

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table			
07 789 118 00	4743 HURON	12/09/21	\$169,900	\$184,186	\$14,442	\$28,728	0.18	\$166	\$78,489	0450 - DEWEY/STONY POINTE BEACH			
07 927 061 00	4137 5TH	09/29/22	\$94,900	\$99,173	\$8,927	\$13,200	0.07	\$223	\$122,288	0450 - DEWEY/STONY POINTE BEACH			
07 927 570 00	4375 1ST	10/21/21	\$125,000	\$137,593	\$26,941	\$39,534	0.36	\$225	\$75,045	0450 - DEWEY/STONY POINTE BEACH			
07 927 023 00	VENICE	06/15/22	\$23,000	\$42,944	\$23,000	\$42,944	0.22	\$239	\$69,697	0450 - DEWEY/STONY POINTE BEACH			
07 927 524 00	4376 4TH	01/20/23	\$150,000	\$152,541	\$24,933	\$27,474	0.18	\$299	\$135,505	0450 - DEWEY/STONY POINTE BEACH			
07 789 209 00	4677 DEWEY	08/04/21	\$84,900	\$82,998	\$18,402	\$16,500	0.09	\$368	\$200,022	0450 - DEWEY/STONY POINTE BEACH			
07 927 351 00	5601 PARKVIEW	08/15/22	\$140,000	\$137,181	\$25,802	\$22,983	0.15	\$370	\$175,524	0450 - DEWEY/STONY POINTE BEACH			
07 927 454 00	5805 PARKVIEW	12/27/22	\$125,000	\$112,670	\$35,313	\$22,983	0.15	\$507	\$240,224	0450 - DEWEY/STONY POINTE BEACH			
07 927 018 00	5882 LAKEVIEW	03/07/22	\$96,000	\$82,337	\$36,646	\$22,983	0.15	\$526	\$249,293	0450 - DEWEY/STONY POINTE BEACH			
07 927 072 00	4150 6TH	10/26/21	\$141,000	\$119,179	\$53,610	\$31,789	0.22	\$557	\$243,682	0450 - DEWEY/STONY POINTE BEACH			
07 927 022 00	3RD	06/15/22	\$23,000	\$42,944	\$23,000	\$42,944	0.07	\$575	\$69,697	0450 - DEWEY/STONY POINTE BEACH			
07 930 013 00	4357 DEWEY	10/18/22	\$199,900	\$175,830	\$49,606	\$25,536	0.17	\$641	\$291,800	0450 - DEWEY/STONY POINTE BEACH			
07 927 132 00	4145 8TH	05/14/21	\$73,000	\$58,633	\$27,567	\$13,200	0.07	\$689	\$377,630	0450 - DEWEY/STONY POINTE BEACH			
07 927 008 00	5909 PARKVIEW	10/19/21	\$152,000	\$130,075	\$39,261	\$17,336	0.12	\$747	\$316,621	0450 - DEWEY/STONY POINTE BEACH			
07 927 444 00	5800 SHADY	06/13/22	\$155,000	\$125,215	\$52,567	\$22,782	0.20	\$761	\$906,328	0450 - DEWEY/STONY POINTE BEACH			
07 927 241 00	5627 GRANDVIEW	05/16/22	\$232,500	\$183,901	\$83,908	\$35,309	0.25	\$784	\$320,260	0450 - DEWEY/STONY POINTE BEACH			
07 789 023 00	4654 SUPERIOR	10/14/21	\$215,000	\$165,895	\$71,927	\$22,822	0.14	\$1,040	\$521,210	0450 - DEWEY/STONY POINTE BEACH			
07 927 029 00	4118 4TH	06/15/22	\$135,000	\$106,492	\$41,708	\$13,200	0.07	\$1,043	\$571,342	0450 - DEWEY/STONY POINTE BEACH			
07 927 331 00	4333 E	02/02/22	\$110,000	\$68,843	\$54,357	\$13,200	0.07	\$1,359	\$744,616	0450 - DEWEY/STONY POINTE BEACH	\$585	\$242,006	\$5.56
07 859 101 00	5357 BOOMERANG	07/16/21	\$295,000	\$315,701	\$28,679	\$49,380	0.41	\$261	\$70,638	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 046 00	5273 BOOMERANG	06/04/21	\$300,000	\$316,983	\$31,675	\$48,658	0.39	\$293	\$2	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 016 00	5438 LANCER	07/01/22	\$380,000	\$395,573	\$33,229	\$48,802	0.42	\$306	\$79,495	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 091 00	5314 BOOMERANG	10/21/22	\$35,000	\$48,985	\$35,000	\$48,985	0.42	\$322	\$83,532	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 078 00	5217 HAWK	06/10/22	\$375,000	\$385,295	\$39,205	\$49,500	0.40	\$356	\$97,042	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 037 00	5230 BOOMERANG	11/22/21	\$307,000	\$300,801	\$62,908	\$56,709	0.46	\$499	\$137,054	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 007 00	5405 SPITFIRE	10/03/22	\$362,500	\$355,365	\$64,087	\$56,952	0.48	\$506	\$132,961	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 053 00	5401 MUSTANG	10/24/22	\$375,000	\$347,863	\$86,499	\$59,362	0.44	\$656	\$202,574	0650 - BAY WEST SUB/MARSHALL FIELD			
07 859 042 00	5278 BOOMERANG	08/29/22	\$362,000	\$334,082	\$68,766	\$40,848	0.37	\$758	\$184,359	0650 - BAY WEST SUB/MARSHALL FIELD	\$440		
07 832 063 00	3391 CHIPPEWA	07/19/21	\$180,000	\$203,096	\$15,597	\$38,693	0.22	\$147	\$70,895	0850 - INDIAN TRAILS SUB			
07 832 024 00	CHINOOK	07/29/22	\$21,000	\$26,827	\$21,000	\$26,827	0.14	\$286	\$147,887	0850 - INDIAN TRAILS SUB			
07 832 141 00	3457 TIPPECANOE	01/27/22	\$135,000	\$135,168	\$24,523	\$24,691	0.14	\$363	\$171,490	0850 - INDIAN TRAILS SUB			
07 832 031 00	3380 CHIPPEWA	01/14/22	\$135,000	\$117,310	\$51,321	\$33,631	0.18	\$557	\$283,541	0850 - INDIAN TRAILS SUB			
07 832 037 00	3264 CHIPPEWA	09/28/21	\$130,000	\$108,241	\$49,546	\$27,787	0.16	\$651	\$303,963	0850 - INDIAN TRAILS SUB			
07 832 075 00	3260 SEMINOLE	08/12/21	\$250,000	\$209,233	\$80,192	\$39,425	0.24	\$742	\$332,747	0850 - INDIAN TRAILS SUB			
07 832 152 00	3506 TIPPECANOE	07/16/21	\$350,000	\$280,592	\$150,573	\$81,165	0.31	\$1,438	\$492,069	0850 - INDIAN TRAILS SUB	\$458		
07 794 116 00	3470 LAKESHORE	09/09/22	\$150,000	\$134,624	\$32,918	\$17,542	0.17	\$375	\$193,635	0950 - ERIE SHORES SUB			
07 794 162 00	3309 LAKESHORE	07/16/21	\$125,000	\$111,015	\$28,576	\$14,591	0.13	\$392	\$213,254	0950 - ERIE SHORES SUB	\$384		
07 972 737 00	3227 LAWNSDALE	02/23/23	\$6,000	\$21,749	\$6,000	\$21,749	0.17	\$72	\$36,364	1050 - WOODLAND BEACH			
07 972 399 00	3172 ELMWOOD	04/29/22	\$147,000	\$157,576	\$11,887	\$22,463	0.18	\$138	\$67,540	1050 - WOODLAND BEACH			
07 972 786 00	3121 FERNSDALE	01/03/23	\$110,000	\$120,983	\$12,932	\$23,915	0.19	\$141	\$69,527	1050 - WOODLAND BEACH			
07 972 516 00	3301 BEECHWOOD	05/28/21	\$114,000	\$119,530	\$7,168	\$12,698	0.09	\$147	\$84,329	1050 - WOODLAND BEACH			
07 972 849 00	3105 GLENDALE	09/24/21	\$169,000	\$170,662	\$31,778	\$33,440	0.28	\$247	\$115,138	1050 - WOODLAND BEACH			
07 972 439 00	3209 ELMWOOD	05/07/21	\$123,000	\$123,350	\$30,557	\$30,907	0.26	\$257	\$116,630	1050 - WOODLAND BEACH			
07 972 210 01	3358 LINWOOD	10/13/21	\$133,000	\$126,936	\$45,980	\$39,916	0.37	\$299	\$125,286	1050 - WOODLAND BEACH			
07 972 775 00	3202 FERNSDALE	03/25/22	\$131,000	\$127,476	\$23,070	\$19,546	0.15	\$307	\$159,103	1050 - WOODLAND BEACH			
07 972 015 00	3240 LINWOOD	12/02/22	\$147,000	\$140,735	\$37,975	\$31,710	0.28	\$311	\$138,091	1050 - WOODLAND BEACH			
07 972 831 00	3238 GLENDALE	05/06/22	\$80,000	\$76,239	\$16,253	\$12,492	0.08	\$338	\$195,819	1050 - WOODLAND BEACH			
07 972 323 00	3141 ORCHARDALE	06/30/21	\$140,000	\$132,714	\$30,212	\$22,926	0.18	\$343	\$164,196	1050 - WOODLAND BEACH			
07 972 986 00	3372 ELMWOOD	04/20/21	\$95,000	\$89,055	\$18,402	\$12,457	0.08	\$384	\$224,415	1050 - WOODLAND BEACH			
07 972 563 00	3159 MAPLEWOOD	06/24/21	\$140,000	\$127,160	\$35,419	\$22,579	0.18	\$408	\$198,983	1050 - WOODLAND BEACH			
07 972 889 00	3310 CLOVERDALE	09/02/22	\$168,000	\$144,628	\$53,455	\$30,083	0.25	\$462	\$215,544	1050 - WOODLAND BEACH			
07 972 463 00	3320 BEECHWOOD	08/01/22	\$190,000	\$172,116	\$39,874	\$21,990	0.17	\$471	\$235,941	1050 - WOODLAND BEACH			
07 972 354 00	3152 ORCHARDALE	03/09/22	\$97,000	\$84,955	\$26,472	\$14,427	0.10	\$477	\$275,750	1050 - WOODLAND BEACH			

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table	
07 972 837 00	3182 GLENDALE	12/15/21	\$136,000	\$114,077	\$43,672	\$21,749	0.17	\$522	\$264,679	1050 - WOODLAND BEACH	
07 972 576 00	3261 MAPLEWOOD	02/07/23	\$66,500	\$51,439	\$27,827	\$12,766	0.09	\$567	\$323,570	1050 - WOODLAND BEACH	
07 972 035 00	2952 WOODLAND	08/27/21	\$240,000	\$201,553	\$69,386	\$30,939	0.24	\$583	\$286,719	1050 - WOODLAND BEACH	
07 972 186 00	3361 LINWOOD	07/22/22	\$206,000	\$161,619	\$72,743	\$28,362	0.22	\$667	\$330,650	1050 - WOODLAND BEACH	
07 972 944 00	3269 CLOVERDALE	04/18/22	\$155,000	\$119,945	\$56,804	\$21,749	0.17	\$679	\$344,267	1050 - WOODLAND BEACH	
07 972 544 00	3218 MAPLEWOOD	03/03/22	\$95,500	\$74,356	\$33,978	\$12,834	0.09	\$688	\$390,552	1050 - WOODLAND BEACH	
07 972 502 00	3165 BEECHWOOD	09/17/21	\$115,000	\$92,058	\$35,843	\$12,901	0.09	\$455	\$407,307	1050 - WOODLAND BEACH	
07 972 960 00	3466 PARKWOOD	05/26/21	\$165,000	\$114,039	\$69,652	\$18,691	0.16	\$468	\$429,951	1050 - WOODLAND BEACH	
07 972 470 00	3264 BEECHWOOD	07/15/21	\$150,000	\$112,691	\$50,075	\$12,766	0.09	\$475	\$582,267	1050 - WOODLAND BEACH	
07 972 279 00	3342 ORCHARDALE	07/29/22	\$132,500	\$75,644	\$70,023	\$13,167	0.09	\$485	\$761,120	1050 - WOODLAND BEACH	\$400
07 917 082 00	1627 SUNSET	11/22/21	\$183,900	\$190,668	\$31,528	\$38,296	0.28	\$300	\$112,199	1550 - PART OF STATE PARK SUB	
07 918 095 00	1241 SUNSET	05/07/21	\$155,000	\$137,397	\$48,026	\$30,423	0.21	\$576	\$228,695	1550 - PART OF STATE PARK SUB	
07 917 080 00	1615 SUNSET	10/18/22	\$180,000	\$166,908	\$35,087	\$21,995	0.14	\$582	\$250,621	1550 - PART OF STATE PARK SUB	
07 872 022 00	1505 SUNRISE	11/10/21	\$187,500	\$165,300	\$59,020	\$36,820	0.26	\$585	\$229,650	1550 - PART OF STATE PARK SUB	
07 917 020 00	1560 SUNSET	09/10/21	\$165,000	\$141,443	\$49,851	\$26,294	0.18	\$692	\$284,863	1550 - PART OF STATE PARK SUB	
07 917 025 00	1516 SUNSET	07/01/21	\$149,900	\$110,885	\$65,309	\$26,294	0.18	\$907	\$373,194	1550 - PART OF STATE PARK SUB	
07 872 017 00	1545 SUNRISE	12/29/21	\$160,000	\$119,605	\$67,110	\$26,715	0.17	\$917	\$390,174	1550 - PART OF STATE PARK SUB	
07 872 005 00	1635 SUNRISE	08/03/22	\$174,000	\$120,219	\$80,496	\$26,715	0.17	\$1,100	\$468,000	1550 - PART OF STATE PARK SUB	
07 872 004 00	1643 SUNRISE	09/16/22	\$200,000	\$148,084	\$74,858	\$22,942	0.14	\$1,191	\$527,169	1550 - PART OF STATE PARK SUB	
07 873 064 00	1388 SUNRISE	07/29/21	\$275,000	\$273,957	\$44,584	\$43,541	0.29	\$374	\$156,435	1650 - PART OF STATE PARK SUB	
07 873 055 00	1419 SUNRISE	11/30/21	\$255,000	\$172,864	\$119,933	\$37,797	0.23	\$1,158	\$512,534	1650 - PART OF STATE PARK SUB	\$762
07 028 034 00	1107 HANDY	02/01/23	\$180,000	\$211,279	\$13,125	\$44,404	0.50	\$130	\$26,250	1850 - NEAR TWP HALL	
07 087 014 00	2087 SANDY CREEK	03/06/23	\$119,000	\$146,531	\$15,573	\$43,104	0.47	\$159	\$33,276	1850 - NEAR TWP HALL	
07 028 019 00	1160 SUNNY	03/13/23	\$125,000	\$137,734	\$18,224	\$30,958	0.31	\$259	\$58,598	1850 - NEAR TWP HALL	
07 028 026 00	1101 SUNNY	08/31/22	\$150,000	\$155,324	\$39,964	\$45,288	0.50	\$388	\$79,768	1850 - NEAR TWP HALL	
07 001 014 20	1749 SPAULDING	06/04/21	\$265,000	\$265,695	\$35,801	\$36,496	0.38	\$432	\$93,232	1850 - NEAR TWP HALL	
07 441 003 00	2005 SANDY CREEK	01/26/23	\$120,000	\$114,588	\$42,047	\$36,635	0.34	\$505	\$123,668	1850 - NEAR TWP HALL	
07 351 005 00	1775 SANDY CREEK	06/08/21	\$206,000	\$187,178	\$103,327	\$84,505	1.80	\$538	\$57,404	1850 - NEAR TWP HALL	
07 799 020 00	1625 MEADOW	06/30/22	\$182,000	\$163,249	\$66,113	\$47,362	0.57	\$614	\$117,014	1850 - NEAR TWP HALL	
07 232 010 00	1896 SPAULDING	06/25/21	\$117,000	\$99,285	\$50,375	\$32,660	0.42	\$679	\$119,090	1850 - NEAR TWP HALL	
07 028 001 00	911 COLE	09/02/22	\$169,900	\$146,249	\$62,932	\$39,281	0.50	\$705	\$125,864	1850 - NEAR TWP HALL	
07 001 014 60	1647 SPAULDING	11/17/21	\$292,000	\$271,783	\$51,647	\$31,430	0.29	\$723	\$181,218	1850 - NEAR TWP HALL	
07 001 014 30	1741 SPAULDING	09/23/22	\$285,000	\$263,706	\$52,724	\$31,430	0.29	\$738	\$184,996	1850 - NEAR TWP HALL	
07 232 004 00	1846 SPAULDING	01/20/23	\$219,900	\$191,349	\$68,349	\$39,798	0.46	\$756	\$149,888	1850 - NEAR TWP HALL	
07 799 003 00	1880 MEADOW	03/30/22	\$155,000	\$127,948	\$63,933	\$36,881	0.38	\$763	\$168,245	1850 - NEAR TWP HALL	
07 967 031 00	1691 HEMLOCK	08/12/22	\$162,000	\$133,159	\$68,159	\$39,318	0.50	\$763	\$136,318	1850 - NEAR TWP HALL	
07 028 014 00	2101 SPAULDING	07/19/21	\$128,000	\$103,221	\$48,048	\$23,269	0.22	\$909	\$222,444	1850 - NEAR TWP HALL	
07 232 024 10	1207 SANDY CREEK	02/17/22	\$265,000	\$231,834	\$62,636	\$29,470	0.41	\$935	\$154,276	1850 - NEAR TWP HALL	
07 967 022 40	1881 HEMLOCK	08/10/22	\$175,000	\$138,365	\$62,396	\$25,761	0.23	\$1,066	\$274,872	1850 - NEAR TWP HALL	
07 967 006 00	1857 SPAULDING	04/21/22	\$140,000	\$166,732	\$32,726	\$59,458	1.11	\$400	\$29,483	1850 - NEAR TWP HALL	
07 080 002 11	1850 SANDY CREEK	03/18/23	\$235,000	\$250,082	\$43,051	\$58,133	1.12	\$425	\$38,438	1850 - NEAR TWP HALL	
07 232 025 00	2078 SPAULDING	07/09/21	\$115,000	\$120,996	\$58,364	\$64,360	1.56	\$500	\$37,413	1850 - NEAR TWP HALL	
07 028 105 20	1059 COLE	11/15/22	\$399,900	\$375,306	\$71,729	\$47,135	1.25	\$480	\$57,383	1850 - NEAR TWP HALL	\$585
07 809 068 00	2114 HOLLYWOOD	08/22/22	\$142,500	\$133,519	\$31,755	\$22,774	0.17	\$586	\$184,622	1950 - GOLF CREST	
07 809 077 00	2028 HOLLYWOOD	12/21/21	\$286,000	\$251,932	\$73,720	\$39,652	0.34	\$781	\$214,302	1950 - GOLF CREST	
07 809 136 00	2375 HOLLYWOOD	07/02/21	\$168,500	\$124,157	\$90,441	\$46,098	0.38	\$824	\$238,631	1950 - GOLF CREST	
07 809 118 00	2237 VIVIAN	07/23/21	\$150,000	\$120,237	\$52,537	\$22,774	0.17	\$969	\$305,448	1950 - GOLF CREST	
07 809 102 00	2037 VIVIAN	02/23/23	\$180,000	\$124,289	\$77,542	\$39,652	0.34	\$821	\$225,413	1950 - GOLF CREST	
07 809 130 00	2361 VIVIAN	06/28/21	\$155,000	\$117,563	\$46,478	\$22,774	0.17	\$857	\$270,221	1950 - GOLF CREST	
07 809 048 00	2372 HOLLYWOOD	02/28/22	\$147,000	\$108,991	\$39,348	\$22,774	0.17	\$726	\$228,767	1950 - GOLF CREST	\$795
07 028 074 20	2588 VIVIAN	09/28/21	\$370,000	\$378,226	\$24,568	\$32,794	0.55	\$247	\$44,588	2050 - VIVIAN/ HURD	
07 028 053 00	940 FIX	10/17/22	\$220,000	\$176,525	\$94,731	\$51,256	0.98	\$610	\$97,160	2050 - VIVIAN/ HURD	
07 098 026 30	732 E HURD	01/24/23	\$399,900	\$354,910	\$85,391	\$40,401	0.66	\$697	\$130,169	2050 - VIVIAN/ HURD	

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table	
07 028 058 01	855 E HURD	07/13/22	\$235,000	\$188,381	\$78,002	\$31,383	0.64	\$820	\$121,309	2050 - VIVIAN/ HURD	\$709
07 760 067 00	50 DEXTER	08/18/22	\$132,000	\$146,491	\$30,129	\$44,620	0.34	\$294	\$87,584	2250 - N OF COLE & E OF MONROE	
07 804 001 00	1888 ROMAN	03/17/22	\$129,900	\$137,685	\$32,766	\$40,551	0.36	\$356	\$91,782	2250 - N OF COLE & E OF MONROE	
07 760 096 00	95 CHESTNUT	07/20/22	\$145,000	\$150,164	\$24,226	\$29,390	0.17	\$359	\$141,673	2250 - N OF COLE & E OF MONROE	
07 760 094 00	77 CHESTNUT	12/29/21	\$115,000	\$110,771	\$40,288	\$36,059	0.26	\$486	\$156,763	2250 - N OF COLE & E OF MONROE	
07 877 031 00	61 ASH	09/23/22	\$140,000	\$133,988	\$41,459	\$35,447	0.26	\$509	\$160,694	2250 - N OF COLE & E OF MONROE	
07 877 027 00	37 ASH	09/02/21	\$251,000	\$240,060	\$72,656	\$61,716	0.52	\$512	\$140,534	2250 - N OF COLE & E OF MONROE	
07 877 042 20	1485 WALNUT	07/20/21	\$132,000	\$127,881	\$26,701	\$22,582	0.13	\$514	\$211,913	2250 - N OF COLE & E OF MONROE	
07 951 017 00	1693 ROMAN	05/04/21	\$147,000	\$129,489	\$49,749	\$32,238	0.23	\$679	\$219,159	2250 - N OF COLE & E OF MONROE	
07 804 012 00	1855 ROMAN	03/31/22	\$235,000	\$177,446	\$92,420	\$47,832	0.39	\$840	\$236,368	2250 - N OF COLE & E OF MONROE	
07 951 007 00	1503 ROMAN	04/29/22	\$170,000	\$123,249	\$31,350	\$23,307	0.15	\$592	\$206,250	2250 - N OF COLE & E OF MONROE	
07 760 034 00	1728 N MONROE	01/21/22	\$239,900	\$183,861	\$58,221	\$24,210	0.14	\$1,046	\$421,891	2250 - N OF COLE & E OF MONROE	\$562
07 956 009 00	1469 HENDRICKS	07/09/21	\$165,000	\$176,078	\$34,560	\$45,638	0.52	\$341	\$66,718	2350 - STEWART ROAD	
07 956 013 00	1559 HENDRICKS	09/08/22	\$203,000	\$172,755	\$68,455	\$38,210	0.53	\$806	\$128,917	2350 - STEWART ROAD	
07 062 003 00	1184 STEWART	03/04/22	\$175,000	\$145,827	\$65,508	\$36,335	0.52	\$811	\$125,977	2350 - STEWART ROAD	
07 956 018 00	1460 HENDRICKS	06/14/22	\$155,000	\$129,102	\$52,041	\$26,143	0.26	\$896	\$201,709	2350 - STEWART ROAD	
07 961 002 00	775 STEWART	10/06/22	\$175,000	\$140,341	\$32,480	\$27,318	0.27	\$535	\$121,648	2350 - STEWART ROAD	
07 956 031 00	1506 EATON	11/22/21	\$127,000	\$92,255	\$27,120	\$24,263	0.22	\$503	\$124,404	2350 - STEWART ROAD	
07 956 018 20	1488 HENDRICKS	06/21/22	\$327,000	\$245,708	\$50,106	\$41,838	0.47	\$539	\$107,755	2350 - STEWART ROAD	
07 956 031 00	1506 EATON	07/25/22	\$140,000	\$92,255	\$17,420	\$24,263	0.22	\$323	\$79,908	2350 - STEWART ROAD	\$594
07 977 006 00	165 RUFF	09/01/22	\$198,000	\$219,111	\$32,374	\$53,485	0.50	\$318	\$64,490	2550 - RUFF DRIVE	
07 980 098 00	818 RUFF	05/05/21	\$307,000	\$325,577	\$32,438	\$51,015	0.49	\$334	\$66,471	2550 - RUFF DRIVE	
07 979 071 00	635 RUFF	01/24/23	\$285,000	\$301,948	\$34,067	\$51,015	0.49	\$351	\$69,809	2550 - RUFF DRIVE	
07 979 058 00	642 RUFF	05/21/21	\$287,000	\$292,874	\$45,141	\$51,015	0.49	\$465	\$92,502	2550 - RUFF DRIVE	
07 979 077 00	545 RUFF	06/30/22	\$280,000	\$286,069	\$55,227	\$61,296	0.67	\$473	\$82,183	2550 - RUFF DRIVE	
07 980 096 00	846 RUFF	07/09/21	\$259,900	\$264,647	\$44,338	\$49,085	0.47	\$474	\$95,351	2550 - RUFF DRIVE	
07 980 095 00	860 RUFF	09/30/21	\$245,000	\$248,399	\$47,616	\$51,015	0.49	\$490	\$97,574	2550 - RUFF DRIVE	
07 980 101 00	782 RUFF	04/08/22	\$227,400	\$222,045	\$56,370	\$51,015	0.49	\$580	\$115,512	2550 - RUFF DRIVE	
07 980 094 00	872 RUFF	07/30/21	\$265,000	\$246,045	\$69,970	\$51,015	0.49	\$720	\$143,381	2550 - RUFF DRIVE	
07 980 100 00	798 RUFF	05/13/22	\$359,000	\$337,957	\$72,058	\$51,015	0.49	\$742	\$147,660	2550 - RUFF DRIVE	
07 977 025 00	120 RUFF	07/07/22	\$366,000	\$262,881	\$154,104	\$50,985	0.47	\$1,587	\$325,114	2550 - RUFF DRIVE	\$594
07 945 175 00	2935 N CUSTER	08/19/22	\$160,000	\$177,129	\$14,368	\$31,497	0.66	\$163	\$21,737	2650 - N CUSTER/BATES LANE MSD	
07 945 090 10	215 BATES	07/11/22	\$332,325	\$296,992	\$95,383	\$60,050	1.48	\$177	\$64,448	2650 - N CUSTER/BATES LANE MSD	
07 945 102 00	3260 N CUSTER	09/21/22	\$240,000	\$260,458	\$72,328	\$92,786	2.00	\$316	\$36,164	2650 - N CUSTER/BATES LANE MSD	
07 945 055 00	3650 N CUSTER	11/17/22	\$155,000	\$166,705	\$25,743	\$37,448	0.36	\$337	\$72,109	2650 - N CUSTER/BATES LANE MSD	
07 945 134 00	178 BATES	08/12/21	\$231,000	\$219,731	\$29,233	\$17,964	0.38	\$340	\$77,541	2650 - N CUSTER/BATES LANE MSD	
07 829 016 00	512 BATES	11/29/22	\$290,000	\$283,350	\$54,409	\$47,759	0.44	\$558	\$124,791	2650 - N CUSTER/BATES LANE MSD	
07 945 138 50	212 BATES	10/03/22	\$240,000	\$204,365	\$56,410	\$20,775	0.44	\$579	\$129,381	2650 - N CUSTER/BATES LANE MSD	
07 945 170 00	3029 N CUSTER	09/20/22	\$224,000	\$186,443	\$79,469	\$41,912	0.85	\$617	\$94,046	2650 - N CUSTER/BATES LANE MSD	
07 945 212 30	2635 N CUSTER	07/08/22	\$352,500	\$317,695	\$126,202	\$91,397	1.88	\$623	\$67,057	2650 - N CUSTER/BATES LANE MSD	
07 945 116 00	3181 N CUSTER	09/15/22	\$175,000	\$156,587	\$65,682	\$47,269	0.99	\$631	\$66,212	2650 - N CUSTER/BATES LANE MSD	
07 945 183 00	2873 N CUSTER	07/15/22	\$164,000	\$129,829	\$53,800	\$33,641	0.71	\$614	\$76,204	2650 - N CUSTER/BATES LANE MSD	\$450
07 486 007 00	2803 REINHARDT	07/21/21	\$323,000	\$303,905	\$81,529	\$62,434	1.54	\$353	\$52,804	2850 - W & S RURAL RES	
07 041 008 00	2975 BLUEBUSH	08/16/21	\$262,000	\$232,528	\$84,696	\$55,224	1.75	\$434	\$48,398	2850 - W & S RURAL RES	
07 041 005 00	2881 BLUEBUSH	12/14/22	\$270,000	\$217,556	\$102,484	\$50,040	1.40	\$572	\$73,203	2850 - W & S RURAL RES	
07 486 014 00	2525 REINHARDT	05/27/22	\$250,000	\$178,628	\$134,452	\$63,080	1.49	\$575	\$90,297	2850 - W & S RURAL RES	
07 486 006 00	2765 REINHARDT	02/24/23	\$300,000	\$217,037	\$141,894	\$58,931	1.55	\$650	\$91,545	2850 - W & S RURAL RES	\$517
07 940 082 00	2423 KATHLEEN	03/31/23	\$260,000	\$308,716	\$12,451	\$61,167	0.67	\$95	\$18,584	2950 - SUNNY ACRES	
07 940 057 00	2647 BRIDGE	12/09/22	\$370,000	\$352,190	\$70,391	\$52,581	0.60	\$623	\$117,908	2950 - SUNNY ACRES	
07 940 066 00	2639 DEBORAH	10/28/22	\$234,000	\$194,962	\$84,001	\$44,963	0.46	\$869	\$184,618	2950 - SUNNY ACRES	
07 940 028 00	2417 GLENDA	05/19/22	\$270,000	\$224,281	\$94,489	\$48,770	0.51	\$901	\$187,107	2950 - SUNNY ACRES	\$622
07 019 005 00	1910 STEWART	02/14/22	\$285,000	\$308,734	\$150,773	\$174,507	19.92	\$121	\$7,569	3050 - MONROE W & S RURAL RES	
07 020 018 00	2483 N TELEGRAPH	09/10/21	\$110,000	\$107,062	\$23,522	\$20,584	0.62	\$202	\$37,939	3050 - MONROE W & S RURAL RES	

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table	
07 353 007 00	1884 N MONROE	10/21/22	\$203,000	\$206,103	\$21,061	\$24,164	0.45	\$209	\$46,595	3050 - MONROE W & S RURAL RES	
07 065 011 00	2775 N MONROE	09/30/21	\$170,000	\$152,468	\$59,125	\$41,593	2.00	\$251	\$29,503	3050 - MONROE W & S RURAL RES	
07 046 005 00	415 W HURD	03/17/22	\$123,750	\$102,129	\$47,749	\$26,128	0.91	\$269	\$46,494	3050 - MONROE W & S RURAL RES	
07 020 044 00	424 LASALLE	12/14/21	\$195,000	\$180,125	\$50,040	\$35,165	1.23	\$306	\$40,749	3050 - MONROE W & S RURAL RES	
07 065 055 00	220 STEWART	12/09/21	\$182,000	\$149,557	\$68,350	\$35,907	1.00	\$321	\$68,214	3050 - MONROE W & S RURAL RES	
07 065 036 00	2815 N MONROE	04/18/22	\$180,000	\$155,235	\$62,879	\$38,114	1.51	\$355	\$41,642	3050 - MONROE W & S RURAL RES	
07 839 006 00	1448 DAZAROW	09/13/21	\$204,000	\$193,755	\$23,984	\$13,739	0.26	\$358	\$93,323	3050 - MONROE W & S RURAL RES	
07 020 032 00	315 LASALLE	03/01/22	\$198,000	\$207,673	\$41,590	\$51,263	0.59	\$385	\$71,094	3050 - MONROE W & S RURAL RES	
07 353 047 00	51 GRADY	09/28/22	\$169,000	\$144,661	\$45,883	\$21,544	0.40	\$422	\$113,854	3050 - MONROE W & S RURAL RES	
07 088 014 00	2324 STEWART	03/14/22	\$170,000	\$171,703	\$29,631	\$31,334	0.29	\$449	\$50,651	3050 - MONROE W & S RURAL RES	
07 821 006 00	1451 DAZAROW	09/13/21	\$140,000	\$125,726	\$31,595	\$17,321	0.32	\$449	\$97,515	3050 - MONROE W & S RURAL RES	
07 486 001 21	2850 STEWART	07/30/21	\$515,000	\$528,249	\$137,421	\$150,670	12.41	\$485	\$10,784	3050 - MONROE W & S RURAL RES	
07 020 019 05	450 W HURD	09/21/21	\$185,000	\$155,029	\$55,121	\$25,150	0.58	\$489	\$55,011	3050 - MONROE W & S RURAL RES	
07 463 004 00	1858 STEWART	08/06/22	\$320,000	\$316,930	\$60,765	\$57,695	0.70	\$500	\$86,931	3050 - MONROE W & S RURAL RES	
07 013 405 00	3370 BLUEBUSH	02/28/23	\$271,000	\$258,579	\$68,514	\$56,093	0.69	\$580	\$99,584	3050 - MONROE W & S RURAL RES	
07 088 002 00	2390 STEWART	08/05/21	\$170,000	\$127,420	\$74,549	\$31,969	0.70	\$581	\$107,111	3050 - MONROE W & S RURAL RES	
07 353 044 00	1974 N MONROE	09/27/21	\$189,900	\$162,915	\$42,488	\$15,503	0.29	\$617	\$146,510	3050 - MONROE W & S RURAL RES	
07 862 012 00	289 CALVIN	10/07/22	\$215,000	\$154,041	\$83,038	\$22,079	0.41	\$875	\$201,061	3050 - MONROE W & S RURAL RES	
07 862 007 00	200 CALVIN	12/01/21	\$220,000	\$156,181	\$85,898	\$22,079	0.41	\$954	\$207,985	3050 - MONROE W & S RURAL RES	
07 945 024 00	2363 STEWART	09/29/22	\$140,000	\$78,778	\$78,187	\$16,965	0.51	\$994	\$153,008	3050 - MONROE W & S RURAL RES	
07 353 037 00	2120 N MONROE	05/26/22	\$165,000	\$145,197	\$52,122	\$32,319	0.35	\$1,076	\$299,552	3050 - MONROE W & S RURAL RES	
07 353 036 00	2116 N MONROE	07/15/21	\$145,000	\$121,115	\$56,826	\$32,941	0.36	\$1,152	\$319,247	3050 - MONROE W & S RURAL RES	
07 675 007 00	1044 LASALLE	03/06/23	\$209,000	\$154,296	\$86,270	\$31,566	0.33	\$1,298	\$265,446	3050 - MONROE W & S RURAL RES	
07 353 034 00	2102 N MONROE	09/07/22	\$195,000	\$139,140	\$66,178	\$10,318	0.19	\$1,442	\$342,891	3050 - MONROE W & S RURAL RES	\$582
07 945 019 00	2143 STEWART	09/14/21	\$127,000	\$143,352	\$31,227	\$47,579	1.00	#DIV/0!	\$31,227	3050 - MONROE W & S RURAL RES	
07 021 023 00	400 E HURD	09/08/22	\$579,000	\$553,934	\$76,473	\$51,407	3.12	#DIV/0!	\$24,511	3050 - MONROE W & S RURAL RES	
07 537 006 30	3609 BLUEBUSH	08/02/21	\$335,000	\$284,512	\$92,506	\$42,018	2.00	#DIV/0!	\$46,253	3050 - MONROE W & S RURAL RES	
07 041 010 16	3206 STEWART	09/14/21	\$95,000	\$66,400	\$95,000	\$66,400	5.00	#DIV/0!	\$19,000	3050 - MONROE W & S RURAL RES	
07 088 010 00	2299 BLUEBUSH	08/11/21	\$209,900	\$199,604	\$101,737	\$91,441	2.59	#DIV/0!	\$39,281	3050 - MONROE W & S RURAL RES	
07 537 006 00	3595 BLUEBUSH	07/07/22	\$300,000	\$239,264	\$130,858	\$70,122	5.79	#DIV/0!	\$22,601	3050 - MONROE W & S RURAL RES	
07 088 015 10	2560 REINHARDT	10/06/21	\$673,000	\$630,333	\$185,252	\$142,585	11.82	#DIV/0!	\$15,679	3050 - MONROE W & S RURAL RES	\$28,364 Per Acre
07 017 003 10	1221 W HURD	05/19/21	\$60,000	\$58,195	\$28,667	\$26,862	0.92	\$188	\$27,095	3160 - W NO S RURAL RES MONROE SD	
07 008 027 00	7837 S STONY CREEK	05/27/21	\$120,000	\$99,528	\$33,577	\$13,105	0.48	\$392	\$69,662	3160 - W NO S RURAL RES MONROE SD	
07 005 032 00	8170 S STONY CREEK	09/19/22	\$280,000	\$241,230	\$63,905	\$25,135	0.86	\$418	\$74,222	3160 - W NO S RURAL RES MONROE SD	
07 537 001 00	3620 STEWART	01/07/22	\$129,900	\$114,306	\$38,877	\$23,283	0.29	\$609	\$133,598	3160 - W NO S RURAL RES MONROE SD	
07 005 019 00	8075 S STONY CREEK	12/03/21	\$142,000	\$146,766	\$67,074	\$71,840	1.05	\$625	\$64,124	3160 - W NO S RURAL RES MONROE SD	
07 008 029 00	7825 S STONY CREEK	08/27/21	\$160,000	\$110,242	\$62,863	\$13,105	0.48	\$733	\$130,421	3160 - W NO S RURAL RES MONROE SD	
07 008 020 00	826 STEINER	08/15/22	\$210,500	\$123,925	\$93,421	\$6,846	0.25	\$428	\$373,684	3160 - W NO S RURAL RES MONROE SD	\$485
07 017 016 34	633 HEISS	09/29/21	\$30,000	\$42,008	\$27,300	\$39,308	2.32	#DIV/0!	\$11,752	3160 - W NO S RURAL RES MONROE SD	
07 007 046 00	2216 HEISS	04/01/21	\$225,000	\$260,721	\$54,737	\$90,458	10.00	#DIV/0!	\$5,474	3160 - W NO S RURAL RES MONROE SD	
07 017 009 40	STUMPMIER	02/03/23	\$60,000	\$51,633	\$60,000	\$51,633	3.43	#DIV/0!	\$17,493	3160 - W NO S RURAL RES MONROE SD	
07 007 009 20	2668 STEINER	03/07/22	\$80,000	\$90,185	\$80,000	\$90,185	10.01	#DIV/0!	\$7,992	3160 - W NO S RURAL RES MONROE SD	
07 007 025 00	7230 REINHARDT	05/13/22	\$231,000	\$161,698	\$84,950	\$15,648	0.73	#DIV/0!	\$116,370	3160 - W NO S RURAL RES MONROE SD	
07 006 008 20	8570 EXETER	07/07/22	\$426,000	\$397,980	\$94,583	\$66,563	6.12	#DIV/0!	\$15,455	3160 - W NO S RURAL RES MONROE SD	
07 008 038 00	7975 S STONY CREEK	04/01/22	\$235,000	\$192,999	\$97,053	\$55,052	3.75	#DIV/0!	\$25,881	3160 - W NO S RURAL RES MONROE SD	
07 088 019 62	HEISS	11/15/22	\$100,000	\$77,771	\$100,000	\$77,771	7.30	#DIV/0!	\$13,699	3160 - W NO S RURAL RES MONROE SD	
07 018 020 00	1929 W HURD	06/02/22	\$365,000	\$348,878	\$104,253	\$88,131	9.35	#DIV/0!	\$11,150	3160 - W NO S RURAL RES MONROE SD	
07 008 010 10	1639 STEINER	07/06/22	\$234,000	\$188,042	\$110,297	\$64,339	5.09	#DIV/0!	\$21,669	3160 - W NO S RURAL RES MONROE SD	
07 006 049 00	2112 TOBEN	03/31/23	\$234,900	\$184,696	\$115,472	\$65,268	5.25	#DIV/0!	\$21,990	3160 - W NO S RURAL RES MONROE SD	
07 013 026 00	1875 W HURD	05/16/22	\$325,000	\$296,087	\$117,272	\$88,359	9.64	#DIV/0!	\$12,164	3160 - W NO S RURAL RES MONROE SD	
07 005 024 10	8630 S STONY CREEK	11/01/21	\$675,000	\$639,322	\$131,881	\$96,203	11.81	#DIV/0!	\$11,167	3160 - W NO S RURAL RES MONROE SD	
07 008 042 03	1018 STEINER	08/03/22	\$640,000	\$543,161	\$161,022	\$64,183	5.09	#DIV/0!	\$31,635	3160 - W NO S RURAL RES MONROE SD	
07 006 008 00	8680 EXETER	09/16/22	\$450,000	\$372,816	\$161,070	\$83,886	8.66	#DIV/0!	\$18,599	3160 - W NO S RURAL RES MONROE SD	

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table		
07 007 038 00	2929 STEINER	11/12/21	\$402,000	\$295,647	\$178,428	\$72,075	6.36	#DIV/0!	\$28,055	3160 - W NO S RURAL RES MONROE SD	\$54,059	Per Acre
07 005 039 20	8839 GRAFTON	07/23/21	\$222,000	\$95,588	\$145,897	\$19,485	0.52	\$1,247	\$278,962	3200 - ASD NO W OR S RURAL RES		
07 005 042 10	8344 N STONY CREEK	02/16/23	\$650,000	\$677,144	\$27,673	\$54,817	6.24	#DIV/0!	\$4,432	3200 - ASD NO W OR S RURAL RES		
07 004 015 11	8700 GRAFTON	05/12/21	\$76,000	\$52,993	\$76,000	\$52,993	6.75	#DIV/0!	\$11,259	3200 - ASD NO W OR S RURAL RES		
07 004 015 13	GRAFTON	06/09/21	\$76,000	\$57,838	\$76,000	\$57,838	7.01	#DIV/0!	\$10,842	3200 - ASD NO W OR S RURAL RES	\$76,374	
07 353 074 00	125 NADEAU	05/24/21	\$225,000	\$290,285	\$17,525	\$82,810	1.98	\$129	\$8,851	3550 - ASD W & S RURAL RES		
07 124 036 40	3144 COMBONI	03/09/22	\$200,000	\$198,397	\$25,942	\$24,339	0.51	\$240	\$50,867	3550 - ASD W & S RURAL RES		
07 003 019 00	8550 N TELEGRAPH	04/15/22	\$235,000	\$226,928	\$80,202	\$72,130	1.38	\$467	\$58,329	3550 - ASD W & S RURAL RES		
07 016 074 00	6469 N MONROE	11/14/22	\$156,500	\$138,083	\$52,788	\$34,371	0.60	\$492	\$87,542	3550 - ASD W & S RURAL RES		
07 016 072 10	323 NADEAU	03/15/22	\$385,000	\$343,820	\$93,218	\$52,038	0.66	\$498	\$142,101	3550 - ASD W & S RURAL RES		
07 124 036 70	343 E HURD	10/04/21	\$385,000	\$316,699	\$91,101	\$22,800	0.55	\$509	\$165,638	3550 - ASD W & S RURAL RES		
07 016 056 00	6835 N MONROE	05/13/22	\$250,000	\$190,964	\$102,010	\$42,974	0.63	\$521	\$161,408	3550 - ASD W & S RURAL RES	\$408	
07 016 065 00	6055 WAR	05/17/21	\$126,100	\$144,626	\$31,634	\$50,160	0.95	#DIV/0!	\$33,299	3550 - ASD W & S RURAL RES		
07 016 065 00	6055 WAR	07/15/22	\$127,000	\$144,626	\$32,534	\$50,160	0.95	#DIV/0!	\$34,246	3550 - ASD W & S RURAL RES		
07 124 032 00	3189 COMBONI	03/10/23	\$193,500	\$210,394	\$65,336	\$82,230	2.01	#DIV/0!	\$32,505	3550 - ASD W & S RURAL RES		
07 016 091 00	6488 N MONROE	03/15/22	\$220,000	\$224,767	\$78,333	\$83,100	1.90	#DIV/0!	\$41,228	3550 - ASD W & S RURAL RES		
07 016 068 00	6077 WAR	07/28/22	\$222,525	\$158,324	\$89,141	\$24,940	1.05	#DIV/0!	\$84,896	3550 - ASD W & S RURAL RES	\$75,076	
07 020 505 22	5182 POINTE AUX PEAUX	09/10/21	\$210,000	\$226,136	\$11,697	\$27,833	1.05	\$69	\$11,172	3660 - W OR S		
07 013 015 22	NEWPORT SOUTH	07/20/21	\$30,000	\$39,145	\$30,000	\$39,145	2.25	\$111	\$13,310	3660 - W OR S		
07 027 014 00	1930 FIX	06/16/21	\$401,000	\$351,906	\$180,532	\$131,438	12.48	\$177	\$14,466	3660 - W OR S		
07 532 041 00	5940 N DIXIE	06/04/22	\$210,000	\$195,374	\$63,226	\$48,600	1.25	\$383	\$50,581	3660 - W OR S		
07 026 002 20	2746 MENTEL	05/27/21	\$155,000	\$149,820	\$50,851	\$45,671	0.42	\$445	\$121,945	3660 - W OR S		
07 027 005 00	1570 E HURD	07/28/21	\$135,000	\$110,650	\$41,135	\$16,785	0.43	\$496	\$95,000	3660 - W OR S	\$280	
07 014 040 00	6088 N STONY CREEK	03/09/22	\$120,750	\$124,758	\$27,222	\$31,230	1.34	#DIV/0!	\$20,315	3660 - W OR S		
07 023 016 00	3614 MENTEL	12/29/22	\$320,000	\$400,280	\$32,275	\$112,555	20.00	#DIV/0!	\$1,614	3660 - W OR S		
07 011 002 10	NEWPORT SOUTH	10/03/22	\$40,000	\$61,912	\$40,000	\$61,412	5.61	#DIV/0!	\$7,130	3660 - W OR S		
07 014 020 00	2378 POST	01/09/23	\$185,500	\$159,703	\$50,233	\$24,436	1.00	#DIV/0!	\$50,233	3660 - W OR S		
07 027 020 10	1687 E HURD	07/12/21	\$186,375	\$133,401	\$62,265	\$9,291	2.22	#DIV/0!	\$13,709	3660 - W OR S		
07 023 014 00	5833 NEWPORT SOUTH	09/02/22	\$375,000	\$340,076	\$83,123	\$48,199	3.50	#DIV/0!	\$23,749	3660 - W OR S		
07 014 006 00	6096 N STONY CREEK	05/25/21	\$239,900	\$199,736	\$93,327	\$53,163	4.28	#DIV/0!	\$21,805	3660 - W OR S		
07 023 014 20	5773 NEWPORT SOUTH	11/15/21	\$284,000	\$212,735	\$99,575	\$28,310	1.08	#DIV/0!	\$92,199	3660 - W OR S		
07 012 007 30	3081 POST	11/01/21	\$449,900	\$414,307	\$108,828	\$73,235	7.78	#DIV/0!	\$13,986	3660 - W OR S		
07 013 002 04	6185 WILLIAMS	09/09/21	\$123,000	\$78,680	\$123,000	\$78,680	9.09	#DIV/0!	\$13,537	3660 - W OR S		
07 027 012 10	1230 FIX	12/29/22	\$343,000	\$309,792	\$149,507	\$116,299	8.33	#DIV/0!	\$17,948	3660 - W OR S		
07 010 022 40	7525 MENTEL	08/31/21	\$384,500	\$284,795	\$160,777	\$61,072	5.55	#DIV/0!	\$28,969	3660 - W OR S	\$33,982	Per Acre
07 020 502 30	5121 POINTE AUX PEAUX	10/28/21	\$359,900	\$382,088	\$36,357	\$58,545	1.31	\$179	\$27,817	3750 - W & S RURAL RES		
07 020 502 20	5089 POINTE AUX PEAUX	09/28/21	\$302,500	\$304,682	\$49,818	\$52,000	1.14	\$226	\$35,332	3750 - W & S RURAL RES		
07 476 026 70	2831 NADEAU	08/27/21	\$279,000	\$269,995	\$29,285	\$20,280	0.49	\$259	\$59,765	3750 - W & S RURAL RES		
07 021 006 00	3424 VIVIAN	10/07/22	\$189,000	\$173,768	\$53,920	\$38,688	0.84	\$350	\$63,886	3750 - W & S RURAL RES		
07 731 003 00	600 NADEAU	09/15/21	\$135,000	\$133,875	\$55,575	\$54,450	1.15	\$350	\$48,326	3750 - W & S RURAL RES		
07 027 001 11	2024 E HURD	03/02/22	\$400,000	\$355,834	\$89,926	\$45,760	1.00	\$490	\$89,926	3750 - W & S RURAL RES		
07 030 514 11	4687 BURKE	12/09/22	\$271,000	\$213,873	\$88,067	\$30,940	0.88	\$605	\$99,623	3750 - W & S RURAL RES		
07 030 506 02	4250 BREST	01/07/22	\$363,900	\$330,697	\$69,879	\$36,676	0.25	\$905	\$281,770	3750 - W & S RURAL RES	\$420	
07 925 005 00	NADEAU	05/14/21	\$49,900	\$38,376	\$49,900	\$38,376	0.74	#DIV/0!	\$67,615	3750 - W & S RURAL RES		
07 016 001 00	755 NADEAU	12/09/21	\$192,500	\$226,463	\$60,989	\$94,952	2.93	\$350	\$20,815	3750 - W & S RURAL RES		
07 098 014 00	3011 VIVIAN	01/26/23	\$300,000	\$325,816	\$116,736	\$142,552	10.00	#DIV/0!	\$11,674	3750 - W & S RURAL RES		
07 731 006 00	524 NADEAU	03/10/22	\$350,000	\$295,287	\$233,238	\$178,525	19.61	#DIV/0!	\$11,894	3750 - W & S RURAL RES	\$68,204	
07 912 011 00	7563 CAROLINE	04/22/22	\$190,000	\$199,071	\$27,248	\$36,319	0.34	\$255	\$79,906	4030 - FT COMMONS & S S CREEK MANOR		
07 912 025 00	7550 MICHELLE	11/28/22	\$211,000	\$195,234	\$69,534	\$53,768	0.56	\$440	\$125,061	4030 - FT COMMONS & S S CREEK MANOR	\$347	
07 887 103 00	N LAKE	09/29/21	\$5,000	\$6,000	\$5,000	\$6,000	0.13	\$56	\$56,180	4302 - LAKE ERIE DEVELOPMENTS		
07 776 418 10	3083 6TH	08/31/21	\$209,000	\$229,261	\$5,751	\$26,012	0.18	\$65	\$31,255	4302 - LAKE ERIE DEVELOPMENTS		
07 765 272 00	ELM	10/05/22	\$7,000	\$1,020	\$7,000	\$1,020	0.23	\$69	\$30,435	4302 - LAKE ERIE DEVELOPMENTS		
07 887 102 00	GODDARD	09/29/21	\$5,000	\$6,000	\$5,000	\$6,000	0.09	\$80	\$56,180	4302 - LAKE ERIE DEVELOPMENTS		

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table
07 776 544 00	3125 8TH	09/17/21	\$114,000	\$130,203	\$9,809	\$26,012	0.18	\$111	\$53,310	4302 - LAKE ERIE DEVELOPMENTS
07 755 056 00	3656 FERNWOOD	07/14/21	\$190,000	\$207,592	\$11,475	\$29,067	0.26	\$116	\$44,650	4302 - LAKE ERIE DEVELOPMENTS
07 755 355 00	3492 BAYCREST	07/27/22	\$198,000	\$224,361	\$18,936	\$45,297	0.32	\$123	\$58,991	4302 - LAKE ERIE DEVELOPMENTS
07 776 273 00	4TH	02/01/23	\$6,000	\$6,750	\$6,000	\$6,750	0.10	\$133	\$58,252	4302 - LAKE ERIE DEVELOPMENTS
07 776 115 00	3087 2ND	12/03/22	\$67,000	\$72,601	\$9,458	\$15,059	0.09	\$185	\$101,699	4302 - LAKE ERIE DEVELOPMENTS
07 776 172 00	GRAND	08/30/21	\$7,500	\$6,000	\$7,500	\$6,000	0.10	\$188	\$72,115	4302 - LAKE ERIE DEVELOPMENTS
07 776 611 00	3359 LAKEVIEW	06/25/21	\$168,000	\$182,827	\$26,410	\$41,237	0.33	\$189	\$80,274	4302 - LAKE ERIE DEVELOPMENTS
07 776 918 00	3202 MONRONA	05/27/22	\$195,000	\$203,191	\$14,912	\$23,103	0.17	\$190	\$86,698	4302 - LAKE ERIE DEVELOPMENTS
07 867 078 00	2978 MONRONA	01/11/23	\$127,200	\$140,688	\$24,596	\$38,084	0.34	\$191	\$71,500	4302 - LAKE ERIE DEVELOPMENTS
07 755 162 00	3646 MEADOWCREST	08/01/22	\$181,000	\$189,881	\$17,687	\$26,568	0.17	\$196	\$105,280	4302 - LAKE ERIE DEVELOPMENTS
07 777 302 00	2977 4TH	04/20/21	\$159,900	\$168,108	\$17,804	\$26,012	0.18	\$202	\$96,761	4302 - LAKE ERIE DEVELOPMENTS
07 755 090 00	3500 PEARL	01/14/22	\$290,000	\$297,990	\$18,396	\$26,386	0.17	\$206	\$111,491	4302 - LAKE ERIE DEVELOPMENTS
07 765 028 00	4791 SYCAMORE	11/29/21	\$150,000	\$156,151	\$20,380	\$26,531	0.19	\$227	\$108,404	4302 - LAKE ERIE DEVELOPMENTS
07 784 084 00	2356 FAIRVIEW	06/30/22	\$140,000	\$146,821	\$24,275	\$31,096	0.23	\$230	\$105,543	4302 - LAKE ERIE DEVELOPMENTS
07 776 648 00	3028 9TH	09/08/21	\$114,500	\$117,493	\$23,019	\$26,012	0.18	\$261	\$125,103	4302 - LAKE ERIE DEVELOPMENTS
07 815 042 00	3349 GRANDVIEW	07/16/21	\$86,000	\$89,449	\$31,317	\$34,766	0.29	\$266	\$109,118	4302 - LAKE ERIE DEVELOPMENTS
07 815 038 00	3315 GRANDVIEW	12/17/21	\$168,900	\$169,466	\$22,537	\$23,103	0.17	\$288	\$131,029	4302 - LAKE ERIE DEVELOPMENTS
07 776 425 00	3155 6TH	05/07/21	\$113,300	\$113,722	\$20,708	\$21,130	0.15	\$289	\$138,980	4302 - LAKE ERIE DEVELOPMENTS
07 765 012 00	4601 SYCAMORE	07/06/21	\$195,600	\$195,473	\$26,139	\$26,012	0.18	\$296	\$142,060	4302 - LAKE ERIE DEVELOPMENTS
07 776 020 00	3394 1ST	04/11/22	\$80,000	\$79,779	\$25,479	\$25,258	0.23	\$298	\$110,778	4302 - LAKE ERIE DEVELOPMENTS
07 776 357 00	3325 5TH	05/04/22	\$85,000	\$83,532	\$32,564	\$31,096	0.23	\$309	\$141,583	4302 - LAKE ERIE DEVELOPMENTS
07 867 048 00	2987 MONRONA	04/30/21	\$202,500	\$200,820	\$23,554	\$21,874	0.17	\$318	\$136,942	4302 - LAKE ERIE DEVELOPMENTS
07 765 091 00	4956 SYCAMORE	12/17/21	\$173,000	\$170,877	\$28,135	\$26,012	0.18	\$319	\$152,908	4302 - LAKE ERIE DEVELOPMENTS
07 867 099 00	2635 BRONSON	08/26/21	\$239,900	\$236,346	\$41,638	\$38,084	0.34	\$323	\$121,041	4302 - LAKE ERIE DEVELOPMENTS
07 755 316 00	3451 BAYCREST	05/21/21	\$137,000	\$133,397	\$39,588	\$35,985	0.24	\$325	\$164,266	4302 - LAKE ERIE DEVELOPMENTS
07 777 662 00	2141 FAIRVIEW	07/02/21	\$135,000	\$129,135	\$48,875	\$43,010	0.34	\$335	\$142,078	4302 - LAKE ERIE DEVELOPMENTS
07 867 077 00	2976 MONRONA	10/26/21	\$180,000	\$176,567	\$25,307	\$21,874	0.17	\$341	\$147,134	4302 - LAKE ERIE DEVELOPMENTS
07 776 505 00	3030 7TH	09/16/22	\$197,000	\$192,918	\$29,945	\$25,863	0.18	\$342	\$164,533	4302 - LAKE ERIE DEVELOPMENTS
07 755 005 00	3956 N DIXIE	08/30/21	\$134,000	\$128,363	\$37,529	\$31,892	0.23	\$347	\$162,463	4302 - LAKE ERIE DEVELOPMENTS
07 776 359 00	5TH	08/19/22	\$17,500	\$6,750	\$17,500	\$6,750	0.12	\$350	\$152,174	4302 - LAKE ERIE DEVELOPMENTS
07 755 120 00	3239 MEADOWCREST	05/28/21	\$198,000	\$193,014	\$31,554	\$26,568	0.17	\$350	\$187,821	4302 - LAKE ERIE DEVELOPMENTS
07 755 008 01	3856 N DIXIE	10/03/22	\$138,000	\$130,153	\$38,521	\$30,674	0.22	\$370	\$177,516	4302 - LAKE ERIE DEVELOPMENTS
07 776 471 00	3116 NAVARRE	06/25/21	\$80,000	\$74,660	\$23,092	\$17,752	0.11	\$384	\$204,354	4302 - LAKE ERIE DEVELOPMENTS
07 115 008 00	2199 SANDY CREEK	05/11/22	\$120,000	\$65,131	\$67,349	\$12,480	0.37	\$384	\$182,024	4302 - LAKE ERIE DEVELOPMENTS
07 776 245 00	3030 4TH	08/05/21	\$89,900	\$80,432	\$35,480	\$26,012	0.18	\$402	\$192,826	4302 - LAKE ERIE DEVELOPMENTS
07 816 207 00	3056 N DIXIE	08/06/21	\$147,500	\$138,780	\$32,217	\$23,497	0.20	\$404	\$157,926	4302 - LAKE ERIE DEVELOPMENTS
07 784 083 00	2380 FAIRVIEW	09/16/21	\$179,900	\$167,822	\$43,174	\$31,096	0.23	\$410	\$187,713	4302 - LAKE ERIE DEVELOPMENTS
07 777 284 00	2149 PLEASANTVIEW	03/31/23	\$187,500	\$175,090	\$43,506	\$31,096	0.23	\$413	\$189,157	4302 - LAKE ERIE DEVELOPMENTS
07 867 043 00	3025 MONRONA	07/30/21	\$93,500	\$77,034	\$54,550	\$38,084	0.34	\$423	\$158,576	4302 - LAKE ERIE DEVELOPMENTS
07 776 004 00	3041 HARBORVIEW	04/27/21	\$121,000	\$112,518	\$27,400	\$18,918	0.12	\$427	\$236,207	4302 - LAKE ERIE DEVELOPMENTS
07 777 255 00	2925 5TH	08/29/22	\$137,000	\$116,434	\$65,855	\$45,289	0.37	\$429	\$179,441	4302 - LAKE ERIE DEVELOPMENTS
07 776 523 00	3014 8TH	12/02/22	\$110,000	\$96,762	\$40,945	\$27,707	0.18	\$436	\$222,527	4302 - LAKE ERIE DEVELOPMENTS
07 777 282 00	2868 5TH	05/27/22	\$239,900	\$226,883	\$40,110	\$27,093	0.20	\$437	\$202,576	4302 - LAKE ERIE DEVELOPMENTS
07 755 085 00	3538 PEARL	08/05/21	\$160,000	\$142,451	\$54,045	\$36,496	0.25	\$437	\$217,923	4302 - LAKE ERIE DEVELOPMENTS
07 887 233 00	4391 IVES	11/05/21	\$233,000	\$215,109	\$52,199	\$34,308	0.24	\$449	\$218,406	4302 - LAKE ERIE DEVELOPMENTS
07 777 512 00	2975 1ST	12/13/21	\$210,000	\$192,668	\$48,428	\$31,096	0.23	\$459	\$210,557	4302 - LAKE ERIE DEVELOPMENTS
07 755 311 00	3405 BAYCREST	07/14/22	\$202,013	\$181,327	\$56,671	\$35,985	0.24	\$465	\$235,149	4302 - LAKE ERIE DEVELOPMENTS
07 776 359 00	5TH	12/21/22	\$24,000	\$16,346	\$24,000	\$16,346	0.12	\$480	\$208,696	4302 - LAKE ERIE DEVELOPMENTS
07 776 193 00	2050 BRONSON	04/18/22	\$155,000	\$140,113	\$38,612	\$23,725	0.17	\$480	\$232,602	4302 - LAKE ERIE DEVELOPMENTS
07 777 334 00	2822 4TH	08/27/21	\$219,000	\$205,209	\$35,709	\$21,918	0.15	\$481	\$236,483	4302 - LAKE ERIE DEVELOPMENTS
07 755 127 00	3301 MEADOWCREST	06/15/22	\$93,000	\$83,172	\$25,087	\$15,259	0.08	\$485	\$298,655	4302 - LAKE ERIE DEVELOPMENTS
07 784 047 00	2353 9TH	11/09/21	\$165,000	\$144,376	\$51,720	\$31,096	0.23	\$491	\$224,870	4302 - LAKE ERIE DEVELOPMENTS
07 777 401 00	2824 3RD	05/23/22	\$167,400	\$142,197	\$62,019	\$36,816	0.29	\$497	\$215,344	4302 - LAKE ERIE DEVELOPMENTS

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table
07 776 435 00	3283 6TH	04/21/22	\$111,000	\$98,641	\$30,219	\$17,860	0.12	\$499	\$262,774	4302 - LAKE ERIE DEVELOPMENTS
07 784 057 00	2440 9TH	05/04/21	\$144,500	\$122,004	\$53,592	\$31,096	0.23	\$508	\$233,009	4302 - LAKE ERIE DEVELOPMENTS
07 776 471 00	3116 NAVARRE	09/22/21	\$88,000	\$74,660	\$31,092	\$17,752	0.11	\$517	\$275,150	4302 - LAKE ERIE DEVELOPMENTS
07 777 519 00	2923 1ST	06/02/22	\$110,000	\$89,790	\$46,222	\$26,012	0.18	\$524	\$251,207	4302 - LAKE ERIE DEVELOPMENTS
07 755 070 00	3915 PARKVIEW	02/01/23	\$230,000	\$213,369	\$37,671	\$21,040	0.14	\$528	\$274,971	4302 - LAKE ERIE DEVELOPMENTS
07 776 614 00	2403 EDGEWATER	06/18/21	\$160,000	\$136,586	\$53,009	\$29,595	0.24	\$528	\$224,614	4302 - LAKE ERIE DEVELOPMENTS
07 777 458 00	2833 2ND	11/30/21	\$167,000	\$146,364	\$46,630	\$25,994	0.18	\$529	\$254,809	4302 - LAKE ERIE DEVELOPMENTS
07 784 007 00	2440 N DIXIE	10/06/22	\$175,000	\$145,689	\$63,375	\$34,064	0.28	\$549	\$230,455	4302 - LAKE ERIE DEVELOPMENTS
07 765 079 01	4982 SYCAMORE	04/18/22	\$300,000	\$279,867	\$43,253	\$23,120	0.15	\$552	\$298,297	4302 - LAKE ERIE DEVELOPMENTS
07 755 289 00	3250 LAKEVIEW	08/26/22	\$110,000	\$94,737	\$31,237	\$15,974	0.09	\$577	\$339,533	4302 - LAKE ERIE DEVELOPMENTS
07 755 054 00	3650 FERNWOOD	04/22/21	\$139,900	\$117,073	\$45,882	\$23,055	0.19	\$587	\$240,220	4302 - LAKE ERIE DEVELOPMENTS
07 755 001 00	3242 PEARL	03/22/23	\$169,000	\$137,608	\$62,086	\$30,694	0.20	\$597	\$310,430	4302 - LAKE ERIE DEVELOPMENTS
07 816 099 00	3164 S GROVE	05/04/22	\$205,000	\$168,657	\$71,407	\$35,064	0.28	\$601	\$252,322	4302 - LAKE ERIE DEVELOPMENTS
07 071 008 10	1675 DUROCHER	05/10/21	\$160,000	\$124,258	\$68,355	\$32,613	0.25	\$618	\$270,178	4302 - LAKE ERIE DEVELOPMENTS
07 816 132 00	3197 S GROVE	03/14/23	\$205,000	\$172,163	\$62,596	\$29,759	0.24	\$621	\$265,237	4302 - LAKE ERIE DEVELOPMENTS
07 755 059 00	3805 PARKEVIEW	12/06/22	\$240,000	\$199,682	\$76,129	\$35,811	0.31	\$627	\$245,577	4302 - LAKE ERIE DEVELOPMENTS
07 776 773 00	3045 10TH	04/30/21	\$120,000	\$95,098	\$46,933	\$22,031	0.15	\$628	\$314,987	4302 - LAKE ERIE DEVELOPMENTS
07 777 677 00	2263 FAIRVIEW	07/15/21	\$213,900	\$187,408	\$49,857	\$23,365	0.20	\$629	\$253,081	4302 - LAKE ERIE DEVELOPMENTS
07 755 254 00	3620 LAKEVIEW	09/26/22	\$152,000	\$119,970	\$59,843	\$27,813	0.18	\$635	\$325,234	4302 - LAKE ERIE DEVELOPMENTS
07 776 252 00	3039 4TH	09/23/22	\$114,000	\$83,619	\$56,393	\$26,012	0.18	\$640	\$306,484	4302 - LAKE ERIE DEVELOPMENTS
07 777 330 00	2800 4TH	12/15/21	\$245,000	\$205,470	\$72,287	\$32,757	0.25	\$651	\$290,309	4302 - LAKE ERIE DEVELOPMENTS
07 755 379 00	3222 BAYCREST	05/27/22	\$150,000	\$117,669	\$58,348	\$26,017	0.16	\$662	\$362,410	4302 - LAKE ERIE DEVELOPMENTS
07 815 037 00	3289 GRANDVIEW	01/04/22	\$275,000	\$243,785	\$55,846	\$24,631	0.19	\$669	\$298,642	4302 - LAKE ERIE DEVELOPMENTS
07 777 185 00	2357 GRAND	09/09/22	\$180,000	\$138,070	\$74,910	\$32,980	0.25	\$670	\$305,755	4302 - LAKE ERIE DEVELOPMENTS
07 776 664 00	3015 9TH	11/24/21	\$78,500	\$58,389	\$33,537	\$13,426	0.08	\$737	\$419,213	4302 - LAKE ERIE DEVELOPMENTS
07 815 095 00	3198 S GROVE	03/15/23	\$170,000	\$138,826	\$50,608	\$19,434	0.14	\$768	\$372,118	4302 - LAKE ERIE DEVELOPMENTS
07 887 240 00	4435 IVES	11/12/21	\$194,000	\$147,895	\$73,918	\$27,813	0.18	\$784	\$401,728	4302 - LAKE ERIE DEVELOPMENTS
07 755 056 00	3656 FERNWOOD	02/10/23	\$238,000	\$189,369	\$77,698	\$29,067	0.26	\$789	\$302,327	4302 - LAKE ERIE DEVELOPMENTS
07 755 225 00	3413 LAKEVIEW	08/25/21	\$115,000	\$87,932	\$43,042	\$15,974	0.09	\$795	\$467,848	4302 - LAKE ERIE DEVELOPMENTS
07 755 412 00	3533 FERNWOOD	03/21/23	\$200,000	\$141,143	\$91,541	\$32,684	0.21	\$826	\$427,762	4302 - LAKE ERIE DEVELOPMENTS
07 776 369 00	2181 EDGEWATER	10/18/22	\$145,600	\$106,187	\$60,077	\$20,664	0.14	\$858	\$435,341	4302 - LAKE ERIE DEVELOPMENTS
07 755 230 00	3483 LAKEVIEW	04/07/21	\$215,000	\$136,256	\$117,214	\$38,470	0.28	\$899	\$426,233	4302 - LAKE ERIE DEVELOPMENTS
07 776 560 00	3054 LAKEVIEW	04/19/21	\$158,000	\$115,923	\$59,937	\$17,860	0.12	\$990	\$521,191	4302 - LAKE ERIE DEVELOPMENTS
07 776 818 00	3240 11TH	07/22/22	\$178,000	\$101,238	\$107,858	\$31,096	0.23	\$1,023	\$468,948	4302 - LAKE ERIE DEVELOPMENTS
07 776 268 00	3209 4TH	08/01/22	\$172,000	\$119,864	\$73,240	\$21,104	0.14	\$1,024	\$519,433	4302 - LAKE ERIE DEVELOPMENTS
07 777 364 00	2971 3RD	11/29/21	\$118,200	\$79,249	\$53,891	\$14,940	0.09	\$1,064	\$585,772	4302 - LAKE ERIE DEVELOPMENTS
07 776 582 00	3013 LAKEVIEW	09/09/22	\$128,000	\$79,383	\$66,477	\$17,860	0.12	\$1,098	\$578,061	4302 - LAKE ERIE DEVELOPMENTS
07 755 225 00	3413 LAKEVIEW	05/27/22	\$132,000	\$87,932	\$60,042	\$15,974	0.09	\$1,109	\$652,630	4302 - LAKE ERIE DEVELOPMENTS
07 815 021 00	3035 LAKESHORE	07/28/21	\$239,900	\$185,833	\$72,421	\$18,354	0.13	\$1,164	\$561,403	4302 - LAKE ERIE DEVELOPMENTS
07 755 061 00	3811 PARKEVIEW	09/19/22	\$125,000	\$80,790	\$58,842	\$14,632	0.08	\$1,186	\$717,585	4302 - LAKE ERIE DEVELOPMENTS
07 815 021 00	3035 LAKESHORE	01/31/22	\$250,000	\$185,833	\$82,521	\$18,354	0.13	\$1,326	\$639,698	4302 - LAKE ERIE DEVELOPMENTS
07 887 177 00	4334 DIXON	02/17/23	\$190,000	\$117,718	\$89,225	\$16,943	0.10	\$1,553	\$866,262	4302 - LAKE ERIE DEVELOPMENTS
07 944 098 00	503 W HURD	11/23/21	\$265,000	\$298,996	\$8,606	\$42,602	0.31	\$93	\$27,761	4450 - SUNSET MEADOWS
07 942 023 00	2810 W COUNTRY	09/03/21	\$314,000	\$336,590	\$16,587	\$39,177	0.31	\$195	\$53,163	4450 - SUNSET MEADOWS
07 942 022 00	2824 W COUNTRY	03/14/23	\$312,000	\$305,932	\$45,245	\$39,177	0.31	\$531	\$145,016	4450 - SUNSET MEADOWS
07 943 053 00	2948 E COUNTRY	10/20/21	\$325,000	\$318,880	\$40,252	\$34,132	0.23	\$542	\$176,544	4450 - SUNSET MEADOWS
07 942 031 00	436 COUNTRY	06/22/22	\$316,000	\$307,286	\$48,153	\$39,439	0.32	\$562	\$152,383	4450 - SUNSET MEADOWS
07 943 064 00	2931 W COUNTRY	08/30/21	\$352,221	\$340,731	\$51,647	\$40,157	0.30	\$592	\$173,896	4450 - SUNSET MEADOWS
07 942 010 00	2813 W COUNTRY	10/25/21	\$435,000	\$499,008	\$51,988	\$115,996	1.76	\$621	\$29,505	4450 - SUNSET MEADOWS
07 942 022 00	2824 W COUNTRY	07/30/21	\$325,000	\$310,714	\$53,463	\$39,177	0.31	\$628	\$171,356	4450 - SUNSET MEADOWS
07 943 048 00	2908 E COUNTRY	05/27/22	\$361,000	\$342,951	\$55,709	\$37,660	0.29	\$680	\$195,470	4450 - SUNSET MEADOWS
07 885 013 00	2144 COUNTRY CLUB	02/15/23	\$53,000	\$81,366	\$53,000	\$81,366	0.63	\$345	\$42,776	4460 - PARK PLACE
07 774 030 00	387 PEBBLE BEACH	04/14/22	\$443,000	\$501,114	\$8,289	\$66,403	0.59	\$72	\$13,955	4550 - CYPRESS POINTE

\$504

\$504

\$504

2024 Frenchtown Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Land Table		
07 774 050 00	412 GOLFVIEW	05/16/22	\$419,900	\$458,906	\$27,803	\$66,809	0.72	\$239	\$38,402	4550 - CYPRESS POINTE	\$156	
07 768 029 00	517 ROSE CREST	05/18/21	\$25,000	\$45,148	\$25,000	\$45,148	0.22	\$291	\$115,207	4671 - CENTRAL PARK CONDO	\$333	
07 768 001 00	111 CENTRAL PARK	05/18/21	\$29,500	\$33,415	\$29,500	\$33,415	0.27	\$375	\$108,456	4671 - CENTRAL PARK CONDO		
07 990 056 00	2172 TETON	02/21/23	\$299,900	\$247,190	\$82,610	\$29,900	0.18	\$504	\$461,508	4791 - ARBOR CRK,FRST GLEN,WDL D FM	\$504	
07 079 017 00	2374 N TELEGRAPH	01/13/23	\$270,000	\$568,337	\$132,471	\$430,808	1.00	#DIV/0!	\$132,471	9P201 COMMERCIAL PRIME TELEGRAPH	132471 per Acre	
07 010 003 10	7205 WAR	11/15/21	\$185,000	\$162,060	\$68,168	\$45,228	1.08	\$301	\$63,177	AIRPORT W NO S		
07 010 025 00	7502 WAR	04/27/21	\$160,000	\$166,770	\$51,400	\$58,170	11.77	#DIV/0!	\$4,367	AIRPORT W NO S		
07 010 027 22	WAR	10/25/22	\$64,900	\$33,280	\$64,900	\$33,280	1.93	#DIV/0!	\$33,627	AIRPORT W NO S		
07 010 002 70	1900 POST	10/14/21	\$381,000	\$355,893	\$75,110	\$50,003	5.26	#DIV/0!	\$14,285	AIRPORT W NO S		
07 009 058 00	7233 N STONY CREEK	06/08/21	\$195,000	\$142,125	\$79,335	\$26,460	1.17	#DIV/0!	\$67,808	AIRPORT W NO S		
07 010 022 65	MENTEL	07/08/21	\$80,000	\$51,850	\$80,000	\$51,850	6.02	#DIV/0!	\$13,289	AIRPORT W NO S		
07 009 039 00	7118 N STONY CREEK	08/31/22	\$206,000	\$145,307	\$86,343	\$25,650	1.23	#DIV/0!	\$70,198	AIRPORT W NO S		
07 010 027 30	7696 WAR	06/06/22	\$470,000	\$352,720	\$172,030	\$54,750	7.26	#DIV/0!	\$23,696	AIRPORT W NO S		
07 010 020 10	1520 BUHL	08/31/21	\$545,000	\$415,790	\$230,740	\$101,530	20.71	#DIV/0!	\$11,141	AIRPORT W NO S	\$33,510	
07 476 024 00	3087 N DIXIE	09/06/22	\$265,000	\$180,011	\$121,432	\$36,443	0.45	#DIV/0!	\$269,849	COMM.DIXIE	269849	
07 030 511 00	BREST	05/16/22	\$27,000	\$30,016	\$27,000	\$30,016	1.31	#DIV/0!	\$20,611	JEFFERSON NO W OR S		
07 015 001 10	6590 N STONY CREEK	01/20/23	\$216,500	\$224,388	\$76,112	\$84,000	12.77	#DIV/0!	\$5,960	JEFFERSON NO W OR S		
07 532 038 30	6031 LEROUX	10/13/21	\$315,000	\$225,595	\$144,128	\$54,723	5.05	#DIV/0!	\$28,540	JEFFERSON NO W OR S		
07 030 512 00	4444 BREST	06/09/22	\$244,000	\$123,568	\$151,344	\$30,912	1.46	#DIV/0!	\$103,660	JEFFERSON NO W OR S		
07 015 029 20	S STONY CREEK	01/31/23	\$350,000	\$14,560	\$350,000	\$14,560	0.52	#DIV/0!	\$673,077	JEFFERSON NO W OR S	\$166,370	
Totals:			\$78,745,859	\$71,285,852	\$22,746,763	\$15,615,956	520.28					
							Average per FF=>	1,290.61	Average per SqFt=>			

2024 Frenchtown Township Land Analysis - Waterfront Property

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front
07 030 505 30	4116 BREST	03/11/22	\$779,000	\$93,278	\$230,607	115.3	260.0	0.71	0.71	\$809	106.00
07 776 136 00	EDGEWATER	12/17/21	\$58,000	\$58,000	\$155,701	77.9	291.5	0.40	0.40	\$745	60.40
07 814 011 00	2940 LAKESHORE	03/31/22	\$425,000	\$239,557	\$103,695	51.8	250.0	0.23	0.23	\$4,620	40.00
07 814 015 00	3030 LAKESHORE	10/07/22	\$300,000	\$134,314	\$147,946	74.0	266.0	0.37	0.37	\$1,816	60.00
07 935 018 00	3880 LAKESHORE	02/24/23	\$175,000	\$44,006	\$86,240	43.1	121.0	0.14	0.14	\$1,021	50.00
07 935 036 00	3732 LAKESHORE	09/29/21	\$300,100	\$75,806	\$85,883	42.9	120.0	0.14	0.14	\$1,765	50.00
07 935 089 00	3571 LAKESHORE	06/17/22	\$505,000	\$299,155	\$189,094	94.5	179.4	0.28	0.39	\$3,164	121.46
07 935 106 00	3773 NELSON	03/31/22	\$549,900	\$178,216	\$91,430	45.7	136.0	0.16	0.16	\$3,898	50.00
07 935 109 00	3843 NELSON	06/10/21	\$243,000	\$122,920	\$108,875	54.4	199.2	0.20	0.20	\$2,258	59.00
07 935 113 00	3869 NELSON	09/28/22	\$45,000	\$34,354	\$83,302	41.7	161.3	0.15	0.15	\$825	40.00
07 935 122 00	3969 NELSON	08/16/22	\$566,000	\$275,584	\$180,963	90.5	181.5	0.30	0.44	\$3,046	82.00
Totals:			\$3,946,000	\$1,555,190	\$1,463,736	731.9		3.07	3.33		
						Average					
						per FF=>	\$2,125	Average			
							per Net Acre=>	505,917.37			