

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 ALL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-752-030-01	2295 WEST SHORE DR	02/11/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$0	0.00	\$31,768	\$15,900
015-018-820-09	SHORECREST DR	03/18/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50	\$19,878	\$9,900
015-009-657-19	21440 KRISTEN BLVD	10/19/21	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$10,500	58.66	\$27,150	\$13,600
015-033-015-40	295 LONG RD	03/31/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$10,900	39.64	\$27,900	\$82,600
015-009-657-08	4710 W KIMBERLY LN	05/27/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,300	26.60	\$29,065	\$66,200
015-018-012-21	23279 WOOD LAKE DRIVE	06/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$45,260	\$0
015-003-575-05	5696 AMY SCHOOL RD	07/08/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,000	50.00	\$30,560	\$15,300
015-005-036-53	5389 NORTH POINT DR	08/11/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$14,000	40.00	\$46,164	\$168,400
015-009-001-70	KENDAVILLE RD	09/13/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,500	72.50	\$31,500	\$15,800
015-016-020-09	21615 RUMUR LN	05/26/21	\$37,110	WD	03-ARM'S LENGTH	\$37,110	\$14,400	38.80	\$40,750	\$35,800
015-023-005-32	19827 W CANNONSVILLE RD	01/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,500	45.31	\$41,350	\$20,700
015-015-578-26	LINDY SUE LN	01/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,400	68.00	\$60,560	\$30,300
015-017-004-10	WOOD SORREL RD	07/26/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$15,800	25.28	\$62,012	\$31,000
049-127-012-40	STANTON RD	10/12/21	\$52,000	LC	03-ARM'S LENGTH	\$52,000	\$22,100	42.50	\$44,176	\$22,100
015-017-014-00	3239 BASS LAKE RD	05/28/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,900	48.38	\$69,520	\$34,800
015-034-016-00	NEVE RD	01/09/23	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$20,000	34.78	\$36,000	\$18,000
015-015-578-04	LINDY SUE LN	06/29/22	\$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$246,000	82.00	\$492,151	\$246,000
015-023-012-20	PIERSON RD	01/23/23	\$160,000	WD	32-SPLIT VACANT	\$160,000	\$0	0.00	\$160,210	\$80,100
015-022-003-76	CANNONSVILLE RD	01/12/22	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$163,900	46.17	\$392,296	\$196,200
<b>Totals:</b>			<b>\$1,467,510</b>			<b>\$1,467,510</b>	<b>\$653,300</b>		<b>\$1,688,270</b>	<b>\$1,102,700</b>
								<b>Sale. Ratio =&gt;</b>	<b>44.52</b>	<b>\$58,037</b>
								<b>Std. Dev. =&gt;</b>	<b>20.78</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-018-820-09	SHORECREST DR	03/18/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50	\$19,878	\$9,900
<b>Totals:</b>			<b>\$20,000</b>			<b>\$20,000</b>	<b>\$7,500</b>		<b>\$19,878</b>	<b>\$9,900</b>
								<b>Sale. Ratio =&gt;</b>	<b>37.50</b>	<b>\$9,900</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-033-015-40	295 LONG RD	03/31/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$10,900	39.64	\$27,900	\$82,600
015-009-657-08	4710 W KIMBERLY LN	05/27/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,300	26.60	\$29,065	\$66,200

015-018-012-21	23279 WOOD LAKE DRIVE	06/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$45,260	\$0
015-003-575-05	5696 AMY SCHOOL RD	07/08/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,000	50.00	\$30,560	\$15,300
015-009-001-70	KENDAVILLE RD	09/13/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,500	72.50	\$31,500	\$15,800
015-023-005-32	19827 W CANNONSVILLE RD	01/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,500	45.31	\$41,350	\$20,700
015-015-578-26	LINDY SUE LN	01/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,400	68.00	\$60,560	\$30,300
015-017-004-10	WOOD SORREL RD	07/26/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$15,800	25.28	\$62,012	\$31,000
015-017-014-00	3239 BASS LAKE RD	05/28/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,900	48.38	\$69,520	\$34,800
015-034-016-00	NEVE RD	01/09/23	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$20,000	34.78	\$36,000	\$18,000
015-023-012-20	PIERSON RD	01/23/23	\$160,000	WD	32-SPLIT VACANT	\$160,000	\$0	0.00	\$160,210	\$80,100
015-022-003-76	CANNONSVILLE RD	01/12/22	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$163,900	46.17	\$392,296	\$196,200
<b>Totals:</b>			<b>\$930,500</b>			<b>\$930,500</b>	<b>\$338,800</b>		<b>\$986,233</b>	<b>\$591,000</b>
								<b>Sale. Ratio =&gt;</b>	<b>36.41</b>	<b>\$49,250</b>
								<b>Std. Dev. =&gt;</b>	<b>19.30</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 PLATTED RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-009-657-19	21440 KRISTEN BLVD	10/19/21	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$10,500	58.66	\$27,150	\$13,600
015-016-020-09	21615 RUMUR LN	05/26/21	\$37,110	WD	03-ARM'S LENGTH	\$37,110	\$14,400	38.80	\$40,750	\$35,800
<b>Totals:</b>			<b>\$55,010</b>			<b>\$55,010</b>	<b>\$24,900</b>		<b>\$67,900</b>	<b>\$49,400</b>
								<b>Sale. Ratio =&gt;</b>	<b>45.26</b>	<b>\$24,700</b>
								<b>Std. Dev. =&gt;</b>	<b>14.04</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL SUB & PLATT RES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-018-820-09	SHORECREST DR	03/18/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,500	37.50	\$19,878	\$9,900
015-009-657-19	21440 KRISTEN BLVD	10/19/21	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$10,500	58.66	\$27,150	\$13,600
015-016-020-09	21615 RUMUR LN	05/26/21	\$37,110	WD	03-ARM'S LENGTH	\$37,110	\$14,400	38.80	\$40,750	\$35,800
<b>Totals:</b>			<b>\$75,010</b>			<b>\$75,010</b>	<b>\$32,400</b>		<b>\$87,778</b>	<b>\$59,300</b>
								<b>Sale. Ratio =&gt;</b>	<b>43.19</b>	<b>\$19,767</b>
								<b>Std. Dev. =&gt;</b>	<b>11.86</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL AND PLATTED RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-009-657-19	21440 KRISTEN BLVD	10/19/21	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$10,500	58.66	\$27,150	\$13,600
015-033-015-40	295 LONG RD	03/31/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$10,900	39.64	\$27,900	\$82,600
015-009-657-08	4710 W KIMBERLY LN	05/27/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,300	26.60	\$29,065	\$66,200
015-018-012-21	23279 WOOD LAKE DRIVE	06/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$45,260	\$0

015-003-575-05	5696 AMY SCHOOL RD	07/08/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,000	50.00	\$30,560	\$15,300
015-009-001-70	KENDAVILLE RD	09/13/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,500	72.50	\$31,500	\$15,800
015-016-020-09	21615 RUMUR LN	05/26/21	\$37,110	WD	03-ARM'S LENGTH	\$37,110	\$14,400	38.80	\$40,750	\$35,800
015-023-005-32	19827 W CANNONVILLE RD	01/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$14,500	45.31	\$41,350	\$20,700
015-015-578-26	LINDY SUE LN	01/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,400	68.00	\$60,560	\$30,300
015-017-004-10	WOOD SORREL RD	07/26/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$15,800	25.28	\$62,012	\$31,000
015-017-014-00	3239 BASS LAKE RD	05/28/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,900	48.38	\$69,520	\$34,800
015-034-016-00	NEVE RD	01/09/23	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$20,000	34.78	\$36,000	\$18,000
015-023-012-20	PIERSON RD	01/23/23	\$160,000	WD	32-SPLIT VACANT	\$160,000	\$0	0.00	\$160,210	\$80,100
015-022-003-76	CANNONVILLE RD	01/12/22	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$163,900	46.17	\$392,296	\$196,200
<b>Totals:</b>			<b>\$985,510</b>			<b>\$985,510</b>	<b>\$363,700</b>		<b>\$1,054,133</b>	<b>\$640,400</b>
								<b>Sale. Ratio =&gt;</b>	<b>36.90</b>	<b>\$45,743</b>
								<b>Std. Dev. =&gt;</b>	<b>18.34</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 LAKE BACK LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-752-030-01	2295 WEST SHORE DR	02/11/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$0	0.00	\$31,768	\$15,900
<b>Totals:</b>			<b>\$75,000</b>			<b>\$75,000</b>	<b>\$0</b>		<b>\$31,768</b>	<b>\$15,900</b>
								<b>Sale. Ratio =&gt;</b>	<b>0.00</b>	<b>\$15,900</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 OTHER LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
015-015-578-04	LINDY SUE LN	06/29/22	\$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$246,000	82.00	\$492,151	\$246,000
<b>Totals:</b>			<b>\$300,000</b>			<b>\$300,000</b>	<b>\$246,000</b>		<b>\$492,151</b>	<b>\$246,000</b>
								<b>Sale. Ratio =&gt;</b>	<b>82.00</b>	<b>\$246,000</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$0	\$31,768	0.0	0.0	0.0			402	4031	Not Used	2022R-01766	HENRY FREDRICK
\$9,900	\$19,878	0.0	0.0	0.0			402	4040	Conventional	2022R-04010	VAN DYKE EDWARD
\$13,600	\$27,150	0.0	0.0	0.0			402	4000	Conventional	2021R-14723	AUSTIN DAVE
\$12,700	\$27,900	0.0	0.0	0.0			402	4000	Conventional	2022R-04720	GILLESPIE LYNN M TRUST
\$13,300	\$29,065	0.0	0.0	0.0		2022R-13354 EASEMENT	402	4000	Not Used	2022R-06936	CAVERLEY DANIEL M
\$0	\$45,260	0.0	0.0	0.0			402	4000	Not Used	2021R-09913	BOGARDUS MATTHEW/MOLLY
\$14,000	\$30,560	0.0	0.0	0.0			402	4000	Not Used	2022R-08667	KETELAAR NICHOLAS/WHITNEY
\$14,000	\$36,464	0.0	0.0	0.0			402	4,000	Conventional	2022R-09880	JAEDYN BUILDERS LLC
\$14,500	\$31,500	0.0	0.0	0.0			402	4000	Conventional	2022R-11094	KORCAL PAUL
\$14,400	\$40,750	0.0	0.0	0.0			402	4000	Conventional	2021R-08278	HENRY FREDRICK P
\$20,700	\$41,350	0.0	0.0	0.0			402	4000	Conventional	2022R-01476	STRICKFADEN MARK
\$30,300	\$60,560	0.0	0.0	0.0			402	5000	Conventional	2022R-00547	BASSETT IRWIN J & DIANE I
\$31,000	\$62,012	0.0	0.0	0.0			402	4000	Conventional	2021R-10794	KOZAK DANIEL R
\$22,100	\$44,176	0.0	0.0	0.0			402	4020	Not Used	2021R-14765	GLOBUS ENTERPRISES
\$34,800	\$69,520	0.0	0.0	0.0			402	4000	Conventional	2021R-08357	CARL A HOITENGA TRUST
\$20,000	\$36,000	0.0	0.0	0.0			402	4000	Conventional	2023R-00415	CHARLES JAMES
\$246,000	\$492,151	582.0	614.2	600.0			402	5000	Conventional	2022R-08070	BASSETT IRWIN J & DIANE I
\$0	\$150,995	0.0	0.0	0.0			402	4010	Not Used	2023R-01018	ROHRER JOHN W TRUST
\$192,600	\$392,296	0.0	0.0	0.0			402	4000	Conventional	2022R-00560	BASSETT IRWIN J & DIANE I
<b>\$703,900</b>	<b>\$1,669,355</b>	<b>582.0</b>	<b>614.2</b>	<b>600.0</b>							
<b>\$37,047</b>	<b>\$87,861</b>	<b>30.6</b>	<b>32.3</b>	<b>31.6</b>							

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$9,900	\$19,878	0.0	0.0	0.0			402	4040	Conventional	2022R-04010	VAN DYKE EDWARD
<b>\$9,900</b>	<b>\$19,878</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							
<b>\$9,900</b>	<b>\$19,878</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$12,700	\$27,900	0.0	0.0	0.0			402	4000	Conventional	2022R-04720	GILLESPIE LYNN M TRUST
\$13,300	\$29,065	0.0	0.0	0.0		2022R-13354 EASEMENT	402	4000	Not Used	2022R-06936	CAVERLEY DANIEL M

\$0	\$45,260	0.0	0.0	0.0			402 4000	Not Used	2021R-09913	BOGARDUS MATTHEW/MOLLY
\$14,000	\$30,560	0.0	0.0	0.0			402 4000	Not Used	2022R-08667	KETELAAR NICHOLAS/WHITNEY
\$14,500	\$31,500	0.0	0.0	0.0			402 4000	Conventional	2022R-11094	KORCAL PAUL
\$20,700	\$41,350	0.0	0.0	0.0			402 4000	Conventional	2022R-01476	STRICKFADEN MARK
\$30,300	\$60,560	0.0	0.0	0.0			402 5000	Conventional	2022R-00547	BASSETT IRWIN J & DIANE I
\$31,000	\$62,012	0.0	0.0	0.0			402 4000	Conventional	2021R-10794	KOZAK DANIEL R
\$34,800	\$69,520	0.0	0.0	0.0			402 4000	Conventional	2021R-08357	CARL A HOITENGA TRUST
\$20,000	\$36,000	0.0	0.0	0.0			402 4000	Conventional	2023R-00415	CHARLES JAMES
\$0	\$150,995	0.0	0.0	0.0			402 4010	Not Used	2023R-01018	ROHRER JOHN W TRUST
\$192,600	\$392,296	0.0	0.0	0.0			402 4000	Conventional	2022R-00560	BASSETT IRWIN J & DIANE I
<b>\$383,900</b>	<b>\$977,018</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>						
<b>\$31,992</b>	<b>\$81,418</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>						

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$13,600	\$27,150	0.0	0.0	0.0			402 4000	Conventional	2021R-14723	2021R-14723	AUSTIN DAVE
\$14,400	\$40,750	0.0	0.0	0.0			402 4000	Conventional	2021R-08278	2021R-08278	HENRY FREDRICK P
<b>\$28,000</b>	<b>\$67,900</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							
<b>\$14,000</b>	<b>\$33,950</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$9,900	\$19,878	0.0	0.0	0.0			402 4040	Conventional	2022R-04010	2022R-04010	VAN DYKE EDWARD
\$13,600	\$27,150	0.0	0.0	0.0			402 4000	Conventional	2021R-14723	2021R-14723	AUSTIN DAVE
\$14,400	\$40,750	0.0	0.0	0.0			402 4000	Conventional	2021R-08278	2021R-08278	HENRY FREDRICK P
<b>\$37,900</b>	<b>\$87,778</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							
<b>\$12,633</b>	<b>\$29,259</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$13,600	\$27,150	0.0	0.0	0.0			402 4000	Conventional	2021R-14723	2021R-14723	AUSTIN DAVE
\$12,700	\$27,900	0.0	0.0	0.0			402 4000	Conventional	2022R-04720	2022R-04720	GILLESPIE LYNN M TRUST
\$13,300	\$29,065	0.0	0.0	0.0		2022R-13354 EASEMENT	402 4000	Not Used	2022R-06936	2022R-06936	CAVERLEY DANIEL M
\$0	\$45,260	0.0	0.0	0.0			402 4000	Not Used	2021R-09913	2021R-09913	BOGARDUS MATTHEW/MOLLY

\$14,000	\$30,560	0.0	0.0	0.0		402 4000	Not Used	2022R-08667	KETELAAR NICHOLAS/WHITNEY
\$14,500	\$31,500	0.0	0.0	0.0		402 4000	Conventional	2022R-11094	KORCAL PAUL
\$14,400	\$40,750	0.0	0.0	0.0		402 4000	Conventional	2021R-08278	HENRY FREDRICK P
\$20,700	\$41,350	0.0	0.0	0.0		402 4000	Conventional	2022R-01476	STRICKFADEN MARK
\$30,300	\$60,560	0.0	0.0	0.0		402 5000	Conventional	2022R-00547	BASSETT IRWIN J & DIANE I
\$31,000	\$62,012	0.0	0.0	0.0		402 4000	Conventional	2021R-10794	KOZAK DANIEL R
\$34,800	\$69,520	0.0	0.0	0.0		402 4000	Conventional	2021R-08357	CARL A HOITENGA TRUST
\$20,000	\$36,000	0.0	0.0	0.0		402 4000	Conventional	2023R-00415	CHARLES JAMES
\$0	\$150,995	0.0	0.0	0.0		402 4010	Not Used	2023R-01018	ROHRER JOHN W TRUST
\$192,600	\$392,296	0.0	0.0	0.0		402 4000	Conventional	2022R-00560	BASSETT IRWIN J & DIANE I
<b>\$411,900</b>	<b>\$1,044,918</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>					
<b>\$29,421</b>	<b>\$74,637</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>					

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$0	\$31,768	0.0	0.0	0.0			402	4031	Not Used	2022R-01766	HENRY FREDRICK
<b>\$0</b>	<b>\$31,768</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							
<b>\$0</b>	<b>\$31,768</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>							

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
\$246,000	\$492,151	582.0	614.2	600.0			402	5000	Conventional	2022R-08070	BASSETT IRWIN J & DIANE I
<b>\$246,000</b>	<b>\$492,151</b>	<b>582.0</b>	<b>614.2</b>	<b>600.0</b>							
<b>\$246,000</b>	<b>\$492,151</b>	<b>582.0</b>	<b>614.2</b>	<b>600.0</b>							

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 ALL

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre
HENDRICKSON ERIC/ANNETTE	PROPERTY TRANSFER AFFIDAVIT	015-752-031-00	100.00	LAKE BACK LOTS		\$75,000	0.86	\$87,413
TICHVON LORENE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL PLAT SUB		\$20,000	0.86	\$23,229
BRANDER MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL PLAT SUB		\$17,900	1.43	\$12,517
FELLOWS DAVID/JULIE M	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$27,500	1.58	\$17,405
VANDERZOUWEN KRISTEN L/RONALD J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$50,000	1.81	\$27,579
AMSHEY ADAM/BRENDA S	PROPERTY TRANSFER AFFIDAVIT	015-018-012-22	100.00	RURAL RESIDENTIAL		\$40,000	2.03	\$19,743
MOORE MARK/KIMBERLY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$28,000	2.11	\$13,258
HILYER DONALD & DANA	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL PLAT SUB		\$35,000	2.12	\$16,509
KETTLER-SAGE RILEY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$20,000	2.30	\$8,696
GIBBS DAVID L/TAMMY S TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$37,110	5.15	\$7,206
BOGARDUS MARKUS	DEED		100.00	RURAL RESIDENTIAL		\$32,000	5.27	\$6,072
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$30,000	9.64	\$3,112
BAKER TYLER/ROXANNE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$62,500	10.01	\$6,244
KINDEL AARON R	PROPERTY TRANSFER AFFIDAVIT		100.00	VILLAGE RESIDENTIAL		\$52,000	16.36	\$3,178
ROCKWELL JOSHUA J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$68,000	16.90	\$4,024
MYERS JON	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	Neighbor?	\$57,500	20.00	\$2,875
MILEWSKI STEVEN A & TAMMI S	PROPERTY TRANSFER AFFIDAVIT	015-015-578-03	0.00	OTHER LAKES		\$300,000	34.39	\$8,724
DEYOUNG LANCE & KARIE TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$160,000	43.10	\$3,712
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT	015-022-003-77	100.00	RURAL RESIDENTIAL		\$355,000	101.10	\$3,511
						<b>\$1,467,510</b>	<b>277.02</b>	<b>\$14,474</b>
			<b>94.74</b>				<b>14.58</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL S

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre
TICHVON LORENE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL SUBDIVISION		\$20,000	0.86	\$23,229
						<b>\$20,000</b>	<b>0.86</b>	<b>\$23,229</b>
			<b>100.00</b>				<b>0.86</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL F

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre
FELLOWS DAVID/JULIE M	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$27,500	1.58	\$17,405
VANDERZOUWEN KRISTEN L/RONALD J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$50,000	1.81	\$27,579

AMSHEY ADAM/BRENDA S	PROPERTY TRANSFER AFFIDAVIT	015-018-012-22	100.00	RURAL RESIDENTIAL		\$40,000	2.03	\$19,743
MOORE MARK/KIMBERLY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$28,000	2.11	\$13,258
KETTLER-SAGE RILEY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$20,000	2.30	\$8,696
BOGARDUS MARKUS	DEED		100.00	RURAL RESIDENTIAL		\$32,000	5.27	\$6,072
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$30,000	9.64	\$3,112
BAKER TYLER/ROXANNE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$62,500	10.01	\$6,244
ROCKWELL JOSHUA J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$68,000	16.90	\$4,024
MYERS JON	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	Neighbor?	\$57,500	20.00	\$2,875
DEYOUNG LANCE & KARIE TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$160,000	43.10	\$3,712
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT	015-022-003-77	100.00	RURAL RESIDENTIAL		\$355,000	101.10	\$3,511
						<b>\$930,500</b>	<b>215.85</b>	<b>\$9,686</b>
						<b>100.00</b>	<b>17.99</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 PLATTED

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table		Adj. Sale \$	Net Acreage	\$ Per Acre
BRANDER MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$17,900	1.43	\$12,517
GIBBS DAVID L/TAMMY S TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$37,110	5.15	\$7,206
						<b>\$55,010</b>	<b>6.58</b>	<b>\$9,862</b>
						<b>100.00</b>	<b>3.29</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL S

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre
TICHVON LORENE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL SUBDIVISION		\$20,000	0.86	\$23,229
BRANDER MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$17,900	1.43	\$12,517
GIBBS DAVID L/TAMMY S TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$37,110	5.15	\$7,206
						<b>\$75,010</b>	<b>7.44</b>	<b>\$14,317</b>
						<b>100.00</b>	<b>2.48</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 RURAL A

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Comments	Adj. Sale \$	Net Acreage	\$ Per Acre
BRANDER MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL		\$17,900	1.43	\$12,517
FELLOWS DAVID/JULIE M	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$27,500	1.58	\$17,405
VANDERZOUWEN KRISTEN L/RONALD J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL		\$50,000	1.81	\$27,579
AMSHEY ADAM/BRENDA S	PROPERTY TRANSFER AFFIDAVIT	015-018-012-22	100.00	RURAL RESIDENTIAL		\$40,000	2.03	\$19,743



MOORE MARK/KIMBERLY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$28,000	2.11	\$13,258
KETTLER-SAGE RILEY	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$20,000	2.30	\$8,696
GIBBS DAVID L/TAMMY S TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	PLATTED RESIDENTIAL	\$37,110	5.15	\$7,206
BOGARDUS MARKUS	DEED		100.00	RURAL RESIDENTIAL	\$32,000	5.27	\$6,072
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$30,000	9.64	\$3,112
BAKER TYLER/ROXANNE	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$62,500	10.01	\$6,244
ROCKWELL JOSHUA J	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$68,000	16.90	\$4,024
MYERS JON	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$57,500	20.00	\$2,875
DEYOUNG LANCE & KARIE TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	RURAL RESIDENTIAL	\$160,000	43.10	\$3,712
BLEEKER ANDREW	PROPERTY TRANSFER AFFIDAVIT	015-022-003-77	100.00	RURAL RESIDENTIAL	\$355,000	101.10	\$3,511
					<b>\$985,510</b>	<b>222.43</b>	<b>\$9,711</b>
					<b>100.00</b>	<b>15.89</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 LAKE BA

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre
HENDRICKSON ERIC/ANNETTE	PROPERTY TRANSFER AFFIDAVIT	015-752-031-00	100.00	LAKE BACK LOTS	\$75,000	0.86	\$87,413
					<b>\$75,000</b>	<b>0.86</b>	<b>\$87,413</b>
					<b>100.00</b>	<b>0.86</b>	<b>Average</b>

Pierson Township Vacant Land Sales 4/01/2021 - 3/31/2023 OTHER L

Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre
MILEWSKI STEVEN A & TAMMI S	PROPERTY TRANSFER AFFIDAVIT	015-015-578-03	0.00	OTHER LAKES	\$300,000	34.39	\$8,724
					<b>\$300,000</b>	<b>34.39</b>	<b>\$8,724</b>
					<b>0.00</b>	<b>34.39</b>	<b>Average</b>

Average/Acre	\$/SF	Average/SF	Used
	\$2.01		
	\$0.53		
	\$0.29		
	\$0.40		
\$33,629	\$0.63	\$0.77	
	\$0.45		
	\$0.30		
	\$0.38		
\$14,551	\$0.20	\$0.33	

\$5,463			
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\$4,482			
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\$4,706			
	<b>\$0.58</b>		

SUBDIVISION

Average/Acre	\$/SF	Used
	\$0.53	
	<b>\$0.53</b>	

RESIDENTIAL

Average/Acre	\$/SF	Used
	\$0.40	
	\$0.63	

	\$0.45			
	\$0.30			
\$17,336	\$0.20	\$0.40	\$35,000	
\$6,158				
\$3,749			\$3,700	
<b>\$0.40</b>				

RESIDENTIAL

Average/Acre	\$/SF	Used
	\$0.29	
	\$0.17	
<b>\$0.23</b>		

SUB & PLATT RES

Average/Acre	\$/SF	Average/SF	Used
	\$0.53		
	\$0.29		
<b>\$0.41</b>			

UNDEVELOPED AND PLATTED RESIDENTIAL

Average/Acre	\$/SF	Average/SF	Used
	\$0.29		
	\$0.40		
\$19,167	\$0.63	\$0.44	
<b>\$0.45</b>			

	\$0.30	
\$13,899	\$0.20	\$0.32
<hr/>		
\$6,639		
<hr/>		
\$4,678		
<hr/>		
\$3,749		
<hr/>		
	<b>\$0.38</b>	

CK LOTS

Average/Acre	\$/SF	Used
	\$2.01	
<hr/>		
	<b>\$2.01</b>	

AKES

Average/Acre	\$/SF	Used
	\$0.20	
<hr/>		
	<b>\$0.20</b>	