

2025 Agricultural Group 1000 ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land x Yard	Blg. Residual	Cost Min. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcel in Sale	Property Class
050-009-200-001-00	515 S HAWKINS RD	08/02/24	\$288,700	WD	03-ARM'S LENGTH	\$288,700	\$175,000	60.62	\$360,063	\$469,460	\$22,790	\$116,238	0.196	IAG	41.4720	\$264,935		101
140-025-200-002-00	4280 OBERLIN	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,600	41.81	\$469,460	\$269,812	\$95,188	\$246,479	0.386	IAG	22.4592	\$266,697		101
010-006-104-001-04	3330 S BARD	01/07/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,300	57.06	\$193,715	\$107,292	\$52,708	\$106,693	0.494	IAG	11.6765	\$102,900		101
140-035-200-001-00	3805 RENAS	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$231,275	\$86,935	\$119,565	\$178,938	0.668	IAG	5.7408	\$85,042		101
140-025-303-001-00	3478 RENAS RD	05/10/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$151,100	43.17	\$359,221	\$139,469	\$210,531	\$271,299	0.776	IAG	16.5229	\$119,458		101
150-009-104-009-02	3696 SHOCK	09/11/23	\$196,200	LC	19-MULTI PARCEL ARM'S LENGTH	\$196,200	\$92,900	47.35	\$230,174	\$62,729	\$133,471	\$168,944	0.790	IAG	17.9246	\$61,549	150-009-104-009-03	101
100-004-300-001-00	4789 CONNOR RD	05/31/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,300	42.14	\$286,053	\$143,715	\$151,285	\$208,072	0.727	IAG	11.6298	\$116,985		101
100-008-100-002-00	5197 BUZZELL	10/15/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$124,500	31.92	\$319,813	\$271,800	\$118,200	\$139,275	0.849	IAG	23.7896	\$283,594		101
Totals:			\$2,251,400			\$2,251,400	\$1,026,200		\$2,460,872		\$903,738	\$1,435,938			1.8588			
													E.C.F. as Calculated =>		0.629			
													Avg. E.C.F. =>		0.611			
													Sale. Ratio =>		45.58			
													Std. Dev. =>		9.63			

Due to having no Improved Agricultural Class sales during the two-year study period, sales from neighboring townships within Gladwin County were collected for analysis.

2025 Commercial Group ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instir.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Item \$	E.C.F.	Floor Area	ECF Area	Dev. by Mean (sq)	Land Value	Other Parcels in Sale	Property Class
080-014-203-001-12	2240 MCCLOURE C	12/13/23	\$269,000	LC	19-MULTI PARCEL AF	\$269,000	\$166,200	61.78	\$418,182	\$40,456	\$228,544	\$555,450	0.411	9,226	3COM	27,5323	27,790	080-014-203-001-11	201
110-009-200-005-01	27 E M61	05/16/24	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$63,600	55.30	\$125,266	\$59,499	\$55,501	\$86,716	0.574	2,632	2COM	11,0428	40,904		201
120-036-101-005-00	901 N M-18	02/07/24	\$110,000	WD	03-ARMY'S LENGTH	\$110,000	\$54,300	49.36	\$123,086	\$42,600	\$67,400	\$117,350	0.574	936	2COM	11,0428	\$39,524		201
120-004-200-001-03	4861 M-18	01/23/24	\$97,000	WD	03-ARMY'S LENGTH	\$97,000	\$71,900	74.12	\$103,142	\$15,817	\$81,183	\$127,111	0.639	8,463	2COM	4,6100	\$9,200		201
050-003-203-003-00	1402 W M61	05/03/23	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$29,800	37.25	\$82,517	\$26,515	\$53,485	\$62,356	0.649	3,200	3COM	3,5343	26,515		201
070-010-100-006-10	796 N H30	08/29/24	\$500,000	WD	03-ARMY'S LENGTH	\$500,000	\$202,700	40.54	\$501,897	\$160,678	\$339,322	\$501,793	0.676	8,440	2COM	0,8561	88,492		201
050-005-100-009-00	2134 W M61	03/06/24	\$350,000	LC	03-ARMY'S LENGTH	\$350,000	\$115,800	33.09	\$320,092	\$178,357	\$171,643	\$208,434	0.823	4,608	1COM	13,8709	113,998		201
080-033-200-006-00	750 N M18	10/16/23	\$168,000	WD	19-MULTI PARCEL AF	\$168,000	\$56,600	33.69	\$188,492	\$63,722	\$104,278	\$146,300	0.893	2,072	2COM	20,8011	61,899		201
040-131-007-001-00	4475 WILDWOOD	02/16/24	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$60,300	21.93	\$211,889	\$35,094	\$239,906	\$289,993	0.923	1,822	2COM	23,7961	28,573		201
Totals:						\$1,964,000	\$821,200		\$2,074,543		\$1,341,262	\$2,126,001							
								Sale. Ratio =>					E.C.F. as Calculated =>	0.631					
								Std. Dev. =>	41.81				Ave. E.C.F. =>	0.685					
									16.34										

Due to a lack of sales in the Commercial Group, additional sales were collected from neighboring townships within Gladwin County to analyze.

2025 Residential Group 4000 ECF Analysis for 2026 Assessments																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Ctr. Appraisal	Land ± Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Dev. by Mean (%)	Units Value	Other Parcels in Sale	Property Class
120-210-000-004-10	1639 SNYDER RD	03/15/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,800	39.79	\$114,916	\$89,723	\$5,277	\$10,718	0.492	73.7845	\$85,400		401
120-117-000-062-00	4484 BAY RD	11/05/24	\$214,200	WD	03-ARM'S LENGTH	\$214,200	\$107,500	50.19	\$267,383	\$161,523	\$52,677	\$87,056	0.605	62.5103	\$158,200		401
120-183-000-232-10	891 BAYOU	07/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,100	45.74	\$427,159	\$216,379	\$133,621	\$173,359	0.771	45.9331	\$204,680		401
120-175-000-017-00	713 PEACE HAVEN ST	08/24/23	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$95,100	41.35	\$291,466	\$143,389	\$86,611	\$110,261	0.786	44.4686	\$136,234	120-190-000-001-01	401
120-083-100-003-02	4660 CLENDENING RD (W)	09/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,300	46.17	\$583,070	\$229,315	\$245,685	\$290,917	0.845	38.5678	\$218,400		401
120-071-000-041-00	678 FOELL CT	06/29/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$154,200	41.12	\$453,902	\$178,111	\$196,889	\$226,802	0.868	36.2087	\$147,000		401
120-155-000-015-00	4352 HILLSIDE ST	08/10/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,800	43.32	\$311,598	\$145,216	\$119,784	\$136,827	0.875	35.4758	\$140,000		401
120-125-000-020-00	1870 N PRATT LAKE RD	02/13/25	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$73,800	59.52	\$149,399	\$56,742	\$67,258	\$76,198	0.883	34.7525	\$56,000		401
120-060-000-012-00	1749 E PRATT LK RD	09/22/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,700	41.19	\$331,080	\$109,554	\$200,446	\$182,176	1.100	12.9910	\$105,000		401
120-117-000-060-01	4470 BAY RD	08/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,700	33.15	\$170,491	\$74,232	\$90,768	\$79,160	1.147	8.3563	\$71,400		401
120-179-000-030-10	4378 BUICK TRL	05/30/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,900	39.05	\$335,007	\$113,882	\$211,118	\$181,846	1.161	6.9227	\$112,000		401
120-093-400-007-00	540 MIX DR	09/11/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$98,800	33.15	\$287,450	\$108,269	\$189,731	\$147,353	1.288	5.7400	\$105,000		401
120-181-000-127-00	4173 BETTY LEE BLVD	01/24/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$172,900	42.17	\$386,017	\$118,527	\$291,473	\$219,975	1.325	9.4829	\$112,000		401
120-181-000-028-00	4506 NIPGON DR	03/26/24	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$79,100	32.29	\$246,268	\$92,787	\$152,213	\$110,834	1.373	14.3146	\$88,600	120-215-000-037-00	401
120-179-000-045-00	4505 BETTY LEE BLVD	07/12/23	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$61,800	35.54	\$160,427	\$56,994	\$116,906	\$85,060	1.374	14.4197	\$56,000		401
120-179-000-045-00	4505 BETTY LEE BLVD	03/18/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,200	32.43	\$213,093	\$90,732	\$144,268	\$100,626	1.434	20.3510	\$89,600		401
120-033-103-001-01	4680 CLENDENING RD	07/21/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$127,000	25.33	\$254,593	\$118,017	\$168,983	\$112,316	1.505	27.4337	\$112,000		401
120-033-103-001-01	4680 CLENDENING RD (W)	08/27/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$152,400	32.77	\$371,666	\$142,573	\$322,427	\$188,399	1.711	48.1209	\$126,000		401
120-205-000-012-00	4415 WAGARVILLE RD	08/02/24	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$213,100	33.67	\$473,216	\$114,152	\$518,848	\$295,283	1.757	52.6924	\$113,960		401
120-205-000-010-00	4421 WAGARVILLE RD	08/10/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$105,300	24.92	\$333,964	\$138,943	\$286,057	\$160,379	1.784	55.3433	\$134,960		401
120-215-000-001-00	4556 NIPGON	09/01/23	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$100,400	28.29	\$360,328	\$89,931	\$284,969	\$140,129	1.891	66.0695	\$84,000		401
120-155-000-011-00	4364 HILLSIDE ST	06/10/24	\$370,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$370,000	\$115,300	31.16	\$300,063	\$165,982	\$204,018	\$97,605	2.090	86.0033	\$161,495	120-034-100-017-00, 120-156-000-041-00	401
Totals:						\$6,825,000	\$2,520,500		\$6,722,556		\$4,070,027	\$3,213,259		3.6438			
										E.C.F. as Calculated => 1.267							
										Ave. E.C.F. => 1.230							
										Std. Dev. => 8.32							
										Sale. Ratio => 36.93							

2025 Residential Group 4001 Acreage ECF Analysis for 2026 Assessments																	
Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Ac. When Sold	Adj./Ac. Sale	Cur. Appraisal	Land + Yrd Bldg. Residual	Cost Min. \$	Ec.F.	Dew. by Mean (%)	Land Value	Other Parcels in Sale	Property Class	
120-025-100-002-10	5127 EAGLESON RD (W)	09/03/23	\$50,000	LC	03-ARM'S LENGTH	\$23,700	\$23,700	47.40	\$86,053	\$20,971	\$29,029	0.539	36.9152	\$3,9152		401	
120-033-100-001-01	995 N SHAW RD	08/14/23	\$65,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	54.46	\$82,231	\$39,290	\$57,528	0.582	32.6277	\$25,000		401	
120-022-402-001-22	4151 RILEY RD	07/14/23	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,200	\$35,200	54.01	\$101,632	\$33,266	\$53,734	0.639	26.8946	\$29,426	120-022-402-001-23	401	
120-019-401-001-02	5740 EAGLESON RD	06/17/24	\$409,400	WD	03-ARM'S LENGTH	\$204,700	\$204,700	50.00	\$413,388	\$335,579	\$273,821	\$84,004	0.785	\$28,000		401	
120-035-104-001-03	729 OBERLIN (N)	10/20/23	\$170,000	WD	03-ARM'S LENGTH	\$57,900	\$57,900	34.06	\$179,392	\$38,206	\$141,794	\$80,628	0.785	\$12,350	\$330,000	401	
06/21/24	120-027-100-005-01	1001 CHAPPEL DAM RD	\$144,900	WD	03-ARM'S LENGTH	\$57,500	\$57,500	39.68	\$142,655	\$16,654	\$128,246	\$150,544	0.852	\$5,6223	\$13,000	401	
07/01/23	120-033-101-004-01	1015 SHAW RD	\$249,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$78,400	\$78,400	31.37	\$242,953	\$39,395	\$210,505	\$143,200	0.866	\$4,2544	\$31,025	120-033-101-004-02	401
07/09/23	120-022-300-029-00	4314 EAGLESON RD (W)	\$64,000	WD	03-ARM'S LENGTH	\$27,300	\$27,300	42.66	\$61,917	\$13,102	\$50,898	\$58,321	0.889	\$3,5393	\$12,779	401	
09/27/23	120-026-400-004-02	3157 PRATT LAKE RD	\$345,000	WD	03-ARM'S LENGTH	\$110,000	\$110,000	31.88	\$327,683	\$334,799	\$137,985	\$334,799	0.873	\$1,8970	\$45,000	401	
06/14/24	120-034-300-003-08	4306 WILLFORD RD (W)	\$158,000	WD	03-ARM'S LENGTH	\$59,100	\$59,100	37.41	\$145,650	\$20,065	\$137,985	\$150,042	0.919	\$1,201	\$13,336	401	
04/12/23	120-028-400-007-01	4952 ANGLERS LANE	\$245,000	WD	03-ARM'S LENGTH	\$78,500	\$78,500	32.04	\$233,837	\$41,064	\$205,936	\$218,367	0.934	\$2,5806	\$40,300	401	
02/23/24	120-030-402-006-01	5703 W WATSON RD	\$285,000	WD	03-ARM'S LENGTH	\$85,400	\$85,400	29.96	\$246,388	\$37,758	\$247,742	\$257,491	0.960	\$5,2088	\$25,000	401	
07/10/24	120-030-401-002-00	5597 WATSON RD	\$275,000	WD	03-ARM'S LENGTH	\$110,100	\$110,100	40.04	\$243,655	\$32,914	\$242,086	\$251,781	0.961	\$5,3384	\$29,395	401	
11/08/23	120-027-300-007-00	4485 PRATT LAKE RD	\$399,900	WD	03-ARM'S LENGTH	\$136,100	\$136,100	34.03	\$348,867	\$29,998	\$369,902	\$380,967	0.971	\$6,2847	\$22,960	401	
08/15/24	120-032-300-008-00	5869 ARNOLD LK RD	\$86,000	WD	03-ARM'S LENGTH	\$23,600	\$23,600	27.44	\$76,083	\$14,352	\$71,648	\$73,753	0.971	\$6,3354	\$6,721	401	
05/03/24	120-018-203-003-01	2354 N CLARWIN RD	\$165,000	WD	03-ARM'S LENGTH	\$62,100	\$62,100	37.64	\$144,125	\$25,505	\$139,485	\$141,720	0.984	\$7,6188	\$19,069	401	
05/02/23	120-036-200-005-00	3404 CLENDENING RD	\$290,000	WD	03-ARM'S LENGTH	\$124,000	\$124,000	42.76	\$256,231	\$83,813	\$206,187	\$205,995	1.001	\$9,2822	\$82,180	401	
10/15/24	120-013-200-002-00	2396 OBERLIN RD	\$203,000	WD	03-ARM'S LENGTH	\$200,000	\$200,000	28.47	\$172,065	\$17,717	\$171,705	\$185,283	1.005	\$9,6645	\$13,771	401	
09/07/23	120-020-203-001-00	1660 N BARD RD	\$361,000	WD	03-ARM'S LENGTH	\$146,300	\$146,300	40.53	\$313,970	\$91,939	\$268,061	\$266,465	1.006	\$9,7881	\$85,170	401	
04/05/24	120-036-204-003-01	3448 CLENDENING RD (W)	\$347,500	WD	03-ARM'S LENGTH	\$37,900	\$37,900	25.69	\$127,484	\$33,926	\$112,574	\$112,798	1.007	\$9,8769	\$33,670	401	
07/08/24	120-026-100-008-01	3604 PRATT LK RD (W)	\$224,000	WD	03-ARM'S LENGTH	\$63,900	\$63,900	28.53	\$185,337	\$20,907	\$203,093	\$196,452	1.034	\$12,698	\$13,510	401	
05/03/24	120-029-300-003-00	1238 BARD RD	\$310,000	WD	03-ARM'S LENGTH	\$87,100	\$87,100	28.10	\$251,143	\$27,115	\$282,885	\$267,656	1.057	\$14,8789	\$15,955	401	
02/25/25	120-024-402-003-01	1141 CHAPPEL DAM RD	\$224,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$81,000	\$81,000	34.62	\$185,769	\$7,914	\$114,086	\$107,473	1.062	\$15,3421	\$5,954	401	
Totals:			\$5,088,600			\$1,817,400	\$1,817,400		\$4,637,446	\$37,291	\$196,709	\$176,681	1.113	\$20,5248	\$27,467	120-027-402-019-00	401
													E.C.F. as Calculated => 0.932		2.907		
													Ave. E.C.F. => 0.908				

2025 Residential Group 4002 ECF Analysis for 2026 Assessments																	
Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Adj.	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
120-105-000-045-00	1351 LAKEVIEW DR	08/11/23	\$100,000	WD	19-MULTI PARCEL ARMS LENGTH	\$100,000	\$39,100	\$170,370	\$70,886	\$29,114	\$47,473	0.613	33.7714	24.2413	\$54,800	120-105-000-044-00	401
120-027-400-012-00	1907 CHAPPEL DAM RD (N)	06/27/23	\$119,000	WD	03-ARMS LENGTH	\$119,000	\$38,600	\$124,838	\$57,505	\$61,495	\$86,786	0.709	24.2413	23.9446	\$56,000		401
120-115-000-038-10	4307 BAY RD	05/20/24	\$118,000	WD	03-ARMS LENGTH	\$118,000	\$62,100	\$52,63	\$129,689	\$62,349	\$55,651	0.712	21.4073	21.4073	\$54,000		401
120-130-000-031-00	5768 LAKESIDE	01/22/25	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$47,600	\$93,020	\$24,867	\$55,133	\$74,512	0.780	20.5681	20.5681	\$52,400		401
120-035-000-048-00	5496 S CEDAR RIVER RD	07/07/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$109,900	\$44,86	\$144,735	\$53,436	\$191,564	\$257,026	0.865	8.5741	\$31,408		401
120-210-000-007-00	1695 OPLAND	05/10/24	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$73,530	\$69,69	\$144,467	\$36,515	\$108,485	\$125,380	0.865	8.5741	\$31,408		401
120-025-000-056-00	4535 NIPIGON DR	10/10/23	\$219,000	WD	03-ARMS LENGTH	\$219,000	\$81,200	\$70,308	\$121,380	\$73,837	\$145,163	\$162,071	0.896	5.5316	\$75,620		401
120-116-000-061-00	5648 LAKESIDE DR	08/04/23	\$132,500	WD	03-ARMS LENGTH	\$132,500	\$45,400	\$47,26	\$129,241	\$62,105	\$70,395	\$77,974	0.930	4.8137	\$58,600		401
120-116-000-062-00	4535 CLENDENING DR	07/26/23	\$97,000	WD	03-ARMS LENGTH	\$97,000	\$26,700	\$30,69	\$84,258	\$44,208	\$42,792	\$46,516	0.920	3.1044	\$40,000		401
120-055-000-014-10	1224 CHAPPEL VALLEY RD	09/09/24	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$72,700	42.76	\$163,650	\$101,696	\$68,304	\$71,956	0.949	0.1744	\$94,800		401
120-105-000-075-10	1471 ELDON CT	10/01/24	\$263,987	WD	03-ARMS LENGTH	\$263,987	\$87,700	33.22	\$230,791	\$52,989	\$120,998	\$177,506	1.189	23.7686	\$39,200		401
120-105-000-065-00	1351 LAKEVIEW DR	08/11/23	\$71,000	IC	03-ARMS LENGTH	\$71,000	\$39,600	27.61	\$63,795	\$39,957	\$31,043	\$27,696	1.121	17.0244	\$36,800		401
120-105-000-048-10	1359 LAKEVIEW DR	04/30/24	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$15,900	28.91	\$53,212	\$47,473	\$7,527	\$6,666	1.129	17.8254	\$46,400		401
120-075-400-012-00	1907 CHAPPEL DAM RD (N)	04/08/24	\$197,500	WD	03-ARMS LENGTH	\$197,500	\$61,800	31.29	\$140,838	\$57,505	\$139,995	\$76,786	1.823	87.2185	\$56,000		401
Totals:			\$2,002,987			\$2,002,987	\$781,800		\$1,978,286		\$1,217,659	\$1,116,549		2.6106			
															E.C.F. as Calculated => 0.925		
															Std. Dev. => 9.82		
															Ave. E.C.F. => 0.951		

2025 Residential Group 4003 ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Asst/Avg. Sale	Cur. Appraisal	Land ex. yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Meant (sq)	Land Value	Other Parcel in Sale	Property Class
120-185-000-274-00	4297 PEBBLE BCH DR	09/29/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$62,900	32.15	\$104,187	\$31,242	\$33,258	\$46,736	0.722	20,1139	\$22,500		401
120-065-000-009-00	5448 RIVERVIEW RD	10/18/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,700	52.25	\$136,413	\$29,679	\$90,321	\$116,913	0.660	26.3755	\$29,025		401
120-105-000-033-10	4893 CEDAR DR	05/26/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,300	57.38	\$89,648	\$44,268	\$20,712	\$33,239	0.623	30.0396	\$36,000		401
120-105-000-138-00	1420 LAKEVIEW DR	01/31/24	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$34,100	64.35	\$70,189	\$27,298	\$25,202	\$40,342	0.625	29.8735	\$20,000		401
120-105-000-081-00	1491 ELDON CT	03/12/25	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,200	58.20	\$114,068	\$21,748	\$78,252	\$109,762	0.713	21.0528	\$19,200		401
120-105-000-129-10	1340 LAKEVIEW DR	06/21/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$53,200	45.31	\$120,923	\$29,845	\$70,055	\$88,297	0.793	13.0051	\$23,040		401
120-090-000-003-10	1552 N SHAW RD	02/12/25	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$117,800	41.22	\$277,730	\$103,511	\$156,489	\$217,157	0.721	20.2825	\$98,100		401
120-170-000-009-00	1859 PRATT LAKE RD	10/05/23	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$27,000	44.58	\$144,339	\$29,890	\$125,110	\$106,087	1.179	25.5867	\$22,500		401
120-100-000-016-00	4075 W PRATT LAKE RD	06/11/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,100	37.51	\$102,880	\$19,973	\$95,727	\$98,581	0.971	4.7594	\$19,800		401
120-200-000-003-00	1583 OAKWOOD DR	02/01/24	\$115,700	WD	03-ARM'S LENGTH	\$115,700	\$43,400	33.57	\$137,953	\$22,860	\$135,040	\$116,853	0.987	6.3305	\$22,080		401
120-184-000-242-00	1096 WIGGINS LAKE RD	05/10/24	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$53,000	38.65	\$142,211	\$40,171	\$129,829	\$126,808	1.024	10.0377	\$27,000		401
120-171-000-063-10	1865 MAPLE	09/24/24	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$55,700	31.69	\$82,111	\$28,786	\$74,714	\$63,588	1.194	27.0292	\$27,000	120-170-000-013-00	401
120-170-000-012-00	1817 N PRATT LAKE RD	10/22/24	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$52,800	22.29	\$57,894	\$16,251	\$66,749	\$48,877	1.366	44.2208	\$11,520		401
120-105-000-013-00	1354 CREST DR	01/16/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$18,500	25.28	\$71,890	\$15,407	\$92,593	\$66,295	1.397	47.3239	\$14,234		401
120-220-000-022-00	1766 DOW DR	11/12/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$27,300										401
Totals:			\$1,721,000			\$1,721,000	\$721,000		\$1,722,485		\$1,243,326	\$1,374,091		1.8615			
													E.C.F. as Calculated => 0.905				
													Ave. E.C.F. => 0.923				
													Std. Dev. => 12.66				
													Sale. Ratio => 41.89				