

Quincy Township 2025 Database
 Industrial Land Study
 All Industrial Sales
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024 No Vacant or improved sales within this time frame Last industrial sale below was from 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
081-N01-000-065-96	82 WILCOX ST	06/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,649	26.22	\$169,708	\$149,292	\$19,000	389.8	450.4	3.20	3.20	\$383	\$46,654	\$1.07	309.55	3500	2021-04759			0	1	12/5/2009
Totals:			\$300,000			\$300,000	\$78,649		\$169,708	\$149,292	\$19,000	389.8		3.20	3.20											
							Sale. Ratio =>	26.22			Average			Average				Average								
							Std. Dev. =>	#DIV/0!			Average			per Net Acre=>	46,653.75			per SqFt=>	\$1.07							

301 NORTH WEST SECT

Used following Commercial Sales for Industrial Study:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$138,808	\$18,195	\$37,003	123.3	125.0	0.61	0.61	\$148	\$29,730	\$0.68	218.62	2000	2022-06580		2000 COMMERCIAL IN TWP	12/20/2023	201	CHICAGO RD WEST	Heating & Cooling Storage location
080-028-100-010-99	248 CORN ISLAND	12/30/22	\$700,000	LC	19-MULTI PARCEL A	\$700,000	\$93,053	13.29	\$202,701	\$623,939	\$126,640	1,646.2	1138.4	26.45	26.45	\$379	\$23,589	\$0.54	851.00	2000	2023-00138	080-028-100-010-01	2000 COMMERCIAL IN TWP	12/20/2024	201	CHICAGO RD-EAST	Corn Island
081-N01-000-046-00	31 ARNOLD ST	10/07/22	\$100,000	WD	19-MULTI PARCEL A	\$100,000	\$67,302	67.30	\$147,211	\$3,637	\$50,848	445.5	419.9	2.32	2.32	\$8	\$1,571	\$0.04	221.60	2500	2022-06849	081-N01-000-057-00, 081-N01-000-047-00	2500 VILLAGE COM NOT ON US-12	1/31/2010	201	NORTH WEST SECT	Sandblasting business
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$134,739	\$26,254	\$10,993	36.6	86.0	0.09	0.09	\$716	\$301,770	\$6.93	44.00	2500	2022-04665		2500 VILLAGE COM NOT ON US-12	2/5/2010	201	MAIN ST	Retail w/ Apts Above
Totals:			\$1,070,000			\$1,070,000	\$272,624		\$623,459	\$672,025	\$225,484	2,251.7		29.46	29.47												
							Sale. Ratio =>	25.48			Average			Average				Average									
							Std. Dev. =>	22.28			Average			per Net Acre=>	22,808.34			per SqFt=>	\$0.52								

Large Acreage Lots in Township & Village:

1st Acre	\$12,000	Approximately 1/2 the per acre rate above
Excess Acres	\$4,100	\$1,000/ac less than the overall agricultural land table rate; as not purchased to farm
ROW		
Tillable	\$5,700	Based on Ag Land
Non Tillable	\$4,100	\$1,000/ac less than the overall agricultural land table rate; as not purchased to farm

Small lots - Front Foot Rate:

Township:	\$500	Midway between \$379 and \$716/FF sales above
Village:	\$300	Based on Front Foot Rate above

Quincy Township 2025 Database
 Agricultural Land Values
 Vacant Agricultural Sales
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: If remove LC sale then per acre rate goes to \$5493

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,677	38.71	\$177,598	\$180,000	\$171,807	1,228.9	1320.0	37.24	37.24	\$146	\$4,834	\$0.11	1,228.92	4000	2022-04395		4000 AG LAND	12/15/2023	101	
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	WD	32-SPLIT VACANT	\$508,000	\$0	0.00	\$403,840	\$508,000	\$403,840	3,563.3	1054.9	86.29	86.29	\$143	\$5,887	\$0.14	2,774.01	4000	2024-00547		4000 AG LAND	5/26/2024	102	
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$159,705	37.14	\$363,674	\$430,000	\$363,674	1,980.0	1760.1	80.00	80.00	\$217	\$5,375	\$0.12	907.50	4000	2022-06989		4000 AG LAND	12/15/2023	102	
080-014-300-025-98	E CHICAGO RD	09/30/22	\$181,200	LC	32-SPLIT VACANT	\$181,200	\$0	0.00	\$220,050	\$181,200	\$220,050	774.1	2640.0	46.92	46.92	\$234	\$3,862	\$0.09	774.15	4000	2022-06655		4000 AG LAND	9/25/2022	102	
Totals:			\$1,299,200			\$1,299,200	\$229,382		\$1,165,162	\$1,299,200	\$1,159,371	7,546.4		250.45	250.45											
								Sale. Ratio =>	17.66					Average			Average									
								Std. Dev. =>	21.91					per FF=>	\$172	Average	per Net Acre=>	5,187.44	Average	per SqFt=>	\$0.12					

Quincy Township 2025 Database
 Agricultural Land Values -- Vacant Sales only
 Tillable vs. Non-tillable
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: All 4 sales included

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	No-till Acres	No-Till Rate/Ac	No-till Total Value	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	ROW Acres	Total Acres	Total Dollars
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	14.16	\$4,834	\$68,449	21.90	\$5,094	\$111,551	1.18	37.24	\$180,000
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	27.07	\$5,887	\$159,361	55.28	\$6,307	\$348,639	3.94	86.29	\$508,000
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	80.00	\$430,000	\$5,375	32.76	\$5,375	\$176,085	46.55	\$5,455	\$253,915	0.69	80.00	\$430,000
080-014-300-025-98	E CHICAGO RD	09/30/22	\$181,200	46.92	\$181,200	\$3,862	10.62	\$3,862	\$41,014	35.84	\$3,911	\$140,186	0.46	46.92	\$181,200
Totals:			\$1,299,200	250.45	\$1,299,200	\$19,957	84.61	\$19,958	\$444,910	159.57	\$20,767	\$854,290	6.27		
Simple Avg						\$4,989		\$4,990			\$5,192				
Weighted Avg						\$5,187		\$5,258			\$5,354				

Sales Date April 1, 2022 thru March 31, 2024: Excluding LC sale

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	No-till Acres	No-Till Rate/Ac	No-till Total Value	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	ROW Acres	Total Acres	Total Dollars
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	14.16	\$4,834	\$68,449	21.90	\$5,094	\$111,551	1.18	37.24	\$180,000
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	27.07	\$5,887	\$159,361	55.28	\$6,307	\$348,639	3.94	86.29	\$508,000
080-010-400-005-00	551 CLARENDON RD	09/30/22	\$430,000	80.00	\$430,000	\$5,375	32.76	\$5,375	\$176,085	46.55	\$5,455	\$253,915	0.69	80.00	\$430,000
Totals:			\$1,118,000	203.53	\$1,118,000	\$16,095	73.99	\$16,096	\$403,896	123.73	\$16,855	\$714,104	5.81		
Simple Avg						\$5,365		\$5,365			\$5,618				
Weighted Avg						\$5,493		\$5,459			\$5,771				

AG rates used for 2025:

Tillable	\$5,800	Based on Tillable above without the land contract sale
Non-tillable	\$5,000	Based on the non-tillable rate above with the land contract sale included
Bldg Site	\$15,000	Based on Rural Residential Sales over 5 Acres
Rural Residential	\$2,500	Based on Rural Res Sales Study
Woods	\$5,300	Based on Rec Rate
Wetland	\$2,200	Based on Rec Rate

Quincy Township 2025 Database
 Recreational Land Value Breakdown For Agricultural and Residential Class
 Used both Vacant Ag & Recreational parcels
 Woods, Wetland Value
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: All Mixed Woods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class		
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	WD	32-SPLIT VACAN'	\$135,000	\$0	0.00	\$111,644	\$135,000	\$111,644	731.9	1290.6	21.47	21.47	\$184	\$6,288	\$0.14	0.00	4005	2022-06651		4006 RECREATIOI	9/25/2022	402		
080-032-200-015-00	LAKESIDE DR	05/31/23	\$15,000	WD	03-ARM'S LENGT	\$15,000	\$7,218	48.12	\$23,457	\$15,000	\$23,457	276.0	744.9	4.72	4.72	\$54	\$3,178	\$0.07	276.00	4005	2023-03083		4006 RECREATIOI	11/8/2011	402		
Totals:			\$150,000			\$150,000	\$7,218		\$135,101	\$150,000	\$135,101	1,007.9		26.19	26.19												
								Sale. Ratio =>	4.81	Average				Average		Average											
								Std. Dev. =>	34.03	per FF=>				per Net Acre=>		per SqFt=>											
														\$149		5,727.38		\$0.13									

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre	Tillable Acres	Tillable Rate/Ac	Tillable Total Value	No-Till Acres	No-till Rate/Ac	No-Till Total Value	Mixed Wood Acres	Mixed Wood Rate/Ac	Mixed Wood Total Value	Wet Wood Acres	Wet Wood Rate/Ac	Wet Wood Total Value	High Wood Acres	High Wood Rate/Ac	High Wood Total Value	Wetland Acres	Wetland Rate/Ac	Wetland Total Value	Total Value	
080-014-300-025-03	E CHICAGO RD	09/30/22	\$135,000	21.47	\$135,000	\$6,288	0.00			0.00			21.47	\$6,288	\$135,000											
080-032-200-015-00	LAKESIDE DR	05/31/23	\$15,000	4.72	\$15,000	\$3,178	0.00			0.00			4.51	\$3,325	\$15,000											
080-003-100-005-01	674 CLARENDON RD	06/15/22	\$180,000	37.24	\$180,000	\$4,834	21.90	\$5,800	\$127,020	4.54	\$5,000	\$22,700	9.43	\$3,161	\$29,805							0.19	\$2,500	\$475		
080-008-200-010-99	QUINCY GRANGE RD	02/06/24	\$508,000	86.29	\$508,000	\$5,887	55.28	\$5,800	\$320,624	1.63	\$5,000	\$8,150	25.44	\$7,045	\$179,226											
Totals:				149.72	\$838,000		77.18	\$11,600	\$447,644	6.17	\$10,000	\$30,850	60.85	\$19,819	\$359,031	0.00	\$0	\$0	\$0	\$0	\$0				\$0	
				Simple Avg		\$5,047		\$5,800			\$5,000			\$4,955			\$0				\$0					
				Weighted Avg		\$5,597		\$5,800			\$5,000			\$5,900			#DIV/0!				#DIV/0!					

Values Used	Tillable	No-till	Mixed Woods	Wet Woods	High Woods	Wetland
	\$5,800	\$5,000	\$5,300	\$2,650	\$6,000	\$2,200
			Based on Avg Sales Above	Based on 1/2 of Mixed Woods	Based on 2 Quincy Woods sales	Increased \$100 over last year due

The following rates were used for Ag Recreational:
 Based on above data and Ag land values
 Woods, High \$6,000
 Woods, Mixed \$5,300
 Woods, Wet \$2,650
 Wetlands \$2,200
 Nontillable \$5,000
 Tillable \$5,800
 Water Front \$30,000 2 x bldg site value

The following rates were used for Residential Recreational:
 Based on above data and Ag land values
 Woods, High \$6,000
 Woods, Mixed \$5,300
 Woods, Wet \$2,650
 Wetlands \$2,200
 Nontillable \$5,000
 Tillable \$5,800
 Waterfront \$30,000 2 x bldg site value

Quincy Township 2025 Database
 Residential land Sales
 Vacant Residential Sales
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: No Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00												
							Sale. Ratio =>	#DIV/0!	Average			Average		Average		Average											
							Std. Dev. =>	#DIV/0!	per FF=>			#DIV/0!		per Net Acre::		#DIV/0!		per SqFt=>		#DIV/0!							

Sales Date April 1, 2022 thru March 31, 2024: Improved Sales Only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,449	32.24	\$186,557	\$99,343	\$20,900	361.5	361.5	3.00	3.00	\$275	\$33,114	\$0.76	361.50	4010	2023-06007		4010 RURAL RESIDENTIAL	12/25/2023	401		
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$354,924	\$17,006	\$44,430	414.9	825.0	7.86	7.86	\$41	\$2,164	\$0.05	414.90	4010	2022-07641		4010 RURAL RESIDENTIAL	12/15/2023	401		
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$52,740	32.98	\$137,503	\$54,721	\$32,324	358.0	864.0	7.10	7.10	\$153	\$7,706	\$0.18	358.00	4010	2023-01296		4010 RURAL RESIDENTIAL	4/27/2012	401		
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$54,375	31.09	\$146,665	\$45,929	\$17,694	335.0	222.8	1.71	1.71	\$137	\$26,812	\$0.62	142.88	4010	2022-04226		4010 RURAL RESIDENTIAL	6/12/2012	401		
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	WD	31-SPLIT IMPROVED	\$395,000	\$0	0.00	\$313,389	\$125,951	\$44,340	637.9	671.0	8.59	8.59	\$197	\$14,663	\$0.34	111.76	4010	2023-02833		4010 RURAL RESIDENTIAL	5/16/2023	401		
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$77,022	24.07	\$264,074	\$106,502	\$50,576	330.0	1320.0	10.00	10.00	\$323	\$10,650	\$0.24	330.00	4010	2024-00767		4010 RURAL RESIDENTIAL	9/14/2023	401		
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,818	29.61	\$138,592	\$50,216	\$13,808	151.0	283.0	0.98	0.98	\$333	\$51,189	\$1.18	151.00	4010	2023-00041		4010 RURAL RESIDENTIAL	3/22/2012	401		
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,333	43.66	\$245,255	\$19,569	\$9,824	160.0	200.0	0.74	0.74	\$122	\$26,624	\$0.61	160.00	4010	2023-04147		4010 RURAL RESIDENTIAL	3/23/2012	401		
080-031-200-005-06	780 RAWSON RD	03/13/24	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$9,838	20.93	\$21,733	\$47,000	\$20,928	316.5	413.0	3.00	3.00	\$149	\$15,667	\$0.36	316.46	4010	2024-01198		4010 RURAL RESIDENTIAL	11/5/2015	401		
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$170,407	\$11,993	\$17,400	200.0	359.4	1.65	1.65	\$60	\$7,268	\$0.17	200.00	4010	2023-03996		4010 RURAL RESIDENTIAL	5/17/2023	401		
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$47,968	27.57	\$126,570	\$62,534	\$15,104	170.0	275.0	1.07	1.07	\$368	\$58,280	\$1.34	170.00	4010	2022-05378		4010 RURAL RESIDENTIAL	11/5/2014	401		
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$209,648	\$50,144	\$13,792	158.2	270.3	0.98	0.98	\$317	\$51,063	\$1.17	158.20	4010	2022-07607		4010 RURAL RESIDENTIAL	8/30/2012	401		
Totals:			\$2,704,300			\$2,704,300	\$655,606		\$2,315,317	\$690,908	\$301,120	3,592.9		46.68	46.68												
							Sale. Ratio =>	24.24	Average			Average		Average		Average											
							Std. Dev. =>	12.88	per FF=>			\$192		per Net Acre::		14,799.99		per SqFt=>		\$0.34							

Residential Land Value for 2025:
 First Acre (Bldg Site) \$15,000 Based on overall rate above also see Building Site Analysis
 Additional Acres \$2,500 Based on Rural Residential Analysis - 7 acre sale given more weight (See next spreadsheet for breakdown)

Large Acreage Parcels:
 Tillable \$5,800 From Ag Sales Study
 Non-tillable \$5,000 From Ag Sales Study
 Woods \$5,300 From Rec rate
 Wet Woods \$2,200 From Rec rate
 Waterfront \$30,000 2 x Building Site Based on 1 acre rather than front foot

Quincy Township 2025 database
 Residential land Sales
 Vacant Residential Sales
 Prepared January 18, 2025

Building site Analysis:
 Under 1 acre

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	0.98	\$50,216	\$51,189
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	0.74	\$19,569	\$26,624
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	0.98	\$50,144	\$51,063
Totals:				2.70	\$119,929	\$44,451

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$35,216	(0.02)	
\$15,000	\$4,569	-0.265	
\$15,000	\$35,144	-0.018	

Over 1 ac - Under 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	3.00	\$99,343	\$33,114
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	1.71	\$45,929	\$26,812
080-031-200-005-06	780 RAWSON RD	03/13/24	\$47,000	3.00	\$47,000	\$15,667
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	1.65	\$11,993	\$7,268
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	1.07	\$62,534	\$58,280
Totals:				10.44	\$266,799	\$25,565

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$84,343	2.00	\$42,172
\$15,000	\$30,929	0.71	\$43,379
\$15,000	\$32,000	2.00	\$16,000
\$15,000	-\$3,007	0.65	(\$4,626)
\$15,000	\$47,534	0.07	\$651,151

Over 5 acres

Parcel number	Address	Sale Date	Sale Price	Net Acres	Land Residual	Dollars/Acre
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	7.86	\$17,006	\$2,164
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	7.10	\$54,721	\$7,706
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	8.59	\$125,951	\$14,663
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	10.00	\$106,502	\$10,650
Totals:				33.55	\$304,180	\$9,067

First Acre	Remaining \$	Rem Acres	\$/AC
\$15,000	\$2,006	6.86	\$293
\$15,000	\$39,721	6.10	\$6,511
\$15,000	\$110,951	7.59	\$14,618
\$15,000	\$91,502	9.00	\$10,167
			\$3,402 Average

Quincy Township 2025 Database
 4190 - LA Wood Subdivision
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: All sales are improved due to only vacant sale having a negative land residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
080-L15-000-009-00	860 LAWRENCE ST	03/01/23	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$52,008	40.16	\$147,533	\$32,044	\$50,077	100.2	163.5	0.38	0.38	\$320	\$85,451	\$1.96	100.00	4190	2023-01292		4190 LAWRENCE A WOOD SUB	9/7/2009	401	DEPTH 163	
080-L15-000-011-00	408 RICHARD ST	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,978	29.98	\$111,305	\$58,756	\$40,061	80.1	163.5	0.30	0.30	\$733	\$195,853	\$4.50	80.00	4190	2022-02291		4190 LAWRENCE A WOOD SUB	10/30/2020	401	DEPTH 163	
080-L15-000-012-00	412 RICHARD ST	04/29/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$40,665	25.26	\$115,133	\$85,928	\$40,061	80.1	163.5	0.30	0.30	\$1,072	\$286,427	\$6.58	80.00	4190	2022-03372		4190 LAWRENCE A WOOD SUB	9/17/2009	401	DEPTH 163	
080-L15-000-020-00	853 DERY ST	02/10/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,235	41.72	\$157,851	\$17,218	\$45,069	90.1	163.5	0.34	0.34	\$191	\$50,941	\$1.17	90.00	4190	2023-01093		4190 LAWRENCE A WOOD SUB	5/24/2023	401	DEPTH 163	
080-L15-000-024-00	874 ELAINE ST	06/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,731	41.73	\$119,479	\$24,756	\$44,235	88.5	186.3	0.35	0.35	\$280	\$70,934	\$1.63	85.00	4190	2022-04545		4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 163	
080-L15-000-037-00	875 DERY ST	07/05/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$66,143	42.95	\$137,942	\$67,469	\$51,411	102.8	164.1	0.40	0.40	\$656	\$168,252	\$3.86	94.70	4190	2023-03717		4190 LAWRENCE A WOOD SUB	11/12/2020	401	DEPTH 163	
080-L15-000-046-00	409 RICHARD ST	05/02/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$42,070	25.65	\$132,904	\$71,157	\$40,061	80.1	163.5	0.30	0.30	\$888	\$237,190	\$5.45	80.00	4190	2022-03234		4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163	
080-L16-000-051-00	410 GERALD ST	09/23/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,936	27.46	\$123,198	\$76,863	\$40,061	80.1	163.5	0.30	0.30	\$959	\$256,210	\$5.88	80.00	4190	2022-07088		4190 LAWRENCE A WOOD SUB	12/5/2022	401	DEPTH 163	
080-L16-000-060-00	450 GERALD ST	06/21/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$84,432	48.80	\$176,682	\$54,512	\$58,194	116.4	163.0	0.44	0.44	\$468	\$125,028	\$2.87	116.39	4190	2023-03656		4190 LAWRENCE A WOOD SUB	2/13/1997	401	DEPTH 163	
080-L16-000-074-00	417 GERALD ST	05/05/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$42,153	31.25	\$122,343	\$52,618	\$40,061	80.1	163.5	0.30	0.30	\$657	\$175,393	\$4.03	80.00	4190	2022-03348		4190 LAWRENCE A WOOD SUB	6/22/2022	401	DEPTH 163	
080-L18-000-132-00	848 RONALD ST	08/11/22	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$57,389	33.08	\$169,983	\$59,456	\$55,939	111.9	126.5	0.47	0.47	\$531	\$127,862	\$2.94	61.00	4190	2022-05570		4190 LAWRENCE A WOOD SUB	9/11/2022	401	DEPTH 155	
080-L18-000-140-00	493 RICHARD ST	06/02/23	\$157,940	WD	03-ARM'S LENGTH	\$157,940	\$62,921	39.84	\$132,394	\$63,918	\$38,372	76.7	150.0	0.28	0.28	\$833	\$232,429	\$5.34	80.00	4190	2023-03079		4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 150	
Totals:			\$1,767,840			\$1,767,840	\$626,661		\$1,646,747	\$664,695	\$543,602	1,087.2		4.14	4.14												
							Sale. Ratio =>	35.45			Average		Average				Average										
							Std. Dev. =>	7.81			per FF=>	\$611	per Net Acre=>	160,593.14			per SqFt=>	\$3.69									

Sales Date April 1, 2022 thru March 31, 2024: Sales since April 1, 2023 - only three in past year

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Multiple Parcels	Land Table	Inspected Date	Class	Rate Group 1	
080-L15-000-037-00	875 DERY ST	07/05/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$66,143	42.95	\$137,942	\$67,469	\$51,411	102.8	164.1	0.40	0.40	\$656	\$168,252	\$3.86	94.70	4190	2023-03717		4190 LAWRENCE A WOOD SUB	11/12/2020	401	DEPTH 163	
080-L16-000-060-00	450 GERALD ST	06/21/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$84,432	48.80	\$176,682	\$54,512	\$58,194	116.4	163.0	0.44	0.44	\$468	\$125,028	\$2.87	116.39	4190	2023-03656		4190 LAWRENCE A WOOD SUB	2/13/1997	401	DEPTH 163	
080-L18-000-140-00	493 RICHARD ST	06/02/23	\$157,940	WD	03-ARM'S LENGTH	\$157,940	\$62,921	39.84	\$132,394	\$63,918	\$38,372	76.7	150.0	0.28	0.28	\$833	\$232,429	\$5.34	80.00	4190	2023-03079		4190 LAWRENCE A WOOD SUB	9/4/2009	401	DEPTH 150	
Totals:			\$484,940			\$484,940	\$213,496		\$447,018	\$185,899	\$147,977	296.0		1.11	1.11												
							Sale. Ratio =>	44.03			Average		Average				Average										
							Std. Dev. =>	4.55			per FF=>	\$628	per Net Acre=>	167,175.36			per SqFt=>	\$3.84									

Using for 2025: \$600 per front foot for all lots based on all sales within the time frame & supported by future sales

Quincy Township 2025 Database
 4200 - Village Residential on US-12
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: First two vacant; rest improved 1st, 2nd & 4th sale purchased by same company; creative sales; nothing done w/ properties since purchase

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-N01-000-072-00	48 W CHICAGO ST	02/22/23	\$37,800	WD	19-MULTI PARCEL ARM'S LI	\$37,800	\$22,173	58.66	\$83,649	\$37,800	\$83,649	119.5	315.5	0.48	0.48	\$316	\$78,423	\$1.80	134.60	4208	2023-00898	081-N01-000-074-00	4200 VILLAGE RESIDENTIAL US 12	12/5/2022	402	NW SIDE US-12	
081-N01-000-075-00	58 W CHICAGO ST	06/20/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$24,064	133.69	\$56,149	\$18,000	\$56,149	80.2	181.5	0.34	0.34	\$224	\$52,326	\$1.20	82.50	4208	2023-03655		4200 VILLAGE RESIDENTIAL US 12	1/14/2022	402	NW SIDE US-12	
081-N01-000-076-00	60 W CHICAGO ST	06/20/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$94,958	47.48	\$206,263	\$12,274	\$18,537	237.7	419.4	1.91	1.91	\$52	\$6,440	\$0.15	115.50	4208	2023-03751		4200 VILLAGE RESIDENTIAL US 12	1/28/2010	401	NW SIDE US-12	
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$146,065	\$25,663	\$41,728	59.6	122.5	0.21	0.21	\$431	\$122,205	\$2.81	74.63	4208	2023-01047		4200 VILLAGE RESIDENTIAL US 12	1/31/2010	401	NW SIDE US-12	
081-S01-000-043-00	71 W CHICAGO ST	10/11/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$65,963	35.67	\$145,726	\$78,885	\$39,711	56.7	146.3	0.22	0.22	\$1,391	\$361,858	\$8.31	65.00	4208	2023-05859		4200 VILLAGE RESIDENTIAL US 12	2/16/1997	401	SW CORNER LOTS	
081-S01-000-245-00	61 E CHICAGO ST	04/14/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$83,064	39.18	\$183,037	\$74,579	\$45,616	65.2	133.5	0.24	0.24	\$1,144	\$310,746	\$7.13	78.15	4208	2023-02170		4200 VILLAGE RESIDENTIAL US 12	11/26/2009	401	SE SIDE US-12	
Totals:			\$782,700			\$782,700	\$343,031		\$820,889	\$247,201	\$285,390	618.9		3.40	3.40												
							Sale. Ratio =>	43.83			Average		Average				Average										
							Std. Dev. =>	37.38			per FF=>	\$399	per Net Acre=>	72,706.18			per SqFt=>	\$1.67									

Lots under 1/2 acre in Village: Improved only IF remove top sale then front foot rate becomes \$1259

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$146,065	\$25,663	\$41,728	59.6	122.5	0.21	0.21	\$431	\$122,205	\$2.81	74.63	4208	2023-01047		4200 VILLAGE RESIDENTIAL US 12	1/31/2010	401	NW SIDE US-12	
081-S01-000-043-00	71 W CHICAGO ST	10/11/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$65,963	35.67	\$145,726	\$78,885	\$39,711	56.7	146.3	0.22	0.22	\$1,391	\$361,858	\$8.31	65.00	4208	2023-05859		4200 VILLAGE RESIDENTIAL US 12	2/16/1997	401	SW CORNER LOTS	
081-S01-000-245-00	61 E CHICAGO ST	04/14/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$83,064	39.18	\$183,037	\$74,579	\$45,616	65.2	133.5	0.24	0.24	\$1,144	\$310,746	\$7.13	78.15	4208	2023-02170		4200 VILLAGE RESIDENTIAL US 12	11/26/2009	401	SE SIDE US-12	
Totals:			\$526,900			\$526,900	\$201,836		\$474,828	\$179,127	\$127,055	181.5		0.67	0.67												
							Sale. Ratio =>	38.31			Average		Average				Average										
							Std. Dev. =>	2.54			per FF=>	\$987	per Net Acre=>	268,154.19			per SqFt=>	\$6.16									

Lots over 1/2 acre in Village: Improved Only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-N01-000-076-00	60 W CHICAGO ST	06/20/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$94,958	47.48	\$206,263	\$12,274	\$18,537	237.7	419.4	1.91	1.91	\$52	\$6,440	\$0.15	115.50	4208	2023-03751		4200 VILLAGE RESIDENTIAL US 12	1/28/2010	401	NW SIDE US-12	
Totals:			\$200,000			\$200,000	\$94,958		\$206,263	\$12,274	\$18,537	237.7		1.91	1.91												
							Sale. Ratio =>	47.48			Average		Average				Average										
							Std. Dev. =>	#DIV/0!			per FF=>	\$52	per Net Acre=>	6,439.66			per SqFt=>	\$0.15									

Rate Using on US-12 in Village for lots over a 1/2 in size:

1st Acre	\$10,000	Based on the rate for US 12 sales over 1/2 ac for Village
Addit Acres (2-9)	\$2,500	Based on Rural Res Rate
ROW		
Tillable	\$5,800	Same as Ag
Non-tillable	\$5,000	Same as Ag
Woods	\$5,300	Based on Rec Rate

Lots less than 1/2 acre in size: \$950 Based on Village sales under 1/2 ac in size

Quincy Township 2025 Database
 4250 -Quail Meadows
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: Only Vacant Sale is outside the time frame

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-Q40-000-006-00	68 BLUEBIRD COURT	05/13/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$7,462	41.46	\$14,923	\$18,000	\$14,923	0.0	0.0	0.36	0.36	#DIV/0!	\$49,451	\$1.14	0.00	4250	2024-02660		4250 QUAIL MEADOWS	6/27/2009	402		
Totals:			\$18,000			\$18,000	\$7,462		\$14,923	\$18,000	\$14,923	0.0		0.36	0.36												
							Sale. Ratio =>	41.46			Average			Average			Average										
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	49,450.55		per SqFt=>	\$1.14									

Sales Date April 1, 2022 thru March 31, 2024: Improved Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
081-Q40-000-026-00	23 HUNTING TRAIL AVE	11/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,470	33.63	\$195,307	\$89,282	\$9,589	0.0	0.0	0.23	0.23	#DIV/0!	\$381,547	\$8.76	0.00	4250	2023-06112		4250 QUAIL MEADOWS	12/16/2023	401		
081-Q40-000-027-00	19 HUNTING TRAIL AVE	11/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,434	40.87	\$252,225	\$37,373	\$9,598	0.0	0.0	0.23	0.23	#DIV/0!	\$159,714	\$3.67	0.00	4250	2023-06114		4250 QUAIL MEADOWS	10/24/2018	401		
Totals:			\$555,000			\$555,000	\$206,904		\$447,532	\$126,655	\$19,187	0.0		0.47	0.47												
							Sale. Ratio =>	37.28			Average			Average			Average										
							Std. Dev. =>	5.12			per FF=>	#DIV/0!		per Net Acre=>	270,630.34		per SqFt=>	\$6.21									

2025 Values:

Using \$1.15/ sq ft for phase 1
 Using \$1.15/ sq ft for phase 2
 Using \$0.45/sq ft for phase 3
 Leaving common area at \$5,600

Based on above vacant lot sale above & supported by improved lots
 Phase 2 (lots 12-13, & 22-25)(started selling these lots in 2021) Based on above vacant lot sale above & supported by improved lots
 Phase 3 is everything on Oriole St; leaving rate same; as no further development of infrastructure has occurred in this area

Quincy Township 2025 Database
 4300 - Golf View/Quincy Heights Channel Lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39	
Totals:			\$173,000			\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0		0.34	0.34											
							Sale. Ratio =>	50.24			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>			per Net Acre=>	159,241.79		per SqFt=>	\$3.66								

Sales Date April 1, 2022 thru March 31, 2024:

Narrow Lots - vacant - No sales this year

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00											
							Sale. Ratio =>	#DIV/0!			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!								

Sales Date April 1, 2022 thru March 31, 2024:

Combined Channel Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39	
080-P40-000-036-99	887 PLEASANT RIDG	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	
080-021-300-060-99	920 BECKWITH SHO	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551	4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT	
Totals:			\$868,000			\$858,000	\$371,360	43.28	\$728,878	\$457,122	\$328,000	323.7		1.15	1.15											
							Sale. Ratio =>	43.28			Average			Average			Average									
							Std. Dev. =>	9.92			per FF=>	\$1,412		per Net Acre=>	398,189.90		per SqFt=>	\$9.14								

2025 Land Values:

Front Foot

- Golf View & QH Lots 1-19 & 39 \$550 Based on Miller Drive Sale
- QH 24-32 \$550 Based on Miller Drive Sale
- Unplatted \$550 Based on Miller Drive Sale
- QH 20-21; 33-36 (cor depth) \$550 Based on Miller Drive Sale
- QH 37-38 narrow lots \$110 Do to no sales adjusted down from last year due to other land values dropping

Unplatted Larger Lots w/ partial water front; Priced water front portion as listed above

Remaining portion priced as:

- Drain Access \$350 Based on Backlot Values
- Road access only \$350 Based on Backlot Values

Quincy Township 2025 Database
 4310 - Lost Forty - Pleasant Ridge Channel Lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	
Totals:			\$445,000			\$435,000	\$205,143		\$388,735	\$269,198	\$222,933	148.6		0.61	0.61											
							Sale. Ratio =>	47.16			Average		Average				Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$1,811		per Net Acre=>	444,221.12		per SqFt=>	\$10.20								

Sales Date April 1, 2022 thru March 31, 2024:

Combined Channel Sales						Bottom 2 sales only FF Rate \$1773																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39	
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551	4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT	
Totals:			\$868,000			\$858,000	\$371,360		\$728,878	\$457,122	\$328,000	323.7		1.15	1.15											
							Sale. Ratio =>	43.28			Average		Average				Average									
							Std. Dev. =>	9.92			per FF=>	\$1,412		per Net Acre=>	398,189.90		per SqFt=>	\$9.14								

For 2025 Using: Front Foot
 Lost Forty- Pleasant \$1,700 Based on 2 bottom sales above & same as Beckwith/Mick-ke-Saw Be Lake front rate

Large acreage Lots:
 First Acre \$17,000 Based on Rural Resid Rate + \$2000 for water influence
 Addit Acres \$2,500 Based on Rural Res Rate

Quincy Township 2025 Database
 4400 - Secondary Lake Front Unplatted - Unplatted Back Lots
 4405 - Chapman Subdivision - Secondary lots only
 4410 - Bowermans Landing Secondary Lots
 4430 - Highbanks Secondary Lots
 4440 - Maple Haven - Secondary Lots
 4450 - Vollmers Secondary lots only
 4460 - Lucas Joseph/Wildwood Secondary Lots Only
 4465 - Lost Forty - Pleasant Ridge Secondary Lots Only
 4470 - Paulbarb Secondary Lots only w/ lake access
 4480 - Like Dee Paradise Secondary Lots Only
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:		2nd sale is vacant; other 3 are improved		First 2 sales go together but weren't purchased together; 2 separate sales; thus reason ratio appears out of line										Vacant sale removed FF goes to \$356												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-028-200-080-04	912 MILLER DR	06/16/23	\$323,000	WD	03-ARM'S LENGTH	\$308,000	\$153,538	49.85	\$326,702	\$77,315	\$96,017	240.0	115.5	1.03	1.03	\$322	\$74,773	\$1.72	40.00	4400	2023-03345	4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	401	SEC 28; DEP 140	
080-028-200-080-05	MILLER DR	06/16/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$27,059	180.39	\$56,965	\$15,000	\$56,965	142.4	137.9	0.45	0.45	\$105	\$33,113	\$0.76	143.00	4400	2023-03344	4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	402	SEC 28; DEP 140	
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$171,243	\$41,689	\$37,932	94.8	125.0	0.29	0.29	\$440	\$145,258	\$3.33	100.00	4400	2022-04872	4400 SECONDARY LAKE FRONT UNPLATTED	8/8/2022	401	SEC 32; DEP 125	
080-M10-000-001-99	948 LUKESPORT RD	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,895	49.08	\$182,100	\$58,500	\$65,600	164.0	150.0	0.57	0.57	\$357	\$103,540	\$2.38	164.00	4400	2023-05350	4440 MAPLE HAVEN	5/5/2013	401	ROAD 1-6	
Totals:			\$688,000			\$673,000	\$338,093		\$737,010	\$192,504	\$256,514	641.3		2.34	2.34											
							Sale. Ratio =>	50.24			Average		Average				Average									
							Std. Dev. =>	67.01			per FF=>	\$300	per Net Acre=>		82,407.53		per SqFt=>	\$1.89								

Sales Date April 1, 2022 thru March 31, 2024:		No Secondary back lots for Pleasant Ridge; this lot is for Channel front only										Vacant sale removed FF goes to \$356														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	

4400 Secondary Unplatted	\$350	Based on Sales above excluding vacant sale
4405-4410-4430 Chapman-Bowerman-Highbanks	\$350	Based on Sales above excluding vacant sale
4440 Maple Haven	\$350	Based on Sales above excluding vacant sale
4450 Vollmers	\$350	Based on Sales above excluding vacant sale
4460 Lucas Joseph/Wildwood	\$350	Based on Sales above excluding vacant sale
4465 Lost Forty - Pleasant Ridge	\$1,000	Adjusted last year rate by \$100 due to decrease of other secondary lots & based on Channel front land rate above for Pleasant Ridge
4470 Paulbarb	\$350	Based on Sales above excluding vacant sale
4480 Like Dee Paradise	\$350	Based on Sales above excluding vacant sale
4400 Secondary Unplatted - Prospect; Dep 82	\$105	Based on Vacant Sale Above
4400 Secondary Unplatted - Miller Dr Acc	\$500	Used Channel Rate due to having access to the lake
4400 Secondary Unplatted - Sec 29; Dep 60	\$350	Based on Sales above excluding vacant sale

Quincy Township 2025 Database
 4490 -- Rolling Meadows
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: Switched Rolling Meadows to a square foot rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-002-00	165 RIDGE RD	06/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,817	52.94	\$165,716	\$50,157	\$85,873	151.5	267.9	0.99	0.99	\$331	\$50,869	\$1.17	151.54	4400	2023-03654		4490 ROLLING MEADOW	12/7/2022	401		
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$184,323	\$56,638	\$51,061	107.6	133.7	0.34	0.34	\$527	\$169,069	\$3.88	107.56	4400	2023-01420		4490 ROLLING MEADOW	11/17/2011	401		
080-R70-000-015-00	839 ROLLING MEADOWS DR	08/25/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$135,517	39.51	\$312,223	\$99,295	\$68,518	136.7	286.5	0.79	0.79	\$726	\$126,330	\$2.90	125.03	4400	2023-04721		4490 ROLLING MEADOW	10/2/2023	401		
080-R70-000-017-00	831 ROLLING MEADOWS DR	07/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,556	44.82	\$261,902	\$123,586	\$145,488	157.7	494.1	1.67	1.67	\$784	\$74,004	\$1.70	157.70	4400	2023-03870		4490 ROLLING MEADOW	12/17/2019	401		
Totals:			\$902,900			\$902,900	\$380,982		\$924,164	\$329,676	\$350,940	553.5		3.78	3.78												
							Sale. Ratio =>	42.20			Average			Average				Average									
							Std. Dev. =>	7.24			per FF=>	\$596		per Net Acre=>	87,285.15			per SqFt=>	\$2.00								

Sales Date April 1, 2022 thru March 31, 2024: Those 1 acre and over

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-002-00	165 RIDGE RD	06/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,817	52.94	\$165,716	\$50,157	\$85,873	151.5	267.9	0.99	0.99	\$331	\$50,869	\$1.17	151.54	4400	2023-03654		4490 ROLLING MEADOW	12/7/2022	401		
080-R70-000-017-00	831 ROLLING MEADOWS DR	07/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,556	44.82	\$261,902	\$123,586	\$145,488	157.7	494.1	1.67	1.67	\$784	\$74,004	\$1.70	157.70	4400	2023-03870		4490 ROLLING MEADOW	12/17/2019	401		
Totals:			\$370,000			\$370,000	\$176,373		\$427,618	\$173,743	\$231,361	309.2		2.66	2.66												
							Sale. Ratio =>	47.67			Average			Average				Average									
							Std. Dev. =>	5.74			per FF=>	\$562		per Net Acre=>	65,415.29			per SqFt=>	\$1.50								

Sales Date April 1, 2022 thru March 31, 2024: Those under 1 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$184,323	\$56,638	\$51,061	107.6	133.7	0.34	0.34	\$527	\$169,069	\$3.88	107.56	4400	2023-01420		4490 ROLLING MEADOW	11/17/2011	401		
080-R70-000-015-00	839 ROLLING MEADOWS DR	08/25/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$135,517	39.51	\$312,223	\$99,295	\$68,518	136.7	286.5	0.79	0.79	\$726	\$126,330	\$2.90	125.03	4400	2023-04721		4490 ROLLING MEADOW	10/2/2023	401		
Totals:			\$532,900			\$532,900	\$204,609		\$496,546	\$155,933	\$119,579	244.2		1.12	1.12												
							Sale. Ratio =>	38.40			Average			Average				Average									
							Std. Dev. =>	2.21			per FF=>	\$638		per Net Acre=>	139,101.69			per SqFt=>	\$3.19								

*LA Wood Subdivision sq ft rate shows \$3.69; Quail Meadows is \$1.14/sf

Using \$3.20 per square foot for lots under 1 acre based on sales above
 Using \$1.50 per square foot for lots over 1 acre in size; based on sales above

Quincy Township 2025 Database
 4500 -- Beckwith Shores
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: Channel Sale at mouth to opening to lake Considering Lake Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$79,308	31.72	\$162,861	\$134,578	\$47,439	79.1	107.0	0.21	0.21	\$1,702	\$650,135	\$14.93	74.34	4500	2023-06551	4500 BECKWITH SHORES	4/28/2024	401	CHANNEL FRONT	
Totals:			\$250,000			\$250,000	\$79,308		\$162,861	\$134,578	\$47,439	79.1		0.21	0.21											
							Sale. Ratio =>	31.72			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$1,702		per Net Acre=>	650,135.27		per SqFt=>	\$14.93								

Future Sale: July 2024 Actual Channel Sale - sale included a collapsed trailer that needed removed; thus considering vacant sale; trailer value had been removed for 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-021-300-060-96	946 BECKWITH SHORES	07/17/24	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$35,302	70.60	\$70,589	\$50,000	\$70,130	116.9	130.4	0.33	0.33	\$428	\$152,439	\$3.50	105.66	4500	2024-03790	4500 BECKWITH SHORES	12/20/2023	402	CHANNEL FRONT	
Totals:			\$50,000			\$50,000	\$35,302		\$70,589	\$50,000	\$70,130	116.9		0.33	0.33											
							Sale. Ratio =>	70.60			Average			Average			Average									
							Std. Dev. =>	#DIV/0!			per FF=>	\$428		per Net Acre=>	152,439.02		per SqFt=>	\$3.50								

Sales Date April 1, 2022 thru March 31, 2024: Combined Channel Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGT	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300	2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39	
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGT	\$435,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300	2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	
Totals:			\$618,000			\$608,000	\$292,052		\$566,017	\$322,544	\$280,561	244.7		0.94	0.94											
							Sale. Ratio =>	48.03			Average			Average			Average									
							Std. Dev. =>	2.18			per FF=>	\$1,318		per Net Acre=>	342,767.27		per SqFt=>	\$7.87								

Combination of all Water Front lots - Platted & Unplatted If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RI	10/11/23	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$56,908	42.15	\$118,989	\$118,989	\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
							Sale. Ratio =>	44.04			Average			Average			Average									
							Std. Dev. =>	6.95			per FF=>	\$2,434		per Net Acre=>	541,025.62		per SqFt=>	\$12.42								

Using for 2025: Front Foot Rate

Water	\$1,700	Based on above sale and supported by last sale in overall sales
Outlot	\$350	Based on other secondary lot rate
Channel	\$500	Based on future sale above & Miller Channel sale; channel is in need of cleaning

Large Acreage Parcels:

Building Site	\$15,000	Based on Rural Res Rate
Rural Res	\$2,500	Based on Rural Res Rate
ROW		
Wooded	\$5,300	Based on Rec Rate
Tillable	\$5,800	Based on Ag Rate
Non Tillable	\$5,000	Based on Ag Rate
Waterfront	\$30,000	2 x Rural Residential bldg site

Sales Date April 1, 2023 thru March 31, 2024: No sales during this time

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00											
								Sale. Ratio =>			Average			Average												
								Std. Dev. =>			per FF=>			per Net Acre=>												

Combination of all Water Front lots - Platted & Unplatted If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGT		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
								Sale. Ratio =>			Average			Average												
								Std. Dev. =>			per FF=>			per Net Acre=>												

Based on the information above from platted sales:

Sec 33; Highbanks	\$2,500	Based on above overall sales
Sec 29; PR/LF	\$2,500	Based on above overall sales
Sec 28; Mick	\$1,700	Based on Beckwith Sale Price
Sec 28; Depth 1300	\$2,500	Based on above overall sales
Sec 28; B/W/Lj	\$2,500	Based on above overall sales
Sec 33; B/W/LU	\$2,500	Based on above overall sales
Homestead	\$15,000	Based on Rural Res Rate
Rural Res	\$2,500	Based on Rural Res Rate
ROW		
Wooded	\$5,300	Based on Rec Rate
Tillable	\$5,800	Based on Ag Rate
Non Tillable	\$5,000	Based on Ag Rate
Waterfront	\$30,000	2 x rural residential bldg site

Quincy Township 2025 Database
 4550 - Mick-ke-saw Be Shores Lake Front
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: No Sales during this time

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00											
								Sale. Ratio =>			Average			Average				Average								
								Std. Dev. =>			per FF=>			per Net Acre=>				per SqFt=>								

All Lake Front Sales Combined
 Combination of all Water Front lots - Platted & Unplatted If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$56,908	42.15	\$118,989	\$118,989	\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
								Sale. Ratio =>			Average			Average				Average								
								Std. Dev. =>			per FF=>			per Net Acre=>				per SqFt=>								

Using for 2025:
 Water Front \$1,700 Based on Beckwith Shores Sale

Quincy Township 2025 Database
 4560-Bowerman/Wildwood/Lucas Water Front Lots
 Land Values
 Prepared January 19, 2025
 Lucas Joseph frontage based on traverse line in order to price out correctly

Sales Date April 1, 2022 thru March 31, 2024:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1				
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27					
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14					
Totals:			\$628,000			\$628,000	\$265,142		\$606,403	\$386,163	\$364,566	158.5		0.98	0.98															
								Sale. Ratio =>	42.22									Average												
								Std. Dev. =>	0.06									per FF=>	\$2,436	Average	per Net Acre=>	396,064.62	Average	per SqFt=>	\$9.09					

Combination of all Water Front lots - Platted & Unplatted

If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1				
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27					
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33					
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58					
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36					
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14					
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10					
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99															
								Sale. Ratio =>	44.04									Average												
								Std. Dev. =>	6.95									per FF=>	\$2,434	Average	per Net Acre=>	541,025.62	Average	per SqFt=>	\$12.42					

2025 Rate Using:
 Waterfront \$2,500 Based on Sales above plus overall lake sales

Quincy Township 2025 Database
 4570 Highbanks Water Front Lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:

No Highbanks Water Front Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

Combination of all Water Front lots - Platted & Unplatted

If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
								Sale. Ratio =>			Average			Average			Average									
								Std. Dev. =>			per FF=>			per Net Acre=>			per SqFt=>									

2025 Rate Using:
 Waterfront \$2,500 Based on overall lake sales

Quincy Township 2025 Database
 4580- Pleasant Ridge/Lost Forty Water Front Lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: Due to only 1 sale going with the overall lake rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
Totals:						\$360,000	\$140,551		\$294,911	\$197,467	\$132,378	53.0		0.17	0.17											
						Sale. Ratio =>		39.04			Average			Average				Average								
						Std. Dev. =>		#DIV/0!			per FF=>			per Net Acre=>	1,189,560.24			per SqFt=>	\$27.31							

Combination of all Water Front lots - Platted & Unplatted If remove bottom sale then ff rate goes to \$2670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:						\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99											
						Sale. Ratio =>		44.04			Average			Average				Average								
						Std. Dev. =>		6.95			per FF=>			per Net Acre=>	541,025.62			per SqFt=>	\$12.42							

2025 Rate Using:
 Waterfront \$2,500 Based on overall lake sales

Quincy Township 2025 Database
 4590- Prospect Point Water Front Lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: No Waterfront only sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	0.0		0.00	0.00													

884 Johnson Drive sale -- is all three lots combined -lake, middle, & back lot **Removed from lake front sales due to all three lots in one sale**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$424,000	\$148,616	35.05	\$342,081	\$250,284	\$168,365	159.0	358.9	0.44	0.44	\$1,574	\$575,366	\$13.21	160.00	4550	2022-07911	080-P10-000-005-00, 084590 PROSPECT POINT		8/18/2011	401	LOT16-26MIDDL		
Totals:			\$424,000			\$424,000	\$148,616	35.05	\$342,081	\$250,284	\$168,365	159.0		0.44	0.44													

Combination of all Water Front lots - Platted & Unplatted **If remove bottom sale then ff rate goes to \$2670**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT		NOT INSPECTED	401	BOWERMAN 22-27		
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE		11/1/2011	401	LIKE DEE 1-33		
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE		1/30/2023	401	LIKE DEE 34-58		
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY		10/3/2011	401	LOST LOTS30-36		
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23	\$56,908	WD	03-ARM'S LENGTH	\$56,908	\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT		12/14/2023	401	LUCAS LOT 1-14		
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE		10/20/2011	401	RILEY 1-10		
Totals:			\$1,777,000			\$1,777,000	\$782,607	44.04	\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99													

2025 Rate Using:
 Waterfront \$2,500 Based on overall lake sales
 Middle \$500 Middle rate same as channel rate used for Beckwith & Miller
 Backlot \$350 Same as secondary rate

Quincy Township 2025 Database
 4600 - Like Dee/Riley/Lakeside water front lots
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:			Like Dee/Riley/Lakeside Water Front Lots Only						If remove last sale that is an outlier; then front foot rate goes to \$2522						Permit pulled in 2024 to demo home on bottom parcel; in which case the land value would be consistent w/ other 2 sales												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33		
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58		
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10		
Totals:			\$789,000			\$789,000	\$376,914		\$873,242	\$493,552	\$577,794	231.1		0.85	0.85												
							Sale. Ratio =>	47.77			Average			Average			Average										
							Std. Dev. =>	9.62			per FF=>	\$2,136			per Net Acre=>	580,649.41			per SqFt=>	\$13.33							

Combination of all Water Front lots - Platted & Unplatted			If remove bottom sale then ff rate goes to \$2670																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550	2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27		
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550	2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33		
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550	2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58		
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550	2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36		
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550	2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14		
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550	2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10		
Totals:			\$1,777,000			\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99												
							Sale. Ratio =>	44.04			Average			Average			Average										
							Std. Dev. =>	6.95			per FF=>	\$2,434			per Net Acre=>	541,025.62			per SqFt=>	\$12.42							

2025 Rate Using:
 Waterfront \$2,500 Based on Lakeside Sales & overall lake sales
 Secondary lot \$350 Same as secondary lots

Quincy Township 2025 Database
 4610- Silver Dollar/Bowerman Landing Back lots w/ deeded water access (Bowerman #1 & #4)
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024: Top sale is 2 vacant lots; 2nd sale is vacant lot; 3rd sale is one improved & 1 vacant lot; Last sale is improved on 2 lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Inspected Date	Class	Rate Group 1				
080-B60-000-011-00	825 WILLIAMS DR	02/17/23	\$60,000	WD	19-MULTI PARCEL AR	\$60,000	\$27,479	45.80	\$63,314	\$60,000	\$56,202	87.9	349.1	0.30	0.30	\$683	\$202,020	\$4.64	77.54	4400	2023-01046	080-028-400-025-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	12/6/2019	402	BOWERMAN 1-11				
080-B60-000-047-00	815 WILLIAMS DR	09/26/24	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$33,205	65.75	\$66,378	\$50,500	\$65,037	92.9	171.0	0.31	0.31	\$544	\$160,828	\$3.69	80.00	4400	2024-05126		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/23/2011	402	BOWERMAN #4				
080-S40-000-005-99	930 WILDWOOD RD	05/25/23	\$300,000	WD	19-MULTI PARCEL AR	\$300,000	\$146,976	48.99	\$329,608	\$156,737	\$124,230	177.5	200.0	0.46	0.46	\$883	\$340,733	\$7.82	200.00	4400	2023-02970	080-S40-000-005-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	2/8/2021	401	SILVER DOLLAR				
080-S40-000-015-00	932 WILDWOOD RD	09/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,851	61.36	\$282,662	\$51,568	\$124,230	177.5	100.0	0.46	0.46	\$291	\$112,349	\$2.58	200.00	4400	2022-06872		4610 BOWERMAN/SILVER DOLLAR ACCESS	6/21/2011	401	SILVER DOLLAR				
Totals:			\$620,500			\$620,500	\$336,511		\$741,962	\$318,805	\$369,699	535.8		1.53	1.53															
							Sale. Ratio =>	54.23								Average														
							Std. Dev. =>	9.59								Average	per FF=>	\$595			Average	per Net Acre=>	208,369.28			Average	per SqFt=>	\$4.78		

Using for 2025: *Front Foot Rate*
 Shared Access Parcels:
 Silver Dollar Circle \$600 Based on overall rate
 Bowerman \$600 Based on overall rate
 Private Access Parcels*: \$800 \$200 increase over above sales

*Private Access Parcel 080-033-100-015-00

Quincy Township 2025 Database
 4620- Easement Only Lots in Township & Village (non-buildable lots)
 Land Values
 Prepared January 19, 2025

Sales Date April 1, 2022 thru March 31, 2024:			Lake Easements - No sales during this time frame					The following are lake sales					If remove bottom sale then ff rate goes to \$2670												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFActual Fron	ECF Area	Liber/Page)ther Parce	Land Table	Inspected Date	Class	Rate Group 1	
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$487,414	\$251,163	\$245,577	106.8	285.0	0.62	0.62	\$2,352	\$405,102	\$9.30	89.43	4550 2023-01666	4560 BOWER/WILD/LUCAS WATER FRONT	NOT INSPECTED	401	BOWERMAN 22-27	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$173,279	\$201,316	80.5	199.3	0.34	0.34	\$2,152	\$512,660	\$11.77	63.00	4550 2022-07682	4600 LIKE DEE/RILEY/LAKESIDE	11/1/2011	401	LIKE DEE 1-33	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$151,060	\$120,200	48.1	134.8	0.16	0.16	\$3,142	\$962,166	\$22.09	51.58	4550 2022-07047	4600 LIKE DEE/RILEY/LAKESIDE	1/30/2023	401	LIKE DEE 34-58	
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$197,467	\$132,378	53.0	118.0	0.17	0.17	\$3,729	\$1,189,560	\$27.31	61.48	4550 2023-03286	4580 PLEASANT RIDGE/LOST FORTY	10/3/2011	401	LOST LOTS30-36	
080-L70-000-003-00	196 WILDWOOD BEACH RD	10/11/23		WD	03-ARM'S LENGTH		\$56,908	42.15	\$118,989		\$118,989	51.7	430.0	0.36	0.36	\$2,609	\$380,282	\$8.73	38.00	4550 2023-05952	4560 BOWER/WILD/LUCAS WATER FRONT	12/14/2023	401	LUCAS LOT 1-14	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$169,213	\$256,278	102.5	151.5	0.36	0.36	\$1,651	\$476,656	\$10.94	104.00	4550 2022-07164	4600 LIKE DEE/RILEY/LAKESIDE	10/20/2011	401	RILEY 1-10	
Totals:						\$1,777,000	\$782,607		\$1,774,556	\$1,077,182	\$1,074,738	442.6		1.99	1.99										
						Sale. Ratio =>	44.04		Average			Average		Average											
						Std. Dev. =>	6.95		per FF=>	\$2,434		per Net Acre=>	541,025.62	per SqFt=>	\$12.42										

Sales Date April 1, 2022 thru March 31, 2024:			Channel Easements - No sales during this time frame					The following are Channel sales																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFActual Fron	ECF Area	Liber/Page)ther Parce	Land Table	Inspected Date	Class	Rate Group 1	
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$177,282	\$53,346	\$57,628	96.0	139.0	0.34	0.34	\$555	\$159,242	\$3.66	100.00	4300 2023-06737	4300 GOLF VIEW - QUINCY HEIGHTS	8/29/2011	401	QH LOTS1-19&39	
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$205,143	47.16	\$388,735	\$269,198	\$222,933	148.6	198.4	0.61	0.61	\$1,811	\$444,221	\$10.20	134.40	4300 2023-06434	4310 LOST FORTY PLEAS RID CHANNEL	8/25/2011	401	PLEAS 24-28,36+	
080-021-300-060-96	946 BECKWITH SHORES	07/17/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$35,302	70.60	\$70,589	\$50,000	\$70,130	116.9	130.4	0.33	0.33	\$428	\$152,439	\$3.50	105.66	4500 2024-03790	4500 BECKWITH SHORES	12/20/2023	402	CHANNEL FRONT	
Totals:						\$668,000	\$327,354		\$636,606	\$372,544	\$350,691	361.6		1.27	1.27										
						Sale. Ratio =>	49.75		Average			Average		Average											
						Std. Dev. =>	12.74		per FF=>	\$1,030		per Net Acre=>	293,572.89	per SqFt=>	\$6.74										

Sales Date April 1, 2022 thru March 31, 2024:			Road Easements - No sales during this time frame					The following are secondary lot sales																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFActual Fron	ECF Area	Liber/Page)ther Parce	Land Table	Inspected Date	Class	Rate Group 1	
080-028-200-080-04	912 MILLER DR	06/16/23	\$323,000	WD	03-ARM'S LENGTH	\$308,000	\$153,538	49.85	\$326,702	\$77,315	\$96,017	240.0	115.5	1.03	1.03	\$322	\$74,773	\$1.72	40.00	4400 2023-03345	4400 SECONDARY LAKE FRONT UNPLATTED	9/7/2011	401	SEC 28; DEP 140	
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$171,243	\$41,689	\$37,932	94.8	125.0	0.29	0.29	\$440	\$145,258	\$3.33	100.00	4400 2022-04872	4400 SECONDARY LAKE FRONT UNPLATTED	8/8/2022	401	SEC 32; DEP 125	
080-M10-000-001-99	948 LUKESPORT RD	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,895	49.08	\$182,100	\$58,500	\$65,600	164.0	150.0	0.57	0.57	\$357	\$103,540	\$2.38	164.00	4400 2023-05350	4440 MAPLE HAVEN	5/5/2013	401	ROAD 1-6	
Totals:						\$673,000	\$311,034		\$680,045	\$177,504	\$199,549	498.9		1.89	1.89										
						Sale. Ratio =>	47.27		Average			Average		Average											
						Std. Dev. =>	4.95		per FF=>	\$356		per Net Acre=>	94,116.65	per SqFt=>	\$2.16										

2025 Rates Used:	Front Foot Rate	
Lake Easement	\$1,000	40% of Overall Lake Front Rate of \$2500
Channel Easement	\$400	40% of Pleasant Ridge Channel Front Rate of \$1000 (due to location)
Road Easement	\$140	40% of Secondary lot sales rate of \$350