

Land Analysis

401-3 Res Land Analysis Littlefield/Pellston School

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-35-101-119	1366 WALKABOUT LN	07/28/22	\$14,900	WD	\$14,900	\$7,000	46.98	\$28,805	\$14,900	\$28,805	0.99	0.00	\$15,096
11-13-26-425-155	1635 VALLEY RD	06/09/22	\$22,500	WD	\$22,500	\$7,800	34.67	\$30,525	\$22,500	\$28,865	0.99	0.00	\$22,704
11-13-26-425-155	1635 VALLEY RD	06/08/22	\$22,500	WD	\$22,500	\$7,800	34.67	\$30,525	\$22,500	\$28,865	0.99	0.00	\$22,704
11-13-26-425-141	1641 STONEHEDGE CT	04/27/22	\$15,000	WD	\$15,000	\$7,800	52.00	\$30,630	\$15,000	\$28,970	1.00	0.00	\$15,030
11-13-35-101-120	1350 WALKABOUT LN	07/22/22	\$14,900	WD	\$14,900	\$7,000	46.98	\$49,873	\$14,900	\$29,010	1.01	1.01	\$14,826
11-13-26-425-136	1546 STONEHEDGE CT	11/28/22	\$17,000	WD	\$17,000	\$7,800	45.88	\$339,687	\$17,000	\$29,026	1.01	0.00	\$16,782
11-13-26-425-135	1576 STONEHEDGE CT	11/29/22	\$7,500	WD	\$7,500	\$7,800	104.00	\$30,820	\$7,500	\$29,160	1.08	1.08	\$6,944
11-13-26-425-123	4630 DEER PARK CIR	04/29/22	\$8,000	WD	\$8,000	\$7,800	97.50	\$30,922	\$8,000	\$29,262	1.13	0.00	\$7,073
11-13-35-135-107	1342 VALLEY RD	03/08/24	\$13,000	WD	\$13,000	\$14,000	107.69	\$28,000	\$13,000	\$28,000	1.17	1.17	\$11,149
Totals:			\$135,300		\$135,300	\$74,800			\$135,300		9.36	3.25	
											Average		
											per Net Acre=>		14,452.04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-25-200-022	4056 NORTH AYR RD	09/27/22	\$17,500	WD	\$17,500	\$9,000	51.43	\$17,304	\$17,500	\$17,304	2.50	2.50	\$7,000
11-13-26-425-105	1975 CLUBHOUSE DR	06/29/23	\$17,000	PTA	\$17,000	\$15,600	91.76	\$62,398	\$17,000	\$59,078	2.54	1.18	\$6,696
Totals:			\$34,500		\$34,500	\$24,600		\$79,702	\$34,500	\$76,382	5.04	3.68	
											Average		
											per Net Acre=>		6,846.60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-33-200-019	6767 CANBY RD	04/15/22	\$44,900	WD	\$44,900	\$16,400	36.53	\$35,489	\$33,325	\$23,914	4.15	4.15	\$8,030
03-06-15-300-005	6147 MUNGER RD	05/04/23	\$80,000	WD	\$80,000	\$19,800	24.75	\$52,500	\$59,150	\$31,650	4.50	4.50	\$13,144
02-05-11-300-003	1445 E GILL RD	08/30/22	\$79,000	WD	\$79,000	\$37,000	46.84	\$87,187	\$20,157	\$28,344	4.62	5.12	\$4,363
03-06-27-400-014	7299 N US 31 HWY	05/31/23	\$32,000	WD	\$32,000	\$11,000	34.38	\$31,961	\$32,000	\$31,961	4.77	4.77	\$6,709
03-06-10-400-026		08/21/23	\$10,000	WD	\$10,000	\$11,400	114.00	\$32,674	\$10,000	\$32,674	5.39	5.39	\$1,855
03-06-06-400-010	3697 ELDER RD	03/19/24	\$100,000	WD	\$100,000	\$48,600	48.60	\$114,792	\$18,549	\$33,341	5.97	5.97	\$3,107
Totals:			\$345,900		\$345,900	\$144,200		\$354,603	\$173,181	\$181,884	29.40	29.90	
											Average		
											per Net Acre=>		5,890.51

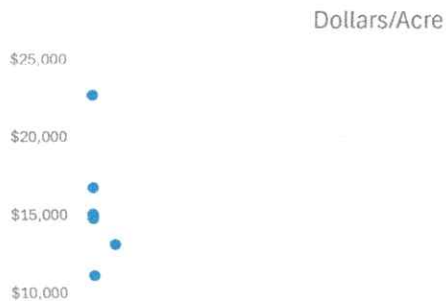
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-25-200-007	2656 BERRY PATCH LN	05/02/23	\$80,000	WD	\$80,000	\$12,000	15.00	\$23,960	\$80,000	\$23,960	10.00	10.00	\$8,000
15-03-25-200-006	13843 MACKINAW HWY	10/04/23	\$170,000	WD	\$170,000	\$75,100	44.18	\$200,952	\$25,298	\$56,250	8.20	8.20	\$3,085
03-06-15-100-032		07/28/23	\$25,000	WD	\$25,000	\$12,500	50.00	\$38,000	\$25,000	\$38,000	10.00	10.00	\$2,500
02-05-26-400-007	1888 CASSIDY RD	12/18/23	\$75,000	WD	\$75,000	\$25,800	34.40	\$70,508	\$54,811	\$50,319	10.00	10.00	\$5,481
02-05-16-300-008	860 W STURGEON BAY TRAIL	07/22/22	\$75,000	WD	\$75,000	\$9,400	12.53	\$49,583	\$75,000	\$49,583	10.01	10.01	\$7,493
03-06-12-300-006	8113 PARADISE TR	04/01/22	\$166,911	WD	\$166,911	\$67,800	40.62	\$170,883	\$34,434	\$38,406	10.14	10.14	\$3,396
03-06-15-300-010	9362 REED RD	12/19/23	\$60,000	LC	\$60,000	\$24,100	40.17	\$67,768	\$36,612	\$44,380	12.20	12.20	\$3,001
02-05-20-100-008	W STURGEON BAY TRAIL	02/06/24	\$53,000	WD	\$53,000	\$20,100	37.92	\$55,500	\$53,000	\$55,500	13.12	13.12	\$4,040
11-13-36-300-005	5615 NORTH CONWAY RD	03/17/23	\$300,000	WD	\$300,000	\$157,700	52.57	\$311,777	\$19,968	\$31,745	10.00	10.00	\$1,997

Totals:	\$1,004,911	\$1,004,911	\$404,500		\$988,931	\$404,123	\$388,143	93.67	93.67
								Average	
								per Net Acre=>	4,314.33

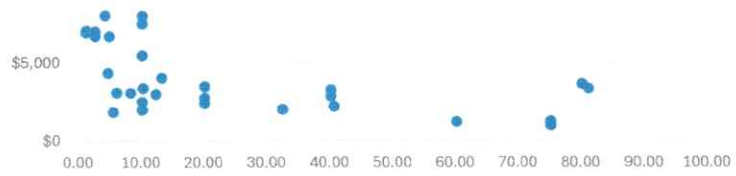
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-24-200-004	3402 NORTH AYR RD	06/30/22	\$70,000	WD	\$70,000	\$30,000	42.86	\$59,775	\$70,000	\$59,775	20.00	20.00	\$3,500
03-06-31-200-003	3812 LUESING	11/29/22	\$48,000	WD	\$48,000	\$21,500	44.79	\$60,000	\$48,000	\$60,000	20.00	20.00	\$2,400
02-05-27-100-007	CANBY RD	12/29/23	\$55,000	WD	\$55,000	\$26,400	48.00	\$63,870	\$55,000	\$63,870	20.00	20.00	\$2,750
Totals:			\$173,000		\$173,000	\$77,900		\$183,645	\$173,000	\$183,645	60.00	60.00	
											Average		
											per Net Acre=>	2,883.33	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-05-13-200-010	2633 MUNGER RD	09/08/23	\$68,000	WD	\$68,000	\$31,000	45.59	\$86,690	\$65,580	\$84,270	32.31	32.31	\$2,030
03-06-27-100-017	7702 REED RD	02/08/24	\$115,000	WD	\$115,000	\$0	0.00	\$88,000	\$115,000	\$88,000	40.00	40.00	\$2,875
02-05-15-200-003	LAKEVIEW RD	04/28/23	\$131,250	WD	\$131,250	\$30,000	22.86	\$94,500	\$131,250	\$94,500	40.00	40.00	\$3,281
03-06-08-400-008	4533 E GILL RD	03/03/23	\$89,900	WD	\$89,900	\$32,300	35.93	\$89,152	\$89,900	\$89,152	40.47	40.47	\$2,221
Totals:			\$404,150		\$404,150	\$93,300		\$358,342	\$401,730	\$355,922	152.78	152.78	
											Average		
											per Net Acre=>	2,629.47	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-36-100-004	5383 NORTH CONWAY RD	06/09/22	\$292,500	WD	\$292,500	\$102,000	34.87	\$202,214	\$292,500	\$202,214	80.00	80.00	\$3,656
02-05-33-400-006	W LEVERING RD	08/04/22	\$73,000	WD	\$73,000	\$46,200	63.29	\$117,780	\$73,000	\$117,780	60.00	60.00	\$1,217
03-06-25-100-001	8266 DEKRUIF RD	12/13/22	\$150,000	WD	\$150,000	\$75,700	50.47	\$217,831	\$73,419	\$141,250	75.00	75.00	\$979
03-06-25-100-001	8266 DEKRUIF RD	03/27/23	\$169,900	WD	\$169,900	\$75,700	44.56	\$217,831	\$93,319	\$141,250	75.00	75.00	\$1,244
02-05-16-200-004	CANBY RD	08/07/23	\$271,000	WD	\$271,000	\$59,300	21.88	\$141,960	\$271,000	\$141,960	81.00	81.00	\$3,346
03-06-30-200-003	7607 HIAR RD	06/28/22	\$550,000	LC	\$550,000	\$130,300	23.69	\$259,032	\$448,418	\$157,450	117.00	38.50	\$3,833
11-13-25-300-009	4593 NORTH CONWAY RD	04/22/22	\$330,000	PTA	\$330,000	\$157,200	47.64	\$317,491	\$330,000	\$317,491	132.28	131.00	\$2,495
Totals:			\$1,836,400		\$1,836,400	\$646,400		\$1,474,139	\$1,581,656	\$1,219,395	620.28	540.50	
											Average		
											per Net Acre=>	2,549.91	



Acres	Value	Acre / Rate
1.00	\$14,500	\$14,500
1.50	\$15,375	\$10,250
2.00	\$16,250	\$8,125
2.50	\$17,125	\$6,850
3.00	\$21,250	\$7,083
4.00	\$25,375	\$6,344
5.00	\$29,500	\$5,900
7.00	\$36,300	\$5,186
10.00	\$43,000	\$4,300
15.00	\$50,500	\$3,367



20.00	\$58,000	\$2,900
25.00	\$73,300	\$2,932
30.00	\$88,600	\$2,953
40.00	\$104,000	\$2,600
50.00	\$128,750	\$2,575
100.00	\$250,000	\$2,500

401-1 Res Land Analysis Harbor School Dist

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-33-427-019	5729 ELM LN	04/14/22	\$25,000	WD	\$25,000	\$13,500	54.00	\$11,687	\$25,000	\$11,687	0.25	0.51	\$100,806
11-13-33-427-021	5739 ELM LN	04/14/22	\$25,000	WD	\$25,000	\$16,200	64.80	\$11,642	\$25,000	\$11,642	0.25	0.51	\$100,806
11-13-33-277-009	96 STAG'S RUN	04/08/22	\$35,000	WD	\$35,000	\$13,500	38.57	\$16,806	\$35,000	\$16,806	0.37	0.37	\$94,340
11-13-33-277-009	96 STAG'S RUN	04/07/22	\$35,000	WD	\$35,000	\$13,500	38.57	\$16,806	\$35,000	\$16,806	0.37	0.37	\$94,340
11-13-33-277-020	99 STAG'S RUN	08/16/23	\$29,000	WD	\$29,000	\$13,500	46.55	\$17,531	\$29,000	\$17,531	0.39	0.39	\$74,935
11-13-33-277-022	86 MEADOW-WOOD DR	06/27/23	\$24,000	WD	\$24,000	\$13,500	56.25	\$18,890	\$24,000	\$18,890	0.42	0.42	\$57,554
11-13-33-277-024		04/03/23	\$24,000	WD	\$24,000	\$13,500	56.25	\$20,612	\$24,000	\$20,612	0.46	0.46	\$52,747
11-13-34-102-016	107 FOUR SEASONS DR	09/29/23	\$61,000	WD	\$61,000	\$18,700	30.66	\$22,922	\$61,000	\$22,922	0.50	1.01	\$121,032
11-13-33-275-168	165 PLEASANT VALLEY DR	05/11/23	\$23,000	WD	\$23,000	\$13,500	58.70	\$25,595	\$23,000	\$25,595	0.57	0.57	\$40,708
11-13-33-276-016		02/13/23	\$24,900	WD	\$24,900	\$13,500	54.22	\$31,982	\$24,900	\$31,982	0.71	0.71	\$35,269
11-13-33-276-016		02/10/23	\$24,900	WD	\$24,900	\$13,500	54.22	\$31,982	\$24,900	\$31,982	0.71	0.71	\$35,269
11-13-17-276-042	1165 SUMAC DR	04/28/22	\$13,000	WD	\$13,000	\$9,000	69.23	\$34,383	\$13,000	\$34,383	0.76	0.76	\$17,128
11-13-34-300-030		08/16/22	\$23,500	WD	\$23,500	\$9,200	39.15	\$55,379	\$23,500	\$55,379	0.82	0.82	\$28,834
11-13-33-275-173	110 PLEASANT VALLEY DR	05/02/23	\$31,000	WD	\$31,000	\$13,500	43.55	\$37,055	\$31,000	\$37,055	0.82	0.82	\$37,897
11-13-33-276-019		07/19/23	\$45,000	WD	\$45,000	\$21,500	47.78	\$37,916	\$45,000	\$37,916	0.84	0.84	\$53,763
11-13-33-125-106	610 EASTWIND DR	09/02/22	\$65,000	WD	\$65,000	\$7,800	12.00	\$50,135	\$65,000	\$50,135	1.23	1.23	\$52,975
Totals:			\$508,300		\$508,300	\$217,400		\$441,323	\$508,300	\$441,323	9.43	10.46	
												Average	
												per Net Acr	53,879.58

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11-13-28-135-109	4135 ARTHUR HILLS DR	09/09/22	\$67,500	WD	\$67,500	\$25,000	37.04	\$52,350	\$67,500	\$52,350	1.33	1.33	\$50,714
11-13-33-125-104	590 EASTWIND DR	09/26/22	\$52,500	WD	\$52,500	\$25,000	47.62	\$54,459	\$52,500	\$54,459	1.43	1.43	\$36,713
11-13-33-125-104	590 EASTWIND DR	07/13/23	\$60,000	PTA	\$60,000	\$25,000	41.67	\$54,459	\$60,000	\$54,459	1.43	1.43	\$41,958
11-13-20-276-005	1061 HERRINGBONE RD	12/29/22	\$35,000	WD	\$35,000	\$9,000	25.71	\$56,094	\$35,000	\$56,094	1.61	1.61	\$21,726
Totals:			\$215,000		\$215,000	\$84,000		\$217,362	\$215,000	\$217,362	5.80	5.80	
												Average	
												per Net Acr	37,056.19

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16-15-05-200-028	S	10/24/22	\$80,000	WD	\$80,000	\$0	0.00	\$103,955	\$80,000	\$103,955	2.10	2.10	\$38,095
08-16-22-200-002	9018 MINK RD	07/22/22	\$265,000	WD	\$265,000	\$90,000	33.96	\$254,483	\$75,517	\$65,000	2.50	2.50	\$30,207
Totals:			\$345,000		\$345,000	\$90,000		\$358,438	\$155,517	\$168,955	6.60	4.60	
												Average	
												per Net Acr	23,563.18

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08-16-05-261-106	1205 PINE DR	06/30/23	\$750,000	WD	\$750,000	\$306,600	40.88	\$719,839	\$101,741	\$71,580	2.97	2.97	\$34,256
08-16-09-100-007	905 QUICK RD	04/11/22	\$440,000	WD	\$440,000	\$132,100	30.02	\$444,321	\$68,889	\$73,210	3.11	3.11	\$22,151
08-16-01-301-036	2269 CHIPPEWA PATH	09/29/23	\$360,000	WD	\$360,000	\$142,900	39.69	\$346,229	\$61,705	\$47,934	3.21	3.21	\$19,211

08-16-07-100-024	7197 HOYT RD	04/22/22	\$235,750	WD	\$235,750	\$0	0.00	\$303,696	\$6,694	\$74,640	3.24	3.24	\$2,066
08-16-15-100-021	8116 CLAYTON RD	07/15/22	\$321,900	WD	\$321,900	\$121,300	37.68	\$355,138	\$19,829	\$53,067	3.72	3.72	\$5,330
Totals:			\$2,544,650		\$2,544,650	\$828,100		\$2,536,261	\$405,110	\$396,721	19.64	19.64	
											Average per Net Acr		20,624.68

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08-16-10-100-005	7143 S PLEASANTVIEW RD	05/31/22	\$300,000	WD	\$300,000	\$106,700	35.57	\$304,604	\$78,396	\$83,000	4.00	4.00	\$19,599
08-16-13-220-115	8165 RAMBLEWOOD LANE	03/01/23	\$380,000	WD	\$380,000	\$137,800	36.26	\$389,042	\$30,182	\$39,224	4.70	2.35	\$6,427
Totals:			\$680,000		\$680,000	\$244,500		\$693,646	\$108,578	\$122,224	8.70	6.35	
											Average per Net Acr		12,485.97

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16-12-32-200-009	FIVE MILE CREEK RD	07/22/22	\$73,850	WD	\$73,850	\$32,500	44.01	\$130,764	\$73,850	\$130,764	9.96	9.96	\$7,415
16-12-32-200-006	FIVE MILE CREEK RD	05/23/22	\$30,000	WD	\$30,000	\$32,500	108.33	\$130,804	\$30,000	\$130,804	9.97	9.97	\$3,010
02-05-26-100-003	7600 VALLEY RD	08/01/23	\$277,000	WD	\$277,000	\$115,200	41.59	\$236,728	\$89,337	\$49,065	10.00	10.00	\$8,934
02-05-26-400-007	1888 CASSIDY RD	12/18/23	\$75,000	WD	\$75,000	\$25,800	34.40	\$70,508	\$54,811	\$50,319	10.00	10.00	\$5,481
02-05-16-300-008	860 W STURGEON BAY TRAIL	07/22/22	\$75,000	WD	\$75,000	\$9,400	12.53	\$49,583	\$75,000	\$49,583	10.01	10.01	\$7,493
11-13-11-100-006	1416 TOWER RD	12/21/22	\$185,000	WD	\$185,000	\$55,400	29.95	\$110,883	\$107,966	\$33,849	10.46	10.71	\$10,322
02-05-20-100-008	W STURGEON BAY TRAIL	02/06/24	\$53,000	WD	\$53,000	\$20,100	37.92	\$55,500	\$53,000	\$55,500	13.12	13.12	\$4,040
Totals:			\$768,850		\$768,850	\$290,900		\$784,770	\$483,964	\$499,884	73.52	73.77	
											Average per Net Acr		6,583.20

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03-06-27-100-010		10/31/22	\$55,000	WD	\$55,000	\$17,600	32.00	\$35,190	\$55,000	\$35,190	15.45	1.50	\$3,560
02-05-35-200-003	CASSIDY RD	08/16/22	\$105,000	WD	\$105,000	\$14,200	13.52	\$28,276	\$105,000	\$28,276	20.00	10.00	\$5,250
02-05-03-300-002	11331 ELLIS RD	12/05/22	\$122,500	WD	\$122,500	\$31,600	25.80	\$63,279	\$102,613	\$43,392	20.96	20.00	\$4,896
Totals:			\$282,500		\$282,500	\$63,400		\$126,745	\$262,613	\$106,858	56.41	31.50	
											Average per Net Acr		4,655.43

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
03-06-27-100-017	7702 REED RD	02/08/24	\$115,000	WD	\$115,000	\$0	0.00	\$88,000	\$115,000	\$88,000	40.00	40.00	\$2,875
02-05-15-200-003	LAKEVIEW RD	04/28/23	\$131,250	WD	\$131,250	\$30,000	22.86	\$94,500	\$131,250	\$94,500	40.00	40.00	\$3,281
Totals:			\$246,250		\$246,250	\$30,000		\$182,500	\$246,250	\$182,500	80.00	80.00	
											Average per Net Acr		3,078.13

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
16-12-34-400-005	MIDDLE RD	11/29/22	\$490,000	WD	\$490,000	\$109,500	22.35	\$449,968	\$490,000	\$449,968	79.00	79.00	\$6,203

11-13-31-100-001 5401 WELSHEIMER RD	01/02/24	\$3,000,000	WD	\$3,000,000	\$393,400	13.11	\$767,163	\$2,573,044	\$340,207	147.70	147.70	\$17,421
Totals:		\$3,490,000		\$3,490,000	\$502,900		\$1,217,131	\$3,063,044	\$790,175	226.70	226.70	
											Average	
											per Net Acr	13,511.44

Acres	Value	Acre / Rate
1.00	\$53,900	\$53,900
1.50	\$55,500	\$37,000
2.00	\$57,250	\$28,625
2.50	\$59,000	\$23,600
3.00	\$61,800	\$20,600
4.00	\$62,150	\$15,538
5.00	\$62,500	\$12,500
7.00	\$64,500	\$9,214
10.00	\$65,800	\$6,580
15.00	\$78,900	\$5,260
20.00	\$92,000	\$4,600
25.00	\$102,600	\$4,104
30.00	\$113,200	\$3,773
40.00	\$124,000	\$3,100
50.00	\$157,500	\$3,150
100.00	\$350,000	\$3,500

Boyne Ski Sites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
11-13-29-369-119	1556 ANDOVER CLUB DR	02/23/24	\$98,000	WD	\$98,000	\$32,500	33.16	\$65,000	\$98,000	\$65,000	0.32	0.00	\$305,296
11-13-29-369-125	1467 ANDOVER CLUB DR	06/07/22	\$101,000	WD	\$101,000	\$32,500	32.18	\$65,000	\$101,000	\$65,000	0.39	0.00	\$260,982
11-13-29-369-129	1403 ANDOVER CLUB DR	10/27/23	\$125,000	WD	\$125,000	\$32,500	26.00	\$65,000	\$125,000	\$65,000	0.41	0.00	\$303,398
11-13-29-369-111	1428 ANDOVER CLUB DR	06/14/22	\$99,900	WD	\$99,900	\$32,500	32.53	\$65,000	\$99,900	\$65,000	0.45	0.00	\$223,490
11-13-29-369-130	1387 ANDOVER CLUB DR	06/08/22	\$105,000	WD	\$105,000	\$47,500	45.24	\$95,000	\$105,000	\$95,000	0.53	0.00	\$199,241
Totals:			\$528,900		\$528,900	\$177,500		\$355,000	\$528,900	\$355,000	2.09	0.00	
											Average		
											per Net Acre=>		252,578.80

Commercial / Industrial Land Analysis Large Tracts (multi county)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$81,442	8.23	0.00	\$9,896
040-41-005-03-020-0	W NORTH DOWN RIVER RD	11/14/22	\$70,000	WD	\$70,000	\$70,000	10.24	10.24	\$6,836
090-004-00-020-03	6277 OLD US HWY 27	02/24/23	\$210,000	WD	\$210,000	\$210,000	11.14	11.14	\$18,851
Totals:			\$830,000		\$830,000	\$361,442	29.61	21.38	

Average
per Net Acre=> **12,206.75**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
091-016-000-536-00	450 PINECREST ST	11/21/23	\$190,000	WD	\$190,000	\$190,000	23.90	23.90	\$7,950
Totals:			\$190,000		\$190,000	\$190,000	23.90	23.90	

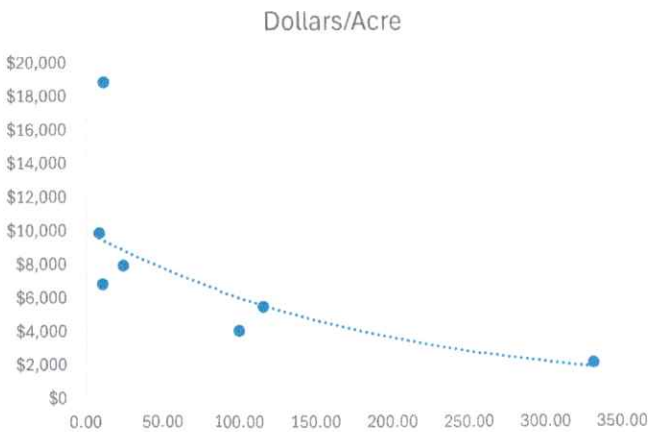
Average
per Net Acre=> **7,949.79**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
13-18-02-300-006	VL PETOSKEY / CHAR	01/11/24	\$240,600	WDD	\$240,600	\$240,600	35.68	35.68	\$6,743
05-10-020-006-00	4687 AERO PARK DR	06/17/24	\$82,900	WD	\$82,900	\$82,900	30.00	30.00	\$2,763
Totals:			\$323,500		\$323,500	\$323,500	65.68	65.68	

Average
per Net Acre=> **4,925.40**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
104-027-400-003-00	7276 S RIVER RD	06/27/23	\$531,000	WD	\$531,000	\$405,388	99.43	99.43	\$4,077
009-012-001-15	M-66 N	05/11/22	\$635,000	WD	\$635,000	\$635,000	115.00	115.00	\$5,522
021-019-100-005-04	9301 M32 E	10/19/22	\$698,000	WD	\$698,000	\$698,000	330.45	330.45	\$2,112
Totals:			\$1,864,000		\$698,000	\$1,738,388	544.88	544.88	

Average
per Net Acre=> **3,190.41**



ACRES	VALUE	RATE / ACRE
10.00	\$122,000	\$12,200
15.00	\$140,500	\$9,367
20.00	\$159,000	\$7,950
25.00	\$153,375	\$6,135
30.00	\$147,750	\$4,925
40.00	\$204,833	\$5,121
50.00	\$242,500	\$4,850
100.00	\$319,000	\$3,190

Boyer Area Condos Site Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
11-13-28-133-124	4070 PINEHURST LN	06/09/22	\$522,500	WD	03-ARM'S LENGTH	\$522,500	\$227,700	43.58	\$446,681	\$75,819
11-13-28-133-140	4270 PINEHURST LN	12/06/23	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$219,500	43.25	\$430,624	\$76,876
11-13-28-133-141	4277 PINEHURST LN	07/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,500	43.90	\$430,624	\$69,376
11-13-28-302-121	4692 CAMELOT DR	04/01/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,500	47.14	\$291,203	\$23,797
11-13-28-302-122	4690 CAMELOT DR	01/25/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$133,800	43.87	\$291,203	\$13,797
11-13-32-230-122	5165 ALPINE OVERPASS	04/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$133,700	36.14	\$262,375	\$107,625
11-13-32-230-135	5110 ALPINE OVERPASS	07/15/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$199,300	39.47	\$390,897	\$114,103
11-13-32-230-143	1113 NORTH PEAK PASS DR	04/21/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$211,700	40.71	\$415,282	\$104,718
11-13-32-230-175	5062 ALPINE OVERPASS	02/22/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$201,800	38.08	\$395,994	\$134,006
11-13-33-120-112	5262 GREYSTONE CT	12/15/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$282,100	41.79	\$553,018	\$121,982
11-13-33-121-103	5152 GREYSTONE CT	09/18/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$303,500	48.56	\$595,575	\$29,425
Totals:			\$5,375,000			\$5,375,000	\$2,281,100		\$4,503,476	\$871,524
Average per CondoSite=>										\$58,102

Hamlet Condos Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
11-13-34-353-110	5901 S PLEASANTVIEW RD	04/13/22	\$250,000	WD	\$250,000	\$123,400	49.36	\$241,970	\$8,030	
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/11/22	\$335,000	WD	\$335,000	\$123,400	36.84	\$241,970	\$93,030	
Totals:			\$585,000		\$585,000	\$246,800		\$483,940	\$101,060	
Average per Condo=>										\$50,530

Trout Creek Condo

Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
4749 S PLEASANTVIEW RD	08/05/22	\$205,000	WD	\$205,000	\$87,000	42.44	\$172,786	\$32,214
4749 S PLEASANTVIEW RD	10/14/22	\$220,100	WD	\$220,100	\$87,000	39.53	\$172,786	\$47,314
4749 S PLEASANTVIEW RD	08/10/22	\$352,000	WD	\$352,000	\$150,200	42.67	\$298,537	\$53,463
4749 S PLEASANTVIEW RD	10/05/23	\$320,000	WD	\$320,000	\$150,200	46.94	\$298,537	\$21,463
4749 S PLEASANTVIEW RD	06/17/22	\$344,000	WD	\$344,000	\$150,200	43.66	\$298,537	\$45,463
4749 S PLEASANTVIEW RD	04/26/22	\$186,000	WD	\$186,000	\$75,900	40.81	\$150,836	\$35,164
4749 S PLEASANTVIEW RD	12/14/23	\$395,000	WD	\$395,000	\$171,500	43.42	\$340,756	\$54,244
4749 S PLEASANTVIEW RD	01/19/24	\$419,000	WD	\$419,000	\$171,500	40.93	\$340,756	\$78,244
4749 S PLEASANTVIEW RD	03/21/23	\$340,000	WD	\$340,000	\$150,200	44.18	\$298,537	\$41,463
4749 S PLEASANTVIEW RD	09/18/23	\$220,000	WD	\$220,000	\$75,900	34.50	\$150,836	\$69,164
4749 S PLEASANTVIEW RD	07/19/22	\$186,000	WD	\$186,000	\$75,900	40.81	\$150,836	\$35,164
4749 S PLEASANTVIEW RD	02/09/24	\$400,000	WD	\$400,000	\$171,500	42.88	\$340,756	\$59,244
4749 S PLEASANTVIEW RD	08/10/22	\$345,000	WD	\$345,000	\$150,200	43.54	\$298,537	\$46,463
4749 S PLEASANTVIEW RD	12/15/23	\$282,000	WD	\$282,000	\$114,600	40.64	\$227,612	\$54,388
4749 S PLEASANTVIEW RD	04/29/22	\$270,000	WD	\$270,000	\$114,600	42.44	\$227,612	\$42,388
4749 S PLEASANTVIEW RD	02/01/23	\$300,000	PTA	\$300,000	\$150,200	50.07	\$298,537	\$1,463
4749 S PLEASANTVIEW RD	09/26/22	\$349,900	WD	\$349,900	\$160,100	45.76	\$318,182	\$31,718
4749 S PLEASANTVIEW RD	07/27/23	\$277,900	WD	\$277,900	\$114,600	41.24	\$227,612	\$50,288
4749 S PLEASANTVIEW RD	02/24/23	\$320,000	WD	\$320,000	\$150,200	46.94	\$298,537	\$21,463
4749 S PLEASANTVIEW RD	05/31/22	\$300,000	WD	\$300,000	\$150,200	50.07	\$298,537	\$1,463
4749 S PLEASANTVIEW RD	09/26/22	\$335,000	WD	\$335,000	\$150,200	44.84	\$298,537	\$36,463
4749 S PLEASANTVIEW RD	07/14/23	\$399,900	WD	\$399,900	\$171,500	42.89	\$340,756	\$59,144

4749 S PLEASANTVIEW RD	04/10/24	\$361,500	WD	\$361,500	\$150,200	41.55	\$298,537	\$62,963
4749 S PLEASANTVIEW RD	01/30/24	\$380,000	WD	\$380,000	\$150,200	39.53	\$298,537	\$81,463
4749 S PLEASANTVIEW RD	08/01/22	\$330,000	WD	\$330,000	\$150,200	45.52	\$298,537	\$31,463
Totals:		\$7,838,300		\$7,838,300	\$3,394,000		\$6,744,566	\$1,093,734
							Average	
							per Condo Site=>	\$35,282

ECF Analysis

401-1 Res Harbor ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-11-100-006	1416 TOWER RD	12/21/22	\$185,000	WD	\$185,000	\$55,400	29.95	\$158,437	\$68,365	\$116,635	\$76,332	1.528
11-13-17-276-028	1150 SUMAC DR	05/19/23	\$322,500	WD	\$322,500	\$122,400	37.95	\$218,897	\$23,677	\$298,823	\$165,441	1.806
11-13-21-101-010	3083 HEDRICK RD	10/24/22	\$168,750	WD	\$168,750	\$77,600	45.99	\$175,952	\$55,494	\$113,256	\$102,083	1.109
11-13-21-400-003	3900 S PLEASANTVIEW RD	12/27/22	\$389,000	WD	\$389,000	\$217,500	55.91	\$381,921	\$43,876	\$345,124	\$286,479	1.205
11-13-27-101-003	127 BEAUX RIVAGES DR	12/07/23	\$579,900	WD	\$579,900	\$227,700	39.27	\$427,567	\$37,463	\$542,437	\$330,597	1.641
11-13-33-277-001	295 MEADOW-WOOD DR	05/10/23	\$430,000	WD	\$430,000	\$148,800	34.60	\$268,826	\$42,150	\$387,850	\$192,098	2.019
11-13-33-277-004	210 STAG'S RUN	05/15/23	\$460,000	WD	\$460,000	\$216,200	47.00	\$365,217	\$18,542	\$441,458	\$293,792	1.503
11-13-33-277-018	127 STAG'S RUN	06/16/23	\$650,000	WD	\$650,000	\$378,200	58.18	\$672,553	\$27,253	\$622,747	\$546,864	1.139
11-13-33-277-026	196 ROYALVIEW RD	08/23/23	\$552,000	WD	\$552,000	\$209,500	37.95	\$374,167	\$28,767	\$523,233	\$292,712	1.788
11-13-33-277-028	144 ROYALVIEW RD	07/14/23	\$493,000	WD	\$418,000	\$189,200	45.26	\$337,562	\$26,306	\$391,694	\$263,776	1.485
11-13-33-400-006	5640 ELM LN	12/14/22	\$334,850	WD	\$334,850	\$242,300	72.36	\$415,262	\$39,178	\$295,672	\$318,715	0.928
11-13-33-400-006	5640 ELM LN	07/15/22	\$250,000	WD	\$250,000	\$242,300	96.92	\$415,262	\$39,178	\$210,822	\$318,715	0.661
11-13-33-400-023	290 HIGHLANDS PIKE	09/22/22	\$485,000	WD	\$485,000	\$161,800	33.36	\$282,914	\$51,940	\$433,060	\$195,741	2.212
11-13-33-427-034	262 HIGHLANDS PIKE	12/08/22	\$275,000	WD	\$275,000	\$138,000	50.18	\$237,749	\$15,954	\$259,046	\$187,962	1.378
11-13-33-427-036	266 HIGHLANDS PIKE	09/02/22	\$342,000	WD	\$342,000	\$137,000	40.06	\$235,294	\$23,228	\$318,772	\$179,717	1.774
11-13-33-427-038	270 HIGHLANDS PIKE	12/21/22	\$259,000	WD	\$259,000	\$127,500	49.23	\$222,714	\$19,566	\$239,434	\$172,159	1.391
11-13-34-101-004	245 WINTER PARK DR	03/08/24	\$450,000	WD	\$450,000	\$200,800	44.62	\$305,526	\$20,029	\$429,971	\$241,947	1.777
11-13-34-126-020	406 SUN VALLEY DR	01/16/24	\$359,000	WD	\$359,000	\$130,300	36.30	\$190,154	\$14,814	\$344,186	\$148,593	2.316
11-13-34-127-002	195 SUN VALLEY DR	04/27/22	\$360,000	WD	\$360,000	\$122,100	33.92	\$178,516	\$16,144	\$343,856	\$137,603	2.499
11-13-34-152-004	5316 VAIL TR	01/25/23	\$429,000	WD	\$429,000	\$172,900	40.30	\$260,787	\$19,629	\$409,371	\$204,371	2.003
11-13-34-176-008	5335 LAURETIAN DR	07/18/22	\$251,000	WD	\$251,000	\$103,800	41.35	\$153,449	\$19,242	\$231,758	\$113,735	2.038
11-13-34-177-003	5277 TYROL LN	02/02/24	\$367,089	WD	\$367,089	\$18,700	5.09	\$250,197	\$18,110	\$348,979	\$196,684	1.774
11-13-34-300-002	5549 S PLEASANTVIEW RD	05/23/22	\$200,000	WD	\$200,000	\$112,000	56.00	\$222,185	\$55,302	\$144,698	\$141,426	1.023
Totals:			\$8,592,089		\$8,517,089	\$3,752,000		\$6,751,108		\$7,792,882	\$5,107,543	E.C.F. => 1.526

407-5 Residential Site Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-26-425-130	1726 STONEHEDGE CT	08/11/23	\$499,000	WD	\$499,000	\$334,300	66.99	\$497,243	\$23,595	\$475,405	\$415,481	1.144
11-13-26-425-140	1601 STONEHEDGE CT	04/27/22	\$445,000	WD	\$445,000	\$170,900	38.40	\$286,511	\$21,919	\$423,081	\$232,098	1.823
11-13-28-135-106	4225 ARTHUR HILLS DR	05/03/23	\$790,000	WD	\$790,000	\$374,700	47.43	\$730,446	\$51,492	\$738,508	\$595,574	1.240
11-13-28-135-108	4165 ARTHUR HILLS DR	05/05/22	\$1,425,000	WD	\$1,425,000	\$441,200	30.96	\$837,139	\$57,296	\$1,367,704	\$684,073	1.999
11-13-28-301-002	522 HEATHER DR	08/31/22	\$725,000	WD	\$725,000	\$161,900	22.33	\$319,743	\$20,933	\$704,067	\$284,581	2.474
11-13-28-301-021	758 HEATHER DR	09/09/22	\$559,000	WD	\$559,000	\$245,400	43.90	\$482,932	\$28,713	\$530,287	\$398,438	1.331
11-13-28-301-040	958 HEATHER DR	09/01/23	\$520,000	WD	\$520,000	\$190,800	36.69	\$378,862	\$24,525	\$495,475	\$310,822	1.594
11-13-28-325-104	415 HEATHER DR	02/15/24	\$1,248,000	WD	\$1,248,000	\$726,700	58.23	\$1,436,594	\$148,222	\$1,099,778	\$1,130,151	0.973
11-13-28-326-103	635 WOODHILL CT	09/05/23	\$1,400,000	WD	\$1,400,000	\$476,200	34.01	\$936,579	\$63,397	\$1,336,603	\$765,949	1.745
11-13-33-125-103	597 EASTWIND DR	09/30/22	\$800,000	WD	\$800,000	\$474,300	59.29	\$936,263	\$67,348	\$732,652	\$762,206	0.961
Totals:			\$8,411,000		\$8,411,000	\$3,596,400		\$6,842,312		\$7,903,560	\$5,579,372	E.C.F. => 1.417

Hamlet Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-34-352-112	5841 S PLEASANTVIEW RD	10/17/22	\$479,900	WD	\$479,900	\$172,500	35.94	\$316,464	\$50,500	\$429,400	\$215,880	1.989
11-13-34-352-115	5841 S PLEASANTVIEW RD	06/28/23	\$290,567	WD	\$290,567	\$196,400	67.59	\$363,844	\$50,500	\$240,067	\$254,338	0.944
11-13-34-353-109	5901 S PLEASANTVIEW RD	08/16/21	\$275,000	WD	\$275,000	\$166,400	60.51	\$334,696	\$52,688	\$222,312	\$163,483	1.360
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/10/22	\$335,000	WD	\$335,000	\$123,400	36.84	\$263,274	\$53,019	\$281,981	\$121,887	2.313
11-13-34-353-110	5901 S PLEASANTVIEW RD	04/13/22	\$250,000	WD	\$250,000	\$123,400	49.36	\$263,274	\$53,019	\$196,981	\$121,887	1.616
Totals:			\$1,630,467		\$1,630,467	\$782,100		\$1,541,552		\$1,370,741	\$877,474	E.C.F. => 1.562

Boyne Highlands Inn ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-33-303-103	5620 HIGHLANDS DR	01/10/23	\$190,500	WD	\$190,500	\$60,700	31.86	\$157,735	\$500	\$190,000	\$98,272	1.933
11-13-33-303-104	5620 HIGHLANDS DR	07/21/22	\$158,901	WD	\$158,901	\$60,700	38.20	\$157,735	\$500	\$158,401	\$98,272	1.612
11-13-33-303-105	5620 HIGHLANDS DR	03/07/23	\$175,000	WD	\$175,000	\$60,700	34.69	\$157,735	\$500	\$174,500	\$98,272	1.776
11-13-33-303-107	5620 HIGHLANDS DR	12/23/22	\$179,900	WD	\$179,900	\$61,500	34.19	\$159,743	\$500	\$179,400	\$99,527	1.803
11-13-33-303-120	5620 HIGHLANDS DR	08/02/23	\$195,000	WD	\$195,000	\$60,700	31.13	\$157,735	\$500	\$194,500	\$98,272	1.979
11-13-33-303-131	5620 HIGHLANDS DR	08/15/23	\$253,800	WD	\$253,800	\$84,200	33.18	\$218,711	\$500	\$253,300	\$136,382	1.857
11-13-33-303-135	5620 HIGHLANDS DR	09/30/22	\$214,900	WD	\$214,900	\$95,900	44.63	\$248,911	\$500	\$214,400	\$155,257	1.381
11-13-33-303-144	5620 HIGHLANDS DR	01/31/23	\$195,000	PTA	\$195,000	\$60,700	31.13	\$157,735	\$500	\$194,500	\$98,272	1.979
11-13-33-303-156	5620 HIGHLANDS DR	10/31/22	\$169,900	WD	\$169,900	\$60,700	35.73	\$157,735	\$500	\$169,400	\$98,272	1.724
11-13-33-304-133	5620 HIGHLANDS DR	09/01/22	\$175,000	WD	\$175,000	\$90,700	51.83	\$235,649	\$500	\$174,500	\$146,968	1.187
Totals:			\$1,907,901		\$1,907,901	\$696,500		\$1,809,424		\$1,902,901	\$1,127,765	
											E.C.F. =>	1.687

Boyne Area Condos ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-28-133-101	4079 PINEHURST LN	01/12/24	\$580,000	WD	\$580,000	\$222,100	38.29	\$493,716	\$65,562	\$514,438	\$353,846	1.454
11-13-28-133-124	4070 PINEHURST LN	06/09/22	\$522,500	WD	\$522,500	\$227,700	43.58	\$504,681	\$58,000	\$464,500	\$369,158	1.258
11-13-28-133-140	4270 PINEHURST LN	12/06/23	\$507,500	WD	\$507,500	\$219,500	43.25	\$488,624	\$58,000	\$449,500	\$355,888	1.263
11-13-28-133-141	4277 PINEHURST LN	07/15/22	\$500,000	WD	\$500,000	\$219,500	43.90	\$488,624	\$58,000	\$442,000	\$355,888	1.242
11-13-28-302-104	4722 CAMELOT DR	05/16/22	\$300,000	WD	\$300,000	\$166,500	55.50	\$384,419	\$58,000	\$242,000	\$269,768	0.897
11-13-28-302-108	4702 CAMELOT DR	10/07/22	\$275,000	WD	\$275,000	\$142,800	51.93	\$337,975	\$58,000	\$217,000	\$231,384	0.938
11-13-28-302-116	4695 CAMELOT DR	02/27/23	\$419,900	WD	\$419,900	\$130,700	31.13	\$314,221	\$58,000	\$361,900	\$211,753	1.709
11-13-28-302-121	4692 CAMELOT DR	04/01/22	\$315,000	WD	\$315,000	\$148,500	47.14	\$349,203	\$58,000	\$257,000	\$240,664	1.068
11-13-28-302-122	4690 CAMELOT DR	01/25/23	\$305,000	PTA	\$305,000	\$133,800	43.87	\$349,203	\$58,000	\$247,000	\$240,664	1.026
11-13-28-302-122	4690 CAMELOT DR	08/18/23	\$434,500	WD	\$434,500	\$133,800	30.79	\$349,203	\$58,000	\$376,500	\$240,664	1.564
11-13-32-230-122	5165 ALPINE OVERPASS	04/04/23	\$370,000	WD	\$370,000	\$133,700	36.14	\$320,375	\$58,000	\$312,000	\$216,839	1.439
11-13-32-230-135	5110 ALPINE OVERPASS	07/15/22	\$505,000	WD	\$505,000	\$199,300	39.47	\$448,897	\$58,000	\$447,000	\$323,055	1.384
11-13-32-230-140	1150 ALPINE VILLAGE DR	08/31/22	\$520,000	WD	\$520,000	\$153,900	29.60	\$359,853	\$58,000	\$462,000	\$249,465	1.852
11-13-32-230-143	1113 NORTH PEAK PASS DR	04/21/23	\$520,000	WD	\$520,000	\$211,700	40.71	\$473,282	\$58,000	\$462,000	\$343,208	1.346
11-13-32-230-175	5062 ALPINE OVERPASS	02/22/23	\$530,000	WD	\$530,000	\$201,800	38.08	\$453,994	\$58,000	\$472,000	\$327,268	1.442
11-13-33-120-112	5262 GREYSTONE CT	12/15/22	\$675,000	WD	\$675,000	\$282,100	41.79	\$611,018	\$58,000	\$617,000	\$457,040	1.350
11-13-33-121-103	5152 GREYSTONE CT	09/18/23	\$625,000	WD	\$625,000	\$303,500	48.56	\$653,575	\$58,000	\$567,000	\$492,211	1.152
Totals:			\$7,904,400		\$7,904,400	\$3,230,900		\$7,380,863		\$6,910,838	\$5,278,761	E.C.F. => 1.309

Trout Creek Condos ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-13-27-301-104	4749 S PLEASANTVIEW RD	06/29/22	\$390,000	WD	\$390,000	\$226,900	58.18	\$465,992	\$35,000	\$355,000	\$239,440	1.483
11-13-27-301-114	4749 S PLEASANTVIEW RD	05/25/23	\$339,900	WD	\$339,900	\$171,500	50.46	\$360,883	\$35,000	\$304,900	\$181,046	1.684
11-13-27-301-117	4749 S PLEASANTVIEW RD	10/14/22	\$220,100	WD	\$220,100	\$87,000	39.53	\$200,600	\$35,000	\$185,100	\$92,000	2.012
11-13-27-301-117	4749 S PLEASANTVIEW RD	08/05/22	\$205,000	WD	\$205,000	\$87,000	42.44	\$200,600	\$35,000	\$170,000	\$92,000	1.848
11-13-27-301-118	4749 S PLEASANTVIEW RD	08/10/22	\$352,000	WD	\$352,000	\$150,200	42.67	\$320,671	\$35,000	\$317,000	\$158,706	1.997
11-13-27-301-124	4749 S PLEASANTVIEW RD	10/05/23	\$320,000	WD	\$320,000	\$150,200	46.94	\$320,671	\$35,000	\$285,000	\$158,706	1.796
11-13-27-301-132	4749 S PLEASANTVIEW RD	06/17/22	\$344,000	WD	\$344,000	\$150,200	43.66	\$320,671	\$35,000	\$309,000	\$158,706	1.947
11-13-27-301-139	4749 S PLEASANTVIEW RD	04/26/22	\$186,000	WD	\$186,000	\$75,900	40.81	\$178,651	\$35,000	\$151,000	\$79,806	1.892
11-13-27-301-155	4749 S PLEASANTVIEW RD	04/14/23	\$217,400	WD	\$217,400	\$75,900	34.91	\$178,651	\$35,000	\$182,400	\$79,806	2.286
11-13-27-301-158	4749 S PLEASANTVIEW RD	12/14/23	\$395,000	WD	\$395,000	\$171,500	43.42	\$360,883	\$35,000	\$360,000	\$181,046	1.988
11-13-27-301-160	4749 S PLEASANTVIEW RD	01/19/24	\$419,000	WD	\$419,000	\$171,500	40.93	\$360,883	\$35,000	\$384,000	\$181,046	2.121
11-13-27-301-162	4749 S PLEASANTVIEW RD	03/21/23	\$340,000	WD	\$340,000	\$150,200	44.18	\$320,671	\$35,000	\$305,000	\$158,706	1.922
11-13-27-301-163	4749 S PLEASANTVIEW RD	09/18/23	\$220,000	WD	\$220,000	\$75,900	34.50	\$178,651	\$35,000	\$185,000	\$79,806	2.318
11-13-27-301-163	4749 S PLEASANTVIEW RD	07/19/22	\$186,000	WD	\$186,000	\$75,900	40.81	\$178,651	\$35,000	\$151,000	\$79,806	1.892
11-13-27-301-167	4749 S PLEASANTVIEW RD	02/09/24	\$400,000	WD	\$400,000	\$171,500	42.88	\$360,883	\$35,000	\$365,000	\$181,046	2.016
11-13-27-301-171	4749 S PLEASANTVIEW RD	08/10/22	\$345,000	WD	\$345,000	\$150,200	43.54	\$320,671	\$35,000	\$310,000	\$158,706	1.953
11-13-27-301-186	4749 S PLEASANTVIEW RD	12/15/23	\$282,000	WD	\$282,000	\$114,600	40.64	\$253,128	\$35,000	\$247,000	\$121,182	2.038
11-13-27-301-189	4749 S PLEASANTVIEW RD	04/29/22	\$270,000	WD	\$270,000	\$114,600	42.44	\$253,128	\$35,000	\$235,000	\$121,182	1.939
11-13-27-301-192	4749 S PLEASANTVIEW RD	02/01/23	\$300,000	PTA	\$300,000	\$150,200	50.07	\$320,671	\$35,000	\$265,000	\$158,706	1.670
11-13-27-301-198	4749 S PLEASANTVIEW RD	09/26/22	\$349,900	WD	\$349,900	\$160,100	45.76	\$339,956	\$35,000	\$314,900	\$169,420	1.859
11-13-27-301-200	4749 S PLEASANTVIEW RD	07/27/23	\$277,900	WD	\$277,900	\$114,600	41.24	\$253,128	\$35,000	\$242,900	\$121,182	2.004
11-13-27-301-206	4749 S PLEASANTVIEW RD	06/09/23	\$380,000	WD	\$380,000	\$150,200	39.53	\$320,671	\$35,000	\$345,000	\$158,706	2.174
11-13-27-301-208	4749 S PLEASANTVIEW RD	08/31/22	\$337,500	WD	\$337,500	\$171,500	50.81	\$360,883	\$35,000	\$302,500	\$181,046	1.671
11-13-27-301-225	4749 S PLEASANTVIEW RD	02/24/23	\$320,000	WD	\$320,000	\$150,200	46.94	\$320,671	\$35,000	\$285,000	\$158,706	1.796
11-13-27-301-232	4749 S PLEASANTVIEW RD	05/31/22	\$300,000	WD	\$300,000	\$150,200	50.07	\$320,671	\$35,000	\$265,000	\$158,706	1.670
11-13-27-301-234	4749 S PLEASANTVIEW RD	09/26/22	\$335,000	WD	\$335,000	\$150,200	44.84	\$320,671	\$35,000	\$300,000	\$158,706	1.890
11-13-27-301-237	4749 S PLEASANTVIEW RD	07/14/23	\$399,900	WD	\$399,900	\$171,500	42.89	\$360,883	\$35,000	\$364,900	\$181,046	2.016
11-13-27-301-239	4749 S PLEASANTVIEW RD	07/28/23	\$379,900	WD	\$379,900	\$150,200	39.54	\$320,671	\$35,000	\$344,900	\$158,706	2.173
11-13-27-301-248	4749 S PLEASANTVIEW RD	01/30/24	\$380,000	WD	\$380,000	\$150,200	39.53	\$320,671	\$35,000	\$345,000	\$158,706	2.174
11-13-27-301-248	4749 S PLEASANTVIEW RD	08/01/22	\$330,000	WD	\$330,000	\$150,200	45.52	\$320,671	\$35,000	\$295,000	\$158,706	1.859
Totals:			\$9,521,500		\$9,521,500	\$4,190,000		\$9,015,157		\$8,471,500	\$4,425,087	
											E.C.F. =>	1.914

Multi Jurisdiction 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	10/19/23	\$349,900	WD	\$349,900	\$123,400	35.27	\$259,517	\$19,050	\$330,850	\$313,926	1.054
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
001-026-000-150-11	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
001-631-000-003-01	MANTZ ST	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
16-15-12-332-005	385 FRANKLIN CT	05/27/21	\$290,000	WD	\$290,000	\$125,800	43.38	\$274,599	\$154,969	\$135,031	\$111,908	1.207
08-16-13-300-010	2475 ODEN RD	06/02/22	\$123,000	WD	\$123,000	\$111,800	90.89	\$263,593	\$62,052	\$60,948	\$205,235	0.297
08-16-15-276-012	965 WEST CONWAY RD	12/20/22	\$400,000	MLC	\$400,000	\$159,300	39.83	\$471,222	\$123,572	\$276,428	\$354,022	0.781
08-16-15-400-047	8573 HARBOR PETOSKEY RD	07/28/21	\$1,275,000	WD	\$1,275,000	\$497,000	38.98	\$987,467	\$553,610	\$721,390	\$601,743	1.199
08-16-24-176-006	5033 COOK AVE	06/12/23	\$243,600	WD	\$243,600	\$75,200	30.87	\$219,099	\$42,664	\$200,936	\$179,669	1.118
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
Totals:			\$7,483,800		\$7,483,800	\$3,280,600		\$7,297,350		\$4,962,540	\$6,019,020	E.C.F. => 0.824