

2022 LAND VALUES

8201 LAKE MICHIGAN INFLUENCE

	2017	2018	2019	2020	2021	2022
SITE A	\$ 240,000	\$ 260,000	\$ 260,000	260,000	286,000	\$ 204,000
SITE B	\$ 155,000	\$ 170,000	\$ 170,000	175,000	184,000	\$ 184,000
SITE C	\$ 120,000	\$ 120,000	\$ 120,000	\$120,000	245,000	\$ 110,000
SITE D	\$ 17,500	\$ 17,500	\$ 17,500	\$17,500	47,000	\$ 40,000
SITE E	\$ 75,000	\$ 90,000	\$ 90,000	\$90,000	137,000	\$ 137,000
SITE F	\$ 50,000	\$ 50,000	\$ 50,000	\$50,000	47,000	\$ 40,000
PREMIUM WATERVIEW						
STANDARD						
SECONDARY LOT						
ACCESS ONLY						
DEEDED ACCESS/MINIMAL						
SMALL LOT						

SITE A	PREMIUM WATERVIEW	SALE DATE	SALE PRICE	BUIDLING VALUE	LAND	
					VALUE	COMMENTS
	70-07-16-100-017	1/15/2016	\$ 750,000	\$ 513,277	\$ 236,723	
	70-07-08-400-026	4/23/2019	\$ 600,000	\$ 429,639	\$ 170,361	
			AVERAGE		\$ 203,542	
SITE B	STANDARD	7/21/2017	\$ 150,000		\$ 150,000	old sale
	70-07-28-376-003	10/25/2017	\$ 91,000		\$ 91,000	old sale
	70-07-28-300-058	3/16/2018	\$ 110,000		\$ 110,000	
	70-07-05-201-008	6/22/2018	\$ 940,000	\$ 753,515	\$ 186,485	
	70-07-33-303-014	9/11/2018	\$ 525,000	\$ 324,455	\$ 200,545	
	70-03-32-190-003	10/15/2018	\$ 525,000	\$ 299,003	\$ 225,997	
	70-07-05-202-004	11/1/2018	\$ 185,000	\$ 58,218	\$ 126,782	
	70-03-32-131-003	3/5/2019	\$ 730,000	\$ 531,585	\$ 198,415	
	70-07-33-303-008	3/22/2019	\$ 414,500	\$ 245,152	\$ 169,348	
	70-03-32-190-011	6/4/2019	\$ 80,000		\$ 80,000	
	70-03-32-333-002	8/16/2019	\$ 350,000	\$ 144,772	\$ 205,228	
	70-07-33-300-041	10/28/2019	\$ 845,000	\$ 547,496	\$ 297,504	
	70-07-33-303-013	2/28/2020	\$ 675,000	\$ 448,241	\$ 226,759	
	70-07-33-300-045		AVERAGE		\$ 184,278	
SITE C	SECONDARY LOT	01/26/17	\$ 650,000	\$ 536,059	\$ 113,941	
	70-07-16-100-031	2/15/2017	\$ 120,100		\$ 120,100	
	70-07-05-200-015	1/7/2020	\$ 520,000	\$ 424,428	\$ 95,572	
	70-07-16-100-012		AVERAGE		\$ 109,871	
SITE D & F	ACCESS ONLY/SMALL LOT	6/12/2017	\$ 40,000		\$ 40,000	
	70-07-28-300-020		AVERAGE		\$ 40,000	
SITE E	DEED ACCESS/MINIMAL	3/18/2016	\$ 130,000		\$ 130,000	
	70-07-28-376-002	6/15/2016	\$ 93,000		\$ 93,000	
	70-03-32-179-004	7/21/2017	\$ 150,000		\$ 150,000	
	70-07-28-376-003	9/18/2017	\$ 130,500		\$ 130,500	
	70-03-32-179-004	4/24/2020	\$ 183,000		\$ 183,000	
	70-07-05-203-019		AVERAGE		\$ 137,300	