

Residential Except Platted Sagola and Channing ECF 2021-2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
005-053-006-00	7263 N HWY M-95	05/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,800	44.14	\$150,887
005-104-017-00	9438 N HWY M-95	03/07/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$84,800	17.67	\$216,103
005-105-023-20		11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,200	46.40	\$58,160
005-118-013-10	8574 N BUSH LK RD	07/20/21	\$205,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$205,000	\$121,600	59.32	\$241,721
005-126-005-00	7800 W STATE HWY M-69	07/01/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,200	41.39	\$249,676
005-127-011-00	8138 W STATE HWY M-69	11/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,400	40.27	\$121,482
005-127-013-00	8408 W STATE HWY M-69	03/11/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$52,700	23.63	\$143,861
005-127-019-10	8020 W STATE HWY M-69	01/31/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,500	51.48	\$191,870
005-128-012-00	8500 W STATE HWY M-69	08/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,700	36.04	\$231,007
005-133-011-00	8703 W CARBIS RD	08/05/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$50,400	72.00	\$38,808
005-134-002-00	7970 W HERZOG RD	11/19/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$100,300	42.68	\$210,888
005-155-015-00	11807 N STATE HWY M95	08/24/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,100	37.58	\$97,457
005-158-007-15	9080 W TURNER RD	07/14/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,700	29.10	\$49,580
005-158-009-00	8914 TURNER RD	02/08/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$36,200	26.04	\$74,485
005-159-011-00	11622 N CHELHAR LANE	09/06/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$47,500	52.84	\$103,690
005-162-008-00		06/03/22	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$45,600	37.53	\$94,832
005-163-002-00		07/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,100	48.64	\$135,125
005-165-005-00	AHO	07/25/22	\$109,900	WD	16-LC PAYOFF	\$109,900	\$29,700	27.02	\$62,084
005-177-013-00	8310 W LEEMAN RD	04/08/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$79,700	28.16	\$170,702
005-177-013-10	8308 W LEEMAN ROAD	01/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,000	19.47	\$81,364
005-177-015-00	10268 N NORTH LANE	11/30/21	\$89,000	WD	03-ARM'S LENGTH	\$88,000	\$22,300	25.34	\$46,701
005-178-007-10	W8896 FOREST LANE	10/24/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$113,000	28.25	\$250,034
005-179-013-00	9183 W BICE CREEK RD	11/11/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$25,300	28.43	\$54,565
005-183-018-20	8744 JOHNSON LN	05/11/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$31,700	31.70	\$67,755
005-184-006-00	8487 W LEEMAN RD	12/09/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$38,300	25.36	\$81,225
005-223-005-15	13275 N STATE HWY M-95	09/25/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$116,100	33.17	\$241,552
005-223-005-40	13281 N STATE HWY M-95	07/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,800	28.71	\$142,159
005-223-012-00	N13194 STATE HWY M-9	09/30/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,100	48.86	\$50,710

005-223-018-00	13196 M-95	03/29/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$20,800	37.82	\$48,283
005-231-010-00	12056 N LAKE ELLEN RD	03/28/22	\$133,600	WD	03-ARM'S LENGTH	\$133,600	\$38,500	28.82	\$93,822
005-232-001-00	12520 N SAWYER LAKE	08/17/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$84,600	29.27	\$200,492
005-232-003-00		11/18/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$13,600	32.38	\$38,519
005-233-001-00	12457 HWY M-95	04/23/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$31,100	43.19	\$87,802
005-233-011-00	12404 HWY M-95	06/08/21	\$122,000	WD	03-ARM'S LENGTH	\$120,000	\$52,000	43.33	\$132,341
Totals:			\$5,521,900			\$5,518,900	\$1,869,400		\$4,259,742
								Sale. Ratio =>	33.87
								Std. Dev. =>	11.86

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$10,738	\$129,262	\$165,075	0.783
\$15,831	\$464,169	\$241,461	1.922
\$16,635	\$33,365	\$48,910	0.682
\$125,760	\$79,240	\$157,342	0.504
\$40,404	\$189,596	\$246,492	0.769
\$16,721	\$133,279	\$123,393	1.080
\$7,198	\$215,802	\$160,969	1.341
\$7,687	\$127,313	\$216,941	0.587
\$16,063	\$218,937	\$253,173	0.865
\$11,919	\$58,081	\$31,671	1.834
\$88,000	\$147,000	\$127,742	1.151
\$17,218	\$102,782	\$137,161	0.749
\$3,718	\$74,282	\$78,397	0.948
\$36,350	\$102,650	\$65,188	1.575
\$14,802	\$75,098	\$151,945	0.494
\$38,180	\$83,320	\$96,841	0.860
\$90,950	\$49,050	\$75,513	0.650
\$40,000	\$69,900	\$37,750	1.852
\$41,066	\$241,934	\$221,600	1.092
\$7,890	\$182,110	\$125,597	1.450
\$12,500	\$75,500	\$58,463	1.291
\$20,217	\$379,783	\$392,850	0.967
\$23,170	\$65,830	\$53,667	1.227
\$15,417	\$84,583	\$86,652	0.976
\$25,500	\$125,500	\$95,256	1.317
\$17,500	\$332,500	\$247,298	1.345
\$9,807	\$160,193	\$146,084	1.097
\$4,609	\$30,391	\$50,884	0.597

\$16,879	\$38,121	\$34,662	1.100
\$34,469	\$99,131	\$65,511	1.513
\$40,163	\$248,837	\$176,964	1.406
\$4,475	\$37,525	\$37,576	0.999
\$14,965	\$57,035	\$80,394	0.709
\$41,328	\$78,672	\$100,456	0.783
<hr/> \$4,590,771		\$4,389,881	
	E.C.F. =>	1.046	
	Ave. E.C.F. =>	1.074	
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