

**Springdale Township
COMMERCIAL
LAND VALUE GUIDE
2022-2023**

Springdale Commercial Land Table Used

1 ACRE	\$15,000
5 ACRES	\$32,500
7 ACRES	\$36,400
10 ACRES	\$43,000
15 ACRES	\$61,500
20 ACRES	\$78,000
25 ACRES	\$92,500
30 ACRES	\$105,000
40 ACRES	\$132,000
50 ACRES	\$160,000
100 ACRES	\$300,000

Commercial PER FF

Betsie River \$350

Small Lots & Little Bear \$100

Big Bear \$150

Commercial \$120

There are no Industrial Parcels in Springdale Township.

	<u>STREET ADDRESS</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>CURR APP</u>	<u>LAND RESIDUAL</u>
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PRIME RURAL MANISTEE

32-221-708-17	12273 WEST	08/14/20	\$485,000	\$442,195	\$195,805
07-340-011-00	148 PARKDALE	06/10/21	\$166,000	\$164,886	\$110,374
13-012-200-08	17320 CADILLAC	03/07/22	\$235,000	\$109,554	\$158,446

NON-PRIME RURAL MANISTEE

07-336-025-00	1364 HILL	11/05/20	\$100,000	\$139,529	\$30,971
10-643-725-01	1957 SEAMAN	11/24/20	\$110,000	\$100,961	\$46,039
38-021-325-17	9287 PUISTO ST	01/22/21	\$152,000	\$168,100	\$52,900

PRIME VILLAGES

01-010-030-10	17245 NORTHWOOD	10/14/21	\$182,500	\$129,883	\$95,217
02-008-275-04	11660 CHIPPEWA	06/04/21	\$110,000	\$133,353	\$36,647
32-541-701-08	7734 LAKE	09/09/21	\$40,000	\$42,652	\$22,148
41-050-008-00	4861 MAIN	10/14/21	\$600,000	\$523,371	\$304,779
41-050-028-00	4850 MAIN	07/10/20	\$170,000	\$195,507	\$14,918
41-100-069-00	5380 MAIN	07/14/20	\$110,000	\$164,139	\$17,831
41-150-010-00	5122 MAIN	06/04/21	\$300,000	\$261,966	\$94,034

NON-PRIME VILLAGES

32-221-705-03	7717 LAKE	03/12/21	\$87,500	\$97,050	\$16,124
32-541-701-08	7734 LAKE	09/09/21	\$40,000	\$42,652	\$22,148
38-401-707-13	14404 WUOKSI	01/28/22	\$40,000	\$25,269	\$25,981

PRIME MANISTEE CITY

51-146-724-01	146 CLEVELAND	12/30/20	\$250,000	\$223,508	\$170,492
51-270-709-01	142 WASHINGTON	11/12/21	\$150,000	\$88,538	\$82,462
51-365-703-01	522 WATER ST	03/03/21	\$308,700	\$234,234	\$195,275
51-365-704-11	522 FIRST (VAC)	04/02/21	\$62,500	\$30,625	\$62,500
51-448-722-01	82 DIVISION	02/14/22	\$168,500	\$120,095	\$63,966
51-448-722-04	56 CLAY	10/27/21	\$175,000	\$79,623	\$123,832
51-453-710-05	321 RIVER	09/24/20	\$375,000	\$372,381	\$52,119

NON-PRIME MANISTEE CITY

51-349-707-09	94 MAPLE ST	12/10/20	\$30,000	\$44,966	\$9,534
51-350-701-02	77 OAK	10/08/21	\$257,050	\$257,574	\$17,431
51-648-704-01	221 FIFTH	01/18/22	\$65,000	\$53,067	\$35,485

PRIME FILER TOWNSHIP

2110-MPK-234	E M-55 (VAC)	7/30/2020	\$104,000		\$104,000
2209-28-1113-02	PLETT RD (VAC)	11/29/2021	\$73,200		\$73,200
2209-28-1325	WORKS AVE (VAC)	6/12/2020	\$50,000		\$50,000

NON-PRIME FILER TOWNSHIP

06-481-704-01	1001 TWENTY-FIRST	08/03/21	\$127,000	\$117,032	\$20,205
2209-20-4306-03	7547 E 34RD (VAC)	06/25/21	\$25,900		\$25,900

EST LAND

<u>VALUE</u>	<u>EFF FTG</u>	<u>DEPTH</u>	<u>\$/FF</u>
\$153,000	170.0	0.0	\$1,152
\$109,260	121.4	0.0	\$909
\$33,000	200.0	0.0	\$792
			\$951
		2022 VALUE	\$950
		2021 VALUE	\$900
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\$70,500	156.7	220.0	\$198
\$37,000	370.0	0.0	\$124
\$69,000	345.0	400.0	\$153
			\$158
		2022 VALUE	\$160
		2021 VALUE	\$150
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\$42,600	142.0	150.0	\$671
\$60,000	150.0	267.0	\$244
\$24,800	62.0	108.8	\$357
\$228,150	338.0	100.0	\$902
\$40,425	134.8	0.0	\$111
\$71,970	239.9	254.0	\$74
\$56,000	140.0	75.0	\$672
			\$440
		2022 VALUE	\$450
		2021 VALUE	\$400
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\$25,674	132.0	85.0	\$122
\$24,800	62.0	108.8	\$357
\$11,250	75.0	0.0	\$346
			\$275
		2022 VALUE	\$275
		2021 VALUE	\$250
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\$144,000	240.0	90.0	\$710
\$21,000	60.0	100.0	\$1,374
\$120,809	183.6	105.9	\$1,064
\$30,625	61.3	120.0	\$1,020
\$15,561	57.0	81.3	\$1,122
\$28,455	81.3	132.0	\$1,523
\$49,500	55.0	110.0	\$948
			\$1,109
		2022 VALUE	\$1,100

2021 VALUE \$1,000

\$24,500	49.0	85.0	\$195
\$17,955	51.3	0.0	\$340
\$23,552	67.3	78.0	\$527
			\$354
		2022 VALUE	\$350
		2021 VALUE	\$350

SF

\$104,000	57,499	\$1.81	Wexford Co Commercial Sale
\$73,200	48,351	\$1.51	Wexford Co Commercial Sale
\$50,000	24,393	\$2.05	Wexford Co Commercial Sale
		\$1.79	
		2022 VALUE	\$1.75 SF
		2021 VALUE	\$1.75 SF

SF

\$10,237	20,473	\$0.99	
\$25,900	40,510	\$0.64	Wexford Co Commercial Sale
		\$0.81	
		2022 VALUE	\$0.80 SF
		2021 VALUE	\$0.50 SF

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Adj. Sale \$</u>
1 ACRE				
052-241-002-00	114 N MAIN ST	1/24/2022	\$13,000	\$13,000
2209-27-3101-08	CASA RD	7/9/2020	\$25,000	\$25,000
10-106-00-005-03	S MITCHELL ST	6/30/2021	\$25,000	\$25,000

5 ACRES

10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900
12-004-200-24	TAYLOR	10/30/20	\$14,000	\$14,000
04-010-475-20	17056 LITZEN	01/05/21	\$18,005	\$18,005
04-024-150-15	15584 HARLAN	04/28/20	\$14,900	\$14,900
04-014-100-01	22955 FAYLOR	07/23/20	\$10,000	\$10,000
04-026-475-15	CADILLAC	11/03/21	\$20,500	\$20,500
04-036-400-20	HARLAN	01/06/21	\$19,000	\$19,000
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000
10-032-400-04	PEACOCK	06/24/20	\$15,000	\$15,000
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000
07-690-005-00	RENAISSANCE DR	07/13/21	\$16,565	\$16,565
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900
07-118-014-05	LAKESHORE	07/10/20	\$23,000	\$23,000
09-033-325-03	MARILLA	08/19/21	\$22,500	\$22,500

7 ACRES

05-104-225-08	6839 HIGHBRIDGE	07/27/20	\$13,600	\$13,600
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000
08-033-350-20	JOHNSON	01/29/21	\$18,000	\$18,000
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000
07-111-006-35	KERRY	04/13/20	\$25,000	\$25,000
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000
07-123-005-00	FISK	11/06/20	\$20,000	\$20,000
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000
03-025-014-00	2438 INDIAN VILLAGE	05/07/21	\$24,500	\$24,500
07-005-029-25	OLSON	01/13/22	\$32,000	\$32,000

02-021-275-15	MAIDENS	10/30/20	\$22,000	\$22,000
04-036-125-15	23607 VALENCOURT	04/23/21	\$24,900	\$24,900
01-022-007-10	CHAMBERLAIN	07/27/20	\$45,000	\$45,000
09-020-150-20	MCCLISH	10/22/20	\$23,500	\$23,500

10 ACRES

13-021-325-10	15445 BIG BEAR	07/08/20	\$16,500	\$16,500
02-022-400-01	CHIEF	06/25/20	\$20,000	\$20,000
04-001-450-20	ADAMS	03/09/21	\$23,000	\$23,000
05-120-150-01	SKIDMORE	01/04/21	\$23,000	\$23,000
10-110-200-02	CEDAR CREEK	09/08/20	\$24,000	\$24,000
03-004-011-10	ADAMSON LAKE	10/19/20	\$25,000	\$25,000
13-011-225-10	VONDRA	07/01/20	\$25,000	\$25,000
07-129-003-00	DONTZ	07/29/20	\$26,000	\$26,000
03-005-022-00	FELDHAK	10/28/21	\$27,000	\$27,000
04-032-175-02	ERWIN	08/20/21	\$27,000	\$27,000
04-012-225-10	VIADUCT	06/23/21	\$27,500	\$27,500
08-036-325-20	CLEMENTS	12/29/20	\$28,000	\$28,000
03-004-007-10	8373 LYMAN	01/20/21	\$28,900	\$28,900
03-028-008-10	KETTLE HOLE	10/02/20	\$29,900	\$29,900
05-129-300-05	RIVER	08/07/20	\$30,000	\$30,000
10-011-400-20	HUSIER	11/20/20	\$32,000	\$32,000
03-003-016-30	KERRY	12/18/20	\$34,900	\$34,900
05-121-125-40	3854 SWIHART	10/04/21	\$35,000	\$35,000
12-028-300-02	NORCONK	08/24/20	\$35,000	\$35,000
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500
05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900
14-003-004-35	741 KETTLE HOLE	05/07/21	\$39,900	\$39,900
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000
09-008-175-15	11588 ERWIN	07/10/20	\$20,000	\$20,000
13-028-300-10	14204 PEPPERMAN	09/29/21	\$27,500	\$27,500
05-019-175-10	SHIVERLY	04/20/21	\$23,000	\$23,000
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000

10-027-475-20	LAVERNE	09/15/20	\$25,900	\$25,900
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000
03-019-003-05	6127 RIVER	08/15/20	\$32,000	\$32,000
09-014-200-45	HULLS	08/12/21	\$17,000	\$17,000

15 ACRES

08-013-375-00	17474 BIGGE RD	07/30/20	\$35,000	\$35,000
04-027-200-20	CADILLAC	04/29/21	\$28,000	\$28,000
02-027-425-10	9511 TANNERVILLE	05/28/20	\$25,000	\$25,000
02-016-475-05	8760 MAIDENS	04/22/21	\$16,000	\$16,000
05-135-350-15	SEAMAN	04/27/21	\$28,500	\$28,500
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	\$45,500
06-114-325-07	MERKEY	04/09/20	\$45,000	\$45,000
02-023-375-01	NINE MILE	03/12/21	\$33,000	\$33,000
05-135-350-01	N SEAMAN	04/15/21	\$39,900	\$39,900
02-025-125-10	NINE MILE	01/29/21	\$35,000	\$35,000
02-011-475-01	10922 ELEVEN MILE	02/14/22	\$21,890	\$21,890
03-005-022-05	FELDHAK	01/25/22	\$45,000	\$45,000
04-025-250-01	14545 VIADUCT	11/17/20	\$28,000	\$28,000
05-135-350-10	SEAMAN	04/30/21	\$41,000	\$41,000
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000
04-015-350-01	READ	03/09/22	\$46,000	\$46,000
03-034-004-00	SKOCELAS	09/28/20	\$39,500	\$39,500
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900
06-029-225-04	3335 LINKE	07/07/20	\$45,000	\$45,000
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000
02-023-475-01	NINE MILE	11/24/20	\$64,000	\$64,000

20 ACRES

05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900
07-116-009-10	BENTOSKI	03/19/21	\$68,500	\$68,500
08-017-125-01	10877 JOUPPI	06/15/20	\$36,000	\$36,000
04-024-200-10	READ	07/08/21	\$23,400	\$23,400
04-011-175-01	VIADUCT	09/29/20	\$34,500	\$34,500
02-022-425-01	CHIEF	03/08/21	\$40,000	\$40,000
02-026-350-01	CHIEF	08/10/21	\$40,000	\$40,000
08-022-425-01	CREAMERY	08/06/21	\$40,000	\$40,000

13-003-325-20	DZUIBANEK	09/18/20	\$42,000	\$42,000
09-009-475-10	20858 HULLS	08/20/20	\$44,000	\$44,000
04-030-475-10	YATES	11/03/21	\$50,000	\$50,000
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	\$55,000
05-110-325-01	5437 SWIHART	10/27/20	\$56,000	\$56,000
10-121-150-40	PINE LAKE	10/02/20	\$58,900	\$58,900
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	\$60,500
14-018-010-00	STEINBERG	05/21/21	\$62,000	\$62,000
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250
10-115-425-01	STAR LAKE	05/22/20	\$35,000	\$35,000
09-004-450-01	BENTON	10/15/21	\$45,000	\$45,000
10-135-375-05	BOSSCHEM	04/02/21	\$40,000	\$40,000
10-135-300-10	BOSSCHEM	06/04/21	\$42,000	\$42,000
01-025-003-01	NELSON	04/06/21	\$84,000	\$84,000
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	\$42,500

25 ACRES

12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200
08-017-150-00	10694 PAHKANEN	11/04/20	\$38,000	\$38,000
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000

30 ACRES

08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	\$62,500
04-028-450-01	VALENCOURT	12/18/20	\$55,000	\$55,000
07-110-007-00	ORCHARD	08/04/21	\$52,000	\$52,000
04-010-400-01	LITZEN	10/27/21	\$60,500	\$60,500
08-034-375-01	15410 JOHNSON	08/07/20	\$58,000	\$58,000
03-013-008-00	FARNSWORTH	03/19/21	\$59,000	\$59,000
04-016-350-01	READ	12/22/20	\$80,000	\$80,000
08-029-200-01	NINE MILE	05/27/20	\$60,000	\$60,000

40 ACRES

08-003-275-01	POTTER	10/29/20	\$50,000	\$50,000
10-120-300-01	UDELL HILLS	08/27/20	\$60,000	\$60,000

04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000
08-008-200-01	POTTER	06/30/20	\$69,000	\$69,000
09-009-175-01	MARILLA	07/14/20	\$73,500	\$73,500
07-112-002-00	5851 SCOTT	12/29/21	\$75,000	\$75,000
09-005-250-01	YATES	09/30/20	\$75,000	\$75,000
12-009-400-05	8780 GLOVERS LAKE	08/07/20	\$75,000	\$75,000
03-004-009-00	8916 FELDHAK RD	10/07/20	\$76,500	\$76,500
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000

50 ACRES

12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000
04-008-225-01	NESSEN CITY	03/19/21	\$62,000	\$62,000
04-008-225-02	NESSEN CITY	10/07/20	\$70,000	\$70,000
08-025-225-01	NINE MILE	08/12/20	\$82,500	\$82,500
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415
04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000

100 ACRES

04-011-400-01	17314 VIADUCT	01/13/22	\$80,000	\$80,000
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000
03-001-010-10	KERRY	01/05/21	\$100,000	\$100,000
10-027-100-01	HOXYVILLE	07/07/20	\$115,000	\$115,000

<u>Net Acreage</u>	<u>\$/ACRE</u>
0.78	\$16,667
2.90	\$8,621
3.13	\$7,987
	\$11,092
2022 Value	\$11,000
2021 Value	\$10,000

4.64	\$5,151
4.82	\$2,905
4.91	\$3,667
4.98	\$2,992
5.00	\$2,000
5.00	\$4,100
5.00	\$3,800
5.00	\$4,600
5.00	\$3,000
5.00	\$5,000
5.00	\$5,000
5.20	\$3,186
5.22	\$4,387
5.25	\$4,381
5.28	\$4,261
	\$3,895

Mason Co Commercial Sale
Wexford Co Commercial Sale
Wexford Co Commercial Sale

Manistee Commercial Sale

Double rate	\$7,791
2022 VALUE	\$7,800
2021 VALUE	\$8,300

5.63	\$2,416
5.63	\$4,973
5.68	\$3,169
6.17	\$4,538
6.26	\$3,994
6.52	\$3,834
7.06	\$2,833
7.81	\$3,841
8.00	\$3,063
8.10	\$3,951

<u>Acreage</u>	<u>\$/ACRE</u>	<u>AV</u>
5	\$7,800	\$39,000
7	\$7,000	\$49,000
10	\$6,200	\$62,000
15	\$5,500	\$82,500
20	\$5,000	\$100,000
25	\$4,000	\$100,000
30	\$3,700	\$111,000
40	\$3,600	\$144,000
50	\$3,200	\$160,000
100	\$3,000	\$300,000

	2021	
<u>Acreage</u>	<u>Value</u>	<u>\$/AC</u>
5	41,500	\$8,300
7	50,400	\$7,200
10	56,000	\$5,600
15	75,000	\$5,000
20	96,000	\$4,800
25	100,000	\$4,000
30	108,000	\$3,600
40	136,000	\$3,400
50	165,000	\$3,300
100	320,000	\$3,200

8.30	\$2,651
8.66	\$2,875
9.23	\$4,875
9.50	\$2,474

\$3,535

Double rate \$7,069

2022 VALUE \$7,000

2021 VALUE \$7,200

10.00 \$1,650

10.00 \$2,000

10.00 \$2,300

10.00 \$2,300

10.00 \$2,400

10.00 \$2,500

10.00 \$2,500

10.00 \$2,600

10.00 \$2,700

10.00 \$2,700

10.00 \$2,750

10.00 \$2,800

10.00 \$2,890

10.00 \$2,990

10.00 \$3,000

10.00 \$3,200

10.00 \$3,490

10.00 \$3,500

10.00 \$3,500

10.00 \$3,750

10.00 \$3,850

10.00 \$3,900

10.00 \$3,990

10.00 \$3,990

10.00 \$4,000

10.00 \$4,000

10.00 \$4,200

10.00 \$4,500

10.00 \$4,500

10.00 \$4,600

10.01 \$1,997

10.04 \$2,739

10.10 \$2,277

10.18 \$3,438

10.24	\$2,529
10.28	\$3,113
10.30	\$3,107
10.59	\$1,605

\$3,101

Double rate \$6,203

2022 VALUE \$6,200

2021 VALUE \$5,600

11.12	\$3,147
11.39	\$2,458
12.12	\$2,063
12.36	\$1,294
12.69	\$2,246
12.87	\$4,274
12.94	\$3,516
13.77	\$3,268
14.00	\$2,357
14.50	\$2,752
14.97	\$2,338
15.00	\$1,459
15.00	\$3,000
15.03	\$1,863
15.16	\$2,704
15.38	\$4,876
15.55	\$2,958
16.00	\$2,469
16.53	\$2,777
16.66	\$2,701
17.87	\$2,518
17.94	\$3,567

Double rate \$5,510

2022 VALUE \$5,500

2021 VALUE \$5,000

18.45	\$3,198
18.60	\$2,468
19.25	\$3,558
19.68	\$1,829
20.00	\$1,170
20.00	\$1,725
20.00	\$2,000
20.00	\$2,000
20.00	\$2,000

20.00	\$2,100
20.00	\$2,200
20.00	\$2,500
20.00	\$2,750
20.00	\$2,800
20.00	\$2,945
20.00	\$3,000
20.00	\$3,025
20.00	\$3,100
20.00	\$3,863
20.25	\$1,728
20.30	\$2,217
20.55	\$1,946
20.55	\$2,044
21.21	\$3,960
21.25	\$2,000

\$2,485

Double rate \$4,970

2022 VALUE \$5,000

2021 VALUE \$4,800

24.47	\$1,684
24.94	\$1,524
27.54	\$2,723

\$1,977

Double rate \$3,954

2022 VALUE \$4,000

2021 VALUE \$4,000

30.00	\$2,083
30.00	\$1,833
30.00	\$1,733
30.00	\$2,017
31.88	\$1,819
36.86	\$1,601
38.50	\$2,078
37.02	\$1,621

\$1,848

Double rate \$3,696

2022 VALUE \$3,700

2021 VALUE \$3,600

40.00	\$1,250
40.00	\$1,500

40.00	\$1,550
40.00	\$1,725
40.00	\$1,838
40.00	\$1,875
40.00	\$1,875
40.00	\$1,875
40.00	\$1,913
40.00	\$2,000
40.00	\$2,100
40.00	\$2,250
40.42	\$2,103

\$1,835

Double rate \$3,670

2022 VALUE \$3,600

2021 VALUE \$3,400

46.80	\$1,709
48.94	\$1,267
53.51	\$1,308
58.00	\$1,422
63.02	\$2,095
64.52	\$1,525
66.38	\$2,034

\$1,623

Double rate \$3,246

2022 VALUE \$3,200

2021 VALUE \$3,300

74.00	\$1,081
74.94	\$1,867
80.00	\$1,788
80.00	\$1,925
80.00	\$1,863
83.94	\$1,489
110.87	\$902
145.98	\$788

\$1,463

Double rate \$2,926

2022 VALUE \$3,000

2021 VALUE \$3,200

TCV

\$78,000

\$98,000

\$124,000

\$165,000

\$200,000

\$200,000

\$222,000

\$288,000

\$320,000

\$600,000

2022		
Value	\$/AC	\$ CHG/AC
39,000	\$7,800	-\$500
49,000	\$7,000	-\$200
62,000	\$6,200	\$600
82,500	\$5,500	\$500
100,000	\$5,000	\$200
100,000	\$4,000	\$0
111,000	\$3,700	\$100
144,000	\$3,600	\$200
160,000	\$3,200	-\$100
300,000	\$3,000	-\$200