

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total		Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	
										Acres	Dollars/FF					
005-0-023-400-005-00	5/16/2016	\$65,000	WD	\$65,000	65,000	57,000	0	0	30.000	30.000		\$2,167	\$0.05	201601893		
005-0-027-300-005-00	10/18/2016	\$138,250	WD	\$138,250	138,250	91,205	0	0	39.500	39.500		\$3,500	\$0.08	201603361		
005-0-025-100-009-24	5/21/2018	\$20,000	WD	\$20,000	20,000	63,200	0	0	32.330	32.330		\$619	\$0.01	201801862		
005-0-024-300-010-01	12/12/2018	\$348,000	LC	\$348,000	348,000	205,215	0	0	120.250	40.250		\$2,894	\$0.07	201901972	005-0-025-100-015-00	
005-0-023-100-005-01	1/6/2020	\$20,000	WD	\$20,000	20,000	23,740	0	0	17.220	17.220		\$1,161	\$0.03	202000061		
005-0-017-200-025-10	11/17/2020	\$44,575	WD	\$44,575	44,575	35,660	0	0	17.830	17.830		\$2,500	\$0.06	202004370		
Totals:		\$635,825		\$635,825	635,825	476,020	0	0	257.130	177.130						
									Average			Average				
									per Net Acre:	\$2,473	per SqFt=>		\$0.06			

Description	\$ per Acre
#1 & 2	2,000
#3 & 4	2,000
#5 & 6	2,000
#7 & 8	2,000
#9 & 10	2,000
Full Tile	400
4 Rod Tile	250
Random Tile	150
Wood - Road Front	1,800
Wood - Off Road	1,250
Right of Way	0
Oil Well	0

Agricultural Acreage	1.0	\$1,500	3.0	\$4,500	10.0	\$15,000	30.0	\$45,000
	1.5	\$1,750	4.0	\$6,000	15.0	\$22,500	40.0	\$60,000
	2.0	\$3,000	5.0	\$7,500	20.0	\$30,000	50.0	\$75,000
	2.5	\$3,750	7.0	\$10,500	25.0	\$37,500	100.0	\$150,000

Parcel Number	Street Address	Sale Date	Sale \$	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale
005-1-000-000-095-00	108 Main St	11/20/2018	\$110,000	\$110,000	4,188	4,239	60.55	132.00	0.152	0.152	\$69	\$27,553	\$0.63		
005-1-000-000-100-00	105 Saginaw St	8/22/2022	\$59,000	\$59,000	17,433	15,438	220.55	30.00	0.263	0.263	\$79	\$66,285	\$1.52	202100715	
005-1-000-000-335-01	112 Main St	12/12/2018	\$55,000	\$55,000	1,477	10,280	119.00	132.00	0.361	0.361	\$12	\$4,091	\$0.09		
005-1-000-000-840-00	322 Saginaw St	02/23/2021	\$15,000	\$15,000	3,916	4,518	64.55	150.00	0.172	0.172	\$61	\$22,767	\$0.52	202100715	
009-0-017-200-011-00	E Huron Rd	08/18/2020	\$32,000	\$32,000	32,000	12,800	395.52	250.00	2.270	2.270	\$81	\$14,097	\$0.32	202003277	
009-0-018-400-015-02	3290 E Huron Rd	10/29/2020	\$60,000	\$60,000	23,764	45,600	224.56	401.78	2.062	2.062	\$106	\$11,525	\$0.26	202004313	
010-1-005-400-070-00	2068 Pine River Rd	08/03/2020	\$150,000	\$150,000	37,950	32,200	297.02	166.31	1.134	1.134	\$128	\$33,466	\$0.77	202002981	
040-3-200-000-104-00	122 E Cedar St	01/04/2021	\$130,000	\$130,000	11,557	12,000	100.00	474.80	0.215	0.215	\$116	\$53,753	\$1.23	202100116	
Totals:				\$611,000	\$132,285		1,481.75		6.629	6.629					
							Average		Average				Average		
							per FF=>	\$89	per Net Acre=>	\$19,955			per SqFt=>	\$0.46	

\$ per FF Used - CR1	\$90
\$ per FF Used - CV1	\$70
\$ per Site Used	\$3,500

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003-0-009-100-005-00	Shenfield Rd	11/16/2019	\$269,500	\$269,500	269,500	259,800	1,320.00	2640.00	80.000	80.000	\$204	\$3,369	\$0.08	201904287	003-0-009-100-010-00
003-0-016-400-010-01	E Huron Rd	05/03/2018	\$90,000	\$90,000	90,000	109,000	660.00	1209.78	18.330	18.330	\$136	\$4,910	\$0.11	201801325	
006-0-002-200-125-00	Grove Rd	08/01/2018	\$38,500	\$38,500	38,500	5,600	156.75	156.75	0.564	0.564	\$246	\$68,262	\$1.57	201802679	
010-1-005-400-070-00	2068 Pine River Rd	08/03/2020	\$150,000	\$150,000	37,950	32,200	297.02	166.31	1.134	1.134	\$128	\$33,466	\$0.77	202002981	
020-0-008-000-002-00	W Huron Rd	02/14/2020	\$22,500	\$22,500	22,500	46,000	165.00	270.00	1.000	1.000	\$136	\$22,500	\$0.52	20200069	
040-3-200-000-104-00	122 E Cedar St	01/04/2021	\$130,000	\$130,000	11,557	12,000	100.00	474.80	0.215	0.215	\$116	\$53,753	\$1.23	202100116	
Totals:				\$700,500	\$470,007		2,698.77		101.243	101.243					
							Average			Average			Average		
							per FF=>	\$174		per Net Acre=>	\$4,642		per SqFt=>	\$0.11	

\$ per FF Used \$200  
 \$ per Acre Used \$2,700

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005-0-001-100-010-00	6/18/2018	\$85,000	LC	\$85,000	\$85,000	85,000	54,752	0.00	0.00	17.20	17.20	#DIV/0!	\$4,941.86	\$0.11	201802152	RESIDENTIAL / RIVERFRONT ACREAGE	402	
005-0-004-400-010-00	8/27/2020	\$35,000	WD	\$35,000	\$35,000	35,000	33,280	0.00	0.00	10.40	10.40	#DIV/0!	\$3,365.38	\$0.08	202003569	RESIDENTIAL / RIVERFRONT ACREAGE	402	
005-0-004-400-011-00	8/31/2020	\$158,500	WD	\$158,500	\$158,500	17,635	32,320	0.00	0.00	10.10	10.10	#DIV/0!	\$1,746.04	\$0.04	202003723	RESIDENTIAL / RIVERFRONT ACREAGE	401	
005-0-004-400-022-00	5/1/2020	\$37,000	WD	\$37,000	\$37,000	37,000	65,252	933.27	486.63	4.24	2.55	\$39.65	\$8,732.59	\$0.20	202001610	005-0-004-400-025-01	RESIDENTIAL / RIVERFRONT ACREAGE	402
005-0-007-300-020-02	2/4/2022	\$180,000	WD	\$180,000	\$180,000	6,455	39,296	0.00	0.00	12.28	12.28	#DIV/0!	\$525.65	\$0.01	202200486	RESIDENTIAL / RIVERFRONT ACREAGE	401	
005-0-007-300-020-05	2/2/2022	\$20,000	WD	\$20,000	\$20,000	20,000	18,426	0.00	0.00	5.38	5.38	#DIV/0!	\$3,717.47	\$0.09	202200573	RESIDENTIAL / RIVERFRONT ACREAGE	402	
005-0-036-400-040-00	9/30/2021	\$180,000	WD	\$180,000	\$180,000	38,698	27,132	0.00	0.00	7.000	7.000	#DIV/0!	\$5,528	\$0.13	202103996	RESIDENTIAL / RIVERFRONT ACREAGE	401	
Totals:		\$695,500		\$695,500		239,788	270,458	933.27		66.597	64.910							
						Average per FF=>	256.93		Average per Net Acre=>	\$3,601		Average per SqFt=>	\$0.08					

Riverfront Acreage					
RVA1	\$4,800	RVA5	\$2,800	RVA9	\$1,300
RVA2	\$4,300	RVA6	\$2,300	RVA10	\$1,000
RVA3	\$3,800	RVA7	\$1,800	RVA11	\$800
RVA4	\$3,300	RVA8	\$1,600	ROW	\$0

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005-0-004-400-025-01	5/1/2020	\$37,000	WD	\$37,000	37,000	65,252	933.27	486.63	4.24	1.69	\$39.65	\$8,732.59	\$0.20	202001610	005-0-004-400-022-00	RIVER FRONT LOTS	402
005-0-C10-000-009-00	8/28/2018	\$85,000	WD	\$85,000	85,000	19,510	108.39	300.00	0.491	0.491	\$784	\$173,116	\$3.97	201803275		RIVER FRONT LOTS	402
005-0-R20-000-107-00	11/4/2020	\$110,000	WD	\$110,000	31,745	11,210	70.06	138.00	0.215	0.215	\$453	\$147,651	\$3.39	202004197		RIVER FRONT LOTS	401
005-0-R20-000-112-00	10/4/2018	\$20,000	QC	\$20,000	20,000	10,410	65.06	150.50	0.209	0.209	\$307	\$95,694	\$2.20	201803570		RIVER FRONT LOTS	401
005-0-R20-000-114-00	5/9/2019	\$16,000	WD	\$16,000	16,000	20,229	126.43	282.00	0.393	0.199	\$127	\$40,712	\$0.93	201901663	005-0-R20-000-113-00	RIVER FRONT LOTS	402
005-0-R22-000-230-01	1/13/2022	\$15,000	WD	\$15,000	15,000	20,661	147.58	257.00	0.464	0.719	\$102	\$32,328	\$0.74	202200265		RIVER FRONT LOTS	402
005-0-R23-000-339-00	1/7/2022	\$140,000	LC	\$140,000	18,705	22,031	157.37	381.00	0.569	0.288	\$119	\$32,873	\$0.75	202200187	005-0-R23-000-340-00	RIVER FRONT LOTS	401
005-0-R23-000-340-00	1/7/2022	\$140,000	LC	\$140,000	18,705	22,031	157.37	381.00	0.569	0.281	\$119	\$32,873	\$0.75	202200187	005-0-R23-000-339-00	RIVER FRONT LOTS	402
														201903309,			
005-0-R23-000-350-00	10/4/2019	\$20,000	WD	\$20,000	20,000	10,528	75.20	174.00	0.260	0.260	\$266	\$76,923	\$1.77	202001488		RIVER FRONT LOTS	402
005-0-R23-000-350-00	9/8/2020	\$20,000	PTA	\$20,000	20,000	21,056	150.40	348.00	0.520	0.260	\$133	\$38,462	\$0.88		005-0-R23-000-350-00	RIVER FRONT LOTS	402
005-0-R23-000-364-01	6/9/2020	\$77,900	WD	\$77,900	26,435	49,046	350.33	355.00	1.728	1.728	\$75	\$15,298	\$0.35	202002128		RIVER FRONT LOTS	401
Totals:		\$680,900		\$680,900	308,590	271,964	2341.45		9.655	6.337							
						Average per FF=>			Average per Net Acre=>		Average per SqFt=>						
							131.79		\$31,962		\$0.73						

Riverfront Frontage	RVF1	\$192
	RVF2	\$176
	RVF3	\$156
	RVF4	\$136
	RVF5	\$116

Acreage Table	1.0	Not Used	3.0	\$39,000	10.0	Not Used	30.0	Not Used
	1.5	Not Used	4.0	\$48,000	15.0	Not Used	40.0	Not Used
	2.0	\$28,000	5.0	\$55,000	20.0	Not Used	50.0	Not Used
	2.5	\$35,000	7.0	Not Used	25.0	Not Used	100.0	Not Used

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005-0-002-300-015-00	5/28/2021	\$32,000	WD	\$32,000	15,347	37,417	395.29	332.00	2.03	2.03	\$39	\$7,579	\$0.17	202102405		RURAL LOTS & SUBS	401	
005-0-002-300-035-05	11/6/2020	\$48,000	WD	\$48,000	15,832	27,936	247.96	331.84	1.27	1.27	\$64	\$12,466	\$0.29	202004227		RURAL LOTS & SUBS	401	
005-0-003-100-060-00	10/9/2020	\$57,000	WD	\$57,000	7,207	25,782	272.68	225.00	1.15	1.15	\$26	\$6,267	\$0.14	202004683		RURAL LOTS & SUBS	401	
005-0-003-100-060-00	9/20/2021	\$76,000	WD	\$76,000	26,207	25,782	272.68	225.00	1.15	1.15	\$96	\$22,789	\$0.52	202103927		RURAL LOTS & SUBS	401	
005-0-005-100-005-02	1/14/2019	\$80,000	WD	\$80,000	80,000	6,169	81.17	249.00	0.36	0.36	\$986	\$222,222	\$5.10	201900102		RURAL LOTS & SUBS	401	
005-0-005-200-065-00	5/21/2018	\$151,000	WD	\$151,000	15,783	16,149	170.41	435.60	1.00	1.00	\$93	\$15,783	\$0.36			RURAL LOTS & SUBS	401	
005-0-007-100-025-00	9/10/2019	\$115,000	WD	\$115,000	30,498	12,447	131.82	241.00	0.58	0.58	\$231	\$53,040	\$1.22	201903005		RURAL LOTS & SUBS	401	
005-0-021-200-010-05	12/17/2021	\$70,000	MLC	\$70,000	16,540	16,151	124.24	210.00	0.51	0.51	\$133	\$32,688	\$0.75	202105043		RURAL LOTS & SUBS	401	
005-0-036-300-050-00	11/6/2019	\$97,000	WD	\$97,000	19,674	15,426	163.40	125.00	0.514	0.514	\$120	\$38,276	\$0.88	201903785		RURAL LOTS & SUBS	401	
005-0-036-300-075-00	9/30/2020	\$92,000	WD	\$92,000	30,215	25,731	338.56	243.00	1.484	1.484	\$89	\$20,361	\$0.47	202003781		RURAL LOTS & SUBS	401	
005-0-C10-000-024-00	9/13/2019	\$120,000	WD	\$120,000	120,000	16,099	171.27	440.00	1.010	1.010	\$701	\$118,812	\$2.73	201903212		RURAL LOTS & SUBS	402	
005-0-C10-000-026-00	10/8/2021	\$50,000	PTA	\$50,000	20,369	32,052	340.98	436.00	2.002	2.002	\$60	\$10,174	\$0.23			RURAL LOTS & SUBS	401	
005-0-C10-000-040-00	11/24/2020	\$135,000	WD	\$135,000	48,523	25,374	170.49	436.00	3.461	1.001	\$285	\$14,030	\$0.32	202004485	005-0-005-200-030-00	RURAL LOTS & SUBS	401	
005-0-C10-000-043-00	9/28/2020	\$26,000	QC	\$26,000	19,757	24,704	262.81	259.00	1.189	1.189	\$75	\$15,616	\$0.38	202003735		RURAL LOTS & SUBS	401	
005-0-R20-000-025-00	1/13/2022	\$65,000	WD	\$65,000	6,766	12,390	131.80	300.00	0.454	0.227	\$51	\$14,903	\$0.34	202200137	005-0-R20-000-031-00	RURAL LOTS & SUBS	401	
005-0-R20-000-026-00	7/31/2020	\$98,000	WD	\$98,000	23,689	11,280	120.00	150.00	0.413	0.413	\$197	\$57,358	\$1.32	202003040		RURAL LOTS & SUBS	401	
005-0-R20-000-028-00	11/5/2020	\$15,000	WD	\$15,000	15,000	16,920	180.00	150.00	0.620	0.620	\$83	\$24,194	\$0.56	202004212		RURAL LOTS & SUBS	401	
005-0-R20-000-031-00	1/13/2022	\$65,000	WD	\$65,000	6,766	12,390	131.80	300.00	0.454	0.227	\$51	\$14,903	\$0.34	202200137	005-0-R20-000-025-00	RURAL LOTS & SUBS	402	
005-0-R20-000-124-01	10/4/2018	\$20,000	QC	\$20,000	13,413	26,073	219.47	177.17	0.821	0.821	\$61	\$16,337	\$0.38	201803570		RURAL LOTS & SUBS	402	
005-0-R22-000-290-01	12/15/2020	\$25,000	QC	\$25,000	25,000	30,137	320.60	200.94	1.278	1.278	\$78	\$19,562	\$0.45	202100185		RURAL LOTS & SUBS	402	
005-0-R22-000-295-00	8/15/2020	\$27,000	WD	\$27,000	27,000	21,263	226.20	422.00	0.965	0.502	\$119	\$27,979	\$0.64		005-0-R22-000-296-00	RURAL LOTS & SUBS	401	
005-0-R22-000-296-00	8/15/2020	\$27,000	WD	\$27,000	27,000	21,263	226.20	422.00	0.965	0.463	\$119	\$27,979	\$0.64		005-0-R22-000-295-00	RURAL LOTS & SUBS	402	
005-0-R22-000-300-01	5/28/2021	\$15,000	QC	\$15,000	15,000	9,769	103.92	200.00	0.413	0.413	\$144	\$36,320	\$0.83	202102339		RURAL LOTS & SUBS	401	
005-0-R22-000-307-00	7/9/2018	\$25,000	WD	\$25,000	13,127	6,028	103.92	200.00	0.413	0.413	\$126	\$31,785	\$0.73	201802378		RURAL LOTS & SUBS	401	
005-0-R23-000-394-00	6/14/2021	\$13,000	WD	\$13,000	13,000	18,481	318.63	798.00	1.425	0.492	\$41	\$9,123	\$0.21	202102865	005-0-R23-000-395-00, 005-0-R23-000-396-00	RURAL LOTS & SUBS	402	
005-0-R70-000-002-00	2/7/2019	\$2,500	WD	\$2,500	2,500	7,960	199.00	99.00	0.455	0.455	\$13	\$5,495	\$0.13	201900358		RURAL LOTS & SUBS	402	
Totals:		\$1,546,500		\$1,546,500	654,213	501,173	5425.30		26.372	21.560								
						Average per FF=>	\$121		Average per Net Acre=>	\$24,807		Average per SqFt=>	\$0.57					

Rural Lot Frontage	RF1	\$120
	RF2	\$110
	RF3	\$100
	RF4	\$75
	RF5	\$50
	RF6	\$40



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005-1-000-000-025-00	10/15/2018	\$110,000	WD	\$110,000	59,469	20,347	271.29	132.00	0.800	0.800	\$219	\$74,336	\$1.71	201803555		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-190-00	7/6/2018	\$78,000	WD	\$78,000	1,068	20,346	271.29	264.00	0.800	0.400	\$4	\$1,335	\$0.03		005-1-000-000-140-00	VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-215-00	2/10/2020	\$69,000	WD	\$69,000	3,815	14,181	189.08	264.00	0.558	0.400	\$20	\$6,837	\$0.16	202000515	005-1-000-000-210-00	VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-285-23	12/28/2021	\$98,000	WD	\$98,000	38,213	19,329	271.29	264.00	0.800	0.600	\$141	\$47,766	\$1.10	202105180	005-1-000-000-285-09	VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-435-00	8/15/2018	\$38,400	LC	\$38,400	14,387	10,173	135.65	132.00	0.400	0.400	\$106	\$35,968	\$0.83	201802827		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-542-00	8/14/2018	\$65,000	PTA	\$65,000	65,000	5,248	69.97	170.00	0.234	0.234	\$929	\$277,778	\$6.38	201803050	005-1-000-000-570-00	VILLAGE OF STERLING RESIDENTIAL	402
005-1-000-000-555-00	11/9/2018	\$67,000	PTA	\$67,000	12,081	11,374	151.66	165.00	0.500	0.500	\$80	\$24,162	\$0.55			VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-615-00	12/15/2020	\$139,900	WD	\$139,900	15,277	9,487	126.49	200.00	0.459	0.459	\$121	\$33,283	\$0.76	202004664		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-640-05	7/9/2021	\$88,000	WD	\$88,000	3,897	21,364	284.86	230.00	1.109	1.109	\$14	\$3,514	\$0.08	202102923		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-665-00	6/19/2019	\$140,650	WD	\$140,650	11,292	19,752	263.36	300.00	1.171	1.171	\$43	\$9,643	\$0.22	201902056		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-730-00	2/5/2020	\$2,000	WD	\$2,000	2,000	11,604	154.73	133.00	0.458	0.458	\$13	\$4,367	\$0.10	202000521		VILLAGE OF STERLING RESIDENTIAL	402
005-1-000-000-735-00	1/20/2021	\$87,000	WD	\$87,000	42,710	9,107	121.00	183.00	0.420	0.420	\$353	\$101,690	\$2.33	202100368		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-760-00	3/22/2021	\$65,000	WD	\$65,000	27,572	33,941	452.55	250.00	1.837	1.837	\$61	\$15,009	\$0.34			VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-880-00	10/12/2018	\$158,000	PTA	\$158,000	32,745	14,230	189.74	200.00	0.689	0.689	\$173	\$47,525	\$1.09			VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-000-930-00	10/26/2021	\$234,900	LC	\$234,900	109,271	15,265	0.00	0.00	5.000	5.000	#DIV/0!	\$21,854	\$0.50	202104510		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-001-055-00	5/19/2020	\$56,500	WD	\$56,500	11,920	8,969	224.22	330.00	1.045	1.045	\$53	\$11,407	\$0.26	202001755		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-001-220-00	5/10/2018	\$155,000	WD	\$155,000	8,987	30,759	410.12	359.00	2.220	2.220	\$22	\$4,048	\$0.09	201801725		VILLAGE OF STERLING RESIDENTIAL	401
005-1-000-001-230-00	7/20/2018	\$110,000	WD	\$110,000	3,807	13,064	0.00	0.00	4.000	4.000	#DIV/0!	\$952	\$0.02	201802716		VILLAGE OF STERLING RESIDENTIAL	401
Totals:				\$1,762,350	\$1,762,350	463,511	288,540	3587.29	22.500	21.742	Average per Net Acre=> \$20,600		Average per SqFt=> \$0.47				

Village Lot Frontage	VRF1	\$60
	VRF2	\$55
	VRF3	\$35
	VRF4	\$35
	VRF5	\$35