

## **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	Depth	Dollars/FF
006-019-011-00	5965 FERRIS LEWIS LN (PVT)	09/12/22	\$925,000	WD	\$900,000	\$352,800	39.20	\$705,535	\$636,665	\$442,200	75.0	0.0	\$8,489
006-029-052-00	4757 LAKESHORE RD	07/29/22	\$825,000	WD	\$800,000	\$347,200	43.40	\$694,331	\$547,869	\$442,200	75.0	0.0	\$7,305
006-106-007-35	5240 WAVERLY LN (PVT)	09/07/23	\$10,165,000	WD	\$10,165,000	\$2,747,900	27.03	\$5,495,978	\$7,774,712	\$3,105,690	970.0	1300.0	\$8,015
006-108-004-10	4850 SEQUANOTA DR (PVT)	06/30/23	\$1,200,000	WD	\$1,200,000	\$480,500	40.04	\$961,054	\$1,182,306	\$943,360	160.0	0.0	\$7,389
006-113-016-00	3380 CHULA VISTA DR (PVT)	08/19/22	\$600,000	WD	\$600,000	\$301,800	50.30	\$603,654	\$438,546	\$442,200	75.0	0.0	\$5,847
006-113-040-10	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$0	0.00	\$922,290	\$709,478	\$636,768	108.0	0.0	\$6,569
006-113-040-40	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$442,500	44.47	\$884,943	\$746,825	\$636,768	108.0	0.0	\$6,915
006-114-014-20	7395 BAY DR (PVT)	08/07/23	\$1,500,000	WD	\$1,500,000	\$650,700	43.38	\$1,301,449	\$805,839	\$607,288	103.0	0.0	\$7,824
006-114-014-30	7369 BAY DR (PVT)	04/28/23	\$1,925,000	WD	\$1,865,000	\$827,500	44.37	\$1,655,006	\$811,386	\$601,392	102.0	0.0	\$7,955
006-115-025-90	8545 SPINNAKER LN (PVT)	11/10/23	\$4,000,000	WD	\$3,800,000	\$1,474,100	38.79	\$2,948,209	\$1,942,551	\$1,090,760	185.0	0.0	\$10,500
006-117-007-00	3975 WASHINGTON ST	09/15/23	\$930,000	WD	\$930,000	\$511,200	54.97	\$1,022,481	\$556,069	\$648,550	150.0	0.0	\$3,707
006-124-031-00	6533 FERRY RD	07/05/22	\$1,800,000	WD	\$1,800,000	\$703,400	39.08	\$1,406,763	\$1,425,037	\$1,031,800	175.0	0.0	\$8,143
006-536-001-00	9485 PINE LAKE RD (PVT)	08/30/22	\$650,000	WD	\$650,000	\$848,500	130.54	\$1,697,027	\$650,000	\$678,040	115.0	0.0	\$5,652
006-536-002-00	9465 PINE LAKE RD (PVT)	10/17/22	\$2,600,000	WD	\$2,600,000	\$1,274,100	49.00	\$2,548,209	\$835,959	\$784,168	133.0	0.0	\$6,285
006-536-007-00	9365 PINE LAKE RD (PVT)	06/15/23	\$2,225,000	WD	\$2,225,000	\$939,900	42.24	\$1,879,701	\$952,587	\$607,288	103.0	0.0	\$9,248
006-536-023-10	9065 PINE LAKE RD (PVT)	10/12/23	\$4,245,000	WD	\$3,995,000	\$1,831,300	45.84	\$3,662,598	\$1,470,330	\$1,137,928	193.0	0.0	\$7,618
006-550-005-00	6031 FERRY RD	05/04/23	\$212,500	WD	\$202,500	\$287,200	141.83	\$574,326	\$52,686	\$424,512	72.0	0.0	\$732
006-675-006-00	7765 CEDAR LN (PVT)	06/10/22	\$2,500,000	WD	\$2,300,000	\$939,800	40.86	\$1,879,594	\$1,010,006	\$589,600	100.0	0.0	\$10,100
<b>Totals:</b>			<b>\$38,292,500</b>		<b>\$37,522,500</b>	<b>\$14,960,400</b>		<b>\$30,843,148</b>	<b>\$22,548,851</b>	<b>\$14,850,512</b>	<b>3,002.0</b>		
											<b>Average</b>		
											<b>per FF=&gt;</b>		<b>\$7,511</b>

**Lake Charlevoix South Arm**

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	Depth	Dollars/FF
006-117-040-00	3754 LAKE ST (PVT)	10/26/22	\$705,000	WD	\$705,000	\$326,500	46.31	\$652,931	\$419,269	\$367,200	75.0	0.0	\$5,590
006-117-040-00	3754 LAKE ST (PVT)	09/21/23	\$799,000	WD	\$799,000	\$326,500	40.86	\$652,931	\$513,269	\$367,200	75.0	0.0	\$6,844
006-128-013-20	SLEEPY HOLLOW LN (PVT)	02/28/23	\$915,000	WD	\$915,000	\$0	0.00	\$930,240	\$915,000	\$930,240	190.0	0.0	\$4,816
006-128-013-25	1400 SLEEPY HOLLOW LN (PV	06/15/23	\$925,000	WD	\$925,000	\$423,200	45.75	\$846,469	\$925,000	\$846,469	172.9	0.0	\$5,350
006-225-006-00	9367 BIRCH TERRACE RD	05/31/22	\$1,500,000	WD	\$1,500,000	\$669,100	44.61	\$1,338,265	\$700,295	\$538,560	110.0	0.0	\$6,366
006-405-004-80	M-66 N	11/09/23	\$1,589,000	WD	\$1,589,000	\$414,200	26.07	\$828,286	\$1,589,000	\$828,286	214.9	0.0	\$7,396
<b>Totals:</b>			<b>\$6,433,000</b>		<b>\$6,433,000</b>	<b>\$2,159,500</b>		<b>\$5,249,122</b>	<b>\$5,061,833</b>	<b>\$3,877,955</b>	<b>837.8</b>		
											<b>Average</b>		
											<b>per FF=&gt;</b>		<b>\$6,042</b>

**Vacant Land Sales**

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	Depth	Dollars/FF
006-128-013-20	SLEEPY HOLLOW LN (PVT)	02/28/23	\$915,000	WD	\$915,000	\$0	0.00	\$930,240	\$915,000	\$930,240	190.0	0.0	\$4,816
006-128-013-25	1400 SLEEPY HOLLOW LN (PV	06/15/23	\$925,000	WD	\$925,000	\$423,200	45.75	\$846,469	\$925,000	\$846,469	172.9	0.0	\$5,350
<b>Totals:</b>			<b>\$1,840,000</b>		<b>\$1,840,000</b>	<b>\$423,200</b>		<b>\$1,776,709</b>	<b>\$1,840,000</b>	<b>\$1,776,709</b>	<b>362.9</b>		
											<b>Average</b>		
											<b>per FF=&gt;</b>		<b>\$5,070</b>

**Lakeshore Rd (lakefront)**

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
006-032-026-00	4098 LAKESHORE RD	07/01/22	\$970,000	WD	\$970,000	\$548,200	56.52	\$1,096,445	\$211,555	\$338,000	125.0	\$1,692
006-033-020-00	3042 LAKESHORE RD	06/13/22	\$950,000	WD	\$950,000	\$378,900	39.88	\$757,767	\$530,233	\$338,000	125.0	\$4,242
006-350-009-00	5087 LAKESHORE RD	11/30/23	\$755,000	WD	\$755,000	\$266,600	35.31	\$533,167	\$424,633	\$202,800	75.0	\$5,662
006-350-011-00	5109 LAKESHORE RD	10/19/22	\$397,500	WD	\$397,500	\$133,200	33.51	\$266,312	\$298,836	\$167,648	62.0	\$4,820
006-350-033-00	5318 LAKESHORE RD	10/07/22	\$760,000	WD	\$760,000	\$248,800	32.74	\$497,676	\$427,944	\$165,620	98.0	\$4,367
006-450-002-00	4906 LAKESHORE RD	10/13/23	\$550,000	WD	\$550,000	\$309,300	56.24	\$618,592	\$190,992	\$259,584	96.0	\$1,990
<b>Totals:</b>			<b>\$4,382,500</b>		<b>\$4,382,500</b>	<b>\$1,885,000</b>		<b>\$3,769,959</b>	<b>\$2,084,193</b>	<b>\$1,471,652</b>	<b>581.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$3,587</b>

**Water Influence FF**

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
006-032-042-00	4300 LAKESHORE RD	05/22/23	\$500,000	WD	\$500,000	\$271,000	54.20	\$542,099	\$322,657	\$364,756	196.0	\$1,646
006-032-050-15	755 BLUE WATER TRL	08/16/21	\$500,000	WD	\$500,000	\$224,300	44.86	\$448,572	\$246,833	\$195,405	105.0	\$2,351
006-156-013-00	4556 LAKESHORE RD	09/23/22	\$535,000	MLC	\$535,000	\$271,600	50.77	\$543,217	\$324,291	\$332,508	264.0	\$1,228
006-725-012-00	9121 LAS OLAS DR (PV	10/05/22	\$450,000	WD	\$435,000	\$121,400	27.91	\$242,854	\$314,972	\$122,826	66.0	\$4,772
<b>Totals:</b>			<b>\$1,985,000</b>		<b>\$1,970,000</b>	<b>\$888,300</b>		<b>\$1,776,742</b>	<b>\$1,208,753</b>	<b>\$1,015,495</b>	<b>631.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$1,916</b>

**Lake Nowland**

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
006-440-008-00	2369 HIDDEN VALLEY L	11/03/22	\$279,900	WD	\$279,900	\$102,600	36.66	\$205,153	\$180,647	\$105,900	100.0	\$1,806
006-440-009-00	2383 HIDDEN VALLEY L	09/28/22	\$283,500	WD	\$283,500	\$117,700	41.52	\$235,358	\$154,042	\$105,900	100.0	\$1,540
<b>Totals:</b>			<b>\$563,400</b>		<b>\$563,400</b>	<b>\$220,300</b>		<b>\$440,511</b>	<b>\$334,689</b>	<b>\$211,800</b>	<b>200.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$1,673</b>

**Bluewater Ridge**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
006-032-023-50	190 LAKE RIDGE TRL (PVT)	08/10/21	\$79,000	WD	\$79,000	\$325,500	412.03	\$651,073	\$70,000
006-230-009-00	330 BLUE WATER TRL (PVT)	08/27/21	\$789,900	WD	\$789,900	\$390,900	49.49	\$781,716	\$87,184
<b>Totals:</b>			<b>\$868,900</b>		<b>\$868,900</b>	<b>\$716,400</b>		<b>\$1,432,789</b>	<b>\$157,184</b>
<b>Average per Site=&gt;</b>									<b>\$78,592</b>

**Charlevoix Shores East Site Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
006-275-021-00	STARBOARD LN	06/16/23	\$36,000	WD	\$36,000	\$14,700	40.83	\$29,333	\$36,000	\$29,333
006-275-029-00	BRIDGE DR	12/07/22	\$36,000	WD	\$36,000	\$14,700	40.83	\$29,333	\$36,000	\$29,333
006-276-039-00	8915 FERRY RD	06/23/23	\$26,000	WD	\$26,000	\$30,300	116.54	\$60,526	\$26,000	\$29,333
006-276-061-00	BRIDGE DR	04/11/22	\$24,000	WD	\$24,000	\$14,700	61.25	\$29,333	\$24,000	\$29,333
006-276-062-00	3605 BRIDGE DR	02/10/23	\$35,500	WD	\$35,500	\$23,600	66.48	\$47,120	\$35,500	\$29,333
006-276-068-00	3896 COMMODORE DR	09/09/22	\$44,000	WD	\$44,000	\$14,700	33.41	\$29,333	\$44,000	\$29,333
<b>Totals:</b>			<b>\$201,500</b>		<b>\$201,500</b>	<b>\$112,700</b>		<b>\$224,978</b>	<b>\$201,500</b>	<b>\$175,998</b>
<b>Average per Site=&gt;</b>										<b>\$33,583</b>

**Residential FF 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
006-404-002-00	3391 M-66 N	11/08/23	\$279,000	WD	\$279,000	\$114,800	41.15	\$229,666	\$154,614	\$105,280	160.0	\$966
006-425-013-00	3645 WASHINGTON ST	12/13/23	\$170,000	WD	\$170,000	\$74,300	43.71	\$148,560	\$64,868	\$43,428	66.0	\$983
006-425-018-00	3695 M-66 N	01/04/24	\$260,000	WD	\$260,000	\$118,500	45.58	\$237,038	\$147,982	\$125,020	190.0	\$779
006-600-007-00	11248 SEQUANOTA HEIGHTS	06/28/22	\$335,000	WD	\$335,000	\$161,800	48.30	\$323,572	\$60,778	\$49,350	75.0	\$810
<b>Totals:</b>			<b>\$1,044,000</b>		<b>\$1,044,000</b>	<b>\$469,400</b>		<b>\$938,836</b>	<b>\$428,242</b>	<b>\$323,078</b>	<b>491.0</b>	
<b>Average per FF=&gt;</b>											<b>\$872</b>	

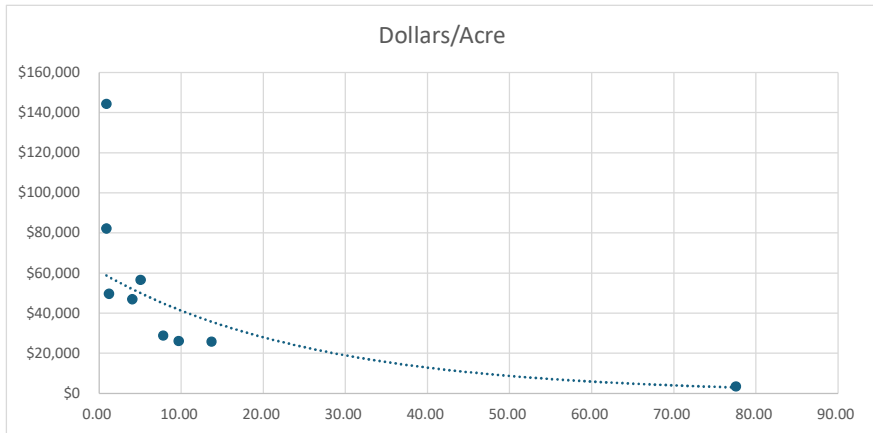
**Residential View Acreage**

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	\$180,700	57.37	\$361,445	\$73,975	\$120,420	0.90	0.90	\$82,194
006-115-030-30	8665 DUSTIN LN (PVT)	03/15/24	\$60,000	WD	\$60,000	\$70,400	117.33	\$140,838	\$60,000	\$140,838	1.21	1.21	\$49,710
<b>Totals:</b>			<b>\$660,000</b>		<b>\$660,000</b>	<b>\$361,700</b>		<b>\$723,479</b>	<b>\$263,193</b>	<b>\$326,672</b>	<b>3.00</b>	<b>3.11</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>87,672.55</b>

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	\$118,200	62.21	\$236,318	\$190,000	\$236,318	4.05	4.05	\$46,914
006-033-018-25	3142 LAKESHORE RD	08/31/22	\$349,900	WD	\$349,900	\$153,600	43.90	\$307,165	\$285,339	\$242,604	5.04	5.04	\$56,615
006-032-023-85	4305 MARSHALL RD	09/30/24	\$787,500	WD	\$787,500	\$411,300	52.23	\$822,547	\$225,056	\$260,103	7.80	7.80	\$28,853
<b>Totals:</b>			<b>\$1,327,400</b>		<b>\$1,327,400</b>	<b>\$683,100</b>		<b>\$1,366,030</b>	<b>\$700,395</b>	<b>\$739,025</b>	<b>16.89</b>	<b>16.89</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>41,468.03</b>

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	\$174,700	52.94	\$349,430	\$252,568	\$271,998	9.68	9.68	\$26,084
006-032-023-60	215 LAKE RIDGE TRL (PVT)	12/05/24	\$850,000	WD	\$850,000	\$388,100	45.66	\$776,234	\$352,182	\$278,416	13.68	13.68	\$25,744
<b>Totals:</b>			<b>\$1,180,000</b>		<b>\$1,180,000</b>	<b>\$562,800</b>		<b>\$1,125,664</b>	<b>\$604,750</b>	<b>\$550,414</b>	<b>23.36</b>	<b>23.36</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>25,884.95</b>

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	\$179,100	62.84	\$358,266	\$270,005	\$343,271	77.57	77.57	\$3,481
<b>Totals:</b>			<b>\$285,000</b>		<b>\$285,000</b>	<b>\$179,100</b>		<b>\$358,266</b>	<b>\$270,005</b>	<b>\$343,271</b>	<b>77.57</b>	<b>77.57</b>	
												<b>Average</b>	
												<b>per Net Acre=&gt;</b>	<b>3,480.79</b>



Acres	Value	Acre / Rate
1.00	\$87,700	\$87,700
1.50	\$90,000	\$60,000
2.00	\$108,500	\$54,250
2.50	\$127,000	\$50,800
3.00	\$145,500	\$48,500
4.00	\$164,000	\$41,000
5.00	\$187,000	\$37,400
7.00	\$210,000	\$30,000
10.00	\$258,000	\$25,800
15.00	\$262,000	\$17,467
20.00	\$272,000	\$13,600
25.00	\$278,000	\$11,120
30.00	\$282,000	\$9,400
40.00	\$292,000	\$7,300
50.00	\$296,000	\$5,920
100.00	\$350,000	\$3,500

**Residential Ag Acreage**

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
006-215-003-00	BIRCH CT (PVT)	08/03/23	\$25,000	WD	\$25,000	\$9,000	36.00	\$18,095	\$25,000	\$18,095	0.47	0.47	\$53,191
006-215-004-00	BIRCH CT (PVT)	08/03/23	\$15,500	WD	\$15,500	\$10,000	64.52	\$20,020	\$15,500	\$20,020	0.52	0.52	\$29,808
006-031-004-20	14 SHALER RD	03/28/24	\$102,000	WD	\$102,000	\$33,700	33.04	\$67,436	\$73,064	\$38,500	1.00	1.00	\$73,064
006-031-004-25	86 SHALER RD	10/06/22	\$58,000	WD	\$58,000	\$86,900	149.83	\$173,787	\$58,000	\$38,500	1.00	1.00	\$58,000
006-230-000-20	682 BLUE WATER TRL (PVT)	02/15/23	\$5,000	WD	\$5,000	\$19,400	388.00	\$38,827	\$5,000	\$38,827	1.12	1.12	\$4,460
<b>Totals:</b>			<b>\$205,500</b>		<b>\$205,500</b>	<b>\$159,000</b>		<b>\$318,165</b>	<b>\$176,564</b>	<b>\$153,942</b>	<b>4.11</b>	<b>4.11</b>	

Average  
per Net Acre=> 42,949.16

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
006-136-001-20		04/23/24	\$29,900	WD	\$29,900	\$20,600	68.90	\$41,200	\$29,900	\$41,200	2.00	2.00	\$14,950
006-117-017-20	10601 SAUNDERS RD	08/02/23	\$130,000	WD	\$130,000	\$50,500	38.85	\$100,900	\$130,000	\$100,900	3.00	3.00	\$43,333
006-407-001-25	FULSOME ST	05/08/24	\$74,900	WD	\$74,900	\$26,000	34.71	\$52,036	\$74,900	\$52,036	3.26	3.26	\$22,975
006-115-012-60	PENINSULA RD N	09/15/23	\$30,000	WD	\$30,000	\$26,300	87.67	\$52,638	\$30,000	\$52,638	3.33	3.33	\$9,009
<b>Totals:</b>			<b>\$264,800</b>		<b>\$264,800</b>	<b>\$123,400</b>		<b>\$246,774</b>	<b>\$264,800</b>	<b>\$246,774</b>	<b>11.59</b>	<b>11.59</b>	

Average  
per Net Acre=> 22,847.28

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
006-107-015-40	11419 ROBERTS RD W	10/12/23	\$293,500	WD	\$293,500	\$126,000	42.93	\$251,978	\$101,246	\$59,724	4.15	4.15	\$24,373
006-115-006-15	8576 FERRY RD	05/31/24	\$440,000	WD	\$440,000	\$167,900	38.16	\$335,718	\$168,702	\$64,420	4.70	4.70	\$35,894
006-032-023-35	LAKE RIDGE TRL (PVT)	08/21/23	\$105,000	WD	\$105,000	\$33,500	31.90	\$67,000	\$105,000	\$67,000	5.00	5.00	\$21,000
006-119-001-30	2933 SEQUANOTA RD	03/08/24	\$245,000	WD	\$244,500	\$97,300	39.80	\$194,665	\$122,115	\$72,280	6.60	6.60	\$18,502
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
006-119-001-35	2833 SEQUANOTA RD	07/03/23	\$150,445	MLC	\$150,445	\$51,000	33.90	\$101,925	\$121,130	\$72,610	6.70	6.70	\$18,079
006-032-004-00	932 WILSON RD N	03/05/24	\$180,000	WD	\$180,000	\$86,900	48.28	\$173,883	\$81,344	\$75,227	7.49	7.49	\$10,856
<b>Totals:</b>			<b>\$1,643,945</b>		<b>\$1,643,445</b>	<b>\$661,300</b>		<b>\$1,322,605</b>	<b>\$773,145</b>	<b>\$452,305</b>	<b>41.27</b>	<b>38.27</b>	

Average  
per Net Acre=> 18,735.19

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
006-115-012-20	PENINSULA RD N	10/20/22	\$75,000	WD	\$75,000	\$41,800	55.73	\$83,513	\$75,000	\$83,513	10.05	10.05	\$7,463
006-114-013-20	7518 FERRY RD	11/01/23	\$145,000	WD	\$145,000	\$83,200	57.38	\$166,256	\$145,000	\$166,256	10.96	3.85	\$13,230
<b>Totals:</b>			<b>\$220,000</b>		<b>\$220,000</b>	<b>\$125,000</b>		<b>\$249,769</b>	<b>\$220,000</b>	<b>\$249,769</b>	<b>21.01</b>	<b>13.90</b>	

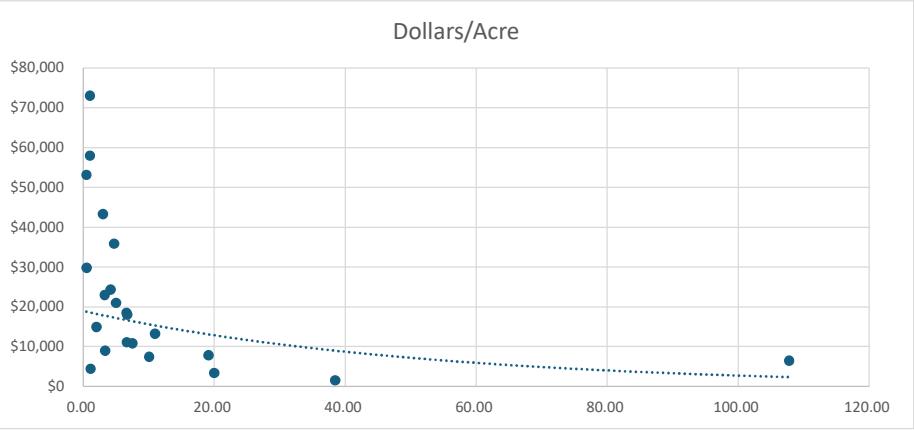
Average  
per Net Acre=> 10,471.20

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
006-107-014-25	M-66 N	01/08/24	\$150,000	WD	\$150,000	\$50,200	33.47	\$100,519	\$150,000	\$100,519	19.14	18.57	\$7,839
006-115-005-25	MOUNTAIN RD	04/26/24	\$68,000	WD	\$68,000	\$43,000	63.24	\$86,000	\$68,000	\$86,000	20.00	20.00	\$3,400
<b>Totals:</b>			<b>\$218,000</b>		<b>\$218,000</b>	<b>\$93,200</b>		<b>\$186,519</b>	<b>\$218,000</b>	<b>\$186,519</b>	<b>39.14</b>	<b>38.57</b>	

Average  
per Net Acre=> 5,570.32

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
006-132-001-00	757 RANNEY RD N	09/12/22	\$219,900	WD	\$219,900	\$147,700	67.17	\$295,379	\$58,655	\$134,134	38.45	38.45	\$1,525
006-135-004-40	BRACEY RD	05/26/23	\$700,000	WD	\$700,000	\$149,800	21.40	\$299,656	\$700,000	\$299,656	107.79	107.79	\$6,494
<b>Totals:</b>			<b>\$919,900</b>		<b>\$919,900</b>	<b>\$297,500</b>		<b>\$595,035</b>	<b>\$758,655</b>	<b>\$433,790</b>	<b>146.24</b>	<b>146.24</b>	

Average  
per Net Acre=> 5,187.74



Acres	Value	Rate/Acre
1.00	\$42,900	\$42,900
1.50	\$47,600	\$31,733
2.00	\$52,300	\$26,150
2.50	\$57,000	\$22,800
3.00	\$68,000	\$22,667
4.00	\$79,000	\$19,750
5.00	\$90,000	\$18,000
7.00	\$97,000	\$13,857
10.00	\$104,000	\$10,400
15.00	\$107,000	\$7,133
20.00	\$110,000	\$5,500
25.00	\$126,500	\$5,060
30.00	\$143,000	\$4,767
40.00	\$160,000	\$4,000
50.00	\$176,000	\$3,520
100.00	\$380,000	\$3,800

**Hemmingmay Point**

**Condo Site Values**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Other Parcels in Sale
006-435-023-00	4000 HEMINGWAY POINTE CLUB RD	08/29/22	\$495,000	WD	\$495,000	\$256,600	51.84	\$513,289	\$302,462	\$320,751	
006-435-064-00	4000 HEMINGWAY POINTE CLUB RD	08/11/23	\$605,000	WD	\$605,000	\$289,600	47.87	\$579,162	\$346,589	\$320,751	
<b>Totals:</b>			<b>\$1,100,000</b>		<b>\$1,100,000</b>	<b>\$546,200</b>		<b>\$1,092,451</b>	<b>\$649,051</b>	<b>\$641,502</b>	
<b>Average per Site=&gt;</b>									<b>\$324,526</b>		

**Condo w/ Docks included**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Other Parcels in Sale
006-435-018-00	4000 HEMINGWAY POINTE CLUB RD	07/31/23	\$810,000	WD	\$810,000	\$327,300	40.41	\$654,592	\$461,823	\$306,415	006-436-028-00
006-435-053-00	4000 HEMINGWAY POINTE CLUB RD	09/01/23	\$885,000	WD	\$885,000	\$290,400	32.81	\$580,805	\$610,610	\$306,415	006-436-015-00
<b>Totals:</b>			<b>\$1,695,000</b>		<b>\$1,695,000</b>	<b>\$617,700</b>		<b>\$1,235,397</b>	<b>\$1,072,433</b>	<b>\$612,830</b>	
<b>Average per Site=&gt;</b>									<b>\$747,908</b>		

**Docks**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Other Parcels in Sale
006-436-050-00	HEMINGWAY POINTE CLUB RD	03/24/23	\$100,000	WD	\$100,000	\$37,500	37.50	\$75,000	\$100,000	\$75,000	
<b>Totals:</b>			<b>\$100,000</b>		<b>\$100,000</b>	<b>\$37,500</b>		<b>\$75,000</b>	<b>\$100,000</b>	<b>\$75,000</b>	
<b>Average per Site=&gt;</b>									<b>\$100,000</b>		



**Sommerset Pointe Condos**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value				Dollars/SqFt
006-635-053-00	910 POINTE DR (PVT)	09/12/23	\$1,265,000	WD	\$1,265,000	\$423,900	33.51	\$847,877	\$1,265,000	\$847,877	0.06	0.06	\$22,589,286	\$518.58
006-636-023-10	4475 SOMMERSET LN (PVT)	09/08/22	\$900,000	WD	\$900,000	\$457,500	50.83	\$914,960	\$900,000	\$914,960	0.06	0.06	\$14,754,098	\$338.71
006-636-055-00	900 POINTE DR	05/10/21	\$783,000	WD	\$783,000	\$423,900	54.14	\$847,877	\$783,000	\$847,877	0.06	0.06	\$13,982,143	\$320.99
006-636-055-00	900 POINTE DR	06/30/23	\$1,150,000	WD	\$1,150,000	\$423,900	36.86	\$847,877	\$1,150,000	\$847,877	0.06	0.06	\$20,535,714	\$471.44
006-636-057-00	890 POINTE DR (PVT)	08/04/22	\$1,100,000	WD	\$1,100,000	\$423,900	38.54	\$847,877	\$1,100,000	\$847,877	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	\$423,900	50.46	\$847,877	\$840,000	\$847,877	0.06	0.06	\$15,000,000	\$344.35
006-636-061-00	870 POINTE DR (PVT)	03/19/24	\$1,300,000	WD	\$1,200,000	\$423,900	35.33	\$847,877	\$1,200,000	\$847,877	0.06	0.06	\$21,428,571	\$491.93
006-637-045-00	936 POINT DR	07/09/21	\$700,000	WD	\$700,000	\$305,400	43.63	\$610,700	\$700,000	\$610,700	0.06	0.06	\$12,068,966	\$277.07
<b>Totals:</b>			<b>\$8,038,000</b>		<b>\$7,938,000</b>	<b>\$3,306,300</b>		<b>\$6,612,922</b>	<b>\$7,938,000</b>	<b>\$6,612,922</b>	<b>0.46</b>	<b>0.46</b>		
													<b>Average per SqFt=&gt;</b>	<b>\$400.51</b>

**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	\$413,300	45.92	\$826,660	\$564,652	\$335,348	\$153,221	2.189
006-029-052-00	4757 LAKESHORE RD	07/29/22	\$825,000	WD	\$800,000	\$407,700	50.96	\$815,456	\$567,822	\$232,178	\$144,815	1.603
006-033-004-15	3924 LAKESHORE RD	11/28/22	\$335,000	WD	\$335,000	\$202,700	60.51	\$405,327	\$137,455	\$197,545	\$156,650	1.261
006-033-008-40	3850 LAKESHORE	09/05/23	\$1,050,000	WD	\$1,050,000	\$350,700	33.40	\$701,383	\$102,029	\$947,971	\$401,712	2.360
006-113-016-00	3380 CHULA VISTA DR (PVT)	08/19/22	\$600,000	WD	\$600,000	\$362,400	60.40	\$724,779	\$563,325	\$36,675	\$94,418	0.388
006-113-040-10	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$0	0.00	\$1,096,710	\$817,482	\$177,518	\$163,291	1.087
006-113-040-40	6717 FERRY RD	02/13/23	\$995,000	WD	\$995,000	\$529,700	53.24	\$1,059,363	\$817,482	\$177,518	\$141,451	1.255
006-113-043-00	6635 FERRY RD	05/16/22	\$1,475,000	WD	\$1,475,000	\$613,800	41.61	\$1,227,546	\$602,214	\$872,786	\$365,691	2.387
006-114-014-20	7395 BAY DR (PVT)	08/07/23	\$1,500,000	WD	\$1,500,000	\$733,900	48.93	\$1,467,794	\$780,699	\$719,301	\$401,810	1.790
006-114-014-30	7369 BAY DR (PVT)	04/28/23	\$1,925,000	WD	\$1,865,000	\$909,900	48.79	\$1,819,736	\$776,301	\$1,088,699	\$610,196	1.784
006-115-025-90	8545 SPINNAKER LN (PVT)	11/10/23	\$4,000,000	WD	\$3,800,000	\$1,623,500	42.72	\$3,246,984	\$1,431,860	\$2,368,140	\$1,061,476	2.231
006-117-007-00	3975 WASHINGTON ST	09/15/23	\$930,000	WD	\$930,000	\$609,500	65.54	\$1,218,931	\$845,000	\$85,000	\$218,673	0.389
006-117-040-00	3754 LAKE ST (PVT)	10/26/22	\$705,000	WD	\$705,000	\$369,400	52.40	\$738,881	\$453,150	\$251,850	\$167,094	1.507
006-117-040-00	3754 LAKE ST (PVT)	09/21/23	\$799,000	WD	\$799,000	\$369,400	46.23	\$738,881	\$453,150	\$345,850	\$167,094	2.070
006-124-013-35	2920 HOBBS LN (PVT)	08/15/23	\$5,650,000	WD	\$5,650,000	\$2,200,800	38.95	\$4,401,516	\$1,543,904	\$4,106,096	\$1,671,118	2.457
006-124-031-00	6533 FERRY RD	07/05/22	\$1,800,000	WD	\$1,800,000	\$844,700	46.93	\$1,689,388	\$1,315,033	\$484,967	\$218,921	2.215
006-536-002-00	9465 PINE LAKE RD (PVT)	10/17/22	\$2,600,000	WD	\$2,600,000	\$1,381,500	53.13	\$2,763,004	\$1,047,255	\$1,552,745	\$1,003,362	1.548
006-536-007-00	9365 PINE LAKE RD (PVT)	06/15/23	\$2,225,000	WD	\$2,225,000	\$1,023,000	45.98	\$2,046,046	\$773,633	\$1,451,367	\$744,101	1.950
006-536-023-10	9065 PINE LAKE RD (PVT)	10/12/23	\$4,245,000	WD	\$3,995,000	\$1,987,100	49.74	\$3,974,293	\$1,467,607	\$2,527,393	\$1,465,898	1.724
006-675-006-00	7765 CEDAR LN (PVT)	06/10/22	\$2,500,000	WD	\$2,300,000	\$1,020,500	44.37	\$2,041,094	\$802,512	\$1,497,488	\$724,317	2.067
006-675-006-00	7765 CEDAR LN (PVT)	08/15/23	\$3,150,000	WD	\$3,150,000	\$1,020,500	32.40	\$2,041,094	\$802,512	\$2,347,488	\$724,317	3.241
<b>Totals:</b>			<b>\$39,229,000</b>		<b>\$38,469,000</b>	<b>\$16,974,000</b>		<b>\$35,044,866</b>		<b>\$21,803,923</b>	<b>\$10,799,627</b>	<b>E.C.F. =&gt; 2.019</b>

**South Arm 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.
006-116-042-45	3190 ROSS LN (PVT)	01/13/23	\$330,000	WD	\$330,000	\$165,200	50.06	\$330,360	\$252,928	\$77,072	\$42,804	1.801
006-116-042-50	3027 ROSS LN (PVT)	09/09/22	\$1,750,000	WD	\$1,750,000	\$814,700	46.55	\$1,629,474	\$688,604	\$1,061,396	\$520,105	2.041
006-127-020-00	1399 MOUNTAIN RD	06/02/23	\$910,000	WD	\$910,000	\$402,200	44.20	\$804,398	\$437,323	\$472,677	\$202,916	2.329
006-225-006-00	9367 BIRCH TERRACE RD	05/31/22	\$1,500,000	WD	\$1,500,000	\$732,200	48.81	\$1,464,325	\$693,648	\$806,352	\$426,024	1.893
<b>Totals:</b>			<b>\$4,490,000</b>		<b>\$4,490,000</b>	<b>\$2,114,300</b>		<b>\$4,228,557</b>		<b>\$2,417,497</b>	<b>\$1,191,849</b>	<b>E.C.F. =&gt; 2.028</b>

**Lake Shore 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.
006-032-026-00	4098 LAKESHORE RD	07/01/22	\$970,000	WD	\$970,000	\$603,400	62.21	\$1,206,820	\$450,381	\$519,619	\$435,988	1.192
006-032-042-00	4300 LAKESHORE RD	05/22/23	\$500,000	WD	\$500,000	\$276,400	55.28	\$552,879	\$375,536	\$124,464	\$102,215	1.218
006-033-020-00	3042 LAKESHORE RD	06/13/22	\$950,000	WD	\$950,000	\$434,100	45.69	\$868,142	\$454,154	\$495,846	\$238,610	2.078
006-033-020-00	3042 LAKESHORE RD	03/26/24	\$1,268,000	WD	\$1,268,000	\$434,100	34.24	\$868,142	\$454,154	\$813,846	\$238,610	3.411
006-350-009-00	5087 LAKESHORE RD	11/30/23	\$755,000	WD	\$755,000	\$299,700	39.70	\$599,392	\$271,914	\$483,086	\$188,748	2.559
006-350-011-00	5109 LAKESHORE RD	10/19/22	\$397,500	WD	\$397,500	\$160,500	40.38	\$321,058	\$226,591	\$170,909	\$54,448	3.139
006-450-002-00	4906 LAKESHORE RD	10/13/23	\$550,000	WD	\$550,000	\$351,700	63.95	\$703,360	\$348,188	\$201,812	\$204,710	0.986
<b>Totals:</b>			<b>\$5,390,500</b>		<b>\$5,390,500</b>	<b>\$2,559,900</b>		<b>\$5,119,793</b>		<b>\$2,809,582</b>	<b>\$1,463,329</b>	<b>E.C.F. =&gt; 1.920</b>

**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.
006-275-022-00	3560 STARBOARD LN	06/30/22	\$450,000	WD	\$450,000	\$174,000	38.67	\$348,069	\$39,924	\$410,076	\$225,252	1.821
006-276-050-00	3245 BRIDGE DR	08/03/23	\$431,500	WD	\$431,500	\$154,800	35.87	\$309,626	\$44,568	\$386,932	\$193,756	1.997
006-276-053-00	3385 BRIDGE DR	06/27/23	\$650,000	WD	\$650,000	\$250,100	38.48	\$500,130	\$65,656	\$584,344	\$387,577	1.508
006-276-062-00	3605 BRIDGE DR	02/10/23	\$35,500	WD	\$35,500	\$25,700	72.39	\$51,370	\$33,583	\$1,917	\$13,002	0.147
006-276-066-00	8840 SPINNAKER LN	05/26/23	\$475,000	WD	\$475,000	\$178,500	37.58	\$357,084	\$48,120	\$426,880	\$225,851	1.890
006-440-008-00	2369 HIDDEN VALLEY I	11/03/22	\$279,900	WD	\$279,900	\$133,300	47.62	\$266,553	\$169,632	\$110,268	\$70,849	1.556
006-440-009-00	2383 HIDDEN VALLEY I	09/28/22	\$283,500	WD	\$283,500	\$148,400	52.35	\$296,758	\$170,572	\$112,928	\$92,241	1.224
006-500-006-00	3053 MARSHALL RD	05/24/22	\$315,000	WD	\$315,000	\$160,000	50.79	\$319,955	\$83,272	\$231,728	\$173,014	1.339
<b>Totals:</b>			<b>\$2,920,400</b>		<b>\$2,920,400</b>	<b>\$1,224,800</b>		<b>\$2,449,545</b>		<b>\$2,265,073</b>	<b>\$1,381,542</b>	<b>E.C.F. =&gt; 1.640</b>

**Hemmingway Point**

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.
006-435-018-00	4000 HEMINGWAY POI	07/31/23	\$810,000	WD	\$810,000	\$327,300	40.41	\$654,592	\$306,415	\$503,585	\$236,694	2.128
006-435-023-00	4000 HEMINGWAY POI	08/29/22	\$495,000	WD	\$495,000	\$258,500	52.22	\$517,064	\$324,526	\$170,474	\$136,552	1.248
006-435-064-00	4000 HEMINGWAY POI	08/11/23	\$605,000	WD	\$605,000	\$291,500	48.18	\$582,937	\$324,526	\$280,474	\$183,270	1.530
<b>Totals:</b>			<b>\$1,910,000</b>		<b>\$1,910,000</b>	<b>\$877,300</b>		<b>\$1,754,593</b>		<b>\$954,533</b>	<b>\$556,516</b>	<b>E.C.F. =&gt; 1.715</b>

**Eveline Township 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.
006-031-004-20	14 SHALER RD	03/28/24	\$102,000	WD	\$102,000	\$35,900	35.20	\$71,836	\$44,664	\$57,336	\$28,187	2.034
006-031-004-25	86 SHALER RD	10/06/22	\$58,000	WD	\$58,000	\$89,100	153.62	\$178,187	\$42,900	\$15,100	\$140,339	0.108
006-031-004-25	86 SHALER RD	08/11/23	\$375,000	WD	\$375,000	\$89,100	23.76	\$178,187	\$42,900	\$332,100	\$140,339	2.366
006-032-004-00	932 WILSON RD N	03/05/24	\$180,000	WD	\$180,000	\$98,400	54.67	\$196,806	\$105,035	\$74,965	\$95,198	0.787
006-107-015-40	11419 ROBERTS RD W	10/12/23	\$293,500	WD	\$293,500	\$136,500	46.51	\$272,948	\$80,694	\$212,806	\$199,434	1.067
006-115-005-35	3208 MOUNTAIN RD	11/07/22	\$105,000	WD	\$105,000	\$126,600	120.57	\$253,289	\$104,295	\$705	\$154,558	0.005
006-115-006-15	8576 FERRY RD	05/31/24	\$440,000	WD	\$440,000	\$179,000	40.68	\$357,998	\$97,169	\$342,831	\$270,570	1.267
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
006-119-001-30	2933 SEQUANOTA RD	03/08/24	\$245,000	WD	\$244,500	\$109,000	44.58	\$217,985	\$100,283	\$144,217	\$122,098	1.181
006-119-001-35	2833 SEQUANOTA RD	07/03/23	\$150,445	MLC	\$150,445	\$62,600	41.61	\$125,265	\$95,950	\$54,495	\$30,410	1.792
006-120-010-20	2355 WASHINGTON ST	08/31/23	\$294,900	WD	\$294,900	\$125,300	42.49	\$250,501	\$104,000	\$190,900	\$151,972	1.256
006-121-020-00	2606 M-66 N	02/02/23	\$395,000	WD	\$395,000	\$173,700	43.97	\$347,371	\$87,200	\$307,800	\$269,887	1.140
006-121-020-00	2606 M-66 N	05/17/24	\$500,000	WD	\$500,000	\$173,700	34.74	\$347,371	\$87,200	\$412,800	\$269,887	1.530
006-132-001-00	757 RANNEY RD N	09/12/22	\$219,900	WD	\$219,900	\$157,600	71.67	\$315,210	\$153,965	\$65,935	\$167,267	0.394
006-156-013-00	4556 LAKESHORE RD	09/23/22	\$535,000	MLC	\$535,000	\$271,600	50.77	\$543,217	\$332,508	\$202,492	\$219,026	0.925
006-404-002-00	3391 M-66 N	11/08/23	\$279,000	WD	\$279,000	\$132,000	47.31	\$263,906	\$140,632	\$138,368	\$127,878	1.082
006-404-010-10	3280 FULSOME ST	09/29/23	\$315,000	WD	\$315,000	\$85,900	27.27	\$171,831	\$73,195	\$241,805	\$102,320	2.363
006-425-013-00	3645 WASHINGTON ST	12/13/23	\$170,000	WD	\$170,000	\$81,300	47.82	\$162,684	\$57,552	\$112,448	\$109,058	1.031
006-425-018-00	3695 M-66 N	01/04/24	\$260,000	WD	\$260,000	\$138,800	53.38	\$277,698	\$169,216	\$90,784	\$112,533	0.807
006-560-009-10	898 ADVANCE RD N	10/09/23	\$385,000	WD	\$385,000	\$115,600	30.03	\$231,217	\$62,073	\$322,927	\$175,461	1.840
006-600-007-00	11248 SEQUANOTA HEIGHTS DR (PVT)	06/28/22	\$335,000	WD	\$335,000	\$169,800	50.69	\$339,622	\$71,955	\$263,045	\$277,663	0.947
006-600-014-00	11817 SEQUANOTA HEIGHTS DR (PVT)	08/05/22	\$340,000	WD	\$340,000	\$141,400	41.59	\$282,872	\$97,762	\$242,238	\$192,023	1.262
006-725-012-00	9121 LAS OLAS DR (PVT)	10/05/22	\$450,000	WD	\$435,000	\$123,200	28.32	\$246,484	\$128,015	\$306,985	\$122,893	2.498
		<b>Totals:</b>	<b>\$6,657,745</b>		<b>\$6,642,245</b>	<b>\$2,914,800</b>		<b>\$5,829,921</b>		<b>\$4,306,999</b>	<b>\$3,631,978</b>	<b>E.C.F. =&gt; 1.186</b>

**Multi Jurisdiction Rural Commercial ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$136,678	\$91,841	\$28,159	\$62,797	0.448
03-06-10-400-022	6540 PARADISE TR	06/15/21	\$189,000	WD	\$189,000	\$110,600	58.52	\$331,406	\$116,375	\$72,625	\$239,722	0.303
03-06-10-400-032	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
03-06-15-200-045	6449 PARADISE TR	04/01/21	\$275,000	WD	\$275,000	\$105,000	38.18	\$292,450	\$53,462	\$221,538	\$266,430	0.832
03-06-27-400-011	6990 N US 31 HWY	11/17/21	\$365,000	WD	\$365,000	\$127,100	34.82	\$301,111	\$18,501	\$346,499	\$297,484	1.165
03-06-27-400-011	6990 N US 31 HWY	10/19/23	\$349,900	WD	\$349,900	\$123,400	35.27	\$259,517	\$19,050	\$330,850	\$313,926	1.054
03-06-34-200-003	6990 N US 31 HWY	11/17/21	\$365,000	WD	\$365,000	\$99,100	27.15	\$209,250	\$17,150	\$347,850	\$212,265	1.639
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$122,416	\$90,553	\$29,447	\$44,626	0.660
001-023-000-360-01	3051 CO RD 491	01/05/23	\$902,000	WD	\$902,000	\$253,600	28.12	\$539,989	\$120,774	\$781,226	\$587,136	1.331
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$245,869	\$66,849	\$210,151	\$212,866	0.987
001-026-000-160-00	5021 CO RD 612	07/10/23	\$800,000	WD	\$800,000	\$179,100	22.39	\$421,478	\$102,472	\$697,528	\$446,787	1.561
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$176,800	35.36	\$364,773	\$70,273	\$429,727	\$435,651	0.986
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$161,011	\$388,989	\$623,747	0.624
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$90,513	\$61,560	\$23,440	\$40,550	0.578
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-636-000-004-00	2961 MANTZ	12/01/23	\$70,000	WD	\$70,000	\$29,400	42.00	\$60,749	\$3,540	\$66,460	\$68,025	0.977
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$243,656	\$61,560	\$238,440	\$255,036	0.935
014-025-010-20	4033 JONATHON DR (PVT)	01/05/22	\$268,000	LC	\$268,000	\$83,600	31.19	\$167,191	\$34,740	\$233,260	\$216,525	1.077
014-026-012-00	7610 FAIR RD (PVT)	11/29/21	\$170,000	WD	\$170,000	\$79,100	46.53	\$158,251	\$127,006	\$42,994	\$51,902	0.828
014-035-008-30	7474 ROGERS RD	04/01/21	\$105,000	WD	\$105,000	\$77,200	73.52	\$154,469	\$37,159	\$67,841	\$117,310	0.578
014-035-008-30	7474 ROGERS RD	08/04/22	\$129,800	WD	\$129,800	\$77,200	59.48	\$154,469	\$37,159	\$92,641	\$117,310	0.790
001-640-000-005-02	4291 SALLING AVE (CR 612)	11/01/22	\$153,500	WD	\$153,500	\$201,900	131.53	\$328,259	\$93,120	\$60,380	\$279,595	0.216
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$152,589	\$30,780	\$69,220	\$170,601	0.406
<b>Totals:</b>			<b>\$6,609,200</b>		<b>\$6,609,200</b>	<b>\$2,685,000</b>		<b>\$5,917,851</b>		<b>\$4,970,248</b>	<b>\$5,497,642</b>	<b>0.904</b>

E.C.F. => 0.904