

Dalton Township 2026 Industrial Land Table Land Study

Study time: April 1, 2023 - March 31, 2025

Units used in analysis: Dalton Township (07), Muskegon Township (10), Egelston Township (11), City of Muskegon Heights (26), City of Norton Shores (27)

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
26-280-006-0004-00	332 W Delano Ave	12/28/23	\$90,000	\$19,367	0.15	\$129,113
27-515-003-0020-00	2788 MCCRACKEN	08/24/23	\$300,000	\$154,862	0.69	\$224,438
27-002-100-0025-00	2875 Leon	07/02/24	\$199,000	\$116,616	4.32	\$26,994
11-031-200-0017-50 & 51	2050 Northwoods Dr	5/31/2023	\$98,000		6.90	\$14,203
11-031-200-0017-41	Northwoods Dr	12/18/2024	\$80,000		19.54	\$4,094
10-027-400-0025-00	2212 E Laketon Ave	2/6/2024	\$300,000		21.92	\$13,686
Totals:			\$1,067,000	\$290,845	53.52	
Average						
per Net Acre=>						5,434.32

No sales in Dalton Township during time frame.

2026 Industrial Land 11% increase; No Dalton sales, County Commercial Study referenced. Market shows need for value increase.

A-Typical	\$10,400
Typical	\$12,400
Large	\$15,500
Extra Large	\$17,500

Acres		Acres	
1	\$17,700	10	\$55,500
1.5	\$18,400	15	\$91,600
2	\$18,900	20	\$95,500
2.5	\$19,500	25	\$102,700
3	\$23,400	30	\$116,600
4	\$30,500	40	\$128,800
5	\$36,100	50	\$138,800
7	\$46,700	100	\$244,200

Dalton Township 2026 Condo Common Area Land Study

Study time: April 1, 2023 - March 31, 2025

*using 2026 Industrial Land Table and Muskegon County Business Park Condo Common Area acreage (4.674), and 19 condo sites:

Bus Park Common: \$1,804/unit

Dalton Township 2026 Agricultural Land Study

Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	
07-019-300-0012-30	4160 HYDE PARK RD	05/13/24	\$208,500	WD	03-ARM'S LENGTH	\$183,500	\$102,343	12.05	\$8,495	4357/989		
07-024-400-0005-00	HOLTON RD	03/14/25	\$250,000	WD	19-MULTI PARCEL AI	\$250,000	\$200,145	25.38	\$7,885	4379/967	07-024-400-0007-00, 07-024-400-0010-00, 07-024-400-0009-00	
Totals:			\$458,500			\$433,500	\$302,488	37.43				
									Average			
									per Net Acre=>	8,081.43		

Dalton Township Agricultural Land sales limited; only sales are fruit-producing properties (typically sell higher than other Ag. uses). Referenced Muskegon County Ag Sales (below). Market sales show Agricultural land increasing. Limited Ag value increases by 8% to keep values reasonable.

2026 Agricultural Land Values:

Acres		Acres	
1	\$17,500	10	\$51,800
1.5	\$19,900	15	\$74,100
2	\$20,000	20	\$94,400
2.5	\$21,100	25	\$115,200
3	\$21,400	30	\$134,800
4	\$26,200	40	\$175,300
5	\$29,700	50	\$213,400
7	\$41,000	100	\$393,200

2026 Wooded Land Values (2026 Rural Residential Land Values):

Acres		Acres	
1	\$15,950	10	\$52,000
1.5	\$17,050	15	\$75,400
2	\$20,450	20	\$85,550
2.5	\$22,000	25	\$97,250
3	\$26,850	30	\$107,000
4	\$32,350	40	\$132,350
5	\$34,100	50	\$161,200
7	\$39,800	100	\$305,500

Muskegon County Agricultural Sales for Market Trend Reference

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residu:	Net Acres	\$/Acre	Liber/Page	Tillable Acr	Other Parcels in Sale
13-018-200-0003-10	Behler Rd	03/19/85	\$48,000	WD	03-Arm's Length	\$48,000	8.43	\$5,694	4379/051	5.801	
17-027-300-0004-30	Bossett Rd	11/29/23	\$68,000	WD	19-Multiparcel Arm's Lc	\$68,000	13.44	\$5,060	4344/191	12.079	17-027-300-0004-40
12-012-300-0004-00	Goebel Rd	02/28/24	\$80,000	WD	03-Arm's Length	\$80,000	15.71	\$5,092	4349/658	15.107	
12-021-300-0009-30	E Apple Ave	04/06/23	\$75,000	WD	03-Arm's Length	\$75,000	18.40	\$4,076	4327/832	17.149	
17-016-200-0006-00	4555 Bossett Rd	11/17/23	\$220,000	WD	03-Arm's Length	\$218,165	20.00	\$11,000	4343/267	14.82	
16-024-100-0006-00	Ellis Rd	11/04/24	\$300,000	WD	03-Arm's Length	\$300,000	30.15	\$9,950	4372/043	25.257	
16-036-100-0001-00	S Sullivan Rd	05/03/24	\$400,000	WD	03-Arm's Length	\$400,000	40.00	\$10,000	4356/953	28.204	
13-001-400-0002-00	Bailey Rd	08/09/24	\$255,000	WD	19-Multiparcel Arm's Lc	\$255,000	40.00	\$6,375	4363/878	28.204	13-001-400-0003-00
17-036-400-0005-00	Squires Rd	11/17/23	\$480,000	WD	19-Multiparcel Arm's Lc	\$480,000	58.98	\$8,138	4343/281	54.874	17-036-400-0003-00

Dalton Township 2026 Riverwood Estates (RWE) Land Study
Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Liber/Page
07-742-000-0032-00	2353 EAST RIVERWOOD DR	11/02/23	\$292,400	WD	03-ARM'S LENGTH	\$45,176	157.9	331.5	1.14	\$286	150.37	4342/392
07-743-000-0071-00	2792 SOUTH RIVERWOOD DR	04/28/23	\$375,250	WD	03-ARM'S LENGTH	\$56,346	144.2	274.2	0.95	\$391	151.18	4329/020
07-743-000-0073-00	2488 WEST RIVERWOOD DR	08/03/23	\$270,000	WD	03-ARM'S LENGTH	\$34,215	131.3	230.0	0.79	\$261	150.00	4335/835
07-745-000-0138-00	3202 NORTH RIVERWOOD DR	12/20/24	\$320,000	WD	03-ARM'S LENGTH	\$31,500	123.6	240.5	0.76	\$255	138.05	4373/683
07-745-000-0143-00	3306 NORTH RIVERWOOD DR	06/28/24	\$432,000	WD	03-ARM'S LENGTH	\$35,690	137.0	267.0	0.86	\$260	137.01	4360/775
07-745-000-0155-00	3161 NORTH RIVERWOOD DR	10/17/23	\$330,000	WD	03-ARM'S LENGTH	\$45,674	135.5	317.0	0.99	\$337	135.52	4341/323
Totals:			\$2,019,650			\$248,601	829.5		5.49			
No vacant sales							Average per FF=>	\$300				

2026 FF Value: \$300

Outliers

07-740-000-0002-00	2241 RIVERWOOD DR	09/13/23	\$120,625	WD	03-ARM'S LENGTH	(\$14,605)	149.1	296.3	1.02	(\$98)	150.00	4339/017
07-745-000-0147-00	3323 NORTH RIVERWOOD DR	12/04/24	\$350,000	WD	03-ARM'S LENGTH	\$10,494	116.7	268.6	0.99	\$90	50.00	4375/468
07-745-000-0148-00	3307 NORTH RIVERWOOD DR	11/15/24	\$380,000	WD	03-ARM'S LENGTH	\$6,207	133.0	285.6	0.89	\$47	137.01	4371/030

Dalton Township 2026 Sunview/Julette Subs (H/B) Land Study
Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Liber/Page
07-480-000-0025-00	2698 HAMILTON RD	09/12/23	\$262,000	WD	03-ARM'S LENGTH	\$75,186	140.0	175.0	0.56	\$537	140.00	4339/138
07-775-000-0008-00	2917 HAMILTON RD	11/26/24	\$290,000	WD	03-ARM'S LENGTH	\$72,466	100.0	175.0	0.40	\$725	100.00	4371/860
07-775-000-0030-00	2875 BLAIR RD	09/01/23	\$189,900	WD	03-ARM'S LENGTH	\$44,511	100.0	199.6	0.46	\$445	100.00	4338/037
Totals:			\$741,900			\$192,163	340.0		1.42			
Average per FF=>							\$565					

2026 FF Value: \$565

Dalton Township 2026 Lakes Land Study

Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale
07-850-000-0005-00	6430 MIDDLE LAKE RD & 6420	08/16/24	\$382,000	WD	03-ARM'S LENGTH	\$70,628	0.160	\$441,425	4368/081	
07-200-000-0037-00	2947 LAKESHORE RD	08/07/23	\$470,000	WD	03-ARM'S LENGTH	\$104,673	0.210	\$498,443	4336/402	
07-250-000-0001-00	6637 LAKE AVE	09/22/23	\$355,000	WD	19-MULTI PARCEL ARM	\$171,315	0.224	\$764,799	4340/211	07-250-000-0014-00
07-002-200-0044-00	2603 E WHITE LAKE DR	08/16/23	\$425,000	WD	03-ARM'S LENGTH	\$127,393	0.230	\$553,883	4336/806	
07-850-000-0048-00	6666 MACDONALD RD	01/03/24	\$360,000	WD	03-ARM'S LENGTH	\$153,729	0.230	\$668,387	4346/212	
07-002-200-0043-00	WHITE LAKE DR	06/29/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	0.240	\$416,250	4334/071	
07-002-200-0041-00	2579 E WHITE LAKE DR	08/01/23	\$427,500	WD	03-ARM'S LENGTH	\$127,242	0.240	\$530,175	4335/628	
07-850-000-0033-00	2370 DUFF RD	12/18/24	\$458,000	WD	03-ARM'S LENGTH	\$264,152	0.253	\$1,044,079	4373/452	
07-470-004-0003-00	6315 WEST LAKE RD	02/06/25	\$419,000	WD	19-MULTI PARCEL ARM	\$253,083	0.280	\$903,868	4376/826	07-470-003-0002-00
07-190-000-0030-00	JOHNSTON RD	05/23/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	0.370	\$270,270	4330/758	
07-470-005-0010-00	6195 WEST LAKE RD	04/19/24	\$575,000	WD	19-MULTI PARCEL ARM	\$255,219	0.456	\$559,691	4358/279	07-470-006-0010-00
07-850-000-0038-00	6643 MACDONALD RD	08/20/24	\$400,000	WD	03-ARM'S LENGTH	\$278,942	0.510	\$546,945	4364/788	
07-880-001-0024-00	2028 WEST LAKE RD	05/01/23	\$450,000	WD	03-ARM'S LENGTH	\$243,820	0.559	\$436,172	4329/054	
07-620-000-0194-00	2115 LAKE AVE	06/04/24	\$525,000	WD	19-MULTI PARCEL ARM	\$215,630	0.632	\$341,187	4359/331	07-620-000-0061-00
07-880-001-0019-00	2006 WEST LAKE RD	07/05/23	\$540,000	WD	03-ARM'S LENGTH	\$171,666	0.671	\$255,836	4333/590	
07-470-005-0009-00	6205 WEST LAKE RD	08/04/23	\$550,000	WD	19-MULTI PARCEL ARM	\$318,369	0.719	\$442,794	4335/961	07-470-006-0008-00, 07-470-006-0009-00
07-880-001-0007-20	1940 WEST LAKE RD	07/03/24	\$740,000	WD	19-MULTI PARCEL ARM	\$361,425	0.814	\$444,011	4368/385	07-880-001-0007-00, 07-880-001-0007-10
Totals:			\$7,276,400			\$3,317,186	6.798			

Average
per Net Acre=> **487,964.99**

Only two vacant sales (bold text).

Examined data based on FF - rate inconsistent with similar FF values; FF valuation found inaccurate/non-representative of sale data.
Acreage pricing used previously in 2025, and for 2026 values.

2026 Lakes Land Values:

A-Typical (0>0.249)	\$126,480
Typical (0.25>0.49)	\$145,250
Large (0.50>0.74)	\$211,140
Extra Large (0.75>0.99)	\$215,220

Acres		Acres	
1	\$248,400	10	\$483,600
1.5	\$261,400	15	\$601,400
2	\$274,500	20	\$666,700
2.5	\$287,600	25	\$758,200
3	\$300,700	30	\$823,500
4	\$352,900	40	\$1,019,600
5	\$379,100	50	\$1,241,800
7	\$418,300	100	\$2,352,900

Outliers

07-470-004-0001-00	6335 WEST LAKE RD	04/05/24	\$408,000	WD	03-ARM'S LENGTH	\$249,007	0.180	\$1,383,372	4355/078
07-850-000-0081-00	6698 MUELLER RD	09/25/24	\$417,000	WD	03-ARM'S LENGTH	\$290,715	0.490	\$593,296	4367/207
07-200-000-0076-00	2789 LAKESHORE RD	12/29/23	\$550,000	WD	03-ARM'S LENGTH	\$342,617	0.490	\$699,218	4346/005
07-200-000-0087-00	2747 LAKESHORE RD	12/11/24	\$749,900	WD	03-ARM'S LENGTH	\$475,709	0.60	\$792,848	4372/916
07-012-100-0015-00	2928 MIDDLE LAKE RD	09/30/24	\$2,200,000	WD	03-ARM'S LENGTH	\$1,780,224	2.52	\$706,438	4367/977

Dalton Township 2026 Site Rates Land Study

Study time: April 1, 2023 - March 31, 2025

Land Tables: Excelsior and Village of Twin Lakes													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table	
07-830-001-0003-00	6166 MAIN ST	12/19/23	\$185,000	WD	03-ARM'S LENGTH	\$30,343	\$7,000	1.0	\$30,343	4345/496		VILLAGE OF TWIN LAKES	
07-830-006-0017-10	2165 2ND ST	06/23/23	\$90,000	WD	03-ARM'S LENGTH	(\$15,422)	\$7,000	1.0	(\$15,422)	4322/859		VILLAGE OF TWIN LAKES	
07-830-008-0013-00	3028 5TH ST	07/26/24	\$235,000	WD	03-ARM'S LENGTH	\$119,627	\$7,000	1.0	\$119,627	4363/474		VILLAGE OF TWIN LAKES	
Totals:			\$185,000			\$30,343	\$7,000	1.0					

Average per Site=> **\$30,343** 2026 Determined Site Value: \$10,000 due to lack of sales and possible additional outliers

Land Tables: Wallace Beach, Winnetka Park, Oslunds Subdivision, and Millard Pine Acres													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table	
07-681-008-0007-00	3330 4TH ST	12/18/24	\$200,000	LC	03-ARM'S LENGTH	\$4,083	\$22,400	1.0	\$4,083	UNREC-MLC4373/371		OSLUNDS SUBDIVISION	
07-680-003-0009-00	5845 DALSON RD	05/14/24	\$220,000	WD	03-ARM'S LENGTH	\$29,995	\$22,400	1.0	\$29,995	4357/600		OSLUNDS SUBDIVISION	
07-680-001-0015-00	5860 EAST ST	04/05/24	\$73,000	WD	03-ARM'S LENGTH	(\$108,245)	\$22,400	1.0	(\$108,245)	4355/521		OSLUNDS SUBDIVISION	
07-880-007-0003-00	6290 BIRCH ST	07/05/23	\$465,000	WD	03-ARM'S LENGTH	\$65,243	\$23,740	2.4	\$27,482	4334/162		WINNETKA PARK	
07-880-010-0018-00	6144 STAPLE RD	12/23/24	\$485,000	WD	03-ARM'S LENGTH	\$159,719	\$65,340	6.5	\$24,444	4374/625		WINNETKA PARK	
07-880-002-0042-00	2007 WEST LAKE RD	05/17/23	\$500,000	WD	19-MULTI PARCEL ARM'S L	\$53,700	\$45,520	4.6	\$11,797	4330/651	07-880-004-0041-00, 07-880-005-0004-00	WINNETKA PARK	
Totals:			\$2,155,000			\$468,376	\$222,340	21.0					

Average per Site=> **\$22,310** 2026 Determined Site Value: \$22,000

Land Tables: Between the Lakes Estates, Chrystal Beach, Connell's, Johnston's Twin Lake Beach, and Lakeside Resort													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table	
07-190-000-0008-00	2345 JOHNSTON RD	08/04/23	\$275,000	WD	19-MULTI PARCEL ARM'S L	\$79,850	\$288,900	10.6	\$7,546	4335/943	07-190-000-0000-10	CHRYSTAL BEACH	
07-190-000-0047-00	6223 FOWLER RD	08/15/24	\$205,000	WD	03-ARM'S LENGTH	\$40,774	\$27,300	1.0	\$40,774	4364/290		CHRYSTAL BEACH	
07-200-000-0158-00	2752 LAKESHORE RD	12/13/24	\$230,000	WD	03-ARM'S LENGTH	\$143,720	\$44,008	1.6	\$89,156	4373/715		CONNELL'S	
07-200-000-0180-00	2753 DUFF RD	10/24/23	\$267,000	WD	03-ARM'S LENGTH	(\$16,867)	\$22,760	1.2	(\$14,056)	4341/687		CONNELL'S	
07-200-000-0377-00	3077 ANNE AVE	04/29/24	\$180,000	WD	03-ARM'S LENGTH	\$63,430	\$33,606	1.2	\$51,528	4356/676		CONNELL'S	
07-200-000-0395-00	3048 ANNE AVE	10/20/23	\$180,000	WD	03-ARM'S LENGTH	\$49,017	\$33,579	1.2	\$39,851	4341/435		CONNELL'S	
07-200-000-0403-00	3106 ANNE AVE	03/28/25	\$130,000	WD	03-ARM'S LENGTH	\$25,110	\$33,579	1.2	\$20,415	4382/200		CONNELL'S	
07-200-000-0419-00	6472 BLUE LAKE RD	02/28/25	\$250,000	WD	03-ARM'S LENGTH	\$64,220	\$41,987	1.5	\$41,756	4378/240		CONNELL'S	
07-470-003-0001-00	6329 MIDDLE LAKE RD	04/03/24	\$310,000	WD	03-ARM'S LENGTH	\$33,111	\$65,001	2.4	\$13,906	4354/642		JOHNSTON'S TWIN LAKE BEACH	
07-470-008-0005-00	2295 JOHNSTON RD	05/31/24	\$230,000	WD	03-ARM'S LENGTH	\$69,999	\$58,668	2.1	\$32,573	4358/745		JOHNSTON'S TWIN LAKE BEACH	
Totals:			\$1,485,000			\$345,661	\$293,720	10.8					

Average per Site=> **\$32,128** 2026 Determined Site Value: \$32,000

Land Tables: New Horizons #6, Oak River Estates Sub'd, and River Strand													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table	
07-646-000-0147-00	DANC DR	10/01/24	\$21,500	WD	19-MULTI PARCEL ARM'S L	\$21,500	\$14,000	2.0	\$10,750	4367/692	07-646-000-0148-00	NEW HORIZONS #6	
07-646-000-0157-00	913 ALVARADO DR	04/08/24	\$245,000	WD	19-MULTI PARCEL ARM'S L	\$68,645	\$24,500	3.5	\$19,613	4355/652	07-646-000-0159-00, 07-646-000-0160-00	NEW HORIZONS #6	
07-735-000-0009-00	2223 STRAND RD	03/22/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$20,000	1.0	\$10,000	4353/240		RIVER STRAND	
07-675-000-0010-00	2356 OAK RIVER LN	09/22/23	\$300,000	WD	03-ARM'S LENGTH	\$10,535	\$10,000	1.0	\$10,535	4339/626		OAK RIVER ESTATES SUBD	
Totals:			\$331,500			\$42,035	\$44,000	4.0					

Average per Site=> **\$10,509** 2026 Determined Site Value: \$10,500

Continued next page

Land Tables: Cuyahoga Condos, Dalsen Meadows, Northville Park, Northwind Condo, Pine Meadows, R&R Acres, and Whitetail Lane Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table
07-670-000-0004-00	2345 BEATTIE RD	12/20/23	\$215,000	WD	03-ARM'S LENGTH	\$47,590	\$10,000	1.0	\$47,590	4345/456		NORTHVILLE PARK
07-670-000-0009-00	2265 BEATTIE	02/16/24	\$277,900	WD	03-ARM'S LENGTH	(\$20,462)	\$5,000	0.5	(\$60,924)	4248/881		NORTHVILLE PARK
07-670-000-0014-00	2532 E RIVER RD	03/25/25	\$270,000	WD	03-ARM'S LENGTH	\$67,154	\$35,000	3.5	\$19,187	4381/378		NORTHVILLE PARK
07-003-400-0004-12	6205 WHITE PINE CT	11/18/24	\$349,900	WD	03-ARM'S LENGTH	\$21,728	\$10,000	1.0	\$21,728	4371/202		PINE MEADOWS
07-210-000-0006-00	1496 E LAKEWOOD RD	04/17/24	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$17,000	1.0	\$17,000	4355/795		CUYAHOGA CONDOS
07-210-000-0006-00	1496 E LAKEWOOD RD	02/26/25	\$359,900	WD	03-ARM'S LENGTH	\$29,165	\$17,000	1.0	\$29,165	4377/991		CUYAHOGA CONDOS
07-210-000-0010-00	6267 WASATCH LN	02/16/24	\$210,000	WD	03-ARM'S LENGTH	(\$21,673)	\$17,000	1.0	(\$21,673)	4248/726		CUYAHOGA CONDOS
07-210-000-0015-00	1424 CUYAHOGA CT	07/19/24	\$318,000	WD	03-ARM'S LENGTH	\$34,013	\$17,000	1.0	\$34,013	4362/249		CUYAHOGA CONDOS
07-210-000-0016-00	CUYAHOGA CT	11/03/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$17,000	1.0	\$29,900	4343/221		CUYAHOGA CONDOS
07-671-000-0006-00	2305 NORTHWIND DR	07/21/23	\$236,000	WD	03-ARM'S LENGTH	(\$41,936)	\$17,000	1.0	(\$41,936)	4235/176		NORTHWIND CONDO
07-671-000-0021-00	2244 NORTHWIND DR	09/25/24	\$208,000	WD	03-ARM'S LENGTH	(\$4,017)	\$17,000	1.0	(\$4,017)	4268/186		NORTHWIND CONDO
07-690-000-0006-00	1578 WHITE PINE CT	10/29/24	\$425,000	WD	03-ARM'S LENGTH	(\$8,164)	\$10,000	1.0	(\$8,164)	4369/720		PINE MEADOWS
07-690-000-0006-00	1578 WHITE PINE CT	11/04/23	\$328,000	WD	03-ARM'S LENGTH	(\$15,070)	\$10,000	1.0	(\$15,070)	4343/486		PINE MEADOWS
Totals:			\$1,559,700			\$246,550	\$123,000	9.5				

Vacant Sale

Outlier, not included in totals

Average
per Site=>

\$25,953

2026 Determined Site Value: \$26,000

Land Tables: New Horizons1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table
07-641-000-0008-00	6091 AUTOMOBILE RD	01/21/25	\$100,000	WD	03-ARM'S LENGTH	\$53,747	\$22,400	1.0	\$53,747	4376/141		NEW HORIZONS1
07-641-000-0014-00	5985 AUTOMOBILE RD	05/01/24	\$30,000	WD	03-ARM'S LENGTH	(\$4,020)	\$22,400	1.0	(\$4,020)	4357/041		NEW HORIZONS1
07-642-000-0037-00	961 W LAKEWOOD RD	12/27/23	\$60,000	WD	03-ARM'S LENGTH	\$16,449	\$22,400	1.0	\$16,449	4345/744		NEW HORIZONS1
07-642-000-0049-00	6021 HORIZON DR	04/19/24	\$180,000	WD	03-ARM'S LENGTH	\$67,716	\$22,400	1.0	\$67,716	4256/924		NEW HORIZONS1
07-644-000-0061-00	6135 MORNINGSTAR LN	05/17/24	\$190,000	WD	03-ARM'S LENGTH	\$60,052	\$44,800	2.0	\$30,026	4357/752		NEW HORIZONS1
07-644-000-0064-01	6085 MORNINGSTAR LN	10/18/24	\$110,000	WD	03-ARM'S LENGTH	\$24,352	\$67,200	1.0	\$24,352	4369/099		NEW HORIZONS1
07-645-000-0092-00	5930 MEEUWENBERG DR	10/01/24	\$160,000	WD	03-ARM'S LENGTH	\$94,137	\$44,800	2.0	\$47,069	4367/528		NEW HORIZONS1
07-645-000-0095-00	5986 MEEUWENBERG DR	04/10/24	\$130,000	WD	03-ARM'S LENGTH	\$37,581	\$22,400	1.0	\$37,581	4355/373		NEW HORIZONS1
07-645-000-0099-00	5818 MEEUWENBERG DR	12/20/24	\$160,000	WD	03-ARM'S LENGTH	\$77,231	\$44,800	2.0	\$38,616	4374/222		NEW HORIZONS1
07-645-000-0099-00	5818 MEEUWENBERG DR	03/06/24	\$125,000	WD	03-ARM'S LENGTH	\$42,231	\$44,800	2.0	\$21,116	4353/167		NEW HORIZONS1
Totals:			\$875,000			\$335,584	\$358,400	10.0				

Vacant Sale

Outlier, not included in totals

Average
per FF=>

\$33,558

2026 Determined Site Value: \$33,000

Land Tables: Douglas Trail, Eklund Subdivison, Windy Woods Condo, and Minnehaha

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	t. Land Val	Sites	Dollars/Site	Liber/Page	Other Parcels in Sale	Land Table
07-225-000-0023-00	2073 CAMP RIDGE	12/01/23	\$365,000	WD	03-ARM'S LENGTH	\$66,790	\$35,800	1.0	\$66,790	4344/802		DOUGLAS TRAIL
07-865-000-0002-00	6455 BLACK HAWK LN	01/26/24	\$250,000	WD	03-ARM'S LENGTH	(\$55,116)	\$25,800	1.0	(\$55,116)	4247/544		DOUGLAS TRAIL
07-865-000-0017-00	6532 BLACK HAWK LN	09/12/23	\$337,500	WD	03-ARM'S LENGTH	\$45,488	\$35,800	1.0	\$45,488	4338/934		DOUGLAS TRAIL
07-231-000-0034-00	1921 ORA ST	01/03/25	\$230,000	WD	03-ARM'S LENGTH	\$8,385	\$25,800	1.0	\$8,385	4274/632		EKLUND SUBDIVISION
07-231-000-0036-00	1949 ORA ST	02/16/24	\$224,500	WD	03-ARM'S LENGTH	\$56,229	\$35,800	1.0	\$56,229	4348/974		EKLUND SUBDIVISION
07-231-000-0048-00	1844 ORA ST	11/06/24	\$227,000	WD	03-ARM'S LENGTH	\$45,352	\$35,800	1.0	\$45,352	4370/485		EKLUND SUBDIVISION
07-620-000-0016-00	6445 MIDDLE LAKE RD	08/02/24	\$180,000	WD	03-ARM'S LENGTH	\$29,965	\$107,400	2.0	\$9,988	4262/892		MINNEHAHA
07-620-000-0115-00	1990 LAKE AVE	01/28/25	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$29,821	0.8	\$47,900	4375/955		MINNEHAHA
07-873-000-0009-00	3258 SARAH CIR	06/10/24	\$330,000	WD	03-ARM'S LENGTH	\$53,469	\$35,800	1.0	\$53,469	4360/198		WINDY WOODS CONDO
07-873-000-0013-00	3340 SARAH CIR	12/20/24	\$320,000	WD	03-ARM'S LENGTH	\$59,340	\$35,800	1.0	\$59,340	4374/499		WINDY WOODS CONDO
07-873-000-0014-00	5530 EAST SAMANTHA LN	10/10/24	\$270,110	WD	03-ARM'S LENGTH	\$2,660	\$25,800	1.0	\$2,660	4268/327		WINDY WOODS CONDO
07-873-000-0016-00	5460 E SAMANTHA LN	05/17/23	\$539,900	WD	03-ARM'S LENGTH	\$61,692	\$71,600	2.0	\$30,846	4330/485		WINDY WOODS CONDO
Totals:			\$2,383,800			\$428,260	\$316,221	6.8				

Vacant Sale

Outlier, not included in totals

Average
per Site=>

\$62,675

2026 Determined Site Value: \$47,900

Dalton Township 2026 Rural Residential Land Study

Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale
07-034-300-0006-00	2450 PUTNAM RD	05/29/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	0.64	\$31,299	4358/464	
07-012-400-0017-00	DALSON RD	09/16/24	\$19,400	WD	03-ARM'S LENGTH	\$19,400	0.72	\$26,944	4369/349	07-012-400-0018-00
07-033-300-0004-40	E RIVER RD	08/02/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	0.78	\$13,427	4336/063	
07-032-300-0004-10	532 W RIVER RD	01/12/24	\$16,000	WD	03-ARM'S LENGTH	\$16,000	1.19	\$13,400	4346/824	
07-033-400-0015-00	980 E RIVER RD	08/09/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	2.16	\$13,882	4367/248	
07-033-300-0003-20	270 E RIVER RD	06/25/24	\$42,000	WD	03-ARM'S LENGTH	\$42,000	2.51	\$16,720	4360/859	
07-002-200-0006-10	2493 E WHITE LAKE DR	09/08/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	3.24	\$10,806	4338/497	
07-010-100-0015-00	PUTNAM RD	03/01/24	\$37,500	WD	03-ARM'S LENGTH	\$37,500	5.06	\$7,410	4350/287	
07-024-400-0016-40	E BARD	09/19/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	5.26	\$6,469	4339/647	
07-019-300-0013-00	WHITEHALL RD	02/07/25	\$52,000	WD	19-MULTI PARCEL ARM'S I	\$52,000	5.38	\$9,662	4377/990	07-019-300-0013-10, 07-019-300-0013-20
07-024-400-0016-60	3889 DALSON	08/04/23	\$38,500	WD	03-ARM'S LENGTH	\$38,500	5.51	\$6,986	4336/272	
07-015-300-0004-40	1312 E RILEY THOMPSON RD	09/10/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	6.25	\$8,800	4366/841	
07-022-300-0001-10	PUTNAM RD	05/13/24	\$53,159	WD	03-ARM'S LENGTH	\$53,159	9.76	\$5,445	4357/424	
07-010-100-0019-00	PUTNAM RD	02/11/25	\$50,000	WD	19-MULTI PARCEL ARM'S I	\$50,000	9.86	\$5,073	4377/027	07-010-100-0017-00
07-003-400-0003-00	STAPLE RD	06/07/23	\$46,000	WD	03-ARM'S LENGTH	\$46,000	10.02	\$4,591	4331/810	
07-010-100-0018-00	PUTNAM RD	02/11/25	\$60,000	WD	03-ARM'S LENGTH	\$60,000	10.12	\$5,931	4377/141	
07-012-300-0011-01	HOLTON RD	01/24/24	\$87,000	WD	19-MULTI PARCEL ARM'S I	\$87,000	15.31	\$5,683	4347/320	07-012-300-0011-10
07-031-300-0001-30	1293 AGARD RD	08/23/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	15.33	\$8,153	4365/118	
07-036-200-0001-00	E MCMILLAN RD	12/15/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	19.93	\$5,519	4345/144	
07-026-300-0001-20	STAPLE RD	08/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	39.42	\$3,932	4336/502	
07-004-400-0001-00	698 E CHURCH	09/04/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	49.52	\$3,534	4365/746	
Totals:			\$1,251,059			\$1,251,059	217.98			

Many sales at various acreages. Market shows increased values.

8% increase site rates; 10% increase acreages 1>10; 30% increase to acreages 10+ :

A Typical	\$8,750
Typical	\$10,600
Large	\$13,300
Extra Large	\$14,600

Acres		Acres	
1	\$15,950	10	\$52,000
1.5	\$17,050	15	\$75,400
2	\$20,450	20	\$85,550
2.5	\$22,000	25	\$97,250
3	\$26,850	30	\$107,000
4	\$32,350	40	\$132,350
5	\$34,100	50	\$161,200
7	\$39,800	100	\$305,500

OUTLIERS

07-002-100-0013-90	DUFF RD	10/16/24	\$48,000	WD	03-ARM'S LENGTH	\$48,000	1.65	\$29,109	4369/239	
07-002-200-0006-10	2493 E WHITE LAKE DR	11/19/24	\$48,000	WD	03-ARM'S LENGTH	\$48,000	3.24	\$14,819	4371/256	
07-010-100-0015-00	PUTNAM RD	03/19/25	\$38,500	WD	03-ARM'S LENGTH	\$38,500	5.06	\$7,607	4380/538	
07-019-300-0024-10	4019 WHITEHALL RD	05/30/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	1.63	\$9,202	4331/608	
07-025-200-0005-30	RICH RD	04/17/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	2.60	\$5,771	4327/904	
07-030-400-0022-00	898 W MCMILLAN	06/26/23	\$220,000	WD	19-MULTI PARCEL ARM'S I	\$220,000	20.47	\$10,749	4333/352	07-030-400-0022-40
07-032-400-0001-16	V/L CENTRAL RD	11/28/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	7.69	\$1,951	4344/215	
07-032-400-0001-30	2524 RUSSELL RD	12/13/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	5.92	\$11,824	4345/123	
07-033-400-0010-00	926 E RIVER RD	02/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	10.16	\$10,825	4348/907	
07-034-100-0006-10	DROST RD	06/20/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	6.22	\$16,881	4360/721	

Dalton Township 2026 Township Portion of Lakewood (TLC) Land Study

Study time: April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page
07-503-006-0001-00	VACANT	06/27/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	0.230	0.23	\$21,739	4360/788
07-507-092-0019-00	264 E GARFIELD	04/03/23	\$99,900	WD	03-ARM'S LENGTH	\$15,353	0.459	0.46	\$33,449	4326/925
07-502-045-0013-00	539 W SAMPSON ST	10/31/24	\$220,000	WD	03-ARM'S LENGTH	\$5,656	0.460	0.46	\$12,296	4370/709
07-502-028-0009-00	555 RAMONA	08/18/23	\$310,000	WD	03-ARM'S LENGTH	\$8,360	0.460	0.46	\$18,174	4337/024
07-502-028-0013-00	541 RAMONA	06/22/23	\$309,900	WD	03-ARM'S LENGTH	\$7,938	0.460	0.46	\$17,257	4332/704
07-502-029-0013-00	543 BERKSHIRE ST	11/06/24	\$299,900	WD	03-ARM'S LENGTH	\$13,002	0.460	0.46	\$28,265	4370/386
07-507-076-0017-00	249 E KENWOOD	02/16/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	0.470	0.47	\$29,787	4348/635
07-502-048-0001-00	5832 AUTOMOBILE RD	04/21/23	\$180,450	WD	03-ARM'S LENGTH	\$19,386	0.484	0.48	\$40,054	4328/730
07-502-026-0005-00	459 LAKEWOOD RD	08/25/23	\$255,000	WD	03-ARM'S LENGTH	\$18,074	0.540	0.54	\$33,470	4338/120
07-502-028-0017-00	525 RAMONA	02/28/25	\$315,000	WD	03-ARM'S LENGTH	\$25,334	0.550	0.55	\$46,062	4378/711
07-507-060-0017-00	264 E CEDAR	05/01/24	\$210,000	WD	03-ARM'S LENGTH	\$35,467	0.459	0.46	\$77,270	4357/146
07-507-091-0001-00	308 E GARFIELD	03/24/25	\$186,000	WD	03-ARM'S LENGTH	\$43,533	0.574	0.57	\$75,841	4381/396
07-502-048-0009-00	556 W BELFAST ST	04/27/23	\$253,000	WD	03-ARM'S LENGTH	\$22,712	0.902	0.90	\$25,180	4329/259
07-502-044-0017-00	517 W BRISTOL ST	08/19/24	\$282,000	WD	03-ARM'S LENGTH	\$74,885	1.030	1.03	\$72,704	4369/076
07-507-068-0001-01	6456 RUSSELL RD	10/22/24	\$312,000	WD	03-ARM'S LENGTH	\$67,471	1.280	1.28	\$52,712	4369/791
07-506-002-0001-00	1356 W MICHILLINDA RD	06/25/24	\$459,900	WD	03-ARM'S LENGTH	\$84,735	2.160	2.16	\$39,229	4360/630
Totals:			\$3,712,050			\$460,906	10.978	10.98		

One Vacant Sale (bold)

Average
per Net Acre=> **41,984.51**

Majority of sales during time frame are under one acre. Sales above one acre considered possible outliers.

2026 Determined Land Values:

Under Acre Rates

0.459-0.999	\$17,940
0.230-0.458	\$3,500
<0.230	\$910

Acres		Acres	
1	\$20,300	10	\$54,320
1.5	\$21,700	15	\$62,020
2	\$26,040	20	\$72,520
2.5	\$28,000	25	\$76,580
3	\$34,160	30	\$86,940
4	\$41,160	40	\$115,920
5	\$43,400	50	\$144,900
7	\$50,680	100	\$268,100

Outliers

07-509-020-0017-00	761 E WHITE LAKE DR	02/14/24	\$207,000	WD	03-ARM'S LENGTH	\$82,324	0.559	0.56	\$147,270	4348/654
07-507-081-0005-00	226 E FOREST PARK	11/10/23	\$215,000	WD	03-ARM'S LENGTH	\$75,354	0.530	0.53	\$142,177	4344/951
07-507-108-0025-00	6075 RUSSELL RD	12/19/24	\$162,000	WD	03-ARM'S LENGTH	\$66,005	0.530	0.53	\$124,538	4373/899
07-507-068-0001-01	6456 RUSSELL RD	03/22/24	\$11,000	WD	03-ARM'S LENGTH	\$11,000	1.280	1.28	\$8,594	4352/466
07-507-091-0001-00	308 E GARFIELD	06/22/23	\$179,000	WD	03-ARM'S LENGTH	\$60,664	0.574	0.57	\$105,686	4332/709
07-502-044-0013-00	539 W BRISTOL ST	12/05/23	\$264,900	WD	03-ARM'S LENGTH	\$51,531	0.460	0.46	\$112,024	4345/141
07-507-060-0013-00	250 E CEDAR	09/23/24	\$216,000	WD	03-ARM'S LENGTH	\$44,844	0.459	0.46	\$97,699	4368/496

Dalton Township 2026 Putnams/Goose/Stevens Area (PGS) Land Study

Study time: April 1, 2023 - March 31, 2025

[Consolidation of three 2025/historical land tables: Goose Egg Lake, Putnams Addn & Addn #2, and Stevens Lake]

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land			Dollars/FF	Dollars/Lot	Dollars/Site	Liber/Page	Waterfront Name	
						Residual	Effec. Front	Net Acres						
07-702-004-0026-00	MICHIGAN	08/21/23	\$550	WD	03-ARM'S LENGTH	\$550	0.0	0.180	3.14	0.00	N/A	\$175	N/A	4337/051
07-712-005-0004-00	PARK AVE	07/28/23	\$2,502	WD	03-ARM'S LENGTH	\$2,502	0.0	0.230	4.01	0.00	N/A	\$624	N/A	4335/604
07-770-000-0026-00	1321 E WHITE LAKE	06/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	276.2	7.270	N/A	N/A	\$370.76	N/A	N/A	4331/497 STEVEN'S LAKE
07-712-001-0012-00	1106 PARK AVE	04/30/24	\$176,000	WD	03-ARM'S LENGTH	\$117,393	100.0	0.520	1.06	1.00	\$1,174	N/A	\$113,416	4356/710 GOOSE EGG LAKE
07-771-000-0046-00	VACANT	07/26/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	1,641.38	1.580	N/A	N/A	\$9.33	N/A	N/A	4363/164 STEVEN'S LAKE

Vacant sales (bold text) Totals: \$173,052 \$173,052 1917.58 9.260 7.14 0.00

outlier, not considered

*Determined Lot pricing used in determining Site value; Determined Lot/Site/Acreage pricing used in determining FF value.

2026 PGS Under Acre Rates

Lot (2,500 sf)	\$250
Site (20,000 sf)	\$3,750
FF Goose Egg Lake	\$50
FF Stevens Lake	20% of FF Goose Egg Lake = \$10

Increase of 25%, from 2025 values, determined for Lot and Site values.

No change for FF Goose Egg Lake. FF Stevens Lake found to be appropriately valued at 20% of FF Goose Egg Lake.

2026 PGS Acreage

1	\$14,500	10	\$40,000
1.5	\$15,500	15	\$58,000
2	\$18,600	20	\$65,800
2.5	\$20,000	25	\$74,800
3	\$24,400	30	\$82,300
4	\$29,400	40	\$101,800
5	\$31,000	50	\$124,000
7	\$36,200	100	\$235,000

no change in acreage values; Land table renamed to avoid confusing with "Rural Res Acreage" Table

HISTORICAL SALES															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residua	Effec. Front	Net Acres	Lots	Sites	Dollars/FF	Dollars/Lot	Dollars/Site	Liber/Page	Waterfront Name
07-712-006-0012-00	VACANT	02/15/22	\$638	WD	03-ARM'S LENGTH	\$638	0.0	0.115	2.00		N/A	\$318	N/A	4293/173	
07-702-011-0003-00	VACANT	03/05/22	\$1,995	WD	03-ARM'S LENGTH	\$1,995	0.0	0.172	3.00		N/A	\$666	N/A	4293/172	
Totals:			\$2,633			\$2,633	0.0	0.287							

Dalton Township 2026 Village of Lakewood Club (VLC) Land Study
Study time: April 1, 2023 - March 31, 2025

Lot Analysis (under 0.459ac)												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Full Sites	Equiv Lots	Dollars/Lot	Liber/Page	Other Parcels in Sale
42-510-114-0037-00	356 W ASHLAND ST	04/05/24	\$9,000	WD	03-ARM'S LENGTH	\$9,000	0.046	0.00	0.802	\$11,229	4355/113	
42-501-006-0025-00	VACANT	11/01/24	\$750	WD	03-ARM'S LENGTH	\$750	0.115	0.00	2.004	\$374	4369/985	
42-501-013-0018-00	RUSSELL RD	05/23/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	0.230	0.00	4.008	\$2,246	4330/848	
42-510-123-0021-00	97 E KENWOOD	10/04/23	\$125,000	WD	03-ARM'S LENGTH	\$7,659	0.344	0.00	5.994	\$1,278	4340/399	
42-500-034-0009-00	655 W CEDAR	10/07/24	\$215,000	WD	03-ARM'S LENGTH	\$31,823	0.459	0.00	7.998	\$3,979	4368/191	
42-501-009-0011-00	164 E DANIELS	10/01/24	\$220,000	WD	03-ARM'S LENGTH	\$34,885	0.459	0.00	7.998	\$4,362	4367/670	
42-501-010-0001-00	6494 WILD ROSE	10/13/23	\$220,000	WD	03-ARM'S LENGTH	\$69,239	0.459	0.00	7.998	\$8,657	4341/367	
42-502-020-0025-00	W BAKER ST	10/04/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	0.459	0.00	7.998	\$1,250	4367/812	
42-503-065-0043-00	286 W BAKER ST	07/12/23	\$230,000	WD	03-ARM'S LENGTH	\$54,897	0.459	0.00	7.998	\$6,864	4334/703	
42-503-069-0022-00	200 W DANIELS	05/25/23	\$286,000	WD	03-ARM'S LENGTH	\$10,551	0.459	0.00	7.998	\$1,319	4331/134	
42-505-002-0031-00	W KENWOOD	03/27/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	0.459	0.00	7.998	\$1,250	4353/336	
Totals:			\$431,000			\$38,210	1.721	0.000	29.987			
										Average per Lot=>	1,274.23	

Bold Text - Vacant Land; Not bold - improved sales; ~~crossed-out~~ text not used in totals

Emphasis on the vacant land sales during time frame; study includes improved parcels.

2025 Determined Typical Lot Price: \$1,250

SITE Analysis (acreage of 0.459-.999) *Study involves using determined typical lot price for 2026												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Full Sites	Equiv Lots	Dollars/Site	Liber/Page	Other Parcels in Sale
42-500-034-0001-00	687 W CEDAR ST	07/22/24	\$220,220	WD	03-ARM'S LENGTH	\$3,808	0.460	1.00	0.015	\$3,789	4362/330	
42-503-073-0001-00	6392 KEDZIE	11/07/24	\$249,900	WD	03-ARM'S LENGTH	\$3,480	0.470	1.00	0.189	\$3,243	4370/454	
42-503-072-0018-00	213 W DANIELS	10/11/24	\$260,900	WD	03-ARM'S LENGTH	\$27,945	0.472	1.00	0.224	\$27,665	4368/607	
42-501-009-0019-00	192 E DANIELS	05/19/23	\$215,000	WD	03-ARM'S LENGTH	\$57,853	0.480	1.00	0.364	\$57,399	4330/707	
42-500-038-0001-00	682 W DANIELS	10/29/24	\$235,000	WD	03-ARM'S LENGTH	\$35,831	0.517	1.00	1.008	\$34,571	4369/784	
42-503-040-0001-00	69 W LINDEN	07/23/24	\$252,400	WD	03-ARM'S LENGTH	\$30,949	0.517	1.00	1.008	\$29,689	4362/420	
42-512-010-0001-00	363 W LINCOLN BLVD	09/26/24	\$150,000	WD	03-ARM'S LENGTH	\$18,388	0.519	1.00	1.043	\$17,084	4367/506	
42-502-018-0021-00	405 W BAKER ST	05/01/23	\$195,000	WD	03-ARM'S LENGTH	\$34,726	0.574	1.00	2.001	\$32,224	4329/922	
42-503-056-0001-00	6520 AUBURN	08/15/23	\$240,000	WD	03-ARM'S LENGTH	\$21,191	0.574	1.00	2.001	\$18,689	4338/950	
42-503-054-0005-00	175 W BAKER ST	04/14/23	\$189,900	WD	03-ARM'S LENGTH	\$94,107	0.689	1.00	4.005	\$89,101	4327/957	
42-505-028-0035-00	738 W FOREST PARK	03/07/25	\$255,000	WD	19-MULTI PARCEL ARI	\$12,632	0.689	1.00	4.005	\$7,626	4379/031	42-505-028-0011-00
42-510-118-0007-00	180 W ASHLAND ST	01/10/24	\$169,900	WD	19-MULTI PARCEL ARI	\$17,724	0.803	1.00	5.991	\$10,235	4346/610	42-510-118-0011-00
42-500-040-0010-00	651 HAWTHORNE	11/05/24	\$8,000	WD	03-ARM'S LENGTH	\$8,000	0.861	1.00	7.002	(\$753)	4370/749	
42-510-125-0007-00	136 E KENWOOD	04/20/23	\$259,000	WD	19-MULTI PARCEL ARI	\$24,990	0.918	1.00	7.995	\$14,996	4328/837	42-510-125-0029-00
42-501-008-0011-00	BAKER	07/24/24	\$19,000	WD	19-MULTI PARCEL AR	\$19,000	0.919	2.00	0.013	\$9,492	4363/052	42-501-008-0033-00, 42-501-008-0037-00
42-503-049-0001-00	85 W DANIELS	09/13/24	\$250,000	WD	03-ARM'S LENGTH	\$27,227	0.954	2.00	0.622	\$13,224	4366/325	
42-503-075-0001-00	VACANT	08/07/23	\$11,000	WD	19-MULTI PARCEL AR	\$11,000	0.967	2.00	0.849	\$4,969	4336/202	42-503-075-0005-00, 42-503-075-0009-00, 42-503-075-0052-00
Totals:			#####			\$218,334	8.262	15.000	23.957			
										Average per Site=>	12,559.18	

Bold Text - Vacant Land; Not bold - improved sales; ~~crossed-out~~ text - outliers not used in totals

Emphasis on the vacant land sales during time frame; study includes improved parcels.

2025 Determined Typical Site Price: \$12,550

Continued next page

ACREAGE Analysis (1+acre)															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale					
42-510-123-0013-00	53 E KENWOOD	11/06/24	\$219,000	WD	19-MULTI PARCEL ARI	\$37,589	1.033	\$36,388	4370/711	42-510-123-0035-00					
42-502-001-0020-00	506 W LAKEWOOD RD	01/27/25	\$250,000	WD	03-ARM'S LENGTH	\$49,592	1.077	\$46,046	4375/978						
42-501-022-0017-00	VACANT	04/08/24	\$19,000	LC	19-MULTI PARCEL AR	\$19,000	1.148	\$16,551	4355/875	42-501-022-0022-00					
42-505-086-0019-00	6925 AUTOMOBILE RD	08/15/23	\$289,900	WD	03-ARM'S LENGTH	\$73,292	1.210	\$60,572	4336/934						
42-501-006-0013-00	VACANT	03/22/24	\$7,900	WD	03-ARM'S LENGTH	\$7,900	1.492	\$5,295	4352/402						
42-502-024-0005-00	554 W CHURCH	04/01/24	\$292,500	WD	19-MULTI PARCEL ARI	\$45,279	2.158	\$20,982	4354/092	42-502-024-0001-00, 42-502-024-0047-00, 42-502-007-0014-00, 42-502-007-0030-00, 42-502-007-0001-00					
42-502-007-0003-00	VACANT	01/29/25	\$22,000	WD	19-MULTI PARCEL AR	\$22,000	2.411	\$9,125	4376/139						
Totals:			\$560,400			\$131,768	8.242								

Bold Text - Vacant Land; Not bold - improved sales;

Vacant sales limited; improved parcels may need ECF adjustments when compared to vacant sales.
Unable to determine changes needed due to limited sales with many outliers; no changes for 2026
Will continue to monitor

Acres	Dollars/Acre	Acres	Dollars/Acre
1.0	\$20,000	3.0	\$24,200
1.5	\$21,100	4.0	\$28,400
2.0	\$22,100	5.0	\$30,500
2.5	\$23,200	7.0	\$33,700

FOX LAKE VIEW Analysis		*Study involves using determined lot/site/acreage pricing for 2026 to determine additional value for Fox Lake View													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Net Acres	Full Sites	Equiv Lots	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Rate Group 1
42-500-035-0031-00	656 W CEDAR ST	09/27/24	\$207,400	WD	03-ARM'S LENGTH	\$9,608	200.0	0.460	1.00	0.015	(\$15)	200.00	4367/572	FOX LAKE VIEW	
42-510-122-0025-00	94 E GLEN	04/26/23	\$154,900	WD	03-ARM'S LENGTH	\$50,273	91.2	0.554	1.00	1.653	\$391	91.20	4329/637	FOX LAKE VIEW	
42-510-127-0012-00	192 E FOREST PARK BLVD	06/21/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	130.4	1.320	N/A	N/A	\$116	130.40	4332/862	FOX LAKE VIEW	
42-510-128-0001-00	171 E MADISON	11/26/24	\$219,900	WD	03-ARM'S LENGTH	\$84,337	208.4	1.531	N/A	N/A	\$242	208.40	4372/137	FOX LAKE VIEW	
42-510-122-0004-00	22 E KENWOOD BLVD	12/20/24	\$499,900	WD	19-MULTI PARCEL ARI	\$151,941	278.5	1.720	N/A	N/A	\$409	278.50	4375/888	42-510-122-0010-00	FOX LAKE VIEW
Totals:			\$917,700			\$329,551	708.5	5.125	1.000	1.653	1,159				

No vacant sales; ~~crossed-out~~ text not used in totals

2025 Determined Fox Lake View FF: \$225

TYP COM SITE Analysis		*Study involves using determined lot/site/acreage pricing for 2026 to determine additional value for commercial sites													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Equiv Sites	Dollars/Site	Value Compared to Res Site value	Liber/Page	Other Parcels in Sale			
42-505-023-0017-00	6605 AUTOMOBILE RD	08/17/23	\$79,900	WD	19-MULTI PARCEL ARI	\$44,491	0.579	1.3	35,281	281%	4337/659	42-505-023-0016-00			
Totals:			\$79,900			\$44,491	0.579								

2023 land study found Commercial Sites to be 125% higher than "Dev Sites" in pricing. "Dev Site" now "Site."

2025 land study found Commercial Sites to be 281% higher than "Site." *study limited to one commercial sale, not exclusively reliable.

Using 200% x "Site" due to limited data.

2025 Determined Typical Com Site: \$25,100
[200% x Site = Com. Site]