2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - LOW BANK

	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-017-010-00	3017 LAKESHORE DR	06/05/20	$1,525,000	WD	03-ARM'S LENGTH	$1,525,000	$540,600	35.45	$1,270,669	$937,983	$771,344	85.0	0.0	1.21	1.21	$11,035	$774,552	$17.78	85.00	LKSHR	4473-4-98		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/13/2023	RES 1 FAMILY	401
20-020-009-03	2975 LAKESHORE DR	02/01/22	$3,600,000	WD	03-ARM'S LENGTH	$3,600,000	$0	0.00	$4,247,234	$1,567,224	$1,362,700	135.0	0.0	3.02	3.02	$11,609	$518,948	$11.91	135.00	LKSHR	4728-931		LMF-LAKE MICHIGAN FRONTAGE	0	1	6/23/2008	RES 1 FAMILY	401
20-032-013-10	LAKESHORE DR V/L	02/17/22	$580,000	WD	03-ARM'S LENGTH	$580,000	$189,000	32.59	$525,000	$580,000	$525,000	70.0	0.0	0.75	0.75	$8,286	$773,333	$17.75	70.00	LKSHR	4732-961		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES VAC	402
20-060-015-00	2641 LAKESHORE DR	06/15/21	$1,720,000	WD	03-ARM'S LENGTH	$1,720,000	$718,400	41.77	$1,500,175	$968,417	$748,592	100.0	100.0	1.38	1.38	$9,684	$702,770	$16.13	100.00	LKSHR	4637-153		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-160-001-00	2500 LAKESHORE DR	01/14/22	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$524,600	41.97	$1,218,000	$764,200	$732,200	80.0	0.0	1.61	1.61	$9,553	$474,658	$10.90	80.00	LKSHR	4722-971		LMF-LAKE MICHIGAN FRONTAGE	0	1	5/12/2008	RESIDENTIAL	401
20-220-005-02	2849 LAKESHORE DR	04/16/21	$1,080,000	WD	03-ARM'S LENGTH	$1,080,000	$665,100	61.58	$756,960	$1,080,000	$756,960	120.0	0.0	1.26	1.26	$9,000	$857,143	$19.68	120.00	LKSHR	4608-321		LMF-LAKE MICHIGAN FRONTAGE	0	1	5/12/2023	RESIDENTIAL	401
		Totals:	**$9,755,000**			**$9,755,000**	**$2,637,700**		**$9,518,038**	**$5,897,824**	**$4,896,796**	**590.0**		**9.23**	**9.23**													
							Sale. Ratio =>	**27.04**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**20.15**			**per FF=>**	**$9,996**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$14.67**										

Concluded FF Rate	10,000.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - MODERATE BANK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-032-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,954	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-032-013-10	LAKESHORE DR V/L	02/17/22	$580,000	WD	03-ARM'S LENGTH	$580,000	$189,000	32.59	$525,000	$580,000	$525,000	70.0	0.0	0.75	0.75	$8,286	$773,333	$17.75	70.00	LKSHR	4732-961		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES VAC	402
20-060-011-00	2641 LAKESHORE DR	06/15/21	$1,720,000	WD	03-ARM'S LENGTH	$1,720,000	$718,400	41.77	$1,500,175	$968,417	$748,592	100.0	100.0	1.38	1.38	$9,684	$702,770	$16.13	100.00	LKSHR	4637-153		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-160-003-00	2500 LAKESHORE DR	01/14/22	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$524,600	41.97	$1,218,000	$764,200	$732,200	80.0	0.0	1.61	1.61	$9,553	$474,658	$10.90	80.00	LKSHR	4722-971		LMF-LAKE MICHIGAN FRONTAGE	0	1	5/12/2008	RESIDENTIAL	401
20-220-009-02	2849 LAKESHORE DR	04/16/21	$1,080,000	WD	03-ARM'S LENGTH	$1,080,000	$665,100	61.58	$758,960	$1,080,000	$756,960	120.0	0.0	1.26	1.26	$9,000	$857,143	$19.68	120.00	LKSHR	4608-321		LMF-LAKE MICHIGAN FRONTAGE	0	1	3/12/2019	RESIDENTIAL	401
		Totals:	**$6,405,000**			**$6,405,000**	**$2,778,200**		**$5,834,391**	**$4,126,501**	**$3,555,892**	**469.8**			**5.93**	**5.93**												
							Sale. Ratio =>	**43.38**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**10.93**			**per FF=>**	**$8,784**		**per Net Acre=>**		**##########**	**per SqFt=>**	**$15.98**										

Concluded FF Rate	8,785.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - MEDIUM BANK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-004-007-00	3574 SAUGATUCK BEACH RD	11/10/21	$5,800,000	WD	03-ARM'S LENGTH	$5,800,000	$2,828,100	48.76	$6,381,202	$3,645,298	$4,246,500	447.0	0.0	14.62	7.31	$8,200	$250,704	$5.76	447.00	LKSHR	4697-693		LMF-LAKE MICHIGAN FRONTAGE	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-032-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,354	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-032-013-10	LAKESHORE DR V/L	02/17/22	$580,000	WD	03-ARM'S LENGTH	$580,000	$189,000	32.59	$525,000	$580,000	$525,000	70.0	0.0	0.75	0.75	$8,286	$773,333	$17.75	70.00	LKSHR	4732-961		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES VAC	402
20-220-008-00	2855 LAKESHORE DR	07/31/20	$1,686,400	WD	03-ARM'S LENGTH	$1,686,400	$1,030,000	61.08	$2,280,666	$1,686,400	$1,687,900	267.5	0.0	3.26	1.26	$6,304	$1,338,413	$30.73	267.50	LKSHR	4492-276		LMF-LAKE MICHIGAN FRONTAGE	0	1	7/12/2023	RESIDENTIAL	003
		Totals:	**$9,841,400**			**$9,841,400**	**$4,728,200**		**$11,027,124**	**$6,685,582**	**$7,252,030**	**884.3**		**17.56**	**10.25**													
							Sale. Ratio =>	**48.04**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**12.52**			**per FF=>**	**$7,538**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$8.71**										

Concluded FF Rate 7,540

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - HIGH BANK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-020-021-20	2933 LAKESHORE DR	10/09/20	$975,000	WD	03-ARM'S LENGTH	$975,000	$539,500	55.33	$1,174,276	$500,724	$700,000	100.0	0.0	1.94	1.94	$5,007	$258,105	$5.93	100.00	LKSHR	4525-248		LMF-LAKE MICHIGAN FRONTAGE	0	1	6/28/2008	RES 1 FAMILY	401
20-032-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,354	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-040-010-00	2787 LAKESHORE DR	12/16/21	$2,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$2,200,000	$870,900	39.59	$2,124,291	$949,556	$936,000	200.0	1689.0	3.88	0.80	$4,748	$244,920	$5.62	200.00	LKSHR	4719-7	20-029-011-00	LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-230-003-00	2825 LAKESHORE DR	03/22/21	$895,000	WD	03-ARM'S LENGTH	$895,000	$534,700	59.74	$1,145,179	$491,321	$741,280	100.0	0.0	0.86	0.86	$4,911	$571,048	$13.11	100.00	LKSHR	4598-347		LMF-LAKE MICHIGAN FRONTAGE	0	1	3/13/2023	RESIDENTIAL	401
20-230-009-00	2851 LAKESHORE DR	07/31/20	$1,686,400	WD	03-ARM'S LENGTH	$1,686,400	$1,030,000	61.08	$2,286,666	$1,686,400	$1,687,090	267.5	0.0	1.26	1.26	$6,304	$1,338,413	$30.73	267.50	LKSHR	4492-276		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/12/2023	RESIDENTIAL	001
		Totals:	**$7,531,400**			**$7,531,400**	**$3,656,200**		**$8,764,668**	**$4,361,665**	**$4,857,810**	**767.3**		**8.87**	**5.79**													
							Sale. Ratio =>	**48.55**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**11.03**			**per FF=>**	**$5,684**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$11.29**										

Concluded FF Rate	5,685.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - LOW BANK ROAD DIVIDED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-004-007-00	3574 SAUGATUCK BEACH RD	11/10/21	$5,800,000	WD	03-ARM'S LENGTH	$5,800,000	$2,828,100	48.76	$6,381,202	$3,665,298	$4,248,500	447.0	0.0	14.62	7.31	$8,200	$250,704	$5.76	447.00	LKSHR	4697-693		LMF-LAKE MICHIGAN FRONTAGE	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-012-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,354	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-012-013-10	LAKESHORE DR V/L	02/17/22	$580,000	WD	03-ARM'S LENGTH	$580,000	$189,000	32.59	$525,000	$580,000	$525,000	70.0	0.0	0.75	0.75	$8,286	$773,333	$17.75	70.00	LKSHR	4732-961		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES VAC	402
20-060-015-00	2641 LAKESHORE DR	06/15/21	$1,720,000	WD	03-ARM'S LENGTH	$1,720,000	$718,400	41.77	$1,500,175	$968,417	$748,592	100.0	100.0	1.38	1.38	$9,684	$702,770	$16.13	100.00	LKSHR	4637-153		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-160-001-00	2500 LAKESHORE DR	01/24/22	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$524,600	41.97	$1,218,000	$764,200	$732,200	80.0	0.0	1.61	1.61	$9,553	$474,658	$10.90	80.00	LKSHR	4722-971		LMF-LAKE MICHIGAN FRONTAGE	0	1	5/12/2008	RESIDENTIAL	401
20-220-009-00	2851 LAKESHORE DR	07/31/20	$1,686,400	WD	03-ARM'S LENGTH	$1,686,400	$1,030,000	61.08	$2,286,666	$1,686,400	$1,687,390	267.5	0.0	1.26	1.26	$6,304	$1,338,413	$30.73	267.50	LKSHR	4492-276		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/12/2023	RESIDENTIAL	001
20-220-009-02	2849 LAKESHORE DR	04/16/21	$1,080,000	WD	03-ARM'S LENGTH	$1,080,000	$665,100	61.58	$756,960	$1,080,000	$756,960	120.0	0.0	1.26	1.26	$9,000	$857,143	$19.68	120.00	LKSHR	4608-321		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/12/2023	RESIDENTIAL	401
		Totals:	**$13,891,400**			**$13,891,400**	**$6,636,300**		**$14,502,259**	**$9,478,199**	**$9,489,782**	**1,184.3**			**21.81**	**14.50**												
							Sale. Ratio =>	**47.77**			**Average**			**Average**				**Average**										
							Std. Dev. =>	**11.16**			**per FF=>**	**$8,003**		**per Net Acre=>**		**##########**		**per SqFt=>**	**$9.98**									

Concluded FF Rate 8,000.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - MODERATE BANK ROAD DIVIDED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-004-007-00	3574 SAUGATUCK BEACH RD	11/10/21	$5,800,000	WD	03-ARM'S LENGTH	$5,800,000	$2,828,100	48.76	$6,181,202	$1,665,298	$4,246,500	447.0	0.0	14.62	7.31	$8,200	$250,704	$5.76	447.00	LKSHR	4697-693		LMF-LAKE MICHIGAN FRONTAGE	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-020-015-20	2933 LAKESHORE DR	10/09/20	$975,000	WD	03-ARM'S LENGTH	$975,000	$539,500	55.33	$1,174,276	$500,724	$700,000	100.0	0.0	1.94	1.94	$5,007	$258,105	$5.93	100.00	LKSHR	4525-248		LMF-LAKE MICHIGAN FRONTAGE	0	1	6/28/2008	RES 1 FAMILY	401
20-032-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,354	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-220-005-00	2855 LAKESHORE DR	07/31/20	$1,686,400	WD	03-ARM'S LENGTH	$1,686,400	$1,030,000	61.08	$2,236,666	$1,686,400	$1,687,995	267.5	0.0	1.26	1.26	$6,304	$1,338,413	$30.73	267.50	LKSHR	4492-376		LMF-LAKE MICHIGAN FRONTAGE	0	1	3/17/2023	RESIDENTIAL	001
		Totals:	**$10,236,400**			**$10,236,400**	**$5,078,700**			**$11,676,400**	**$5,586,306**	**$7,427,050**		**914.3**		**18.75**	**11.44**											
							Sale. Ratio =>	**49.61**				**Average**				**Average**		**Average**										
							Std. Dev. =>	**9.74**				**per FF=>**		**$7,204**		**per Net Acre=>**	**##########**	**per SqFt=>**	**$8.06**									

Concluded FF Rate	7,200.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - MEDIUM BANK ROAD DIVIDED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-020-021-20	2933 LAKESHORE DR	10/09/20	$975,000	WD	03-ARM'S LENGTH	$975,000	$539,500	55.33	$1,174,276	$500,724	$700,000	100.0	0.0	1.94	1.94	$5,007	$258,105	$5.93	100.00	LKSHR	4525-248		LMF-LAKE MICHIGAN FRONTAGE	0	1	6/28/2008	RES 1 FAMILY	401
20-010-013-00	2552 LAKESHORE DR	08/12/21	$1,775,000	WD	03-ARM'S LENGTH	$1,775,000	$681,100	38.37	$1,834,256	$733,884	$793,140	99.8	0.0	0.93	0.93	$7,354	$789,123	$18.12	99.80	LKSHR	4659-810		LMF-LAKE MICHIGAN FRONTAGE	0	0	9/14/2017	RES 1 FAMILY	401
20-220-009-00	2851 LAKESHORE DR	07/31/20	$1,686,400	WD	03-ARM'S LENGTH	$1,686,400	$1,030,000	61.08	$2,286,666	$1,686,400	$1,687,990	267.5	0.0	1.26	1.26	$6,304	$1,338,413	$30.73	267.50	LKSHR	4692-276		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/12/2021	RESIDENTIAL	001
		Totals:	**$4,436,400**			**$4,436,400**	**$2,250,600**		**$5,295,198**	**$2,921,008**	**$3,180,530**	**467.3**		**4.13**	**4.13**													
							Sale. Ratio =>	**50.73**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**11.81**			**per FF=>**	**$6,251**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$16.24**										

Concluded FF Rate **6,250.0**

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - HIGH BANK ROAD DIVIDED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-020-015-00	2973 LAKESHORE DR	01/27/21	$900,000	WD	03-ARM'S LENGTH	$900,000	$589,600	65.51	$1,283,830	$431,814	$815,664	96.0	0.0	0.99	0.99	$4,498	$434,878	$9.98	96.00	LKSHR	4575-389		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-020-025-20	2933 LAKESHORE DR	10/09/20	$975,000	WD	03-ARM'S LENGTH	$975,000	$539,500	55.33	$1,174,276	$500,724	$700,000	100.0	0.0	1.94	1.94	$5,007	$258,105	$5.93	100.00	LKSHR	4525-248		LMF-LAKE MICHIGAN FRONTAGE	0	1	6/28/2008	RES 1 FAMILY	401
20-032-009-00	2578 LAKESHORE DR	03/03/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$598,100	66.46	$1,327,736	$502,448	$930,184	106.0	0.0	0.61	0.61	$4,740	$826,395	$18.97	106.00	LKSHR	4738-707		LMF-LAKE MICHIGAN FRONTAGE	0	1	5/28/2013	RES 1 FAMILY	401
20-040-002-00	2809 LAKESHORE DR	10/04/21	$1,550,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,550,000	$669,800	43.21	$1,759,720	$810,280	$860,000	200.0	1580.0	3.63	0.60	$4,051	$223,402	$5.13	200.00	LKSHR	4692-646	20-029-008-10	LMF-LAKE MICHIGAN FRONTAGE	0	0	3/13/2023	RES 1 FAMILY	401
20-040-010-00	2787 LAKESHORE DR	12/16/21	$2,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$2,200,000	$870,900	39.59	$2,324,291	$949,556	$936,000	200.0	1689.0	3.88	0.80	$4,748	$244,920	$5.62	200.00	LKSHR	4719-7	20-029-011-00	LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-220-001-00	2825 LAKESHORE DR	03/22/21	$895,000	WD	03-ARM'S LENGTH	$895,000	$534,700	59.74	$1,145,179	$491,101	$741,280	100.0	0.0	0.86	0.86	$4,911	$571,048	$13.11	100.00	LKSHR	4598-347		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/13/2023	RESIDENTIAL	401
20-220-008-00	2847 LAKESHORE DR	04/17/20	$925,000	WD	03-ARM'S LENGTH	$925,000	$911,300	98.52	$1,042,991	$557,009	$675,000	127.0	0.0	1.26	1.26	$4,386	$442,071	$10.15	200.00	LKSHR	4452-622		LMF-LAKE MICHIGAN FRONTAGE	0	0	NOT INSPECTED	RESIDENTIAL	401
		Totals:	**$8,345,000**			**$8,345,000**	**$4,713,900**		**$10,058,023**	**$4,242,952**	**$5,658,128**	**929.0**		**13.17**	**7.06**													
							Sale. Ratio =>	**56.49**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**19.43**			**per FF=>**	**$4,567**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$7.40**										

Concluded FF Rate	4,565.0

2023 LAND TABLE LMF LAKE MICHIGAN FRONTAGE - NORTH SHORE FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-004-007-15	3578 SAUGATUCK BEACH RD #4	05/28/21	$2,550,000	WD	03-ARM'S LENGTH	$2,550,000	$986,800	38.70	$1,973,640	$2,550,000	$1,973,640	164.5	0.0	2.72	2.72	$15,504	$938,180	$21.54	164.47	LKSHR	4630-522		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/11/2023	RES VAC	402
20-004-007-14	3586 SAUGATUCK BEACH RD #3	01/06/22	$2,600,000	WD	03-ARM'S LENGTH	$2,600,000	$984,400	37.86	$1,968,840	$2,600,000	$1,968,840	164.1	0.0	2.46	2.46	$15,847	$1,058,632	$24.30	164.07	LKSHR	4718-689		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/11/2023	RES VAC	402
20-004-007-16	3572 SAUGATUCK BEACH RD #5	03/22/22	$2,695,000	WD	03-ARM'S LENGTH	$2,695,000	$986,800	36.62	$1,973,640	$2,695,000	$1,973,640	164.5	0.0	2.69	2.69	$16,386	$1,001,114	$22.98	164.47	LKSHR	4747/365		LMF-LAKE MICHIGAN FRONTAGE	0	1	NOT INSPECTED	RES VAC	402
20-004-007-12	3590 SAUGATUCK BEACH RD #1	08/26/21	$3,300,000	WD	03-ARM'S LENGTH	$3,300,000	$1,099,100	34.35	$2,198,160	$3,300,000	$2,198,160	183.2	0.0	3.54	3.54	$17,469	$934,464	$20.76	183.18	LKSHR	4674-166		LMF-LAKE MICHIGAN FRONTAGE	0	1	1/11/2023	RES VAC	402
		Totals:	**$11,045,000**			**$11,045,000**	**$4,057,100**		**$8,114,280**	**$11,045,000**	**$8,114,280**	**676.2**		**11.40**	**11.40**													
							Sale. Ratio =>	**36.73**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**1.89**			**per FF=>**	**$16,334**		**per Net Acre=>**	**##########**		**per SqFt=>**	**$22.23**										

Concluded FF Rate	16,300.0