

Lapeer County Equalization  
Vacant Land Analysis

| 2023 ARCADIA COMMERICAL ECF 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 | Liber/Page | Other Parcels in Sale | Land Table | Inspected Date | Class |  |
| 001-034-013-06                    | VAN DYKE RD      | 03/09/21  | \$60,000   | WD     | 03-ARM'S LENGTH | \$60,000     | \$36,800       | 61.33          | \$74,250       | \$60,000      | \$74,250        | 165.0        | 495.0 | 2.00           | 2.00        | \$364      | \$30,000     | \$0.69       | 165.00       | 3182-116   |                       | COMMERCIAL | 7/23/2021      | 201   |  |
| 007-011-042-20                    | 5075 DRYDEN RD   | 06/12/20  | \$53,000   | WD     | 03-ARM'S LENGTH | \$53,000     | \$24,300       | 45.85          | \$89,775       | \$53,000      | \$89,775        | 266.0        | 577.5 | 3.52           | 3.53        | \$199      | \$15,044     | \$0.35       | 266.00       | 3108-397   |                       | COMMERCIAL | 7/15/2021      | 202   |  |
| 012-003-033-30                    | IMLAY CITY RD    | 08/23/21  | \$75,000   | WD     | 03-ARM'S LENGTH | \$75,000     | \$23,400       | 31.20          | \$69,750       | \$75,000      | \$69,750        | 155.0        | 343.0 | 1.22           | 1.22        | \$484      | \$61,425     | \$1.41       | 155.00       | 3231-548   |                       | COMMERCIAL | 6/15/2022      | 202   |  |
| 012-003-039-00                    | IMLAY CITY RD    | 08/20/21  | \$111,000  | WD     | 03-ARM'S LENGTH | \$111,000    | \$89,100       | 80.27          | \$119,250      | \$111,000     | \$119,250       | 530.0        | 165.0 | 2.01           | 2.01        | \$209      | \$55,279     | \$1.27       | 530.00       | 3230-581   |                       | COMMERCIAL | 7/11/2022      | 202   |  |
| 012-012-010-10                    | IMLAY CITY RD    | 12/09/21  | \$27,000   | WD     | 03-ARM'S LENGTH | \$27,000     | \$45,000       | 166.67         | \$45,000       | \$27,000      | \$45,000        | 200.0        | 200.0 | 0.92           | 0.92        | \$135      | \$29,412     | \$0.68       | 200.00       | 3269-      |                       | COMMERCIAL | 6/15/2022      | 202   |  |
| 012-029-044-20                    | 2450 S LAPEER RD | 11/05/21  | \$21,000   | WD     | 03-ARM'S LENGTH | \$21,000     | \$26,900       | 128.10         | \$27,225       | \$21,000      | \$27,225        | 242.0        | 217.0 | 1.21           | 1.21        | \$87       | \$17,413     | \$0.40       | 242.00       | 3256-575   |                       | COMMERCIAL | 8/11/2022      | 202   |  |
| 047-636-005-01                    | 5630 OTTER LAKE  | 09/13/21  | \$146,000  | WD     | 32-SPLIT VACANT | \$146,000    | \$0            | 0.00           | \$56,250       | \$146,000     | \$56,250        | 225.0        | 337.0 | 1.91           | 1.91        | \$649      | \$76,440     | \$1.75       | 225.00       | 3239-292   |                       | COMMERCIAL | 7/28/2022      | 201   |  |
| Totals:                           |                  |           | \$493,000  |        |                 | \$493,000    | \$245,500      |                | \$481,500      | \$493,000     | \$481,500       | 1,783.0      |       | 12.79          | 12.79       |            |              |              |              |            |                       |            |                |       |  |
|                                   |                  |           |            |        |                 |              |                | Sale. Ratio => | 49.80          |               |                 |              |       | Average        |             |            |              |              |              |            |                       |            |                |       |  |
|                                   |                  |           |            |        |                 |              |                | Std. Dev. =>   | 57.46          |               |                 |              |       | per FF=>       | \$277       | Average    |              |              |              |            |                       |            |                |       |  |
|                                   |                  |           |            |        |                 |              |                |                |                |               |                 |              |       | per Net Acre=> | 38,557.80   | Average    |              |              |              |            |                       |            |                |       |  |
|                                   |                  |           |            |        |                 |              |                |                |                |               |                 |              |       |                |             |            |              |              |              |            |                       |            |                |       |  |
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