BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020-03/31/2022
Front Foot
Neighborhood Commercial 2000
Meijer Area

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
6/22/2022	01-19-07-300-049	1,250,000	525,526	724,474	218	3323.275229	For 2023 I had only one sale in this area but it confirmed my last years value of $3,300 per ff. Used $3,300 for 2023
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Totals		1250000	525526	724474	218	3323.275229	For 2023 used $3,300 ff

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Gravel Pits
Neighborhood Industrial 3000

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre	
24-04-09-35-400-007	12/19/2019	200,000	21	9523	All of these are outside of Bear Creek Township but are located in Emmet County. Four of the sales occured in 2019 but upon review were still used in my study. I determined it woudl be better to use Emmet County sales.
24-07-17-09-300-021	4/18/2019	62,600	10	6260	
24-07-17-16-100-028	4/18/2019	37,354	12	3112	
24-10-10-10-300-003	4/16/2019	190,000	40	4750	
24-07-17-17-100-048	3/23/2021	26,000	8	3250	
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				#DIV/0!	
				#DIV/0!	
				#DIV/0!	For 2023 used $5,600
				#DIV/0!	
				#DIV/0!	
		515,954	91	5669	

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/31/2022
Front Foot
Neighborhood INDUSTRIAL 3000

Parcel Number	SALE DATE	SALE PRICE	FRONT FOOT	SALE PRICE PER FRONT FOOT	COMMENTS
01-16-26-275-105	11/5/2021	$275,000	338	813.6094675	Parcel 105 and 106 were sold together so the total ff
01-16-26-275-106	11/5/2021	$0		#DIV/0!	of 338 ft represents both parcel
01-19-18-100-021	11/11/2021	$50,000	132	378.7878788	vacant sale
01-16-27-200-004	3/22/2021	$110,000	116	948.2758621	vacant sale
				#DIV/0!	
				#DIV/0!	
01-16-26-300-040	1/29/2021	$122,139	247	494.4898785	Parcel 040 and 042 were sold as one so the ff of the
				#DIV/0!	247 represents both parcels. This sale was an
				#DIV/0!	improved sale so used land value portion of the sale
				#DIV/0!	for this analysis.
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				#DIV/0!	
				#DIV/0!	For 2023 I adjusted these commercial sales by 5 to
				#DIV/0!	10% to be used in the Industrial class. The adjustent
TOTALS		557139	833	668.8343337	is a minus $50 per ff because of the larger parcels in
					my Industrial class. For 2023 I used $620 ff

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres under 5
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-16-36-300-013	10/17/2022	35,000	1.2	29166	For 2023 used $30,000 for 1 acre parcels and $16,000 per acre for 2.5 acre parcels and interperlated the 1.5 acre, the 2 acre, the 3 acre and 4 acre parcels	
01-19-14-100-026	10/14/2022	40,000	2.1	19047		
01-19-27-400-019	7/22/2022	40,000	2.2	18181		
01-19-14-100-032	7/9/2021	20,000	2.4	8333		
01-19-11-100-018	6/22/2021	39,900	2.5	15960		
01-19-26-400-011	5/29/2020	26,500	3.1	8548		
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				#DIV/0!		
				#DIV/0!		
		201,400	13.5	14918		

BEAR CREEK TOWNSHIP
2023 LAND VALYE ANALYIS
04/01/2020 thru 03/31/22
Acres 5 to 10
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-19-27-400-022	3/23/2021	30,000	4.5	6666		
01-19-10-200-014	1/25/2022	75,000	5.6	13392		
08-16-03-300-029	8/21/2020	37,500	4.2	8928	outside twp sale	
08-16-03-300-047	2/19/2021	29,900	5.4	5537	outside twp sale	
				#DIV/0!		
				#DIV/0!		
08-16-03-300-054	1/14/2021	75,000	10.13	7403	outside twp sale	
13-18-10-400-002	12/20/2021	85,000	9.71	8753	outside twp sale	
01-19-26-400-022	6/22/2021	65,000	8.9	7303	outside twp sale	
	,			#DIV/0!		
				#DIV/0!		
				#DIV/0!	For 2023 used $8,600	
				#DIV/0!	per care for 5 acres and	
				#DIV/0!	$7,500 per acre	
				#DIV/0!	for 10 acres and	
				#DIV/0!	interperlated 7 acre	
				#DIV/0!		
				#DIV/0!		
				#DIV/0!		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres 15 to 20
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre	
					For 2023 used $5,500 per acre for 15 to 25 acres
01-16-25-100-007	8/6/2020	72,500	15	4833	
01-19-15-400-006	12/1/2020	82,000	15	5466	
01-19-30-200-025	12/31/2019	81,000	19	4263	
01-19-14-400-002	10/13/2021	142,000	20	7100	
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		377,500	69	5471	

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres 25 to 60
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-16-35-200-019	5/26/2020	150,000	55	2727		
01-16-35-100-026	5/26/2020			#DIV/0!	Parcel 019 and 026 were sold together and 55 acres represents both parcels	
				#DIV/0!		
				#DIV/0!		
				#DIV/0!		
01-19-26-200-001	10/18/2021	200,000	60	3333		
01-19-36-400-012	7/28/2021	214,900	67	3207		
				#DIV/0!		
				#DIV/0!	For 2023 used $3,100 per acre for parcels 30 to 60 acres	
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		564,900	182	3103		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres over 60
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-19-36-400-012	7/28/2021	214,900	67	3207		
13-18-07-300-012	10/22/2020	425,000	162	2623		
				#DIV/0!	Parcel 13-18-07-300-012 is a two parcel sale from Resort twp but used in my study	
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				#DIV/0!		
				#DIV/0!		
				#DIV/0!	For 2023 used 2,800 per acre for large parcels of 100 acres or more	
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				#DIV/0!		
		639,900	229	2794		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020-03/31/2022
Front Foot
Neighborhood Rural/Ag 4010 4000

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
				#REF!		#REF!	
2/18/2022	01-16-36-200-038	54,000	0	54000	432	125	Parcel 038 and 044 were sold as one so the ff of 432 represents both parcels as vacant
2/18/2022	01-16-36-200-044			0		#DIV/0!	
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				0		#DIV/0!	
						#DIV/0!	
11/25/2020	01-19-01-100-015	25,000	0	25000	233	107.2961373	vacant sale
11/22/2021	01-19-28-150-108	23,000	0	23000	296	77.7027027	vacant sale
1/25/2022	01-19-10-200-014	75,000	0	75000	474	158.2278481	vacant sale
				0		#DIV/0!	
11/6/2020	01-16-36-400-018	235,000	206,177	28823	175	164.7028571	
12/30/2021	01-19-10-400-005	250,000	232,527	17473	116	150.6293103	
9/4/2020	01-19-14-100-027	319,000	302,826	16174	155	104.3483871	
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Totals		981000	741530	239470	1881	127.3099415	For 2023 used 130 ff

BEAR CREEK TOWNSHOP
2023 LAND VALUE ANAYLSIS
04/01/2020 thru 03/31/22
Front Foot
Neighborhood Rural Residential 4010

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
				0		#DIV/0!	
10/29/2021	01-19-18-400-036	160,000	135,746	24254	111	218.5045045	
1/11/2021	01-19-20-200-020	233,000	214,219	18781	147	127.7619048	
11/10/2020	01-19-33-300-005	159,000	131,758	27242	140	194.5857143	
				0		#DIV/0!	
				0		#DIV/0!	
2/4/2022	01-19-28-150-147	32,500	0	32500	171	190.0584795	vacant sale
3/31/2022	01-19-28-150-155	30,000	0	30000	151	198.6754967	vacant sale
6/22/2021	01-19-11-100-018	39,000	0	39000	200	195	vacant sale
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Totals		653500	481723	171777	920	186.7141304	For 2023 used 185 ff

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres under 5
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-16-36-300-013	10/17/2022	35,000	1.2	29166	For 2023 used $30,000 for 1 acre parcels and $16,000 per acre for 2.5 acre parcels and interperlated the 1.5 acre, the 2 acre, the 3 acre and 4 acre parcels	
01-19-14-100-026	10/14/2022	40,000	2.1	19047		
01-19-27-400-019	7/22/2022	40,000	2.2	18181		
01-19-14-100-032	7/9/2021	20,000	2.4	8333		
01-19-11-100-018	6/22/2021	39,900	2.5	15960		
01-19-26-400-011	5/29/2020	26,500	3.1	8548		
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		201,400	13.5	14918		

BEAR CREEK TOWNSHIP
2023 LAND VALYE ANALYIS
04/01/2020 thru 03/31/22
Acres 5 to 10
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-19-27-400-022	3/23/2021	30,000	4.5	6666		
01-19-10-200-014	1/25/2022	75,000	5.6	13392		
08-16-03-300-029	8/21/2020	37,500	4.2	8928	outside twp sale	
08-16-03-300-047	2/19/2021	29,900	5.4	5537	outside twp sale	
				#DIV/0!		
				#DIV/0!		
08-16-03-300-054	1/14/2021	75,000	10.13	7403	outside twp sale	
13-18-10-400-002	12/20/2021	85,000	9.71	8753	outside twp sale	
01-19-26-400-022	6/22/2021	65,000	8.9	7303	outside twp sale	
				#DIV/0!		
				#DIV/0!		
				#DIV/0!	For 2023 used $8,600	
				#DIV/0!	per care for 5 acres and	
				#DIV/0!	$7,500 per acre	
				#DIV/0!	for 10 acres and	
				#DIV/0!	interperlated 7 acre	
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BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres 15 to 20
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
					For 2023 used $5,500 per acre for 15 to 25 acres	
01-16-25-100-007	8/6/2020	72,500	15	4833		
01-19-15-400-006	12/1/2020	82,000	15	5466		
01-19-30-200-025	12/31/2019	81,000	19	4263		
01-19-14-400-002	10/13/2021	142,000	20	7100		
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		377,500	69	5471		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres 25 to 60
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-16-35-200-019	5/26/2020	150,000	55	2727		
01-16-35-100-026	5/26/2020			#DIV/0!	Parcel 019 and 026 were sold together and 55 acres represents both parcels	
				#DIV/0!		
				#DIV/0!		
				#DIV/0!		
01-19-26-200-001	10/18/2021	200,000	60	3333		
01-19-36-400-012	7/28/2021	214,900	67	3207		
				#DIV/0!		
				#DIV/0!	For 2023 used $3,100 per acre for parcels 30 to 60 acres	
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				#DIV/0!		
		564,900	182	3103		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/031/22
Acres over 60
Neighborhood Rural/Ag 4000/4010

Parcel Number	Date	Sales Price	Acerage Size	Sale Per Acre		
01-19-36-400-012	7/28/2021	214,900	67	3207		
13-18-07-300-012	10/22/2020	425,000	162	2623		
				#DIV/0!	Parcel 13-18-07-300-012 is a two parcel sale from Resort twp but used in my study	
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				#DIV/0!		
				#DIV/0!		
				#DIV/0!		
				#DIV/0!	For 2023 used 2,800 per acre for large parcels of 100 acres or more	
				#DIV/0!		
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				#DIV/0!		
		639,900	229	2794		

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/31/2022
Front Foot
Neighborhood Residential 4045
Subs 260

Parcel Number	SALE DATE	SALE PRICE	FRONT FOOT	SALE PRICE PER FRONT FOOT	COMMENTS
01-16-34-150-101	2/2/2022	$40,000	195	205.1282051	
01-16-34-150-102	9/30/2020	$60,000	242	247.9338843	
01-16-34-150-103	2/25/2022	$67,000	156	429.4871795	
01-16-34-150-109	2/25/2022	$43,000	214	200.9345794	
01-16-34-150-123	1/29/2021	$45,000	125	360	
01-16-34-150-126	8/30/2022	$51,250	125	410	
01-16-34-451-101	7/13/2021	$37,500	163	230.0613497	
01-16-36-153-101	2/17/2022	$22,000	110	200	
01-16-36-153-103	8/19/2022	$18,500	93	198.9247312	
01-16-36-153-105	2/15/2022	$19,000	91	208.7912088	
01-19-19-151-111	8/1/2022	$35,000	159	220.1257862	This sale is past the study period but still used
01-19-19-151-117	4/1/2022	$39,500	169	233.7278107	This sale is past the study period but still used
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TOTALS		477750	1842	259.3648208	For 2023 used $260 per front foot

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/31/2022
Front Foot
Neighborhood Residential 4045
View Lots 630

Parcel Number	SALE DATE	SALE PRICE	FRONT FOOT	SALE PRICE PER FRONT FOOT	COMMENTS
01-19-03-177-120	10/8/2021	$65,000	99	656.5656566	
01-16-34-451-103	5/21/2021	$63,900	80	798.75	
01-16-34-451-105	5/23/2022	$56,000	80	700	
01-16-34-451-103	2/22/2022	$35,000	91	384.6153846	
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TOTALS		219900	350	628.2857143	for 2023 used $630 per front foot

BEAR CR TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/31/2022
Front Foot
Neighborhood Residential 4045
Harbor View 530

Parcel Number	SALE DATE	SALE PRICE	FRONT FOOT	SALE PRICE PER FRONT FOOT	COMMENTS
01-16-34-150-125	7/20/2022	$52,000	125	416	This sale is past the study period but still used
01-16-34-253-143	3/31/2021	$57,000	131	435.1145038	
01-16-34-420-118	9/9/2021	$52,000	170	305.8823529	
01-16-34-451-106	2/22/2022	$35,000	97	360.8247423	
01-19-03-177-108	3/21/2022	$104,000	174	597.7011494	Parcel 108 and 109 were sold as one so the ff of 174 ft
01-19-03-177-109	3/21/2022	$104,000		#DIV/0!	represents both parcels
01-19-03-177-128	10/16/2020	$56,000	151	370.8609272	
01-19-30-177-004	12/7/2020	$54,000	120	450	
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TOTALS		514000	968	530.9917355	For 2023 used $530 per front foot

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/2020 thru 03/31/2022
Front Foot
Neighborhood Residential 4045
Grand Ridge 800

Parcel Number	SALE DATE	SALE PRICE	FRONT FOOT	SALE PRICE PER FRONT FOOT	COMMENTS
01-16-34-150-114	10/20/2020	$135,000	180	750	
01-16-34-150-116	11/21/2020	$115,000	192	598.9583333	
01-16-34-150-117	10/21/2021	$180,000	212	849.0566038	
01-16-34-150-124	1/15/2021	$140,000	125	1120	
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TOTALS		570000	709	803.9492243	For 2023 used $800 per front foot

BEAR CREEK TOWNSHIP
2023 LAND VALUE ANALYSIS
04/01/20 thru 03/31/22
Front Foot
Neighborhood Hearthside 4065
Monarch Way

Parcel Number	Date	Sales Price	Front Foot	Sale Per Front foot	
01-16-25-327-101	7/19/2021	219,000	150	1460	
01-16-25-327-102	3/18/2021	179,000	155	1154	
01-16-25-327-103	7/18/2021	280,000	150	1866	
01-16-25-327-103	6/23/2021	185,000	150	1233	
01-16-25-327-104	6/14/2021	185,000	152	1217	
01-16-25-327-105	4/1/2021	198,000	168	1178	
01-16-25-327-106	9/29/2020	165,000	162	1018	
01-16-25-327-106	11/5/2021	200,000	162	1234	
01-16-25-327-106	12/21/2021	400,000	162	2469	
01-16-25-327-107	12/21/2021	325,000	291	1116	
01-16-25-327-108	7/30/2021	200,000	150	1333	
01-16-27-327-108	3/25/2022	347,000	150	2313	
01-16-25-327-109	7/3/2021	169,000	150	1126	
01-16-25-327-111	8/30/2021	333,000	166	2006	
01-16-25-327-112	7/7/2021	190,000	160	1187	
01-16-25-327-113	6/11/2021	179,000	150	1193	
01-16-25-327-114	6/11/2021	179,000	150	1193	
01-16-25-327-115	6/24/2021	179,000	150	1193	
01-16-25-327-116	7/9/2021	199,000	155	1283	
01-16-25-327-117	8/5/2021	255,000	195	1307	For 2023 used 1,400 per
		4,566,000	3278	1392	

BEAR CREEK TOWNSHIP
2018 LAND VALUE ANALYSIS
04/1/2020 thru 03/31/2022
Square Foot
Neighborhood Residential
Hearthside Grove 4065 Phase 1

Parcel Number	SALE DATE	SALE PRICE	AREA (SQUARE FEET)	SALE PRICE PER SQUARE FOOT	COMMENTS
01-16-25-105-114	2/9/2021	$95,000	5,529	17	
01-16-25-105-139	10/11/2022	$165,000	5,773	29	
01-16-25-105-149	9/10/2021	$92,000	6,246	15	
01-16-25-105-414	6/24/2021	$38,000	6,082	6	
01-16-25-105-419	3/14/2022	$112,000	6,332	18	
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TOTALS		$502,000	$29,962	16	For 2023 used $16 per sq foot

BEAR CREEK TOWNSHIP
2018 LAND VALUE ANALYSIS
04/1/2015 thru 03/31/2017
Square Foot
Neighborhood Residential
Hearthside Grove 4065 Phase 11

Parcel Number	SALE DATE	SALE PRICE	AREA (SQUARE FEET)	SALE PRICE PER SQUARE FOOT	COMMENTS
01-16-25-105-151	8/22/2022	$145,000	5,828	25	This sale is past the study date but still representative
01-16-25-105-230	9/15/2021	$150,000	6,031	25	
01-16-25-105-244	8/25/2022	$115,000	7,454	15	This sale is past the study date but still representative
01-16-25-105-333	8/5/2021	$144,000	6,596	22	
01-16-25-105-335	8/27/2021	$160,000	7,503	21	
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TOTALS		$714,000	$33,412	21	For 2023 used $21 per sq foot

BEAR CREEK TOWNSHOP
2023 LAND VALUE ANAYLSIS
04/01/2020 thru 03/31/22
Front Foot
Neighborhood LArbre Croche 4085

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
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8/11/2020	01-16-22-301-008	681,250	619,585	61,665	145	425.2758621	
10/1/2020	01-16-22-301-009	845,000	784,807	60,193	105	573.2666667	
4/30/2020	01-16-22-301-046	399,400	355,752	43,828	186	235.6344086	
5/28/2020	01-16-22-301-060	558,500	449,055	109,445	110	994.9545455	
1/16/2022	01-16-22-301-065	900,000	658,117	241,883	137	1765.569343	
4/1/2020	01-16-22-301-066	1,000,000	676,150	323,850	140	2313.214286	
10/1/2020	01-16-22-301-070	845,000	803,801	41,199	127	324.4015748	
10/1/2020	01-16-22-301-074	630,000	579,757	50,243	107	469.5607477	
12/17/2020	01-16-22-301-077	700,000	665,038	34962	111	314.972973	
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Totals		6559150	5592062	967088	1168	827.9863014	For 2023 used $825 per FF

BEAR CREEK TOWNSHOP
2023 LAND VALUE ANAYLSIS
04/01/2020 thru 03/31/22
Front Foot
Neighborhood Walloon Lake Michigan 4500

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
9/18/2020	01-19-31-101-002	950,000	375,526	574474	100	5744.74	
4/1/2021	01-19-31-101-003	1,100,000	236,516	863484	100	8634.84	
5/14/2021	01-19-31-101-017	620,000	340,500	279500	50	5590	
10/3/2019	01-19-31-400-008	1,225,000	555,502	669498	105	6376.171429	
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Totals		3895000	1508044	2386956	355	6723.819718	For 2023 used 6,700 per ff

BEAR CREEK TOWNSHOP
2023 LAND VALUE ANAYLSIS
04/01/2020 thru 03/31/22
Front Foot
Neighborhood Crooked Lake 4500

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
10/2/2020	01-16-24-401-002	490,000	259,974	230026	90	2555.844444	Two Bear Creek Sales
6/1/2002	01-16-24-401-013	730,000	311,974	418,026	75	5573.68	
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8/12/2021	14-17-21-351-002	720,000	269,137	450863	205	2199.331707	These five sales are from Springvalle Twp which is the neighboring township to Bear Creek
9/11/2020	14-17-21-300-012	800,000	429,383	370617	100	3706.17	
8/31/2020	14-17-29-200-018	710,000	319,438	390562	150	2603.746667	
7/16/2021	14-17-29-300-023	1,325,000	703,685	621315	200	3106.575	
1/28/2022	14-17-35-100-023	750,000	357,289	392711	131	2997.793893	
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Totals		5525000	2650880	2874120	951	3022.208202	For 2023 used 3,000 per ff

BEAR CREEK TOWNSHOP
2023 LAND VALUE ANAYLSIS
04/01/2020 thru 03/31/22
Front Foot
Neighborhood Round Lake 4500

Date	Parcel Number	Sales Price	Improvement Value	Land Residual	Front Foot	Price per Front Foot	
10/5/2020	01-16-23-326-030	$350,000	192,063	157937	90	1754.855556	
8/19/2020	01-16-23-326-035	395,000	247,536	133,115	107	1244.065421	
1/31/2020	01-16-23-400-009	1,379,474	894,026	485,448	300	1618.16	
10/3/2019	01-16-26-127-004	240,000	0	240,000	100	2400	This sale is a 2019 vacant sale and the only vacant sale used
12/2/2020	01-16-27-200-048	340,000	165,104	174,896	100	1748.96	
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Totals		2704474	1498729	1205745	697	1729.906743	For 2023 used $1730 ff