



Quincy Township 2023 Database  
 Industrial Land Study  
 All Industrial Sales  
 Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022 Only one Industrial Sale

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	Inspected Date	Class	Rate Group 1
081-N01-000-065-96	82 WILCOX ST	06/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,649	26.22	\$173,439	\$149,761	\$23,200	389.8	450.4	3.20	3.20	\$384	\$46,800	\$1.07	309.55	3500	2021-04759		3500 VILLAGE INDUSTRIAL	12/5/2009	301	NORTH WEST SECT
<b>Totals:</b>			<b>\$300,000</b>			<b>\$300,000</b>	<b>\$78,649</b>		<b>\$173,439</b>	<b>\$149,761</b>	<b>\$23,200</b>	<b>389.8</b>		<b>3.20</b>	<b>3.20</b>											
							Sale. Ratio =>	26.22			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			Average			Average			Average									
											per FF=>	\$384		per Net Acre=>	46,800.31		per SqFt=>	\$1.07								

All commercial Properties Vacant & Improved:

If Remove Dollar General - 148 E Chicago St then Avg FF Rate \$166 and Acre rate is \$20,755

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	Inspected Date	Class	Rate Group 1
080-015-400-010-00	1086 E CHICAGO RD	02/26/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,742	36.21	\$106,594	\$92,926	\$34,520	445.3	340.6	3.68	3.68	\$209	\$25,265	\$0.58	470.40	2000	2021-01631		2000 COMMERCIAL IN TWP	11/22/2020	201	CHICAGO RD-EAST
080-019-100-035-00	732 E CHICAGO RD	09/01/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$49,155	50.16	\$107,779	\$27,062	\$36,841	359.4	330.9	4.10	4.10	\$75	\$6,599	\$0.15	281.30	2000	2020-06176		2000 COMMERCIAL IN TWP	10/15/2020	201	CHICAGO RD WEST
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	33-TO BE DETERMIN	\$135,000	\$36,984	27.40	\$81,725	\$83,617	\$30,342	273.1	403.6	2.43	2.43	\$306	\$34,368	\$0.79	269.63	2000	2021-07179		2000 COMMERCIAL IN TWP	4/10/2018	201	CHICAGO RD-EAST
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL A	\$150,000	\$81,226	54.15	\$195,733	\$6,713	\$42,334	300.2	817.4	3.22	3.22	\$22	\$2,087	\$0.05	234.70	2000	2021-08465	080-020-200-070-99	2000 COMMERCIAL IN TWP	1/6/2012	201	CHICAGO RD WEST
080-028-200-030-01	288 N RAY QUINCY RD	11/24/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,280	29.28	\$114,444	\$6,731	\$21,175	154.2	219.4	1.00	1.00	\$44	\$6,751	\$0.15	198.00	2000	2020-08061		2000 COMMERCIAL IN TWP	11/29/2021	201	NON-CHICAGO RD
081-N01-000-063-00	32 ARNOLD ST	10/26/20	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$56,940	43.83	\$140,062	\$15,248	\$25,410	252.8	350.6	1.21	1.21	\$60	\$12,602	\$0.29	150.35	2500	2020-07752		2500 VILLAGE COM NOT ON US-12	2/5/2021	201	NORTH WEST SECT
081-N01-000-085-00	86 W CHICAGO ST	02/25/21	\$110,000	WD	19-MULTI PARCEL A	\$110,000	\$61,440	55.85	\$197,352	\$16,396	\$64,945	344.9	1056.8	2.12	0.55	\$48	\$7,734	\$0.18	261.37	2510	2021-01402	081-N01-000-084-00, 081-N01-000-086-00	2510 VILLAGE COMMERCIAL US-12	1/29/2010	201	NW SIDE US-12
081-N01-000-168-00	12 N MAIN ST	04/07/20	\$65,000	WD	03-ARM'S LENGTH	\$55,000	\$23,973	43.59	\$51,860	\$6,255	\$3,115	18.3	86.0	0.04	0.04	\$341	\$145,465	\$3.34	22.00	2500	2020-02465		2500 VILLAGE COM NOT ON US-12	12/5/2023	201	NORTH-EAST SECT
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000	WD	33-TO BE DETERMIN	\$819,000	\$178,411	21.78	\$431,327	\$413,673	\$26,000	257.1	296.0	1.40	1.40	\$1,609	\$295,481	\$6.78	206.00	2510	2022-02204		2510 VILLAGE COMMERCIAL US-12	2/24/2010	201	NE SIDE US-12
081-S01-000-293-02	181 E CHICAGO ST	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,909	36.17	\$155,914	\$54,086	\$25,000	225.3	241.1	1.11	1.11	\$240	\$48,858	\$1.12	200.00	2510	2021-07088		2510 VILLAGE COMMERCIAL US-12	11/29/2009	201	SE SIDE US-12
081-N01-000-065-96	82 WILCOX ST	06/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,649	26.22	\$173,439	\$149,761	\$23,200	389.8	450.4	3.20	3.20	\$384	\$46,800	\$1.07	309.55	3500	2021-04759		3500 VILLAGE INDUSTRIAL	12/5/2009	301	NORTH WEST SECT
<b>Totals:</b>			<b>\$2,256,900</b>			<b>\$2,246,900</b>	<b>\$722,709</b>		<b>\$1,756,229</b>	<b>\$872,468</b>	<b>\$332,882</b>	<b>3,020.4</b>		<b>23.51</b>	<b>21.94</b>											
							Sale. Ratio =>	32.16			Average			Average			Average									
							Std. Dev. =>	11.77			per FF=>	\$289		per Net Acre=>	37,118.40		per SqFt=>	\$0.85								

Large Acreage Lots in Township & Village:

1st Acre	\$12,000	Due to overall acreage rates above for Commercial used Agricultural Residential Rate
Excess Acres	\$3,900	\$100 less than Tillable Rate due to a combination of land types that fall under excess acreage
ROW		
Tillable	\$4,000	Based on Overall Ag Rate
Non Tillable	\$3,400	Reduced Ag Rate by \$300 due to reducing excess acres by \$700
Woods	\$3,200	Based on Recreational Rate

Small lots - Front Foot Rate:

Township:	\$290	Used Overall Commercial Rate above
Village:	\$150	Used Commercial Rate minus Dollar General Sale

Quincy Township 2023 Database  
Agricultural Land Values  
Vacant Agricultural Sales  
Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022:

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	Inspected Date	Class				
080-006-400-010-99	N FREMONT RD	04/13/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$32,820	52.10	\$69,541	\$63,000	\$69,541	660.0	1122.0	17.00	17.00	\$95	\$3,706	\$0.09	298.50	4000	2020-02479		4000 AG LAND	4/29/2012	102				
080-008-100-015-02	NEWTON RD & RIDGE RD	08/31/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$82,996	34.58	\$169,096	\$240,000	\$169,096	1,320.0	1436.0	43.52	43.52	\$182	\$5,515	\$0.13	702.00	4000	2020-07007		4000 AG LAND	11/1/2020	102				
080-010-400-005-00	551 CLARENDON RD	07/10/20	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$148,308	50.44	\$319,410	\$294,000	\$319,410	1,980.0	1760.1	80.00	80.00	\$148	\$3,675	\$0.08	907.50	4000	2020-04818		4000 AG LAND	11/19/2021	102				
080-029-100-015-00	N FREMONT RD	04/02/20	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$228,898	48.70	\$482,538	\$470,000	\$482,538	2,621.5	3925.7	117.86	117.86	\$179	\$3,988	\$0.09	2,588.52	4000	2020-01866	080-030-200-010-99	4000 AG LAND	8/19/2011	102				
<b>Totals:</b>			<b>\$1,067,000</b>			<b>\$1,067,000</b>	<b>\$493,022</b>		<b>\$1,040,585</b>	<b>\$1,067,000</b>	<b>\$1,040,585</b>	<b>6,581.5</b>		<b>258.37</b>	<b>258.38</b>														
								<b>Sale. Ratio =&gt;</b>	<b>46.21</b>					<b>Average</b>			<b>Average</b>												
								<b>Std. Dev. =&gt;</b>	<b>8.04</b>					<b>per FF=&gt;</b>	<b>\$162</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>4,129.72</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.09</b>								

Quincy Township 2023 Database  
 Agricultural Land Values -- Vacant Sales only  
 Tillable vs. Non-tillable  
 Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022:

Sales used to determine No-till rate: As tillable and non-tillable nearly the same

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	No-till Acres	No-Till Rate/Ac	No-till Total Value	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	ROW Acres	Total Acres	Total Dollars
080-006-400-010-99	N FREMONT RD	04/13/20	\$63,000	17.00	\$63,000	\$3,706	1.82	\$3,706	\$6,745	14.95	\$3,762	\$56,255	0.23	17.00	\$63,000
080-008-100-015-02	NEWTON RD & RIDGE RD	08/31/20	\$240,000	43.52	\$240,000	\$5,515	8.64	\$5,515	\$47,651	33.44	\$5,752	\$192,349	1.43	43.51	\$240,000
080-010-400-005-00	551 CLARENDON RD	07/10/20	\$294,000	80.00	\$294,000	\$3,675	32.76	\$3,675	\$120,393	46.55	\$3,729	\$173,607	0.69	80.00	\$294,000
080-029-100-015-00	N FREMONT RD	04/02/20	\$470,000	117.86	\$470,000	\$3,988	7.58	\$3,988	\$30,229	108.51	\$4,053	\$439,771	1.77	117.86	
<b>Totals:</b>			<b>\$1,067,000</b>	<b>258.37</b>	<b>\$1,067,000</b>	<b>\$16,884</b>	<b>50.80</b>	<b>\$16,884</b>	<b>\$205,018</b>	<b>203.45</b>	<b>\$17,296</b>	<b>\$861,982</b>	<b>4.12</b>		
Simple Avg						\$4,221		\$4,221			\$4,324				
Weighted Avg						\$4,130		\$4,036			\$4,237				

AG rates used for 2023:

Tillable	\$4,200	Based on weighted tillable rate & overall rate above
Non-tillable	\$3,700	Based on highlighted sale above due to having larger portion of no-till acres
Bldg Site	\$12,000	\$2000 less than Rural Residential Sales
Rural Residential	\$2,800	Based on Rural Res Sales Study (sales over 5 acres)
Woods	\$3,200	Based on Rec Rate
Wetland	\$2,100	Based on Rec Rate

Quincy Township 2023 Database  
 Recreational Land Value Breakdown For Agricultural and Residential Class  
 Used both Vacant Ag & Recreational parcels  
 Woods, Wetland Value  
 Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022:

No Recreational Sales

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	Inspected Date	Class
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00										
								Sale. Ratio =>	#DIV/0!		Average			Average				Average							
								Std. Dev. =>	#DIV/0!		per FF=>			per Net Acre=>	#DIV/0!			per SqFt=>							

Ag land sales with variety of no-till

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	No-Till Acres	No-till Rate/Ac	No-Till Total Value	Mixed Wood Acres	Mixed Wood Rate/Ac	Mixed Wood Total Value	Wet Wood Acres	Wet Wood Rate/Ac	Wet Wood Total Value	High Wood Acres	High Wood Rate/Ac	High Wood Total Value	Wetland Acres	Wetland Rate/Ac	Wetland Total Value	Total Value	
080-010-400-005-00	551 CLARENDON RD	07/10/20	\$294,000	80.00	\$294,000	\$3,675	46.55	\$4,200	\$195,510	20.52	\$3,700	\$75,924	11.24	\$2,008	\$22,566											
Totals:				80.00	\$294,000	\$3,675	46.55	\$4,200	\$195,510	20.52	\$3,700	\$75,924	11.24	\$2,008	\$22,566	0.00	\$0	\$0	0.00	\$0	\$0				\$0	
						Simple Avg		\$4,200			\$3,700			\$2,008			\$0			\$0						
						Weighted Avg		\$4,200			\$3,700			\$2,008			#DIV/0!			#DIV/0!						
Values Used							Tillable			No-till			Mixed Woods			Wet Woods			High Woods			Wetland				
							\$4,200			\$3,700			\$3,200			\$2,100			\$4,000			\$2,100				
												Based on Avg Sales Above			Based on low value woods			Based on High dollar woods			Same as wet woods					

Due to Tillable and non-tillable rates being the same as last year and no true recreational sales, leaving the recreational rates the same as last year:

The following rates were used for Ag Recreational:

Based on above data and Ag land values	
Woods, High	\$4,000
Woods, Mixed	\$3,200
Woods, Wet	\$2,100
Wetlands	\$2,100
Nontillable	\$3,700
Tillable	\$4,200

The following rates were used for Residential Recreational:

Based on above data and Ag land values	
Woods, High	\$4,000
Woods, Mixed	\$3,200
Woods, Wet	\$2,100
Wetlands	\$2,100
Nontillable	\$3,700
Tillable	\$4,200

Quincy Township 2023 Database  
 Residential Land Sales  
 Vacant Residential Sales  
 Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022:		Vacant Sales																									
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	Inspected Date	Class		
080-032-300-005-05	RIDGE RD	09/02/21	\$17,500	WD	33-TO BE DETERMINED	\$17,500	\$9,615	54.94	\$21,423	\$17,500	\$21,423	281.0	784.8	5.06	5.06	\$62	\$3,457	\$0.08	280.98	4010	2021-06902		4010 RURAL RESIDENTIAL	11/15/2011	402		
<b>Totals:</b>			<b>\$17,500</b>			<b>\$17,500</b>	<b>\$9,615</b>		<b>\$21,423</b>	<b>\$17,500</b>	<b>\$21,423</b>	<b>281.0</b>		<b>5.06</b>	<b>5.06</b>												
						<b>Sale. Ratio =&gt;</b>	<b>54.94</b>			<b>Average</b>				<b>Average</b>		<b>Average</b>											
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>											
												<b>\$62</b>			<b>3,457.13</b>		<b>\$0.08</b>										

Sales Date April 1, 2020 thru March 31, 2022:		Improved Sales Only																									
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	Inspected Date	Class		
080-005-200-005-00	686 QUINCY GRANGE RD	10/02/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,686	51.53	\$122,438	\$66,128	\$78,566	1,014.0	860.0	20.00	20.00	\$65	\$3,306	\$0.08	1,014.00	4010	2020-06942		4010 RURAL RESIDENTIAL	5/2/2012	401		
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$675,000	\$315,957	46.81	\$844,590	\$300,253	\$322,270	1,386.0	4884.0	77.40	40.00	\$217	\$3,879	\$0.09	1,386.00	4010	2020-03715	080-008-300-010-00	4010 RURAL RESIDENTIAL	12/8/2022	401		
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,909	44.45	\$332,473	\$21,113	\$18,586	379.2	456.7	3.98	3.98	\$56	\$5,311	\$0.12	379.20	4010	2020-03748		4010 RURAL RESIDENTIAL	12/15/2014	401		
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$254,900	\$87,545	34.34	\$207,808	\$84,275	\$25,874	957.4	367.2	3.49	1.00	\$88	\$24,134	\$0.55	214.00	4010	2021-09231	080-013-100-005-03	4010 RURAL RESIDENTIAL	1/5/2016	401		
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,788	39.83	\$110,542	\$24,814	\$10,356	151.0	283.0	0.98	0.98	\$164	\$25,295	\$0.58	151.00	4010	2020-06126		4010 RURAL RESIDENTIAL	3/22/2012	401		
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,457	44.49	\$297,033	\$17,897	\$14,930	256.3	406.5	2.39	2.39	\$70	\$7,488	\$0.17	256.30	4010	2020-05960		4010 RURAL RESIDENTIAL	3/23/2012	401		
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$22,421	16.86	\$61,085	\$76,751	\$4,836	150.0	150.0	0.52	0.52	\$512	\$148,455	\$3.41	150.00	4010	2021-08566		4010 RURAL RESIDENTIAL	9/18/2011	401		
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$36,554	32.49	\$81,616	\$34,808	\$3,924	60.0	270.0	0.37	0.37	\$580	\$93,570	\$2.15	60.00	4010	2022-01243		4010 RURAL RESIDENTIAL	8/19/2012	401		
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$61,912	47.66	\$137,786	\$5,665	\$13,551	300.0	270.0	1.86	1.86	\$19	\$3,046	\$0.07	300.00	4010	2020-04177		4010 RURAL RESIDENTIAL	10/10/2017	401		
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$67,248	38.98	\$150,484	\$30,524	\$8,508	210.0	180.0	0.87	0.87	\$145	\$35,166	\$0.81	210.00	4010	2021-06357		4010 RURAL RESIDENTIAL	10/11/2021	401		
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$100,238	30.01	\$224,220	\$122,559	\$12,779	330.0	207.0	1.57	1.57	\$371	\$78,163	\$1.79	330.00	4010	2021-08748		4010 RURAL RESIDENTIAL	9/14/2011	401		
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$41,207	34.48	\$109,441	\$20,559	\$10,500	165.0	264.0	1.00	1.00	\$125	\$20,559	\$0.47	165.00	4010	2021-03241		4010 RURAL RESIDENTIAL	12/7/2022	401		
080-031-100-020-01	176 N FREMONT RD	09/30/20	\$157,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$157,000	\$57,140	36.39	\$132,216	\$37,219	\$8,124	148.5	462.0	0.79	0.36	\$251	\$47,232	\$1.08	148.50	4010	2020-06666	080-031-100-020-00	4010 RURAL RESIDENTIAL	3/15/2012	401		
080-032-100-045-00	175 RIDGE RD	03/25/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$60,514	28.54	\$134,574	\$90,541	\$13,115	200.0	350.0	1.61	1.61	\$453	\$56,342	\$1.29	200.00	4010	2021-02187		4010 RURAL RESIDENTIAL	11/18/2011	401		
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,198	42.45	\$357,743	\$34,115	\$16,858	249.6	553.6	3.17	3.17	\$137	\$10,755	\$0.25	249.60	4010	2020-07484		4010 RURAL RESIDENTIAL	11/23/2011	401		
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$86,721	28.72	\$194,812	\$120,903	\$13,715	414.9	210.0	2.00	2.00	\$291	\$60,452	\$1.39	414.86	4010	2021-07846		4010 RURAL RESIDENTIAL	11/17/2016	401		
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$52,555	36.75	\$117,761	\$34,251	\$9,012	150.0	250.0	0.86	0.86	\$228	\$39,780	\$0.91	150.00	4010	2021-09408		4010 RURAL RESIDENTIAL	6/1/2011	401		
080-033-400-010-00	956 LUKESPORT RD	05/01/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$96,230	44.14	\$216,122	\$13,878	\$12,000	182.0	250.0	1.04	1.04	\$76	\$13,344	\$0.31	182.00	4010	2020-03054		4010 RURAL RESIDENTIAL	6/1/2011	401		
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,958	41.74	\$265,275	\$83,001	\$63,276	492.5	1326.8	15.00	15.00	\$169	\$5,533	\$0.13	492.45	4010	2021-09122		4010 RURAL RESIDENTIAL	1/16/2022	401		
080-034-300-030-00	1020 LUKESPORT RD	04/20/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,590	37.16	\$97,049	\$41,811	\$18,860	264.0	660.0	4.00	4.00	\$158	\$10,453	\$0.24	264.00	4010	2020-02628		4010 RURAL RESIDENTIAL	8/30/2012	401		
<b>Totals:</b>			<b>\$4,613,300</b>			<b>\$4,613,300</b>	<b>\$1,797,828</b>		<b>\$4,195,068</b>	<b>\$1,261,065</b>	<b>\$679,640</b>	<b>7,460.3</b>		<b>142.89</b>	<b>102.57</b>												
						<b>Sale. Ratio =&gt;</b>	<b>38.97</b>			<b>Average</b>				<b>Average</b>		<b>Average</b>											
						<b>Std. Dev. =&gt;</b>	<b>8.15</b>			<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>											
												<b>\$169</b>			<b>8,825.36</b>		<b>\$0.20</b>										

Residential Land Value for 2023:

First Acre (Bldg Site)	\$14,000	Based on Building Site Analysis - under 5 acres (See next spreadsheet for breakdown)
Additional Acres	\$2,800	Based on Rural Residential Analysis - over 5 acres (See next spreadsheet for breakdown)

Large Acreage Parcels:		
Tillable	\$4,200	From Ag Sales Study
Non-tillable	\$3,700	From Ag Sales Study
Woods	\$3,200	From Rec rate

Quincy Township 2023 database  
 Residential land Sales  
 Vacant Residential Sales  
 Prepared February 9, 2023

Building site Analysis:  
 Under 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	First Acre	Remaining \$	Rem Acres	\$/AC
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	3.98	\$21,113	\$5,311	\$14,000	\$7,113	2.98	\$2,391
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	3.49	\$84,275	\$24,134	\$14,000	\$70,275	2.49	\$28,200
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	0.98	\$24,814	\$25,295	\$14,000	\$10,814	-0.02	
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	2.39	\$17,897	\$7,488	\$14,000	\$3,897	1.39	\$2,804
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	0.52	\$76,751	\$148,455	\$14,000	\$62,751	-0.48	
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	0.37	\$34,808	\$93,570	\$14,000	\$20,808	-0.63	
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	1.86	\$5,665	\$3,046	\$14,000	-\$8,335	0.86	
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	0.87	\$30,524	\$35,166	\$14,000	\$16,524	-0.13	
080-028-200-015-01	987 MICK-KE-SAW-BE DF	11/19/21	\$334,000	1.57	\$122,559	\$78,163	\$14,000	\$108,559	0.57	\$191,125
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500	1.00	\$20,559	\$20,559	\$14,000	\$6,559	0.00	
080-031-100-020-01	176 N FREMONT RD	09/30/20	\$157,000	0.79	\$37,219	\$47,232	\$14,000	\$23,219	-0.21	
080-032-100-045-00	175 RIDGE RD	03/25/21	\$212,000	1.61	\$90,541	\$56,342	\$14,000	\$76,541	0.61	\$126,097
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	3.17	\$34,115	\$10,755	\$14,000	\$20,115	2.17	\$9,261
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	2.00	\$120,903	\$60,452	\$14,000	\$106,903	1.00	\$106,903
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	0.86	\$34,251	\$39,780	\$14,000	\$20,251	-0.14	
080-033-400-010-00	956 LUKESPORT RD	05/01/20	\$218,000	1.04	\$13,878	\$13,344	\$14,000	-\$122	0.04	-\$3,050
080-034-300-030-00	1020 LUKESPORT RD	04/20/20	\$120,000	4.00	\$41,811	\$10,453	\$14,000	\$27,811	3.00	\$9,270
Totals:				30.49	\$811,683	\$679,544				
				Simple Avg	\$39,973	\$25,295	Median			
				Weighted Avg	\$22,287					

Over 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	First Acre	Remaining \$	Rem Acres	\$/AC
080-005-200-005-00	686 QUINCY GRANGE RC	10/02/20	\$110,000	20.00	\$66,128	\$3,306	\$14,000	\$52,128	19.00	\$2,744
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	77.40	\$300,253	\$3,879	\$14,000	\$286,253	76.40	\$3,747
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	15.00	\$83,001	\$5,533	\$14,000	\$69,001	14.00	\$4,929
Totals:				112.40	\$449,382	\$12,719				\$3,806 Average
				Simple Avg	\$4,240					
				Weighted Avg	\$3,998					

Quincy Township 2023 Database  
 4015 - Township Residential on US-12  
 Land Values  
 Prepared February 9, 2023

Sales Date April 1, 2020 thru March 31, 2022:

No Vacant

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	Inspected Date	Class	
080-013-200-030-99	1290 E CHICAGO RD	07/29/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$54,841	39.20	\$126,414	\$31,389	\$17,903	363.0	250.1	2.48	2.48	\$86	\$12,657	\$0.29	390.00	4208	2020-05030		4015 TWP RESID ON US12	8/26/2020	401	
080-016-300-050-00	903 E CHICAGO RD	09/04/20	\$93,000	WD	19-MULTI PARCEL ARM'S LI	\$93,000	\$40,138	43.16	\$95,164	\$7,166	\$7,875	365.8	105.0	1.08	1.08	\$20	\$6,635	\$0.15	955.00	4208	2020-06114	080-021-100-020-00	4015 TWP RESID ON US12	5/14/2012	401	
080-019-100-015-00	708 E CHICAGO RD	04/01/21	\$130,000	WD	19-MULTI PARCEL ARM'S LI	\$130,000	\$41,225	31.71	\$92,546	\$64,171	\$26,717	335.1	624.9	2.47	2.47	\$191	\$25,959	\$0.60	362.20	4208	2021-02367	080-019-100-020-99	4015 TWP RESID ON US12	10/16/2021	401	
080-019-100-045-00	726 E CHICAGO RD	09/02/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,856	37.58	\$136,274	\$27,654	\$33,928	94.2	150.0	0.48	0.48	\$293	\$57,373	\$1.32	140.00	4208	2020-06096		4015 TWP RESID ON US12	4/3/2012	401	
080-020-200-055-99	871 E CHICAGO RD	01/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$25,414	26.75	\$83,499	\$20,876	\$9,375	89.4	326.7	0.68	0.68	\$233	\$30,927	\$0.71	90.00	4208	2021-00278		4015 TWP RESID ON US12	2/8/2021	401	
080-021-100-010-00	900 E CHICAGO RD	12/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$75,674	24.81	\$216,037	\$111,954	\$22,991	63.9	60.0	0.21	0.21	\$1,753	\$540,841	\$12.42	150.00	4208	2022-00050		4015 TWP RESID ON US12	1/10/2022	401	
080-021-100-065-00	931 E CHICAGO RD	11/04/21	\$190,000	WD	03-ARM'S LENGTH	\$188,900	\$74,652	39.52	\$172,769	\$39,628	\$23,497	65.3	257.5	0.44	0.44	\$607	\$90,682	\$2.08	74.00	4208	2021-08390		4015 TWP RESID ON US12	12/5/2021	401	
<b>Totals:</b>						<b>\$1,082,900</b>	<b>\$1,081,800</b>		<b>\$922,703</b>	<b>\$302,838</b>	<b>\$142,286</b>	<b>1,376.7</b>		<b>7.83</b>	<b>7.83</b>											
						Sale. Ratio =>		<b>33.35</b>	Average					<b>Average</b>	Average											
						Std. Dev. =>		<b>6.99</b>	per FF=>			<b>\$220</b>	per Net Acre=>			<b>\$38,662</b>	per SqFt=>			<b>\$0.89</b>						

Lots over 1/2 ac in size: Twp

3rd sale is deeper lot then the rest

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	Inspected Date	Class	
080-013-200-030-99	1290 E CHICAGO RD	07/29/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$54,841	39.20	\$126,414	\$31,389	\$17,903	363.0	250.1	2.48	2.48	\$86	\$12,657	\$0.29	390.00	4208	2020-05030		4015 TWP RESID ON US12	8/26/2020	401	
080-016-300-050-00	903 E CHICAGO RD	09/04/20	\$93,000	WD	19-MULTI PARCEL ARM'S LI	\$93,000	\$40,138	43.16	\$95,164	\$7,166	\$7,875	365.8	105.0	1.08	1.08	\$20	\$6,635	\$0.15	955.00	4208	2020-06114	080-021-100-020-00	4015 TWP RESID ON US12	5/14/2012	401	
080-019-100-015-00	708 E CHICAGO RD	04/01/21	\$130,000	WD	19-MULTI PARCEL ARM'S LI	\$130,000	\$41,225	31.71	\$92,546	\$64,171	\$26,717	335.1	624.9	2.47	2.47	\$191	\$25,959	\$0.60	362.20	4208	2021-02367	080-019-100-020-99	4015 TWP RESID ON US12	10/16/2021	401	
<b>Totals:</b>						<b>\$362,900</b>	<b>\$362,900</b>		<b>\$314,124</b>	<b>\$102,726</b>	<b>\$52,495</b>	<b>1,063.9</b>		<b>6.03</b>	<b>6.03</b>											
						Sale. Ratio =>		<b>37.53</b>	Average					<b>Average</b>	Average											
						Std. Dev. =>		<b>5.81</b>	per FF=>			<b>\$97</b>	per Net Acre=>			<b>17,030.17</b>	per SqFt=>			<b>\$0.39</b>						

Lots under 1/2 ac in size: Twp

If remove outlier, then front foot rate drops to: \$354

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	Inspected Date	Class	
080-019-100-045-00	726 E CHICAGO RD	09/02/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,856	37.58	\$136,274	\$27,654	\$33,928	94.2	150.0	0.48	0.48	\$293	\$57,373	\$1.32	140.00	4208	2020-06096		4015 TWP RESID ON US12	4/3/2012	401	
080-020-200-055-99	871 E CHICAGO RD	01/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$25,414	26.75	\$83,499	\$20,876	\$9,375	89.4	326.7	0.68	0.68	\$233	\$30,927	\$0.71	90.00	4208	2021-00278		4015 TWP RESID ON US12	2/8/2021	401	
080-021-100-010-00	900 E CHICAGO RD	12/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$75,674	24.81	\$216,037	\$111,954	\$22,991	63.9	60.0	0.21	0.21	\$1,753	\$540,841	\$12.42	150.00	4208	2022-00050		4015 TWP RESID ON US12	1/10/2022	401	
080-021-100-065-00	931 E CHICAGO RD	11/04/21	\$190,000	WD	03-ARM'S LENGTH	\$188,900	\$74,652	39.52	\$172,769	\$39,628	\$23,497	65.3	257.5	0.44	0.44	\$607	\$90,682	\$2.08	74.00	4208	2021-08390		4015 TWP RESID ON US12	12/5/2021	401	
<b>Totals:</b>						<b>\$720,000</b>	<b>\$718,900</b>		<b>\$224,596</b>	<b>\$608,579</b>	<b>\$200,112</b>	<b>\$89,791</b>	<b>312.8</b>		<b>1.80</b>	<b>1.80</b>										
						Sale. Ratio =>		<b>31.24</b>	Average					<b>Average</b>	Average											
						Std. Dev. =>		<b>7.46</b>	per FF=>			<b>\$640</b>	per Net Acre=>			<b>111,111.60</b>	per SqFt=>			<b>\$2.55</b>						

Rate Using on US-12 in Township for lots over a 1/2 acre in size:

1st Acre	\$14,000	Based on sales over a 1/2 acre in Township & consistent w/ Rural Residential Building Site Value
Addit Acres (2-9)	\$2,800	Based on Rural Res Rate
ROW		
Tillable	\$4,200	Same as Ag
Non-tillable	\$3,700	Same as Ag

Lots less than 1/2 acre in size: \$600 Based on sales under a 1/2 in Township and Village (lower priced sales in Township are older sales)



Quincy Township 2023 Database  
 4190 - LA Wood Subdivision  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022: Improved Sales If Remove 402 Gerald St (High): FF rate is \$476; If Remove 433 Gerald St (Low): FF Rate is \$565; IF Remove both: FF Rate is \$502																											
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	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
080-L15-000-008-00	867 LAWRENCE ST	10/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,670	30.48	\$92,282	\$69,206	\$21,488	76.7	150.0	0.28	0.28	\$902	\$251,658	\$5.78	80.00	4190	2021-08462	4190 LAWRENCE A WOOD SUB	9/5/2009	401	DEPTH 150		
080-L15-000-011-00	408 RICHARD ST	09/28/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,326	31.21	\$82,286	\$50,148	\$22,434	80.1	163.5	0.30	0.30	\$626	\$167,160	\$3.84	80.00	4190	2020-06590	4190 LAWRENCE A WOOD SUB	10/30/2020	401	DEPTH 163		
080-L15-000-019-00	438 RICHARD ST	08/18/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$51,675	42.36	\$112,494	\$31,940	\$22,434	80.1	163.5	0.30	0.30	\$399	\$106,467	\$2.44	80.00	4190	2021-06807	4190 LAWRENCE A WOOD SUB	9/18/2009	401	DEPTH 163		
080-L15-000-021-01	454 RICHARD ST	12/28/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$68,066	54.02	\$151,138	\$20,439	\$45,577	162.8	150.2	0.58	0.58	\$126	\$35,484	\$0.81	174.38	4190	2021-00678	4190 LAWRENCE A WOOD SUB	10/23/2018	401	DEPTH 150		
080-L15-000-028-00	888 ELAINE ST	12/07/21	\$121,250	WD	03-ARM'S LENGTH	\$121,250	\$43,495	35.87	\$93,180	\$55,006	\$26,936	96.2	100.9	0.28	0.28	\$572	\$194,367	\$4.46	122.36	4190	2021-09438	4190 LAWRENCE A WOOD SUB	1/16/2022	401	DEPTH 163		
080-L15-000-029-00	895 ELAINE ST	08/06/21	\$139,300	WD	03-ARM'S LENGTH	\$139,300	\$41,967	30.13	\$89,451	\$78,580	\$28,731	102.6	177.3	0.41	0.41	\$766	\$193,071	\$4.43	95.23	4190	2021-06200	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163		
080-L15-000-030-00	887 ELAINE ST	03/29/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,052	37.32	\$92,028	\$44,401	\$26,429	94.4	208.3	0.41	0.41	\$470	\$109,632	\$2.52	81.16	4190	2022-02170	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163		
080-L15-000-046-00	409 RICHARD ST	09/10/21	\$124,750	WD	03-ARM'S LENGTH	\$124,750	\$41,183	33.01	\$101,094	\$46,090	\$22,434	80.1	163.5	0.30	0.30	\$575	\$153,633	\$3.53	80.00	4190	2021-07139	4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163		
080-L15-000-049-00	402 GERALD ST	02/24/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$57,446	23.94	\$124,465	\$143,578	\$28,043	100.2	163.5	0.38	0.38	\$1,434	\$382,875	\$8.79	100.00	4190	2022-01485	4190 LAWRENCE A WOOD SUB	9/19/2009	401	DEPTH 163		
080-L16-000-055-00	426 GERALD ST	08/18/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$38,637	35.78	\$83,010	\$47,424	\$22,434	80.1	163.5	0.30	0.30	\$592	\$158,080	\$3.63	80.00	4190	2021-06808	4190 LAWRENCE A WOOD SUB	9/20/2009	401	DEPTH 163		
080-L16-000-063-00	888 DERY ST	07/17/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,969	45.19	\$111,370	\$35,867	\$32,237	115.1	173.0	0.52	0.52	\$312	\$68,711	\$1.58	72.64	4190	2021-05850	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163		
080-L16-000-070-00	433 GERALD ST	12/18/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,907	57.21	\$95,499	\$1,935	\$22,434	80.1	163.5	0.30	0.30	\$24	\$6,450	\$0.15	80.00	4190	2020-08871	4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163		
080-L17-000-079-00	863 LAWRENCE ST	04/23/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,858	42.60	\$101,652	\$29,836	\$21,488	76.7	150.0	0.28	0.28	\$389	\$108,495	\$2.49	80.00	4190	2021-03596	4190 LAWRENCE A WOOD SUB	9/5/2009	401	DEPTH 150		
080-L17-000-082-00	851 LAWRENCE ST	07/14/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$43,156	38.19	\$92,747	\$46,103	\$25,850	92.3	172.7	0.41	0.41	\$499	\$111,630	\$2.56	60.53	4190	2021-05679	4190 LAWRENCE A WOOD SUB	12/15/2014	401	DEPTH 164		
080-L17-000-086-00	408 DORIS ST	08/05/21	\$150,000	WD	19-MULTI PARCEL ARM'S	\$150,000	\$50,556	33.70	\$106,043	\$88,920	\$44,963	160.6	328.4	0.60	0.30	\$554	\$147,463	\$3.39	160.00	4190	2021-06188	080-L17-000-087-00	4190 LAWRENCE A WOOD SUB	11/5/2015	401	DEPTH 164	
080-L17-000-110-00	419 DORIS ST	07/29/21	\$135,350	WD	03-ARM'S LENGTH	\$135,350	\$50,334	37.19	\$109,391	\$48,393	\$22,434	80.1	163.5	0.30	0.30	\$604	\$161,310	\$3.70	80.00	4190	2021-06082	4190 LAWRENCE A WOOD SUB	9/7/2009	401	DEPTH 163		
<b>Totals:</b>			<b>\$2,039,650</b>			<b>\$2,039,650</b>	<b>\$746,297</b>		<b>\$1,638,130</b>	<b>\$837,866</b>	<b>\$436,346</b>	<b>1,558.4</b>		<b>5.93</b>	<b>5.63</b>												
								Sale. Ratio =>	<b>36.59</b>	Average				Average			Average										
								Std. Dev. =>	<b>8.69</b>	per FF=>				per Net Acre=>	<b>141,197.51</b>	per SqFt=>											

Vacant Sales - lot has changed hands twice since this sale; both addit sales were invalid

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	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
080-L18-000-124-00	DANIEL ST	09/06/20	\$9,000	LC	03-ARM'S LENGTH	\$9,000	\$9,752	108.36	\$21,843	\$9,000	\$21,843	78.0	155.0	0.29	0.29	\$115	\$31,579	\$0.72	80.00	4190	2020-08738	4190 LAWRENCE A WOOD SUB	9/4/2009	402	DEPTH 155		
<b>Totals:</b>			<b>\$9,000</b>			<b>\$9,000</b>	<b>\$9,752</b>		<b>\$21,843</b>	<b>\$9,000</b>	<b>\$21,843</b>	<b>78.0</b>		<b>0.29</b>	<b>0.29</b>												
								Sale. Ratio =>	<b>108.36</b>	Average				Average			Average										
								Std. Dev. =>	<b>#DIV/0!</b>	per FF=>				per Net Acre=>	<b>31,578.95</b>	per SqFt=>											

Using for 2023: \$500 per front foot for all lots

Quincy Township 2023 Database  
 4200 - Village Residential on US-12  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022: No Vacant																											
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	Inspected Date	Class	Rate Group 1	
081-N01-000-026-00	38 W CHICAGO ST	08/05/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$52,211	38.39	\$108,257	\$55,534	\$27,791	77.2	178.5	0.33	0.33	\$719	\$168,285	\$3.86	80.47	4208	2021-06411		4200 VILLAGE RESIDENTIAL US 12	10/11/2021	401	NW SIDE US-12	
081-N01-000-204-00	112 E CHICAGO ST	07/20/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,404	37.43	\$121,670	\$34,188	\$15,858	235.1	327.5	1.35	1.35	\$145	\$25,324	\$0.58	180.00	4208	2020-04663		4200 VILLAGE RESIDENTIAL US 12	12/13/2019	401	NE SIDE US-12	
081-N01-000-207-00	94 E CHICAGO ST	10/09/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,002	43.71	\$133,446	\$27,788	\$26,234	72.9	349.0	0.43	0.43	\$381	\$64,176	\$1.47	54.05	4208	2020-06944		4200 VILLAGE RESIDENTIAL US 12	2/22/2010	401	NE SIDE US-12	
081-N01-000-210-00	82 E CHICAGO ST	03/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,076	44.50	\$136,101	\$14,732	\$15,833	228.3	342.2	1.34	1.34	\$65	\$10,994	\$0.25	171.00	4208	2022-01526		4200 VILLAGE RESIDENTIAL US 12	2/22/2010	401	NE SIDE US-12	
081-S01-000-047-00	63 W CHICAGO ST	01/07/22	\$167,400	WD	03-ARM'S LENGTH	\$167,400	\$69,385	41.45	\$146,522	\$51,512	\$30,634	85.1	146.3	0.33	0.33	\$605	\$157,529	\$3.62	97.50	4208	2022-00419		4200 VILLAGE RESIDENTIAL US 12	11/14/1996	401	SW SIDE US-12	
081-S01-000-263-00	85 E CHICAGO ST	10/28/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$58,161	37.55	\$131,147	\$52,907	\$29,154	81.0	185.0	0.35	0.35	\$653	\$151,163	\$3.47	82.50	4208	2020-07488		4200 VILLAGE RESIDENTIAL US 12	1/31/2019	401	SE SIDE US-12	
081-S01-000-284-00	135 E CHICAGO ST	08/27/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$45,694	37.03	\$103,144	\$35,624	\$15,368	191.3	250.9	1.15	1.15	\$186	\$30,977	\$0.71	99.58	4208	2021-06679		4200 VILLAGE RESIDENTIAL US 12	11/28/2009	401	SE SIDE US-12	
<b>Totals:</b>			<b>\$993,200</b>			<b>\$991,700</b>	<b>\$396,933</b>		<b>\$880,287</b>	<b>\$272,285</b>	<b>\$160,872</b>	<b>970.8</b>		<b>5.28</b>	<b>5.28</b>												
								Sale. Ratio =>	<b>40.03</b>					Average						Average						Average	
								Std. Dev. =>	<b>3.17</b>					per FF=>	<b>\$280</b>					per Net Acre=>	<b>51,569.13</b>					per SqFt=>	<b>\$1.18</b>

Lots under 1/2 acre in Village:																											
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	Inspected Date	Class	Rate Group 1	
081-N01-000-026-00	38 W CHICAGO ST	08/05/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$52,211	38.39	\$108,257	\$55,534	\$27,791	77.2	178.5	0.33	0.33	\$719	\$168,285	\$3.86	80.47	4208	2021-06411		4200 VILLAGE RESIDENTIAL US 12	10/11/2021	401	NW SIDE US-12	
081-N01-000-207-00	94 E CHICAGO ST	10/09/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,002	43.71	\$133,446	\$27,788	\$26,234	72.9	349.0	0.43	0.43	\$381	\$64,176	\$1.47	54.05	4208	2020-06944		4200 VILLAGE RESIDENTIAL US 12	2/22/2010	401	NE SIDE US-12	
081-S01-000-047-00	63 W CHICAGO ST	01/07/22	\$167,400	WD	03-ARM'S LENGTH	\$167,400	\$69,385	41.45	\$146,522	\$51,512	\$30,634	85.1	146.3	0.33	0.33	\$605	\$157,529	\$3.62	97.50	4208	2022-00419		4200 VILLAGE RESIDENTIAL US 12	11/14/1996	401	SW SIDE US-12	
081-S01-000-263-00	85 E CHICAGO ST	10/28/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$58,161	37.55	\$131,147	\$52,907	\$29,154	81.0	185.0	0.35	0.35	\$653	\$151,163	\$3.47	82.50	4208	2020-07488		4200 VILLAGE RESIDENTIAL US 12	1/31/2019	401	SE SIDE US-12	
<b>Totals:</b>			<b>\$593,300</b>			<b>\$593,300</b>	<b>\$238,759</b>		<b>\$519,372</b>	<b>\$187,741</b>	<b>\$113,813</b>	<b>316.1</b>		<b>1.44</b>	<b>1.44</b>												
								Sale. Ratio =>	<b>40.24</b>					Average						Average						Average	
								Std. Dev. =>	<b>2.84</b>					per FF=>	<b>\$594</b>					per Net Acre=>	<b>130,375.69</b>					per SqFt=>	<b>\$2.99</b>

Lots over 1/2 acre in Village:																											
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	Inspected Date	Class	Rate Group 1	
081-N01-000-204-00	112 E CHICAGO ST	07/20/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,404	37.43	\$121,670	\$34,188	\$15,858	235.1	327.5	1.35	1.35	\$145	\$25,324	\$0.58	180.00	4208	2020-04663		4200 VILLAGE RESIDENTIAL US 12	12/13/2019	401	NE SIDE US-12	
081-N01-000-210-00	82 E CHICAGO ST	03/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,076	44.50	\$136,101	\$14,732	\$15,833	228.3	342.2	1.34	1.34	\$65	\$10,994	\$0.25	171.00	4208	2022-01526		4200 VILLAGE RESIDENTIAL US 12	2/22/2010	401	NE SIDE US-12	
081-S01-000-284-00	135 E CHICAGO ST	08/27/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$45,694	37.03	\$103,144	\$35,624	\$15,368	191.3	250.9	1.15	1.15	\$186	\$30,977	\$0.71	99.58	4208	2021-06679		4200 VILLAGE RESIDENTIAL US 12	11/28/2009	401	SE SIDE US-12	
<b>Totals:</b>			<b>\$399,900</b>			<b>\$398,400</b>	<b>\$158,174</b>		<b>\$360,915</b>	<b>\$84,544</b>	<b>\$47,059</b>	<b>654.7</b>		<b>3.84</b>	<b>3.84</b>												
								Sale. Ratio =>	<b>39.70</b>					Average						Average						Average	
								Std. Dev. =>	<b>4.20</b>					per FF=>	<b>\$129</b>					per Net Acre=>	<b>22,016.67</b>					per SqFt=>	<b>\$0.51</b>

Rate Using on US-12 in Village for lots over a 1/2 in size:  
 1st Acre \$14,000 Based on the rate for US 12 sales over 1/2 ac for both Twp & Village (Table 4015) & Consistent w/ Rural Residential Rate  
 Addit Acres (2-9) \$2,800 Based on Rural Res Rate  
 ROW  
 Tillable \$4,200 Same as Ag  
 Non-tillable \$3,700 Same as Ag  
 Woods \$3,200 Based on Rec Rate

Lots less than 1/2 acre in size: \$600 Based on Village and Township sales under 1/2 ac in size









Quincy Township 2023 Database  
 4250 - Quail Meadows  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022: Vacant sales

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	Inspected Date	Class				
081-Q40-000-025-00	27 HUNTING TRAIL AVE	05/28/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$2,270	22.70	\$8,879	\$10,000	\$8,879	0.0	0.0	0.23	0.23	#DIV/0!	\$43,103	\$0.99	0.00	4250	2021-04417		4250 QUAIL MEADOWS	12/5/2022	402				
081-Q40-000-031-00	3 HUNTING TRAIL AVE	06/22/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$3,930	39.30	\$14,339	\$10,000	\$9,223	0.0	0.0	0.24	0.24	#DIV/0!	\$41,494	\$0.95	0.00	4250	2020-04089		4250 QUAIL MEADOWS	12/3/2021	402				
081-Q40-000-033-00	67 S MAIN ST	02/11/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,485	44.85	\$9,866	\$10,000	\$9,866	101.0	110.0	0.26	0.26	\$99	\$38,911	\$0.89	101.00	4250	2022-01034		4250 QUAIL MEADOWS	6/27/2009	402				
<b>Totals:</b>			<b>\$30,000</b>			<b>\$30,000</b>	<b>\$10,685</b>		<b>\$33,084</b>	<b>\$30,000</b>	<b>\$27,968</b>	<b>101.0</b>		<b>0.73</b>	<b>0.73</b>														
								Sale. Ratio =>	35.62					Average				Average											
								Std. Dev. =>	11.53					per FF=>	\$297			per Net Acre=>	41,095.89			Average							
																		per SqFt=>	\$0.94										

Sales Date April 1, 2020 thru March 31, 2022: Improved Sales

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	Inspected Date	Class				
081-Q40-000-029-00	11 HUNTING TRAIL AVE	08/31/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$89,264	44.65	\$204,371	\$4,615	\$9,086	0.0	0.0	0.24	0.24	#DIV/0!	\$19,473	\$0.45	0.00	4250	2021-06995		4250 QUAIL MEADOWS	10/11/2021	401				
<b>Totals:</b>			<b>\$199,900</b>			<b>\$199,900</b>	<b>\$89,264</b>		<b>\$204,371</b>	<b>\$4,615</b>	<b>\$9,086</b>	<b>0.0</b>		<b>0.24</b>	<b>0.24</b>														
								Sale. Ratio =>	44.65					Average				Average											
								Std. Dev. =>	#DIV/0!					per FF=>	#DIV/0!			per Net Acre=>	19,472.57			Average							
																		per SqFt=>	\$0.45										

2023 Values:  
 Using \$0.94/ sq ft for phase 1  
 Using \$0.94/ sq ft for phase 2  
 Using \$0.45/sq ft for phase 3  
 Leaving common area at \$5,600

Based on above vacant lot sales  
 Phase 2 includes the last remaining lots on Hunting Trail 12-13, & 22-25; same rate as phase 1 - added as started selling these lots in 2021  
 Phase 3 is everything on Oriole St; leaving rate same; nearly 1/2 of phase 1 rate

Quincy Township 2023 Database  
 4300 - Golf View/Quincy Heights Channel Lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022: Top 5 sales avg FF Rate is: \$624 which represent the average depth lots; the bottom two sales avg FF Rate is \$400 which represents the deeper lots

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	Inspected Date	Class	Rate Group 1				
080-028-300-015-00	247 ELMVIEW DR	11/25/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,184	42.00	\$361,388	\$145,283	\$146,671	232.8	151.5	0.84	0.84	\$624	\$173,992	\$3.99	240.00	4300	2020-08223		4300 GOLF VIEW - QUINCY HEIGHTS	7/19/2011	401	UNPLATTED				
080-G73-000-002-00	933 MILLER DR	04/25/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$169,660	43.28	\$403,628	\$114,774	\$126,402	200.6	161.9	0.74	0.74	\$572	\$154,266	\$3.54	200.11	4300	2020-02964		4300 GOLF VIEW - QUINCY HEIGHTS	9/6/2011	401	GOLF VIEW				
080-Q50-000-024-99	966 WILLIAMS DR	07/12/21	\$176,000	WD	33-TO BE DETERMINI	\$176,000	\$86,608	49.21	\$190,710	\$64,542	\$79,252	125.8	113.2	0.39	0.39	\$513	\$165,492	\$3.80	150.03	4300	2021-05677		4300 GOLF VIEW - QUINCY HEIGHTS	12/7/2022	401	QH LOTS 24-32				
080-Q50-000-026-01	972 WILLIAMS DR	02/26/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,949	39.97	\$187,224	\$66,258	\$78,482	124.6	111.0	0.38	0.38	\$532	\$173,450	\$3.98	150.03	4300	2021-01436		4300 GOLF VIEW - QUINCY HEIGHTS	12/7/2022	401	QH LOTS 24-32				
080-Q50-000-032-00	988 WILLIAMS DR	02/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,752	39.51	\$219,738	\$122,908	\$87,646	139.1	101.3	0.41	0.41	\$883	\$301,245	\$6.92	175.39	4300	2022-01512		4300 GOLF VIEW - QUINCY HEIGHTS	8/8/2011	401	QH LOTS 24-32				
080-Q50-000-033-00	866 WILLIAMS DR	08/30/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,082	44.38	\$136,395	\$103,090	\$99,585	181.1	269.4	0.87	0.87	\$569	\$119,042	\$2.73	139.98	4300	2021-06715		4300 GOLF VIEW - QUINCY HEIGHTS	7/21/2011	401	QH L20-21;33-36				
080-Q50-000-034-00	874 WILLIAMS DR	08/30/21	\$199,900	WD	33-TO BE DETERMINI	\$199,900	\$118,322	59.19	\$265,335	\$48,566	\$114,001	207.3	270.2	0.99	0.99	\$234	\$48,908	\$1.12	159.98	4300	2021-06721		4300 GOLF VIEW - QUINCY HEIGHTS	7/21/2011	401	QH L20-21;33-36				
<b>Totals:</b>			<b>\$1,697,800</b>			<b>\$1,697,800</b>	<b>\$758,557</b>		<b>\$1,764,418</b>	<b>\$665,421</b>	<b>\$732,039</b>	<b>1,211.3</b>		<b>4.62</b>	<b>4.62</b>															
									Sale. Ratio =>	<b>44.68</b>				Average					Average					Average						
									Std. Dev. =>	<b>6.90</b>				Average	<b>\$549</b>				Average	<b>per Net Acre=&gt;</b>	<b>144,092.90</b>				Average	<b>per SqFt=&gt;</b>	<b>\$3.31</b>			

Sales Date April 1, 2020 thru March 31, 2022: Narrow Lots - vacant

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	Inspected Date	Class	Rate Group 1				
080-Q50-000-038-00	WILLIAMS DR	11/19/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,379	32.89	\$62,711	\$65,000	\$62,711	570.1	106.0	1.31	1.31	\$114	\$49,732	\$1.14	536.12	4300	2020-08166		4300 GOLF VIEW - QUINCY HEIGHTS	12/13/2019	402	QHPRT37-38				
<b>Totals:</b>			<b>\$65,000</b>			<b>\$65,000</b>	<b>\$21,379</b>		<b>\$62,711</b>	<b>\$65,000</b>	<b>\$62,711</b>	<b>570.1</b>		<b>1.31</b>	<b>1.31</b>															
									Sale. Ratio =>	<b>32.89</b>				Average					Average					Average						
									Std. Dev. =>	<b>#DIV/0!</b>				Average	<b>\$114</b>				Average	<b>per Net Acre=&gt;</b>	<b>49,732.21</b>				Average	<b>per SqFt=&gt;</b>	<b>\$1.14</b>			

2023 Land Values:

Front Foot	
Golf View & QH Lots 1-19 & 39	\$625 Based on top 5 Sales Avg
QH 24-32	\$625 Based on top 5 Sales Avg
Unplatted	\$625 Based on top 5 Sales Avg
QH 20-21; 33-36	\$400 Based on last 2 sales that are deeper then the standard depth
QH 37-38	\$114 Based on Narrow lot sale above



Quincy Township 2023 Database  
 4310 - Lost Forty - Bowerman - Pleasant Ridge Channel Lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022: Improved lots

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	Inspected Date	Class	Rate Group 1
080-L60-000-006-00	866 LOST FORTY DR	09/23/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$53,275	21.75	\$144,005	\$175,609	\$74,714	46.7	93.7	0.13	0.13	\$3,761	\$1,340,527	\$30.77	61.54	4300	2020-06461	4310 LOST FORTY PLEAS RID CHANNEL	9/13/2011	401	LOST FORTY 1-7	
080-L60-000-007-00	868 LOST FORTY DR	02/05/21	\$270,000	WD	03-ARM'S LENGTH	\$250,000	\$85,824	34.33	\$237,716	\$153,807	\$141,523	88.5	72.3	0.21	0.21	\$1,739	\$725,505	\$16.66	139.17	4300	2021-00983	4310 LOST FORTY PLEAS RID CHANNEL	9/13/2011	401	LOST FORTY 1-7	
<b>Totals:</b>			<b>\$514,900</b>			<b>\$494,900</b>	<b>\$139,099</b>			<b>\$381,721</b>	<b>\$329,416</b>			<b>0.34</b>	<b>0.34</b>											
							Sale. Ratio =>	28.11			Average			Average			Average									
							Std. Dev. =>	8.89			per FF=>	\$2,437			per Net Acre=>	960,396.50			per SqFt=>	\$22.05						

For 2023 Using: Front Foot  
 Lost Forty- Pleasant \$1,700 Based on sale above and 2.5 times higher then regular channel rate

Large acreage Lots:  
 First Acre \$19,000 Based on Beckwith Shores large acreage water influenced per acre rate  
 Addit Acres \$2,800 Based on Rural Res Rate

Quincy Township 2023 Database  
 4400 - Secondary Lake Front Unplatted - Unplatted Back Lots  
 4405 - Chapman Subdivision - Secondary lots only  
 4410 - Bowermans Landing Secondary Lots  
 4430 - Highbanks Secondary Lots  
 4440 - Maple Haven - Secondary Lots  
 4450 - Vollmers Secondary lots only  
 4460 - Lucas Joseph/Wildwood Secondary Lots Only  
 4465 - Lost Forty - Pleasant Ridge Secondary Lots Only  
 4470 - Paulbarb Secondary Lots only w/ lake access  
 4480 - Like Dee Paradise Secondary Lots Only  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:		Other Improved Secondary Lots		Top 2 Sales - Avg FF Rate is \$1.116																							
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	Inspected Date	Class	Rate Group 1	
080-L60-000-025-00	880 LOST FORTY DR	10/05/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,402	34.56	\$260,822	\$85,517	\$96,339	96.3	90.5	0.29	0.29	\$888	\$293,873	\$6.75	60.00	4400	2020-06949		4465 LOST FORTY- PLEASANT - SECONDA	2/9/2021	401	LOTS 15-26	
080-L60-000-037-99	890 LOST FORTY DR	11/04/20	\$240,000	WD	03-ARM'S LENGTH	\$238,550	\$58,305	24.44	\$205,834	\$125,093	\$92,377	92.4	126.7	0.23	0.23	\$1,354	\$536,880	\$12.33	80.00	4400	2020-07675		4465 LOST FORTY- PLEASANT - SECONDA	11/23/2020	401	LOTS 37-39	
080-M10-000-004-00	944 LUKESPORT RD	06/29/20	\$185,000	WD	19-MULTI PARCEL ARM'S LENG	\$185,000	\$81,233	43.91	\$205,724	\$61,554	\$76,415	454.3	820.6	5.80	0.34	\$135	\$10,616	\$0.24	120.14	4400	2020-04138	080-033-300-115-00	4440 MAPLE HAVEN	5/17/2011	401	ROAD 1-6	
080-M10-000-007-00	105 LUKESPORT DR	08/14/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$78,679	47.71	\$199,751	\$35,860	\$70,711	141.4	300.0	0.69	0.69	\$254	\$52,046	\$1.19	100.00	4400	2020-05611		4440 MAPLE HAVEN	6/1/2011	401	DRIVE 7 -13	
080-P40-000-030-00	884 PLEASANT RIDGE	03/04/22	\$131,000	WD	33-TO BE DETERMINED	\$131,000	\$65,228	49.79	\$232,679	\$42,074	\$143,753	143.8	227.0	0.68	0.68	\$293	\$62,148	\$1.43	144.80	4400	2022-01664		4465 LOST FORTY- PLEASANT - SECONDA	8/25/2011	401	PLEASANT RIDGE	
<b>Totals:</b>			<b>\$970,900</b>			<b>\$969,450</b>	<b>\$369,847</b>		<b>\$1,104,810</b>	<b>\$350,098</b>	<b>\$479,595</b>	<b>928.2</b>		<b>7.69</b>	<b>2.23</b>												
						Sale. Ratio =>		38.15		Average		Average		Average		Average											
						Std. Dev. =>		10.52		per FF=>		\$377		per Net Acre=>		45,538.24		per SqFt=>									

Sales Date April 1, 2020 thru March 31, 2022:		This sale is secondary lot with garage only																									
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	Inspected Date	Class	Rate Group 1	
080-029-400-010-03	896 PROSPECT PT DR	08/26/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,223	66.50	\$66,961	\$21,602	\$23,563	157.1	202.2	0.46	0.46	\$138	\$46,556	\$1.07	100.00	4400	2020-05821		4400 SECONDARY LAKE FRONT UNPLATTED	12/22/2021	401	PROSPECT;DEP82'	
<b>Totals:</b>			<b>\$65,000</b>			<b>\$65,000</b>	<b>\$43,223</b>		<b>\$66,961</b>	<b>\$21,602</b>	<b>\$23,563</b>	<b>157.1</b>		<b>0.46</b>	<b>0.46</b>												
						Sale. Ratio =>		66.50		Average		Average		Average		Average											
						Std. Dev. =>		#DIV/0!		per FF=>		\$138		per Net Acre=>		46,556.03		per SqFt=>									

Sales Date April 1, 2020 thru March 31, 2022:		Vacant Secondary Lots Prospect Pt Dr																									
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	Inspected Date	Class	Rate Group 1	
080-029-400-010-05	PROSPECT PT DR	01/29/21	\$14,000	WD	32-SPLIT VACANT	\$14,000	\$0	0.00	\$15,283	\$14,000	\$15,283	101.9	82.4	0.19	0.19	\$137	\$72,165	\$1.66	100.00	4400	2021-00749		4400 SECONDARY LAKE FRONT UNPLATTED	9/24/2020	402	PROSPECT;DEP82'	
080-029-400-010-06	PROSPECT PT DR	01/08/21	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$37,911	\$28,000	\$26,096	174.0	165.1	0.33	0.18	\$161	\$86,154	\$1.98	177.27	4400	2021-00250	080-029-400-010-07	4400 SECONDARY LAKE FRONT UNPLATTED	9/24/2020	402	PROSPECT;DEP82'	
080-029-400-010-08	PROSPECT PT DR	01/29/21	\$16,000	WD	32-SPLIT VACANT	\$16,000	\$0	0.00	\$15,679	\$16,000	\$15,679	104.5	82.7	0.19	0.19	\$153	\$82,474	\$1.89	108.00	4400	2021-00884		4400 SECONDARY LAKE FRONT UNPLATTED	9/24/2020	402	PROSPECT;DEP82'	
080-029-400-010-09	PROSPECT PT DR	01/29/21	\$18,000	WD	32-SPLIT VACANT	\$18,000	\$0	0.00	\$23,581	\$18,000	\$23,581	157.2	82.1	0.30	0.30	\$115	\$60,606	\$1.39	156.66	4400	2021-00941		4400 SECONDARY LAKE FRONT UNPLATTED	9/24/2020	402	PROSPECT;DEP82'	
080-029-400-010-10	902 PROSPECT PT DR	11/30/20	\$18,000	WD	32-SPLIT VACANT	\$18,000	\$0	0.00	\$17,427	\$18,000	\$17,427	116.2	82.7	0.22	0.22	\$155	\$83,333	\$1.91	119.00	4400	2020-08178		4400 SECONDARY LAKE FRONT UNPLATTED	9/24/2020	402	PROSPECT;DEP82'	
<b>Totals:</b>			<b>\$94,000</b>			<b>\$94,000</b>	<b>\$0</b>		<b>\$109,881</b>	<b>\$94,000</b>	<b>\$98,066</b>	<b>653.8</b>		<b>1.23</b>	<b>1.08</b>												
						Sale. Ratio =>		0.00		Average		Average		Average		Average											
						Std. Dev. =>		0.00		per FF=>		\$144		per Net Acre=>		76,672.10		per SqFt=>									

4400 Secondary Unplatted \$380 Based on Sales above  
 4405-4410-4430 Chapman-Bowerman-Highbanks \$380 Based on Sales above  
 4440 Maple Haven \$380 Based on Sales above  
 4450 Vollmers \$380 Based on Sales above  
 4460 Lucas Joseph/Wildwood \$380 Based on Sales above  
 4465 Lost Forty- Pleasant Ridge \$1,100 Based on top two sales above as have some access to water  
 4470 Paulbarb \$380 Based on Sales above  
 4480 Like Dee Paradise \$380 Based on Sales above

4400 Secondary Unplatted - Prospect; Dep 82 \$144 Based on all vacant lots sales above  
 4400 Secondary Unplatted - Miller Dr Acc \$475 Based on 125% of Secondary Front Foot Rate due to having deeded lake access

Quincy Township 2023 Database  
 4490 -- Rolling Meadows  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

Switched Rolling Meadows to a square foot rate

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	Inspected Date	Class	Rate Group 1	
080-R70-000-011-00	838 ROLLING MEADOWS DR	07/30/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$61,678	35.26	\$166,050	\$46,582	\$37,732	90.0	207.5	0.49	0.49	\$518	\$94,679	\$2.17	85.00	4400	2020-04931	4490 ROLLING MEADOW	11/14/2011	401			
<b>Totals:</b>			<b>\$174,900</b>			<b>\$174,900</b>	<b>\$61,678</b>		<b>\$166,050</b>	<b>\$46,582</b>	<b>\$37,732</b>	<b>90.0</b>		<b>0.49</b>	<b>0.49</b>												
							Sale. Ratio =>		35.26		Average		per Net Acre=>		94,678.86		Average		per SqFt=>								
							Std. Dev. =>		#DIV/0!		Average		per FF=>		\$518												

\*LA Wood Subdivision sq ft rate shows \$3.24; Quail Meadows is \$0.94/sf

Using \$2.10 per square foot for lots under 1 acre based on sale above and between the rates of the other subdivisions  
 Using \$1.45 per square foot for lots over 1 acre in size; increased same amount as rate above

Quincy Township 2023 Database  
 4500 -- Beckwith Shores  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:		One Vacant water front lot			Non-typical lake front lot in that it's over 7 acres																						
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	Inspected Date	Class	Rate Group 1	
080-021-300-015-00	940 TIP UP ISLAND DR	09/18/20	\$150,000	WD	03-ARM'S LENGT	\$150,000	\$36,084	24.06	\$80,352	\$150,000	\$80,352	855.2	683.0	7.73	7.73	\$175	\$19,405	\$0.45	493.00	4500	2020-06373	4500 BECKWITH SHORES		12/5/2022	402	OUTLOT	
<b>Totals:</b>			<b>\$150,000</b>			<b>\$150,000</b>	<b>\$36,084</b>	<b>24.06</b>	<b>\$80,352</b>	<b>\$150,000</b>	<b>\$80,352</b>	<b>855.2</b>		<b>7.73</b>	<b>7.73</b>												
							Sale. Ratio =>	24.06				Average			Average			Average									
							Std. Dev. =>	#DIV/0!				per FF=>	\$175	per Net Acre=>		19,404.92	per SqFt=>		\$0.45								

Combination of all Water Front lots - Platted & Unplatted																											
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	Inspected Date	Class	Rate Group 1	
080-033-100-100-00	160 WILDWOOD BEACH RI	06/26/20	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED		12/15/2014	401	SEC 33-HIGHBANK	
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGT	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE		9/16/2011	401	LOTS 1-5	
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGT	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY		10/16/2020	401	PLEAS LOTS 1-18	
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGT	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY		11/16/2020	401	PLEAS LOTS 1-18	
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGT	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT		10/21/2020	401	LOTS 27-28 H20	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE		12/19/2017	401	LIKE DEE 1-33	
<b>Totals:</b>			<b>\$2,509,000</b>			<b>\$2,498,800</b>	<b>\$994,588</b>	<b>39.80</b>	<b>\$2,294,508</b>	<b>\$1,439,520</b>	<b>\$1,235,228</b>	<b>604.8</b>		<b>1.98</b>	<b>1.98</b>												
							Sale. Ratio =>	39.80				Average			Average			Average									
							Std. Dev. =>	5.99				per FF=>	\$2,380	per Net Acre=>		726,663.30	per SqFt=>		\$16.68								

Using for 2023:	Front Foot Rate	
Water	\$1,800	Leaving at 2022 rate which is \$400 higher then single sale above and \$600 less than average due to the low nature of this property and its risk of flooding each year
Outlot	\$380	Based on other secondary lot rate
Channel	\$624	Based on other channel front lots (Golf View and Quincy Heights)
Large Acreage Parcels:		
Homestead	\$19,000	Based on water front sale above
Rural Res	\$2,800	Based on Rural Res Rate
ROW		
Wooded	\$3,200	Based on Rec Rate
Tillable	\$4,200	Based on Ag Rate
Non Tillable	\$3,700	Based on Ag Rate

Quincy Township 2023 Database  
 4520 - Lake Front unplatted  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

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	Inspected Date	Class	Rate Group 1
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGI	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK	
<b>Totals:</b>			<b>\$320,000</b>			<b>\$320,000</b>	<b>\$117,685</b>		<b>\$256,675</b>	<b>\$170,150</b>	<b>\$106,825</b>	<b>48.6</b>		<b>0.20</b>	<b>0.20</b>											
						<b>Sale. Ratio =&gt;</b>		<b>36.78</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>									
						<b>Std. Dev. =&gt;</b>		<b>#DIV/0!</b>			<b>per FF=&gt;</b>		<b>\$3,504</b>		<b>per Net Acre=&gt;</b>		<b>842,326.73</b>		<b>per SqFt=&gt;</b>							

Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGI	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK	
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGI	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5	
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGI	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18	
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGI	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18	
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGI	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGI	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
<b>Totals:</b>			<b>\$2,509,000</b>			<b>\$2,498,800</b>	<b>\$994,588</b>		<b>\$2,294,508</b>	<b>\$1,439,520</b>	<b>\$1,235,228</b>	<b>604.8</b>		<b>1.98</b>	<b>1.98</b>											
						<b>Sale. Ratio =&gt;</b>		<b>39.80</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>									
						<b>Std. Dev. =&gt;</b>		<b>5.99</b>			<b>per FF=&gt;</b>		<b>\$2,380</b>		<b>per Net Acre=&gt;</b>		<b>726,663.30</b>		<b>per SqFt=&gt;</b>							

Based on the information above from platted sales:

Sec 33; Highbanks	\$2,400	Based on above overall sales
Sec 29; PR/LF	\$2,400	Based on Platted Sales for Pleasant Ridge & Lost Forty; also overall average
Sec 28; Mick	\$1,800	Leaving at 2022 rate which is \$400 higher then single sale above and \$600 less than average due to the low nature of this property and its risk of flooding each year
Sec 28; Depth 1300	\$2,200	Based on Section 28 Plat Sales above & just less than overall average
Sec 28; B/W/LJ	\$2,200	Based on Section 28 Plat Sales above & just less than overall average
Sec 33; B/W/LJ	\$2,400	Based on above overall sales
Homestead	\$19,000	Based on Beckwith Large Acreage water front sale
Rural Res	\$2,800	Based on Rural Res Rate
ROW		
Wooded	\$3,200	Based on Rec Rate
Tillable	\$4,200	Based on Ag Rate
Non Tillable	\$3,700	Based on Ag Rate

Quincy Township 2023 Database  
 4550 - Mick-ke-saw Be Shores Lake Front  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

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	Inspected Date	Class	Rate Group 1
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5	
<b>Totals:</b>			<b>\$415,000</b>			<b>\$415,000</b>	<b>\$206,247</b>		<b>\$456,676</b>	<b>\$200,567</b>	<b>\$242,243</b>	<b>134.6</b>		<b>0.41</b>	<b>0.41</b>											
								<b>Sale. Ratio =&gt;</b>	<b>49.70</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		<b>per FF=&gt;</b>	<b>\$1,490</b>		<b>per Net Acre=&gt;</b>	<b>485,634.38</b>		<b>per SqFt=&gt;</b>	<b>\$11.15</b>								

All Lake Front Sales Combined  
 Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK	
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5	
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18	
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18	
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
<b>Totals:</b>			<b>\$2,509,000</b>			<b>\$2,498,800</b>	<b>\$994,588</b>		<b>\$2,294,508</b>	<b>\$1,439,520</b>	<b>\$1,235,228</b>	<b>604.8</b>		<b>1.98</b>	<b>1.98</b>											
								<b>Sale. Ratio =&gt;</b>	<b>39.80</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>5.99</b>		<b>per FF=&gt;</b>	<b>\$2,380</b>		<b>per Net Acre=&gt;</b>	<b>726,663.30</b>		<b>per SqFt=&gt;</b>	<b>\$16.68</b>								

Using for 2023:  
 Water Front \$1,800 Leaving at 2022 rate which is \$400 higher then single sale above and \$600 less than average due to the low nature of this property and its risk of flooding each year

Quincy Township 2023 Database  
 4560-Bowerman/Wildwood/Lucas Water Front Lots  
 Land Values  
 Prepared February 10, 2023  
 Lucas Joseph frontage based on traverse line in order to price out correctly

Sales Date April 1, 2020 thru March 31, 2022: No Bowerman/Wildwood/Lucas Water Front Sales																												
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	Inspected Date	Class	Rate Group 1		
<b>Totals:</b>			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00													
						Sale. Ratio =>	#DIV/0!							Average														
						Std. Dev. =>	#DIV/0!							Average														
														per FF=>	#DIV/0!													
														per Net Acre=>	#DIV/0!													
														per SqFt=>	#DIV/0!													

Combination of all Water Front lots - Platted & Unplatted																												
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	Inspected Date	Class	Rate Group 1		
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK			
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5			
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18			
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18			
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20			
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33			
<b>Totals:</b>			\$2,509,000			\$2,498,800	\$994,588	39.80	\$2,294,508	\$1,439,520	\$1,235,228	604.8		1.98	1.98													
						Sale. Ratio =>	39.80							Average														
						Std. Dev. =>	5.99							per FF=>	\$2,380													
														per Net Acre=>	726,663.30													
														per SqFt=>	\$16.68													

2023 Rate Using:  
 Waterfront \$2,200 Due to no sales going with the Prospect Pt Rate which is just less than lake average; also between the high of \$2400 to the south and \$1800 to the north

Quincy Township 2023 Database  
 4570 Highbanks Water Front Lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

No Highbanks Water Front Sales

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	Inspected Date	Class	Rate Group 1		
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00													
						Sale. Ratio =>	#DIV/0!							Average														
						Std. Dev. =>	#DIV/0!							Average	per FF=>	#DIV/0!	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!						

Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1		
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK			
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5			
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18			
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18			
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20			
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33			
Totals:			\$2,509,000			\$2,498,800	\$994,588		\$2,294,508	\$1,439,520	\$1,235,228	604.8		1.98	1.98													
						Sale. Ratio =>	39.80							Average														
						Std. Dev. =>	5.99							Average	per FF=>	\$2,380	Average	per Net Acre=>	726,663.30	Average	per SqFt=>	\$16.68						

2023 Rate Using:  
 Waterfront \$2,400 Based on overall sales above



Quincy Township 2023 Database  
 4580- Pleasant Ridge/Lost Forty Water Front Lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

Pleasant Ridge/Lost Forty Water Front Lots only

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	Inspected Date	Class	Rate Group 1											
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232		4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18											
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434		4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18											
<b>Totals:</b>						<b>\$1,235,000</b>	<b>\$1,224,800</b>	<b>\$465,197</b>		<b>\$1,136,210</b>	<b>\$688,237</b>	<b>\$599,647</b>	<b>283.8</b>	<b>0.95</b>	<b>0.95</b>																						
								Sale. Ratio =>	37.98									Average																			
								Std. Dev. =>	2.28									per FF=>	\$2,425									Average									
																		per Net Acre=>	725,223.39									Average									
																												per SqFt=>	\$16.65								

Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1											
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372		4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK											
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335		4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5											
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232		4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18											
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434		4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18											
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201		4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20											
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906		4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33											
<b>Totals:</b>						<b>\$2,509,000</b>	<b>\$2,498,800</b>	<b>\$994,588</b>		<b>\$2,294,508</b>	<b>\$1,439,520</b>	<b>\$1,235,228</b>	<b>604.8</b>	<b>1.98</b>	<b>1.98</b>																						
								Sale. Ratio =>	39.80									Average																			
								Std. Dev. =>	5.99									per FF=>	\$2,380									Average									
																		per Net Acre=>	726,663.30									Average									
																												per SqFt=>	\$16.68								

2023 Rate Using:  
 Waterfront \$2,400 Based on sales above for Pleasant Ridge

Quincy Township 2023 Database  
 4590- Prospect Point Water Front Lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:		Prospect Point Water Front Lots only																										
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	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20			
<b>Totals:</b>			<b>\$310,000</b>			<b>\$310,000</b>	<b>\$131,774</b>		<b>\$286,351</b>	<b>\$193,061</b>	<b>\$169,412</b>	<b>84.7</b>		<b>0.23</b>	<b>0.23</b>													
								<b>Sale. Ratio =&gt;</b>	<b>42.51</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>										
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$2,279</b>		<b>per Net Acre=&gt;</b>	<b>843,061.14</b>		<b>per SqFt=&gt;</b>	<b>\$19.35</b>									

894 Johnson Drive sale -- is all three lots combined -lake, middle, & back lot

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	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$219,291	67.47	\$489,982	\$101,049	\$266,031	287.4	113.9	0.75	0.75	\$352	\$135,636	\$3.11	270.58	4550	2020-04820	4590 PROSPECT POINT	12/7/2022	401	BACK LOT	LOT16-26MIDDL	WATER FRONTAGE	
<b>Totals:</b>			<b>\$325,000</b>			<b>\$325,000</b>	<b>\$219,291</b>		<b>\$489,982</b>	<b>\$101,049</b>	<b>\$266,031</b>	<b>287.4</b>		<b>0.75</b>	<b>0.75</b>													
								<b>Sale. Ratio =&gt;</b>	<b>67.47</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>										
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$352</b>		<b>per Net Acre=&gt;</b>	<b>135,636.24</b>		<b>per SqFt=&gt;</b>	<b>\$3.11</b>									

Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK			
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5			
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18			
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18			
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20			
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33			
<b>Totals:</b>			<b>\$2,509,000</b>			<b>\$2,498,800</b>	<b>\$994,588</b>		<b>\$2,294,508</b>	<b>\$1,439,520</b>	<b>\$1,235,228</b>	<b>604.8</b>		<b>1.98</b>	<b>1.98</b>													
								<b>Sale. Ratio =&gt;</b>	<b>39.80</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>										
								<b>Std. Dev. =&gt;</b>	<b>5.99</b>			<b>per FF=&gt;</b>	<b>\$2,380</b>		<b>per Net Acre=&gt;</b>	<b>726,663.30</b>		<b>per SqFt=&gt;</b>	<b>\$16.68</b>									

2023 Rate Using:  
 Waterfront \$2,200 Based on individual sale above and just less than average of all water front  
 Middle \$624 Middle rate same as channel rate  
 Backlot \$380 Same as secondary rate

Quincy Township 2023 Database  
 4600 - Like Dee/Riley/Lakeside water front lots  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

Like Dee/Riley/Lakeside Water Front Lots Only

First Sale home fully furnished; 3rd sale \$50,000 of PP

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	Inspected Date	Class	Rate Group 1
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$193,205	\$201,238	\$91,443	41.6	105.0	0.12	0.12	\$4,842	\$1,663,124	\$38.18	50.00	4550	2021-05158	4600 LIKE DEE/RILEY/LAKESIDE	10/14/2011	401	LAKESIDE 1-47	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$420,678	\$197,457	\$153,135	69.6	258.9	0.42	0.42	\$2,837	\$474,656	\$10.90	20.00	4550	2020-08205	4600 LIKE DEE/RILEY/LAKESIDE	12/7/2022	401	LIKE DEE 1-33	
<b>Totals:</b>						<b>\$1,067,000</b>			<b>\$997,000</b>	<b>\$337,044</b>		<b>164.4</b>		<b>0.73</b>	<b>0.73</b>											
								<b>Sale. Ratio =&gt;</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>			<b>per FF=&gt;</b>	<b>\$3,566</b>		<b>per Net Acre=&gt;</b>	<b>808,551.72</b>		<b>per SqFt=&gt;</b>	<b>\$18.56</b>								

Combination of all Water Front lots - Platted & Unplatted

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	Inspected Date	Class	Rate Group 1
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$256,675	\$170,150	\$106,825	48.6	165.5	0.20	0.20	\$3,504	\$842,327	\$19.34	50.00	4520	2020-04372	4520 LAKE FRONT UNPLATTED	12/15/2014	401	SEC 33-HIGHBANK	
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$200,567	\$242,243	134.6	125.8	0.41	0.41	\$1,490	\$485,634	\$11.15	140.00	4550	2020-04335	4550 MICK-KE-SAW BE	9/16/2011	401	LOTS 1-5	
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$900,578	\$538,611	\$449,189	215.4	113.2	0.69	0.69	\$2,501	\$777,216	\$17.84	235.00	4550	2020-06232	4580 PLEASANT RIDGE/LOST FORTY	10/16/2020	401	PLEAS LOTS 1-18	
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$235,632	\$149,626	\$150,458	68.4	155.0	0.26	0.26	\$2,188	\$584,477	\$13.42	63.80	4550	2020-05434	4580 PLEASANT RIDGE/LOST FORTY	11/16/2020	401	PLEAS LOTS 1-18	
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$286,351	\$193,061	\$169,412	84.7	100.0	0.23	0.23	\$2,279	\$843,061	\$19.35	100.00	4550	2020-06201	4590 PROSPECT POINT	10/21/2020	401	LOTS 27-28 H20	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$158,596	\$187,505	\$117,101	53.2	129.6	0.19	0.19	\$3,523	\$997,367	\$22.90	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
<b>Totals:</b>						<b>\$2,509,000</b>			<b>\$2,498,800</b>	<b>\$994,588</b>		<b>604.8</b>		<b>1.98</b>	<b>1.98</b>											
								<b>Sale. Ratio =&gt;</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>			<b>per FF=&gt;</b>	<b>\$2,380</b>		<b>per Net Acre=&gt;</b>	<b>726,663.30</b>		<b>per SqFt=&gt;</b>	<b>\$16.68</b>								

2023 Rate Using:  
 Waterfront \$2,400 Based on overall rate  
 Secondary lot \$380 Same as secondary lots

Quincy Township 2023 Database  
 4610- Silver Dollar/Bowerman Landing Back lots w/ deeded water access  
 Land Values  
 Prepared February 10, 2023

Sales Date April 1, 2020 thru March 31, 2022:

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	Land Table	Inspected Date	Class	Rate Group 1	
080-860-000-005-99	841 WILLIAMS DR	07/02/21	\$90,000	WD	19-MULTI PARCEL Af	\$90,000	\$40,215	44.68	\$41,841	\$90,000	\$41,841	59.8	300.0	0.19	0.17	\$1,506	\$476,190	\$10.93	55.00	4400	2021-05490	080-860-000-005-02	4610 BOWERMAN/SILVER DOLLAR ACCESS	11/16/2021	401	BOWERMAN 1-11	
080-860-000-048-00	813 WILLIAMS DR	06/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,358	43.05	\$97,547	\$76,399	\$63,946	91.4	165.3	0.30	0.30	\$836	\$251,313	\$5.77	80.00	4400	2021-04974		4610 BOWERMAN/SILVER DOLLAR ACCESS	10/12/2021	401	BOWERMAN #4	
080-540-000-005-99	930 WILDWOOD RD	11/16/20	\$249,600	WD	19-MULTI PARCEL Af	\$248,600	\$101,119	40.68	\$315,668	\$119,204	\$124,230	177.5	200.0	0.46	0.23	\$672	\$259,139	\$5.95	200.00	4400	2020-08198	080-540-000-005-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	2/8/2021	401	SILVER DOLLAR	
080-540-000-009-01	224 MINERVA DR	06/28/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$67,209	29.35	\$141,970	\$149,145	\$62,115	88.7	100.0	0.23	0.23	\$1,681	\$648,457	\$14.89	100.00	4400	2021-05164		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/21/2011	401	SILVER DOLLAR	
080-540-000-012-00	787 WILLIAMS DR	09/10/20	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$82,064	45.72	\$194,684	\$72,660	\$87,844	125.5	200.0	0.46	0.46	\$579	\$158,301	\$3.63	100.00	4400	2020-06196		4610 BOWERMAN/SILVER DOLLAR ACCESS	11/16/2016	401	SILVER DOLLAR	
<b>Totals:</b>						<b>\$858,100</b>				<b>\$857,100</b>	<b>\$337,965</b>				<b>\$791,710</b>	<b>\$507,408</b>	<b>\$379,976</b>	<b>542.8</b>									
							<b>Sale. Ratio =&gt;</b>	<b>39.43</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>										
							<b>Std. Dev. =&gt;</b>	<b>6.62</b>			<b>per FF=&gt;</b>	<b>\$935</b>		<b>per Net Acre=&gt;</b>	<b>309,018.27</b>		<b>per SqFt=&gt;</b>	<b>\$7.09</b>									

Using for 2023:  
 Silver Dollar Circle \$900 Based on Sales above  
 Bowerman \$900 Based on Sales above