

2024 Commercial Group 2000 ECF Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd/Adj. Sale	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
030-070-000-125-00	1011 ESTEY	01/23/23	\$80,000	LC	03-ARM'S LENGTH	\$80,000	73.25	\$107,169	\$33,486	\$66,534	\$111,641	0.596	8.8984	\$28,978		201
120-036-101-005-00	901 N M-18	02/07/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	49.36	\$177,832	\$42,650	\$67,350	\$112,318	0.600	8.5132	\$39,524		201
100-004-200-001-00	4950 W M61	05/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	38.09	\$364,336	\$50,418	\$299,582	\$475,653	0.630	5.4910	\$42,495		201
130-015-404-002-00	988 SECORD DAM	02/15/23	\$110,000	LC	03-ARM'S LENGTH	\$110,000	34.00	\$112,268	\$60,779	\$49,221	\$78,014	0.631	5.3841	\$39,785		201
150-392-000-021-00	5801 S M30	04/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	38.94	\$160,868	\$34,290	\$125,710	\$181,785	0.655	2.9295	\$32,519		201
110-420-012-012-00	350 E M61	05/02/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	38.79	\$207,719	\$76,582	\$88,418	\$132,002	0.670	1.4943	\$70,052	110-420-012-015-00	201
050-005-203-003-00	1402 W M61	05/03/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	37.25	\$79,124	\$28,735	\$51,265	\$76,347	0.671	1.3295	\$28,735		201
040-005-200-003-00	6504 WILDWOOD	11/15/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	65.60	\$59,436	\$35,451	\$24,549	\$36,341	0.676	0.9249	\$28,404		201
120-004-200-001-03	4861 M-18	01/23/24	\$97,000	WD	03-ARM'S LENGTH	\$97,000	74.12	\$106,692	\$15,789	\$81,211	\$119,139	0.682	0.3120	\$9,200		201
030-028-300-004-00	4891 S M30	12/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	39.56	\$230,031	\$47,478	\$202,522	\$276,595	0.732	4.7427	\$47,478		201
150-007-300-005-00	3945 M18	10/27/23	\$200,000	M/LC	03-ARM'S LENGTH	\$200,000	25.65	\$188,154	\$92,514	\$107,486	\$144,909	0.742	5.6979	\$82,030		201
150-392-000-018-00	5837 S M30	08/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	48.22	\$106,443	\$40,009	\$74,981	\$100,658	0.745	6.0247	\$29,468		201
050-005-100-009-00	2134 W M61	03/08/24	\$350,000	LC	03-ARM'S LENGTH	\$350,000	33.09	\$308,241	\$178,781	\$171,219	\$196,152	0.873	18.8122	\$113,822		201
Totals:			\$2,117,000			\$2,117,000		\$2,158,313		\$1,410,038	\$2,051,533		0.2540			

Sale. Ratio => 40.95
 Std. Dev. => 15.67
 E.C.F. as Calculated => 0.687
 Ave. E.C.F. => 0.685

2024 Residential Group 4000 ECF Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. w/in Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
120-183-000-232-10	891 BAYOU	07/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,100	45.74	\$411,103	\$216,050	\$133,950	\$167,571	0.799	48.4017	\$204,580	
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	\$281,594	\$143,344	\$86,656	\$106,744	0.812	47.1567	\$136,234	120-190-000-001-01
120-033-100-003-02	4660 CLENDENING RD (W)	09/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,900	46.17	\$555,403	\$229,244	\$245,756	\$280,205	0.877	40.6322	\$218,400	
120-155-000-015-00	4352 HILLSIDE ST	08/10/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,800	43.32	\$298,779	\$145,183	\$119,817	\$131,955	0.908	37.5367	\$140,000	
120-071-000-041-00	678 FOELL CT	06/29/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$154,200	41.12	\$429,380	\$177,854	\$197,146	\$216,088	0.912	37.1036	\$147,000	
120-033-400-007-00	540 MIX DR	06/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$274,874	\$108,249	\$141,751	\$143,149	0.990	29.3142	\$105,000	
120-060-000-012-00	1749 E PRATT LK RD	07/15/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,700	34.63	\$315,459	\$109,528	\$175,472	\$176,917	0.992	29.1544	\$105,000	
120-205-000-008-00	4431 WAGARVILLE RD (W)	11/09/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$102,300	29.31	\$377,374	\$116,239	\$232,761	\$224,343	1.038	24.5855	\$112,000	
120-080-000-021-00	1845 N PRATT LAKE RD	05/05/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$266,776	\$79,597	\$170,403	\$160,807	1.060	22.3703	\$75,600	
120-087-000-002-00	1749 E PRATT LK RD	09/22/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,700	41.19	\$315,459	\$109,528	\$200,472	\$176,917	1.133	15.0235	\$105,000	
120-117-000-060-01	4470 BAY RD	08/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,200	31.38	\$161,165	\$108,985	\$51,015	\$44,828	1.138	14.5367	\$107,604	
120-179-000-030-00	4378 BUICK TRL	05/30/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,900	39.05	\$316,994	\$113,871	\$211,129	\$174,504	1.210	7.3500	\$112,000	
120-021-200-013-00	1792 W PRATT LAKE RD	05/18/22	\$227,011	WD	03-ARM'S LENGTH	\$227,011	\$65,800	28.99	\$215,151	\$88,803	\$138,208	\$108,546	1.273	10.117	\$84,000	
120-033-400-007-00	540 MIX DR	09/11/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$98,800	33.15	\$274,874	\$108,249	\$189,751	\$143,149	1.326	4.2174	\$105,000	
120-181-000-090-00	4359 BETTY LEE BLVD	07/12/23	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$61,800	35.54	\$154,307	\$56,988	\$116,912	\$83,607	1.398	11.4967	\$56,000	
120-051-000-056-00	4783 SYLVAN GROVE	04/08/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$45,500	26.00	\$155,038	\$56,927	\$118,073	\$84,288	1.401	11.7453	\$56,000	
120-215-000-028-00	4506 NIPIGON DR	03/26/24	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$79,100	32.29	\$234,750	\$91,012	\$153,988	\$107,953	1.426	14.3058	\$86,850	120-215-000-037-00
120-179-000-045-00	4405 BETTY LEE BLVD	03/18/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,200	32.43	\$204,452	\$90,726	\$144,274	\$97,703	1.477	19.3284	\$89,600	
120-190-000-009-00	739 PIEASANT SHORES DR	10/14/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$50,900	24.59	\$177,025	\$71,416	\$135,584	\$90,729	1.494	21.0999	\$70,000	
120-179-000-035-00	4376 CHAPPEL DR	09/27/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$57,400	25.80	\$194,164	\$111,351	\$111,149	\$71,145	1.562	27.8906	\$105,560	
120-125-000-030-00	1844 LAKEVIEW DR	07/21/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$127,700	25.33	\$241,762	\$115,093	\$171,907	\$108,822	1.580	29.6327	\$112,000	
120-071-000-043-00	670 FOELL CT	10/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,000	43.60	\$222,336	\$156,768	\$93,232	\$56,330	1.655	37.1728	\$154,000	
120-205-000-010-00	4421 WAGARVILLE RD (W)	08/10/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$105,900	24.92	\$319,339	\$138,920	\$286,080	\$154,999	1.846	56.2309	\$134,960	
120-051-000-055-00	4425 SYLVAN GROVE	04/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$44,800	19.91	\$160,983	\$61,854	\$163,146	\$85,162	1.916	63.2327	\$56,000	
120-215-000-001-00	4556 NIPIGON	09/01/23	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$100,400	28.29	\$247,846	\$89,896	\$285,004	\$135,696	1.953	66.9547	\$84,000	
Totals:			\$7,114,311			\$7,114,311	\$2,447,200	34.40	\$6,969,249	\$4,144,432	\$3,408,324		1.216	6.7405		
			Sale. Ratio =>	34.40												
			Std. Dev. =>	7.26												
									E.C.F. as Calculated =>	1.216						
									Ave. E.C.F. =>	1.283						

2024 Residential Group 4003 ECF Analysis for 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (s)	Land Value	Other Parcels 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	\$20,900	32.45	\$100,988	\$26,277	\$38,723	\$88,776	0.436	41.8487	\$17,500		401
120-105-000-138-00	1420 LAKEVIEW DR	01/31/24	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$34,100	64.95	\$70,480	\$29,263	\$23,237	\$49,010	0.474	38.0540	\$21,875		401
120-145-000-027-00	1637 OPLAND RD	08/03/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,200	54.86	\$42,712	\$24,923	\$10,077	\$21,152	0.476	37.8269	\$24,500		401
120-105-000-129-10	1340 LAKEVIEW DR	06/21/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$53,200	53.25	\$122,840	\$32,106	\$67,794	\$107,888	0.628	22.6300	\$25,200		401
120-036-200-008-00	1088 WIGGINS LAKE RD	07/14/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$57,500	40.35	\$148,644	\$19,108	\$123,392	\$154,026	0.801	5.3562	\$17,500		401
120-030-400-004-00	3458 CLENDENING RD	06/17/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,400	31.41	\$139,337	\$25,091	\$109,909	\$135,845	0.809	4.5599	\$16,625		401
120-030-400-004-00	5512 SULLIVAN RD	02/16/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$26,700	25.67	\$106,433	\$28,757	\$75,243	\$92,361	0.815	4.0015	\$24,675		401
120-185-000-282-00	4261 PEBBLE BEACH CT	10/26/22	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$71,600	41.27	\$178,025	\$24,585	\$148,915	\$182,449	0.816	3.8474	\$17,850		401
120-184-000-246-00	1124 WIGGINS LAKE RD	09/14/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,300	37.76	\$214,768	\$28,041	\$181,959	\$222,030	0.820	3.5147	\$18,127		401
120-183-000-202-00	4276 PEBBLE BEACH DR	04/13/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$57,400	39.61	\$141,879	\$29,219	\$115,681	\$133,960	0.864	0.8879	\$17,500		401
120-165-000-017-00	4060 CLENDENING RD	11/15/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,500	38.24	\$81,976	\$14,584	\$70,416	\$80,133	0.879	2.4064	\$10,500		401
120-170-000-009-00	1859 PRATT LAKE RD	10/05/23	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$27,000	41.22	\$61,111	\$13,800	\$51,700	\$56,256	0.919	6.4346	\$15,400		401
120-200-000-003-00	1583 OAKWOOD DR	02/01/24	\$115,700	WD	03-ARM'S LENGTH	\$115,700	\$43,400	37.51	\$98,210	\$15,580	\$100,120	\$98,252	1.019	16.4339	\$15,400		401
120-183-000-211-00	4248 WIGGINS LAKE RD	06/24/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,800	25.68	\$123,750	\$30,982	\$124,018	\$110,307	1.124	26.9628	\$29,750		401
120-105-000-013-00	1354 CREST DR	01/16/24	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$18,500	22.29	\$59,399	\$17,575	\$65,425	\$49,731	1.316	46.0898	\$12,600		401
120-220-000-022-00	1766 DOW DR	11/17/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$27,300	25.28	\$66,663	\$12,166	\$95,834	\$64,800	1.479	62.4241	\$11,071		401
Totals:			\$1,774,500			\$1,774,500	\$650,800		\$1,757,165		\$1,402,443	\$1,646,977		0.852			0.855
			Sale Ratio =>			36.68											
			Std. Dev. =>			11.73											

E.C.F. as Calculated => 0.852
Ave. E.C.F. => 0.855