

## 2025 Ag Land-Thornapple

### Tillable

PCL NUMBER	ADDRESS	S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES		Net Acres	\$/Net Ac.
						LAND-Site	\$/Acre		
14-008-007-00	GARBOW RD	\$396,100	10/24/2022	0	\$396,100	45.485	\$8,708	45.101	\$8,783
16-007-003-30	BOWENS MILL RD	\$140,000	5/5/2022	0	\$140,000	30.16	\$4,642	29.834	\$4,693
03-13-023-002-00	142ND AVE	\$400,000	3/27/2023	0	\$400,000	40	\$10,000	39.5	\$10,127
16-006-003-10	BASS RD	\$78,000	3/29/2022	\$0	\$78,000	13.013	\$5,994	12.515	\$6,233
					\$1,014,100	128.658	\$7,882	126.95	\$7,988
								<b>USED:</b>	<b>\$8,000</b>

### Non-Tillable

PCL NUMBER	ADDRESS	ADJ S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES		Net Acres	\$/Net Ac.
						LAND-Site	\$/Acre		
08-013-013-10	WOOD SCHOOL RD	\$441,450	6/29/2021	0	\$441,450	134.74	\$3,276	133.18	\$3,315
08-010-009-00	WOOD SCHOOL RD	\$475,000	9/7/2023	0	\$475,000	117.98	\$4,026	117.08	\$4,057
13-008-015-00	WHITMORE RD	\$459,360	6/14/2023	0	\$459,360	41.8	\$10,989	39.79	\$11,545
14-024-001-10	ROBERTSON RD	\$545,000	8/16/2021	0	\$545,000	74.38	\$7,327	73.65	\$7,400
					\$1,920,810	368.9	\$5,207	363.7	\$5,281
								<b>USED:</b>	<b>\$5,200</b>

**2025 COMM-IND LAND**

PARCEL ID	ADDRESS	S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-022-131-00	4710 N M-37 HWY	\$200,000	7/30/2020	87504	\$112,496	0.517	\$217,593.81	22521	\$5.00	175	\$642.83
41-046-001-00	118 W MAIN ST	\$103,000	9/11/2024	74019	\$28,981	0.129	\$224,658.91	5619	\$5.16	56	\$517.52
41-027-110-00	215 BROADWAY	\$115,000	3/9/2024	0	\$115,000	0.803	\$143,212.95	34979	\$3.29	174.9	\$657.52
56-006-042-00	CLARK ST	\$69,000	5/5/2023	0	\$69,000	1.34	\$51,492.54	58370	\$1.18	160	\$431.25
41-074-014-00	420 MISTY RIDGE	\$574,000	6/13/2022	432484	\$141,516	1.66	\$85,250.60	72310	\$1.96	165	\$857.67
					\$466,993	4.449	\$104,965.84	193798	\$2.41	730.9	<b>\$638.93</b>

**USED \$650/FF FOR 2025**

**MAIN HWY FRTG**

PARCEL ID	ADDRESS	S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-022-138-00	N M-37 HWY	\$1,125,000	11/24/2021	-	\$1,125,000	21.900	\$1.22	918463	\$1.22	701.65	\$1,603.36
16-019-005-20+	12175 W M-179	\$1,600,000	8/30/2024	767,775	\$832,225	14.187	\$1.38	600910	\$1.38	510	\$1,631.81
41-022-412-00	640 ARLINGTON	\$675,000	1/3/2022	349,142	\$325,858	1.330	\$269,526.88	1.209	\$6.19	159.62	\$2,041.46
41-027-025-00	650 BROADWAY	\$345,000	1/27/2020	24,296	\$320,704	3.250	\$98,678.15	3	\$2.27	430	\$745.82
					\$2,603,787	40.667				1801.27	<b>\$1,445.53</b>

**USED \$1,400/FF FOR 2025**

							net acres	\$/acre	FF	\$/FF
41-046-001-00	118 w main st	\$103,000	9/11/2024	\$74,019	\$28,981	0.129	0.129	224,659	56.00	517.52
41-027-110-00	215 broadway	\$115,000	3/9/2024	\$0	\$115,000	0.803	0.803	143,213	174.90	657.52 purch by bldr
14-027-002-09	M-37 hwy	\$350,000	11/2/2022	\$0	\$350,000	6.690	6.090	57,471	512.02	683.57 m-37
16-019-005-20+006-20	12175 w m-179 hwy	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	13.795	\$60,328	510.00	1631.81 m-179
16-020-005-00	11446 w m-179 hwy	\$210,000	2/23/2024	\$76,879	\$133,121	1.433	1.281	\$103,920	165.62	803.77 m-179 (equiv
16-019-031-10	w m-179 hwy	\$260,000	11/15/2023	\$0	\$260,000	3.802	3.499	\$74,307	400.00	650.00 m-179
16-020-023-00	11332 w m-179 hwy	\$300,000	10/20/2023	\$184,044	\$115,956	1.186	1.093	\$106,090	123.00	942.73 m-179
16-030-002-10	2487 s patterson	\$205,000	5/19/2023	\$53,297	\$151,703	1.370	1.370	\$110,732	0.00	irreg shaped j
16-020-013-01	w m-179 hwy	\$400,000	12/30/2022	\$0	\$400,000	15.421	15.156	\$26,392		part zoned ag
16-030-002-00	2485 s patterson	\$100,000	10/27/2022	\$44,512	\$55,488	0.925	0.758	\$73,203	220.00	252.22 patterson
16-365-023-00+-024-00	rison dr	\$68,000	\$44,806	15692	\$52,308	0.046	0.046	\$1,137,130	40.00	1307.70 storage condi
41-013-011-00	120 e main st	\$180,000	1/8/2025	159318	\$20,682	0.084	0.084	\$246,214	30.50	678.10



















Township Residential Land

2025 Land

TOWNSHIP LAND 2 YR - 4/1/2022 to 3/31/2024

Date	Sale Price	Imp. Value	Land Residual	Class	Parcel ID	Address	Acres	Net Acres	\$/ACRE	
10/5/2022	\$56,000	0	\$56,000	402	14-019-008-06	schaad rd	1.653	1.501	\$37,308	
3/14/2023	\$56,000	0	\$56,000	402	14-175-001-00	beaterra ln	1.530	1.530	\$36,601	development
10/5/2022	\$56,000	0	\$56,000	402	14-019-008-06	schaad rd	1.653	1.501	\$37,308	
1/6/2023	\$68,000	0	\$68,000	402	14-021-014-10	bender rd	1.653	1.501	\$45,303	
3/14/2023	\$56,000	0	\$56,000	402	14-175-001-00	beaterra ln	1.530	1.530	\$36,601	development
2/8/2023	\$52,000	0	\$52,000	402	14-175-002-00	olivia dr	1.530	1.530	\$33,987	development
2/14/2023	\$70,000	0	\$70,000	402	14-175-016-00	olivia dr	1.600	1.600	\$43,750	development-woods @ rear
	\$595,000		\$414,000				11.149	10.693	\$38,717	
5/16/2023	\$67,000	0	\$67,000	402	14-016-008-32	cherry valley rd	2.000	1.800	\$37,222	split
12/29/2022	\$75,000	0	\$75,000	402	14-032-017-86	ridge point dr	1.760	1.760	\$42,614	development
2/17/2023	\$95,000	0	\$95,000	402	14-027-002-03	calming meadow ct	1.990	1.990	\$47,739	development
9/29/2022	\$98,000	0	\$98,000	402	14-027-002-02	calming meadow ct	1.950	1.950	\$50,256	development
2/17/2023	\$95,000	0	\$95,000	402	14-027-002-03	calming meadow ct	1.990	1.990	\$47,739	development
8/18/2023	\$84,000	0	\$84,000	402	14-027-002-01	calming meadow ct	2.030	2.03	\$41,379	new development
	\$277,000		\$447,000					9.72	\$45,988	
1/31/2022	\$79,900	0	\$79,900	402	14-032-017-52	valley ridge dr	2.300	2.3	\$34,739	development
1/14/2022	\$72,500	0	\$72,500	402	14-032-017-51	valley ridge dr	2.600	2.6	\$27,885	development
	\$152,400		\$152,400				4.900	4.900	\$31,102	
7/7/2021	\$55,000	0	\$55,000	402	14-011-034-11	garbow rd	2.337	2.105	\$26,128	out in twp
8/20/2021	\$55,000	0	\$55,000	402	14-011-034-10	garbow rd	2.337	2.105	\$26,128	out in twp
	\$110,000		\$110,000				4.674	4.21	\$26,128	
8/28/2023	\$79,000	0	\$79,000	402	14-032-002-97	spencer dr	3.000	2.316	\$34,111	older development
5/25/2022	\$69,500	0	\$69,500	402	14-025-009-21	loop rd	3.005	2.678	\$25,952	
			\$148,500				6.005	4.994	\$29,736	
3/8/2023	\$106,000	0	\$106,000	402	14-019-008-03-04	schaad rd	3.306	3.002	\$35,310	2 sites
7/6/2023	\$114,500	0	\$114,500	402	14-027-002-04	calming meadow ct	3.030	3.03	\$37,789	
3/1/2024	\$100,000	0	\$100,000	402	14-012-005-05	garbow rd	3.090	2.900	\$34,483	
3/15/2024	\$100,000	0	\$100,000	402	14-012-005-07	garbow rd	3.510	2.920	\$34,247	
10/6/2022	\$92,500	0	\$92,500	402	14-027-002-07	calming meadow ct	3.680	3.680	\$25,136	development
			\$513,000					15.532	\$33,029	
5/26/2022	\$119,000	0	\$119,000	402	14-027-002-05	new split-calming meadows	4.160	4.160	\$28,606	
5/20/2022	\$140,000	0	\$140,000	402	14-022-002-40	flat rock ct	4.270	4.270	\$32,787	
5/31/2023	\$135,000	0	\$135,000	402	14-022-002-40	flat rock ct	4.270	4.270	\$31,616	
8/17/2023	\$110,310	0	\$110,310	402	14-030-201-00	reflection pond dr	4.300	4	\$25,653	
12/21/2022	\$132,000	0	\$132,000	402	14-030-203-00	reflection pond dr	4.490	4.490	\$29,399	development
5/12/2023	\$132,660	0	\$132,660	402	14-030-202-00	reflection pond dr	4.490	4.490	\$29,546	development
			\$768,970					25.980	\$29,599	
3/11/2024	\$140,000	0	\$140,000	402	14-012-005-02	moe rd	4.880	4.680	\$29,915	
3/8/2024	\$140,000	0	\$140,000	402	14-012-005-03	moe rd	5.030	4.830	\$28,986	
5/31/2023	\$149,000	0	\$149,000	402	14-030-208-00	reflection pond dr	5.270	5.270	\$28,273	development
			\$429,000					14.780	\$29,026	
3/17/2021	\$170,170	0	\$170,170	402	14-011-034-10	garbow rd	7.011	6.315	\$26,947	split into 3 sites after sale-time adj
7/5/2023	\$175,000	0	\$175,000	402	14-032-028-00	11840 davis rd	10.000	9.50	\$18,421	unsure of exist well/septic
8/3/2022	\$180,000	0	\$180,000	402	14-018-006-30	duncan lk rd	9.955	9.706	\$18,545	
			\$355,000					19.206	\$18,484	
3/6/2024	\$209,000	0	\$209,000	402	14-030-204-00	reflection pond dr	9.850	9.850	\$21,218	development
1/21/2021	\$286,000	0	\$286,000	402	14-021-003-10	cherry valley rd	26.900	25.387	\$11,266	time adj
12/7/2023	\$355,000	0	\$355,000	402	14-024-001-20	robertson rd	26.980	26.63	\$13,330	
10/27/2021	\$330,000	0	\$330,000	402	14-032-029-00	davis rd	27.220	26.99	\$12,227	time adj
			\$971,000					79.008	\$12,290	
7/20/2023	\$35,000	0	\$35,000	402	14-007-006-50	creekview dr	2.686	2.686	\$13,031	purch by adj landowner/employee
1/6/2023	\$68,000	0	\$68,000	402	14-021-014-10	bender rd	1.653	1.501	\$45,303	purchased by adjacent owner
12/4/2023	\$37,000	0	\$37,000	402	14-016-004-50	garbow rd	1.500	1.35	\$27,448	lower sale price
5/25/2022	\$69,500	0	\$69,500	402	14-025-009-21	loop rd	3.005	2.678	\$25,952	
7/20/2023	\$35,000	0	\$35,000	402	14-007-006-50	creekview dr	2.686	2.686	\$13,031	purch by adj landowner/employee
2/28/2023	\$100,000	0	\$100,000	402	41-022-010-40	n-m-37 hwy	9.500	8.986	\$11,128	sold by church
2/28/2023	\$100,000	0	\$100,000	402	41-022-010-40	n-m-37 hwy	9.500	8.986	\$11,128	sold by church
12/8/2022	\$142,000	0	\$142,000	402	14-022-002-50	bender rd	9.600	9.456	\$15,017	family sale
9/9/2022	\$108,000	0	\$108,000	402	14-027-002-08	calming meadow ct	12.350	12.350	\$8,745	part swamp
TOWNSHIP LAND - 1 YR+ 10/1/2023 to 12/31/2024										
12/2/2024	\$68,000	0	\$68,000	402	14-019-008-06	schaad rd	1.653	1.501	\$45,303	development
8/16/2024	\$78,900	0	\$78,900	402	14-024-001-35	gibson farms dr	2.020	2.020	\$39,059	development
5/23/2024	\$80,000	0	\$80,000	402	14-012-003-00	parmalee rd	2.250	2.100	\$38,095	
3/1/2024	\$100,000	0	\$100,000	402	14-012-005-05	garbow rd	3.090	2.900	\$34,483	
7/26/2024	\$115,000	0	\$115,000	402	14-012-005-06	garbow rd	3.090	2.900	\$39,655	
3/15/2024	\$100,000	0	\$100,000	402	14-012-005-07	garbow rd	3.510	2.920	\$34,247	
6/17/2024	\$115,000	0	\$115,000	402	14-027-002-04	calming meadows dr	3.030	3.030	\$37,954	development
12/27/2024	\$150,000	0	\$150,000	402	14-030-202-00	reflection pond dr	4.490	4.490	\$33,408	development
3/11/2024	\$140,000	0	\$140,000	402	14-012-005-02	moe rd	4.880	4.680	\$29,915	
3/8/2024	\$140,000	0	\$140,000	402	14-012-005-03	moe rd	5.030	4.830	\$28,986	
3/6/2024	\$209,000	0	\$209,000	402	14-030-204-00	reflection pond dr	9.850	9.850	\$21,218	development
6/14/2024	\$219,000	0	\$219,000	402	14-030-205-00	reflection pond dr	11.820	11.820	\$18,528	development
8/21/2024	\$229,000	0	\$229,000	402	14-024-001-33	gibson farms dr	14.460	14.460	\$15,837	development
10/11/2024	\$240,000	0	\$240,000	402	14-012-005-01	garbow rd	15.990	15.200	\$15,789	
12/7/2023	\$355,000	0	\$355,000	402	14-024-001-20	robertson rd	26.980	26.63	\$13,330	
12/19/2024	\$425,001	0	\$425,001	402	14-031-004-20	harwood lake rd	21.400	21.000	\$20,238	family sale-harwood lkfrt






# Accessibility Summary for vicksburglibrary.org

<p> <b>Accessibility Score</b></p> <div style="text-align: center;">  <p><b>68%</b> WEBSITE SCORE</p> </div> <p>Websites with score of 50% or below are at risk of lawsuits</p>	<p> <b>Lawsuit Risk</b></p> <div style="text-align: center;">  <p><b>HIGH LAWSUIT RISK</b></p> </div> <p><b>3</b> issues are exposing this website to an accessibility lawsuit, immediate actions required</p>	<p> <b>WCAG 2.2 Criteria</b></p> <table border="1"> <tr><td> Critical issues</td><td>3</td></tr> <tr><td> Passed Audits</td><td>22</td></tr> <tr><td> Required Manual Audits</td><td>10</td></tr> <tr><td> Not Applicable</td><td>34</td></tr> </table>	 Critical issues	3	 Passed Audits	22	 Required Manual Audits	10	 Not Applicable	34	<p> <b>Scanned pages</b></p> <p><b>1 page</b> out of entire domain</p>
 Critical issues	3										
 Passed Audits	22										
 Required Manual Audits	10										
 Not Applicable	34										

## Testing Standards

We test websites based on **WCAG 2.2**, the international standards by . These standards are accepted by **ADA** and **Section 508** , **EEA** and **EN 301 549** , and other worldwide accessibility legislations.


## Issues

#	Issue title	Disabilities affected	Required to fix by
1	Ensures the contrast between foreground and background colors meets WCAG 2 AA minimum contrast ratio thresholds	 Low Vision  Colorblindness	WCAG 2.2 (A) Section 508 EN 301 549
<b>FAILING ELEMENTS</b>			
div.footer-widget-2 > aside#block-3 > figure.wp-block-image > figcaption.wp-element-caption			
2	Ensures links have discernible text	 Blind  Deafblind  Mobility	WCAG 2.2 (A) Section 508 EN 301 549
<b>FAILING ELEMENTS</b>			
div.parvati-social-bar > ul.parvati-socials-list > li > a			


```
div.parvati-social-bar > ul.parvati-socials-list > li > a  
div.parvati-social-bar > ul.parvati-socials-list > li > a  
div.footer-widget-1 > aside#block-7 > figure.wp-block-image > a  
div.footer-widget-2 > aside#block-3 > figure.wp-block-image > a  
div.footer-widget-3 > aside#block-6 > figure.wp-block-image > a
```

3 Ensure touch target have sufficient size and space

 Blind

 Low Vision

WCAG 2.2 (AA)

 Mobility

### FAILING ELEMENTS

```
div#metaslider_container_1505 > ul.rslides_tabs > li.rslides1_s3 > a.rslides1_s3  
div#metaslider_container_1505 > ul.rslides_tabs > li.rslides1_s4 > a.rslides1_s4  
div#metaslider_container_1505 > ul.rslides_tabs > li.rslides1_s5 > a.rslides1_s5
```

## Recommendations for vicksburglibrary.org

### 1. Scan the entire domain

Scan the entire domain, and remediate all failing issues according to detailed instructions listed on [AccessibilityChecker.org](https://accessibilitychecker.org).

## NEWER PLATS

4/1/2022 to 3/31/2024

	FF	Sale Price	imp value	site value	\$/FF	
4/20/2022 41-135-149-00	86	\$349,270	\$270,124	\$79,146	\$920.30	
4/26/2022 41-135-125-00	85	\$36,000	\$0	\$36,000	\$423.53	
4/29/2022 41-128-161-00	93.22	\$340,025	\$235,110	\$104,915	\$1,125.46	
5/6/2022 41-135-118-00	85.01	\$38,500	\$0	\$38,500	\$452.89	
5/6/2022 41-135-001-00	120	\$300,000	\$173,494	\$126,506	\$1,054.22	
5/11/2022 41-128-174-00	70.12	\$38,500	\$0	\$38,500	\$549.06	
5/11/2022 41-200-003-00	83.03	\$38,540	\$0	\$38,540	\$464.17	
5/13/2022 41-135-148-00	86	\$349,900	\$273,339	\$76,561	\$890.24	
6/3/2022 41-127-038-00	88	\$264,900	\$171,717	\$93,183	\$1,058.90	
6/10/2022 41-128-179-00	75.185	\$339,900	\$253,607	\$86,293	\$1,147.74	
6/20/2022 41-135-078-00	86.2	\$346,000	\$292,952	\$53,048	\$615.41	
7/13/2022 41-128-136-00	148.45	\$340,000	\$241,880	\$98,120	\$660.96	
7/13/2022 41-128-163-00	76.57	\$349,900	\$267,722	\$82,178	\$1,073.24	
7/22/2022 41-135-117-00	141	\$369,900	\$273,329	\$96,571	\$684.90	
8/25/2022 41-200-021-00	83	\$365,813	\$287,214	\$78,599	\$946.98	
8/26/2022 41-200-007-00	84.43	\$344,747	\$305,724	\$39,023	\$462.19	
8/29/2022 41-128-198-00	70	\$319,900	\$268,130	\$51,770	\$739.57	
9/12/2022 41-135-103-00	85.17	\$338,000	\$253,069	\$84,931	\$997.19	
10/11/2022 41-128-108-00	92.39	\$310,000	\$244,629	\$65,371	\$707.55	
10/21/2022 41-128-128-00	74	\$285,000	\$229,931	\$55,069	\$744.18	
11/16/2022 41-128-182-00	78.89	\$339,900	\$273,164	\$66,736	\$845.94	EQUIV FF
11/22/2022 41-128-184-00	70	\$306,000	\$262,232	\$43,768	\$625.26	
11/22/2022 41-200-020-00	83	\$320,000	\$250,400	\$69,600	\$838.55	
11/28/2022 41-128-183-00	70.01	\$295,000	\$242,080	\$52,920	\$755.89	
12/23/2022 41-128-138-00	73.33	\$320,000	\$270,163	\$49,837	\$679.63	
12/27/2022 41-128-173-00	73.15	\$38,500	\$0	\$38,500	\$526.32	
1/9/2023 41-128-120-00	98.16	\$330,000	\$247,877	\$82,123	\$836.62	EQUIV FF
1/17/2023 41-135-120-00	85	\$329,900	\$273,709	\$56,191	\$661.07	
1/18/2023 41-127-036-00	88	\$263,000	\$205,258	\$57,742	\$656.16	
1/26/2023 41-128-177-00	71.975	\$299,900	\$212,732	\$87,168	\$1,211.09	EQUIV FF
2/15/2023 41-128-165-00	70	\$319,900	\$270,036	\$49,864	\$712.34	
2/17/2023 41-200-003-00	83.03	\$374,900	\$315,391	\$59,509	\$716.72	EQUIV FF
3/6/2023 41-128-176-00	70	\$319,900	\$267,790	\$52,111	\$744.44	
3/9/2023 41-128-168-00	71.11	\$319,900	\$270,269	\$49,631	\$697.95	
3/20/2023 41-128-146-00	103.465	\$283,000	\$177,988	\$105,012	\$1,014.95	EQUIV FF
3/29/2023 41-128-169-00	72.72	\$299,900	\$236,078	\$63,822	\$877.65	
3/31/2023 41-135-115-00	89.81	\$334,900	\$275,608	\$59,292	\$660.19	EQUIV FF
11/21/2023 41-200-016-00	74.56	\$40,890	\$0	\$40,890	\$548.42	dev to bldr
3/19/2024 41-200-050-00	88.93	\$48,880	\$0	\$48,880	\$549.65	dev to bldr
3/19/2024 41-200-049-00	85	\$48,880	\$0	\$48,880	\$575.06	dev to bldr
	3412.915	\$10,698,045	\$8,092,745	\$2,605,300	<b>\$763.37</b>	

**Used: \$760**

## Village Residential

4/1/2022 to 3/31/2024

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
5/19/2022	41-080-016-00	0.4	132	\$262,000	\$185,999	\$76,001	\$4.36	\$576
5/20/2022	41-085-007-00	0.359	131	\$260,500	\$173,457	\$87,043	\$5.57	\$664
5/27/2022	41-025-004-00	0.209	66	\$205,000	\$141,947	\$63,053	\$6.93	\$955
6/17/2022	41-100-019-00	0.244	85	\$235,000	\$137,035	\$97,965	\$9.22	\$1,153
6/22/2022	41-020-002-00	0.4	132	\$221,000	\$129,950	\$91,050	\$5.23	\$690
7/15/2022	41-022-497-00	0.2	66	\$203,000	\$142,055	\$60,945	\$7.00	\$923
7/20/2022	41-019-002-00	0.2	66	\$280,000	\$218,326	\$61,674	\$7.08	\$934
7/20/2022	41-059-005-00	0.2	66	\$194,200	\$135,963	\$58,237	\$6.68	\$882
7/22/2022	41-095-007-00	0.248	80	\$285,000	\$213,051	\$71,949	\$6.66	\$899
8/18/2022	41-085-009-00	0.181	66	\$210,000	\$144,134	\$65,866	\$8.35	\$998
9/9/2022	41-025-006-00	0.197	66	\$210,000	\$159,928	\$50,072	\$5.83	\$759
10/13/2022	41-023-242-00	0.284	75	\$193,000	\$136,707	\$56,293	\$4.55	\$751
11/16/2022	41-041-005-00	0.492	85	\$200,000	\$133,444	\$66,556	\$3.11	\$783
11/28/2022	41-062-005-30	0.288	66	\$205,000	\$124,483	\$80,517	\$6.42	\$1,220
12/2/2022	41-022-442-00	0.366	80	\$185,000	\$110,245	\$74,755	\$4.69	\$934
1/12/2023	41-130-015-00	0.303	100	\$225,000	\$145,409	\$79,591	\$6.03	\$796
2/21/2023	41-027-122-00	0.25	72.5	\$258,000	\$197,915	\$60,085	\$5.52	\$829
2/22/2023	41-017-003-00	0.2	66	\$220,000	\$154,388	\$65,612	\$7.53	\$994
6/9/2023	41-084-003-00	0.4	132	\$240,000	\$138,240	\$101,760	\$5.84	\$771
6/29/2023	41-084-005-00	0.4	132	\$270,000	\$162,606	\$107,394	\$6.16	\$814
7/7/2023	41-058-007-00	0.2	66	\$310,000	\$243,981	\$66,019	\$7.58	\$1,000
8/24/2023	41-180-005-00	0.306	90	\$300,100	\$217,420	\$82,680	\$6.20	\$919
9/8/2023	41-085-010-00	0.272	99	\$225,000	\$142,694	\$82,306	\$6.95	\$831
2/16/2024	41-100-024-10	0.305	95	\$290,000	\$212,235	\$77,765	\$5.85	\$819
2/27/2024	41-024-004-00	0.2	66	\$329,900	\$264,652	\$65,248	\$7.49	\$989
		0.968	2180.5			\$1,850,436	\$43.88	<b>\$849</b>

**Used: \$850**

## MIDDLEVILLE DOWNS

4/1/2022 to 3/31/2024

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
5/20/2021	41-185-008-00	0.229	70	\$210,000	\$144,506	\$65,494	\$6.57	\$936
9/24/2021	41-155-005-00	0.193	60	\$151,000	\$102,265	\$48,735	\$5.80	\$812
10/6/2021	41-150-025-00	0.248	80	\$186,000	\$127,114	\$58,886	\$5.45	\$736
10/11/2021	41-160-016-00	0.193	60	\$210,000	\$153,154	\$56,846	\$6.76	\$947
11/5/2021	41-155-016-00	0.222	68.76	\$150,000	\$83,405	\$66,595	\$6.89	\$969
12/13/2021	41-165-008-00	0.249	60	\$150,000	\$100,451	\$49,549	\$4.57	\$826
3/15/2022	41-160-025-00	0.207	60	\$210,000	\$154,871	\$55,129	\$6.11	\$919
4/27/2022	41-170-016-00	0.317	105.04	\$255,000	\$184,527	\$70,473	\$5.10	\$671
7/29/2022	41-185-007-00	0.229	70	\$216,000	\$125,767	\$90,233	\$9.05	\$1,289
9/16/2022	41-175-024-00	0.176	65	\$230,000	\$160,166	\$69,834	\$9.11	\$1,074
2/28/2023	41-170-007-00	0.225	70	\$190,000	\$122,901	\$67,099	\$6.85	\$959
3/22/2024	41-170-028-00	0.207	60	\$225,000	\$165,450	\$59,550	\$6.60	\$993
		2.695	828.8			\$758,423	\$6.46	<b>\$915</b>

**Used: \$900**

## NOT USED

10/27/2022	41-175-018-00	0.186	60	\$238,000	\$139,664	\$98,336	\$12.14	\$1,639
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## 2025 LAND

### DUNCAN LAKEFRONT 2 YR 4/1/22 TO 3/31/24

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-070-013-10	6795 N NOFFKE	\$615,000	4/28/2022	371,278	\$243,722	47.34	\$5,148.33	16,291	\$14.96
14-050-046-00	7715 N NOFFKE	\$493,000	3/22/2024	275,614	\$217,386	60	\$3,623.10	11,413	\$19.05
14-070-009-00	6881 N NOFFKE	\$725,000	8/16/2023	267,096	\$457,904	100	\$4,579.04	26,005	\$17.61
14-070-023-00	6671 N NOFFKE	\$645,000	3/24/2023	332,321	\$312,679	83.58	\$3,741.07	17,555	\$17.81
14-007-011-40	6451 IVAN TR	\$833,000	9/16/2022	337,316	\$495,684	150	\$3,304.56	85,813	\$5.78 LARGE FF
					\$1,727,375	440.92	<b>\$3,917.66</b>	157,077	<b>\$11.00</b>
						USED:	<b>\$3,900</b>		

### DUNCAN BACKLOT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-006-018-20	12398 NEAR LN	\$278,750	3/18/2019	131,841	\$146,909	138.57	\$1,060.18	43,559	\$3.37 TIME ADJUSTED
14-060-010-00	7370 N NOFFKE	\$273,700	8/4/2020	169,369	\$104,331	100	\$1,043.31	15,000	\$6.96 TIME ADJUSTED
					\$251,241	238.57	<b>\$1,053.11</b>	58,559	<b>\$4.29</b>
						USED:	<b>\$1,000</b>		

### OLDER PLATS

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-090-003-00	5827 STIMSON	\$278,000	1/19/2022	237,363	\$40,637	132	\$307.86	15,028	\$2.70
14-120-020-00	2092 FAWN AVE	\$239,900	11/30/2022	198,832	\$41,068	105.3	\$390.01	15,028	\$2.73
14-090-013-00	5854 HILLTOP	\$264,900	8/25/2023	185,798	\$79,102	100	\$791.02	17,250	\$4.59
14-090-009-00	9801 TARO	\$275,000	12/2/2022	185,272	\$89,728	136	\$659.76	20,299	\$4.42
14-120-020-00	2092 FAWN AVE	\$239,900	11/30/2022	175,883	\$64,017	97.77	\$654.77	16,988	\$3.77
					\$314,552	571.07	<b>\$550.81</b>	84,593.52	<b>\$3.72</b>
						USED:	<b>\$500</b>		

### RIVERFRONT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-040-001-60	7145 BOUMAN DR	\$350,000	11/30/2021	224,753	\$125,247	150	\$834.98	37810	\$3.31
14-040-001-05	7055 BOUMAN DR	\$375,000	12/7/2022	211,748	\$163,252	149.8	\$1,089.80	41944	\$3.89
					\$288,499	300	<b>\$962.30</b>	37810	\$7.63
						USED:	<b>\$950</b>		

### Acreage Parcels

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	ACRES	\$/ACRE
14-010-002-60	6510 RIVERSIDE	\$474,600	8/24/2021	\$324,170	\$150,430			1.240	\$121,315 TIME ADJUSTED
14-011-016-10	6790 RIVERS EDGE	\$372,000	2/3/2020	\$266,045	\$105,955			1.320	\$80,269 TIME ADJUSTED
14-002-002-10	8695 PARMALLEE	\$679,000	4/12/2023	\$563,984	\$115,016			0.892	\$128,942
					\$371,401			3.452	\$107,590
14-010-002-75	6364 RIVERSIDE	\$638,250	8/18/2021	\$364,490	\$273,760			11.80	\$23,200.00 TIME ADJUSTED