

Quincy Township 2024 Database
 Industrial Land Study
 All Industrial Sales
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023

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	\$171,050	\$148,750	\$19,800	389.8	450.4	3.20	3.20	\$382	\$46,484	\$1.07	309.55	3500	2021-04759	3500 VILLAGE INDUSTRIAL	12/5/2009	301	NORTH WEST SECT	
Totals:			\$300,000			\$300,000	\$78,649	26.22	\$171,050	\$148,750	\$19,800	389.8		3.20	3.20											
							Sale. Ratio =>	26.22			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$382		per Net Acre=>	46,484.38		per SqFt=>	\$1.07								

Used following Commercial Sales for Industrial Study:

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-N01-000-095-98	118 W CHICAGO ST	06/21/22	\$344,225	WD	03-ARM'S LENGTH	\$344,225	\$42,249	12.27	\$59,107	\$344,225	\$59,107	1,436.7	457.6	9.84	9.84	\$240	\$35,000	\$0.80	604.57	2500	2022-04415	2500 VILLAGE COM NOT ON US-12	12/20/2024	202	NORTH-EAST SECT	
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,984	27.40	\$81,604	\$80,869	\$27,473	273.1	403.6	2.43	2.43	\$296	\$33,238	\$0.76	269.63	2000	2021-07179	2000 COMMERCIAL IN TWP	4/10/2018	201	CHICAGO RD-EAST	
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$116,534	\$40,469	\$37,003	123.3	125.0	0.61	0.61	\$328	\$66,126	\$1.52	218.62	2000	2022-06580	2000 COMMERCIAL IN TWP	12/5/2022	201	CHICAGO RD WEST	
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	\$156,971	\$50,029	\$22,000	225.3	241.1	1.11	1.11	\$222	\$45,193	\$1.04	200.00	2510	2021-07088	2510 VILLAGE COMMERCIAL US-12	12/20/2023	201	SE SIDE US-12	
Totals:			\$784,225			\$784,225	\$201,042	25.64	\$414,216	\$515,592	\$145,583	2,058.4		13.99	13.99											
							Sale. Ratio =>	25.64			Average			Average			Average									
							Std. Dev. =>	14.22			per FF=>	\$250		per Net Acre=>	36,862.23		per SqFt=>	\$0.85								

Large Acreage Lots in Township & Village:		
1st Acre	\$12,000	Left rate flat due to above rates being 2 to 4 times higher then this
Excess Acres	\$3,500	\$100 higher then Ag Non-till rate & \$1300 less than Tillable Rate; reduction of \$400 from 2023
ROW		
Tillable	\$0	Found no Industrial property listed as Ag thus zeroing out for 2024
Non Tillable	\$3,000	Reduced Ag Rate by \$400; reduction of \$400 from 2023

Small lots - Front Foot Rate:		
Township:	\$250	Used Com Sale rate above; based on Industrial sale showing an increase
Village:	\$150	Based on Commerical sales above reflecting an increase in the Village leaving Village industrial rate same as last year

Quincy Township 2024 Database
 Agricultural Land Values
 Vacant Agricultural Sales
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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		
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,677	38.71	\$139,353	\$180,000	\$139,353	1,228.9	1320.0	37.24	37.24	\$146	\$4,834	\$0.11	1,228.92	4000	2022-04395		4000 AG LAND	11/26/2021	102		
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$159,705	37.14	\$319,410	\$430,000	\$319,410	1,980.0	1760.1	80.00	80.00	\$217	\$5,375	\$0.12	907.50	4000	2022-06989		4000 AG LAND	12/15/2023	102		
080-014-300-025-98	E CHICAGO RD	09/30/22	\$181,200	LC	32-SPLIT VACANT	\$181,200	\$0	0.00	\$187,074	\$181,200	\$187,074	774.1	2640.0	46.92	46.92	\$234	\$3,862	\$0.09	774.15	4000	2022-06655		4000 AG LAND	9/25/2022	102		
Totals:			\$791,200			\$791,200	\$229,382		\$645,837	\$791,200	\$645,837	3,983.1		164.16	164.16												
								Sale. Ratio =>	28.99					Average					Average								
								Std. Dev. =>	21.91					per FF=>	\$199					per Net Acre=>	4,819.75					per SqFt=>	\$0.11

Quincy Township 2024 Database
 Agricultural Land Values -- Vacant Sales only
 Tillable vs. Non-tillable
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	14.16	\$4,834	\$68,443	21.90	\$5,094	\$111,557	1.18	37.24	\$180,000
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	80.00	\$430,000	\$5,375	32.76	\$5,375	\$176,085	46.55	\$5,454	\$253,915	0.69	80.00	\$430,000
080-014-300-025-98	E CHICAGO RD	09/30/22	\$181,200	46.92	\$181,200	\$3,862	10.62	\$3,862	\$41,015	35.84	\$3,912	\$140,185	0.46	46.92	\$181,200
Totals:			\$791,200	164.16	\$791,200	\$14,071	57.54	\$14,071	\$285,543	104.29	\$14,460	\$505,657	2.33		
Simple Avg						\$4,690		\$4,690			\$4,820				
Weighted Avg						\$4,820		\$4,963			\$4,849				

AG rates used for 2024:

Tillable	\$4,800	Based on Tillable above
Non-tillable	\$3,800	Based on overall rate of sale #3 above as Sale #2 is driving up no-till rate
Bldg Site	\$12,000	Based on Rural Residential Sales over 5 Acres
Rural Residential	\$2,800	Based on Rural Res Sales Study (15 acre sale)
Woods	\$5,200	Based on Rec Rate
Wetland	\$2,100	Based on Rec Rate

Quincy Township 2024 Database
 Recreational Land Value Breakdown For Agricultural and Residential Class
 Used both Vacant Ag & Recreational parcels
 Woods, Wetland Value
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: All Mixed Woods

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	
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	WD	32-SPLIT VACAN	\$135,000	\$0	0.00	\$68,704	\$135,000	\$68,704	731.9	1290.6	21.47	21.47	\$184	\$6,288	\$0.14	0.00	4005	2022-06651		4006 RECREATIOI	9/25/2022	402	
Totals:			\$135,000			\$135,000	\$0	0.00	\$68,704	\$135,000	\$68,704	731.9		21.47	21.47											
							Sale. Ratio =>	0.00		Average			Average		Average											
							Std. Dev. =>	#DIV/0!		per FF=>			per Net Acre=>		per SqFt=>											
										\$184			6,287.84		\$0.14											

Combination of Recreational sale above, 1 of the 3 Quincy Ag Sales, & due to values included Butler Recreational sales as well

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	
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	21.47	\$135,000	\$6,288							21.47	\$6,288	\$135,000											
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	21.90	\$4,800	\$105,120	4.54	\$3,800	\$17,252	9.43	\$6,069	\$57,229							0.19	\$2,100	\$399		
040-030-400-005-00	DEAN RD	01/13/23	\$190,000	40.00	\$190,000	\$4,750							39.00	\$4,872	\$190,000											
040-033-300-005-02	QUINCY GRANGE RD	10/19/21	\$32,000	8.68	\$32,000	\$3,686							8.68	\$3,687	\$32,000											
Totals:				107.39	\$537,000	\$5,000	21.90	\$4,800	\$105,120	4.54	\$3,800	\$17,252	78.58	\$20,915	\$414,229	0.00	\$0	\$0	0.00	\$0	\$0				\$0	

Values Used	Tillable	No-till	Mixed Woods	Wet Woods	High Woods	Wetland
	\$4,800	\$3,800	\$5,200	\$2,600	\$6,000	\$2,100
			<i>Based on Avg Sales Above</i>	<i>Based on 1/2 of Mixed Woods</i>	<i>Based on 2 Quincy Woods sales</i>	<i>Same as last year</i>

The following rates were used for Ag Recreational:
 Based on above data and Ag land values

Woods, High	\$6,000
Woods, Mixed	\$5,200
Woods, Wet	\$2,600
Wetlands	\$2,100
Nontillable	\$3,800
Tillable	\$4,800

The following rates were used for Residential Recreational:
 Based on above data and Ag land values

Woods, High	\$6,000
Woods, Mixed	\$5,200
Woods, Wet	\$2,600
Wetlands	\$2,100
Nontillable	\$3,800
Tillable	\$4,800

Quincy Township 2024 Database
 Residential Land Sales
 Vacant Residential Sales
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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	03-ARM'S LENGTH	\$17,500	\$9,615	54.94	\$24,769	\$17,500	\$24,769	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
Totals:			\$17,500			\$17,500	\$9,615		\$24,769	\$17,500	\$24,769	281.0		5.06	5.06										
							Sale. Ratio =>	54.94			Average			Average			Average								
							Std. Dev. =>	#DIV/0!			per FF=>	\$62		per Net Acre=>	3,457.13		per SqFt=>	\$0.08							

Sales Date April 1, 2021 thru March 31, 2023:

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
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$247,682	\$119,220	\$39,402	414.9	825.0	7.86	7.86	\$287	\$15,172	\$0.35	414.90	4010	2022-07641		4010 RURAL RESIDENTIAL	5/7/2012	401
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$52,740	32.98	\$132,862	\$57,362	\$30,324	358.0	864.0	7.10	7.10	\$160	\$8,078	\$0.19	358.00	4010	2023-01296		4010 RURAL RESIDENTIAL	4/27/2012	401
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$54,375	31.09	\$140,750	\$49,844	\$15,694	335.0	222.8	1.71	1.71	\$149	\$29,097	\$0.67	142.88	4010	2022-04226		4010 RURAL RESIDENTIAL	6/12/2012	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	\$254,368	\$48,271	\$30,100	957.4	367.2	3.49	3.49	\$50	\$13,823	\$0.32	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	12/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,818	29.61	\$133,565	\$53,517	\$12,082	151.0	283.0	0.98	0.98	\$354	\$54,554	\$1.25	151.00	4010	2023-00041		4010 RURAL RESIDENTIAL	3/22/2012	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	\$74,476	\$64,166	\$5,642	150.0	150.0	0.52	0.52	\$428	\$124,112	\$2.85	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	\$99,001	\$18,077	\$4,578	60.0	270.0	0.37	0.37	\$301	\$48,594	\$1.12	60.00	4010	2022-01243		4010 RURAL RESIDENTIAL	8/19/2012	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	\$178,968	\$3,458	\$9,926	210.0	180.0	0.87	0.87	\$16	\$3,984	\$0.09	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	\$271,292	\$77,598	\$14,890	330.0	207.0	1.57	1.57	\$235	\$49,489	\$1.14	330.00	4010	2021-08748		4010 RURAL RESIDENTIAL	9/14/2011	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	\$232,652	\$85,308	\$15,960	414.9	210.0	2.00	2.00	\$206	\$42,654	\$0.98	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	\$142,604	\$10,910	\$10,514	150.0	250.0	0.86	0.86	\$73	\$12,671	\$0.29	150.00	4010	2021-09408		4010 RURAL RESIDENTIAL	6/1/2011	401
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$47,968	27.57	\$121,735	\$65,481	\$13,216	170.0	275.0	1.07	1.07	\$385	\$61,026	\$1.40	170.00	4010	2022-05378		4010 RURAL RESIDENTIAL	11/5/2014	401
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$202,028	\$56,040	\$12,068	158.2	270.3	0.98	0.98	\$354	\$57,067	\$1.31	158.20	4010	2022-07607		4010 RURAL RESIDENTIAL	8/30/2012	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	\$307,979	\$42,647	\$65,626	492.5	1326.8	15.00	15.00	\$87	\$2,843	\$0.07	492.45	4010	2021-09122		4010 RURAL RESIDENTIAL	1/16/2022	401
Totals:			\$2,994,200			\$2,994,200	\$944,204		\$2,539,962	\$751,899	\$280,022	4,351.8		44.39	44.38										
							Sale. Ratio =>	31.53			Average			Average			Average								
							Std. Dev. =>	5.96			per FF=>	\$173		per Net Acre=>	16,940.00		per SqFt=>	\$0.39							

Residential Land Value for 2024:

First Acre (Bldg Site)	\$16,000	Based on Building Site Analysis - under 5 acres (See next spreadsheet for breakdown)
Additional Acres	\$2,800	Based on Rural Residential Analysis - 15 acre sale (See next spreadsheet for breakdown)

Large Acreage Parcels:

Tillable	\$4,800	From Ag Sales Study
Non-tillable	\$3,800	From Ag Sales Study
Woods	\$5,200	From Rec rate

Quincy Township 2024 database
 Residential land Sales
 Vacant Residential Sales
 Prepared February 18, 2024

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
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	1.71	\$49,844	\$29,097	\$15,000	\$34,844	0.71	\$48,870
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	3.49	\$48,271	\$13,823	\$15,000	\$33,271	2.49	\$13,351
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	0.98	\$53,517	\$54,554	\$15,000	\$38,517	(0.02)	
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	0.52	\$64,166	\$124,112	\$15,000	\$49,166	(0.48)	
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	0.37	\$18,077	\$48,594	\$15,000	\$3,077	(0.63)	
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	0.87	\$3,458	\$3,984	\$15,000	-\$11,542	(0.13)	
080-028-200-015-01	987 MICK-KE-SAW-BE DF	11/19/21	\$334,000	1.57	\$77,598	\$49,489	\$15,000	\$62,598	0.57	\$110,208
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	2.00	\$85,308	\$42,654	\$15,000	\$70,308	1.00	\$70,308
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	0.86	\$10,910	\$12,671	\$15,000	-\$4,090	(0.14)	
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	1.07	\$65,481	\$61,026	\$15,000	\$50,481	0.07	\$691,521
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	0.98	\$56,040	\$57,067	\$15,000	\$41,040	(0.02)	
Totals:				14.43	\$532,670	\$36,922				

Over 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	First Acre	Remaining \$	Rem Acres	\$/AC	
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	7.86	\$119,220	\$15,172	\$12,000	\$107,220	6.86	\$15,634	
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	7.10	\$57,362	\$8,078	\$12,000	\$45,362	6.10	\$7,435	
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	15.00	\$42,647	\$2,843					
Totals:				29.96	\$219,229	\$7,318					
				14.96	\$176,582	\$11,804					
										for all three	
										for top two	
										\$11,535 Average	

Quincy Township 2024 Database
 4015 - Township Residential on US-12
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: 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		
080-014-100-005-01	1118 E CHICAGO RD	12/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,733	26.50	\$98,277	\$92,136	\$25,413	583.4	497.7	5.44	5.44	\$158	\$16,949	\$0.39	475.80	4208	2022-08203		4015 TWP RESID ON US12	12/5/2022	401	EAST SIDE	
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000	WD	31-SPLIT IMPROVED	\$235,000	\$0	0.00	\$194,123	\$79,013	\$38,136	1,053.2	564.4	10.60	10.60	\$75	\$7,454	\$0.17	798.13	4208	2022-06653		4015 TWP RESID ON US12	1/30/2023	401	EAST SIDE	
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	\$109,216	\$55,689	\$25,194	335.1	624.9	2.47	1.62	\$166	\$22,528	\$0.52	362.20	4208	2021-02367	080-019-100-020-99	4015 TWP RESID ON US12	10/16/2021	401	WEST SIDE	
080-019-100-045-00	726 E CHICAGO RD	12/30/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$64,497	32.91	\$174,343	\$78,204	\$56,547	94.2	150.0	0.48	0.48	\$830	\$162,249	\$3.72	140.00	4208	2023-00029		4015 TWP RESID ON US12	12/20/2023	401	WEST SIDE	
080-019-200-050-03	761 E CHICAGO RD	05/27/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,493	33.52	\$68,519	\$24,755	\$8,274	131.2	177.9	0.73	0.73	\$189	\$33,865	\$0.78	179.00	4208	2022-03847		4015 TWP RESID ON US12	7/23/2022	401	WEST SIDE	
080-020-200-065-00	866 E CHICAGO RD	01/24/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$25,453	39.16	\$74,887	\$36,357	\$46,244	77.1	172.7	0.42	0.42	\$472	\$85,950	\$1.97	106.70	4208	2023-00384		4015 TWP RESID ON US12	1/6/2022	401	WEST SIDE	
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	\$256,542	\$86,776	\$38,318	63.9	60.0	0.21	0.21	\$1,359	\$419,208	\$9.62	150.00	4208	2022-00050		4015 TWP RESID ON US12	1/10/2022	401	WEST SIDE	
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	\$207,906	\$20,155	\$39,161	65.3	257.5	0.44	0.44	\$309	\$46,121	\$1.06	74.00	4208	2021-08390		4015 TWP RESID ON US12	12/20/2023	401	WEST SIDE	
Totals:			\$1,371,000			\$1,369,900	\$353,727		\$1,183,813	\$473,085	\$277,287	2,403.5		20.79	19.94												
							Sale. Ratio =>		25.82		Average		Average		Average		Average										
							Std. Dev. =>		12.65		per FF=>		per Net Acre=>		\$22,758		per SqFt=>		\$0.52								

lots over 1/2 ac in size: Twp

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		
080-014-100-005-01	1118 E CHICAGO RD	12/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,733	26.50	\$98,277	\$92,136	\$25,413	583.4	497.7	5.44	5.44	\$158	\$16,949	\$0.39	475.80	4208	2022-08203		4015 TWP RESID ON US12	12/5/2022	401	EAST SIDE	
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000	WD	31-SPLIT IMPROVED	\$235,000	\$0	0.00	\$194,123	\$79,013	\$38,136	1,053.2	564.4	10.60	10.60	\$75	\$7,454	\$0.17	798.13	4208	2022-06653		4015 TWP RESID ON US12	1/30/2023	401	EAST SIDE	
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	\$109,216	\$55,689	\$25,194	335.1	624.9	2.47	1.62	\$166	\$22,528	\$0.52	362.20	4208	2021-02367	080-019-100-020-99	4015 TWP RESID ON US12	10/16/2021	401	WEST SIDE	
080-019-200-050-03	761 E CHICAGO RD	05/27/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,493	33.52	\$68,519	\$24,755	\$8,274	131.2	177.9	0.73	0.73	\$189	\$33,865	\$0.78	179.00	4208	2022-03847		4015 TWP RESID ON US12	7/23/2022	401	WEST SIDE	
Totals:			\$615,000			\$615,000	\$113,451		\$470,135	\$251,593	\$97,017	2,103.0		19.24	18.39												
							Sale. Ratio =>		18.45		Average		Average		13,077.24		Average		\$0.30								
							Std. Dev. =>		15.58		per FF=>		per Net Acre=>				per SqFt=>										

lots under 1/2 ac in size: Twp

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	12/30/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$64,497	32.91	\$174,343	\$78,204	\$56,547	94.2	150.0	0.48	0.48	\$830	\$162,249	\$3.72	140.00	4208	2023-00029		4015 TWP RESID ON US12	12/20/2023	401	WEST SIDE	
080-020-200-065-00	866 E CHICAGO RD	01/24/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$25,453	39.16	\$74,887	\$36,357	\$46,244	77.1	172.7	0.42	0.42	\$472	\$85,950	\$1.97	106.70	4208	2023-00384		4015 TWP RESID ON US12	1/6/2022	401	WEST SIDE	
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	\$256,542	\$86,776	\$38,318	63.9	60.0	0.21	0.21	\$1,359	\$419,208	\$9.62	150.00	4208	2022-00050		4015 TWP RESID ON US12	1/10/2022	401	WEST SIDE	
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	\$207,906	\$20,155	\$39,161	65.3	257.5	0.44	0.44	\$309	\$46,121	\$1.06	74.00	4208	2021-08390		4015 TWP RESID ON US12	12/20/2023	401	WEST SIDE	
Totals:			\$756,000			\$754,900	\$240,276		\$713,678	\$221,492	\$180,270	300.5		1.55	1.55												
							Sale. Ratio =>		31.83		Average		Average		142,990.32		Average		\$3.28								
							Std. Dev. =>		6.90		per FF=>		per Net Acre=>				per SqFt=>										

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

1st Acre	\$16,000	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	\$4,800	Same as Ag
Non-tillable	\$3,800	Same as Ag

lots less than 1/2 acre in size: \$700 Based on sales under a 1/2 in Township and Village (lower priced sales in Township are older sales)

Quincy Township 2024 Database
4190 - LA Wood Subdivision
Land Values
Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: Top Sale is only vacant sale; rest are improved

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-L17-000-089-00	420 DORIS ST	09/13/22	\$20,243	WD	19-MULTI PARCEL ARM'S	\$20,243	\$22,511	111.20	\$120,601	\$20,243	\$80,395	160.8	329.2	0.60	0.60	\$126	\$33,515	\$0.77	160.00	4190	2022-06101	080-L17-000-090-00	4190 LAWRENCE A WOOD SUB	9/6/2009	402	DEPTH 164	
080-L15-000-008-00	867 LAWRENCE ST	10/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,670	30.48	\$121,607	\$56,765	\$38,372	76.7	150.0	0.28	0.28	\$740	\$206,418	\$4.74	80.00	4190	2021-08462		4190 LAWRENCE A WOOD SUB	9/5/2009	401	DEPTH 150	
080-L15-000-009-00	860 LAWRENCE ST	03/01/23	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$52,008	40.16	\$147,181	\$32,396	\$50,077	100.2	163.5	0.38	0.38	\$323	\$86,389	\$1.98	100.00	4190	2023-01292		4190 LAWRENCE A WOOD SUB	9/7/2009	401	DEPTH 163	
080-L15-000-011-00	408 RICHARD ST	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,978	29.98	\$111,044	\$59,017	\$40,061	80.1	163.5	0.30	0.30	\$737	\$196,723	\$4.52	80.00	4190	2022-02291		4190 LAWRENCE A WOOD SUB	10/30/2020	401	DEPTH 163	
080-L15-000-012-00	412 RICHARD ST	04/29/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$40,665	25.26	\$115,002	\$86,059	\$40,061	80.1	163.5	0.30	0.30	\$1,074	\$286,863	\$6.59	80.00	4190	2022-03372		4190 LAWRENCE A WOOD SUB	9/17/2009	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	\$145,989	\$16,072	\$40,061	80.1	163.5	0.30	0.30	\$201	\$53,573	\$1.23	80.00	4190	2021-06807		4190 LAWRENCE A WOOD SUB	9/14/2023	401	DEPTH 163	
080-L15-000-020-00	853 DERY ST	02/10/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,235	41.72	\$150,870	\$24,199	\$45,069	90.1	163.5	0.34	0.34	\$268	\$71,595	\$1.64	90.00	4190	2023-01093		4190 LAWRENCE A WOOD SUB	5/24/2023	401	DEPTH 163	
080-L15-000-024-00	874 ELAINE ST	06/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,731	41.73	\$119,230	\$25,005	\$44,235	88.5	186.3	0.35	0.35	\$283	\$71,648	\$1.64	85.00	4190	2022-04545		4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163	
080-L15-000-028-00	888 ELAINE ST	12/07/21	\$121,250	WD	03-ARM'S LENGTH	\$121,250	\$43,495	35.87	\$126,642	\$42,708	\$48,100	96.2	100.9	0.28	0.28	\$444	\$150,912	\$3.46	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	\$123,286	\$67,319	\$51,305	102.6	177.3	0.41	0.41	\$656	\$165,403	\$3.80	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	\$125,031	\$32,164	\$47,195	94.4	208.3	0.41	0.41	\$341	\$79,417	\$1.82	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	\$132,697	\$32,114	\$40,061	80.1	163.5	0.30	0.30	\$401	\$107,047	\$2.46	80.00	4190	2021-07139		4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163	
080-L15-000-046-00	409 RICHARD ST	05/02/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$42,070	25.65	\$132,697	\$71,364	\$40,061	80.1	163.5	0.30	0.30	\$891	\$237,880	\$5.46	80.00	4190	2022-03234		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	\$163,659	\$126,418	\$50,077	100.2	163.5	0.38	0.38	\$1,262	\$337,115	\$7.74	100.00	4190	2022-01485		4190 LAWRENCE A WOOD SUB	9/19/2009	401	DEPTH 163	
080-L16-000-051-00	410 GERALD ST	09/23/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,936	27.46	\$123,103	\$76,958	\$40,061	80.1	163.5	0.30	0.30	\$961	\$256,527	\$5.89	80.00	4190	2022-07088		4190 LAWRENCE A WOOD SUB	12/5/2022	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	\$111,879	\$36,182	\$40,061	80.1	163.5	0.30	0.30	\$452	\$120,607	\$2.77	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	\$151,315	\$21,252	\$57,567	115.1	173.0	0.52	0.52	\$185	\$40,713	\$0.93	72.64	4190	2021-05850		4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163	
080-L16-000-074-00	417 GERALD ST	05/05/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$42,153	31.25	\$122,098	\$52,863	\$40,061	80.1	163.5	0.30	0.30	\$660	\$176,210	\$4.05	80.00	4190	2022-03348		4190 LAWRENCE A WOOD SUB	6/22/2022	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	\$133,066	\$15,306	\$38,372	76.7	150.0	0.28	0.28	\$199	\$55,658	\$1.28	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	\$124,943	\$34,218	\$46,161	92.3	172.7	0.41	0.41	\$371	\$82,852	\$1.90	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	\$192,759	\$77,674	\$80,291	160.6	328.4	0.60	0.60	\$484	\$128,813	\$2.96	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	\$142,293	\$33,118	\$40,061	80.1	163.5	0.30	0.30	\$413	\$110,393	\$2.53	80.00	4190	2021-06082		4190 LAWRENCE A WOOD SUB	9/7/2009	401	DEPTH 163	
080-L18-000-132-00	848 RONALD ST	08/11/22	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$57,389	33.08	\$169,542	\$59,897	\$55,939	111.9	126.5	0.47	0.47	\$535	\$128,811	\$2.96	61.00	4190	2022-05570		4190 LAWRENCE A WOOD SUB	9/11/2022	401	DEPTH 155	
Totals:			\$3,031,793			\$3,031,793	\$1,036,674		\$3,106,534	\$1,099,311	\$1,093,704	2,187.4		8.39	8.38												
							Sale. Ratio =>	34.19			Average			Average		Average											
							Std. Dev. =>	17.07			per FF=>	\$503		per Net Acre=>	131,041.96	per SqFt=>	\$3.01										

Using for 2024: \$500 per front foot for all lots

Quincy Township 2024 Database
 4200 - Village Residential on US-12
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: First one vacant; rest improved																										
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	\$137,756	\$44,562	\$46,318	77.2	178.5	0.33	0.33	\$577	\$135,036	\$3.10	80.47	4208	2021-06411		4200 VILLAGE RESIDENTIAL US 12	10/11/2021	401	NW SIDE US-12
081-N01-000-072-00	48 W CHICAGO ST	02/22/23	\$37,800	WD	19-MULTI PARCEL ARM'S LI	\$37,800	\$22,173	58.66	\$71,699	\$37,800	\$71,699	119.5	315.5	0.48	0.48	\$316	\$78,423	\$1.80	134.60	4208	2023-00897	081-N01-000-074-00	4200 VILLAGE RESIDENTIAL US 12	12/5/2022	402	NW SIDE US-12
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$138,715	\$27,052	\$35,767	59.6	122.5	0.21	0.21	\$454	\$128,819	\$2.96	74.63	4208	2023-01047		4200 VILLAGE RESIDENTIAL US 12	1/31/2010	401	NW 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	\$182,274	\$36,183	\$51,057	85.1	146.3	0.33	0.33	\$425	\$110,651	\$2.54	97.50	4208	2022-00419		4200 VILLAGE RESIDENTIAL US 12	11/14/1996	401	SW SIDE US-12
081-S01-000-284-00	135 E CHICAGO ST	08/27/21	\$124,900	WD	03-ARM'S LENGTH	\$123,400	\$45,694	37.03	\$113,465	\$24,355	\$14,420	191.3	250.9	1.15	1.15	\$127	\$21,178	\$0.49	99.58	4208	2021-06679		4200 VILLAGE RESIDENTIAL US 12	11/28/2009	401	SE SIDE US-12
081-S01-015-015-05	1085 E CHICAGO RD	08/24/21	\$125,000	LC	31-SPLIT IMPROVED	\$125,000	\$0	0.00	\$101,499	\$31,033	\$7,532	128.0	174.7	0.54	0.54	\$242	\$57,682	\$1.32	134.21	4208			4200 VILLAGE RESIDENTIAL US 12	12/1/2021	401	SE SIDE US-12
Totals:			\$721,100			\$719,600	\$242,272		\$745,408	\$200,985	\$226,793	660.7		3.04	3.04											
							Sale. Ratio =>	33.67			Average		Average		Average		Average									
							Std. Dev. =>	19.32			per FF=>	\$304	per Net Acre=>	66,178.79	per SqFt=>	\$1.52										

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	\$137,756	\$44,562	\$46,318	77.2	178.5	0.33	0.33	\$577	\$135,036	\$3.10	80.47	4208	2021-06411		4200 VILLAGE RESIDENTIAL US 12	10/11/2021	401	NW SIDE US-12
081-N01-000-072-00	48 W CHICAGO ST	02/22/23	\$37,800	WD	19-MULTI PARCEL ARM'S LI	\$37,800	\$22,173	58.66	\$71,699	\$37,800	\$71,699	119.5	315.5	0.48	0.48	\$316	\$78,423	\$1.80	134.60	4208	2023-00897	081-N01-000-074-00	4200 VILLAGE RESIDENTIAL US 12	12/5/2022	402	NW SIDE US-12
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$138,715	\$27,052	\$35,767	59.6	122.5	0.21	0.21	\$454	\$128,819	\$2.96	74.63	4208	2023-01047		4200 VILLAGE RESIDENTIAL US 12	1/31/2010	401	NW 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	\$182,274	\$36,183	\$51,057	85.1	146.3	0.33	0.33	\$425	\$110,651	\$2.54	97.50	4208	2022-00419		4200 VILLAGE RESIDENTIAL US 12	11/14/1996	401	SW SIDE US-12
Totals:			\$471,200			\$471,200	\$196,578		\$530,444	\$145,597	\$204,841	341.4		1.35	1.35											
							Sale. Ratio =>	41.72			Average		Average		Average		Average									
							Std. Dev. =>	9.34			per FF=>	\$426	per Net Acre=>	107,929.58	per SqFt=>	\$2.48										

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-S01-000-284-00	135 E CHICAGO ST	08/27/21	\$124,900	WD	03-ARM'S LENGTH	\$123,400	\$45,694	37.03	\$113,465	\$24,355	\$14,420	191.3	250.9	1.15	1.15	\$127	\$21,178	\$0.49	99.58	4208	2021-06679		4200 VILLAGE RESIDENTIAL US 12	11/28/2009	401	SE SIDE US-12
081-S01-015-015-05	1085 E CHICAGO RD	08/24/21	\$125,000	LC	31-SPLIT IMPROVED	\$125,000	\$0	0.00	\$101,499	\$31,033	\$7,532	128.0	174.7	0.54	0.54	\$242	\$57,682	\$1.32	134.21	4208			4200 VILLAGE RESIDENTIAL US 12	12/1/2021	401	SE SIDE US-12
Totals:			\$249,900			\$248,400	\$45,694		\$214,964	\$55,388	\$21,952	319.3		1.69	1.69											
							Sale. Ratio =>	18.40			Average		Average		Average		Average									
							Std. Dev. =>	26.18			per FF=>	\$173	per Net Acre=>	32,812.80	per SqFt=>	\$0.75										

Rate Using on US-12 in Village for lots over a 1/2 in size:		
1st Acre	\$16,000	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	\$4,800	Same as Ag
Non-tillable	\$3,800	Same as Ag
Woods	\$5,200	Based on Rec Rate

Lots less than 1/2 acre in size: \$700 Based on Village and Township sales under 1/2 ac in size

Quincy Township 2024 Database
 4220 -- Village Residential Northeast
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2020 thru March 31, 2023:		Combined all 4 quadrants																																			
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	Effic. 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-N01-000-112-00	17 COLE ST	07/27/21	\$105,000	CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$117,668	\$43,941	\$56,609	71.7	175.0	0.28	0.28	\$613	\$156,374	\$3.59	70.00	4210	2021-06062		4210 VILLAGE RESIDENTIAL NORTH WES	12/16/2023	401	COLE STREET											
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$134,654	\$51,955	\$56,609	71.7	175.0	0.28	0.28	\$725	\$184,893	\$4.24	70.00	4210	2021-04945		4210 VILLAGE RESIDENTIAL NORTH WES	12/5/2022	401	COLE STREET											
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$125,295	\$43,620	\$49,415	62.6	150.0	0.23	0.23	\$697	\$192,159	\$4.41	66.00	4210	2021-07479		4210 VILLAGE RESIDENTIAL NORTH WES	2/7/2010	401	NORTH MAIN-WEST											
081-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$119,178	\$70,975	\$56,153	71.1	150.0	0.26	0.26	\$999	\$275,097	\$6.32	75.00	4210	2021-05989		4210 VILLAGE RESIDENTIAL NORTH WES	2/9/2010	401	NORTH MAIN-WEST											
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$151,080	\$90,170	\$61,250	77.5	165.0	0.30	0.30	\$1,163	\$305,661	\$7.02	78.00	4210	2022-05207		4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST											
081-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$139,326	\$72,501	\$51,827	65.6	165.0	0.25	0.25	\$1,105	\$290,004	\$6.66	66.00	4210	2021-08115		4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	NORTH MAIN-WEST											
081-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$174,843	\$44,192	\$91,035	115.2	154.0	0.42	0.42	\$383	\$104,226	\$2.39	120.00	4210	2021-07930		4210 VILLAGE RESIDENTIAL NORTH WES	12/13/2019	401	NORTH MAIN-WEST											
081-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$159,633	\$31,709	\$75,842	116.7	179.1	0.49	0.49	\$272	\$64,580	\$1.48	119.55	4220	2021-03481		4220 VILLAGE RESIDENTIAL NORTH EAS	12/2/2021	401	HAWLEY ST											
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$145,222	\$65,403	\$63,125	97.1	109.5	0.51	0.51	\$673	\$127,491	\$2.93	75.00	4220	2022-07109		4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST											
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$179,765	\$23,944	\$48,709	71.6	146.3	0.28	0.28	\$334	\$86,440	\$1.98	82.50	4230	2022-05370		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/31/2008	401	W JEFFERSON											
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$115,751	\$80,610	\$36,361	53.5	81.5	0.15	0.15	\$1,507	\$523,442	\$12.02	82.50	4230	2021-04474		4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/27/1997	401	BERRY-PLEASANT											
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$131,757	\$46,726	\$43,583	64.1	231.0	0.54	0.54	\$729	\$86,370	\$1.98	0.00	4230	2021-03657		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/14/2008	401	WEST-TAYLOR											
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$123,580	\$30,920	\$44,500	65.4	172.0	0.27	0.27	\$472	\$112,847	\$2.59	69.50	4230	2021-05494		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/13/2009	401	SOUTH MAIN-WEST											
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$183,724	\$58,677	\$66,791	98.2	131.0	0.36	0.36	\$591	\$161,747	\$3.71	119.53	4230	2021-08750		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/14/2009	401	SOUTH MAIN-WEST											
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$108,908	\$59,298	\$43,206	63.5	179.8	0.27	0.27	\$933	\$218,007	\$5.00	66.00	4230	2021-05683		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/3/2021	401	W LIBERTY											
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,828	\$35,972	\$38,800	57.1	145.0	0.22	0.22	\$630	\$163,509	\$3.75	66.00	4230	2022-04549		4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT											
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000	WD	19-MULTI PARCEL ARM'	\$130,000	\$57,884	44.53	\$174,659	\$40,074	\$64,460	94.8	365.0	0.41	0.41	\$423	\$97,741	\$2.24	97.50	4230	2021-05812	081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/5/2022	401	BOND-BENNETT											
081-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$130,367	\$75,088	\$45,455	66.8	199.0	0.30	0.30	\$1,123	\$248,636	\$5.71	66.00	4230	2021-05094		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/1/2009	401	W LIBERTY											
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$214,403	\$76,288	\$64,960	119.9	239.1	0.47	0.47	\$636	\$163,009	\$3.74	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE											
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$66,903	\$30,516	67.8	147.8	0.22	0.22	\$987	\$298,674	\$6.86	66.00	4240	2023-00348		4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON											
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$49,389	\$30,485	67.7	147.5	0.22	0.22	\$729	\$221,475	\$5.08	66.00	4240	2021-09200		4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/22/2009	401	E JEFFERSON											
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,065	37.29	\$154,416	\$22,827	\$32,243	71.7	165.0	0.25	0.25	\$319	\$91,308	\$2.10	66.00	4240	2022-02869		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON											
081-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$60,334	\$67,876	150.8	165.0	0.53	0.53	\$400	\$114,703	\$2.63	138.94	4240	2022-00233		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/31/2009	401	FULTON & COLFAX											
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$51,860	\$52,770	117.3	183.6	0.43	0.43	\$442	\$119,493	\$2.74	103.00	4240	2021-06600		4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	FULTON & COLFAX											
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$38,232	\$29,866	66.4	128.0	0.20	0.20	\$576	\$187,412	\$4.30	69.41	4240	2022-05135		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST											
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$72,572	\$52,036	115.6	191.0	0.43	0.43	\$628	\$167,217	\$3.84	99.00	4240	2022-05086		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX											
081-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$48,429	\$46,292	102.9	114.0	0.30	0.30	\$471	\$162,513	\$3.73	114.00	4240	2022-01024		4240 VILLAGE RESIDENTIAL SOUTH-EAST	6/21/2022	401	SOUTH MAIN-EAST											
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$212,973	\$72,010	\$71,436	158.7	250.0	0.48	0.48	\$454	\$149,398	\$3.43	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD											
081-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$2,632	\$92,227	204.9	150.0	0.68	0.68	\$13	\$3,859	\$0.09	198.00	4240	2022-01528		4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/20/2023	401	E LIBERTY											
Totals:			\$4,504,300			\$4,499,300	\$1,819,637		\$4,629,147	\$1,526,641	\$1,564,437	2,628.0		10.05	10.05																						
								Sale. Ratio =>	40.44									Average																			
								Std. Dev. =>	6.81									per FF=>	\$581									Average									
																		per Net Acre=>	151,844.14									Average									
																												per SqFt=>	\$3.49								

NE:

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	Effic. 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-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$159,633	\$31,709	\$75,842	116.7	179.1	0.49	0.49	\$272	\$64,580	\$1.48	119.55	4220	2021-03481		4220 VILLAGE RESIDENTIAL NORTH EAS	12/2/2021	401	HAWLEY ST											
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$145,222	\$65,403	\$63,125	97.1	109.5	0.51	0.51	\$673	\$127,491	\$2.93	75.00	4220	2022-07109		4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST											
Totals:			\$263,000			\$263,000	\$117,802		\$304,855	\$97,112	\$138,967	213.8		1.00	1.00																						
								Sale. Ratio =>	44.79									Average																			
								Std. Dev. =>	10.04									per FF=>	\$454									Average									
																		per Net Acre=>	96,725.10									Average									
																												per SqFt=>	\$2.22								

Northeast quadrant land value for 2024: \$600 front foot Based on 2nd NE Sale above & overall rate

Large Acreage Parcels		
1st Acre	\$16,000	Based on the rate for US 12 sales over 1

Quincy Township 2024 Database
 4230 -- Village Residential Southwest
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:	Combined all 4 quadrants																										
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-N01-000-112-00	17 COLE ST	07/27/21	\$105,000	CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$117,668	\$43,941	\$56,609	71.7	175.0	0.28	0.28	\$613	\$156,374	\$3.59	70.00	4210	2021-06062	4210 VILLAGE RESIDENTIAL NORTH WES	12/16/2023	401	COLE STREET		
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$134,654	\$51,955	\$56,609	71.7	175.0	0.28	0.28	\$725	\$184,893	\$4.24	70.00	4210	2021-04945	4210 VILLAGE RESIDENTIAL NORTH WES	12/5/2022	401	COLE STREET		
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$125,295	\$43,620	\$49,415	62.6	150.0	0.23	0.23	\$697	\$192,159	\$4.41	66.00	4210	2021-07479	4210 VILLAGE RESIDENTIAL NORTH WES	2/7/2010	401	NORTH MAIN-WEST		
081-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$119,178	\$70,975	\$56,153	71.1	150.0	0.26	0.26	\$999	\$275,097	\$6.32	75.00	4210	2021-05989	4210 VILLAGE RESIDENTIAL NORTH WES	2/9/2010	401	NORTH MAIN-WEST		
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$151,080	\$90,170	\$61,250	77.5	165.0	0.30	0.30	\$1,163	\$305,661	\$7.02	78.00	4210	2022-05207	4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	BROUGHTON ST		
081-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$139,326	\$72,501	\$51,827	65.6	165.0	0.25	0.25	\$1,105	\$290,004	\$6.66	66.00	4210	2021-08115	4210 VILLAGE RESIDENTIAL NORTH WES	2/18/2010	401	NORTH MAIN-WEST		
081-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$174,843	\$44,192	\$91,035	115.2	154.0	0.42	0.42	\$383	\$104,226	\$2.39	120.00	4210	2021-07930	4210 VILLAGE RESIDENTIAL NORTH WES	12/13/2019	401	NORTH MAIN-WEST		
081-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$159,633	\$31,709	\$75,842	116.7	179.1	0.49	0.49	\$272	\$64,580	\$1.48	119.55	4220	2021-03481	4220 VILLAGE RESIDENTIAL NORTH EAS	12/2/2021	401	HAWLEY ST		
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$145,222	\$65,403	\$63,125	97.1	109.5	0.51	0.51	\$673	\$127,491	\$2.93	75.00	4220	2022-07109	4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST		
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$179,765	\$23,944	\$48,709	71.6	146.3	0.28	0.28	\$334	\$86,440	\$1.98	82.50	4230	2022-05370	4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/31/2008	401	W JEFFERSON		
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$115,751	\$80,610	\$36,361	53.5	81.5	0.15	0.15	\$1,507	\$523,442	\$12.02	82.50	4230	2021-04474	4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/27/1997	401	BERRY-PLEASANT		
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$131,757	\$46,726	\$43,583	64.1	231.0	0.54	0.54	\$729	\$86,370	\$1.98	0.00	4230	2021-03657	4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/14/2008	401	WEST-TAYLOR		
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$123,580	\$30,920	\$44,500	65.4	172.0	0.27	0.27	\$472	\$112,847	\$2.59	69.50	4230	2021-05494	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/13/2009	401	SOUTH MAIN-WEST		
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$183,724	\$58,067	\$66,791	98.2	131.0	0.36	0.36	\$591	\$161,747	\$3.71	119.53	4230	2021-08750	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/14/2009	401	SOUTH MAIN-WEST		
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$108,908	\$59,298	\$43,206	63.5	179.8	0.27	0.27	\$933	\$218,007	\$5.00	66.00	4230	2021-05683	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/3/2021	401	W LIBERTY		
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,828	\$35,972	\$38,800	57.1	145.0	0.22	0.22	\$630	\$163,509	\$3.75	66.00	4230	2022-04549	4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT		
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000	WD	19-MULTI PARCEL ARM'	\$130,000	\$57,884	44.53	\$174,659	\$40,074	\$64,460	94.8	365.0	0.41	0.41	\$423	\$97,741	\$2.24	97.50	4230	2021-05812	081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/5/2022	401	BOND-BENNETT	
081-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$130,367	\$75,088	\$45,455	66.8	199.0	0.30	0.30	\$1,123	\$248,636	\$5.71	66.00	4230	2021-05094	4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/1/2009	401	W LIBERTY		
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$214,403	\$76,288	\$64,960	119.9	239.1	0.47	0.47	\$636	\$163,009	\$3.74	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE	
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$66,903	\$30,516	67.8	147.8	0.22	0.22	\$987	\$298,674	\$6.86	66.00	4240	2023-00348	4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON		
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$49,389	\$30,485	67.7	147.5	0.22	0.22	\$729	\$221,475	\$5.08	66.00	4240	2021-09200	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/22/2009	401	E JEFFERSON		
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,065	37.29	\$154,416	\$22,827	\$32,243	71.7	165.0	0.25	0.25	\$319	\$91,308	\$2.10	66.00	4240	2022-02869	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON		
081-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$60,334	\$67,876	150.8	165.0	0.53	0.53	\$400	\$114,703	\$2.63	138.94	4240	2022-00233	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/31/2009	401	FULTON & COLFAX		
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$51,860	\$52,770	117.3	183.6	0.43	0.43	\$442	\$119,493	\$2.74	103.00	4240	2021-06600	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	FULTON & COLFAX		
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$38,232	\$29,866	66.4	128.0	0.20	0.20	\$576	\$187,412	\$4.30	69.41	4240	2022-05135	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST		
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$72,572	\$52,036	115.6	191.0	0.43	0.43	\$628	\$167,217	\$3.84	99.00	4240	2022-05086	4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX		
081-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$48,429	\$46,292	102.9	114.0	0.30	0.30	\$471	\$162,513	\$3.73	114.00	4240	2022-01024	4240 VILLAGE RESIDENTIAL SOUTH-EAST	6/21/2022	401	SOUTH MAIN-EAST		
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$212,973	\$72,010	\$71,436	158.7	250.0	0.48	0.48	\$454	\$149,398	\$3.43	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD	
081-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$2,632	\$92,227	204.9	150.0	0.68	0.68	\$13	\$3,859	\$0.09	198.00	4240	2022-01528	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/20/2023	401	E LIBERTY		
Totals:			\$4,504,300			\$4,499,300	\$1,819,637		\$4,629,147	\$1,526,641	\$1,564,437	2,628.0		10.05	10.05												
								Sale. Ratio =>	40.44	Average				Average			Average			Average							
								Std. Dev. =>	6.81	per FF=>			\$581	per Net Acre=>		151,844.14	per SqFt=>		\$3.49								

SW: Excluding 8 Berry St sale drops ff rate to \$636; which seems to be an outlier because the lot is smaller than the others

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-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$179,765	\$23,944	\$48,709	71.6	146.3	0.28	0.28	\$334	\$86,440	\$1.98	82.50	4230	2022-05370	4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/31/2008	401	W JEFFERSON	
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$115,751	\$80,610	\$36,361	53.5	81.5	0.15	0.15	\$1,507	\$523,442	\$12.02	82.50	4230	2021-04474	4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/27/1997	401	BERRY-PLEASANT	
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$131,757	\$46,726	\$43,583	64.1	231.0	0.54	0.54	\$729	\$86,370	\$1.98	0.00	4230	2021-03657	4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/14/2008	401	WEST-TAYLOR	
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$123,580	\$30,920	\$44,500	65.4	172.0	0.27	0.27	\$472	\$112,847	\$2.59	69.50	4230	2021-05494	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/13/2009	401	SOUTH MAIN-WEST	
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$183,724	\$58,067	\$66,791	98.2	131.0	0.36	0.36	\$591	\$161,747	\$3.71	119.53	4230	2021-08750	4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/14/2009	401	SOUTH MAIN-WEST	
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$108,908	\$59,298	\$43,206	63.5	179.8	0.27	0.27	\$933	\$218,007	\$5.00	66.00	4230	2021-05683	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/3/2021	401	W LIBERTY	
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,828	\$35,972	\$38,800	57.1	145.0	0.22	0.22	\$630	\$163,509	\$3.75	66.00	4230	2022-04549	4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT	
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000	WD	19-MULTI PARCEL ARM'	\$130,000	\$57,884	44.53	\$174,659	\$40,074	\$64,460	94.8	365.0	0.41	0.41	\$423	\$97,741	\$2.24	97.50	4230	2021-05812	081-S01-000-173-00				

Quincy Township 2024 Database
 4240 - Village Residential Southeast
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: Combined all 4 quadrants																										
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-N01-000-112-00	17 COLE ST	07/27/21	\$105,000	CD	11-FROM LENDING INSTITUTION EXPI	\$105,000	\$41,339	39.37	\$117,668	\$43,941	\$56,609	71.7	175.0	0.28	0.28	\$613	\$156,374	\$3.59	70.00	4210	2021-06062		4210 VILLAGE RESIDENTIAL NORTH WEST	12/16/2023	401	COLE STREET
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$134,654	\$51,955	\$56,609	71.7	175.0	0.28	0.28	\$725	\$184,893	\$4.24	70.00	4210	2021-04945		4210 VILLAGE RESIDENTIAL NORTH WEST	12/5/2022	401	COLE STREET
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$125,295	\$43,620	\$49,415	62.6	150.0	0.23	0.23	\$697	\$192,159	\$4.41	66.00	4210	2021-07479		4210 VILLAGE RESIDENTIAL NORTH WEST	2/7/2010	401	NORTH MAIN-WEST
081-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$119,178	\$70,975	\$56,153	71.1	150.0	0.26	0.26	\$999	\$275,097	\$6.32	75.00	4210	2021-05989		4210 VILLAGE RESIDENTIAL NORTH WEST	2/9/2010	401	NORTH MAIN-WEST
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$151,080	\$90,170	\$61,250	77.5	165.0	0.30	0.30	\$1,163	\$305,661	\$7.02	78.00	4210	2022-05207		4210 VILLAGE RESIDENTIAL NORTH WEST	2/18/2010	401	BROUGHTON ST
081-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$139,326	\$72,501	\$51,827	65.6	165.0	0.25	0.25	\$1,105	\$290,004	\$6.66	66.00	4210	2021-08115		4210 VILLAGE RESIDENTIAL NORTH WEST	2/18/2010	401	NORTH MAIN-WEST
081-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$174,843	\$44,192	\$91,035	115.2	154.0	0.42	0.42	\$383	\$104,226	\$2.39	120.00	4210	2021-07930		4210 VILLAGE RESIDENTIAL NORTH WEST	12/13/2019	401	NORTH MAIN-WEST
081-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$159,633	\$31,709	\$75,842	116.7	179.1	0.49	0.49	\$272	\$64,580	\$1.48	119.55	4220	2021-03481		4220 VILLAGE RESIDENTIAL NORTH EAS	12/2/2021	401	HAWLEY ST
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$145,222	\$65,403	\$63,125	97.1	109.5	0.51	0.51	\$673	\$127,491	\$2.93	75.00	4220	2022-07109		4220 VILLAGE RESIDENTIAL NORTH EAS	1/30/2023	401	HAWLEY ST
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$179,765	\$23,944	\$48,709	71.6	146.3	0.28	0.28	\$334	\$86,440	\$1.98	82.50	4230	2022-05370		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/31/2008	401	W JEFFERSON
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$115,751	\$80,610	\$36,361	53.5	81.5	0.15	0.15	\$1,507	\$523,442	\$12.02	82.50	4230	2021-04474		4230 VILLAGE RESIDENTIAL SOUTH-WEST	10/27/1997	401	BERRY-PLEASANT
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$131,757	\$46,726	\$43,583	64.1	231.0	0.54	0.54	\$729	\$86,370	\$1.98	0.00	4230	2021-03657		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/14/2008	401	WEST-TAYLOR
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$123,580	\$30,920	\$44,500	65.4	172.0	0.27	0.27	\$472	\$112,847	\$2.59	69.50	4230	2021-05494		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/13/2009	401	SOUTH MAIN-WEST
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$183,724	\$58,067	\$66,791	98.2	131.0	0.36	0.36	\$591	\$161,747	\$3.71	119.53	4230	2021-08750		4230 VILLAGE RESIDENTIAL SOUTH-WEST	6/14/2009	401	SOUTH MAIN-WEST
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$108,908	\$59,298	\$43,206	63.5	179.8	0.27	0.27	\$933	\$218,007	\$5.00	66.00	4230	2021-05683		4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/3/2021	401	W LIBERTY
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,828	\$35,972	\$38,800	57.1	145.0	0.22	0.22	\$630	\$163,509	\$3.75	66.00	4230	2022-04549		4230 VILLAGE RESIDENTIAL SOUTH-WEST	2/8/2019	401	BERRY-PLEASANT
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$57,884	44.53	\$174,659	\$40,074	\$64,460	94.8	365.0	0.41	0.41	\$423	\$97,741	\$2.24	97.50	4230	2021-05812	081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	12/5/2022	401	BOND-BENNETT
081-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$130,367	\$75,088	\$45,455	66.8	199.0	0.30	0.30	\$1,123	\$248,636	\$5.71	66.00	4230	2021-05094		4230 VILLAGE RESIDENTIAL SOUTH-WEST	7/1/2009	401	W LIBERTY
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$197,500	\$72,947	36.94	\$214,403	\$76,288	\$64,960	119.9	239.1	0.47	0.47	\$636	\$163,009	\$3.74	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$66,903	\$30,516	67.8	147.8	0.22	0.22	\$987	\$298,674	\$6.86	66.00	4240	2023-00348		4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$49,389	\$30,485	67.7	147.5	0.22	0.22	\$729	\$221,475	\$5.08	66.00	4240	2021-09200		4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/22/2009	401	E JEFFERSON
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,065	37.29	\$154,416	\$22,827	\$32,243	71.7	165.0	0.25	0.25	\$319	\$91,308	\$2.10	66.00	4240	2022-02869		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON
081-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$60,334	\$67,876	150.8	165.0	0.53	0.53	\$400	\$114,703	\$2.63	138.94	4240	2022-00233		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/31/2009	401	FULTON & COLFAX
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$51,860	\$52,770	117.3	183.6	0.43	0.43	\$442	\$119,493	\$2.74	103.00	4240	2021-06600		4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	FULTON & COLFAX
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$38,232	\$29,866	66.4	128.0	0.20	0.20	\$576	\$187,412	\$4.30	69.41	4240	2022-05135		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$72,572	\$52,036	115.6	191.0	0.43	0.43	\$628	\$167,217	\$3.84	99.00	4240	2022-05086		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/14/2009	401	FULTON & COLFAX
081-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$48,429	\$46,292	102.9	114.0	0.30	0.30	\$471	\$162,513	\$3.73	114.00	4240	2022-01024		4240 VILLAGE RESIDENTIAL SOUTH-EAST	6/21/2022	401	SOUTH MAIN-EAST
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$78,491	46.17	\$212,973	\$72,010	\$71,436	158.7	250.0	0.48	0.48	\$454	\$149,398	\$3.43	168.00	4240	2022-04627	081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	ORANGE & WOOD
081-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$2,632	\$92,227	204.9	150.0	0.68	0.68	\$13	\$3,859	\$0.09	198.00	4240	2022-01528		4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/20/2023	401	E LIBERTY
Totals:			\$4,504,300			\$4,499,300	\$1,819,637		\$4,629,147	\$1,526,641	\$1,564,437	2,628.0		10.05	10.05			Average				Average				
						Sale. Ratio =>		40.44		Average				Average					per FF=>				per Net Acre=>			
						Std. Dev. =>		6.81		per FF=>				\$581					\$3.49				\$3.49			

SE:

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-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$197,500	\$72,947	36.94	\$214,403	\$76,288	\$64,960	119.9	239.1	0.47	0.47	\$636	\$163,009	\$3.74	121.22	4240	2022-04102	081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/19/2009	401	DALLEY & GROVE
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$66,903	\$30,516	67.8	147.8	0.22	0.22	\$987	\$298,674	\$6.86	66.00	4240	2023-00348		4240 VILLAGE RESIDENTIAL SOUTH-EAST	1/25/2018	401	E JEFFERSON
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$49,389	\$30,485	67.7	147.5	0.22	0.22	\$729	\$221,475	\$5.08	66.00	4240	2021-09200		4240 VILLAGE RESIDENTIAL SOUTH-EAST	11/22/2009	401	E JEFFERSON
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,065	37.29	\$154,416	\$22,827	\$32,243	71.7	165.0	0.25	0.25	\$319	\$91,308	\$2.10	66.00	4240	2022-02869		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/16/2022	401	E JEFFERSON
081-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$60,334	\$67,876	150.8	165.0	0.53	0.53	\$400	\$114,703	\$2.63	138.94	4240	2022-00233		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/31/2009	401	FULTON & COLFAX
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$51,860	\$52,770	117.3	183.6	0.43	0.43	\$442	\$119,493	\$2.74	103.00	4240	2021-06600		4240 VILLAGE RESIDENTIAL SOUTH-EAST	12/5/2022	401	FULTON & COLFAX
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$38,232	\$29,866	66.4	128.0	0.20	0.20	\$576	\$187,412	\$4.30	69.41	4240	2022-05135		4240 VILLAGE RESIDENTIAL SOUTH-EAST	8/20/2022	401	SOUTH MAIN-EAST
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59																		

Quincy Township 2024 Database
 4250 -Quail Meadows
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: 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	\$15,273	\$10,000	\$9,485	0.0	0.0	0.23	0.23	#DIV/0!	\$43,103	\$0.99	0.00	4250	2021-04417		12/5/2022	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	\$10,539	\$10,000	\$10,539	101.0	110.0	0.26	0.26	\$99	\$38,911	\$0.89	101.00	4250	2022-01034		6/27/2009	402	
Totals:			\$20,000			\$20,000	\$6,755		\$25,812	\$20,000	\$20,024	101.0		0.49	0.49										
							Sale. Ratio =>	33.78			Average			Average			Average								
							Std. Dev. =>	15.66			per FF=>	\$198		per Net Acre=>	40,899.80		per SqFt=>	\$0.94							

Sales Date April 1, 2021 thru March 31, 2023: Improved Sale with negative land residual

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	\$214,364	(\$4,758)	\$9,706	0.0	0.0	0.24	0.24	#DIV/0!	(\$20,076)	(\$0.46)	0.00	4250	2021-06995	4250 QUAIL MEADOWS	10/11/2021	401	
Totals:			\$199,900			\$199,900	\$89,264		\$214,364	(\$4,758)	\$9,706	0.0		0.24	0.24										
							Sale. Ratio =>	44.65			Average			Average			Average								
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	(20,075.95)		per SqFt=>	(\$0.46)							

2024 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 2024 Database
 4300 - Golf View/Quincy Heights Channel Lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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-Q50-000-024-99	966 WILLIAMS DR	07/12/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$86,608	49.21	\$208,041	\$46,582	\$78,623	125.8	113.2	0.39	0.39	\$370	\$119,441	\$2.74	150.03	4300	2021-05677	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	\$239,454	\$102,497	\$86,951	139.1	101.3	0.41	0.41	\$737	\$251,218	\$5.77	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	\$113,819	\$98,507	\$72,426	181.1	269.4	0.87	0.87	\$544	\$113,749	\$2.61	139.98	4300	2021-06715	4300 GOLF VIEW - QUINCY HEIGHTS	7/21/2011	401	QH L20-21;33-36	
Totals:			\$570,900			\$570,900	\$249,442		\$561,314	\$247,586	\$238,000	446.0		1.66	1.66											
							Sale. Ratio =>	43.69				Average		Average				Average								
							Std. Dev. =>	4.85				per FF=>	\$555	per Net Acre=>	148,789.66			per SqFt=>	\$3.42							

Sales Date April 1, 2021 thru March 31, 2023:

Narrow Lots - vacant - No sales this year

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		Average				Average								
							Std. Dev. =>	#DIV/0!				per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!							

2024 Land Values:

Front Foot

Golf View & QH Lots 1-19 & 39	\$600 Based on above sales
QH 24-32	\$600 Based on above sales
Unplatted	\$600 Based on above sales
QH 20-21; 33-36	\$500 Based on third sale above due to being deeper then the standard depth
QH 37-38	\$114 Same as last year due to no sales

Quincy Township 2024 Database
 4310 - Lost Forty - Bowerman - Pleasant Ridge Channel Lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: No sales during this time

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			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

For 2024 Using: Front Foot
 Lost Forty- Pleasant \$1,500 Based on 2.5 times higher then regular channel rate of \$600

Large acreage Lots:
 First Acre \$18,000 Based on Rural Resid Rate + \$2000 for water influence
 Addit Acres \$2,800 Based on Rural Res Rate

Quincy Township 2024 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 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

Improved Secondary 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
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$169,800	\$41,236	\$36,036	94.8	125.0	0.29	0.29	\$435	\$143,679	\$3.30	100.00	4400	2022-04872	4400 SECONDARY LAKE FRONT UNPLATTED	8/8/2022	401	SEC 32; DEP 125	
Totals:			\$175,000			\$175,000	\$71,601	40.91	\$169,800	\$41,236	\$36,036	94.8		0.29	0.29											
							Sale. Ratio =>	40.91			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$435		per Net Acre=>	143,679.44		per SqFt=>	\$3.30								

4400 Secondary Unplatted	\$400	Based on Sales above
4405-4410-4430 Chapman-Bowerman-Highbanks	\$400	Based on Sales above
4440 Maple Haven	\$400	Based on Sales above
4450 Vollmers	\$400	Based on Sales above
4460 Lucas Joseph/Wildwood	\$400	Based on Sales above
4465 Lost Forty - Pleasant Ridge	\$1,100	Leaving same as last year due to no sales
4470 Paulbarb	\$400	Based on Sales above
4480 Like Dee Paradise	\$400	Based on Sales above
4400 Secondary Unplatted - Prospect; Dep 82	\$145	\$1 increase over last year seeing above went up \$20/ff
4400 Secondary Unplatted - Miller Dr Acc	\$600	Used Channel Rate due to having access to the lake

Quincy Township 2024 Database
 4490 -- Rolling Meadows
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$164,595	\$55,942	\$30,637	107.6	133.7	0.34	0.34	\$520	\$166,991	\$3.83	107.56	4400	2023-01420	4490 ROLLING MEADOW	11/17/2011	401		
Totals:			\$189,900			\$189,900	\$69,092		\$164,595	\$55,942	\$30,637	107.6		0.34	0.34											
							Sale. Ratio =>	36.38			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			Average			Average			Average									
											per FF=>			per Net Acre=>	166,991.04		per SqFt=>	\$3.83								

*LA Wood Subdivision sq ft rate shows \$3.01; Quail Meadows is \$0.94/sf

Using \$3.50 per square foot for lots under 1 acre based on sale above and rates of the other subdivisions
 Using \$2.00 per square foot for lots over 1 acre in size; increased same amount as rate above

Quincy Township 2024 Database
 4500 -- Beckwith Shores
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: No sales during this time

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		#DIV/0!		Average		Average		#DIV/0!		Average		#DIV/0!							
			Std. Dev. =>		#DIV/0!		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
080-860-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-110-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGT	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	50.00	4550	2021-05158	4600 LIKE DEE/RILEY/LAKESIDE	10/14/2011	401	LAKESIDE 1-47	
080-140-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-140-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-140-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488	41.15	\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
			Sale. Ratio =>		41.15		Average		#DIV/0!		Average		Average		#DIV/0!		Average		#DIV/0!							
			Std. Dev. =>		10.14		per FF=>		\$2,564		per Net Acre=>		623,639.69		per SqFt=>		\$14.32									

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-160-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-170-000-003-00	196 WILDWOOD BEACH RI	10/11/23	\$135,000	WD	03-ARM'S LENGT	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767	37.15	\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
			Sale. Ratio =>		37.15		Average		#DIV/0!		Average		Average		#DIV/0!		Average		#DIV/0!							
			Std. Dev. =>		5.35		per FF=>		\$2,523		per Net Acre=>		636,835.16		per SqFt=>		\$14.62									

Using for 2024:	Front Foot Rate	
Water	\$1,700	Reduced \$100 based on Beckwith future sale
Outlot	\$400	Based on other secondary lot rate
Channel	\$600	Based on other channel front lots (Golf View and Quincy Heights)
Large Acreage Parcels:		
Homestead	\$18,000	Based on Rural Res Rate + \$2000 water influence
Rural Res	\$2,800	Based on Rural Res Rate
ROW		
Wooded	\$5,200	Based on Rec Rate
Tillable	\$4,800	Based on Ag Rate
Non Tillable	\$3,800	Based on Ag Rate

Quincy Township 2024 Database
 4520 - Lake Front unplatted
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: This parcel was split post sale into 2 lots & 2nd house added; outlier 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
080-028-200-080-07	934 MILLER DR	05/31/22	\$550,000	WD	03-ARM'S LENGT	\$550,000	\$0	0.00	\$204,326	\$550,000	\$204,326	92.9	516.4	1.72	1.72	\$5,922	\$320,140	\$7.35	152.22	4520	2022-04221	4520 LAKE FRONT UNPLATTED	12/28/2022	402	SEC 28; DEP1300	
Totals:			\$550,000			\$550,000	\$0		\$204,326	\$550,000	\$204,326	92.9		1.72	1.72											
							Sale. Ratio =>	0.00			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$5,922		per Net Acre=>	320,139.70		per SqFt=>	\$7.35								

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
080-860-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-110-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGT	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	50.00	4550	2021-05158	4600 LIKE DEE/RILEY/LAKESIDE	10/14/2011	401	LAKESIDE 1-47	
080-140-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-140-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-140-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
							Sale. Ratio =>	41.15			Average			Average			Average									
							Std. Dev. =>	10.14			per FF=>	\$2,564		per Net Acre=>	623,639.69		per SqFt=>	\$14.32								

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-160-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGT	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
							Sale. Ratio =>	37.15			Average			Average			Average									
							Std. Dev. =>	5.35			per FF=>	\$2,523		per Net Acre=>	636,835.16		per SqFt=>	\$14.62								

Based on the information above from platted sales:

Sec 33; Highbanks	\$2,500	Based on above overall sales
Sec 29; PR/LF	\$2,500	Based on above overall sales
Sec 28; Mick	\$1,700	Reduced \$100 based on Beckwith future sale
Sec 28; Depth 1300	\$2,300	Based on Bowerman Sale & \$100 increase over last year consistent with overall sale increase
Sec 28; B/W/LJ	\$2,300	Based on Bowerman Sale & \$100 increase over last year consistent with overall sale increase
Sec 33; B/W/LJ	\$2,500	Based on above overall sales
Homestead	\$18,000	Based on Rural Res Rate + \$2000 water influence
Rural Res	\$2,800	Based on Rural Res Rate
ROW		
Wooded	\$5,200	Based on Rec Rate
Tillable	\$4,800	Based on Ag Rate
Non Tillable	\$3,800	Based on Ag Rate

Quincy Township 2024 Database
 4550 - Mick-ke-saw Be Shores Lake Front
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: No Sales during this time

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 =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

Using for 2024:
 Water Front \$1,700 Based on future sale above for Beckwith Shores; which is \$100 less then 2023 rate

Quincy Township 2024 Database
 4560-Bowerman/Wildwood/Lucas Water Front Lots
 Land Values
 Prepared February 18, 2024
 Lucas Joseph frontage based on traverse line in order to price out correctly

Sales Date April 1, 2021 thru March 31, 2023:

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
Totals:			\$493,000			\$493,000	\$208,234		\$479,557	\$248,343	\$234,900	106.8		0.62	0.62											
							Sale. Ratio =>	42.24			Average		Average				Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$2,326	per Net Acre=>	400,553.23			per SqFt=>	\$9.20								

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
							Sale. Ratio =>	41.15			Average		Average				Average									
							Std. Dev. =>	10.14			per FF=>	\$2,564	per Net Acre=>	623,639.69			per SqFt=>	\$14.32								

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
							Sale. Ratio =>	37.15			Average		Average				Average									
							Std. Dev. =>	5.35			per FF=>	\$2,523	per Net Acre=>	636,835.16			per SqFt=>	\$14.62								

2024 Rate Using:
 Waterfront \$2,300 Based on single sale above; and also \$100 higher then last year which is consistent with increase on overall rate

Quincy Township 2024 Database
 4570 Highbanks Water Front Lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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 =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

2024 Rate Using:
 Waterfront \$2,500 Based on overall sales above

Quincy Township 2024 Database
 4580- Pleasant Ridge/Lost Forty Water Front Lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

No sales during this time

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 =>			Average			Average				Average								
								Std. Dev. =>			per FF=>			per Net Acre=>				per SqFt=>								

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78											
								Sale. Ratio =>			Average			Average				Average								
								Std. Dev. =>			per FF=>			per Net Acre=>				per SqFt=>								

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
								Sale. Ratio =>			Average			Average				Average								
								Std. Dev. =>			per FF=>			per Net Acre=>				per SqFt=>								

2024 Rate Using:
 Waterfront \$2,500 Based on overall rate above

Quincy Township 2024 Database
 4590- Prospect Point Water Front Lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023: No 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	Rate Group 2	Rate Group 3
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00													
						Sale. Ratio =>		#DIV/0!			Average			Average														
						Std. Dev. =>		#DIV/0!			per FF=>			per Net Acre=>														

884 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-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$424,000	\$148,616	35.05	\$465,216	\$248,608	\$163,382	159.0	358.9	0.44	0.14	\$1,564	\$571,513	\$13.12	160.00	4550	2022-07911	080-P10-000-005-00, 08 4590 PROSPECT POINT		8/18/2011	401	LOT16-26MIDDL		
Totals:			\$424,000			\$424,000	\$148,616		\$465,216	\$248,608	\$163,382	159.0		0.44	0.14													
						Sale. Ratio =>		35.05			Average			Average														
						Std. Dev. =>		#DIV/0!			per FF=>			per Net Acre=>														

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27			
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33			
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33			
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58			
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10			
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78													
						Sale. Ratio =>		41.15			Average			Average														
						Std. Dev. =>		10.14			per FF=>			per Net Acre=>														

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73											
						Sale. Ratio =>		37.15			Average			Average												
						Std. Dev. =>		5.35			per FF=>			per Net Acre=>												

2024 Rate Using:		
Waterfront	\$2,300	Overall rate increased \$100 over last yr thus increasing this by \$100; also consistent with Bowerman Sale above
Middle	\$600	Middle rate same as channel rate
Backlot	\$400	Same as secondary rate

Quincy Township 2024 Database
 4600 - Like Dee/Riley/Lakeside water front lots
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

Like Dee/Riley/Lakeside 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-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33				
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33				
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58				
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10				
Totals:			\$1,341,000			\$1,321,000	\$538,254		\$1,242,072	\$861,112	\$782,184	325.9		1.16	1.16														
								Sale. Ratio =>	40.75	Average						Average													
								Std. Dev. =>	11.30	per FF=>				\$2,642	per Net Acre=>				742,978.43	per SqFt=>				\$17.06					

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-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$479,557	\$248,343	\$234,900	106.8	285.0	0.62	0.62	\$2,326	\$400,553	\$9.20	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27				
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$213,708	\$189,047	\$99,755	41.6	105.0	0.12	0.12	\$4,548	\$1,562,372	\$35.87	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	\$174,737	\$182,010	\$127,747	53.2	129.6	0.19	0.19	\$3,419	\$968,138	\$22.23	46.47	4550	2021-06906	4600 LIKE DEE/RILEY/LAKESIDE	12/19/2017	401	LIKE DEE 1-33				
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$282,531	\$172,232	\$193,263	80.5	199.3	0.34	0.34	\$2,139	\$509,562	\$11.70	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33				
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$192,736	\$150,156	\$115,392	48.1	134.8	0.16	0.16	\$3,123	\$956,408	\$21.96	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58				
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$378,360	\$167,667	\$246,027	102.5	151.5	0.36	0.36	\$1,636	\$472,301	\$10.84	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10				
Totals:			\$1,834,000			\$1,814,000	\$746,488		\$1,721,629	\$1,109,455	\$1,017,084	432.7		1.78	1.78														
								Sale. Ratio =>	41.15	Average						Average													
								Std. Dev. =>	10.14	per FF=>				\$2,564	per Net Acre=>				623,639.69	per SqFt=>				\$14.32					

Future Lake Sales April 1, 2023 to December 31, 2023 for comparison purposes 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			
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$166,116	\$133,221	\$49,337	79.1	107.0	0.21	0.21	\$1,685	\$643,580	\$14.77	74.34	4500	2023-06551	4500 BECKWITH SHORES	8/11/2011	401	CHANNEL FRONT				
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$291,688	\$195,395	\$127,083	53.0	118.0	0.17	0.17	\$3,690	\$1,177,078	\$27.02	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36				
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,908	42.15	\$113,816	\$135,000	\$113,816	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14				
Totals:			\$745,000			\$745,000	\$276,767		\$571,620	\$463,616	\$290,236	183.8		0.73	0.73														
								Sale. Ratio =>	37.15	Average						Average													
								Std. Dev. =>	5.35	per FF=>				\$2,523	per Net Acre=>				636,835.16	per SqFt=>				\$14.62					

2024 Rate Using:
 Waterfront \$2,500 Based on Lakeside Sales above
 Secondary lot \$400 Same as secondary lots

Quincy Township 2024 Database
 4610- Silver Dollar/Bowerman Landing Back lots w/ deeded water access
 Land Values
 Prepared February 18, 2024

Sales Date April 1, 2021 thru March 31, 2023:

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-B60-000-011-00	825 WILLIAMS DR	02/17/23	\$60,000	WD	19-MULTI PARCEL AF	\$60,000	\$27,479	45.80	\$76,629	\$60,000	\$69,872	87.9	349.1	0.30	0.30	\$683	\$202,020	\$4.64	77.54	4400	2023-01046	080-028-400-025-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	12/6/2019	401	BOWERMAN 1-11	
080-B60-000-048-00	813 WILLIAMS DR	06/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,358	43.05	\$119,915	\$72,301	\$82,216	91.4	165.3	0.30	0.30	\$791	\$237,832	\$5.46	80.00	4400	2021-04974		4610 BOWERMAN/SILVER DOLLAR ACCESS	10/12/2021	401	BOWERMAN #4	
080-S40-000-009-01	224 MINERVA DR	06/28/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$67,209	29.35	\$168,276	\$140,586	\$79,862	88.7	100.0	0.23	0.23	\$1,584	\$611,243	\$14.03	100.00	4400	2021-05164		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/21/2011	401	SILVER DOLLAR	
080-S40-000-015-00	932 WILDWOOD RD	09/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,851	61.36	\$318,894	\$50,830	\$159,724	177.5	100.0	0.46	0.46	\$286	\$110,741	\$2.54	200.00	4400	2022-06872		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/21/2011	401	SILVER DOLLAR	
Totals:			\$609,000			\$609,000	\$270,897		\$683,714	\$323,717	\$391,674	445.5		1.29	1.29												
							Sale. Ratio =>	44.48			Average			Average			Average										
							Std. Dev. =>	13.13			per FF=>	\$727		per Net Acre=>	250,943.41		per SqFt=>	\$5.76									

Using for 2024: *Front Foot Rate*
 Shared Access Parcels:
 Silver Dollar Circle \$700 Based on Sales above
 Bowerman \$700 Based on Sales above
 Private Access Parcels: \$900 \$200 increase over above sales