

Spaulding & Surrounding Vacant Agg Sales 2023													
Parcel Number	Township	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
04-10-4-36-1010-000	Albee	102	10/1/20	2020027547	WD	\$ 20,000	\$ 20,000	9.94	\$ 20,000	7.86	\$ 2,545	5.109	\$ 3,915
05-10-6-32-3003-000	Birch Run	102	2/18/21	2021005851	WD	\$ 207,000	\$ 207,000	38.91	\$ 207,000	37.06	\$ 5,586	30.900	\$ 6,699
05-10-6-31-3002-001	Birch Run	102	7/21/21	2021025774	WD	\$ 135,000	\$ 135,000	33.23	\$ 135,000	32.73	\$ 4,125	22.756	\$ 5,933
05-10-6-32-4002-000	Birch Run	102	4/22/21	2021016825	WD	\$ 275,275	\$ 275,275	10.00	\$ 275,275	9.75	\$ 4,189	59.424	\$ 4,632
05-10-6-32-4005-000	Birch Run	102						33.56		29.71			
05-10-6-33-3006-000	Birch Run	102						27.87		26.26			
05-10-6-26-2004-002	Birch Run	102	12/21/20	2021001045	WD	\$ 230,000	\$ 230,000	33.50	\$ 230,000	33.14	\$ 3,312	65.889	\$ 3,491
05-10-6-26-2007-000	Birch Run	102						18.00		17.7			
05-10-6-26-2011-000	Birch Run	102						20.00		18.6			
09-11-5-35-3002-000	Bridgport	102	6/17/21	2021022413	WD	\$ 150,000	\$ 150,000	40.23	\$ 150,000	37.45	\$ 4,006	27.923	\$ 5,372
09-11-5-15-4001-000	Bridgport	102	11/17/20	2020030509	WD	\$ 300,000	\$ 300,000	79.13	\$ 300,000	77.15	\$ 3,693	72.084	\$ 4,162
09-11-5-22-1002-006	Bridgport	102	11/17/20					5.27		4.08			
13-09-3-05-3004-000	Chesaning	102	11/19/20	2020030135	WD	\$ 90,000	\$ 90,000	20.00	\$ 90,000	16.08	\$ 5,597	15.458	\$ 5,822
09-11-5-18-3014-000	Bridgport	102	3/24/21	2021029587	WD	\$ 1,375,500	\$ 1,375,500	59.30	\$ 1,375,500	59.10	\$ 5,445	207.915	\$ 6,616
09-11-5-21-2001-000	Bridgport	102						86.62		86.05			
25-11-4-13-4002-000	Spaulding	102						58.00		55.73			
25-11-4-13-4003-000	Spaulding	102						29.27		25.35			
25-11-4-24-1002-000	Spaulding	102						26.38		26.38			
27-10-5-06-4011-000	Taymouth	102	3/30/21	2021013818	WD	\$ 44,000	\$ 44,000	12.40	\$ 44,000	11.40	\$ 3,860	8.650	\$ 5,087
27-10-5-03-1003-003	Taymouth	102	4/22/20	2020013492	WD	\$ 195,860	\$ 195,860	26.52	\$ 195,860	23.41	\$ 8,367	35.762	\$ 5,477
27-10-5-03-4001-000	Taymouth	102						29.44		24.80			
27-10-5-21-3003-000	Taymouth	102	3/26/20	2020011228	WD	\$ 352,750	\$ 352,750	78.00	\$ 352,750	71.00	\$ 4,968	64.700	\$ 5,452
												Average	\$ 5,221

Vacant Agg Sales Within Spaulding Township

25-11-4-26-1001-004	Spaulding	102	11/25/20	2020030730	WD	\$ 122,554	\$ 122,554	21.13	\$ 122,554	17.37	\$ 7,055	15.633	\$ 7,839
25-11-4-26-4001-003	Spaulding	102	10/14/20	2020027332	WD	\$ 127,818	\$ 127,818	23.67	\$ 127,818	22.57	\$ 5,663	20.328	\$ 6,288
25-11-4-35-4003-000	Spaulding	102	6/25/20	2020017178	WD	\$ 200,000	\$ 200,000	38.25	\$ 200,000	33.65	\$ 5,944	41.432	\$ 4,827
25-11-4-35-4009-000	Spaulding	102						14.00		12.01			
25-11-4-22-3003-000	Spaulding	102	6/23/21	2021024027	WD	\$ 200,000	\$ 200,000	40.00	\$ 200,000	35.59	\$ 5,620	32.031	\$ 6,244
25-11-4-25-2002-002	Spaulding	102	7/30/21	2021026548	WD	\$ 108,650	\$ 108,650	28.36	\$ 108,650	27.00	\$ 4,024	24.300	\$ 4,471
25-11-4-25-2006-000*	Spaulding	102	11/24/20	2020031349	WD	\$ 55,000	\$ 55,000	11.01	\$ 55,000	9.67	\$ 5,688	8.649	\$ 6,359

Average \$ 6,005

Conclusion: This vacant land study covers Spaulding and other surrounding townships. A range of 3,491 to 7,839 was derived. With consideration given to sale #3, 5,900 Per Acre #1 soil will be used. Land Neighborhood 3000 "Industrial ROW Properties" there being only two parcels, with no sales, this neighborhood will be valued like the land it adjoins. There for 5,400 per acre is used.

**PRIME FARMLAND**

Description: Flat land, easily accessible to large farm equipment, high-quality soil can support all crops grown in the area; located on East border of Saginaw County - bordering Tuscola County.

Units: 06-Blumfield, 14-Frankenmuth Twp

AGA: \$7800 per Equivalent #1 Soil/Ac

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
06-12-6-03-2002-000	102	6/15/21	2021021626	WD	\$ 509,200	\$ 509,200	69.16	\$ -	\$ 509,200	67.3	\$ 7,566	67.088	\$ 7,590
06-12-6-12-1002-004	102	4/26/21	2021017124	WD	\$ 1,210,000	\$ 1,210,000	92.49	\$ -	\$ 1,210,000	84.166	\$ 7,952	151.612	\$ 7,981
06-12-6-12-1004-002	32.85						\$ -	32.85					
06-12-6-12-4001-000	35.28						\$ -	35.155					
06-12-6-28-2002-006	102	2/22/22	2022004806	WD	\$ 605,000	\$ 605,000	68.76	\$ -	\$ 605,000	64.51	\$ 9,378	64.510	\$ 9,378
14-11-6-04-2002-000*	102	10/26/20	2020030773	WD			9.00	\$ -		9.00	\$ 4,218	17.991	\$ 4,725
14-11-6-04-2002-011	11.37						\$ -	11.15					
14-11-6-03-3005-000*	102	3/25/21	2021015752	WD			37.80	\$ -		35.01	\$ 7,141	34.971	\$ 7,149
14-11-6-07-1002-002	102	10/27/21	2021036160	WD	\$ 265,500	\$ 265,500	30.00	\$ -	\$ 265,500	29.63	\$ 8,961	29.629	\$ 8,961
14-11-6-18-3006-001	102	5/11/21	2021020936	WD	\$ 607,000	\$ 607,000	45.10	\$ -	\$ 607,000	42.58	\$ 8,999	66.997	\$ 9,060
14-11-6-18-4002-000	25.50						\$ -	24.88					

MEAN											\$ 7,745		\$ 7,835
AGGREGATE									3,531,700.00			432.80	8,160.17

\*Confidential Sale

Outlier & Small Acreage

14-11-6-04-2002-010	102	10/24/20	2021002482	WD	\$ 32,000	\$ 32,000	9.68	\$ -	\$ 32,000	9.23	\$ 3,467	9.230	\$ 3,467
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**TRANSITION TO PRIME FARMLAND**

Description: Flat land, high-quality soil; Buena Vista/Zilwaukee is an area of transition between highly developed area which limits access and prime flat farmland of Blumfield & Frankenmuth Twps; Maple Grove is situated between uneven less-desirable farmland and desirable flatlands in Shiawassee County.

Units: 10-Buena Vista, 20-Maple Grove, 30E-Zilwaukee Twp East of River

AGB: \$6500 per Equivalent #1 Soil/Ac

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
10-12-5-10-4001-000*	102	3/24/21	2021015656	WD			68.22	\$ -		65.37	\$ 6,280	109.199	\$ 6,304
10-12-5-10-4002-000	34.74						\$ -	34.74					
10-12-5-10-3001-000	11.78						\$ -	9.51					
20-09-4-06-2001-000	102	10/30/20	2020028415	WD	\$ 400,000	\$ 400,000	85.10	\$ -	\$ 400,000	79.08	\$ 5,058	66.968	\$ 5,973
20-09-4-20-1001-000	102	12/10/20	2020032224	WD	\$ 403,790	\$ 403,790	38.55	\$ -	\$ 403,790	33.09	\$ 7,079	56.257	\$ 7,178
20-09-4-29-1001-001	25.01						\$ -	23.95					

\*Confidential Sale

MEAN											\$ 6,139		\$ 6,485
AGGREGATE									1,492,230.00			232.42	6,420.30

10-12-5-01-2010-001*	102	12/17/2021	2021039834	WD	\$ 210,596	\$ 210,596	27.71	\$ -	\$ 210,596	27.51	\$ 7,655	17.882	\$ 11,777
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\*Outlier, Not used

**ABOVE AVERAGE FARMLAND**

Description: Relatively flat land, rich soil is suitable for most crops; minimal disruptions to farming caused by development and drainage systems.  
 Units 04-Albee,17-Jonesfield, 18-Kochville,22-Richland, 24-St Charles, 25-Spaulding, 26-Swan Creek,28Thomas, 30W-Zilwaukee Twp West of River

AGC: \$6000 per Equivalent #1 Soil/Ac

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
17-12-1-26-3004-000	102	1/19/21	2021002712	WD	\$ 384,000	\$ 384,000	64.24	\$ -	\$ 384,000	61.22	\$ 6,272	59.878	\$ 6,413
17-12-1-26-1002-000	102	12/18/20	2021000280	WD	\$ 414,000	\$ 414,000	36.00	\$ -	\$ 414,000	36.00	\$ 6,031	65.963	\$ 6,276
17-12-1-26-2003-000	102						17.50	\$ -		17.50			
17-12-1-26-0675-000	102						15.15	\$ -		15.15			
22-12-2-09-3001-005	102	5/7/20	2020013115	WD	\$ 135,000	\$ 135,000	22.93	\$ -	\$ 135,000	21.63	\$ 6,241	20.778	\$ 6,497
18-13-4-36-2005-000	102	8/4/21	2021026519	WD	\$ 80,000	\$ 80,000	17.30	\$ -	\$ 80,000	15.88	\$ 5,038	14.255	\$ 5,612
22-12-2-30-1002-002	102	10/12/20	2020027259	WD	\$ 456,000	\$ 456,000	78.17	\$ -	\$ 456,000	70.29	\$ 6,487	70.290	\$ 6,487
22-12-2-03-2003-000	102	12/15/20	2020032397	WD	\$ 132,500	\$ 132,500	26.51	\$ -	\$ 132,500	26.45	\$ 5,009	19.441	\$ 6,816
22-12-2-19-4002-000	102	9/11/20	2020025384	WD	\$ 640,000	\$ 640,000	112.79	\$ -	\$ 640,000	105.69	\$ 6,055	127.395	\$ 5,024
22-12-2-30-3003-000	102						53.00	\$ -		44.44			
22-12-2-20-2002-000	102	3/8/21	2021007711	WD	\$ 154,000	\$ 154,000	38.48	\$ -	\$ 154,000	33.69	\$ 4,571	23.875	\$ 6,450
22-12-2-08-2002-000	102	5/7/21	2021019202	WD	\$ 174,500	\$ 174,500	29.09	\$ -	\$ 174,500	28.41	\$ 6,142	28.410	\$ 6,142
24-10-3-26-2003-004	102	5/3/21	2021018501	WD	\$ 97,320	\$ 97,320	24.32	\$ -	\$ 97,320	22.97	\$ 4,237	20.839	\$ 4,670
24-10-3-04-1003-000	102	4/12/21	2021015233	WD	\$ 289,900	\$ 289,900	88.00	\$ -	\$ 289,900	88.00	\$ 3,294	57.464	\$ 5,045
25-11-4-26-1001-004	102	11/25/20	2020030730	WD	\$ 122,554	\$ 122,554	21.13	\$ -	\$ 122,554	17.37	\$ 7,055	15.633	\$ 7,839
25-11-4-26-4001-003	102	10/14/20	2020027332	WD	\$ 127,818	\$ 127,818	23.67	\$ -	\$ 127,818	22.57	\$ 5,663	20.328	\$ 6,288
25-11-4-35-4003-000	102	6/25/20	2020017178	WD	\$ 200,000	\$ 200,000	38.25	\$ -	\$ 200,000	33.65	\$ 5,944	41.432	\$ 4,827
25-11-4-35-4009-000	102						14.00	\$ -		12.01			
25-11-4-22-3003-000	102	6/23/21	2021024027	WD	\$ 200,000	\$ 200,000	40.00	\$ -	\$ 200,000	35.59	\$ 5,620	32.031	\$ 6,244
25-11-4-25-2002-002	102	7/30/21	2021026548	WD	\$ 108,650	\$ 108,650	28.36	\$ -	\$ 108,650	27.00	\$ 4,024	24.300	\$ 4,471
26-11-3-03-3001-001	102	5/15/20	2020014491	WD	\$ 325,000	\$ 325,000	46.00	\$ -	\$ 325,000	45.50	\$ 7,143	54.6155	\$ 5,951
26-11-3-03-4002-000	102						35.81	\$ -		32.72			
28-12-3-35-2001-000	102	12/29/20	2021002143	WD	\$ 420,000	\$ 420,000	69.28	\$ -	\$ 420,000	67.24	\$ 6,246	63.878	\$ 6,575

MEAN											\$ 5,615		\$ 5,979
AGGREGATE									4,461,242.00			760.80	5,863.86

Outliers & Small Acreage (Not Used for Above Average Farmland A22-C)

04-10-4-36-1010-000	102	10/1/20	2020027547	WD	\$ 20,000	\$ 20,000	9.94	\$ -	\$ 20,000	7.86	\$ 2,545	5.109	\$ 3,915
18-13-4-28-4015-001	102	2/25/21	2021006658	WD	\$ 126,000	\$ 126,000	33.28	\$ -	\$ 126,000	33.12	\$ 3,804	30.786	\$ 4,093
24-10-3-16-2002-002	102	8/6/20	2020023783	WD	\$ 43,380	\$ 43,380	14.46	\$ -	\$ 43,380	12.41	\$ 3,496	9.408	\$ 4,611
25-11-4-25-2006-000	102	11/24/20	2020031349	WD	\$ 55,000	\$ 55,000	11.01	\$ -	\$ 55,000	9.67	\$ 5,688	8.649	\$ 6,359
28-12-3-36-4009-700	102	8/12/21	2021027199	WD	\$ 40,000	\$ 40,000	10.00	\$ -	\$ 40,000	9.44	\$ 4,237	8.754	\$ 4,569
Others not used:													
25-11-4-35-4001-000**	102	9/23/20	2020025034	WD	\$ 120,000	\$ 120,000	35.13	\$ -	\$ 120,000	33.16	\$ 3,619	43.747	\$ 2,743
**Access issues, purchaser owns adjacent - convinced to purchase property after it would not sell at auction													
28-12-3-23-2003-000*	102	4/29/21	2021017249	WD	\$ 570,000	\$ 570,000	58.70	\$ -	\$ 570,000	57.22	\$ 9,962	47.502	\$ 11,999
*mining gravel													
28-12-3-28-4001-000***	102	9/15/21	2021034308	MLC	\$ 160,000	\$ 160,000	19.00	\$ -	\$ 160,000	18.63	\$ 8,588	17.699	\$ 9,040
***commercial influence on price due to location???													

Multi-parcel sales in multiple units, not used

09-11-5-18-3014-000	102	3/24/21	2021029587	WD	\$ 1,375,500	\$ 1,375,500	59.30	\$ -	\$ 1,375,500	59.10	\$ 5,445	207.915	\$ 6,616
09-11-5-21-2001-000	102						86.62	\$ -		86.05			
25-11-4-13-4002-000	102						58.00	\$ -		55.73			
25-11-4-13-4003-000	102						29.27	\$ -		25.35			
25-11-4-24-1002-000	102						26.38	\$ -		26.38			
17-12-1-36-3002-001	102	9/11/20	2020023603	WD	\$ 1,360,000	\$ 1,360,000	78.97	\$ -	\$ 1,360,000	74.08	\$ 4,491	259.495	\$ 5,241
19-11-1-01-2003-000	102						41.20	\$ -		39.20			
19-11-1-01-2004-000	102						40.00	\$ -		38.74			
22-12-2-31-2001-000	102						80.00	\$ -		76.05			
19-11-1-02-1001-000	102						79.27	\$ -		74.79			

**AVERAGE FARMLAND**

Description: Farmland suitable for most crops; less favorable for farming due to disruptions from uneven ground, woods, traffic and development, and drainage systems.

Units: 05-Birch Run,13-Chesaning,15-Fremont,23-Saginaw Twp,27-Taymouth,29-Tittabawassee

AGD: \$5300 per Equivalent #1 Soil/Ac

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
05-10-6-32-3003-000	102	2/18/21	2021005851	WD	\$ 207,000	\$ 207,000	38.91	\$ -	\$ 207,000	37.06	\$ 5,586	30.900	\$ 6,699
05-10-6-31-3002-001	102	7/21/21	2021025774	WD	\$ 135,000	\$ 135,000	33.23	\$ -	\$ 135,000	32.73	\$ 4,125	22.756	\$ 5,933
05-10-6-32-4002-000	102	4/22/21	2021016825	WD	\$ 275,275	\$ 275,275	10.00	\$ -	\$ 275,275	9.75	\$ 4,189	59.424	\$ 4,632
05-10-6-32-4005-000	102						33.56	\$ -		29.71			
05-10-6-33-3006-000	102						27.87	\$ -		26.26			
13-09-3-05-3004-000	102						11/19/20	2020030135		WD			
13-09-3-07-1002-000*	102	4/13/20	2020011657	WD			80.00	\$ -		74.63	\$ 3,350	60.589	\$ 4,126
15-11-2-21-2001-000	102	10/16/20	2020026728	WD	\$ 605,000	\$ 605,000	110.00	\$ -	\$ 605,000	104.61	\$ 5,783	104.059	\$ 5,814
15-11-2-09-2001-000*	102	11/29/21	2021037934	WD			37.81	\$ -		37.31	\$ 4,422	26.760	\$ 6,166
27-10-5-06-4011-000	102	3/30/21	2021013818	WD	\$ 44,000	\$ 44,000	12.40	\$ -	\$ 44,000	11.40	\$ 3,860	8.650	\$ 5,087
27-10-5-03-1003-003	102	4/22/20	2020013492	WD	\$ 195,860	\$ 195,860	26.52	\$ -	\$ 195,860	23.41	\$ 8,367	35.762	\$ 5,477
27-10-5-03-4001-000	102						29.44	\$ -		24.80			
27-10-5-13-1005-000	102						1/26/21	2021003243		WD			
27-10-5-21-3003-000	102	3/26/20	2020011228	WD	\$ 352,750	\$ 352,750	78.00	\$ -	\$ 352,750	71.00	\$ 4,968	64.700	\$ 5,452
29-13-3-03-4001-004	102	2/19/21	2021005888	WD	\$ 99,500	\$ 99,500	24.35	\$ -	\$ 99,500	24.03	\$ 4,141	22.8285	\$ 4,359

\*Confidential Sale

MEAN											\$ 4,817		\$ 5,281
AGGREGATE									2,815,785.00			556.01	5,064.31

05-10-6-26-2004-002	102	12/21/20	2021001045	WD	\$ 230,000	\$ 230,000	33.50	\$ -	\$ 230,000	33.14	\$ 3,312	65.889	\$ 3,491
05-10-6-26-2007-000	102						18.00	\$ -		17.7			
05-10-6-26-2011-000	102						20.00	\$ -		18.6			
15-11-2-21-3003-000	102	10/28/20	2020027996	WD	\$ 125,000	\$ 125,000	50.00	\$ -	\$ 125,000	49.38	\$ 2,531	41.206	\$ 3,034
29-13-3-21-2011-000	102	2/3/21	2021003906	WD	\$ 81,000	\$ 81,000	37.60	\$ -	\$ 81,000	36.79	\$ 2,202	23.9135	\$ 3,387
29-13-3-30-2001-000	101*	6/23/21	2021022822	WD	\$ 420,000	\$ 420,000	60.15	\$ -	\$ 420,000	59.25	\$ 7,089	55.4625	\$ 7,573

**BELOW AVERAGE FARMLAND**  
 Description: Land less suitable for farming due to disruptions from uneven ground, woods, traffic and development, and drainage systems.  
 Units: 07-Brady,08-Brant,09-Bridgeport,12-Chapin,16-James,19-Lakefield,21-Marion  
 AGE: \$4500 per Equivalent #1 Soil/Ac

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
07-09-2-35-1003-004	102	6/10/20	2020016095	WD	\$ 211,400	\$ 211,400	38.26	\$ -	\$ 211,400	37.88	\$ 5,581	42.555	\$ 4,968
08-10-2-15-3002-002	102	11/20/20	2020030264	WD	\$ 105,000	\$ 105,000	37.32	\$ -	\$ 105,000	31.44	\$ 3,340	24.121	\$ 4,353
08-10-2-27-3002-003	102	6/18/20	2020016518	WD	\$ 80,000	\$ 80,000	34.13	\$ -	\$ 80,000	29.41	\$ 2,720	22.449	\$ 3,564
08-10-2-34-3001-007	102	7/31/20	2020021131	WD	\$ 110,000	\$ 110,000	28.11	\$ -	\$ 110,000	26.30	\$ 4,183	24.445	\$ 4,500
08-10-2-29-3001-002	102	9/24/21	2021031529	WD	\$ 67,500	\$ 67,500	20.00	\$ -	\$ 67,500	19.75	\$ 3,418	15.763	\$ 4,282
09-11-5-35-3002-000	102	6/17/21	2021022413	WD	\$ 150,000	\$ 150,000	40.23	0	\$ 150,000	37.45	\$ 4,006	27.923	\$ 5,372
09-11-5-15-4001-000	102	11/17/20	2020030509	WD	\$ 300,000	\$ 300,000	79.13	\$ -	\$ 300,000	77.15	\$ 3,693	72.084	\$ 4,162
09-11-5-22-1002-006	102	11/17/20					5.27	\$ -		4.08			
12-09-1-35-3002-003	102	7/24/20					2020020049	WD		\$ 98,500			
12-09-1-35-3004-000	102	5/18/20	2020014235	WD	\$ 129,500	\$ 129,500	50.52	\$ -	\$ 129,500	47.70	\$ 2,715	35.861	\$ 3,611
12-09-1-16-2002-003	102	7/30/21	2021027015	WD	\$ 86,000	\$ 86,000	15.80	\$ -	\$ 86,000	13.81	\$ 6,226	13.366	\$ 6,434
19-11-1-21-2001-000	102	3/15/22	2022007541	WD	\$ 328,000	\$ 328,000	40.00	\$ -	\$ 328,000	38.50	\$ 8,519	64.8875	\$ 5,055
19-11-1-21-2003-000	102						20.00	\$ -		20.00			
19-11-1-21-2003-001	102						20.00	\$ -		20.00			
21-10-1-11-3002-000	102						9/29/20	2020025390		WD			

<b>MEAN</b>											\$ 4,184		\$ 4,515
<b>AGGREGATE</b>									1,753,400.00			390.69	4,487.99

Outliers removed													
12-09-1-34-2001-000	102	2/16/21	2021010195	WD	\$ 332,850	\$ 332,850	160.00	\$ -	\$ 332,850	155.28	\$ 2,144	143.420	\$ 2,321
21-10-1-34-3003-004*	102	7/13/20	2020022104	WD			50.78	\$ -		49.55	\$ 2,664	43.605	\$ 3,027
21-10-1-11-3005-002	102	8/31/20	2020022901	WD	\$ 50,000	\$ 50,000	18.18	\$ -	\$ 50,000	17.48	\$ 2,860	14.100	\$ 3,546
21-10-1-11-3005-003	102						1.00	\$ -		0.88			
21-10-1-11-3005-004	102						1.00	\$ -		0.88			

\*Confidential Sale

Multi-parcel sales in multiple units, not used

15-11-2-21-2002-000	102	10/16/20	2020026727	WD	\$ 783,500	\$ 783,500	50.00	\$ -	\$ 783,500	44.98	\$ 5,234	143.805	\$ 5,448
15-11-2-21-3004-000	102						45.38	\$ -		43.50			
17-12-1-26-3004-000	102						64.24	\$ -		61.22			

Not used (not tillable):

21-10-1-34-1001-015	102	5/21/20	2020014672	WD	\$ 28,000	\$ 28,000	15.92	\$ -	\$ 28,000	15.76	\$ 1,777	10.368	\$ 2,701
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**POOR FARMLAND**

Development makes farming nearly impossible.

Units: 90-City of Saginaw

**AGF: \$3100 per Equivalent #1 Soil/Ac (NOT ENOUGH SALES TO JUSTIFY A CHANGE IN VALUE)**

Parcel Number	Class	Sale Date	Document Number	Instr.	Sale Price	Adj. Sale \$	Total Acres	TCV Imprv.	Residual Land Value	Net Acres (minus ROW)	Dollar per Acre	Equivalent #1 Acres	Equivalent #1 \$/Acres
10-12-5-17-1022-000	102	1/27/22	2022002972	WD	\$ 90,000	\$ 90,000	19.00	\$ -	\$ 90,000	18.75	\$ 3,324	27.024	\$ 3,330
10-12-5-17-1031-000	102						8.38	\$ -		8.33			

<b>MEAN</b>											<b>\$ 3,324</b>		<b>\$ 3,330</b>	
<b>AGGREGATE</b>												90,000.00	27.02	3,330.37