

2026 LAND VALUE STUDIES

Colfax Township

COLFAX TOWNSHIP AG PROPERTIES LAND STUDY

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	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	
16-010-011-02	THOMAS ROAD	02/04/25	\$364,000	\$364,000	\$0	0.00	\$357,517	\$364,000	\$348,317	0.0	39.14	39.14	#DIV/0!	\$9,300	\$0.21	
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$840,000	\$840,000	38.44	\$792,068	\$840,000	\$761,972	0.0	77.50	77.50	#DIV/0!	\$10,839	\$0.25	
16-029-012-00	CAMPBELL & LACKIE ROAD	08/29/24	\$965,000	\$965,000	\$335,700	34.79	\$746,864	\$965,000	\$719,264	0.0	80.00	80.00	#DIV/0!	\$12,063	\$0.28	
06-008-007-02	308 PINNENBORG ROAD NORTH	02/11/25	\$575,800	\$575,800	\$0	0.00	\$495,900	\$575,800	\$477,900	0.0	57.58	57.58	#DIV/0!	\$10,000	\$0.23	
06-026-001-02	1277 SOPER ROAD	12/06/24	\$540,000	\$540,000	\$0	0.00	\$388,255	\$540,000	\$372,255	0.0	42.77	42.77	#DIV/0!	\$12,626	\$0.29	
06-023-068-01	BARRIE & SOPER ROAD	09/17/24	\$534,170	\$534,170	\$0	0.00	\$281,785	\$534,170	\$265,785	0.0	41.09	41.09	#DIV/0!	\$13,000	\$0.30	
Totals:			\$3,778,970	\$3,818,970	\$658,600	17.25	\$3,062,389	\$3,818,970	\$2,945,493	0.0	338.08	338.08	Average per Net Acre=>	11,296.05	Average per SqFt=>	\$0.26
						18.94			Average per FF=>							

Colfax Ag Properties

#1	1.00	\$11,300
#2	0.95	\$10,735
#3	0.90	\$10,170
#4	0.85	\$9,605
#5	0.80	\$9,040
#6	0.75	\$8,475
#7	0.70	\$7,910
#8	0.65	\$7,345
Good Woods	0.05	\$9,605
Average Woods	0.80	\$9,040
Low Woods	0.30	\$3,390
Swamp	0.18	\$2,000
County Drain	0.00	\$0
Road ROW	0.00	\$0
Unrillable	0.30	\$3,390
Pond/Lake	0.95	\$10,735

Sales Removed

06-005-012-00	PINNENBORG & RICHARDSON RD	04/23/24	\$0	\$0	\$310,900	#DIV/0!	\$624,660	\$0	\$596,660	0.0	77.00	77.00	#DIV/0!	\$0	\$0.00
06-005-013-00	RICHARDSON ROAD	04/23/24	\$0	\$0	\$338,100	#DIV/0!	\$625,060	\$0	\$596,660	0.0	77.00	78.00	#DIV/0!	\$0	\$0.00
06-008-003-00	RICHARDSON ROAD	04/23/24	\$0	\$0	\$147,000	#DIV/0!	\$611,860	\$0	\$596,660	0.0	77.00	39.31	#DIV/0!	\$0	\$0.00
06-008-022-00	LACKIE ROAD NORTH	04/23/24	\$0	\$0	\$436,600	#DIV/0!	\$628,660	\$0	\$596,660	0.0	77.00	118.72	#DIV/0!	\$0	\$0.00
06-028-043-00	1710 LEFTWICH ROAD	01/31/24	\$1	\$1	\$46,300	4630000.00	\$109,650	\$1	\$109,650	0.0	18.10	18.10	#DIV/0!	\$0	\$0.00
06-026-001-03	1277 SOPER ROAD	12/06/24	\$64,750	\$64,750	\$0	0.00	\$92,887	\$64,750	\$55,680	0.0	18.54	18.54	#DIV/0!	\$3,492	\$0.08
06-002-017-10	1250 RICHARDSON ROAD	05/31/23	\$220,000	\$220,000	\$0	0.00	\$243,320	\$112,830	\$136,150	0.0	32.29	32.29	#DIV/0!	\$3,494	\$0.08
06-002-023-00	BARRIE ROAD NORTH	10/12/23	\$176,977	\$176,977	\$122,600	69.27	\$304,373	\$176,977	\$293,160	0.0	38.00	38.00	#DIV/0!	\$4,657	\$0.11
06-026-001-04	1277 SOPER ROAD	12/06/24	\$435,000	\$435,000	\$0	0.00	\$270,952	\$435,000	\$233,745	0.0	60.23	60.23	#DIV/0!	\$7,222	\$0.17

COLFAX M-142 COMMERCIAL LAND STUDY

Frontage A & B

Parcel Number	Street Address	Sale Date	Sale Price	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		
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95		
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$17,900	13.93	\$35,818	\$121,500	\$35,818	102.3	132.0	0.36	0.36	\$1,187	\$333,791	\$7.66		
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$159,600	49.88	\$319,228	\$79,052	\$78,280	103.0	280.5	0.66	0.66	\$767	\$119,234	\$2.74		
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$66,800	44.53	\$133,586	\$95,074	\$78,660	103.5	396.0	0.94	0.94	\$919	\$101,035	\$2.32		
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$61,400	45.48	\$122,759	\$21,041	\$8,800	22.0	0.0	0.00	0.00	\$956	#DIV/0!	#DIV/0!		
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$72,600	36.30	\$162,719	\$143,611	\$106,330	343.0	250.0	1.97	1.97	\$419	\$72,936	\$1.67		
06-013-013-50	751 VAN DYKE ROAD NORTH	03/10/25	\$170,000	\$92,900	54.65	\$186,907	\$26,640	\$43,547	42.7	150.0	0.13	0.13	\$624	\$203,359	\$4.67		
Totals:			\$1,378,500	\$570,800		\$1,221,332	\$553,941	\$403,773	847.4		4.86	4.86					
					Sale. Ratio =>	41.41						Average		Average			
					Std. Dev. =>	13.36						per FF=>	\$654	Average		Average	
												per Net Acre=>	114,073.52	per SqFt=>	\$2.62		

Acreage Table A

Parcel Number	Street Address	Sale Date	Sale Price	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
16-025-001-80		06/14/23	\$53,900	\$16,000	29.68	\$45,354	\$53,900	\$45,354	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$36,000	42.35	\$75,127	\$44,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$12,243	\$0.28
16-019-013-20		02/23/24	\$181,000	\$38,700	21.38	\$100,282	\$150,718	\$70,000	0.0	0.0	10.00	10.00	#DIV/0!	\$15,072	\$0.35
16-022-002-00	1704 W FILION ROAD	10/08/24	\$491,825	\$217,600	44.24	\$297,679	\$340,342	\$146,196	0.0	0.0	17.50	36.73	#DIV/0!	\$19,448	\$0.45
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$111,400	37.13	\$260,764	\$70,016	\$30,780	0.0	0.0	3.24	3.24	#DIV/0!	\$21,610	\$0.50
Totals:			\$1,111,725	\$419,700		\$779,206	\$659,049	\$326,530	0.0		38.75	57.98			
1 acre = \$17,000					Sale. Ratio =>	37.75	Average						Average		
2 acres = \$34,000					Std. Dev. =>	9.46	per FF=>					#DIV/0!	Average		
1.5 acres = \$25,500							per Net Acre=>					17,007.72	per SqFt=>	\$0.39	

Parcel Number	Street Address	Sale Date	Sale Price	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
16-034-004-50	2306 N MC MILLAN ROAD	09/03/24	\$125,000	\$67,400	53.92	\$130,727	\$24,173	\$29,900	0.0	0.0	2.20	2.20	#DIV/0!	\$10,988	\$0.25
16-022-017-30		10/06/23	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14
16-018-006-60	3298 FILION ROAD WEST	10/24/23	\$110,000	\$0	0.00	\$105,039	\$29,756	\$24,795	0.0	0.0	2.61	2.61	#DIV/0!	\$11,401	\$0.26
16-027-008-50	2660 MC MILLAN ROAD	02/18/25	\$29,900	\$13,400	44.82	\$30,685	\$29,900	\$30,685	0.0	0.0	3.23	3.23	#DIV/0!	\$9,257	\$0.21
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$36,000	42.35	\$75,127	\$43,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$11,965	\$0.27
Totals:			\$399,900	\$140,000		\$397,870	\$158,110	\$157,080	0.0		16.64	16.64			
2.5 acres = \$23,750					Sale. Ratio =>	35.01	Average						Average		
4 acres = \$38,000					Std. Dev. =>	21.40	per FF=>					#DIV/0!	Average		
3 acres = \$28,500							per Net Acre=>					9,501.80	per SqFt=>	\$0.22	

Parcel Number	Street Address	Sale Date	Sale Price	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
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$0	0.00	\$218,608	\$161,640	\$205,608	0.0	0.0	24.20	24.20	#DIV/0!	\$6,679	\$0.15
16-022-017-30		10/06/23	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14
06-008-010-61	PIGEON	12/27/24	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.30	#DIV/0!	\$6,800	\$0.16
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$76,700	45.38	\$179,636	\$10,104	\$20,740	0.0	0.0	1.22	1.22	#DIV/0!	\$8,282	\$0.19
06-032-002-50	2170 VAN DYKE ROAD SOUTH	06/27/24	\$140,000	\$71,000	50.71	\$148,064	\$8,936	\$17,000	0.0	0.0	1.00	1.00	#DIV/0!	\$8,936	\$0.21
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
16-025-001-80		06/14/23	\$53,900	\$16,000	29.68	\$45,354	\$53,900	\$45,354	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
Totals:			\$740,540	\$275,800		\$866,950	\$301,103	\$414,513	161.4		40.15	39.95			
5 acres = \$37,500			Sale. Ratio =>		37.24	Average		Average		Average		Average			
			Std. Dev. =>		21.99	per FF=>		\$1,866		per Net Acre=>		7,498.70		per SqFt=>	
														\$0.17	

Parcel Number	Street Address	Sale Date	Sale Price	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
06-008-010-60	PIGEON ROAD	12/27/24	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.50	#DIV/0!	\$6,800	\$0.16
16-016-015-10	MC MILLAN & FILION ROAD	07/10/23	\$33,390	\$0	0.00	\$51,564	\$33,390	\$51,564	0.0	0.0	15.22	15.22	#DIV/0!	\$2,194	\$0.05
06-003-020-00	1551 THOMAS ROAD NORTH	07/09/24	\$225,000	\$75,900	33.73	\$192,604	\$74,396	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,440	\$0.17
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$129,300	42.53	\$317,365	\$91,635	\$105,000	0.0	0.0	15.00	15.00	#DIV/0!	\$6,109	\$0.14
06-025-010-00	BAD AXE ROAD SOUTH	07/10/24	\$140,000	\$40,700	29.07	\$84,000	\$140,000	\$84,000	0.0	0.0	42.00	42.00	#DIV/0!	\$3,333	\$0.08
Totals:			\$719,390	\$257,800		\$669,283	\$356,421	\$306,314	0.0		84.72	84.72			
7 acres = \$29,400			Sale. Ratio =>		35.84	Average		Average		Average		Average			
15 acres = \$63,000			Std. Dev. =>		25.22	per FF=>		#DIV/0!		per Net Acre=>		4,207.05		per SqFt=>	
10 acres = \$42,000														\$0.10	
20 acres = \$84,000															

Rate Table

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16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$322,900	38.44	\$792,068	\$840,000	\$761,972	0.0	0.0	77.50	77.50	#DIV/0!	\$10,839	\$0.25
16-029-012-00	CAMPBELL & LACKIE ROAD	08/29/24	\$965,000	\$335,700	34.79	\$746,864	\$965,000	\$719,264	0.0	0.0	80.00	80.00	#DIV/0!	\$12,063	\$0.28
06-008-007-02	308 PINNEBOG ROAD NORTH	02/11/25	\$575,800	\$0	0.00	\$495,900	\$575,800	\$477,900	0.0	0.0	57.58	57.58	#DIV/0!	\$10,000	\$0.23
06-026-001-02	1277 SOPER ROAD	12/06/24	\$540,000	\$0	0.00	\$388,255	\$540,000	\$372,255	0.0	0.0	42.77	42.77	#DIV/0!	\$12,626	\$0.29
06-023-068-01	BARRIE & SOPER ROAD	09/17/24	\$534,170	\$0	0.00	\$281,785	\$534,170	\$265,785	0.0	0.0	41.09	41.09	#DIV/0!	\$13,000	\$0.30
Totals:			\$3,778,970	\$658,600		\$3,062,389	\$3,818,970	\$2,945,493	0.0		338.08	338.08			
\$11,300/Acre			Sale. Ratio =>		17.25	Average		Average		Average		Average			
			Std. Dev. =>		18.94	per FF=>		#DIV/0!		per Net Acre=>		11,296.05		per SqFt=>	
														\$0.26	

Colfax Aq Properties

#1	1.00	\$11,300
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#8	0.65	\$7,345
Good Woods	0.05	\$9,605
Average Woods	0.80	\$9,040
Low Woods	0.30	\$3,390
Swamp	0.18	\$2,000
County Drain	0.00	\$0

Road ROW	0.00	\$0
Untillable	0.30	\$3,390
Pond-Lake	0.95	\$10,735

Sales Removed

06-005-012-00	PINNEBOG & RICHARDSON RD	04/23/24	\$0	\$310,900	#DIV/0!	\$624,660	\$0	\$596,660	0.0	0.0	77.00	77.00	#DIV/0!	\$0	\$0.00
06-005-013-00	RICHARDSON ROAD	04/23/24	\$0	\$338,100	#DIV/0!	\$625,060	\$0	\$596,660	0.0	0.0	77.00	78.00	#DIV/0!	\$0	\$0.00
06-008-003-00	RICHARDSON ROAD	04/23/24	\$0	\$147,000	#DIV/0!	\$611,860	\$0	\$596,660	0.0	0.0	77.00	39.31	#DIV/0!	\$0	\$0.00
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06-026-001-03	1277 SOPER ROAD	12/06/24	\$64,750	\$0	0.00	\$92,887	\$64,750	\$55,680	0.0	0.0	18.54	18.54	#DIV/0!	\$3,492	\$0.08
06-002-017-10	1250 RICHARDSON ROAD	05/31/23	\$220,000	\$0	0.00	\$243,320	\$112,830	\$136,150	0.0	0.0	32.29	32.29	#DIV/0!	\$3,494	\$0.08
06-002-023-00	BARRIE ROAD NORTH	10/12/23	\$176,977	\$122,600	69.27	\$304,373	\$176,977	\$293,160	0.0	0.0	38.00	38.00	#DIV/0!	\$4,657	\$0.11
06-026-001-04	1277 SOPER ROAD	12/06/24	\$435,000	\$0	0.00	\$270,952	\$435,000	\$233,745	0.0	0.0	60.23	60.23	#DIV/0!	\$7,222	\$0.17

COLFAX M-53 SOUTH COMMERCIAL LAND STUDY

Frontage A & B

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Acreage Table A

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16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$36,000	42.35	\$75,127	\$44,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$12,243	\$0.28	
16-019-013-20		02/23/24	\$181,000	\$38,700	21.38	\$100,282	\$150,718	\$70,000	0.0	0.0	10.00	10.00	#DIV/0!	\$15,072	\$0.35	
16-022-002-00	1704 W FILION ROAD	10/08/24	\$491,825	\$217,600	44.24	\$297,679	\$340,342	\$146,196	0.0	0.0	17.50	36.73	#DIV/0!	\$19,448	\$0.45	
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$111,400	37.13	\$260,764	\$70,016	\$30,780	0.0	0.0	3.24	3.24	#DIV/0!	\$21,610	\$0.50	
Totals:			\$1,111,725	\$419,700		\$779,206	\$659,049	\$326,530	0.0		38.75	57.98				
1 acre = \$17,000			Sale. Ratio =>		37.75	Average		Average		Average		Average				
1.5 acres = \$25,500			Std. Dev. =>		9.46	per FF=>		#DIV/0!		per Net Acre=>		17,007.72		per SqFt=>		\$0.39

Parcel Number	Street Address	Sale Date	Sale Price	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	
16-034-004-50	2306 N MC MILLAN ROAD	09/03/24	\$125,000	\$67,400	53.92	\$130,727	\$24,173	\$29,900	0.0	0.0	2.20	2.20	#DIV/0!	\$10,988	\$0.25	
16-022-017-30		10/06/23	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14	
16-018-006-60	3298 FILION ROAD WEST	10/24/23	\$110,000	\$0	0.00	\$105,039	\$29,756	\$24,795	0.0	0.0	2.61	2.61	#DIV/0!	\$11,401	\$0.26	
16-027-008-50	2660 MC MILLAN ROAD	02/18/25	\$29,900	\$13,400	44.82	\$30,685	\$29,900	\$30,685	0.0	0.0	3.23	3.23	#DIV/0!	\$9,257	\$0.21	
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$36,000	42.35	\$75,127	\$43,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$11,965	\$0.27	
Totals:			\$399,900	\$140,000		\$397,870	\$158,110	\$157,080	0.0		16.64	16.64				
2.5 acres = \$23,750			Sale. Ratio =>		35.01	Average		Average		Average		Average				
3 acres = \$28,500			Std. Dev. =>		21.40	per FF=>		#DIV/0!		per Net Acre=>		9,501.80		per SqFt=>		\$0.22

Parcel Number	Street Address	Sale Date	Sale Price	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
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$0	0.00	\$218,608	\$161,640	\$205,608	0.0	0.0	24.20	24.20	#DIV/0!	\$6,679	\$0.15
16-022-017-30		10/06/23	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14
06-008-010-61	PIGEON	12/27/24	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.30	#DIV/0!	\$6,800	\$0.16
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$76,700	45.38	\$179,636	\$10,104	\$20,740	0.0	0.0	1.22	1.22	#DIV/0!	\$8,282	\$0.19
06-032-002-50	2170 VAN DYKE ROAD SOUTH	06/27/24	\$140,000	\$71,000	50.71	\$148,064	\$8,936	\$17,000	0.0	0.0	1.00	1.00	#DIV/0!	\$8,936	\$0.21
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
16-025-001-80		06/14/23	\$53,900	\$16,000	29.68	\$45,354	\$53,900	\$45,354	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
Totals:			\$740,540	\$275,800		\$866,950	\$301,103	\$414,513	161.4		40.15	39.95			
			Sale. Ratio =>		37.24	Average		Average		Average		Average			
5 acres = \$37,500			Std. Dev. =>		21.99	per FF=>		\$1,866	per Net Acre=>		7,498.70	per SqFt=>		\$0.17	

Parcel Number	Street Address	Sale Date	Sale Price	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		
06-008-010-60	PIGEON ROAD	12/27/24	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.50	#DIV/0!	\$6,800	\$0.16		
16-016-015-10	MC MILLAN & FILION ROAD	07/10/23	\$33,390	\$0	0.00	\$51,564	\$33,390	\$51,564	0.0	0.0	15.22	15.22	#DIV/0!	\$2,194	\$0.05		
06-003-020-00	1551 THOMAS ROAD NORTH	07/09/24	\$225,000	\$75,900	33.73	\$192,604	\$74,396	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,440	\$0.17		
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$129,300	42.53	\$317,365	\$91,635	\$105,000	0.0	0.0	15.00	15.00	#DIV/0!	\$6,109	\$0.14		
06-025-010-00	BAD AXE ROAD SOUTH	07/10/24	\$140,000	\$40,700	29.07	\$84,000	\$140,000	\$84,000	0.0	0.0	42.00	42.00	#DIV/0!	\$3,333	\$0.08		
Totals:			\$719,390	\$257,800		\$669,283	\$356,421	\$306,314	0.0		84.72	84.72					
7 acres = \$29,400			15 acres = \$63,000		25 acres = \$105,000		Sale. Ratio =>		35.84		Average		Average		Average		
10 acres = \$42,000			20 acres = \$84,000		Std. Dev. =>		25.22		Average		per FF=>		#DIV/0!	Average		per Net Acre=>	
													4,207.05	Average		per SqFt=>	
																\$0.10	

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	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
06-003-020-00	1551 THOMAS ROAD NORTH	07/09/24	\$225,000	\$75,900	33.73	\$192,604	\$74,396	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,440	\$0.17
Totals:			\$225,000	\$75,900		\$192,604	\$74,396	\$42,000	0.0		10.00	10.00			
			Sale. Ratio =>		33.73	Average		Average		Average		Average			
\$7440/Trailer Site			Std. Dev. =>		#DIV/0!	per FF=>		#DIV/0!	per Net Acre=>		7,439.60	per SqFt=>		\$0.17	

Parcel Number	Street Address	Sale Date	Sale Price	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		
06-008-017-00	2762 PIGEON ROAD	10/18/24	\$275,000	\$322,800	117.38	\$504,842	\$9,030	\$307,872	496.6	602.0	4.42	4.42	\$18	\$2,042	\$0.05		
04-473-454-06	NORTH SIDE CB ROAD	09/25/24	\$7,500	\$4,000	53.33	\$8,900	\$7,500	\$8,900	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!		
04-524-480-20	5719 KILKENNY DRIVE	04/22/25	\$7,800	\$5,600	71.79	\$11,250	\$7,800	\$11,250	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!		
06-013-013-50	751 VAN DYKE ROAD NORTH	03/10/25	\$170,000	\$92,900	54.65	\$186,907	\$7,640	\$43,547	42.7	150.0	0.13	0.13	\$179	\$58,321	\$1.34		
Totals:			\$460,300	\$425,300		\$711,899	\$31,970	\$371,569	539.3		4.55	4.55					
			Sale. Ratio =>		92.40	Average		Average		Average		Average					
\$8,000/Condo Site			Std. Dev. =>		29.93	Per Condo Site	\$7,993	per FF=>		\$59	per Net Acre=>		7,021.74	Average		per SqFt=>	
																\$0.16	

COLFAX NORTHGATE COMMERCIAL LAND STUDY

Frontage B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$143,611	\$106,330	343.0	250.0	1.97	1.97	\$419	\$72,936	\$1.67
06-013-013-50	751 VAN DYKE ROAD NORTH	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$26,640	\$43,547	42.7	150.0	0.13	0.13	\$624	\$203,359	\$4.67
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$95,074	\$78,660	103.5	396.0	0.94	0.94	\$919	\$101,035	\$2.32
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$21,041	\$8,800	22.0	0.0	0.00	0.00	\$956	#DIV/0!	#DIV/0!
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$51,040	\$13,200	44.0	0.0	0.00	0.00	\$1,160	#DIV/0!	#DIV/0!
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$83,673	\$55,680	58.0	245.0	0.33	0.33	\$1,443	\$256,666	\$5.89
53-835-310-00	6844 MICHIGAN STREET	02/12/24	\$500,000	\$500,000	\$32,200	6.44	\$16,625	\$500,000	\$16,625	195.4	250.0	0.16	1.12	\$2,559	\$3,048,780	\$69.99
Totals:			\$1,828,500	\$1,828,500	\$427,300		\$1,137,581	\$1,049,579	\$358,660	910.9		3.90	4.85			
					Sale. Ratio =>	23.37			Average		Average			Average		
					Std. Dev. =>	17.73			per FF=>	\$1,152	per Net Acre=>		269,468.29	per SqFt=>		\$6.19

Frontage C

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$121,500	\$35,818	102.3	132.0	0.36	0.36	\$1,187	\$333,791	\$7.66
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$79,052	\$78,280	103.0	280.5	0.66	0.66	\$767	\$119,234	\$2.74
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$95,074	\$78,660	103.5	396.0	0.94	0.94	\$919	\$101,035	\$2.32
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$21,041	\$8,800	22.0	0.0	0.00	0.00	\$956	#DIV/0!	#DIV/0!
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$143,611	\$106,330	343.0	250.0	1.97	1.97	\$419	\$72,936	\$1.67
06-013-013-50	751 VAN DYKE ROAD NORTH	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$26,640	\$43,547	42.7	150.0	0.13	0.13	\$624	\$203,359	\$4.67
Totals:			\$1,378,500	\$1,378,500	\$570,800		\$1,221,332	\$553,941	\$403,773	847.4		4.86	4.86			
					Sale. Ratio =>	41.41			Average		Average			Average		
					Std. Dev. =>	13.36			per FF=>	\$654	per Net Acre=>		114,073.52	per SqFt=>		\$2.62

Rate Table 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-003-020-00	1551 THOMAS ROAD NORTH	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$74,396	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,440	\$0.17
Totals:			\$225,000	\$225,000	\$75,900		\$192,604	\$74,396	\$42,000	0.0		10.00	10.00			
					Sale. Ratio =>	33.73			Average		Average			Average		
					Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!	per Net Acre=>		7,439.60	per SqFt=>		\$0.17

Sales Removed

06-008-017-00	2762 PIGEON ROAD	10/18/24	\$275,000	\$275,000	\$322,800	117.38	\$504,842	\$78,030	\$307,872	496.6	602.0	4.42	4.42	\$157	\$17,646	\$0.41
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COLFAX SUBSTATION LAND STUDY

Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-008-017-00	2762 PIGEON ROAD	10/18/24	\$275,000	\$275,000	\$322,800	117.38	\$504,842	\$78,030	\$307,872	496.6	602.0	4.42	4.42	\$157	\$17,646	\$0.41
06-026-001-02	1277 SOPER ROAD	12/06/24	\$540,000	\$540,000	\$0	0.00	\$388,255	\$540,000	\$372,255	0.0	0.0	42.77	42.77	#DIV/0!	\$12,626	\$0.29
06-023-068-01	BARRIE & SOPER ROAD	09/17/24	\$534,170	\$534,170	\$0	0.00	\$281,785	\$534,170	\$265,785	0.0	0.0	41.09	41.09	#DIV/0!	\$13,000	\$0.30
16-022-001-00	THOMAS & FILION ROAD	10/08/24	\$491,825	\$491,825	\$76,500	15.55	\$152,820	\$491,825	\$146,196	0.0	0.0	20.85	20.85	#DIV/0!	\$23,589	\$0.54
16-029-012-00	CAMPBELL & LACKIE ROAD	08/29/24	\$965,000	\$975,000	\$335,700	34.43	\$746,864	\$975,000	\$719,264	0.0	0.0	85.00	85.00	#DIV/0!	\$11,471	\$0.26
Totals:			\$2,805,995	\$2,815,995	\$735,000		\$2,074,566	\$2,619,025	\$1,811,372	496.6		194.13	194.13			
					Sale. Ratio =>	26.10			Average			Average			Average	
					Std. Dev. =>	49.00			per FF=>	\$5,274		per Net Acre=>	13,490.95		per SqFt=>	\$0.31

\$13,500/acre

COLFAX COLLON SUBDIVISION LAND STUDY

Frontage 'A'

Parcel Number	Street Address	Sale Date	Sale Price	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	
06-023-005-60	COLLON DRIVE NORTH	02/17/25	\$45,000	\$45,000	\$34,800	77.33	\$78,985	\$45,000	\$78,985	188.1	175.0	0.80	0.80	\$239	\$56,040	\$1.29	
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$24,517	\$38,311	95.8	215.0	0.40	0.40	\$256	\$62,068	\$1.42	
06-028-037-00	1953 VAN DYKE ROAD SOUTH	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$25,620	\$7,820	100.0	0.0	0.46	0.46	\$256	\$55,696	\$1.28	
06-028-039-00	1971 VAN DYKE ROAD SOUTH	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$26,248	\$7,820	100.0	0.0	0.46	0.46	\$262	\$57,061	\$1.31	
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$55,802	\$66,703	166.8	215.0	0.79	0.79	\$335	\$70,635	\$1.62	
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$35,716	\$42,255	105.6	165.0	0.51	0.51	\$338	\$70,307	\$1.61	
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95	
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10	
Totals:			\$1,173,000	\$1,173,000	\$360,000		\$1,094,624	\$408,426	\$330,050	989.4		4.57	4.57				
						Sale. Ratio =>	30.69	Average				Average			Average		
						Std. Dev. =>	22.66	per FF=>		\$413	Average		per Net Acre=>	89,410.25	Average		per SqFt=>

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43

COLFAX MURRAY SUBDIVISION LAND STUDY

Frontage 'A' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	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	
06-023-005-60	COLLON DRIVE NORTH	02/17/25	\$45,000	\$45,000	\$34,800	77.33	\$78,985	\$45,000	\$78,985	188.1	175.0	0.80	0.80	\$239	\$56,040	\$1.29	
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$24,517	\$38,311	95.8	215.0	0.40	0.40	\$256	\$62,068	\$1.42	
06-028-037-00	1953 VAN DYKE ROAD SOUTH	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$25,620	\$7,820	100.0	0.0	0.46	0.46	\$256	\$55,696	\$1.28	
06-028-039-00	1971 VAN DYKE ROAD SOUTH	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$26,248	\$7,820	100.0	0.0	0.46	0.46	\$262	\$57,061	\$1.31	
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$55,802	\$66,703	166.8	215.0	0.79	0.79	\$335	\$70,635	\$1.62	
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$35,716	\$42,255	105.6	165.0	0.51	0.51	\$338	\$70,307	\$1.61	
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95	
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10	
Totals:			\$1,173,000	\$1,173,000	\$360,000		\$1,094,624	\$408,426	\$330,050	989.4		4.57	4.57				
			Sale. Ratio =>			30.69	Average			Average		Average					
			Std. Dev. =>			22.66	per FF=>			\$413	per Net Acre=>		89,410.25	per SqFt=>			

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43

COLFAX OUTER DRIVE & LYNN CT SUBDIVISION LAND STUDY

Frontage 'A', 'B', 'C' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	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		
06-023-005-60	COLLON DRIVE NORTH	02/17/25	\$45,000	\$45,000	\$34,800	77.33	\$78,985	\$45,000	\$78,985	188.1	175.0	0.80	0.80	\$239	\$56,040	\$1.29		
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$24,517	\$38,311	95.8	215.0	0.40	0.40	\$256	\$62,068	\$1.42		
06-028-037-00	1953 VAN DYKE ROAD SOUTH	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$25,620	\$7,820	100.0	0.0	0.46	0.46	\$256	\$55,696	\$1.28		
06-028-039-00	1971 VAN DYKE ROAD SOUTH	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$26,248	\$7,820	100.0	0.0	0.46	0.46	\$262	\$57,061	\$1.31		
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$55,802	\$66,703	166.8	215.0	0.79	0.79	\$335	\$70,635	\$1.62		
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$35,716	\$42,255	105.6	165.0	0.51	0.51	\$338	\$70,307	\$1.61		
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95		
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10		
Totals:			\$1,173,000	\$1,173,000	\$360,000		\$1,094,624	\$408,426	\$330,050	989.4		4.57	4.57					
						Sale. Ratio =>	30.69	Average				Average		Average				
						Std. Dev. =>	22.66	per FF=>				\$413	per Net Acre=>		89,410.25	per SqFt=>		\$2.05

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43

COLFAX M & B RESIDENTIAL SUBDIVISION LAND STUDY

Frontage 'A' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	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		
06-023-005-60	COLLON DRIVE NORTH	02/17/25	\$45,000	\$45,000	\$34,800	77.33	\$78,985	\$45,000	\$78,985	188.1	175.0	0.80	0.80	\$239	\$56,040	\$1.29		
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$24,517	\$38,311	95.8	215.0	0.40	0.40	\$256	\$62,068	\$1.42		
06-028-037-00	1953 VAN DYKE ROAD SOUTH	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$25,620	\$7,820	100.0	0.0	0.46	0.46	\$256	\$55,696	\$1.28		
06-028-039-00	1971 VAN DYKE ROAD SOUTH	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$26,248	\$7,820	100.0	0.0	0.46	0.46	\$262	\$57,061	\$1.31		
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$55,802	\$66,703	166.8	215.0	0.79	0.79	\$335	\$70,635	\$1.62		
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$35,716	\$42,255	105.6	165.0	0.51	0.51	\$338	\$70,307	\$1.61		
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95		
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10		
Totals:			\$1,173,000	\$1,173,000	\$360,000		\$1,094,624	\$408,426	\$330,050	989.4		4.57	4.57					
			Sale. Ratio =>			30.69	Average per FF=>			\$413	Average per Net Acre=>			89,410.25	Average per SqFt=>			\$2.05
			Std. Dev. =>			22.66												

\$415/FF

Acreeage Table A

Parcel Number	Street Address	Sale Date	Sale Price	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					
16-025-001-80		06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$45,354	\$53,900	\$45,354	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28					
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$75,127	\$44,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$12,243	\$0.28					
16-019-013-20		02/23/24	\$181,000	\$181,000	\$38,700	21.38	\$100,282	\$150,718	\$70,000	0.0	0.0	10.00	10.00	#DIV/0!	\$15,072	\$0.35					
16-022-002-00	1704 W FILION ROAD	10/08/24	\$491,825	\$491,825	\$217,600	44.24	\$297,679	\$340,342	\$146,196	0.0	0.0	17.50	36.73	#DIV/0!	\$19,448	\$0.45					
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$70,016	\$30,780	0.0	0.0	3.24	3.24	#DIV/0!	\$21,610	\$0.50					
Totals:			\$1,111,725	\$1,111,725	\$419,700		\$779,206	\$659,049	\$326,530	0.0		38.75	57.98								
1 acre = \$17,000			2 acres = \$34,000			Sale. Ratio =>			37.75	Average per FF=>			#DIV/0!	Average per Net Acre=>			17,007.72	Average per SqFt=>			\$0.39
1.5 acres = \$25,500						Std. Dev. =>			9.46												

Parcel Number	Street Address	Sale Date	Sale Price	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					
16-034-004-50	2306 N MC MILLAN ROAD	09/03/24	\$125,000	\$125,000	\$67,400	53.92	\$130,727	\$24,173	\$29,900	0.0	0.0	2.20	2.20	#DIV/0!	\$10,988	\$0.25					
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14					
16-018-006-60	3298 FILION ROAD WEST	10/24/23	\$110,000	\$110,000	\$0	0.00	\$105,039	\$29,756	\$24,795	0.0	0.0	2.61	2.61	#DIV/0!	\$11,401	\$0.26					
16-027-008-50	2660 MC MILLAN ROAD	02/18/25	\$29,900	\$29,900	\$13,400	44.82	\$30,685	\$29,900	\$30,685	0.0	0.0	3.23	3.23	#DIV/0!	\$9,257	\$0.21					
16-022-009-00	1846 CROWN ROAD	12/14/23	\$85,000	\$85,000	\$36,000	42.35	\$75,127	\$43,073	\$34,200	0.0	0.0	3.60	3.60	#DIV/0!	\$11,965	\$0.27					
Totals:			\$399,900	\$399,900	\$140,000		\$397,870	\$158,110	\$157,080	0.0		16.64	16.64								
2.5 acres = \$23,750			4 acres = \$38,000			Sale. Ratio =>			35.01	Average per FF=>			#DIV/0!	Average per Net Acre=>			9,501.80	Average per SqFt=>			\$0.22
3 acres = \$28,500						Std. Dev. =>			21.40												

Parcel Number	Street Address	Sale Date	Sale Price	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
16-016-015-20	MC MILLAN & FILION ROAD	09/25/23	\$161,640	\$161,640	\$0	0.00	\$218,608	\$161,640	\$205,608	0.0	0.0	24.20	24.20	#DIV/0!	\$6,679	\$0.15
16-022-017-30	PIGEON	10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$56,292	\$31,208	\$37,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,242	\$0.14
06-008-010-61	PIGEON	12/27/24	\$17,000	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.30	#DIV/0!	\$6,800	\$0.16
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$10,104	\$20,740	0.0	0.0	1.22	1.22	#DIV/0!	\$8,282	\$0.19
06-035-002-50	2170 VAN DYKE ROAD SOUTH	06/27/24	\$140,000	\$140,000	\$0.71	50.71	\$148,064	\$8,936	\$17,000	0.0	0.0	1.00	1.00	#DIV/0!	\$8,936	\$0.21
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	#DIV/0!	\$10,041	\$0.23
16-025-001-80		06/14/23	\$53,900	\$53,900	\$16,000	29.68	\$45,354	\$53,900	\$45,354	0.0	0.0	4.41	4.41	#DIV/0!	\$12,222	\$0.28
Totals:			\$740,540	\$740,540	\$275,800	37.24	\$866,950	\$301,103	\$414,513	161.4	0.0	40.15	39.95	Average	\$12,222	\$0.17
5 acres = \$37,500					Sale. Ratio =>	21.99			Average	\$1,866	Average	7,498.70	Average	per SqFt=>		\$0.17
					Std. Dev. =>				per FF=>		per Net Acres=>		per Net Acres=>			

Parcel Number	Street Address	Sale Date	Sale Price	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
06-008-010-60	PIGEON ROAD	12/27/24	\$17,000	\$17,000	\$11,900	70.00	\$23,750	\$17,000	\$23,750	0.0	0.0	2.50	2.50	#DIV/0!	\$6,800	\$0.16
16-016-015-10	MC MILLAN & FILION ROAD	07/10/23	\$33,390	\$33,390	\$0	0.00	\$51,564	\$33,390	\$51,564	0.0	0.0	15.22	15.22	#DIV/0!	\$2,194	\$0.05
06-003-020-00	1551 THOMAS ROAD NORTH	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$74,396	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,440	\$0.17
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$317,365	\$91,635	\$105,000	0.0	0.0	15.00	15.00	#DIV/0!	\$6,109	\$0.14
06-025-010-00	BAD AVE ROAD SOUTH	07/10/24	\$140,000	\$140,000	\$40,700	29.07	\$84,000	\$140,000	\$84,000	0.0	0.0	42.00	42.00	#DIV/0!	\$3,333	\$0.08
Totals:			\$719,390	\$719,390	\$257,800	35.84	\$669,283	\$356,421	\$306,314	0.0	0.0	84.72	84.72	Average	\$12,222	\$0.10
7 acres = \$29,400					Sale. Ratio =>	25.22			Average	#DIV/0!	Average	4,207.05	Average	per SqFt=>		\$0.10
10 acres = \$42,000					Std. Dev. =>				per FF=>		per Net Acres=>		per Net Acres=>			
15 acres = \$63,000																

Rate Table Ag Acreage

Parcel Number	Street Address	Sale Date	Sale Price	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
16-010-011-02	THOMAS ROAD	02/04/25	\$364,000	\$364,000	\$0	0.00	\$57,317	\$364,000	\$348,317	0.0	0.0	39.14	39.14	#DIV/0!	\$9,300	\$0.21
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$840,000	\$322,900	38.44	\$792,068	\$40,000	\$761,972	0.0	0.0	77.50	77.50	#DIV/0!	\$10,839	\$0.25
16-029-012-00	CAMPBELL & LACKIE ROAD	08/29/24	\$965,000	\$965,000	\$385,700	34.79	\$746,864	\$965,000	\$719,264	0.0	0.0	80.00	80.00	#DIV/0!	\$12,063	\$0.28
06-008-007-02	308 PINNEBOG ROAD NORTH	02/11/25	\$575,800	\$575,800	\$0	0.00	\$495,900	\$575,800	\$477,900	0.0	0.0	57.58	57.58	#DIV/0!	\$10,000	\$0.23
06-026-001-02	1277 SOPER ROAD	12/06/24	\$540,000	\$540,000	\$0	0.00	\$388,255	\$540,000	\$372,255	0.0	0.0	42.77	42.77	#DIV/0!	\$12,626	\$0.29
06-023-068-01	BARRIE & SOPER ROAD	09/17/24	\$534,170	\$534,170	\$0	0.00	\$281,785	\$534,170	\$265,785	0.0	0.0	41.09	41.09	#DIV/0!	\$13,000	\$0.30
Totals:			\$3,778,970	\$3,818,970	\$658,600	17.25	\$3,062,389	\$3,818,970	\$2,945,493	0.0	0.0	338.08	338.08	Average	\$12,222	\$0.26
\$11,300/Acre					Sale. Ratio =>	18.94			Average	#DIV/0!	Average	11,296.05	Average	per SqFt=>		\$0.26
					Std. Dev. =>				per FF=>		per Net Acres=>		per Net Acres=>			

Colfax Ag Properties

#1	1.00	\$11,300
#2	0.95	\$10,735
#3	0.90	\$10,170
#4	0.85	\$9,605
#5	0.80	\$9,040
#6	0.75	\$8,475
#7	0.70	\$7,910
#8	0.65	\$7,345
Good Woods	0.05	\$9,605
Average Woods	0.80	\$9,040
Low Woods	0.30	\$3,390
Swamp	0.18	\$2,000
County Drain	0.00	\$0
Road ROW	0.00	\$0
Unilliable	0.30	\$3,390
Pond-Lake	0.95	\$10,735

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	104S COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43

COLFAX RESIDENTIAL SUBDIVISION LAND STUDY

Frontage 'A' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	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
06-023-005-60	COLLON DRIVE NORTH	02/17/25	\$45,000	\$45,000	\$34,800	77.33	\$78,985	\$45,000	\$78,985	188.1	175.0	0.80	0.80	\$239	\$56,040	\$1.29
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$24,517	\$38,311	95.8	215.0	0.40	0.40	\$256	\$62,068	\$1.42
06-028-037-00	1953 VAN DYKE ROAD SOUTH	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$25,620	\$7,820	100.0	0.0	0.46	0.46	\$256	\$55,696	\$1.28
06-028-039-00	1971 VAN DYKE ROAD SOUTH	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$26,248	\$7,820	100.0	0.0	0.46	0.46	\$262	\$57,061	\$1.31
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$55,802	\$66,703	166.8	215.0	0.79	0.79	\$335	\$70,635	\$1.62
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$35,716	\$42,255	105.6	165.0	0.51	0.51	\$338	\$70,307	\$1.61
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$67,023	\$52,338	130.8	260.0	0.79	0.79	\$512	\$85,055	\$1.95
06-024-121-00	ALLAN COURT	11/14/24	\$128,500	\$128,500	\$17,900	13.93	\$35,818	\$128,500	\$35,818	102.3	132.0	0.36	0.36	\$1,256	\$353,022	\$8.10
Totals:			\$1,173,000	\$1,173,000	\$360,000		\$1,094,624	\$408,426	\$330,050	989.4		4.57	4.57			
			Sale. Ratio =>			30.69	Average				Average	Average				
			Std. Dev. =>			22.66	per FF=>			\$413	per Net Acre=>	89,410.25	per SqFt=>	\$2.05		

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43

COLFAX INDUSTRIAL LAND STUDY

Rate Table Ag Acreage

Parcel Number	Street Address	Sale Date	Sale Price	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		
16-010-011-02	THOMAS ROAD	02/04/25	\$364,000	\$364,000	\$0	0.00	\$357,517	\$364,000	\$348,317	0.0	0.0	39.14	39.14	#DIV/0!	\$9,300	\$0.21		
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$840,000	\$322,900	38.44	\$792,068	\$840,000	\$761,972	0.0	0.0	77.50	77.50	#DIV/0!	\$10,839	\$0.25		
16-029-012-00	CAMPBELL & LACKIE ROAD	08/29/24	\$965,000	\$965,000	\$335,700	34.79	\$746,864	\$965,000	\$719,264	0.0	0.0	80.00	80.00	#DIV/0!	\$12,063	\$0.28		
06-008-007-02	308 PINNEBOG ROAD NORTH	02/11/25	\$575,800	\$575,800	\$0	0.00	\$495,900	\$575,800	\$477,900	0.0	0.0	57.58	57.58	#DIV/0!	\$10,000	\$0.23		
06-026-001-02	1277 SOPER ROAD	12/06/24	\$540,000	\$540,000	\$0	0.00	\$388,255	\$540,000	\$372,255	0.0	0.0	42.77	42.77	#DIV/0!	\$12,626	\$0.29		
06-023-068-01	BARRIE & SOPER ROAD	09/17/24	\$534,170	\$534,170	\$0	0.00	\$281,785	\$534,170	\$265,785	0.0	0.0	41.09	41.09	#DIV/0!	\$13,000	\$0.30		
Totals:			\$3,778,970	\$3,818,970	\$658,600		\$3,062,389	\$3,818,970	\$2,945,493	0.0		338.08	338.08					
						Sale. Ratio =>	17.25				Average			Average				
\$11,300/Acre						Std. Dev. =>	18.94				per FF=>	#DIV/0!	Average	per Net Acre=>	11,296.05	Average	per SqFt=>	\$0.26

Colfax Ag Properties

#1	1.00	\$11,300
#2	0.95	\$10,735
#3	0.90	\$10,170
#4	0.85	\$9,605
#5	0.80	\$9,040
#6	0.75	\$8,475
#7	0.70	\$7,910
#8	0.65	\$7,345
Good Woods	0.05	\$9,605
Average Woods	0.80	\$9,040
Low Woods	0.30	\$3,390
Swamp	0.18	\$2,000
County Drain	0.00	\$0
Road ROW	0.00	\$0
Untillable	0.30	\$3,390
Pond-Lake	0.95	\$10,735
Sand/Gravel Pit	1.00	\$11,300

Sales Removed

06-024-055-00	133 OUTER DRIVE SOUTH	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$4,308	\$25,139	62.8	120.0	0.17	0.17	\$69	\$26,109	\$0.60
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$195,246	\$18,315	\$64,561	161.4	602.0	1.82	1.82	\$113	\$10,041	\$0.23
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$43,519	\$81,813	194.8	166.0	0.82	0.82	\$223	\$52,878	\$1.21
06-023-008-00	BARRIE ROAD NORTH	02/26/25	\$30,000	\$30,000	\$23,500	78.33	\$53,332	\$30,000	\$53,332	127.0	165.0	0.48	0.48	\$236	\$62,370	\$1.43