

Vacant Land Valuation

Vacant land is not reproducible, so an estimate of its value must be made from the sales prices of other parcels of land similar to the property being appraised.

Enclosed herein are vacant land sales analysis throughout the township. Some sales are based on acreage and other units of comparison are by front foot rates. Various land tables analysis are included in the packet. Some sales after verification may have been removed as they were not representative of the land table area.

Residential-Agricultural Acreage

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	Net Acres	Total Acres	Dollars/FF
014-190-029-00	MUSKIE WAY (PVT)	09/21/20	\$20,000	WD	\$20,000	\$3,300	16.50	\$6,600	\$20,000	\$6,600	132.0	0.0	0.00	0.00	\$152
Totals:			\$20,000		\$20,000	\$3,300		\$6,600	\$20,000	\$6,600	132.0		0.00	0.00	
												Average per FF=>		\$152	

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	Net Acres	Total Acres	Dollars/Acre
014-010-012-05	1100 LALONDE RD	11/17/20	\$5,000	WD	\$5,000	\$1,900	38.00	\$3,779	\$5,000	\$3,779	0.0	0.0	0.66	0.66	\$7,541
Totals:			\$5,000		\$5,000	\$1,900		\$3,779	\$5,000	\$3,779	0.0		0.66	0.66	
												Average per Net Acre=>		7,541.48	

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	Net Acres	Total Acres	Dollars/Acre
014-025-002-20	4100 SLOOP RD	06/05/20	\$12,000	WD	\$12,000	\$30,900	257.50	\$12,000	\$12,000	\$12,000	0.0	0.0	3.40	3.40	\$3,529
Totals:			\$12,000		\$12,000	\$30,900		\$12,000	\$12,000	\$12,000	0.0		3.40	3.40	
												Average per Net Acre=>		3,529.41	

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	Net Acres	Total Acres	Dollars/Acre
014-004-022-50	METZ RD	10/30/20	\$25,123	WD	\$25,123	\$10,300	41.00	\$20,650	\$25,123	\$20,650	0.0	0.0	6.30	6.30	\$3,988
014-004-022-55	770 RANNEY RD	05/20/20	\$24,000	WD	\$24,000	\$10,300	42.92	\$20,650	\$24,000	\$20,650	0.0	0.0	6.30	6.30	\$3,810
Totals:			\$49,123		\$49,123	\$20,600		\$41,300	\$49,123	\$41,300	0.0		12.60	12.60	
												Average per Net Acre=>		3,898.65	

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	Net Acres	Total Acres	Dollars/Acre
014-026-008-20	7751 ROGERS RD	09/09/19	\$27,500	WD	\$27,500	\$0	0.00	\$39,893	\$27,500	\$37,000	0.0	0.0	10.00	10.00	\$2,750
014-029-013-00	RANNEY RD S	08/20/20	\$27,000	WD	\$27,000	\$18,500	68.52	\$37,000	\$27,000	\$37,000	0.0	0.0	10.00	10.00	\$2,700
014-004-022-25	METZ RD	08/11/20	\$25,000	WD	\$25,000	\$83,300	333.20	\$37,066	\$25,000	\$37,066	0.0	0.0	10.11	10.11	\$2,473
014-022-012-00	ELLSWORTH RD	08/06/20	\$19,900	WD	\$19,900	\$0	0.00	\$33,408	\$19,900	\$33,408	0.0	0.0	10.20	10.20	\$1,951
014-033-007-50	RANNEY RD S	11/16/20	\$38,500	WD	\$38,500	\$18,600	48.31	\$37,138	\$38,500	\$37,138	0.0	0.0	10.23	10.23	\$3,763
014-019-007-40	SIX MILE LAKE RD	10/02/20	\$24,000	WD	\$24,000	\$18,600	77.50	\$37,210	\$24,000	\$37,210	0.0	0.0	10.35	10.35	\$2,319
Totals:			\$161,900		\$161,900	\$139,000		\$221,715	\$161,900	\$218,822	0.0		60.89	60.89	
												Average per Net Acre=>		2,658.89	

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	Net Acres	Total Acres	Dollars/Acre
014-004-022-20	9649 METZ RD	11/16/20	\$50,000	WD	\$50,000	\$11,400	22.80	\$22,867	\$50,000	\$22,867	0.0	0.0	26.39	16.49	\$1,895
014-006-001-40	SLOUGH RD	01/10/20	\$54,500	LC	\$54,500	\$36,800	67.52	\$73,784	\$54,500	\$73,784	0.0	0.0	32.08	10.63	\$1,699
Totals:			\$104,500		\$104,500	\$48,200		\$96,651	\$104,500	\$96,651	0.0		58.47	27.12	
												Average per Net Acre=>		1,787.24	

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	Net Acres	Total Acres	Dollars/Acre
014-035-023-20	NORWEGIAN RD	11/13/19	\$60,000	WD	\$60,000	\$40,100	66.83	\$80,173	\$60,000	\$80,173	0.0	0.0	35.17	35.17	\$1,706
014-032-027-00	PESEK RD	10/06/20	\$60,000	WD	\$60,000	\$42,500	70.83	\$85,000	\$60,000	\$85,000	0.0	0.0	40.00	40.00	\$1,500

Res-Ag Large 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
014-035-021-00	5454 NORWEGIAN RD	06/20/19	\$300,000	WD	\$300,000	\$0	0.00	\$331,745	\$82,255	\$114,000	76.00	76.00	\$1,082
014-020-006-10	3570 MILES RD	12/24/20	\$400,000	WD	\$400,000	\$192,300	48.08	\$384,667	\$135,333	\$120,000	80.00	80.00	\$1,692
014-018-004-00	MILES RD	02/15/19	\$200,000	WD	\$200,000	\$55,900	27.95	\$111,776	\$200,000	\$111,776	90.00	60.00	\$2,222
Totals:			\$900,000		\$900,000	\$248,200		\$828,188	\$417,588	\$345,776	246.00	216.00	
												Average	
												per Net Acre=>	1,697.51

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
014-028-017-75	4874 RANNEY RD S	05/21/21	\$389,900	WD	\$389,900	\$127,100	32.60	\$254,231	\$308,291	\$172,622	115.08	115.08	\$2,679
014-017-002-10	2249 RANNEY RD S	07/09/19	\$465,000	WD	\$465,000	\$187,500	40.32	\$374,927	\$270,073	\$180,000	120.00	120.00	\$2,251
Totals:			\$854,900		\$854,900	\$314,600		\$629,158	\$578,364	\$352,622	235.08	235.08	
												Average	
												per Net Acre=>	2,460.28

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	Net Acres	Total Acres	Dollars/FF
014-010-041-15	1443 LALONDE RD	08/21/20	\$480,000	WD	\$480,000	\$210,900	43.94	\$421,850	\$480,000	\$421,850	143.0	0.0	3.61	0.00	\$3,357
Totals:			\$480,000		\$480,000	\$210,900		\$421,850	\$480,000	\$421,850	143.0		3.61	0.00	
Average											per FF=>		\$3,357		

Jordan River

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	
014-875-012-00	WOODLAND SHOR	10/20/21	\$18,500	WD	\$18,500	\$2,600	14.05	\$5,000	\$18,500	\$5,000	200.0	350.0	\$93	
014-875-015-00	WOODLAND SHOR	07/31/20	\$18,000	WD	\$18,000	\$5,200	28.89	\$10,000	\$18,000	\$10,000	400.0	700.0	\$45	
Totals:			\$36,500		\$36,500	\$7,800		\$15,000	\$36,500	\$15,000	600.0			
Average											per FF=>		\$61	

Charlevoix Cove

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			
014-350-002-00	APPLE LN (PVT)	04/28/21	\$43,200	WD	\$43,200	\$20,000	46.30	\$40,000	\$43,200	\$40,000	0.0			
014-350-005-00	APPLE LN (PVT)	03/08/21	\$40,000	WD	\$40,000	\$20,000	50.00	\$40,000	\$40,000	\$40,000	0.0			
014-350-007-00	APPLE LN (PVT)	06/07/19	\$40,000	WD	\$40,000	\$20,000	50.00	\$40,000	\$40,000	\$40,000	0.0			
014-350-009-00	APPLE LN (PVT)	02/26/21	\$61,000	WD	\$61,000	\$20,000	32.79	\$40,000	\$61,000	\$40,000	0.0			
014-350-010-00	APPLE LN (PVT)	09/19/19	\$40,000	WD	\$40,000	\$20,000	50.00	\$40,000	\$40,000	\$40,000	0.0			
014-350-015-00	62 APPLE LN (PVT)	08/21/20	\$47,500	WD	\$47,500	\$20,000	42.11	\$40,000	\$47,500	\$40,000	0.0			
014-350-024-00	RASPBERRY CT (PVT)	10/09/20	\$27,500	WD	\$27,500	\$20,000	72.73	\$40,000	\$27,500	\$40,000	0.0			
014-350-033-00	RASPBERRY CT (PVT)	04/30/21	\$45,000	WD	\$45,000	\$20,000	44.44	\$40,000	\$45,000	\$40,000	0.0			
Totals:			\$344,200		\$344,200	\$160,000		\$320,000	\$344,200	\$320,000	0.0			
Average											per Site=>		\$43,025	

M-66

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
014-009-021-10	1102 M-66 S	07/17/19	\$139,000	WD	\$139,000	\$88,500	63.67	\$176,955	\$46,150	\$84,105	135.0	0.0	\$342
014-009-021-10	1102 M-66 S	03/22/21	\$159,400	WD	\$159,400	\$88,500	55.52	\$176,955	\$66,550	\$84,105	135.0	0.0	\$493
014-009-039-25	1515 M-66 S	12/21/20	\$335,000	WD	\$335,000	\$171,700	51.25	\$343,303	\$94,492	\$102,795	165.0	0.0	\$573
Totals:			\$633,400		\$633,400	\$348,700		\$697,213	\$207,192	\$271,005	435.0		
											Average		
											per FF=>	\$476	

Healey Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	ffec. Fron	Depth	Dollars/FF
014-280-016-00	2131 M-66 S	01/28/20	\$302,500	WD	03-ARM'S LE	\$297,500	\$152,100	51.13	\$304,191	\$203,309	\$210,000	150.0	200.0	\$1,355
Totals:			\$302,500			\$297,500	\$152,100		\$304,191	\$203,309	\$210,000	150.0		
											Average			
											per FF=>	\$1,355		

Six Mile Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	ffec. Fron	Dollars/FF
014-019-023-55	NELSON RD N	10/13/21	\$50,000	WD	03-ARM'S LE	\$50,000	\$48,600	97.20	\$97,200	\$50,000	\$97,200	144.0	\$347
014-030-012-30	4010 SIX MILE LA	09/01/21	\$97,500	WD	03-ARM'S LE	\$97,500	\$67,500	69.23	\$135,000	\$97,500	\$135,000	200.0	\$488
014-440-001-00	4926 SIX MILE LA	08/06/21	\$75,500	WD	03-ARM'S LE	\$75,500	\$37,600	49.80	\$75,263	\$75,500	\$75,263	123.0	\$614
014-440-003-00	SIX MILE LAKE RC	04/15/21	\$52,000	WD	03-ARM'S LE	\$52,000	\$27,500	52.88	\$55,013	\$52,000	\$55,013	153.0	\$340
014-440-004-00	4950 SIX MILE LA	09/04/20	\$62,000	WD	03-ARM'S LE	\$62,000	\$34,800	56.13	\$69,525	\$62,000	\$69,525	106.0	\$585
Totals:			\$337,000			\$337,000	\$216,000		\$432,001	\$337,000	\$432,001	726.0	
											Average		
											per FF=>	\$464	

Heritage Hills

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
014-300-004-00	HOMESTEAD LN	04/29/19	\$4,000	WD	\$4,000	\$5,300	132.50	\$10,500	\$4,000	\$10,500
014-300-031-00	CENTENNIAL DR	02/14/20	\$10,000	WD	\$10,000	\$5,300	53.00	\$10,500	\$10,000	\$10,500
014-300-033-00	NELSON RD	06/16/20	\$6,500	WD	\$6,500	\$5,300	81.54	\$10,500	\$6,500	\$10,500
014-300-034-00	NELSON RD	03/13/20	\$10,500	WD	\$10,500	\$10,600	100.95	\$21,000	\$10,500	\$21,000
Totals:			\$31,000		\$31,000	\$26,500		\$52,500	\$31,000	\$52,500
									Average	
									per Site=>	\$6,200

Shoreline Condos

Avg Unit

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
014-580-002-00	2492 M-66 S	04/03/20	\$260,000	WD	\$260,000	\$148,600	57.15	\$297,281	\$114,027	\$151,308	42.0	0.0	\$2,713
014-580-003-00	2494 M-66 S	05/01/19	\$230,000	WD	\$230,000	\$141,700	61.61	\$283,448	\$118,486	\$171,934	41.5	0.0	\$2,853
Totals:			\$490,000		\$490,000	\$290,300		\$580,729	\$232,513	\$323,242	83.6		
											Average		
											per FF=>	\$2,783	

Small Frontage

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
014-580-007-00	2534 M-66 S	08/31/20	\$310,000	WD	\$310,000	\$141,000	45.48	\$282,058	\$108,510	\$80,568	22.4	0.0	\$4,849
Totals:			\$310,000		\$310,000	\$141,000		\$282,058	\$108,510	\$80,568	22.4		
											Average		
											per FF=>	\$4,849	

Commercial 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
014-025-023-00	6525 M-32	12/28/21	\$24,000	WD	\$24,000	\$5,400	22.50	\$10,889	\$20,911	\$7,800	208.0	0.0	\$101
014-026-012-00	7610 FAIR RD	11/29/21	\$170,000	WD	\$170,000	\$37,500	22.06	\$74,900	\$130,100	\$35,000	350.0	500.0	\$372
Totals:			\$194,000		\$194,000	\$42,900		\$85,789	\$151,011	\$42,800	558.0		
											Average		
											per FF=>	\$271	

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
014-035-008-30	7474 ROGERS RD	04/01/21	\$105,000	WD	\$105,000	\$46,400	44.19	\$92,899	\$22,767	\$10,666	2.73	2.73	\$8,330
Totals:			\$105,000		\$105,000	\$46,400		\$92,899	\$22,767	\$10,666	2.73	2.73	
											Average		
											per Net Acre:	8,330.41	

Economic Condition Factor

An ECF adjusts the assessor's use of the State 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 construction costs found in the STC's Assessor's Manual and to bring those costs to the County level. ECF's are adjusted annually by the assessor to further refine these costs to the local market.

Enclosed you will find the sales and ECF analysis conducted for the 2021 tax assessments. Sales were verified and selected that best represent the subject neighborhood. Some sales were removed that were not representative of the market. The result of each ECF analysis are enclosed for each neighborhood.

Rural Residential - Ag 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.
014-010-007-00	1715 PENINSULA RD S	08/30/19	\$299,000	WD	\$299,000	\$141,000	47.16	\$281,981	\$28,167	\$270,833	\$282,016	0.960
014-010-008-65	1976 LALONDE RD	07/11/19	\$218,000	WD	\$218,000	\$114,300	52.43	\$228,534	\$15,765	\$202,235	\$236,410	0.855
014-010-009-10	1761 PENINSULA RD S	12/15/20	\$230,000	WD	\$230,000	\$120,200	52.26	\$240,300	\$15,106	\$214,894	\$250,216	0.859
014-010-014-20	8588 DUTCHMAN BAY RD	01/29/21	\$79,000	WD	\$79,000	\$58,100	73.54	\$116,128	\$9,210	\$69,790	\$118,798	0.587
014-011-008-00	7950 DUTCHMAN BAY RD	08/08/19	\$170,000	WD	\$170,000	\$77,000	45.29	\$153,982	\$49,198	\$120,802	\$116,427	1.038
014-012-008-30	1140 ADVANCE RD S	12/14/20	\$199,000	WD	\$199,000	\$84,200	42.31	\$168,439	\$11,000	\$188,000	\$177,097	1.062
014-013-006-30	6256 BEHLING RD	08/08/19	\$45,000	WD	\$45,000	\$18,100	40.22	\$36,224	\$17,100	\$27,900	\$21,249	1.313
014-014-006-20	2282 ADVANCE RD S	03/20/20	\$67,500	WD	\$67,500	\$59,500	88.15	\$119,019	\$12,566	\$54,934	\$118,281	0.464
014-014-006-65	2106 ADVANCE RD S	11/16/19	\$155,000	WD	\$155,000	\$66,900	43.16	\$133,760	\$11,218	\$143,782	\$136,158	1.056
014-017-002-10	2249 RANNEY RD S	07/09/19	\$465,000	WD	\$465,000	\$187,500	40.32	\$374,927	\$181,000	\$284,000	\$215,474	1.318
014-017-011-45	10044 LORD RD	09/22/20	\$120,000	WD	\$120,000	\$61,100	50.92	\$122,200	\$26,753	\$93,247	\$106,052	0.879
014-017-012-00	10340 LORD RD	05/09/19	\$130,000	WD	\$130,000	\$58,800	45.23	\$117,542	\$19,000	\$111,000	\$110,846	1.001
014-017-012-10	2523 RANNEY RD S	08/19/19	\$215,000	WD	\$215,000	\$93,000	43.26	\$186,062	\$16,640	\$198,360	\$188,247	1.054
014-017-016-35	10363 ELLSWORTH RD	12/09/19	\$165,000	WD	\$165,000	\$69,500	42.12	\$138,923	\$27,157	\$137,843	\$138,324	0.997
014-020-006-10	3570 MILES RD	12/24/20	\$400,000	WD	\$400,000	\$192,300	48.08	\$384,667	\$120,000	\$280,000	\$294,074	0.952
014-022-020-10	8023 NELSON RD	08/24/20	\$267,900	WD	\$267,900	\$93,300	34.83	\$186,620	\$18,125	\$249,775	\$187,217	1.334
014-024-012-50	6780 BC/EJ RD	07/02/19	\$110,000	WD	\$110,000	\$60,000	54.55	\$120,011	\$12,006	\$97,994	\$120,006	0.817
014-025-003-40	4276 SLOOP RD	03/01/21	\$100,000	WD	\$100,000	\$33,500	33.50	\$67,045	\$16,432	\$83,568	\$56,933	1.468
014-025-016-00	6681 FAIR RD	12/27/19	\$210,000	WD	\$210,000	\$96,200	45.81	\$192,329	\$32,763	\$177,237	\$177,296	1.000
014-025-033-00	6130 PATRICIA DR (PVT)	02/26/21	\$135,000	WD	\$135,000	\$26,200	19.41	\$52,413	\$18,973	\$116,027	\$37,156	3.123
014-027-014-30	8445 HAVEN HILL DR (PVT)	05/28/20	\$338,000	WD	\$338,000	\$0	0.00	\$342,510	\$67,998	\$270,002	\$305,013	0.885
014-027-019-30	8182 GOEBEL RD	08/28/19	\$147,000	WD	\$147,000	\$63,400	43.13	\$126,786	\$20,329	\$126,671	\$119,749	1.058
014-028-001-30	9340 NELSON RD	07/07/20	\$237,000	WD	\$237,000	\$119,500	50.42	\$238,925	\$39,773	\$197,227	\$221,280	0.891
014-028-003-00	4091 WATERMAN RD	09/25/20	\$37,595	WD	\$37,595	\$22,400	59.58	\$44,828	\$19,000	\$18,595	\$29,053	0.640
014-028-007-40	4331 WATERMAN RD	06/19/19	\$190,000	LC	\$190,000	\$92,000	48.42	\$184,074	\$30,882	\$159,118	\$170,213	0.935
014-032-017-20	5902 MILES RD	04/30/19	\$118,000	WD	\$118,000	\$49,800	42.20	\$99,616	\$16,150	\$101,850	\$93,888	1.085
014-032-017-20	5902 MILES RD	04/22/20	\$125,000	WD	\$125,000	\$49,800	39.84	\$99,616	\$16,150	\$108,850	\$93,888	1.159
014-033-007-60	9834 GRAHAM RD	03/24/21	\$125,000	WD	\$125,000	\$61,400	49.12	\$122,790	\$11,500	\$113,500	\$123,656	0.918
014-033-009-00	9164 GRAHAM RD	11/07/19	\$153,000	WD	\$153,000	\$77,600	50.72	\$155,101	\$11,500	\$141,500	\$159,557	0.887
014-034-001-10	5201 NORWEGIAN RD	02/24/21	\$259,000	WD	\$259,000	\$100,200	38.69	\$200,309	\$61,400	\$197,600	\$154,343	1.280
014-034-005-00	8380 ROGERS RD	10/27/20	\$139,900	WD	\$139,900	\$54,600	39.03	\$109,268	\$7,500	\$132,400	\$113,076	1.171
014-034-011-35	5637 NORWEGIAN RD	08/27/19	\$375,000	WD	\$375,000	\$157,000	41.87	\$313,988	\$94,350	\$280,650	\$244,042	1.150
014-034-013-55	5508 WATERMAN RD	10/01/19	\$390,000	WD	\$390,000	\$148,800	38.15	\$297,570	\$37,311	\$352,689	\$289,177	1.220
014-034-014-10	5667 NORWEGIAN RD	05/29/19	\$131,900	LC	\$131,900	\$65,000	49.28	\$130,088	\$23,426	\$108,474	\$118,513	0.915
014-034-016-20	5757 NORWEGIAN RD	06/26/20	\$290,000	WD	\$290,000	\$105,600	36.41	\$211,264	\$64,000	\$226,000	\$163,627	1.381
014-035-002-00	7248 ROGERS RD	01/17/20	\$59,900	WD	\$59,900	\$24,900	41.57	\$49,782	\$9,255	\$50,645	\$45,030	1.125
014-035-021-10	5454 NORWEGIAN RD	06/20/19	\$300,000	WD	\$300,000	\$140,400	46.80	\$280,843	\$52,711	\$247,289	\$254,418	0.972
014-035-023-10	5668 NORWEGIAN RD	02/12/21	\$55,000	LC	\$55,000	\$29,500	53.64	\$59,090	\$8,130	\$46,870	\$56,622	0.828

014-190-042-10	11485 MUSKIE WAY (PVT)	06/05/20	\$159,150	WD	\$159,150	\$71,800	45.11	\$143,570	\$30,096	\$129,054	\$126,082	1.024
014-235-006-10	1252 LALONDE RD	08/26/19	\$225,000	WD	\$225,000	\$121,100	53.82	\$242,101	\$24,339	\$200,661	\$241,958	0.829
Totals:			\$7,635,845		\$7,635,845	\$3,265,500		\$6,873,225		\$6,331,866	\$6,211,458	1.019
											E.C.F. =>	1.019

Dutchman Bay

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.
014-075-011-00	7093 DUTCHMAN BAY RD	07/08/20	\$237,000	WD	\$237,000	\$114,400	48.27	\$228,814	\$26,689	\$210,311	\$224,583	0.936
Totals:			\$237,000		\$237,000	\$114,400		\$228,814		\$210,311	\$224,583	0.936
											E.C.F. =>	0.936

Charlevoix Cove 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.
014-350-018-00	154 APPLE LN (PVT)	06/27/19	\$425,000	WD	\$425,000	\$215,300	50.66	\$430,507	\$43,000	\$382,000	\$353,018	1.082
Totals:			\$425,000		\$425,000	\$215,300		\$430,507		\$382,000	\$353,018	1.082
											E.C.F. =>	1.082

Healey Sub 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.
014-280-016-00	2131 M-66 S	01/28/20	\$302,500	WD	\$297,500	\$148,700	49.98	\$297,441	\$206,250	\$91,250	\$101,323	0.901
Totals:			\$302,500		\$297,500	\$148,700		\$297,441		\$91,250	\$101,323	0.901
											E.C.F. =>	0.901

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.
014-004-009-10	372 M-66 S	02/14/20	\$742,500	WD	\$742,500	\$368,200	49.59	\$736,305	\$414,605	\$327,895	\$312,330	1.050
014-009-034-00	1368 M-66 S	10/01/19	\$375,000	WD	\$375,000	\$234,200	62.45	\$468,302	\$335,700	\$39,300	\$128,740	0.305
014-010-026-00	1679 LALONDE RD	01/08/21	\$754,000	WD	\$754,000	\$308,800	40.95	\$617,640	\$372,000	\$382,000	\$238,485	1.602
014-015-018-00	2268 M-66 S	04/21/21	\$395,000	WD	\$395,000	\$181,200	45.87	\$362,303	\$263,189	\$131,811	\$96,227	1.370
014-015-025-00	2370 M-66 S	01/22/21	\$550,000	WD	\$550,000	\$268,900	48.89	\$537,724	\$503,671	\$46,329	\$33,061	1.401
014-015-027-00	2420 M-66 S	09/11/20	\$800,000	WD	\$800,000	\$324,600	40.58	\$649,191	\$341,219	\$458,781	\$299,002	1.534
014-015-038-00	2488 M-66 S	10/26/20	\$449,000	WD	\$449,000	\$211,100	47.02	\$422,166	\$252,775	\$196,225	\$164,457	1.193
014-015-053-00	2780 M-66 S	10/04/19	\$390,000	WD	\$390,000	\$228,500	58.59	\$457,042	\$348,436	\$41,564	\$105,443	0.394
014-695-004-00	1975 SHORE RD (PVT)	05/22/20	\$535,000	WD	\$535,000	\$238,400	44.56	\$476,752	\$336,835	\$198,165	\$135,055	1.467
014-695-025-00	1823 SHORE RD (PVT)	10/23/20	\$504,725	WD	\$504,725	\$207,700	41.15	\$415,385	\$180,554	\$324,171	\$227,991	1.422
014-740-035-00	MICHIGAN AVE	01/31/20	\$337,000	WD	\$337,000	\$122,300	36.29	\$244,552	\$123,000	\$214,000	\$127,280	1.681
Totals:			\$5,832,225		\$5,832,225	\$2,693,900		\$5,387,362		\$2,360,241	\$1,868,071	1.263
											E.C.F. =>	1.263

Jordan River 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.
014-875-001-00	7144 ROGERS RD	02/20/19	\$140,000	WD	\$140,000	\$66,000	47.14	\$131,903	\$9,343	\$130,657	\$153,200	0.853
Totals:			\$140,000		\$140,000	\$66,000		\$131,903		\$130,657	\$153,200	0.853
											E.C.F. =>	0.853

M-66 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.
014-009-021-10	1102 M-66 S	07/17/19	\$139,000	WD	\$139,000	\$78,600	56.55	\$157,110	\$65,973	\$73,027	\$91,137	0.801
014-009-021-10	1102 M-66 S	03/22/21	\$159,400	WD	\$159,400	\$78,600	49.31	\$157,110	\$65,973	\$93,427	\$91,137	1.025
014-009-027-00	1225 M-66 S	09/06/19	\$135,500	WD	\$135,500	\$100,700	74.32	\$201,403	\$83,368	\$52,132	\$118,035	0.442
014-009-039-25	1515 M-66 S	12/21/20	\$335,000	WD	\$335,000	\$159,500	47.61	\$319,048	\$78,540	\$256,460	\$240,508	1.066
014-570-002-00	959 M-66 S	02/01/21	\$620,000	WD	\$620,000	\$138,400	22.32	\$305,420	\$20,000	\$600,000	\$285,420	2.102
014-570-006-00	9317 METZ RD	05/15/18	\$265,000	WD	\$265,000	\$144,000	54.34	\$287,989	\$23,541	\$241,459	\$264,448	0.913
014-740-101-00	1442 M-66 S	01/31/20	\$337,000	WD	\$337,000	\$122,300	36.29	\$244,552	\$123,000	\$214,000	\$127,280	1.681
Totals:			\$1,990,900		\$1,990,900	\$822,100		\$1,672,632		\$1,530,505	\$1,217,965	1.257
											E.C.F. =>	1.257

Six Mile Lake 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.
014-019-023-50	11467 NELSON RD	08/24/20	\$367,500	WD	\$367,500	\$170,200	46.31	\$340,479	\$100,889	\$266,611	\$266,211	1.002
014-030-009-20	4920 SIX MILE LAKE RD	08/12/20	\$183,500	WD	\$183,500	\$81,300	44.31	\$162,656	\$53,715	\$129,785	\$121,046	1.072
014-031-045-00	5090 SIX MILE LAKE RD	09/13/19	\$112,500	WD	\$112,500	\$51,900	46.13	\$103,799	\$46,400	\$66,100	\$63,777	1.036
014-100-002-00	5484 SWALLOW LN (PVT)	07/14/20	\$175,000	WD	\$175,000	\$63,900	36.51	\$127,917	\$28,734	\$146,266	\$112,836	1.296
014-190-001-00	5746 BLUE GILL BND (PVT)	01/15/21	\$277,900	WD	\$277,900	\$91,900	33.07	\$183,783	\$41,694	\$236,206	\$157,877	1.496
014-190-008-00	5644 BLUE GILL BND (PVT)	10/05/20	\$159,000	WD	\$159,000	\$63,600	40.00	\$127,109	\$30,624	\$128,376	\$107,206	1.197
014-325-011-00	5201 MILES RD	08/07/20	\$139,000	WD	\$139,000	\$68,100	48.99	\$136,110	\$55,520	\$83,480	\$89,544	0.932
014-325-023-00	5541 MILES RD	07/24/20	\$125,000	WD	\$125,000	\$66,100	52.88	\$132,257	\$50,334	\$74,666	\$91,026	0.820
014-440-005-00	4966 SIX MILE LAKE RD	04/19/19	\$194,500	WD	\$194,500	\$89,300	45.91	\$178,507	\$48,292	\$146,208	\$144,683	1.011
Totals:			\$1,733,900		\$1,733,900	\$746,300		\$1,492,617		\$1,277,698	\$1,154,205	1.107
											E.C.F. =>	1.107

Shoreline Condos

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.
014-580-002-00	2492 M-66 S	04/03/20	\$260,000	WD	\$260,000	\$131,500	50.58	\$262,942	\$118,469	\$141,531	\$86,511	1.636
014-580-003-00	2494 M-66 S	05/01/19	\$230,000	WD	\$230,000	\$122,200	53.13	\$244,429	\$134,251	\$95,749	\$65,975	1.451
014-580-004-00	2496 M-66 S	12/30/21	\$470,000	WD	\$470,000	\$204,100	43.43	\$408,290	\$140,420	\$329,580	\$160,401	2.055
Totals:			\$960,000		\$960,000	\$457,800		\$915,661		\$566,860	\$312,887	1.812
											E.C.F. =>	1.812

Heritage Hills

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.
014-300-022-00	3905 HOMESTEAD LN	04/30/19	\$216,000	WD	\$216,000	\$106,600	49.35	\$213,242	\$14,770	\$201,230	\$253,801	0.793
014-300-022-00	3905 HOMESTEAD LN	07/13/20	\$250,000	WD	\$250,000	\$113,800	45.52	\$227,452	\$30,794	\$219,206	\$251,481	0.872
014-300-025-00	3833 HOMESTEAD LN	01/09/20	\$164,900	WD	\$164,900	\$86,200	52.27	\$172,204	\$28,723	\$136,177	\$183,480	0.742
Totals:			\$630,900		\$630,900	\$306,600		\$612,898		\$556,613	\$688,761	0.808

E.C.F. => 0.808