

4200 M-40 COMBINED TOWNSHIPS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LAND RESIDUAL/SALE PRICE	
09-650-031-00	3549 LINCOLN	02/10/21	\$117,500	WD	03-ARM'S LENGT	\$117,500	\$69,400	59.06	\$130,328	\$3,182	\$16,010	2.71%	
09-100-009-00	3463 LINCOLN	12/27/19	\$114,650	WD	03-ARM'S LENGT	\$114,650	\$54,100	47.19	\$111,260	\$27,309	\$23,919	23.82%	
09-650-006-00	3531 LINCOLN	11/12/19	\$168,000	WD	03-ARM'S LENGT	\$168,000	\$77,800	46.31	\$159,349	\$31,043	\$22,392	18.48%	
18-250-003-00	3655 LINCOLN	03/16/21	\$17,000	WD	03-ARM'S LENGT	\$17,000	\$11,800	69.41	\$27,946	\$17,000	\$27,946		
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARM'S LENGT	\$145,000	\$54,900	37.86	\$109,883	\$63,341	\$28,224	43.68%	
09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$87,200	45.89	\$189,260	\$29,390	\$28,650	15.47%	
18-405-008-00	3619 M-40 HWY	10/29/19	\$194,900	WD	03-ARM'S LENGT	\$194,900	\$82,800	42.48	\$174,497	\$49,641	\$29,238	25.47%	
18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	WD	03-ARM'S LENGT	\$207,500	\$83,700	40.34	\$189,196	\$49,713	\$31,409	23.96%	
09-006-030-00	3575 LINCOLN	04/23/19	\$160,000	WD	03-ARM'S LENGT	\$160,000	\$69,500	43.44	\$155,108	\$30,277	\$25,385	18.92%	
09-100-014-00	3473 LINCOLN	04/22/19	\$133,000	WD	03-ARM'S LENGT	\$133,000	\$64,700	48.65	\$133,567	\$24,818	\$25,385	18.66%	
09-006-020-00	3561 M-40	07/19/19	\$110,000	LC	03-ARM'S LENGT	\$110,000	\$68,400	62.18	\$135,272	\$1,669	\$26,941	1.52%	
18-250-004-00	3651 M-40 HWY	06/09/21	\$225,000	WD	03-ARM'S LENGT	\$225,000	\$79,700	35.42	\$174,662	\$82,908	\$32,570	36.85%	
											MEAN %	20.87%	
												MEDIAN %	19.00%

USED THE AS THE % LAND CONTRIBUTES TO SALE PRICE

LV INCREASE = 19% SP / EST. LAND VALUE

LAND RESIDUAL / SP	19% OF SP	AC	SF	\$/SF	LV 16% INC	19% SP / EST LV
1.52%	\$22,325	0.12	5,009	\$4.46	\$3.20	0.12
2.71%	\$21,784	0.18	7,841	\$2.78	\$3.05	0.78
15.47%	\$31,920	0.21	9,017	\$3.54	\$2.48	0.91
18.48%	\$3,230	0.27	11,631	\$0.28	\$2.40	0.98
18.66%	\$27,550	0.27	11,892	\$2.32	\$2.37	1.00
18.92%	\$36,100	0.28	12,327	\$2.93	\$2.32	1.20
23.82%	\$37,031	0.30	12,981	\$2.85	\$2.25	1.26
23.96%	\$39,425	0.46	20,212	\$1.95	\$1.55	1.26
25.47%	\$30,400	0.50	21,780	\$1.40	\$1.17	1.27
36.85%	\$25,270	0.50	21,780	\$1.16	\$1.17	1.31
43.68%	\$20,900	0.75	32,844	\$0.64	\$0.82	1.39
	\$42,750	1.18	51,401	\$0.83	\$0.63	1.43
						1.16

MEAN INCREASE 16%

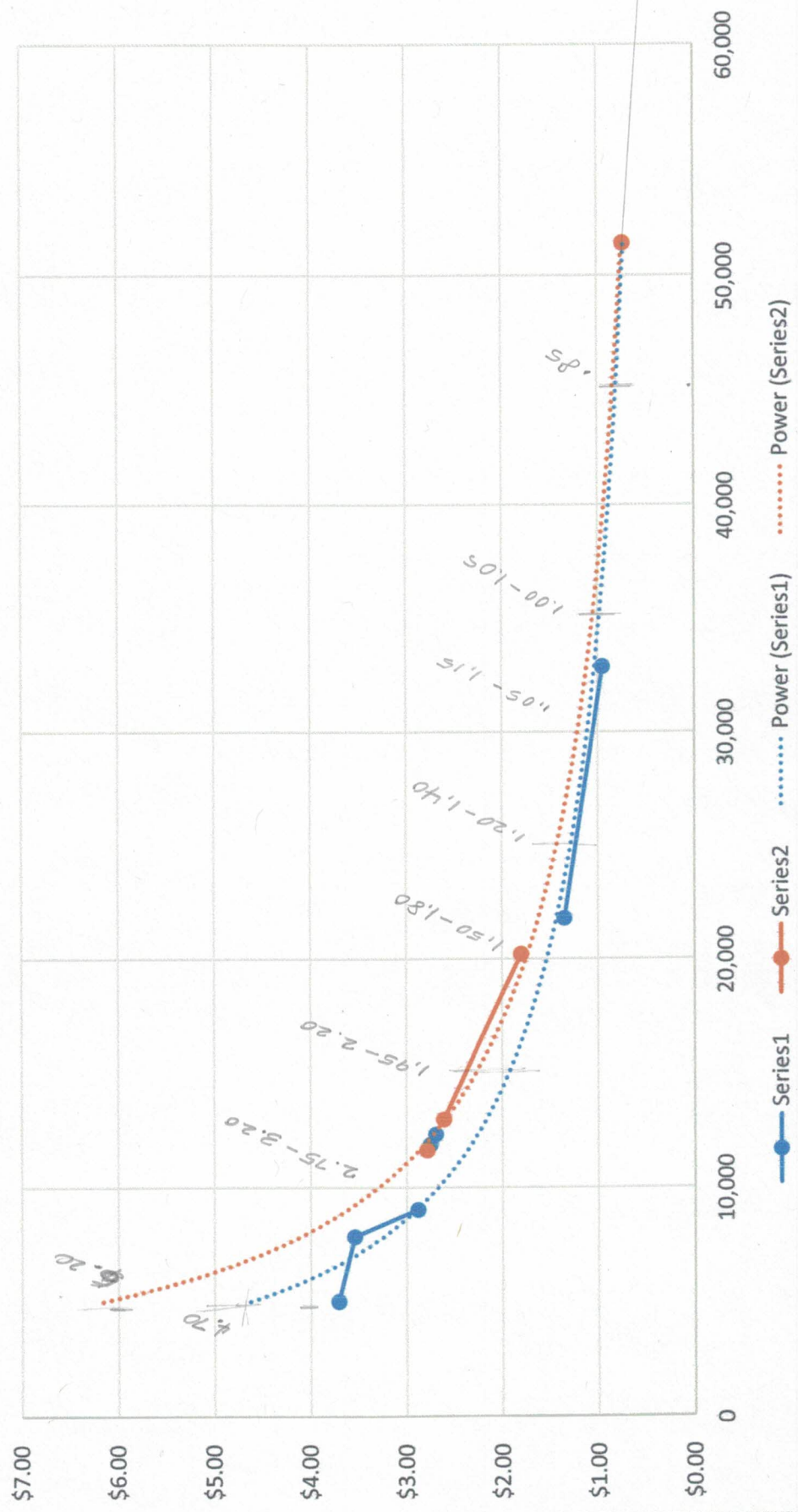
USING THE POWER TRENDLINE FROM ALL GRAPHS

SF	#1 19% OF SP	#1 16%	#2- H 16%	AVG	MEDIAN	MEDIAN	AVG
				CHART VALUE	CHART VALUE	CHART VALUE	CHART VALUE
5,000	\$4.50	\$5.00	\$4.70	\$5.20	5.00	4.85	\$24,250
10,000	\$2.80	\$2.85	\$2.75	\$3.20	2.75	2.83	\$28,300
15,000	\$2.00	\$2.00	\$1.95	\$2.20	1.85	2.00	\$30,250
20,000	\$1.50	\$1.55	\$1.50	\$1.80	\$1.25	1.53	\$30,600
25,000	\$1.20	\$1.30	\$1.20	\$1.40	\$1.00	1.25	\$31,250
30,000	\$1.10	\$1.10	\$1.05	\$1.15	\$0.90	1.10	\$33,000
35,000	\$1.00	\$1.10	\$1.00	\$1.05	\$0.80	1.03	\$36,050
40,000	\$0.90	\$0.95	\$0.90	\$0.95	\$0.75	0.93	\$37,200
45,000	\$0.80	\$0.85	\$0.85	\$0.85	\$0.60	0.85	\$38,250
50,000	\$0.75	\$0.80	\$0.80	\$0.80	\$0.50	0.80	\$40,000

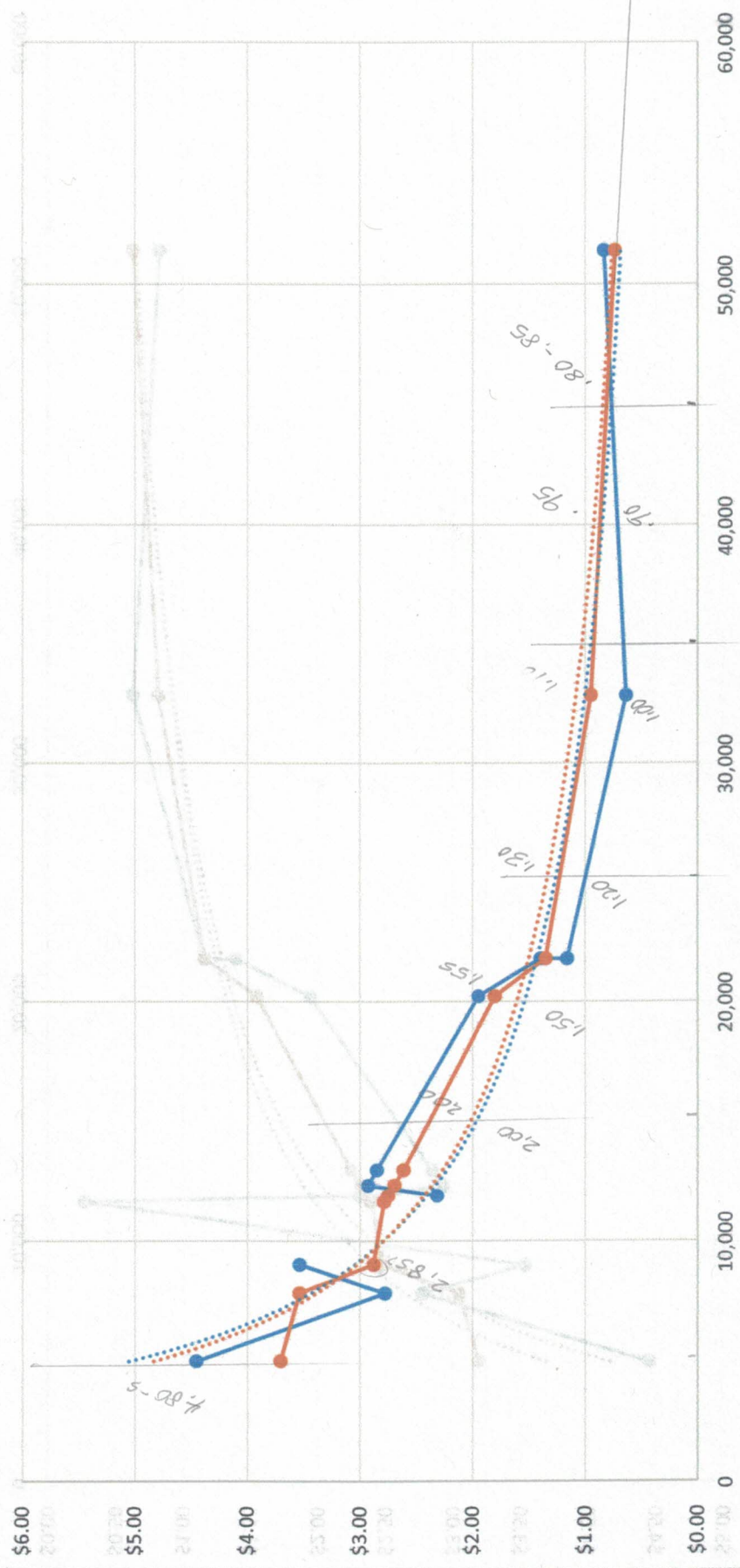
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#2

# COMPARE HEATH WITH OVERISEL M-40 W/ 16% LV INCREASE



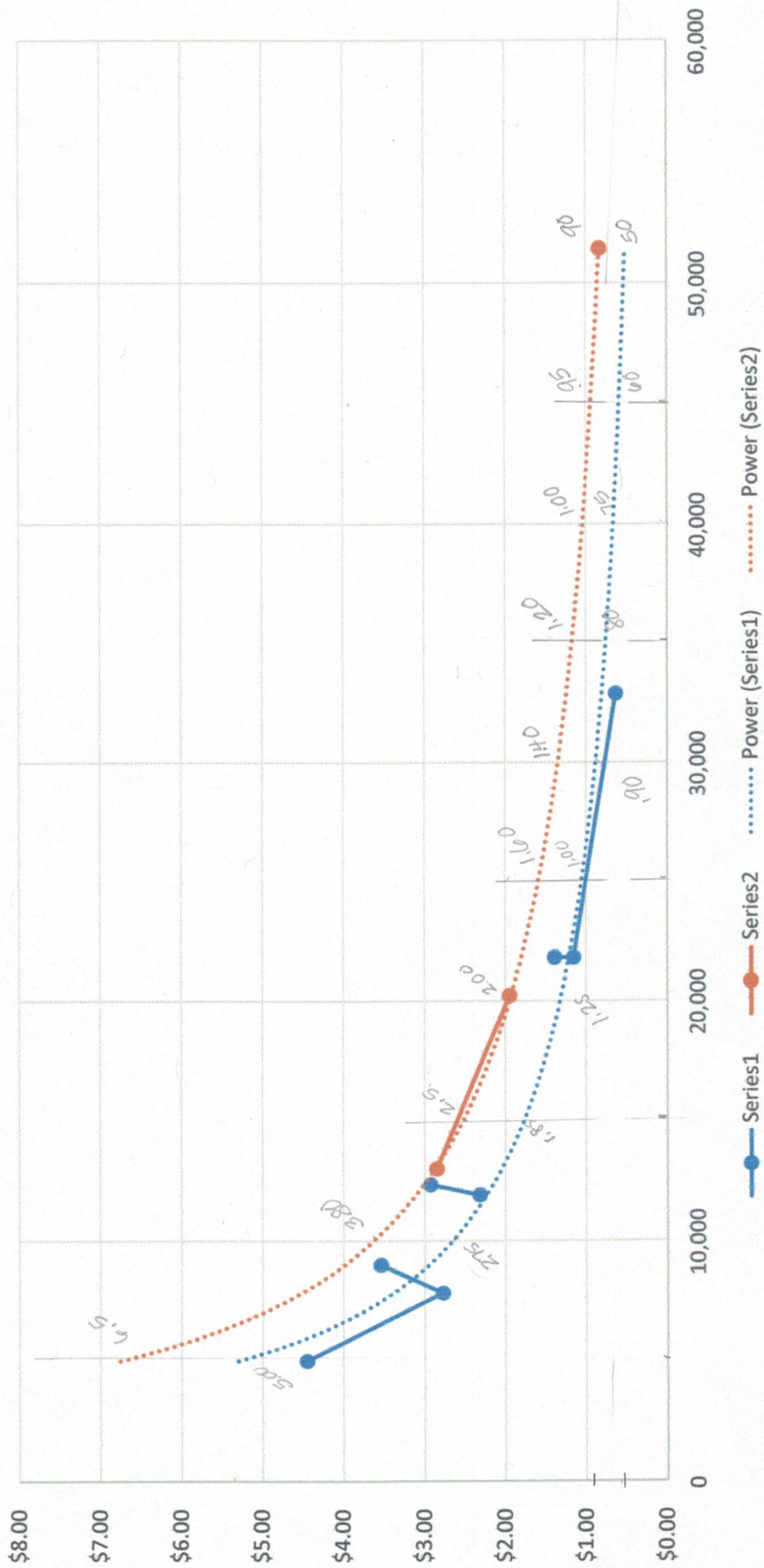
### 4200 M-40 COMBINED TWP



Series 1 (solid blue line) Series 2 (solid red line) Power (Series 1) (dotted blue line) Power (Series 2) (dotted red line)

LV 19% DF SALE LAST YR LV \* 16%

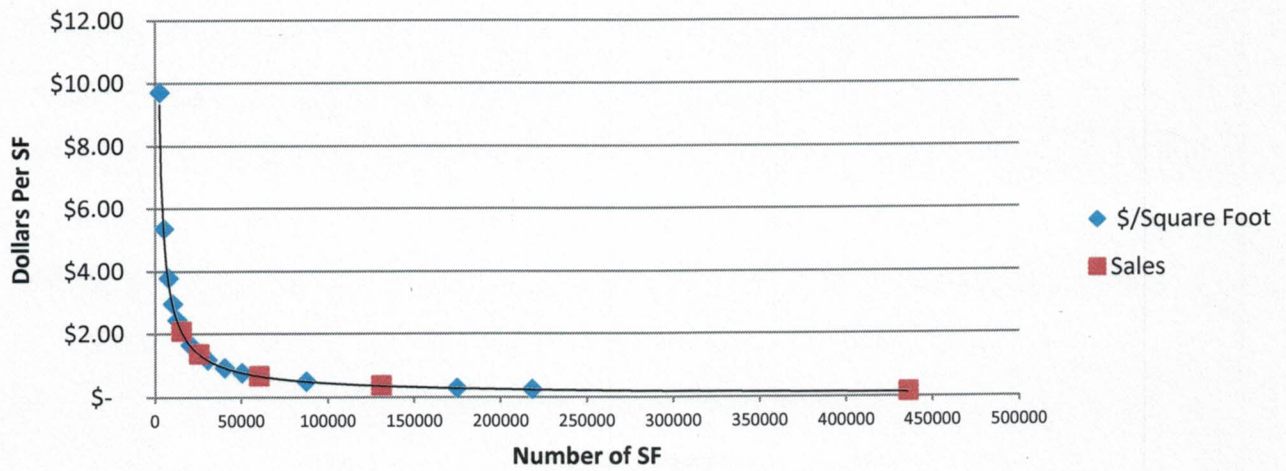
### COMPARE HEATH WITH OVERISEL M-40 W/LV 19%SP



4200 LAND TABLE

4200 RESIDENTIAL Land Rate Progression						
SF	ACRE		\$/Square Foot	Value	Value Rounded	Note
2500	0.06	\$	9.71	\$ 24,278.03	\$24,300	EXPONENT 0.14
5000	0.11	\$	5.35	\$ 26,752.08	\$26,800	25750
7500	0.17	\$	3.78	\$ 28,314.60	\$28,300	
10000	0.23	\$	2.95	\$ 29,478.26	\$29,500	\$30,250
12500	0.29	\$	2.43	\$ 30,413.70	\$30,400	
15000	0.34	\$	2.08	\$ 31,200.00	\$31,200	EXPONENT 0.16
20000	0.46	\$	1.63	\$ 32,669.67	\$32,700	\$32,000
25000	0.57	\$	1.35	\$ 33,857.15	\$33,900	\$32,100
30000	0.69	\$	1.16	\$ 34,859.36	\$34,900	\$33,500
40000	0.92	\$	0.91	\$ 36,501.41	\$36,500	\$36,300
50000	1.15	\$	0.76	\$ 37,828.16	\$37,800	\$37,900
60000	1.38	\$	0.65	\$ 39,000.00	\$39,000	EXPONENT 0.20
87120	2.00	\$	0.48	\$ 42,020.18	\$42,000	
130680	3.00	\$	0.35	\$ 45,569.70	\$45,600	
174240	4.00	\$	0.28	\$ 48,268.51	\$48,300	
217800	5.00	\$	0.23	\$ 50,471.47	\$50,500	
435600	10.00	\$	0.13	\$ 57,976.49	\$58,000	
653400	15.00	\$	0.10	\$ 62,873.87	\$62,900	
871200	20.00	\$	0.08	\$ 66,597.50	\$66,600	

Dollars Per SF



SF Values

