

Rolland Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-022-10-001-00	3413 E PLEASANT VALLEY	11/30/20	\$210,000	OTH	03-ARM'S LENGTH	\$210,000	\$118,500	56.43	\$276,234	\$159,868	\$50,132	\$135,309	0.370
09-021-20-004-00	2703 N CRAWFORD	10/02/20	\$238,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$238,000	\$146,700	61.64	\$279,351	\$156,046	\$81,954	\$143,378	0.572
16-023-20-003-00	8901 N CHIPPEWA	10/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,900	50.60	\$181,621	\$65,692	\$84,308	\$134,801	0.625
04-015-10-004-00	9740 N ROLLAND	08/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,800	35.57	\$141,333	\$129,108	\$10,892	\$14,215	0.766
10-018-30-002-08	341 E PLEASANT VALLEY	04/12/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$118,200	38.50	\$244,890	\$23,364	\$283,636	\$257,588	1.101
01-016-40-003-03	9170 W REMUS	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$219,561	\$87,794	\$177,206	\$153,217	1.157
10-019-30-001-00	9731 S MERIDIAN	10/13/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$98,700	34.75	\$228,845	\$133,168	\$150,832	\$111,252	1.356
Totals:			\$1,594,000			\$1,594,000	\$706,000		\$1,571,835		\$838,960	\$949,762	
								Sale. Ratio =>	44.29			E.C.F. =>	0.883
								Std. Dev. =>	11.09			Ave. E.C.F. =>	0.850

Using .88

Property ID	Date of Sale	Vacant (0 or 1)	Improve d (0 or 1)	Sale Price	Adjusted Sale Price	Total Acres	Untillabl e Acres	ROW acres	Net Tillable Acres	Value of Improvements	Value of Un-tillable Acres	Residual Value	Residual per tillable acre
12-015-10-002-00	10/12/2020	1	0	\$48,000.00	\$48,000.00	17.79	2.47	0.22	15.1	\$0.00	\$7,410.00	\$40,590.00	\$2,688.08
12-029-10-002-01	9/22/2021	1	0	\$164,500.00	\$164,500.00	60	49.3	4.79	5.91	\$0.00	\$147,900.00	\$16,600.00	\$2,808.80
01-013-10-001-05	8/20/2020	1	0	\$42,000.00	\$42,000.00	10	2.57	0.25	7.18	\$0.00	\$7,710.00	\$34,290.00	\$4,775.77
01-020-10-001-01	4/23/2021	1	0	\$234,000.00	\$234,000.00	78	41.32	2.84	33.84	\$0.00	\$123,960.00	\$110,040.00	\$3,251.77
07-005-30-002-00	6/24/2021	0	1	\$650,000.00	\$650,000.00	200	113.22	10.04	76.74	\$5,400.00	\$339,660.00	\$304,940.00	\$3,973.68
									138.77			\$506,460.00	\$3,649.64

Using 3700 tillable

Rolland Com/Ind ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
02-014-10-013-00	10010 E PICKARD	12/10/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$235,100	36.17	\$646,450	\$197,220	\$452,780	\$510,489	0.887		
91-110-00-001-00	4011 E ROSEBUSH	07/03/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$68,700	53.46	\$146,839	\$28,305	\$100,195	\$134,698	0.744		
15-003-20-006-03	11563 N MISSION	04/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$361,405	\$74,624	\$250,376	\$325,888	0.768		
15-023-30-004-01	8170 N MISSION	08/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,500	37.75	\$196,734	\$66,941	\$133,059	\$147,492	0.902		
15-002-20-001-00	5015 E PERE MARQUETTE	03/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,600	41.71	\$205,248	\$82,352	\$127,648	\$139,655	0.914		
09-023-30-003-00	2020 N MISSION	04/30/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,600	27.85	\$252,803	\$46,255	\$228,745	\$234,714	0.975		
Totals:			\$1,788,500			\$1,788,500	\$695,000		\$1,809,479		\$1,292,803	\$1,492,934			
								Sale. Ratio =>	38.86					E.C.F. =>	0.866
								Std. Dev. =>	9.61					Ave. E.C.F. =>	0.861

Using .87

Commercial Industrial Land Value Summary

Property ID	Date of Sale	Sale Price	Inst.	Adjusted Sale	Asd/Adj Sale	Land Residual	Net Acres	Square Feet	Dollars/S qft	Other Parcels in Sale	Land Table
91-110-00-001-00	7/3/2020	\$ 128,500.00	WD	\$ 128,500.00	53.46	\$ 9,966.00	0.40	17,206.20	\$ 0.58	0	COMM-IND MISC TOWNSHIPS
09-023-30-003-00	4/30/2020	\$ 275,000.00	WD	\$ 275,000.00	27.85	\$ 54,848.00	1.00	43,560.00	\$ 1.26	0	COMM-IND MISC TOWNSHIPS
15-002-10-002-00	1/11/2022	\$ 45,000.00	WD	\$ 45,000.00	33.11	\$ 45,000.00	1.65	71,830.44	\$ 0.63	0	COMM-IND MISC TOWNSHIPS
15-023-30-004-01	8/25/2021	\$ 200,000.00	WD	\$ 200,000.00	37.75	\$ 58,116.00	2.32	101,059.20	\$ 0.58	0	COMM-IND MISC TOWNSHIPS
01-013-30-003-11	2/25/2021	\$ 70,000.00	WD	\$ 70,000.00	48.00	\$ 70,000.00	4.66	202,989.60	\$ 0.34	01-013-30-003-12	COMM-IND MISC TOWNSHIPS
15-002-20-001-00	3/24/2022	\$ 210,000.00	WD	\$ 210,000.00	41.71	\$ 81,104.00	6.32	275,299.20	\$ 0.29	0	COMM-IND MISC TOWNSHIPS
31-016-00-100-06	12/28/2020	\$ 1,959,200.00	WD	\$ 1,959,200.00	23.91	\$ 521,373.00	12.58	547,984.80	\$ 0.95	0	COMM-IND MISC TOWNSHIPS
22-036-30-001-14	3/26/2021	\$ 95,000.00	WD	\$ 95,000.00	56.74	\$ 95,000.00	34.24	1,491,494.40	\$ 0.06	0	COMM-IND MISC TOWNSHIPS

Sq. Ft. Category	S Per Sq. Ft. Assigned	Sq. Ft. Category	\$ Per Sq. Ft. Category	Sq. Ft. Category * \$
2,500	\$2.00	#N/A	\$5,000.00	
5,000	\$1.55	#N/A	\$7,750.00	
7,500	\$1.35	#N/A	\$10,125.00	
10,000	\$1.20	#N/A	\$12,000.00	
12,500	\$1.10	#N/A	\$13,750.00	
15,000	\$1.00	#N/A	\$15,000.00	
20,000	\$0.95	0.58	\$19,000.00	
25,000	\$0.90	#N/A	\$22,500.00	
30,000	\$0.85	#N/A	\$25,500.00	
40,000	\$0.77	#N/A	\$30,800.00	
50,000	\$0.72	1.26	\$36,000.00	
60,000	\$0.66	#N/A	\$39,600.00	
87,120	\$0.58	0.63	\$50,529.60	
130,680	\$0.49	0.58	\$64,033.20	
174,240	\$0.42	#N/A	\$73,180.80	
217,800	\$0.34	0.34	\$74,052.00	
435,600	\$0.19	0.29	\$82,764.00	
653,400	\$0.13	0.95	\$84,942.00	
871,200	\$0.10	#N/A	\$87,120.00	
1,089,000	\$0.09	#N/A	\$92,565.00	
10,000,000	\$0.01	0.06	\$100,000.00	

Unordered Sqft - (Act. Values)	Ordered Sqft (Act. Values)	Actual
202,989.60	0	corresp. with \$ -
43,560.00	0	corresp. with \$ -
71,830.44	0	corresp. with \$ -
275,299.20	0	corresp. with \$ -
101,059.20	0	corresp. with \$ -
1,491,494.40	0	corresp. with \$ -
547,984.80	0	corresp. with \$ -
17,206.20	0	corresp. with \$ -
-	0	corresp. with \$ -
-	0	corresp. with \$ -
-	0	corresp. with \$ -
-	0	corresp. with \$ -
-	0	corresp. with \$ -
-	0	corresp. with \$ -
-	17206.2	corresp. with \$ 0.58
-	43560	corresp. with \$ 1.26
-	71830.44	corresp. with \$ 0.63
-	101059.2	corresp. with \$ 0.58
-	202989.6	corresp. with \$ 0.34
-	275299.2	corresp. with \$ 0.29
-	547984.8	corresp. with \$ 0.95
-	1491494.4	corresp. with \$ 0.06

Sqft Category Names	Min	Max	Sqft Categories
20,000	15,000	20,000	20,000
50,000	40,000	50,000	50,000
87,120	60,000	87,120	87,120
130,680	87,120	130,680	130,680
174,240	130,680	174,240	174,240
217,800	174,240	217,800	217,800
435,600	217,800	435,600	435,600
653,400	435,600	653,400	653,400
871,200	653,400	871,200	871,200
1,089,000	871,200	1,089,000	1,089,000
10,000,000	1,089,000 and up		10,000,000

Rolland Residential ECF

Parcel Number	Ac	Sale Date	Sale Price	Instr.	So	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
12-001-40-003-99	6304	08/07/20	\$73,000	WD	03	\$73,000	\$51,300	70.27	\$117,817	\$11,361	\$61,639	\$116,345	0.530		
12-006-10-010-00	6135	10/25/21	\$115,360	WD	03	\$115,360	\$33,300	28.87	\$73,944	\$9,500	\$105,860	\$70,431	1.503		
12-008-10-003-04	7129	10/23/20	\$77,500	WD	03	\$77,500	\$29,400	37.94	\$76,312	\$38,304	\$39,196	\$41,539	0.944		
12-010-30-001-11	7585	03/31/21	\$370,000	WD	03	\$370,000	\$141,900	38.35	\$366,352	\$50,362	\$319,638	\$345,344	0.926		
12-011-40-002-01	7392	03/11/22	\$145,500	PTA	03	\$145,500	\$43,900	30.17	\$95,251	\$7,600	\$137,900	\$95,793	1.440		
12-016-10-002-01	9747	11/04/21	\$32,500	WD	03	\$32,500	\$20,100	61.85	\$46,820	\$10,400	\$22,100	\$39,803	0.555		
12-022-10-004-00	8855	02/11/21	\$225,000	WD	03	\$225,000	\$84,000	37.33	\$259,104	\$144,000	\$81,000	\$125,797	0.644		
12-024-40-002-00	9978	08/19/20	\$135,000	WD	03	\$135,000	\$54,200	40.15	\$137,869	\$11,804	\$123,196	\$137,776	0.894		
12-028-30-002-01	10600	09/14/21	\$160,000	WD	03	\$160,000	\$53,000	33.13	\$161,860	\$11,600	\$148,400	\$164,219	0.904		
12-035-10-003-01	11285	03/23/22	\$232,000	PTA	03	\$232,000	\$70,400	30.34	\$177,571	\$12,755	\$219,245	\$180,127	1.217		
12-035-10-004-00	11437	07/31/20	\$74,000	WD	03	\$74,000	\$31,200	42.16	\$88,498	\$10,556	\$63,444	\$85,183	0.745		
Totals:			\$1,639,860			\$1,639,860	\$612,700		\$1,601,398		\$1,321,618	\$1,402,356			
								Sale. Ratio =>	37.36					E.C.F. =>	0.942
								Std. Dev. =>	13.28					Ave. E.C.F. =>	0.936

Using .94

Rolland Residential Agreement

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
05-001-20-003-04		11/05/21	\$18,000	WD	19-MULTI PARCEL ARM'S	\$18,000	\$12,000	66.67	\$20,277	\$18,000	\$20,277	0.0	0.0	2.17	1.18	#DIV/0!	\$8,295	\$0.19	0.00
05-001-40-002-00	820 S MERIDIAN RD	09/11/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$17,100	85.50	\$15,665	\$20,000	\$13,096	0.0	0.0	1.26	1.26	#DIV/0!	\$15,873	\$0.36	0.00
01-014-30-002-01	2551 S BRINTON RD	01/18/21	\$150,000	WD	33-TO BE DETERMINED	\$150,000	\$51,100	34.07	\$130,503	\$37,497	\$18,000	0.0	0.0	2.00	2.00	#DIV/0!	\$18,749	\$0.43	0.00
01-019-30-003-07	11520 W BROOMFIELD RD	08/07/20	\$35,000	WD	33-TO BE DETERMINED	\$35,000	\$13,300	38.00	\$26,680	\$35,000	\$26,680	0.0	0.0	3.67	3.67	#DIV/0!	\$9,537	\$0.22	0.00
01-015-30-004-02	8872 W REMUS RD	10/30/20	\$257,000	WD	33-TO BE DETERMINED	\$257,000	\$126,100	49.07	\$266,355	\$18,645	\$28,000	0.0	0.0	4.00	4.00	#DIV/0!	\$4,661	\$0.11	0.00
										\$129,142				13.10			\$9,858	using 11600/20000	
05-028-30-002-03	S GILMORE RD	07/15/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$20,000	42.55	\$52,000	\$47,000	\$52,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,700	\$0.11	0.00
12-010-30-001-11	7585 TIMBER RIDGE WAY	03/31/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$141,900	38.35	\$366,352	\$41,838	\$38,190	0.0	0.0	10.05	10.05	#DIV/0!	\$4,163	\$0.10	0.00
12-008-10-003-04	7129 S SHERMAN RD	10/23/20	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$29,400	37.94	\$76,312	\$39,492	\$38,304	0.0	0.0	10.08	10.08	#DIV/0!	\$3,918	\$0.09	0.00
										\$128,330				30.13			\$4,259	using 4700	
05-003-20-002-10	W BASELINE RD	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	7.73	#DIV/0!	\$4,537	\$0.10	0.00
05-003-20-002-10	W BASELINE RD	12/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,500	34.58	\$66,240	\$120,000	\$66,240	0.0	0.0	16.56	7.73	#DIV/0!	\$7,246	\$0.17	0.00
05-005-10-003-03		08/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14	\$52,341	\$70,000	\$52,341	0.0	0.0	16.59	16.59	#DIV/0!	\$4,219	\$0.10	0.00
										\$265,000				49.68			\$5,334	using 4300	
13-015-40-003-01	W WEIDMAN	06/08/20	\$40,000	WD	19-MULTI PARCEL ARM'S	\$40,000	\$24,000	60.00	\$0	\$40,000	\$0	0.0	0.0	20.00	10.00	#DIV/0!	\$2,000	\$0.05	0.00
02-003-10-003-00	S LOOMIS	05/03/21	\$75,000	WD	19-MULTI PARCEL ARM'S	\$75,000	\$45,600	60.80	\$0	\$75,000	\$0	0.0	0.0	20.00	5.00	#DIV/0!	\$3,750	\$0.09	0.00
22-035-40-002-00		08/07/20	\$100,000	WD	19-MULTI PARCEL ARM'S	\$100,000	\$51,400	51.40	\$0	\$100,000	\$0	0.0	0.0	25.65	14.65	#DIV/0!	\$3,899	\$0.09	0.00
13-031-30-003-00		01/18/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,700	51.17	\$0	\$60,000	\$0	0.0	0.0	26.66	26.66	#DIV/0!	\$2,251	\$0.05	0.00
05-031-10-003-00		03/02/22	\$165,000	WD	19-MULTI PARCEL ARM'S	\$165,000	\$79,400	48.12	\$0	\$165,000	\$0	0.0	0.0	29.34	10.00	#DIV/0!	\$5,624	\$0.13	0.00
										\$440,000				121.65			\$3,617	using 3400	
13-002-20-001-05		11/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,800	33.44	\$0	\$125,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$3,125	\$0.07	0.00
05-018-20-001-08		12/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,400	15.36	\$0	\$250,000	\$0	0.0	0.0	53.21	2.12	#DIV/0!	\$4,698	\$0.11	0.00
12-003-30-001-99	8600 W WALTON	09/21/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$85,200	37.21	\$0	\$229,000	\$0	0.0	0.0	71.00	71.00	#DIV/0!	\$3,225	\$0.07	0.00
01-030-40-001-05	OLD STATE RD	10/13/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$39,600	17.60	\$0	\$225,000	\$0	0.0	0.0	72.79	41.29	#DIV/0!	\$3,091	\$0.07	0.00
										\$829,000				237.00			\$3,498	using 3100	
06-032-20-003-00	536 N LEATON	11/20/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,000	37.50	\$0	\$192,000	\$0	0.0	0.0	80.00	80.00	#DIV/0!	\$2,400	\$0.06	0.00
06-024-10-003-00		03/09/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$74,600	37.77	\$0	\$197,500	\$0	0.0	0.0	80.00	40.00	#DIV/0!	\$2,469	\$0.06	0.00
12-022-10-004-00	8855 W PLEASANT VALLEY	02/11/21	\$225,000	WD	19-MULTI PARCEL ARM'S	\$225,000	\$84,000	37.33	\$0	\$225,000	\$0	0.0	0.0	80.00	80.00	#DIV/0!	\$2,813	\$0.06	0.00
										\$614,500				240.00			\$2,560	using 2600	

Rolland Village ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
12-050-00-056-00	420 CEDAR ST	02/15/22	\$78,900	PTA	03-ARM'S LENGTH	\$78,900	\$25,100	31.81	\$63,068	\$11,250	\$67,650	\$57,576	1.175
12-050-00-122-00	525 E MAIN ST	05/08/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$37,500	33.48	\$113,694	\$11,800	\$100,200	\$113,216	0.885
12-050-00-163-01	303 W HERBERT AVE	02/17/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$42,300	31.33	\$134,630	\$18,202	\$116,798	\$129,364	0.903
12-050-00-221-00	417 E PINE ST	11/04/21	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$34,800	32.86	\$105,804	\$12,550	\$93,350	\$103,616	0.901
12-050-00-226-00	404 E HERBERT AVE	08/03/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,600	44.80	\$82,833	\$4,500	\$70,500	\$87,037	0.810
Totals:			\$506,800			\$506,800	\$173,300		\$500,029		\$448,498	\$490,808	
								Sale. Ratio =>	34.19			E.C.F. =>	0.914
Using .91								Std. Dev. =>	5.62			Ave. E.C.F. =>	0.935

Village Front Foot

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	
12-050-00-056-00	420 CEDAR ST	02/15/22	\$78,900	PTA	03-ARM'S LENGTH	\$78,900	\$25,100	31.81	\$63,068	\$27,082	\$11,250	125.0	125.0	0.36	0.36	\$217	
12-050-00-122-00	525 E MAIN ST	05/08/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$37,500	33.48	\$113,694	\$6,181	\$7,875	87.5	125.0	0.25	0.25	\$71	
12-050-00-163-01	303 W HERBERT AVE	02/17/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$42,300	31.33	\$134,630	\$11,620	\$11,250	125.0	125.0	0.36	0.36	\$93	
12-050-00-221-00	417 E PINE ST	11/04/21	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$34,800	32.86	\$105,804	\$11,346	\$11,250	125.0	150.0	0.43	0.43	\$91	
Totals:			\$431,800			\$431,800	\$139,700		\$417,196	\$56,229	\$41,625	462.5		1.40	1.40		
								Sale. Ratio =>	32.35	Average			Average				
								Std. Dev. =>	0.98	per FF=>			\$122	per Net Acre=>			40,192.28

Using 122