			
53-735-049-10	6640 HARBOR STREET	02/28/23	\$325,000	\$325,000	\$79,800	24.55	\$185,399	\$219,000	\$55,600	80.0	120.0	0.22	0.22	\$2,738	\$995,455	\$22.85			
<b>Totals:</b>			\$1,446,000	\$1,446,000	\$485,700		\$1,002,318	\$797,390	\$329,909	549.1		1.26	1.33						
						<b>Sale. Ratio =&gt;</b>	<b>33.59</b>					<b>Average</b>			<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>12.03</b>					<b>per FF=&gt;</b>	<b>\$1,452</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>631,346.00</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$14.49</b>
			<b>\$1,450/FF</b>																

**CITY OF CASEVILLE RIVER FRONTAGE LAND STUDY**

**Frontages A, B, C, D, E & F**

Parcel Number	Street Address	Sale Date	Sale Price	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		
53-835-165-90	6428 TERRIE DRIVE	08/17/23	\$235,000	\$235,000	\$115,000	48.94	\$241,314	\$29,686	\$36,000	60.0	188.0	0.26	0.26	\$495	\$114,618	\$2.63		
53-835-165-95	6432 EMERICH DRIVE	11/18/22	\$200,000	\$200,000	\$86,500	43.25	\$186,989	\$41,811	\$28,800	60.0	178.0	0.25	0.25	\$697	\$170,657	\$3.92		
53-835-058-00	6658 RIVERSIDE DRIVE	06/08/22	\$180,000	\$180,000	\$66,100	36.72	\$130,730	\$82,870	\$33,600	70.0	126.1	0.20	0.20	\$1,184	\$408,227	\$9.37		
53-835-055-00	6717 RIVERSIDE DRIVE	12/22/23	\$215,000	\$215,000	\$71,300	33.16	\$174,103	\$124,544	\$83,647	100.8	141.7	0.33	0.33	\$1,236	\$379,707	\$8.72		
53-726-065-00	6751 WEST STREET	01/05/23	\$106,000	\$106,000	\$29,200	27.55	\$71,698	\$54,528	\$20,226	33.7	60.0	0.07	0.07	\$1,618	\$790,261	\$18.14		
53-835-185-00	6415 TERRIE DRIVE	12/26/23	\$285,000	\$285,000	\$0	0.00	\$248,557	\$101,183	\$64,740	60.0	225.0	0.31	0.31	\$1,686	\$326,397	\$7.49		
<b>Totals:</b>			<b>\$1,221,000</b>	<b>\$1,221,000</b>	<b>\$368,100</b>		<b>\$1,053,391</b>	<b>\$434,622</b>	<b>\$267,013</b>	<b>384.5</b>		<b>1.41</b>	<b>1.41</b>					
						<b>Sale. Ratio =&gt;</b>	<b>30.15</b>	<b>Average</b>				<b>Average</b>						
						<b>Std. Dev. =&gt;</b>	<b>17.20</b>	<b>per FF=&gt;</b>				<b>\$1,130</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>307,370.58</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$7.06</b>

\$1130/FF