

Richfield Township

Waterfront (Residential)

2025 Land Value Analysis & Determination

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land Residual | Effec. Front | Depth | Net Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Other Parcels in Sale | Land Table | Rate Group 1 |
|------------------|-------------------------|-----------|--------------|---------------|--------------|--------|-----------|------------|--------------|--------------|-----------------------|-----------------|--------------|
| 010-329-006-0030 | 6990 JENNIFER LN | 08/24/22 | \$370,000 | \$111,329 | 263.1 | 763.0 | 5.77 | \$423 | \$19,294 | \$0.44 | | ALL WATER FRONT | CANAL LAGOON |
| 010-398-069-0000 | 1857 GROUSE LANE | 10/19/23 | \$350,000 | \$100,041 | 73.3 | 137.3 | 0.22 | \$1,364 | \$454,732 | \$10.44 | | ALL WATER FRONT | CANAL LAGOON |
| 010-398-100-0000 | 1933 MALLARD LANE | 01/31/24 | \$210,000 | \$137,831 | 70.0 | 111.4 | 0.18 | \$1,969 | \$770,006 | \$17.68 | | ALL WATER FRONT | CANAL LAGOON |
| 010-545-023-0000 | 6792 LAKEVIEW BLVD | 10/05/23 | \$276,300 | \$108,285 | 70.0 | 149.0 | 0.24 | \$1,547 | \$453,075 | \$10.40 | | ALL WATER FRONT | CANAL LAGOON |
| 010-547-002-0000 | 6751 DRIFTWOOD COVE | 04/21/22 | \$197,000 | \$62,645 | 91.2 | 120.8 | 0.28 | \$687 | \$222,145 | \$5.10 | | ALL WATER FRONT | CANAL LAGOON |
| 010-342-009-0000 | 6119 SUNSET DR | 05/06/22 | \$199,000 | \$24,428 | 50.0 | 125.0 | 0.14 | \$489 | \$170,825 | \$3.92 | | ALL WATER FRONT | LSH |
| 010-345-010-0000 | 6321 SUNSET DR | 12/27/23 | \$262,000 | \$160,124 | 49.3 | 105.0 | 0.12 | \$3,246 | \$1,345,580 | \$30.89 | | ALL WATER FRONT | LSH |
| 010-346-003-0000 | 6605 SUNSET DR | 06/15/23 | \$476,000 | \$359,044 | 48.0 | 105.0 | 0.12 | \$7,480 | \$3,095,207 | \$71.06 | | ALL WATER FRONT | LSH |
| 010-485-031-0800 | 1945 FIRST STREET | 12/14/23 | \$487,000 | \$317,350 | 66.0 | 150.0 | 0.23 | \$4,808 | \$1,398,018 | \$32.09 | | ALL WATER FRONT | LSH |
| 010-600-007-0000 | 9313 TIPPEDY DRIVE | 12/29/23 | \$380,000 | \$268,182 | 81.7 | 214.5 | 0.41 | \$3,284 | \$660,547 | \$15.16 | | ALL WATER FRONT | LSH |
| 010-328-003-0400 | 8703 BEAVER CREEK TRAIL | 08/17/22 | \$150,000 | \$137,094 | 130.1 | 0.0 | 6.43 | \$1,054 | \$21,321 | \$0.49 | | ALL WATER FRONT | LSH-2 |
| 010-329-004-0120 | 1651 LEEWARD LANE | 06/23/23 | \$750,000 | \$439,987 | 120.0 | 133.0 | 0.37 | \$3,667 | \$1,202,150 | \$27.60 | | ALL WATER FRONT | LSH-2 |
| 010-329-006-0071 | 1833 JENNIFER | 07/14/23 | \$865,000 | \$628,642 | 539.8 | 1057.0 | 5.17 | \$1,165 | \$121,594 | \$2.79 | 010-329-006-0075 | ALL WATER FRONT | LSH-2 |
| 010-456-007-0000 | 9410 WASHINGTON | 06/19/23 | \$150,000 | \$53,912 | 65.0 | 160.0 | 0.24 | \$829 | \$224,633 | \$5.16 | | ALL WATER FRONT | LSH-2 |
| 010-456-007-0000 | 9410 WASHINGTON | 03/07/24 | \$345,000 | \$248,912 | 65.0 | 160.0 | 0.24 | \$3,829 | \$1,037,133 | \$23.81 | | ALL WATER FRONT | LSH-2 |
| 010-546-001-0000 | 6895 LAKEVIEW BLVD | 05/12/23 | \$220,000 | \$110,848 | 70.0 | 168.0 | 0.27 | \$1,584 | \$410,548 | \$9.42 | | ALL WATER FRONT | LSH-2 |
| 010-369-012-0000 | 7718 RIVERSIDE DRIVE | 05/12/23 | \$230,000 | \$150,926 | 50.2 | 137.6 | 0.16 | \$3,006 | \$943,288 | \$21.65 | | ALL WATER FRONT | RIVER |
| 010-505-019-0000 | 7637 JUNE AVE | 06/17/22 | \$170,000 | \$93,561 | 50.0 | 159.4 | 0.18 | \$1,871 | \$511,262 | \$11.74 | | ALL WATER FRONT | RIVER |
| 010-231-011-0235 | 6040 NORTHPOINT | 05/03/22 | \$259,900 | \$139,633 | 70.0 | 281.7 | 0.46 | \$1,995 | \$303,550 | \$6.97 | | ALL WATER FRONT | TWIN LAKES |
| 010-231-011-0235 | 6040 NORTHPOINT | 08/02/23 | \$297,500 | \$177,233 | 70.0 | 281.7 | 0.46 | \$2,532 | \$385,289 | \$8.85 | | ALL WATER FRONT | TWIN LAKES |
| 010-232-011-0130 | 5828 TWIN LAKE ROAD | 07/28/23 | \$130,000 | \$104,211 | 75.2 | 340.6 | 0.59 | \$1,387 | \$176,629 | \$4.05 | | ALL WATER FRONT | TWIN LAKES |
| 010-232-011-0150 | CAMPGROUND ROAD | 04/04/22 | \$50,000 | \$50,000 | 100.6 | 409.7 | 0.85 | \$497 | \$58,824 | \$1.35 | | ALL WATER FRONT | TWIN LAKES |

| Land Values (as applied) | |
|--------------------------|----------------------------------|
| Dollars/FF | |
| \$1,200 | CANAL LAGOON |
| \$3,800 | LSH |
| \$1,600 | LSH2 |
| \$1,900 | RIVER |
| \$1,500 | TWIN LAKES |
| \$600 | RIVER W OF OAK |
| \$15,000 | Waterfront acreage over 10 acres |