

2026 LAND VALUE STUDIES

City of Caseville

CITY OF CASEVILLE AGRICULTURAL/ACREAGE LAND STUDY

Rate Table 8

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	
23-003-001-03	V/L KILMANAGH	02/05/25	\$38,000	\$38,000	\$9,800	25.79	\$19,674	\$38,000	\$19,242	0.0	0.0	4.26	4.26	#DIV/0!	\$8,920	\$0.20	
16-029-012-00	CAMPBELL & LAC	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	
16-030-009-00	CAMPBELL ROAD	11/22/23	\$800,000	\$800,000	\$322,900	40.36	\$792,068	\$800,000	\$761,972	0.0	0.0	77.50	77.50	#DIV/0!	\$10,323	\$0.24	
03-032-005-20	BACH	02/07/25	\$499,900	\$499,900	\$186,600	37.33	\$406,269	\$499,900	\$406,269	0.0	0.0	38.13	39.00	#DIV/0!	\$13,110	\$0.30	
23-034-005-00	GETTEL	01/23/25	\$390,000	\$390,000	\$209,800	53.79	\$419,510	\$389,565	\$419,075	0.0	0.0	38.75	40.00	#DIV/0!	\$10,053	\$0.23	
Totals:			\$2,692,900	\$2,692,900	\$1,064,800		\$2,384,385	\$2,692,465	\$2,325,822	0.0		238.64	240.76				
						Sale. Ratio =>	39.54	Average			Average		Average				
Start at \$11,300/acre						Std. Dev. =>	10.17	per FF=>			#DIV/0!	per Net Acre=>		11,282.54	per SqFt=>		\$0.26

City Caseville Rate Table

100	1.00	\$11,300
Woods/Untillable	0.45	\$5,085

Sale Removed

23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$101,600	65.55	\$203,188	(\$34,876)	\$13,312	0.0	0.0	1.46	1.46	#DIV/0!	(\$23,888)	(\$0.55)
15-016-001-55		04/17/24	\$220,000	\$220,000	\$193,700	88.05	\$344,313	(\$66,983)	\$57,330	0.0	0.0	6.75	5.75	#DIV/0!	(\$9,923)	(\$0.23)

CITY OF CASEVILLE SUBDIVISIONS LAND STUDY

Frontages A-F

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/Acre	Dollars/SqFt
53-835-527-00	7035 E PARK STREET	06/18/24	\$210,000	\$210,000	\$101,600	48.38	\$224,285	\$45,715	\$60,000	120.0	157.0	0.43	0.43	\$381	\$105,577
53-835-238-00	6612 VINE STREET	07/23/24	\$79,000	\$79,000	\$37,800	47.85	\$90,692	\$43,308	\$55,000	110.0	75.0	0.19	0.19	\$394	\$229,143
53-835-505-40	7038 E PARK STREET	12/23/24	\$225,000	\$225,000	\$77,300	34.36	\$233,798	\$46,677	\$55,475	111.0	157.0	0.40	0.40	\$421	\$116,693
53-826-165-00	6278 STATE STREET	07/14/23	\$169,500	\$169,500	\$54,000	31.86	\$178,658	\$56,842	\$66,000	132.0	132.0	0.40	0.40	\$431	\$142,105
53-835-526-00	7021 E PARK STREET	05/30/24	\$135,000	\$135,000	\$56,900	42.15	\$138,638	\$36,362	\$40,000	80.0	157.0	0.29	0.29	\$455	\$126,257
53-835-323-00	6908 THIRD STREET	12/15/23	\$187,500	\$187,500	\$44,600	23.79	\$192,029	\$61,471	\$66,000	132.0	132.0	0.40	0.40	\$466	\$153,678
53-835-500-00	7110 NOTRE DAME ROAD	10/06/23	\$158,500	\$158,500	\$62,800	39.62	\$162,547	\$55,953	\$60,000	120.0	157.0	0.43	0.43	\$466	\$129,222
53-835-494-00	7086 NOTRE DAME ROAD	08/02/24	\$169,000	\$169,000	\$70,600	41.78	\$169,049	\$59,951	\$40,000	80.0	157.0	0.29	0.29	\$499	\$138,719
53-826-153-00	6630 CENTER STREET	10/04/23	\$145,000	\$145,000	\$40,300	27.79	\$121,660	\$40,480	\$17,160	66.0	132.0	0.20	0.20	\$613	\$202,400
53-835-435-00	6867 OAK BLUFF DRIVE	08/27/24	\$37,000	\$37,000	\$11,100	30.00	\$30,000	\$7,000	\$30,000	60.0	150.0	0.21	0.21	\$617	\$178,744
53-835-421-00	6980 SAGINAW STREET	09/24/24	\$130,000	\$130,000	\$46,400	35.69	\$112,640	\$62,360	\$45,000	90.0	119.0	0.25	0.25	\$693	\$253,496
53-835-243-00	6743 PINE STREET	05/31/24	\$325,000	\$325,000	\$116,600	35.88	\$274,095	\$182,965	\$132,000	264.0	132.0	0.80	0.80	\$693	\$228,706
53-835-531-00	7071 E PARK STREET	09/08/23	\$170,000	\$170,000	\$57,200	33.65	\$141,828	\$68,172	\$40,000	80.0	157.0	0.29	0.29	\$852	\$236,708
53-835-505-00	7025 GRAND AVENUE	09/16/24	\$210,000	\$210,000	\$72,400	34.48	\$159,544	\$111,133	\$60,677	121.4	78.3	0.37	0.31	\$916	\$304,474
53-835-381-00	6986 MICHIGAN STREET	06/25/24	\$143,000	\$143,000	\$35,400	24.76	\$119,388	\$48,612	\$25,000	50.0	175.0	0.20	0.20	\$972	\$241,851
53-835-289-00	6733 VINE STREET	09/24/24	\$155,000	\$155,000	\$30,200	19.48	\$121,835	\$66,165	\$33,000	66.0	132.0	0.20	0.20	\$1,003	\$330,825
53-835-462-00	6927 MICHIGAN STREET	02/28/25	\$125,000	\$125,000	\$39,100	31.28	\$89,277	\$70,723	\$35,000	70.0	98.0	0.16	0.16	\$1,010	\$450,465
53-835-312-54	6795 RIVER STREET	07/29/24	\$275,000	\$275,000	\$79,200	28.80	\$182,202	\$158,798	\$66,000	132.0	132.0	0.40	0.40	\$1,203	\$396,995
53-826-122-00	6770 CENTER STREET	07/12/23	\$118,000	\$118,000	\$31,100	26.36	\$79,147	\$54,120	\$15,267	30.5	66.0	0.06	0.06	\$1,772	\$845,625
53-826-153-50	6276 MAPLE STREET	10/04/23	\$145,000	\$145,000	\$4,300	2.97	\$17,160	\$145,000	\$17,160	66.0	132.0	0.20	0.20	\$2,197	\$725,000
Totals:			\$3,311,500	\$3,311,500	\$1,068,900	32.28	\$2,838,432	\$1,431,807	\$958,739	1,980.8		6.16	6.10	Average per Net Acre=>	Average per SqFt=>
\$720/FF						10.27				\$723		Average per Net Acre=>	232,473.94		\$5.34

Sales Removed

53-835-492-00	7076 NOTRE DAME ROAD	12/18/23	\$175,000	\$175,000	\$84,000	48.00	\$200,515	\$14,485	\$40,000	80.0	157.0	0.29	0.29	\$181	\$50,295
53-826-152-55	6279 WOODBINE STREET	05/17/23	\$165,000	\$165,000	\$0	0.00	\$214,243	\$16,757	\$66,000	132.0	132.0	0.40	0.40	\$127	\$41,893
53-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$65,400	52.32	\$158,356	(\$5,856)	\$27,500	55.0	90.0	0.11	0.11	(\$106)	(\$51,368)
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	(\$5,265)	\$33,000	66.0	132.0	0.20	0.20	(\$80)	(\$26,325)
53-835-384-70	7201 MAIN STREET	03/14/25	\$35,000	\$35,000	\$25,000	71.43	\$58,612	\$1,388	\$25,000	50.0	150.0	0.17	0.17	\$28	\$8,070
53-835-503-00	7126 NOTRE DAME ROAD	04/25/24	\$134,900	\$134,900	\$89,500	66.35	\$187,808	\$7,092	\$60,000	120.0	157.0	0.43	0.43	\$59	\$16,379
53-835-236-00	6630 VINE STREET	06/21/24	\$70,000	\$70,000	\$42,000	60.00	\$95,985	\$4,015	\$30,000	60.0	160.0	0.22	0.22	\$67	\$18,250
53-826-132-00	6756 WEST STREET	02/19/25	\$196,000	\$196,000	\$93,100	47.50	\$199,693	\$29,307	\$33,000	66.0	132.0	0.20	0.20	\$444	\$146,535

CITY OF CASEVILLE COMMERCIAL LAND STUDY

Frontages A, E & J

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
53-864-036-50	6821 MAIN STREET	04/24/25	\$200,000	\$200,000	\$94,600	47.30	\$189,276	\$145,108	\$134,384	173.1	90.5	0.38	0.38	\$838	\$379,864	\$8.72
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$592,000	\$689,000	\$592,000	800.0	400.0	7.35	7.35	\$861	\$93,793	\$2.15
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$63,511	\$55,680	58.0	245.0	0.33	0.33	\$1,095	\$194,819	\$4.47
53-835-230-00	6631 MAIN STREET	05/22/25	\$280,000	\$280,000	\$129,100	46.11	\$250,837	\$146,283	\$117,120	122.0	66.0	0.19	0.19	\$1,199	\$790,719	\$18.15
53-835-216-00	6568 MAIN STREET	04/30/25	\$400,000	\$400,000	\$100,800	25.20	\$380,273	\$82,127	\$62,400	65.0	290.0	0.43	0.43	\$1,263	\$189,670	\$4.35
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$231,879	\$63,360	66.0	132.0	0.20	0.20	\$3,513	\$1,159,395	\$26.62
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$69,878	\$14,822	15.4	0.0	0.00	0.00	\$4,526	#DIV/0!	#DIV/0!
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$72,193	\$14,822	15.4	0.0	0.00	0.00	\$4,676	#DIV/0!	#DIV/0!
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$76,110	\$14,822	15.4	0.0	0.00	0.00	\$4,929	#DIV/0!	#DIV/0!
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$104,362	\$129,600	270.0	0.0	0.00	0.00	\$387	#DIV/0!	#DIV/0!
Totals:			\$3,424,000	\$3,424,000	\$1,153,500		\$2,942,559	\$1,680,451	\$1,199,010	1,600.4		8.87	8.87			
					Sale. Ratio =>	33.69		Average		Average		Average		Average		
					Std. Dev. =>	11.81		per FF=>	\$1,050	per Net Acre=>	189,410.62	per SqFt=>	\$4.35			

Frontages 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
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$46,202	\$17,500	\$42,000	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$2,346	\$7,600	19.0	0.0	0.00	0.00	\$123	#DIV/0!	#DIV/0!
53-835-500-00	7110 NOTRE DAME ROAD	10/06/23	\$158,500	\$158,500	\$62,800	39.62	\$162,547	\$55,953	\$60,000	120.0	157.0	0.43	0.43	\$466	\$129,222	\$2.97
53-826-153-00	6630 CENTER STREET	10/04/23	\$145,000	\$145,000	\$40,300	27.79	\$121,680	\$40,480	\$17,160	66.0	132.0	0.20	0.20	\$613	\$202,400	\$4.65
53-835-435-00	6867 OAK BLUFF DRIVE	08/27/24	\$37,000	\$37,000	\$11,100	30.00	\$30,000	\$37,000	\$30,000	60.0	150.0	0.21	0.21	\$617	\$178,744	\$4.10
53-826-132-00	6756 WEST STREET	02/19/25	\$196,000	\$196,000	\$93,100	47.50	\$199,693	\$29,307	\$33,000	66.0	132.0	0.20	0.20	\$444	\$146,535	\$3.36
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$39,017	\$60,000	100.0	0.0	0.00	0.00	\$390	#DIV/0!	#DIV/0!
39-017-002-10	592 UNIONVILLE ROAD SOUT	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$48,803	\$44,048	110.1	162.8	0.41	0.41	\$443	\$118,454	\$2.72
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$53,520	\$56,525	132.0	285.0	0.68	0.86	\$405	\$78,360	\$1.80
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$592,000	\$689,000	\$592,000	800.0	400.0	7.35	7.35	\$861	\$93,793	\$2.15
Totals:			\$1,718,000	\$1,718,000	\$745,700		\$1,651,609	\$1,012,926	\$942,333	1,553.1		9.72	9.90			
					Sale. Ratio =>	43.41		Average		Average		Average		Average		
					Std. Dev. =>	16.42		per FF=>	\$652	per Net Acre=>	104,210.49	per SqFt=>	\$2.39			

Acree Table 1

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
53-835-486-00	GRAND AVENUE	06/20/23	\$17,500	\$17,500	\$15,200	86.86	\$46,202	\$17,500	\$42,000	80.0	132.0	0.24	0.24	\$219	\$73,222	\$1.68
06-032-002-50	2170 VAN DYKE ROAD SOUTH	06/27/24	\$140,000	\$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	\$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
06-003-017-00	THOMAS ROAD NORTH	12/11/23	\$10,000	\$10,000	\$6,400	64.00	\$16,830	\$10,000	\$16,830	0.0	0.0	0.99	0.99	#DIV/0!	\$10,101	\$0.23
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
16-018-006-60	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
16-024-014-00	3477 N VAN DYKE ROAD	01/14/25	\$66,136	\$66,136	\$31,500	47.63	\$59,219	\$21,197	\$14,280	0.0	0.0	0.84	0.84	#DIV/0!	\$25,235	\$0.58
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
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$17,177	\$9,690	0.0	0.0	0.57	0.57	#DIV/0!	\$30,135	\$0.69
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$37,450	\$16,830	0.0	0.0	0.99	0.99	#DIV/0!	\$37,828	\$0.87
16-024-030-45	3301 N VAN DYKE ROAD	03/22/24	\$125,000	\$125,000	\$54,600	43.68	\$104,042	\$34,541	\$13,583	0.0	0.0	0.80	0.80	#DIV/0!	\$43,230	\$0.99
06-002-014-00	1457 RICHARDSON ROAD	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$88,498	\$34,000	0.0	0.0	2.00	2.00	#DIV/0!	\$44,249	\$1.02
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
06-028-037-00	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
06-023-005-60	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
06-032-011-50	2020 PINNEBOG ROAD SOUTH	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$84,085	\$25,500	0.0	0.0	1.50	1.50	#DIV/0!	\$56,057	\$1.29
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
06-023-020-00	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
Totals:			\$2,629,636	\$2,629,636	\$1,070,000		\$2,621,855	\$560,840	\$548,857	982.9		18.67	18.67			
3 acres = \$90,000					Sale. Ratio =>	40.69		Average			Average					
4 acres = \$120,000					Std. Dev. =>	18.86		per FF=>	\$571		per Net Acre=>	30,042.85			Average	\$0.69

Sales Removed

53-835-312-60	MAIN STREET	01/09/24	\$689,000	\$689,000	\$13,600	1.97	\$592,000	\$689,000	\$592,000	50.0	510.0	7.35	0.59	\$13,780	\$93,793	\$2.15
53-835-207-04	6551 MAIN STREET	06/25/25	\$235,000	\$235,000	\$80,800	34.38	\$168,143	\$81,679	\$14,822	15.4	0.0	0.00	0.00	\$5,290	#DIV/0!	#DIV/0!
53-835-338-00	6851 MICHIGAN STREET	02/12/24	\$500,000	\$500,000	\$5,800	1.16	\$16,625	\$500,000	\$16,625	35.0	204.0	0.16	0.16	\$14,286	\$3,048,780	\$69.99
53-835-311-00	6856 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$19,600	7.13	\$56,525	\$275,000	\$56,525	119.0	250.0	0.68	0.68	\$2,311	\$402,635	\$9.24
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
53-835-229-00	6770 OAK STREET	05/22/24	\$135,000	\$135,000	\$34,100	25.26	\$71,599	\$96,713	\$33,312	63.5	122.0	0.19	0.19	\$1,524	\$522,773	\$12.00

CITY OF CASEVILLE CONDO LAND STUDY

Rate Table Five

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
04-524-480-26	5739 COUNTY KERRY DRIVE	04/29/24	\$303,000	\$303,000	\$114,000	37.62	\$284,507	\$55,993	\$37,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-635-061-00	6024 PORT AUSTIN ROAD (9)	09/26/23	\$170,000	\$170,000	\$52,700	31.00	\$100,247	\$69,753	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-635-059-00	6024 PORT AUSTIN ROAD (7)	07/31/23	\$190,000	\$190,000	\$61,700	32.47	\$117,412	\$72,588	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-496-00	9837 WHISPERING PINES (40)	06/05/24	\$73,000	\$73,000	\$17,500	23.97	\$37,500	\$73,000	\$37,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
04-473-500-00	9821 WHISPERING PINES (44)	03/12/24	\$77,500	\$77,500	\$16,400	21.16	\$35,000	\$77,500	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
53-726-036-04	6845 CRYSTAL SHORES DRIVE	05/02/24	\$22,500	\$22,500	\$9,700	43.11	\$20,920	\$22,500	\$20,920	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
53-726-036-04	6845 CRYSTAL SHORES DRIVE	11/14/24	\$22,500	\$22,500	\$9,700	43.11	\$20,920	\$22,500	\$20,920	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals:			\$858,500	\$858,500	\$281,700		\$616,506	\$393,834	\$151,840	0.0		0.00	0.00			
					Sale. Ratio =>	32.81			Average			Average			Average	
\$56,260/condo	Per Condo Site	\$ 56,262			Std. Dev. =>	8.67			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!

Sales Removed

53-726-036-03	6841 CRYSTAL SHORES DRIVE	11/14/24	\$15,000	\$15,000	\$9,700	64.67	\$20,920	\$15,000	\$20,920	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
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CITY OF CASEVILLE INDUSTRIAL LAND STUDY

Frontages A and 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
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$39,017	\$60,000	100.0	0.0	0.00	0.00	\$390	#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
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$48,803	\$44,048	110.1	162.8	0.41	0.41	\$443	\$118,454	\$2.72
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
39-017-005-00	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	\$110,074	\$78,660	103.5	396.0	0.94	0.94	\$1,064	\$116,976	\$2.69
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!
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
Totals:			\$1,680,000	\$1,680,000	\$613,900		\$1,580,594	\$602,951	\$488,545	926.3		4.44	4.44			
					Sale. Ratio =>	36.54			Average			Average			Average	
\$650/FF					Std. Dev. =>	13.27			per FF=>	\$651		per Net Acre=>	135,738.63		per SqFt=>	\$3.12

CITY OF CASEVILLE LAKE VIEW PROPERTIES LAND STUDY

Frontages F & G

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
04-004-164-00	7616 PORT AUSTIN ROAD	04/01/24	\$635,000	\$635,000	\$290,000	45.67	\$671,035	\$481,465	\$517,500	90.0	100.0	0.21	0.21	\$5,350	\$2,325,918	\$53.40
04-127-085-00	8553 POINT CHARITIES AVENUE	06/26/24	\$340,000	\$340,000	\$124,000	36.47	\$309,734	\$229,766	\$199,500	42.0	275.0	0.27	0.27	\$5,471	\$867,042	\$19.90
04-227-372-00	8808 CRESCENT BEACH ROAD	06/09/23	\$460,000	\$460,000	\$161,100	35.02	\$416,827	\$280,673	\$237,500	50.0	285.0	0.33	0.33	\$5,613	\$858,327	\$19.70
04-411-063-00	9740 SHORE DRIVE NORTH	07/24/23	\$920,000	\$920,000	\$335,500	36.47	\$879,717	\$615,283	\$575,000	100.0	175.0	0.40	0.40	\$6,153	\$1,530,555	\$35.14
04-227-382-00	8756 CRESCENT BEACH ROAD	07/06/23	\$740,000	\$740,000	\$244,900	33.09	\$666,727	\$310,773	\$237,500	50.0	222.0	0.26	0.26	\$6,215	\$1,218,718	\$27.98
04-200-108-00	9120 CRESCENT BEACH ROAD	12/30/24	\$429,000	\$429,000	\$150,000	34.97	\$338,792	\$327,708	\$237,500	50.0	225.0	0.26	0.26	\$6,554	\$1,270,186	\$29.16
04-524-125-00	5872 PORT AUSTIN ROAD	07/22/24	\$549,900	\$549,900	\$172,900	31.44	\$463,078	\$374,322	\$287,500	50.0	0.0	0.00	0.00	\$7,486	#DIV/0!	#DIV/0!
04-003-166-00	7436 PORT AUSTIN ROAD	05/26/23	\$469,500	\$469,500	\$107,400	22.88	\$321,942	\$385,058	\$237,500	50.0	325.0	0.37	0.37	\$7,701	\$1,032,327	\$23.70
Totals:			\$4,543,400	\$4,543,400	\$1,585,800		\$4,067,852	\$3,005,048	\$2,529,500	482.0		2.09	2.09			
					Sale. Ratio =>	34.90			Average			Average			Average	
\$6,235/FF					Std. Dev. =>	6.32			per FF=>	\$6,235		per Net Acre=>	1,439,888.84		per SqFt=>	\$33.06

Frontages H

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
04-452-389-00	9311 POINT CHARITIES AVENUE	05/29/24	\$500,000	\$500,000	\$278,000	55.60	\$555,341	\$344,659	\$400,000	100.0	0.0	0.00	0.00	\$3,447	#DIV/0!	#DIV/0!
04-112-036-00	9147 POINT CHARITIES AVENUE	10/11/24	\$281,000	\$281,000	\$149,800	53.31	\$337,801	\$180,699	\$237,500	50.0	170.0	0.20	0.20	\$3,614	\$926,662	\$21.27
04-112-052-00	9023 POINT CHARITIES AVENUE	07/31/23	\$300,000	\$300,000	\$132,500	44.17	\$347,765	\$180,235	\$228,000	48.0	170.0	0.19	0.19	\$3,755	\$963,824	\$22.13
04-451-174-00	9575 POINT CHARITIES AVENUE	10/25/24	\$301,000	\$301,000	\$154,000	51.16	\$308,602	\$192,398	\$200,000	50.0	0.0	0.00	0.00	\$3,848	#DIV/0!	#DIV/0!
04-411-028-00	9667 CRESCENT BEACH ROAD	07/28/23	\$520,000	\$520,000	\$206,100	39.63	\$575,090	\$419,910	\$475,000	100.0	0.0	0.00	0.00	\$4,199	#DIV/0!	#DIV/0!
04-112-084-00	9121 POINT CHARITIES AVENUE	11/27/24	\$315,000	\$315,000	\$151,000	47.94	\$338,342	\$204,658	\$228,000	48.0	150.0	0.17	0.17	\$4,264	\$1,240,352	\$28.47
04-127-092-00	8529 POINT CHARITIES AVENUE	06/19/24	\$230,000	\$230,000	\$100,000	43.48	\$200,000	\$230,000	\$200,000	50.0	275.0	0.32	0.32	\$4,600	\$727,848	\$16.71
04-127-081-00	8573 POINT CHARITIES AVENUE	08/02/24	\$450,000	\$450,000	\$204,100	45.36	\$451,176	\$236,324	\$237,500	50.0	158.0	0.18	0.18	\$4,726	\$1,305,657	\$29.97
Totals:			\$2,897,000	\$2,897,000	\$1,375,500		\$3,114,117	\$1,988,883	\$2,206,000	496.0		1.04	1.04			
					Sale. Ratio =>	47.48			Average			Average			Average	
\$4,010/FF					Std. Dev. =>	5.43			per FF=>	\$4,010		per Net Acre=>	1,905,060.34		per SqFt=>	\$43.73

Sales Removed

04-200-095-00	9220 CRESCENT BEACH ROAD	10/18/24	\$885,000	\$885,000	\$175,100	19.79	\$487,003	\$597,997	\$200,000	50.0	0.0	0.00	0.00	\$11,960	#DIV/0!	#DIV/0!
04-227-408-50	8558 CRESCENT BEACH ROAD	01/10/25	\$749,900	\$749,900	\$199,100	26.55	\$570,979	\$454,921	\$276,000	48.0	150.0	0.17	0.17	\$9,478	\$2,757,097	\$63.29

CITY OF CASEVILLE LAKE ACCESS LOTS PROPERTIES LAND STUDY

Frontages A, B, C, D & E

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
53-726-027-00	6833 STEPHENS DRIVE	11/01/24	\$345,500	\$345,500	\$133,700	38.70	\$341,229	\$156,610	\$152,339	105.1	75.0	0.16	0.19	\$1,491	\$1,010,387	\$23.20
53-735-042-00	6630 FARMER STREET	05/09/24	\$465,000	\$465,000	\$138,800	29.85	\$388,083	\$173,036	\$96,119	66.3	98.9	0.17	0.17	\$2,610	\$1,029,976	\$23.64
04-411-075-00	9701 SHORE DRIVE NOR	09/25/23	\$350,000	\$350,000	\$103,600	29.60	\$247,497	\$153,503	\$51,000	85.0	0.0	0.00	0.00	\$1,806	#DIV/0!	#DIV/0!
04-167-236-00	8578 POINT CHARITIES /	11/01/24	\$440,000	\$440,000	\$142,600	32.41	\$278,570	\$206,430	\$45,000	100.0	150.0	0.34	0.34	\$2,064	\$600,087	\$13.78
04-332-243-00	9151 SUE DRIVE	03/18/24	\$215,000	\$215,000	\$51,700	24.05	\$121,994	\$130,248	\$37,242	62.1	116.0	0.17	0.17	\$2,098	\$789,382	\$18.12
04-157-168-50	4395 CHIPPEWA DRIVE	08/30/24	\$380,000	\$380,000	\$92,900	24.45	\$178,862	\$239,388	\$38,250	85.0	120.0	0.23	0.23	\$2,816	\$1,023,026	\$23.49
04-167-236-00	8578 POINT CHARITIES /	11/01/24	\$440,000	\$440,000	\$142,600	32.41	\$278,570	\$201,430	\$45,000	100.0	150.0	0.34	0.34	\$2,014	\$585,552	\$13.44
53-726-093-00	RASTIGUE DRIVE	01/12/24	\$67,500	\$67,500	\$15,400	22.81	\$64,167	\$67,500	\$64,167	44.3	94.0	0.11	0.11	\$1,525	\$625,000	\$14.35
53-835-143-00	6939 JAMES	06/10/24	\$135,000	\$135,000	\$49,300	36.52	\$132,849	\$89,151	\$87,000	60.0	90.0	0.12	0.12	\$1,486	\$718,960	\$16.51
Totals:			\$2,838,000	\$2,838,000	\$870,600		\$2,031,821	\$1,417,296	\$616,117	707.7		1.64	1.67			
					Sale. Ratio =>	30.68			Average			Average			Average	
\$2,000/FF					Std. Dev. =>	5.57			per FF=>	\$2,003		per Net Acre=>	863,152.25		per SqFt=>	\$19.82

Sales Removed

53-835-141-00	6946 TERRY LEE DRIVE	10/27/23	\$180,000	\$180,000	\$42,900	23.83	\$210,435	\$78,315	\$108,750	75.0	123.0	0.21	0.21	\$1,044	\$369,410	\$8.48
53-835-147-00	6560 RIVER STREET	08/16/24	\$110,000	\$110,000	\$34,000	30.91	\$116,930	\$51,070	\$58,000	40.0	90.0	0.08	0.08	\$1,277	\$615,301	\$14.13

CITY OF CASEVILLE RIVER FRONTAGE PROPERTIES LAND STUDY

Frontages A-F

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	
53-835-115-20	6934 BEADLE STREET	06/10/24	\$395,000	\$395,000	\$116,400	29.47	\$257,475	\$195,155	\$57,630	51.0	173.0	0.20	0.20	\$3,827	\$961,355	\$22.07	
53-835-164-00	6572 RIVER STREET	05/31/24	\$155,000	\$155,000	\$67,900	43.81	\$174,679	\$112,925	\$132,604	117.3	58.8	0.16	0.16	\$962	\$714,715	\$16.41	
53-835-115-30	6938 BEADLE STREET	06/14/24	\$230,000	\$230,000	\$104,400	45.39	\$232,859	\$66,071	\$68,930	61.0	210.0	0.29	0.29	\$1,083	\$224,731	\$5.16	
53-835-117-30	6922 BEADLE STREET	05/20/24	\$380,000	\$380,000	\$116,500	30.66	\$291,380	\$133,820	\$45,200	40.0	80.0	0.07	0.07	\$3,346	\$1,833,151	\$42.08	
53-726-066-00	6741 WEST STREET	06/29/23	\$240,000	\$240,000	\$52,700	21.96	\$242,468	\$69,668	\$72,136	63.8	80.0	0.15	0.15	\$1,091	\$461,377	\$10.59	
53-835-070-70	6714 RIVERSIDE DRIVE	10/27/23	\$289,000	\$289,000	\$82,800	28.65	\$258,860	\$79,240	\$79,100	70.0	150.0	0.24	0.24	\$1,132	\$328,797	\$7.55	
53-835-165-50	6412 TERRIE DRIVE	12/21/23	\$368,500	\$368,500	\$73,700	20.00	\$269,184	\$149,116	\$67,800	60.0	210.0	0.29	0.29	\$2,485	\$515,972	\$11.85	
53-835-129-00	6543 RIVER STREET	06/20/24	\$315,000	\$315,000	\$51,300	16.29	\$247,513	\$112,687	\$45,200	40.0	90.0	0.08	0.08	\$2,817	\$1,357,675	\$31.17	
Totals:			\$2,372,500	\$2,372,500	\$665,700		\$1,974,418	\$918,682	\$568,600	503.2		1.49	1.49				
						Sale. Ratio =>	28.06	Average			Average		Average				
\$1,825/FF						Std. Dev. =>	10.56	per FF=>			\$1,826	per Net Acre=>		615,738.61	per SqFt=>		\$14.14

Sales Removed

53-835-055-00	6717 RIVERSIDE DRIVE	12/22/23	\$215,000	\$215,000	\$71,300	33.16	\$258,458	\$70,423	\$113,881	100.8	141.7	0.33	0.33	\$699	\$214,704	\$4.93
53-835-165-90	6428 TERRIE DRIVE	08/17/23	\$235,000	\$235,000	\$115,000	48.94	\$296,450	\$6,350	\$67,800	60.0	188.0	0.26	0.26	\$106	\$24,517	\$0.56
53-835-124-00	MAIN STREET	02/12/24	\$500,000	\$500,000	\$138,000	27.60	\$16,625	\$500,000	\$16,625	2,300.0	0.0	0.16	0.00	\$217	\$3,048,780	\$69.99
53-726-063-00	6371 STATE STREET	01/30/25	\$105,000	\$105,000	\$78,200	74.48	\$197,225	\$62,797	\$155,022	137.2	75.0	0.31	0.31	\$458	\$200,629	\$4.61
53-835-185-00	6415 TERRIE DRIVE	12/26/23	\$285,000	\$285,000	\$0	0.00	\$337,731	\$35,409	\$88,140	60.0	225.0	0.31	0.31	\$590	\$114,223	\$2.62
53-835-115-20	6934 BEADLE STREET	06/10/24	\$395,000	\$395,000	\$116,400	29.47	\$257,475	\$195,155	\$57,630	51.0	173.0	0.20	0.20	\$3,827	\$961,355	\$22.07
53-835-117-30	6922 BEADLE STREET	05/20/24	\$380,000	\$380,000	\$116,500	30.66	\$291,380	\$133,820	\$45,200	40.0	80.0	0.07	0.07	\$3,346	\$1,833,151	\$42.08