

Land Value Analysis

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

Condominium Analysis

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

Economic Condition Factors

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

Lake Charlevoix Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-019-011-00	5965 FERRIS LEWIS LN (PVT)	09/12/22	\$925,000	WD	\$900,000	\$276,400	30.71	\$552,721	\$663,104	\$315,825	75.0	\$8,841
006-029-052-00	4757 LAKESHORE RD	07/29/22	\$825,000	WD	\$800,000	\$271,400	33.93	\$542,816	\$573,009	\$315,825	75.0	\$7,640
006-113-016-00	3380 CHULA VISTA DR (PVT)	08/19/22	\$600,000	WD	\$600,000	\$229,700	38.28	\$459,478	\$456,347	\$315,825	75.0	\$6,085
006-113-027-00	3350 CHULA VISTA	09/07/21	\$1,150,000	WD	\$1,150,000	\$551,300	47.94	\$1,102,577	\$775,926	\$728,503	173.0	\$4,485
006-113-040-10	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$355,700	35.75	\$711,435	\$738,353	\$454,788	108.0	\$6,837
006-113-040-30	6705 FERRY RD	08/10/21	\$1,000,000	WD	\$1,000,000	\$558,800	55.88	\$1,117,576	\$303,524	\$421,100	100.0	\$3,035
006-115-023-85	8335 CEDAR CREST BAY DR (PVT)	07/23/21	\$430,000	WD	\$430,000	\$0	0.00	\$507,386	\$381,613	\$458,999	109.0	\$3,501
006-115-025-55	8589 SPINNAKER LN (PVT)	05/28/21	\$975,000	WD	\$975,000	\$551,100	56.52	\$1,102,142	\$327,646	\$454,788	108.0	\$3,034
006-124-031-00	6533 FERRY RD	07/05/22	\$1,800,000	WD	\$1,800,000	\$537,100	29.84	\$1,074,121	\$1,462,804	\$736,925	175.0	\$8,359
006-536-001-00	9485 PINE LAKE RD (PVT)	08/30/22	\$650,000	WD	\$650,000	\$242,100	37.25	\$484,265	\$650,000	\$484,265	115.0	\$5,652
006-536-002-00	9465 PINE LAKE RD (PVT)	10/17/22	\$2,600,000	WD	\$2,600,000	\$1,072,900	41.27	\$2,145,757	\$1,014,306	\$560,063	133.0	\$7,626
Totals:			\$11,950,000		\$11,900,000	\$4,646,500		\$9,800,274	\$7,346,632	\$5,246,906	1,246.0	
											Average	
											per FF=>	\$5,896

Lake Charlevoix South Arm Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-116-038-00	3125 ROSS LN (PVT)	06/24/21	\$1,750,000	WD	\$1,750,000	\$729,900	41.71	\$1,459,793	\$1,022,657	\$732,450	190.0	\$5,382
006-116-042-50	3027 ROSS LN (PVT)	09/09/22	\$1,750,000	WD	\$1,750,000	\$614,100	35.09	\$1,228,141	\$945,909	\$424,050	110.0	\$8,599
006-117-040-00	3754 LAKE ST (PVT)	10/26/22	\$705,000	WD	\$705,000	\$273,100	38.74	\$546,101	\$448,024	\$289,125	75.0	\$5,974
006-121-002-20	M-66 N	05/06/21	\$750,000	WD	\$750,000	\$522,100	69.61	\$1,044,104	\$724,201	\$1,018,305	330.0	\$2,195
006-121-002-20	M-66 N	07/30/21	\$2,100,000	WD	\$2,100,000	\$656,600	31.27	\$1,313,060	\$2,059,090	\$1,272,150	330.0	\$6,240
006-121-009-00	2968 M-66 N	05/12/21	\$1,300,000	WD	\$1,300,000	\$556,100	42.78	\$1,112,143	\$708,282	\$520,425	135.0	\$5,247
006-128-013-20	SLEEPY HOLLOW LN (PVT)	02/28/23	\$915,000	WD	\$915,000	\$0	0.00	\$732,450	\$915,000	\$732,450	190.0	\$4,816
006-175-011-10	704 EVELINE ORCHARD RD	10/08/21	\$600,000	WD	\$600,000	\$365,500	60.92	\$730,922	\$516,112	\$647,034	164.0	\$3,147
006-225-006-00	9367 BIRCH TERRACE RD	05/31/22	\$1,500,000	WD	\$1,500,000	\$545,800	36.39	\$1,091,683	\$832,367	\$424,050	110.0	\$7,567
006-525-044-00	1715 GREENLEAF AVE	07/20/21	\$699,000	WD	\$699,000	\$308,600	44.15	\$617,168	\$563,707	\$481,875	150.0	\$3,758
Totals:			\$12,069,000		\$12,069,000	\$4,571,800		\$9,875,565	\$8,735,349	\$6,541,914	1,784.0	
											Average	
											per FF=>	\$4,896

Lake Charlevoix Evergreen Point Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-106-002-80	11550 EVERGREEN LN (PVT)	09/15/20	\$1,940,000	WD	\$1,940,000	\$1,146,100	59.08	\$2,292,155	\$831,469	\$1,183,624	247.0	\$3,366
006-106-002-85	11534 EVERGREEN LN (PVT)	07/07/20	\$1,045,000	WD	\$1,045,000	\$635,700	60.83	\$1,271,456	\$612,144	\$838,600	175.0	\$3,498
006-106-003-55	11690 EVERGREEN LN (PVT)	07/22/20	\$329,000	WD	\$329,000	\$203,400	61.82	\$406,800	\$329,000	\$406,800	200.0	\$1,645
006-106-003-55	11690 EVERGREEN LN (PVT)	09/29/23	\$775,000	WD	\$775,000	\$256,700	33.12	\$513,300	\$775,000	\$513,300	200.0	\$3,875
006-325-003-00	11280 EVERGREEN LN (PVT)	08/24/20	\$2,935,000	WD	\$2,935,000	\$1,539,300	52.45	\$3,078,584	\$814,816	\$958,400	200.0	\$4,074
006-325-005-10	11180 EVERGREEN LN (PVT)	05/20/22	\$6,320,000	WD	\$6,320,000	\$1,279,500	20.25	\$2,558,940	\$4,403,188	\$642,128	134.0	\$32,860
006-325-014-10	11329 EVERGREEN LN (PVT)	08/27/20	\$770,000	WD	\$770,000	\$239,600	31.12	\$479,200	\$770,000	\$479,200	100.0	\$7,700
Totals:			\$14,114,000		\$14,114,000	\$5,300,300		\$10,600,435	\$8,535,617	\$5,022,052	1,256.0	
											Average	
											per FF=>	\$6,796

Lake Access Influence Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-032-050-15	755 BLUE WATER TRL (PVT)	08/16/21	\$500,000	WD	\$500,000	\$226,700	45.34	\$453,451	\$245,314	\$198,765	105.0	\$2,336
006-033-004-15	3924 LAKESHORE RD	11/28/22	\$335,000	WD	\$335,000	\$205,800	61.43	\$411,617	\$55,893	\$132,510	70.0	\$798
006-156-013-00	4556 LAKESHORE RD	09/23/22	\$535,000	MLC	\$535,000	\$252,900	47.27	\$505,693	\$324,195	\$294,888	264.0	\$1,228
006-725-012-00	9121 LAS OLAS DR (PVT)	10/05/22	\$450,000	WD	\$435,000	\$122,900	28.25	\$245,735	\$314,203	\$124,938	66.0	\$4,761
Totals:			\$1,820,000		\$1,805,000	\$808,300		\$1,616,496	\$939,605	\$751,101	505.0	
											Average per FF=>	\$1,861

Lake Shore Rd Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-030-058-80	5710 LAKESHORE RD	10/27/21	\$767,000	WD	\$767,000	\$346,500	45.18	\$693,057	\$313,243	\$239,300	100.0	\$3,132
006-030-068-50	5412 LAKESHORE RD	08/18/21	\$670,000	WD	\$670,000	\$447,800	66.84	\$895,544	\$169,276	\$394,820	240.0	\$705
006-032-026-00	4098 LAKESHORE RD	09/02/21	\$805,000	WD	\$805,000	\$518,300	64.39	\$1,036,544	\$67,581	\$299,125	125.0	\$541
006-032-026-00	4098 LAKESHORE RD	07/01/22	\$970,000	WD	\$970,000	\$518,300	53.43	\$1,036,544	\$232,581	\$299,125	125.0	\$1,861
006-032-031-90	750 BLUE WATER TRL (PVT)	07/29/21	\$1,000,000	WD	\$1,000,000	\$531,200	53.12	\$1,062,303	\$392,367	\$454,670	190.0	\$2,065
006-033-014-20	3750 LAKESHORE RD	08/13/21	\$460,000	WD	\$460,000	\$187,600	40.78	\$375,245	\$221,156	\$136,401	57.0	\$3,880
006-033-014-20	3750 LAKESHORE RD	08/18/21	\$460,000	WD	\$460,000	\$187,600	40.78	\$375,245	\$221,156	\$136,401	57.0	\$3,880
006-033-018-15	3098 LAKESHORE RD	10/29/21	\$1,725,000	WD	\$1,725,000	\$623,500	36.14	\$1,246,932	\$717,368	\$239,300	100.0	\$7,174
006-033-020-00	3042 LAKESHORE RD	10/15/21	\$650,000	WD	\$650,000	\$326,100	50.17	\$652,129	\$296,996	\$299,125	125.0	\$2,376
006-033-020-00	3042 LAKESHORE RD	06/13/22	\$950,000	WD	\$950,000	\$326,100	34.33	\$652,129	\$596,996	\$299,125	125.0	\$4,776
006-350-007-00	LAKESHORE RD	05/07/21	\$750,000	WD	\$750,000	\$388,500	51.80	\$777,098	\$660,452	\$687,550	350.0	\$1,887
006-350-011-00	5109 LAKESHORE RD	10/19/22	\$397,500	WD	\$397,500	\$122,400	30.79	\$244,797	\$301,069	\$148,366	62.0	\$4,856
006-350-033-00	5318 LAKESHORE RD	10/07/22	\$760,000	WD	\$760,000	\$164,200	21.61	\$328,397	\$552,878	\$121,275	98.0	\$5,642
Totals:			\$10,364,500		\$10,364,500	\$4,688,100		\$9,375,964	\$4,743,119	\$3,754,583	1,754.0	
											Average per FF=>	\$2,704

Residential Land FF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-121-020-00	2606 M-66 N	02/02/23	\$395,000	WD	\$395,000	\$148,000	37.47	\$296,066	\$133,034	\$34,100	100.0	\$1,330
006-401-003-00	10335 SECOND ST	09/24/21	\$350,000	WD	\$350,000	\$151,900	43.40	\$303,838	\$148,462	\$102,300	300.0	\$495
006-425-017-10	WASHINGTON ST	02/10/22	\$40,000	WD	\$40,000	\$21,300	53.25	\$42,625	\$40,000	\$42,625	125.0	\$320
006-600-007-00	11248 SEQUANOTA HEIGHTS	06/28/22	\$335,000	WD	\$335,000	\$150,800	45.01	\$301,669	\$58,906	\$25,575	75.0	\$785
006-600-010-00	11497 SEQUANOTA HEIGHTS	09/13/21	\$302,000	WD	\$302,000	\$124,900	41.36	\$249,766	\$86,334	\$34,100	100.0	\$863
006-600-010-00	11497 SEQUANOTA HEIGHTS	03/17/22	\$275,000	WD	\$275,000	\$124,900	45.42	\$249,766	\$59,334	\$34,100	100.0	\$593
Totals:			\$1,697,000		\$1,697,000	\$721,800		\$1,443,730	\$526,070	\$272,800	800.0	
											Average per FF=>	\$658

Lake Nowland Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
006-119-005-30	11951 E WILD MEADOW LN	10/28/20	\$169,900	WD	\$169,900	\$90,900	53.50	\$181,790	\$169,900	\$181,790	265.0	\$641
006-119-018-00	HIDDEN VALLEY LN (PVT)	11/20/20	\$149,000	WD	\$149,000	\$68,600	46.04	\$137,200	\$149,000	\$137,200	200.0	\$745
006-440-008-00	2369 HIDDEN VALLEY LN (PVT)	11/03/22	\$279,900	WD	\$279,900	\$79,300	28.33	\$158,617	\$195,783	\$74,500	100.0	\$1,958
006-440-009-00	2383 HIDDEN VALLEY LN (PVT)	09/28/22	\$283,500	WD	\$283,500	\$84,200	29.70	\$168,437	\$189,563	\$74,500	100.0	\$1,896
Totals:			\$882,300		\$882,300	\$323,000		\$646,044	\$704,246	\$467,990	665.0	
											Average	
											per FF=>	\$1,059

Bluewater Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	
006-032-023-50	190 LAKE RIDGE TRL (PVT)	08/10/21	\$79,000	WD	\$79,000	\$31,400	39.75	\$62,833	\$79,000	\$62,833	1.00	
Totals:			\$79,000		\$79,000	\$31,400		\$62,833	\$79,000	\$62,833	1.00	
											Average	
											per Site=>	\$79,000

Charlevoix Shores Site Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
006-275-029-00	BRIDGE DR	12/07/22	\$36,000	WD	\$36,000	\$13,400	37.22	\$26,750	\$36,000
006-276-055-00	BRIDGE DR	09/13/21	\$36,500	WD	\$36,500	\$13,400	36.71	\$26,750	\$36,500
006-276-061-00	BRIDGE DR	04/11/22	\$24,000	WD	\$24,000	\$13,400	55.83	\$26,750	\$24,000
006-276-062-00	3605 BRIDGE DR	02/10/23	\$35,500	WD	\$35,500	\$13,400	37.75	\$26,750	\$35,500
006-276-068-00	COMMODORE DR	09/09/22	\$44,000	WD	\$44,000	\$13,400	30.45	\$26,750	\$44,000
Totals:			\$176,000		\$176,000	\$67,000		\$133,750	\$176,000
								Average	
								per Site=>	\$29,333

Residential Acreage Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-031-008-55	746 ADVANCE RD N	12/16/21	\$162,000	WD	\$162,000	\$69,200	42.72	\$138,404	\$46,982	\$23,386	0.90	0.90	\$52,435
006-114-026-10	7007 FERRY RD	11/12/21	\$207,500	WD	\$207,500	\$67,800	32.67	\$135,618	\$97,982	\$26,100	1.00	1.00	\$97,982
006-230-000-20	BLUE WATER TRL (PVT)	02/15/23	\$5,000	WD	\$5,000	\$14,000	280.00	\$28,012	\$5,000	\$28,012	1.12	1.12	\$4,460
Totals:			\$374,500		\$374,500	\$151,000		\$302,034	\$149,964	\$77,498	3.02	3.02	
												Average per Net Acre=>	49,706.33

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-107-015-15	11315 ROBERTS RD W	09/14/21	\$232,000	WD	\$232,000	\$97,800	42.16	\$195,624	\$72,400	\$36,024	2.25	2.25	\$32,121
006-117-020-40	FERRY RD	04/16/21	\$31,000	WD	\$31,000	\$8,400	27.10	\$16,930	\$31,000	\$16,930	2.76	1.38	\$11,232
Totals:			\$263,000		\$263,000	\$106,200		\$212,554	\$103,400	\$52,954	5.01	3.63	
												Average per Net Acre=>	20,622.26

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-133-012-10	9236 PHELPS RD	08/27/21	\$344,000	WD	\$344,000	\$147,500	42.88	\$294,933	\$102,029	\$52,962	6.46	6.46	\$15,787
006-117-020-25	3322 SEQUANOTA RD	09/28/22	\$230,000	WD	\$230,000	\$98,700	42.91	\$197,436	\$73,608	\$41,044	6.62	3.62	\$11,119
Totals:			\$574,000		\$574,000	\$246,200		\$492,369	\$175,637	\$94,006	13.08	10.08	
												Average per Net Acre=>	13,424.83

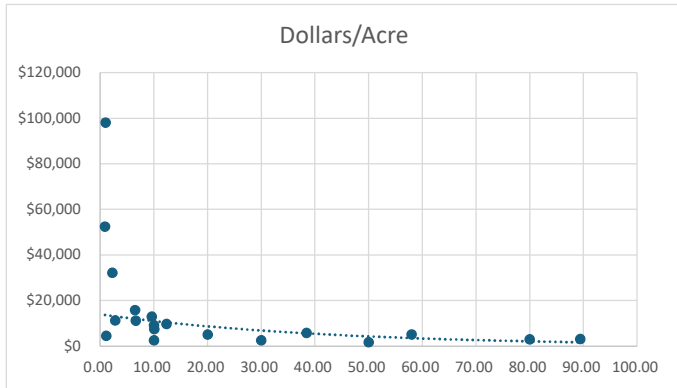
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-117-022-00	SAUNDERS RD	08/06/21	\$124,000	WD	\$124,000	\$28,300	22.82	\$56,680	\$124,000	\$56,680	9.60	9.60	\$12,917
006-115-010-20	8240 FERRY RD	11/08/21	\$555,000	WD	\$555,000	\$260,500	46.94	\$521,025	\$90,975	\$57,000	10.00	10.00	\$9,098
006-117-011-20	3885 M-66 N	11/19/21	\$135,000	WD	\$135,000	\$83,700	62.00	\$167,301	\$24,699	\$57,000	10.00	10.00	\$2,470
006-115-012-20	PENINSULA RD N	10/20/22	\$75,000	WD	\$75,000	\$28,600	38.13	\$57,165	\$75,000	\$57,165	10.05	10.05	\$7,463
006-115-010-10	8076 FERRY RD	10/15/21	\$165,000	WD	\$165,000	\$55,100	33.39	\$110,147	\$119,641	\$64,788	12.36	12.36	\$9,680
Totals:			\$1,054,000		\$1,054,000	\$456,200		\$912,318	\$434,315	\$292,633	52.01	52.01	
												Average per Net Acre=>	8,350.61

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-123-010-30	LOOMIS RD	11/29/21	\$99,900	WD	\$99,900	\$38,000	38.04	\$76,000	\$99,900	\$76,000	20.00	20.00	\$4,995
Totals:			\$99,900		\$99,900	\$38,000		\$76,000	\$99,900	\$76,000	20.00	20.00	
												Average per Net Acre=>	4,995.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-118-015-00	FERRY RD	07/09/21	\$75,000	WD	\$75,000	\$53,700	71.60	\$107,270	\$75,000	\$107,270	30.00	20.00	\$2,500
006-132-001-00	757 RANNEY RD N	09/12/22	\$219,900	WD	\$219,900	\$70,500	32.06	\$141,090	\$219,900	\$141,090	38.45	38.45	\$5,719
Totals:			\$294,900		\$294,900	\$124,200		\$248,360	\$294,900	\$248,360	68.45	58.45	
												Average per Net Acre=>	4,308.25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-131-013-00	FLAGG RD	09/21/21	\$80,000	WD	\$80,000	\$51,000	63.75	\$102,000	\$80,000	\$102,000	50.00	50.00	\$1,600
006-116-001-25	PINE LAKE RD (PVT)	09/20/21	\$295,000	WD	\$295,000	\$75,300	25.53	\$150,715	\$295,000	\$150,715	58.00	33.00	\$5,086
Totals:			\$375,000		\$375,000	\$126,300		\$252,715	\$375,000	\$252,715	108.00	83.00	
												Average per Net Acre=>	3,472.22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-119-007-20	2505 SEQUANOTA RD	06/25/21	\$400,000	WD	\$400,000	\$213,400	53.35	\$426,884	\$233,116	\$260,000	80.00	80.00	\$2,914
006-030-055-00	5654 RIDGE RD	05/18/21	\$355,000	WD	\$355,000	\$130,900	36.87	\$261,818	\$272,042	\$178,860	89.43	87.00	\$3,042
Totals:			\$755,000		\$755,000	\$344,300		\$688,702	\$505,158	\$438,860	169.43	167.00	
												Average per Net Acre=>	2,981.51



Acres	Value
1.00	\$38,500
1.50	\$39,850
2.00	\$41,200
2.50	\$45,500
3.00	\$49,800
4.00	\$58,400
5.00	\$67,000
7.00	\$73,600
10.00	\$83,500
15.00	\$84,750
20.00	\$86,000
25.00	\$100,600
30.00	\$115,300
40.00	\$144,500
50.00	\$174,000
100.00	\$350,000

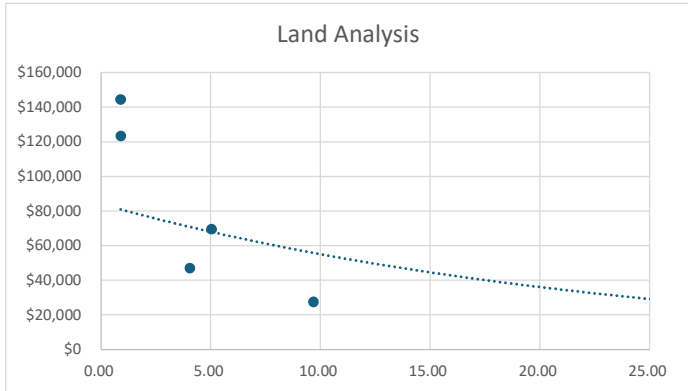
View Acreage Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-575-003-75	3071 M-66 N	03/03/22	\$285,000	WD	\$285,000	\$110,600	38.81	\$221,196	\$129,218	\$65,414	0.90	1.00	\$144,378
006-500-006-00	3053 MARSHALL RD	05/24/22	\$315,000	WD	\$315,000	\$135,800	43.11	\$271,535	\$110,965	\$67,500	0.90	0.90	\$123,294
Totals:			\$600,000		\$600,000	\$246,400		\$492,731	\$240,183	\$132,914	1.80	1.90	
											Average per Net Acre=>		133,806.69

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-115-030-75	DUSTIN LN (PVT)	08/09/21	\$190,000	MLC	\$190,000	\$70,100	36.89	\$140,250	\$190,000	\$140,250	4.05	4.05	\$46,914
006-033-018-25	102 KADEN LN (PVT)	08/31/22	\$349,900	WD	\$349,900	\$72,700	20.78	\$145,400	\$349,900	\$145,400	5.04	5.04	\$69,425
Totals:			\$539,900		\$539,900	\$142,800		\$285,650	\$539,900	\$285,650	9.09	9.09	
											Average per Net Acre=>		59,394.94

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-116-042-45	3190 ROSS LN (PVT)	01/13/23	\$330,000	WD	\$330,000	\$128,000	38.79	\$256,001	\$265,829	\$191,830	9.68	9.68	\$27,453
Totals:			\$330,000		\$330,000	\$128,000		\$256,001	\$265,829	\$191,830	9.68	9.68	
											Average per Net Acre=>		27,453.17

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-125-012-00	5660 RIDGE RD	06/10/21	\$285,000	WD	\$285,000	\$225,000	78.95	\$449,988	\$269,965	\$434,953	77.57	77.57	\$3,480
Totals:			\$285,000		\$285,000	\$225,000		\$449,988	\$269,965	\$434,953	77.57	77.57	
											Average per Net Acre=>		3,480.28



Acres	Value
1.0	\$133,800
1.5	\$150,800
2.0	\$167,800
2.5	\$184,800
3.0	\$201,800
4.0	\$236,000
5.0	\$242,350
7.0	\$255,050
10.0	\$274,000
15.0	\$280,000
20.0	\$285,000
25.0	\$290,000
30.0	\$300,000
40.0	\$315,000
50.0	\$335,000
100.0	\$350,000

Ag Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-135-003-00	BRACEY RD	08/30/21	\$37,000	WD	\$37,000	\$15,600	42.16	\$31,250	\$37,000	\$31,250	3.50	3.50	\$10,571
Totals:			\$37,000		\$37,000	\$15,600		\$31,250	\$37,000	\$31,250	3.50	3.50	
											per Net Acre=>	10,571.43	
											Average		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-031-011-30	ADVANCE RD N	06/17/21	\$141,075	WD	\$141,075	\$62,000	43.95	\$124,000	\$141,075	\$124,000	40.00	40.00	\$3,527
006-122-011-15	2589 MOUNTAIN RD	04/24/20	\$200,000	WD	\$200,000	\$62,000	31.00	\$124,000	\$200,000	\$124,000	40.00	40.00	\$5,000
Totals:			\$341,075		\$341,075	\$124,000		\$248,000	\$341,075	\$248,000	80.00	80.00	
											per Net Acre=>	4,263.44	
											Average		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
006-135-004-40	BRACEY RD	05/26/23	\$700,000	WD	\$700,000	\$150,900	21.56	\$301,812	\$700,000	\$301,812	107.79	107.79	\$6,494
Totals:			\$700,000		\$700,000	\$150,900		\$301,812	\$700,000	\$301,812	107.79	107.79	
											per Net Acre=>	6,494.11	
											Average		

Sommerset Point

Lower Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
006-636-023-10	4475 SOMMERSET LN (PVT)	09/08/22	\$900,000	WD	\$900,000	\$398,800	44.31	\$797,637	\$900,000	\$797,637	0.06	0.06	\$14,754,098	\$338.71
006-636-055-00	900 POINTE DR	05/10/21	\$783,000	WD	\$783,000	\$369,600	47.20	\$739,155	\$783,000	\$739,155	0.06	0.06	\$13,982,143	\$320.99
006-636-057-00	890 POINTE DR (PVT)	08/04/22	\$1,100,000	WD	\$1,100,000	\$369,600	33.60	\$739,155	\$1,100,000	\$739,155	0.06	0.06	\$19,642,857	\$450.94
006-636-061-00	870 POINTE DR (PVT)	08/31/21	\$840,000	WD	\$840,000	\$369,600	44.00	\$739,155	\$840,000	\$739,155	0.06	0.06	\$15,000,000	\$344.35
006-637-045-00	936 POINT DR	07/09/21	\$700,000	WD	\$700,000	\$266,200	38.03	\$532,391	\$700,000	\$532,391	0.06	0.06	\$12,068,966	\$277.07
Totals:			\$4,323,000		\$4,323,000	\$1,773,800		\$3,547,493	\$4,323,000	\$3,547,493	0.29	0.29		
													Average per SqFt=>	\$345.79

Large Upper Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
006-636-056-00		02/12/21	\$1,069,000	WD	\$1,069,000	\$514,900	48.17	\$1,029,804	\$1,069,000	\$1,029,804	0.10	0.10	\$10,480,392	\$240.60
Totals:			\$1,819,000		\$1,819,000	\$910,700		\$1,821,354	\$1,819,000	\$1,821,354	0.18	0.18		
													Average per SqFt=>	\$231.99

Hemmingway Point

Condo Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	
006-435-023-00	4000 HEMINGWAY POINTE CI	08/29/22	\$495,000	WD	\$495,000	\$228,500	46.16	\$457,036	\$288,139	\$250,175	
006-435-041-00	4000 HEMINGWAY POINTE CI	06/14/21	\$475,738	WD	\$475,738	\$230,900	48.54	\$461,767	\$264,146	\$250,175	
006-435-055-00	4000 HEMINGWAY POINTE CI	06/04/21	\$581,000	WD	\$581,000	\$265,700	45.73	\$531,447	\$355,968	\$306,415	
Totals:			\$1,551,738		\$1,551,738	\$725,100		\$1,450,250	\$908,253	\$806,765	
										Average per Condo Site:	302,751.00

Dock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
006-436-050-00	HEMINGWAY POINTE CLUB F	03/24/23	\$100,000	WD	\$100,000	\$28,100	28.10	\$56,240	\$100,000	\$56,240
Totals:			\$100,000		\$100,000	\$28,100		\$56,240	\$100,000	\$56,240

Lake Charlevoix ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-019-011-00	5965 FERRIS LEWIS LN (PVT)	09/12/22	\$925,000	WD	\$900,000	\$352,000	39.11	\$704,071	\$468,538	\$431,462	\$157,864	2.733
006-029-052-00	4757 LAKESHORE RD	07/29/22	\$825,000	WD	\$800,000	\$347,100	43.39	\$694,166	\$471,804	\$328,196	\$149,036	2.202
006-033-004-15	3924 LAKESHORE RD	11/28/22	\$335,000	WD	\$335,000	\$188,200	56.18	\$376,471	\$135,931	\$199,069	\$161,220	1.235
006-113-016-00	3380 CHULA VISTA DR (PVT)	08/19/22	\$600,000	WD	\$600,000	\$305,400	50.90	\$610,828	\$467,175	\$132,825	\$96,282	1.380
006-113-027-00	3350 CHULA VISTA	09/07/21	\$1,150,000	WD	\$1,150,000	\$725,800	63.11	\$1,451,691	\$1,077,617	\$72,383	\$250,720	0.289
006-113-040-10	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$464,700	46.70	\$929,379	\$679,206	\$315,794	\$167,676	1.883
006-113-040-30	6705 FERRY RD	08/10/21	\$1,000,000	WD	\$1,000,000	\$659,700	65.97	\$1,319,376	\$627,485	\$372,515	\$463,734	0.803
006-113-043-00	6635 FERRY RD	05/16/22	\$1,475,000	WD	\$1,475,000	\$530,300	35.95	\$1,060,521	\$499,689	\$975,311	\$375,893	2.595
006-115-025-55	8589 SPINNAKER LN (PVT)	05/28/21	\$975,000	WD	\$975,000	\$660,000	67.69	\$1,320,086	\$685,335	\$289,665	\$425,436	0.681
006-117-040-00	3754 LAKE ST (PVT)	10/26/22	\$705,000	WD	\$705,000	\$312,100	44.27	\$624,176	\$367,200	\$337,800	\$172,236	1.961
006-124-031-00	6533 FERRY RD	07/05/22	\$1,800,000	WD	\$1,800,000	\$713,600	39.64	\$1,427,271	\$1,090,701	\$709,299	\$225,583	3.144
006-475-003-00	5534 LAKESHORE RD	09/01/21	\$539,000	WD	\$539,000	\$251,300	46.62	\$502,405	\$313,627	\$225,373	\$124,278	1.813
006-536-002-00	9465 PINE LAKE RD (PVT)	10/17/22	\$2,600,000	WD	\$2,600,000	\$1,207,100	46.43	\$2,414,151	\$878,021	\$1,721,979	\$1,029,578	1.673
006-675-006-00	7765 CEDAR LN (PVT)	06/10/22	\$2,500,000	WD	\$2,300,000	\$877,800	38.17	\$1,755,537	\$675,654	\$1,624,346	\$723,782	2.244
Totals:			\$16,424,000		\$16,174,000	\$7,595,100		\$15,190,129		\$7,736,017	\$4,523,318	E.C.F. => 1.710

Lake Charlevoix South Arm ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-116-038-00	3125 ROSS LN (PVT)	06/24/21	\$1,750,000	WD	\$1,750,000	\$828,800	47.36	\$1,657,583	\$954,839	\$795,161	\$481,992	1.650
006-121-009-00	2968 M-66 N	05/12/21	\$1,300,000	WD	\$1,300,000	\$626,300	48.18	\$1,252,678	\$761,134	\$538,866	\$337,136	1.598
006-225-006-00	9367 BIRCH TERRACE RD	05/31/22	\$1,500,000	WD	\$1,500,000	\$603,100	40.21	\$1,206,193	\$568,126	\$931,874	\$437,632	2.129
006-525-044-00	1715 GREENLEAF AVE	07/20/21	\$699,000	WD	\$699,000	\$308,600	44.15	\$617,168	\$489,736	\$209,264	\$111,197	1.882
Totals:			\$5,249,000		\$5,249,000	\$2,366,800		\$4,733,622		\$2,475,165	\$1,367,956	E.C.F. => 1.809

Lakeshore Rd ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-030-058-80	5710 LAKESHORE RD	10/27/21	\$767,000	WD	\$767,000	\$362,100	47.21	\$724,157	\$299,661	\$467,339	\$258,839	1.806
006-032-026-00	4098 LAKESHORE RD	09/02/21	\$805,000	WD	\$805,000	\$537,700	66.80	\$1,075,419	\$340,068	\$464,932	\$448,385	1.037
006-032-026-00	4098 LAKESHORE RD	07/01/22	\$970,000	WD	\$970,000	\$537,700	55.43	\$1,075,419	\$340,068	\$629,932	\$448,385	1.405
006-032-031-90	750 BLUE WATER TRL (PVT)	07/29/21	\$1,000,000	WD	\$1,000,000	\$560,700	56.07	\$1,121,393	\$529,556	\$470,444	\$360,876	1.304
006-033-014-20	3750 LAKESHORE RD	08/13/21	\$460,000	WD	\$460,000	\$196,500	42.72	\$392,972	\$165,307	\$294,693	\$138,820	2.123
006-033-014-20	3750 LAKESHORE RD	08/18/21	\$460,000	WD	\$460,000	\$196,500	42.72	\$392,972	\$165,307	\$294,693	\$138,820	2.123
006-033-018-15	3098 LAKESHORE RD	10/29/21	\$1,725,000	WD	\$1,725,000	\$639,000	37.04	\$1,278,032	\$293,135	\$1,431,865	\$600,547	2.384
006-033-020-00	3042 LAKESHORE RD	10/15/21	\$650,000	WD	\$650,000	\$345,500	53.15	\$691,004	\$343,946	\$306,054	\$211,621	1.446
006-033-020-00	3042 LAKESHORE RD	06/13/22	\$950,000	WD	\$950,000	\$345,500	36.37	\$691,004	\$343,946	\$606,054	\$211,621	2.864
006-350-007-00	LAKESHORE RD	05/07/21	\$750,000	WD	\$750,000	\$388,500	51.80	\$777,098	\$687,550	\$62,450	\$80,674	0.774
Totals:			\$8,537,000		\$8,537,000	\$4,109,700		\$8,219,470		\$5,028,456	\$2,898,587	1.735
											E.C.F. =>	1.735

Water Influence ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-215-001-00	9069 BIRCH CT (PVT)	12/09/21	\$399,000	WD	\$399,000	\$160,200	40.15	\$320,473	\$48,168	\$350,832	\$242,913	1.444
006-230-009-00	330 BLUE WATER TRL (PVT)	08/27/21	\$789,900	WD	\$789,900	\$336,500	42.60	\$673,002	\$98,642	\$691,258	\$512,364	1.349
006-440-009-00	2383 HIDDEN VALLEY LN (PVT)	09/28/22	\$283,500	WD	\$283,500	\$107,700	37.99	\$215,336	\$109,262	\$174,238	\$94,624	1.841
006-500-006-00	3053 MARSHALL RD	05/24/22	\$315,000	WD	\$315,000	\$162,200	51.49	\$324,455	\$124,888	\$190,112	\$178,026	1.068
Totals:			\$1,787,400		\$1,787,400	\$766,600		\$1,533,266		\$1,406,440	\$1,027,927	1.368
											E.C.F. =>	1.368

Hemingway Pointe ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-435-023-00	4000 HEMINGWAY POINTE CL	08/29/22	\$495,000	WD	\$495,000	\$263,800	53.29	\$527,612	\$320,751	\$174,249	\$140,626	1.239
006-435-055-00	4000 HEMINGWAY POINTE CL	06/04/21	\$581,000	WD	\$581,000	\$265,700	45.73	\$531,447	\$306,415	\$274,585	\$177,610	1.546
Totals:			\$1,076,000		\$1,076,000	\$529,500		\$1,059,059		\$448,834	\$318,236	1.410
											E.C.F. =>	1.410

Eveline Township Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-029-044-00	4712 LAKESHORE RD	04/09/21	\$260,000	WD	\$260,000	\$109,800	42.23	\$219,455	\$116,965	\$143,035	\$111,161	1.287
006-030-055-00	5654 RIDGE RD	05/18/21	\$355,000	WD	\$355,000	\$130,900	36.87	\$261,818	\$178,860	\$176,140	\$103,957	1.694
006-031-004-25	86 SHALER RD	10/06/22	\$58,000	WD	\$58,000	\$78,900	136.03	\$157,770	\$38,500	\$19,500	\$126,345	0.154
006-031-008-55	746 ADVANCE RD N	12/16/21	\$162,000	WD	\$162,000	\$74,800	46.17	\$149,514	\$38,189	\$123,811	\$117,929	1.050
006-032-050-15	755 BLUE WATER TRL (PVT)	08/16/21	\$500,000	WD	\$500,000	\$225,000	45.00	\$450,091	\$205,292	\$294,708	\$259,321	1.136
006-107-015-15	11315 ROBERTS RD W	09/14/21	\$232,000	WD	\$232,000	\$101,500	43.75	\$202,984	\$47,977	\$184,023	\$164,202	1.121
006-114-026-10	7007 FERRY RD	11/12/21	\$207,500	WD	\$207,500	\$74,000	35.66	\$148,018	\$38,500	\$169,000	\$116,015	1.457
006-115-005-35	3208 MOUNTAIN RD	11/07/22	\$105,000	WD	\$105,000	\$117,000	111.43	\$233,920	\$83,806	\$21,194	\$159,019	0.133
006-115-010-20	8240 FERRY RD	11/08/21	\$555,000	WD	\$555,000	\$273,800	49.33	\$547,525	\$107,246	\$447,754	\$466,397	0.960
006-115-030-80	8766 DUSTIN LN (PVT)	05/24/21	\$505,000	WD	\$505,000	\$412,600	81.70	\$825,175	\$298,990	\$206,010	\$557,399	0.370
006-117-011-20	3885 M-66 N	11/19/21	\$135,000	WD	\$135,000	\$96,900	71.78	\$193,801	\$83,500	\$51,500	\$116,844	0.441
006-117-020-25	3322 SEQUANOTA RD	09/28/22	\$230,000	WD	\$230,000	\$98,700	42.91	\$197,436	\$56,083	\$173,917	\$152,979	1.137
006-119-007-20	2505 SEQUANOTA RD	06/25/21	\$400,000	WD	\$400,000	\$223,200	55.80	\$446,484	\$279,600	\$120,400	\$176,784	0.681
006-120-001-50	M-66 N	03/03/22	\$285,000	WD	\$285,000	\$77,200	27.09	\$154,520	\$29,031	\$255,969	\$135,811	1.885
006-121-020-00	2606 M-66 N	02/02/23	\$395,000	WD	\$395,000	\$163,900	41.49	\$327,766	\$65,800	\$329,200	\$277,506	1.186
006-133-012-10	9236 PHELPS RD	08/27/21	\$344,000	WD	\$344,000	\$156,900	45.61	\$313,799	\$83,245	\$260,755	\$244,231	1.068
006-156-013-00	4556 LAKESHORE RD	09/23/22	\$535,000	MLC	\$535,000	\$252,900	47.27	\$505,693	\$294,888	\$240,112	\$223,028	1.077
006-401-003-00	10335 SECOND ST	09/24/21	\$350,000	WD	\$350,000	\$199,500	57.00	\$398,938	\$200,590	\$149,410	\$210,114	0.711
006-404-010-10	3280 FULSOME ST	11/08/21	\$244,000	WD	\$244,000	\$83,500	34.22	\$167,031	\$67,473	\$176,527	\$105,464	1.674
006-575-003-75	3071 M-66 N	03/03/22	\$285,000	WD	\$285,000	\$110,600	38.81	\$221,196	\$72,195	\$212,805	\$157,840	1.348
006-600-007-00	11248 SEQUANOTA HEIGHTS DR (PVT)	06/28/22	\$335,000	WD	\$335,000	\$162,700	48.57	\$325,444	\$56,089	\$278,911	\$285,334	0.977
006-600-010-00	11497 SEQUANOTA HEIGHTS DR (PVT)	09/13/21	\$302,000	WD	\$302,000	\$140,700	46.59	\$281,466	\$71,750	\$230,250	\$222,157	1.036
006-600-010-00	11497 SEQUANOTA HEIGHTS DR (PVT)	03/17/22	\$275,000	WD	\$275,000	\$140,700	51.16	\$281,466	\$71,750	\$203,250	\$222,157	0.915
006-600-014-00	11817 SEQUANOTA HEIGHTS DR (PVT)	08/05/22	\$340,000	WD	\$340,000	\$131,600	38.71	\$263,182	\$76,656	\$233,344	\$197,591	1.333
Totals:			\$7,394,500		\$7,394,500	\$3,637,300		\$7,274,492		\$4,731,525	\$4,909,587	E.C.F. => 0.964

Rural Township Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
03-06-10-400-02	6540 PARADISE TR	06/15/21	\$189,000	WD	\$189,000	\$110,600	58.52	\$166,540	\$100,625	\$88,375	\$86,051	1.027
03-06-10-400-03	6526 PARADISE TR	06/22/21	\$240,000	WD	\$240,000	\$186,600	77.75	\$368,008	\$122,151	\$117,849	\$271,665	0.434
03-06-15-200-04	6449 PARADISE TR	04/01/21	\$275,000	WD	\$275,000	\$105,000	38.18	\$235,399	\$34,128	\$240,872	\$262,756	0.917
03-06-27-400-01	6990 N US 31 HWY	11/17/21	\$365,000	WD	\$365,000	\$127,100	34.82	\$246,827	\$18,955	\$346,045	\$297,483	1.163
15-03-24-200-03	14768 WINDMILL TR.	09/15/23	\$65,000	LC	\$65,000	\$22,600	34.77	\$46,104	\$17,169	\$47,831	\$40,188	1.190
42-03-12-476-19	208 W CENTRAL	03/23/21	\$325,000	MLC	\$325,000	\$35,900	11.05	\$274,248	\$140,147	\$184,853	\$162,942	1.134
014-001-008-00	45 LOOZE RD	10/06/22	\$36,000	WD	\$36,000	\$25,400	70.56	\$50,770	\$18,750	\$17,250	\$32,020	0.539
014-015-003-00	8250 LORD RD	05/28/21	\$875,000	PTA	\$875,000	\$390,500	44.63	\$780,951	\$585,481	\$289,519	\$348,578	0.831
014-025-010-20	4033 JONATHON DR (PVT)	01/05/22	\$268,000	LC	\$268,000	\$72,900	27.20	\$145,711	\$25,600	\$242,400	\$207,651	1.167
014-026-012-00	7610 FAIR RD (PVT)	11/29/21	\$170,000	WD	\$170,000	\$77,900	45.82	\$155,860	\$126,800	\$43,200	\$51,162	0.844
015-001-001-15	1231 M-75 S	01/17/2023	\$1,033,726	CD	\$1,033,726	\$556,200	53.81	\$1,112,365	\$242,977	\$790,749	\$889,854	0.889
015-001-002-10	1255 M-75 S	05/27/2021	\$535,000	WD	\$535,000	\$236,800	44.26	\$473,615	\$130,501	\$404,499	\$351,191	1.152
015-001-002-40	1249 M-75 S	03/08/2022	\$635,000	WD	\$635,000	\$300,200	47.28	\$599,218	\$123,408	\$511,592	\$488,141	1.048
015-150-008-00	1280 M-75 S	05/09/2022	\$200,000	WD	\$200,000	\$82,100	41.05	\$164,272	\$86,520	\$113,480	\$79,582	1.426
Totals:			\$5,211,726		\$5,211,726	\$2,329,800		\$4,819,888		\$3,438,514	\$3,569,264	E.C.F. => 0.963