

CITY OF MONTAGUE TILLABLE AGRICULTURAL LAND ANALYSIS A1.05

Sales Study Period: April 1, 2023 - March 31, 2025

Sales Area Analyzed: City of Montague (21), White River Twp (01), Montague Twp (02), Whitehall Twp (03), Holton Twp (05), Cedar Creek Twp (08), Egelston Twp (22)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Tillable Acres	% Tillable	Notes
								1 Acre Dollar/Acreage Average: 1.5 Acre Dollar/Acreage Average: 2 Acre Dollar/Acreage Average: 2.5 Acre Dollar/Acreage Average:				
05-026-100-0019-10	MARVIN RD	12/03/24	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.69	\$5,762	4372/231	0.0763	28%	Outlier?
								3 Acre Dollar/Acreage Average: 4 Acre Dollar/Acreage Average: 5 Acre Dollar/Acreage Average: 7 Acre Dollar/Acreage Average: 10 Acre Dollar/Acreage Average: 15 Acre Dollar/Acreage Average: 20 Acre Dollar/Acreage Average: 25 Acre Dollar/Acreage Average: 30 Acre Dollar/Acreage Average:				
01-102-300-0003-00	CHASE RD	04/19/23	\$88,400	WD	03-ARM'S LENGTH	\$88,400	38.46	\$2,298	4328/242	35.876	93%	
								40 Acre Dollar/Acreage Average:				

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Tillable Acres	% Tillable	Notes
05-001-100-0005-00	11606 BRICKYARD RD	03/28/24	\$431,000	WD	03-ARM'S LENGTH	(\$37,010)	24.65	(\$1,501)	4355/074	12.111	49%	
05-026-100-0019-10	MARVIN RD	08/21/24	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.69	\$5,762	4364/648	0.763	28%	Outlier?

2026 LAND TABLE A1.05 AGRICULTURAL - TILLABLE

Tillable	Per Acre	Total	Tillable	Per Acre	Total
1 Acre	26,000	\$26,000	20 Acres	3,600	\$72,000
1.5 Acres	18,000	\$27,000	25 Acres	3,344	\$83,600
2 Acres	14,300	\$28,600	30 Acres	3,217	\$96,500
2.5 Acres	11,840	\$29,600	40 Acres	2,958	\$118,300
3 Acres	10,433	\$31,300	50 Acres	2,830	\$141,500
4 Acres	9,125	\$36,500	100 Acres	2,700	\$270,000
5 Acres	7,840	\$39,200	125 Acres	2,430	\$303,750
7 Acres	6,171	\$43,200	150 Acres	2,250	\$337,500
10 Acres	5,020	\$50,200	200 Acres	1,980	\$396,000
15 Acres	4,113	\$61,700	250 Acres	1,890	\$472,500
			300 Acres	1,800	\$540,000

2026 LAND TABLE A1.05 AGRICULTURAL - WOODED

Tillable	Per Acre	Total	Tillable	Per Acre	Total
1 Acre	\$29,000	\$29,000	10 Acres	\$4,500	\$45,000
1.5 Acres	\$20,000	\$30,000	15 Acres	\$4,333	\$65,000
2 Acres	\$15,500	\$31,000	20 Acres	\$3,750	\$75,000
2.5 Acres	\$12,800	\$32,000	25 Acres	\$3,400	\$85,000
3 Acres	\$11,000	\$33,000	30 Acres	\$3,000	\$90,000
4 Acres	\$8,500	\$34,000	40 Acres	\$2,500	\$100,000
5 Acres	\$7,000	\$35,000	50 Acres	\$2,200	\$110,000
7 Acres	\$5,286	\$37,000	100 Acres	\$1,500	\$150,000

Wooded Agricultural Values taken from R02.05 General Residential Land Table

SITE VALUE	
ATYPICAL (.001 - .249 AC)	\$13,000
TYPICAL (.250 - .499 AC)	\$15,600
LARGE (.500 - .749 AC)	\$19,500
EXTRA LARGE (.750 - .999 AC)	\$22,100

Limited Ag. classed sales for Study time-frame: four sales with only two being useable; one an outlier as re-sold during sale period and other with negative residual land value. Historical sales graphed for trend reference.

Reviewed sales data from Oceana County similar to sales study area.
Sales are not adjusted for location difference but generally supportive of Muskegon analysis and final Land Table conclusion.

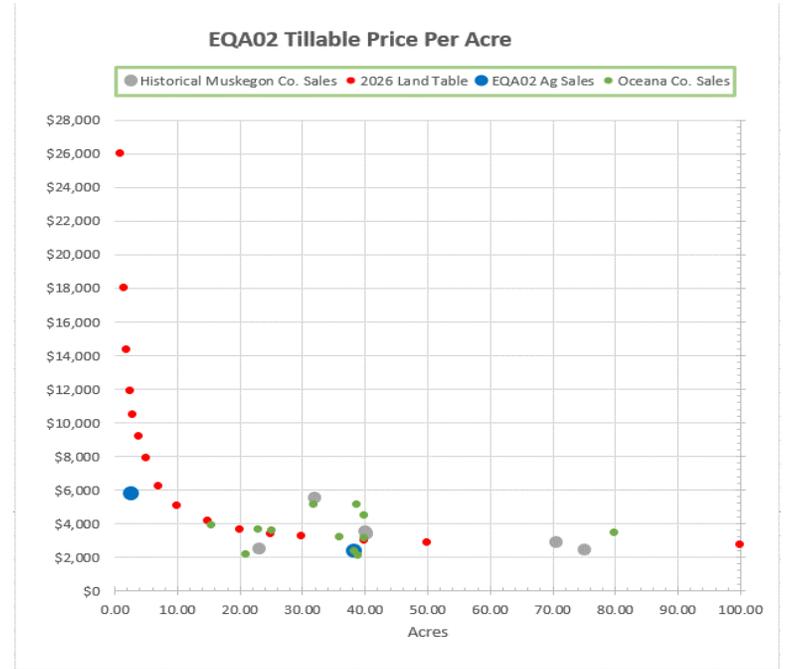
Historical sales and Oceana current sales reflect market trends and support land table values. Added Wooded Agricultural Land table and Site Values.

Unadjusted* Oceana Co Ag Sales, Area 2E, from their Study
***no adjustments made for location; data found supportive of Muskegon County EQA02 Land analysis and conclusion.**

Parcel Number	Sale Date	Sale Price	Land Residual	Acres	Dollars/Acre	Liber/Page
009-036-100-13	11/07/24	\$60,000	\$60,000	15.51	\$3,904	2024/20086
008-033-100-04	03/24/23	\$44,000	\$44,000	21.00	\$2,131	2023/4817
014-022-300-12	02/06/24	\$80,000	\$80,000	23.00	\$3,599	2024/2018
009 009 300 03	03/18/23	\$88,900	\$88,900	25.25	\$3,552	
018-008-300-06	09/06/24	\$155,000	\$155,000	31.89	\$5,082	2024/15279
012 032 300 02	04/21/22	\$108,000	\$108,000	36.00	\$3,176	
009-035-200-04	02/21/24	\$89,550	\$89,550	38.30	\$2,348	2024/3320
018-008-100-03	09/06/24	\$194,250	\$194,250	38.85	\$5,105	2024/15275
004-035-100-02	04/06/23	\$78,000	\$78,000	39.00	\$2,090	2023/5932
009-036-300-01	11/10/22	\$120,000	\$120,000	40.00	\$3,077	2022/23311
004-008-400-02	07/27/23	\$173,500	\$173,500	40.00	\$4,449	2023/13559
004-019-200-01	02/28/25	\$265,000	\$265,000	80.00	\$3,441	2025/3573

Unadjusted* Muskegon County EQA02 Historical Tillable Sales
***no adjustments made for time; data referenced for sale trends.**

Parcel Number	Sale Date	Sale Price	Land Residual	Acres	Dollars/Acre	Liber/Page
02-006-300-0006-00	1/4/2019	\$58,000	\$58,000	23.18	\$2,502	4176/824
08-001-100-0001-20	9/23/2022	\$175,318	\$175,318	31.94	\$5,489	4311/694
01-102-200-0004-00	12/10/2021	\$140,000	\$140,000	40.00	\$3,500	4283/477
01-111-100-0002-00	4/13/2018	\$136,500	\$136,500	40.20	\$3,396	4154/247
01-111-100-0002-00	4/9/2018	\$136,500	\$136,500	40.20	\$3,396	4154/247
01-114-100-0002-10	1/1/2020	\$205,000	\$205,000	70.59	\$2,904	4117/904
01-112-100-0002-00	5/3/2019	\$179,600	\$179,600	75.11	\$2,391	4189/865



CITY OF MONTAGUE COMMERCIAL/PRIME LAND ANALYSIS C1.05

Sales Study Period: April 1, 2023 - March 31, 2025

Sales Area Analyzed: City of Montague (21), City of Whitehall (22), City of North Muskegon (23)

VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page
NONE							

EXTRACTED

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page
23-168-051-0014-40	435 WHITEHALL RD	05/18/23	\$197,500	\$171,848	\$67,652	0.26	4330/383
22-220-012-0005-10	306 E COLBY ST	11/14/24	\$186,000	\$135,749	\$78,851	0.23	4371/784

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page
23-585-006-0001-30	313 CENTER ST	09/26/23	\$20,000	\$42,912	\$20,000	0.13	4340/109
22-220-010-0001-00	115 N MEARS AVE	03/08/24	\$385,000	\$246,656	\$177,614	0.46	4351/070
23-585-024-0001-00	700 WITHAM DR	05/17/23	\$210,000	\$199,058	\$210,000	3.56	4332/769

HISTORICAL LAND SALES - OUTSIDE OF STUDY TIME FRAME

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page
22-220-015-0001-10	209 E COLBY ST	03/25/22	\$100,000	\$70,933	\$50,517	0.15	4293/890
21-161-012-0003-00	8806 Ferry St	6/18/2021	\$36,500	\$40,000	\$36,500	0.17	4265/701
22-220-015-0011-20	223 E COLBY ST	08/05/22	\$350,000	\$196,667	\$194,388	0.26	4307/399
22-220-016-0010-00	115 E COLBY ST	04/13/22	\$275,000	\$256,971	\$60,929	0.34	4298/219
22-570-052-0003-00	511 E COLBY ST	04/15/22	\$325,000	\$247,938	\$112,762	0.46	4298/120
22-220-017-0016-10	115 S Lake St	5/4/2021	\$275,000	\$150,000	\$275,000	1.39	4261/018

0 vacant land sales for the City of Montague within the sales study period. 2 vacant land sales and 3 extracted sales within the analyzed sales area. Due to lack of sales no adjustment to this land table for 2026.

2026 LAND TABLE C1.05 COMMERCIAL/PRIME

Acre			
1	\$127,000	10	\$152,000
1.5	\$129,000	15	\$160,000
2	\$131,000	20	\$165,000
2.5	\$133,000	25	\$170,000
3	\$135,000	30	\$175,000
4	\$138,000	40	\$185,000
5	\$141,000	50	\$190,000
7	\$145,000	100	\$300,000

SITE VALUE	
A-TYPICAL (.001 - .249 AC)	\$36,000
TYPICAL (.250 - .499 AC)	\$46,000
LARGE (.500 - .749 AC)	\$56,000
EXTRA LARGE (.750 - .999 AC)	\$66,000

CITY OF MONTAGUE COMMERCIAL/INDUSTRIAL GENERAL LAND ANALYSIS C2.05

Sales Study Period: April 1, 2023 - March 31, 2025

Sales Area Analyzed: City of Montague (21), Montague Twp. (02), City of Whitehall (22), Whitehall Twp. (03)

VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page	Other Parcels in Sale
21-185-001-0012-00	8918 WATER ST	12/23/24	\$25,800	\$25,500	\$25,800	0.81	4377/080	21-185-001-0014-00
03-036-400-0001-00	GIBSON RD	06/26/23	\$27,000	\$25,250	\$27,000	2.01	4332/894	
22-034-300-0017-00	2005 WARNER ST	08/18/23	\$29,000	\$20,448	\$29,000	2.66	4336/835	

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres	Liber/Page	Other Parcels in Sale
21-161-009-0001-00	8812 WATER ST	06/26/24	\$175,000	\$97,524	\$92,476	0.12	4360/685	
21-515-000-0003-00	5070 INDUSTRIAL PARK DR	01/09/25	\$180,000	\$150,010	\$44,990	0.23	4374/728	
21-515-000-0007-00	5070 INDUSTRIAL PARK DR	03/26/24	\$190,000	\$160,338	\$44,662	0.23	4353/160	
22-033-100-0036-00	115 W LEWIS ST	08/20/23	\$155,000	\$145,263	\$26,237	0.40	4338/565	
21-161-011-0013-00	8875 WATER ST	07/20/23	\$150,000	\$161,954	\$7,046	0.51	4334/690	
21-161-015-0009-00	8603 WATER ST	03/17/25	\$184,000	\$164,628	\$36,372	0.69	4379/924	21-161-015-0013-00
02-016-300-0007-00	US 31	07/20/23	\$20,000	\$52,933	\$20,000	10.00	4334/702	
21-029-400-0002-30	BOWEN ST	12/16/24	\$130,000	\$58,938	\$130,000	11.97	4373/487	

2 vacant land sales and 5 residual sales within time frame and sales study area. Based upon review of data, no adjustment to the land table deemed necessary for 2026.

2026 LAND TABLE C2.05 COMMERCIAL/INDUSTRIAL GENERAL

Acre			
1	\$22,000	10	\$55,000
1.5	\$25,000	15	\$65,000
2	\$30,000	20	\$80,000
2.5	\$33,000	25	\$92,000
3	\$35,000	30	\$100,000
4	\$40,000	40	\$130,000
5	\$43,000	50	\$160,000
7	\$49,000	100	\$290,000

SITE VALUE	
A-TYPICAL (.001 - .249)	\$15,000
TYPICAL (.250 - .499)	\$17,000
LARGE (.500 - .749)	\$19,000
EXTRA LARGE (.750 - .999)	\$21,000

CITY OF MONTAGUE COMMERCIAL/WATERFRONT LAND ANALYSIS C3.05

Sales Study Period: April 1, 2023 - March 31, 2025

Sales Area Analyzed: White River Twp. (01), Blue Lake Twp. (04), Fruitland Twp. (06), Laketon Twp. (09), City of Montague (21), City of Whitehall (22), City of North Muskegon (23), City of Muskegon (24)

VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres
24-205-469-0001-10	W Western Ave	8/10/2023	\$700,000	\$626,220	\$700,000	2.18

EXTRACTED

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres
24-205-607-0001-00	3016 LAKESHORE DR	10/16/23	\$1,170,000	\$697,332	\$642,887	3.06

HISTORICAL LAND SALES-OUTSIDE STUDY TIME FRAME

VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres
24-607-000-0009-00	120 Viridian	3/10/2022	\$400,000	\$351,300	\$400,000	1.19
24-607-000-0016-00	40 Viridian	3/10/2022	\$350,000	\$331,425	\$350,000	1.53
24-607-000-0001-00	150 Viridian	9/30/2020	\$650,000	\$614,000	\$650,000	2.78

75% - Usable -Wet

EXTRACTED

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Net Acres
21-421-000-0040-40	4694 Goodrich St	10/15/2020	\$275,000	\$225,000	\$223,400	0.38
23-168-072-0001-80	360 Ruddiman	6/14/2022	\$350,000	\$160,000	\$160,200	0.47

The City of Montague has 0 sales withing the sales study time frame. 1 vacant land sale and 1 improved sale withing the analyzed area considered. Based upon a review of data, no additional adjustments were made to this land table for 2026.

2026 LAND TABLE C3.05 COMMERCIAL/WATERFRONT

Acres			
1	\$330,800	10	\$1,323,000
1.5	\$470,500	15	\$1,764,000
2	\$606,400	20	\$2,315,300
2.5	\$661,500	25	\$2,756,300
3	\$689,000	30	\$3,031,900
4	\$826,900	40	\$3,307,500
5	\$937,100	50	\$3,858,800
7	\$1,019,800	100	\$5,512,500

SITE VALUE	
A-TYPICAL (.001 - .249)	\$220,500
TYPICAL (.250 - .499)	\$248,000
LARGE (.500 - .749)	\$281,100
EXTRA LARGE (.750 - .999)	\$303,200

CITY OF MONTAGUE WHITE LAKE FTG LAND ANALYSIS R01.05

Sales Study Period: April 1, 2023 - March 31, 2025

Sales Area Analyzed: City of Montague (21), White River Twp. (01), City of Whitehall (22), Fruitland Twp. (06)

VACANT LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Net Acres	Total Acres	Dollars/FF	Liber/Page
NONE										

RESIDUAL LAND SALES FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Net Acres	Total Acres	Dollars/FF	Liber/Page
06-107-100-0027-00	5972 SOUTH SHORE DR	04/30/24	\$799,000	\$951,623	\$497,377	100.0	0.36	0.36	\$4,974	4356/573
01-415-000-0005-00	6250 INDIAN POINT RD	10/18/23	\$975,000	\$758,181	\$517,519	97.0	0.47	0.47	\$5,335	4341/466
21-265-000-0008-00	8042 OLD CHANNEL TR	08/23/24	\$740,021	\$642,143	\$449,878	110.0	0.68	0.68	\$4,090	4364/755
06-148-000-0022-00	5366 SOUTH SHORE DR	05/01/23	\$1,122,000	\$1,182,267	\$589,733	100.0	0.72	0.72	\$5,897	4320/132
TOTAL:					\$2,054,507	407.0	AVG \$/FF:		\$5,048	

RESIDUAL LAND SALES ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Net Acres	Total Acres	Dollars/FF	Liber/Page
01-001-200-0006-00	6275 OLD CHANNEL TR	02/06/25	\$1,800,000	\$1,866,553	\$271,347		1.12	1.12		4377/598
22-033-300-0023-00	S LAKE ST	08/21/24	\$450,000	\$509,984	\$450,000		2.74	2.74		4365/074

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Net Acres	Total Acres	Dollars/FF	Liber/Page
01-410-000-0004-00	6540 INDIAN POINT RD	05/23/23	\$350,000	\$273,254	\$137,246	100.0	0.29	0.29	\$1,372	4330/750
01-001-100-0015-00	6466 INDIAN BAY RD	05/19/23	\$1,100,000	\$1,237,562	\$460,738	193.0	0.97	0.97	\$2,387	4330/570
06-144-000-0001-00	5936 SOUTH SHORE DR	12/05/23	\$2,300,000	\$2,043,496	\$1,055,704		1.17	0.53		4344/377

0 vacant land sales and 1 residual land sale for the City of Montague during the sales study period. Residual acreage land sales support current acreage table.

Based on analysis of the City of Montague and analyzed study area, increased Front Foot Rated to reflect increase in market trend. Current Front Foot Rate for 2026: \$3,500

2026 LAND TABLE R01.05 WHITE LAKE FTG

Acre			
1	\$270,000	10	\$1,010,000
1.5	\$350,000	15	\$1,140,000
2	\$440,000	20	\$1,270,000
2.5	\$465,000	25	\$1,400,000
3	\$490,000	30	\$1,660,000
4	\$620,000	40	\$1,790,000
5	\$750,000	50	\$1,920,000
7	\$880,000	100	\$3,600,000

CITY OF MONTAGUE GENERAL RES LAND ANALYSIS R02.05
Sales Study Period: April 1, 2023 - March 31, 2025

Vacant Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Dollars/FF
21-161-029-0009-00	STEBBINS ST	08/17/23	\$40,000	66.0	\$606
21-161-039-0006-00	SHERIDAN ST	11/12/24	\$20,000	66.0	\$303
21-187-004-0008-00	SHERIDAN ST	03/13/24	\$60,000	132.0	\$455
21-421-000-0013-00	7647 RAVENSWOOD AVE	03/20/24	\$30,000	104.5	\$287
21-640-000-0004-00	BEDAU ST	06/11/24	\$18,000	62.5	\$288
21-425-003-0001-00	MEADE ST	07/01/24	\$30,000	97.0	\$309
AVG\$/FF:					\$375

Analysis of vacant land sales supports current land rate of \$390/FF.

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres
21-700-000-0006-00	5282 JACKSON CT	09/29/23	\$18,000	81.0	\$222
21-185-002-0008-00	8944 FERRY ST	10/17/24	\$23,500	92.0	\$255

Residual Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres
21-135-000-0002-01	7741 OLD CHANNEL TR	05/21/24	\$276,241	\$32,002	1.58
21-020-300-0002-00	5325 STANTON BLVD	05/30/23	\$172,500	\$33,080	3.84
21-029-300-0013-00	WHITBECK RD	02/15/24	\$50,000	\$50,000	13.11

Based upon review of data, residual land sales support current acreage table.

2026 ACREAGE TABLE R02.05 GENERAL RES

Acres			
1	\$29,000	10	\$45,000
1.5	\$30,000	15	\$65,000
2	\$31,000	20	\$75,000
2.5	\$32,000	25	\$85,000
3	\$33,000	30	\$90,000
4	\$34,000	40	\$100,000
5	\$35,000	50	\$110,000
7	\$37,000	100	\$150,000

CITY OF MONTAGUE ELLENWOOD LANDING ESTATES ANALYSIS R07.05
Sales Study Period: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Liber/Page
21-226-000-0004-00	8599 ELLENWOOD ESTATES DR	06/16/23	\$400,000	\$259,660	\$202,340	4334/615
21-226-000-0005-00	8609 ELLENWOOD ESTATES DR	12/06/24	\$475,000	\$372,671	\$164,329	4372/847
21-226-000-0007-00	8623 ELLENWOOD ESTATES DR	09/18/23	\$385,000	\$335,316	\$111,684	4339/300
21-226-000-0007-00	8623 ELLENWOOD ESTATES DR	05/13/24	\$540,000	\$335,316	\$266,684	4357/445
21-226-000-0013-00	8670 ELLENWOOD ESTATES DR	04/22/24	\$250,000	\$211,722	\$100,278	4356/012
21-226-000-0014-00	8664 ELLENWOOD ESTATES DR	11/27/24	\$249,000	\$189,396	\$121,604	4372/195
21-227-000-0003-00	8543 ELLENWOOD ESTATES DR	05/19/23	\$385,000	\$254,703	\$192,297	4330/484
21-227-000-0007-00	8533 ELLENWOOD ESTATES DR	01/02/25	\$370,000	\$328,145	\$103,855	4374/259
21-227-000-0008-00	8531 ELLENWOOD ESTATES DR	10/13/23	\$350,000	\$287,818	\$124,182	4341/25

Based on the residual land sales, increased site value to reflect increase in market trend.

2026 LAND TABLE R07.05 ELLENWOOD LANDING ESTATES

SITE VALUE	\$71,000
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CITY OF MONTAGUE ELLENWOOD AND HARBOR HILL DOCKOMINIUM ANALYSIS R10.05

Sales Study Period: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Liber/Page
<u>22 & 24X8 DAVIT</u>					
21-225-000-0123-00	8560 ELLENWOOD DR	03/20/25	\$17,500	\$15,000	4387/429
21-225-000-0128-00	8560 ELLENWOOD DR	06/26/23	\$17,000	\$15,000	4332/779
21-225-000-0130-00	8560 ELLENWOOD DR	09/18/23	\$15,000	\$15,000	4339/218
21-225-000-0132-00	8560 ELLENWOOD DR	08/16/24	\$17,500	\$15,000	4364/992
<u>37-42 FT SLIP</u>					
21-225-000-0007-00	8584 ELLENWOOD DR	03/20/25	\$25,000	\$20,000	4391/491
21-225-000-0008-00	8584 ELLENWOOD DR	06/05/24	\$20,000	\$20,000	4359/054
21-225-000-0016-00	8572 ELLENWOOD DR	12/27/24	\$25,000	\$20,000	4374/340
21-225-000-0025-00	8572 ELLENWOOD DR	05/25/23	\$20,000	\$20,000	4330/925
21-225-000-0026-00	8572 ELLENWOOD DR	07/12/24	\$20,000	\$20,000	4361/942
21-225-000-0032-00	8572 ELLENWOOD DR	12/23/24	\$15,000	\$20,000	4374/399
21-225-000-0045-00	8520 ELLENWOOD DR	05/26/23	\$16,000	\$20,000	4331/321
21-225-000-0059-00	8560 ELLENWOOD DR	06/28/24	\$25,000	\$20,000	4360/728
21-225-000-0094-00	8542 ELLENWOOD DR	02/27/25	\$20,500	\$20,000	4378/057
21-225-000-0098-00	8542 ELLENWOOD DR	06/22/23	\$22,000	\$20,000	4332/681
21-225-000-0100-00	8542 ELLENWOOD DR	05/10/23	\$15,000	\$20,000	4329/921
21-225-000-0146-00	ELLENWOOD DR	05/06/24	\$21,000	\$20,000	4357/129
21-225-000-0157-00	ELLENWOOD DR	08/18/23	\$15,000	\$20,000	4336/812
<u>48-50 FT SLIP</u>					
21-225-000-0061-00	8520 ELLENWOOD DR	10/23/24	\$30,000	\$22,000	4369/948
21-225-000-0063-00	8520 ELLENWOOD DR	10/05/23	\$25,000	\$22,000	4340/269
21-225-000-0108-00	8542 ELLENWOOD DR	09/16/24	\$30,000	\$22,000	4370/810
21-225-000-0110-00	8542 ELLENWOOD DR	02/05/24	\$28,000	\$22,000	4348/258
21-225-000-0117-00	8542 ELLENWOOD DR	05/14/24	\$16,000	\$22,000	4358/459
<u>60-35 FT SLIP</u>					
21-225-000-0040-00	8560 ELLENWOOD DR	10/23/24	\$28,000	\$28,000	4370/095
<u>HARBORHILL SLIP</u>					
21-288-000-0003-00	HARBOR HILL	01/25/24	\$16,500	\$17,000	4347/426
21-288-000-0010-00	HARBOR HILL	09/22/23	\$20,000	\$17,000	4339/448

21-288-000-0012-00	HARBOR HILL	10/10/24	\$17,000	\$17,000	4358/212
21-288-000-0016-00	HARBOR HILL	07/09/24	\$15,000	\$17,000	4361/795
21-288-000-0018-00	HARBOR HILL	02/01/24	\$17,000	\$17,000	4347/795

Increased site values for DAVIT and 48-50ft slips to reflect current market trend.

2026 LAND TABLE R10.05 DOCKMINIUMS

22 & 24X8 DAVIT	\$17,000	48X50FT SLIP	\$26,000
30 & 24X28 DAVIT	\$19,000	60-65FT SLIP	\$28,000
38X8 DAVIT	\$21,000	70-80FT SLIP	\$35,000
< 30FT SLIP	\$18,000	HARBORHILL SLIP	\$17,000
37-42FT SLIP	\$20,000		