

2022 Land Values

8200 Lake Michigan Frontage

	2017	2018	2,019	2020	2,021	2022							
	\$	\$	\$	\$	\$	\$	SALE DATE	SALE PRICE	BUILDING VALUE	LAND VALUE	FRONT FEET	\$/FRONT FOOT	COMMENTS
FRONTAGE <100 AVE FRONTAGE	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 10,000	\$ 10,000							
FRONTAGE >100	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 8,000	\$ 8,000							
FRONTAGE >500	\$ 7,500	\$ -	\$ -	\$ 7,400	\$ 7,000	\$ 7,000							
ELEVATED <100	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -							
ELEVATED AVE	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -							
ELEVATED >125	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -							
SITE A-ESTIMATED LOTS	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 204,000							same as land table 8201
SITE B-VACANT LOTS	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 110,000							same as land table 8201-Secondary Lots
SITE C-ACCESS ONLY	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 40,000							same as land table 8201
FRONTAGE <100	70-03-32-131-031	Stickney Ridge	1/8/2016	\$ 625,000	\$	\$ 625,000					86	\$ 7,267	
	70-07-08-400-020	12929 Wilderess Trl	5/13/2016	\$ 2,500,000	\$ 939,022	\$ 1,560,978					100	\$ 15,610	
	70-07-28-151-019	10871 Lakeshore Dr	10/28/2016	\$ 702,000	\$ 78,066	\$ 623,934					60	\$ 10,399	
	70-07-28-300-013	10577 Lakeshore Dr	12/30/2016	\$ 575,000	\$ 30,376	\$ 544,624					55	\$ 9,902	
	70-03-32-331-018	Ridge Dr	8/14/2020	\$ 500,000	\$	\$ 500,000					89	\$ 5,618	
						AVERAGE						\$ 9,759	
FRONTAGE >100	70-07-05-201-017	14231 Cricklewood	6/1/2016	\$ 1,200,000	\$ 344,885	\$ 855,115					110	\$ 7,774	
	70-07-17-200-039	12759 Wilderess Trl	9/19/2016	\$ 951,000	\$ 100,324	\$ 850,676					135	\$ 6,301	
	70-07-08-200-007	13441 Windcrest Ln	10/26/2018	\$ 1,000,000	\$	\$ 1,000,000					149	\$ 6,711	land contract
						AVERAGE						\$ 6,929	
AVERAGE OF ALL FRONTAGE						AVERAGE						\$ 8,344	