

**Lake Leelanau Improved and Vacant 2023 Sales Study**

<u>Parcel #</u>	<u>Property Address</u>	<u>Sold</u>	<u>Sale Price</u>	<u>Bldg Value</u>	<u>Land Value</u>	<u>% Adj</u>	<u>FF</u>	<u>FF Value</u>
<b>FAIR:</b>								
760-045-00	S Lake Leelanau Dr	5/19	\$170,000	\$0	\$170,000	90	98	\$1,927

**Indicated Fair Price Per Front Foot \$1,927**

This is the only fair sale and is outside of the time frame for the study.. Few parcels are assessed as fair frontage. Increased the front foot rate by the same % as the average front foot rate was increased for 2023.

**AVERAGE:**

780-012-00	6488 S Lake Leelanau Dr	9/21	\$915,000	\$338,896	\$576,104	100	110	\$5,761
136-009-01	7492 S Lakeview Rd	8/21	\$1,050,000	\$112,373	\$937,627	88	293	\$3,636
124-037-00	5958 S Lake Leelanau Dr	5/21	\$650,000	\$2,236	\$647,764	71	248	\$3,679
720-011-00	7326 S Shugart Shores	1/21	\$608,000	\$201,436	\$406,564	100	100	\$4,066
780-011-00	6464 S Lake Leelanau Dr	9/20	\$350,000	\$-0-	\$350,000	100	110	\$3,182
101-019-00	2776 S Lake Leelanau Dr	7/20	\$279,000	\$10,824	\$268,176	100	100	\$2,682
720-014-00	7480 S Shugart Shores	6/20	\$562,500	\$177,760	\$384,740	100	100	\$3,847

**Indicated Average Price Per Front Foot \$3,836**

**GOOD:**

111-001-10	3940 S Lake Leelanau Dr	4/21	\$1,725,000	\$434,409	\$1,290,591	100	100	\$12,906
700-013-00	7952 S Lakeview Rd	10/21	\$785,000	\$260,452	\$524,548	100	114	\$4,601
030-036-00	6620 S Lake Leelanau Dr	10/21	\$663,500	\$71,044	\$592,456	100	75	\$7,899
111-005-00	3750 S Grants Landing	8/21	\$946,500	\$267,643	\$678,857	100	103	\$6,590
030-005-00	6696 S Lake Leelanau Dr	6/21	\$730,000	\$173,251	\$556,749	100	75	\$7,723
740-021-00	3058 S Skeba Dr N	5/21	\$537,500	\$142,879	\$394,621	100	75	\$5,262
769-001-00	5832 S West Wind Dr	2/21	\$200,000	\$34,316	\$165,684	100	36	\$4,602
280-012-00	7500 S Lake Leelanau Dr	1/21	\$709,000	\$147,002	\$561,998	69	193	\$4,220
280-011-01	S Lakeview Rd	11/20	\$495,000	\$-0-	\$495,000	100	107	\$4,626

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**GOOD CONTINUED:**

124-022-00	5482 S Park Rd	9/20	\$465,000	\$69,233	\$395,767	100	100	\$3,958
620-011-00	2410 S Sandy Beach Rd	8/20	\$547,010	\$61,364	\$485,646	100	100	\$4,856

**Indicated Good Price Per Front Foot**

**\$5,434**

Sale #1 is shown but is an outlier and not used in the indicated front foot rate.

**2022 Was:**

**2023 Is:**

<b>GOOD</b>	<b>\$4,200</b>	<b>\$5,400</b>
<b>AVERAGE</b>	<b>\$3,400</b>	<b>\$3,800</b>
<b>FAIR</b>	<b>\$1,900</b>	<b>\$2,100</b>